

BOARD OF ZONING APPEALS

La Crosse, WI
DECISION UPON APPEAL

Debra Henthorn & John Friemel having appealed from an order of the Building Inspector denying a building permit regarding the requirement to provide 15 feet of fill beyond the structure at one foot or more above the regional flood elevation and an appeal of the required front yard setback

at a property known as: 1806 Caledonia Street

and described as:

TILLMAN AND FELBER'S ADD'N LOT 13 BLOCK 5 SUBJ TO RESTR IN DOC NO. 1801544 LOT SZ: 50 X 140.5

and due notice having been given by mail to all City of La Crosse property owners and lessees within 100 feet of the property which is the subject of this appeal, and similar notice having been published in the La Crosse Tribune more than five (5) days prior to the time of the hearing hereon, and testimony having been received and heard by said Board in respect thereto, and having been duly considered, and being fully advised in the premises,

WHEREFORE, IT IS ORDERED: That the decision of the Building Inspector be: Affirmed ☐ Reversed ☒ → Fill

(See attached)

Affirm ☐ Reverse ☒

↳ setback
vote on
back of
page

Dated this 21st of April, 2025



Date Filed: 22nd of April, 2025


James Cherf, Chair


ATTEST

Sondra Craig
~~Nikki Elsen~~, Secretary (Sondra Craig, Deputy Clerk)

Concurring:



Douglas R. Tarnan

Dissenting:

Chastasia Henry


Regarding
Fill

The decision of the Board may be appealed to circuit court within 30 days of the decision being filed pursuant to Wisconsin Statute sec. 62.23(7)(e)10.

NOTE: WORK SHALL BEGIN WITHIN 180 DAYS AFTER THE DATE OF THIS DETERMINATION

You are hereby notified that when a variance is granted from the provisions of the flood plain regulations, increased flood insurance premiums may result.

Regarding Setback

Concurring :



Chastasia Dentry

Dayla P. Farmer

Dissenting :



DECISION UPON APPEAL

File 2690 – Debra Henthorn & John Friemel - An appeal regarding the requirement to provide fill 15 feet beyond the structure at one foot or more above the regional flood elevation, and an appeal of the required front yard setback at 1806 Caledonia Street, La Crosse, Wisconsin.

A motion was made by Farmer, seconded by Johnson to grant the variance of 9 feet for the required fill. Farmer stated that the fill is the easiest part of this to grant because the board can't authorize somebody to put fill on someone else's property. That is both the unique property limitation and the unnecessary hardship. The property being raised up isn't going to damage anything.

CONCURRING: Jai Johnson
 Douglas Farmer
 James Cherf
 Anastasia Gentry
 James Szymalak

DISSENTING: None

A motion was made by Farmer, seconded by Johnson to grant the variance of 2.75 feet for the required front yard setback. Farmer stated that the solution would be to raise the garage to prevent water draining toward it, which would make access from the alley problematic, which is a catch-22. The saving grace is that it is across the street from a commercial property.

CONCURRING: Jai Johnson
 Douglas Farmer
 Anastasia Gentry
 James Szymalak

DISSENTING: James Cherf

Date Filed: 4/22/2025

ATTEST: Sondra Craig, Deputy City Clerk