



# Fire Prevention and Building Safety

400 La Crosse St., La Crosse, WI 54601 • (608) 789-7530 • Fax: (608) 789-7589  
<http://www.cityoflacrosse.org> [inspection@cityoflacrosse.org](mailto:inspection@cityoflacrosse.org)



September 5, 2018

JEFF NYLANDER  
2422 ONALASKA AVE  
LA CROSSE, WI 54603

RE: An appeal regarding the requirement to provide 15' feet of perimeter fill around a new home at 2422 Onalaska Ave.

Dear Mr. Nylander:

We approved your building permit for a new home on 6/22/2018. Based on inspection the new dwelling *does not* meet the minimum requirements set forth in the Municipal Code of Ordinances of the City of La Crosse (Code). We invite your attention to subchapter of the Code wherein it provides for the purpose of the law from which you are seeking a variance:

**Sec. 115-3. - Interpretation, purpose and conflict.**

In interpreting and applying the provisions of this chapter, they shall be held to be the minimum requirements for the promotion of the public health, safety, convenience, prosperity or general welfare. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants, or other agreements between parties; provided, however, that where this chapter imposes a greater restriction upon the use of buildings or premises or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations or by easements, covenants or agreements, the provisions of this chapter shall govern.

The project as proposed is in direct violation of the following subparagraph of the Code:

**Sec. 115-281. - Floodfringe district (FF).**

**(3) Standards for development in the Floodfringe . Section 115-276 shall apply in addition to the following requirements according to the use requested. Any existing structure in the floodfringe must meet the requirements of section 115-222 Nonconforming Uses;**

**a. Residential uses . Any structure, including a manufactured home, which is to be newly constructed, or moved into the floodfringe shall meet or exceed the following standards: Any existing structure in the floodfringe must meet the requirements of section 115-222 Nonconforming Uses;**

---

**CITY OF LA CROSSE**

Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601  
Phone 608/789-7530 Fax 608/789-7589

**1. The elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 115-281(3)(a)(2) can be met. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.**

Therefore, if upon consideration of all of the facts surrounding this appeal in a public hearing, the Board of Zoning Appeals determines that this appeal meets all of the criteria established by the Legislature of the State of Wisconsin, as interpreted by the Supreme Court of the State of Wisconsin for the granting of variances, the Board of Zoning Appeals would have to grant a variance to allow the owner to not have 15 feet of perimeter fill around the new dwelling.

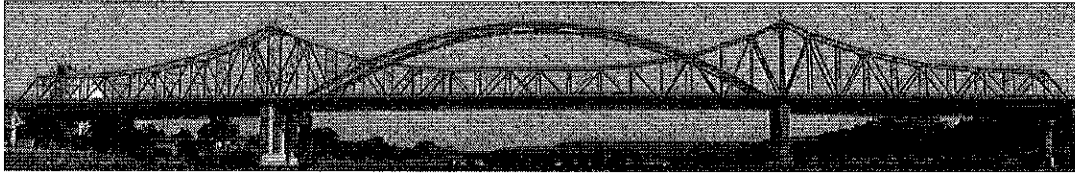
Sincerely,

Matthew Diehl  
Building Inspector

---

**CITY OF LA CROSSE**

*Third Floor-City Hall, 400 La Crosse Street, La Crosse, Wisconsin 54601  
Phone 608/789-7530 Fax 608/789-7589*


[Parcel Search](#) | [Permit Search](#)

## 2422 ONALASKA AVE LA CROSSE

Print View

Parcel: 17-10241-10 Internal ID: 26580  
 Municipality: City of La Crosse Record Status: Current

**Parcel Information:**

Parcel: 17-10241-10  
 Internal ID: 26580  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.225  
 Township: 16  
 Range: 07  
 Section: 17  
 Qtr: SE-SE

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

JOHNSTON ADDITION LOT 4 &amp; N 20FT LOT 5 BLOCK 3 LOT SZ: 70 X 140

**Property Addresses:**

Street Address	City (Postal)
2422 ONALASKA AVE	LA CROSSE

**Owners/Associations:**

Name	Relation	Mailing Address	City	State	Zip Code
JEFFREY D NYLANDER	Owner	2434 PROSPECT ST	LA CROSSE	WI	54603-1909

**Districts:**

Code	Description	Taxation District
2849	LA CROSSE SCHOOL	Y
1	Book 1	N

**Additional Information**

Category	Description
2012+ VOTING SUPERVISOR	2012+ Supervisor District 1
2012 + VOTING WARDS	2012+ Ward 1
POSTAL DISTRICT	LACROSSE POSTAL DISTRICT 54603
Use	1 UNIT

**Lottery Tax Information**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

