

# Board of Zoning Appeals

APRIL 21<sup>ST</sup> 2025

4:00 PM

# Requirements for granting a variance

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- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

1806 Caledonia St

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## 1806 Caledonia St

- The applicant has applied for a permit to construct a new Single-Family Dwelling that does not meet the 15 feet of fill requirement for construction in the Floodfringe district and the required 17.75-foot front yard setback.
- Sec. 115-281 – Floodfringe district (FF) 1. The fill shall be one foot or more above the regional flood elevation extending at least 15 feet beyond the limits of the structure.

# 1806 Caledonia St

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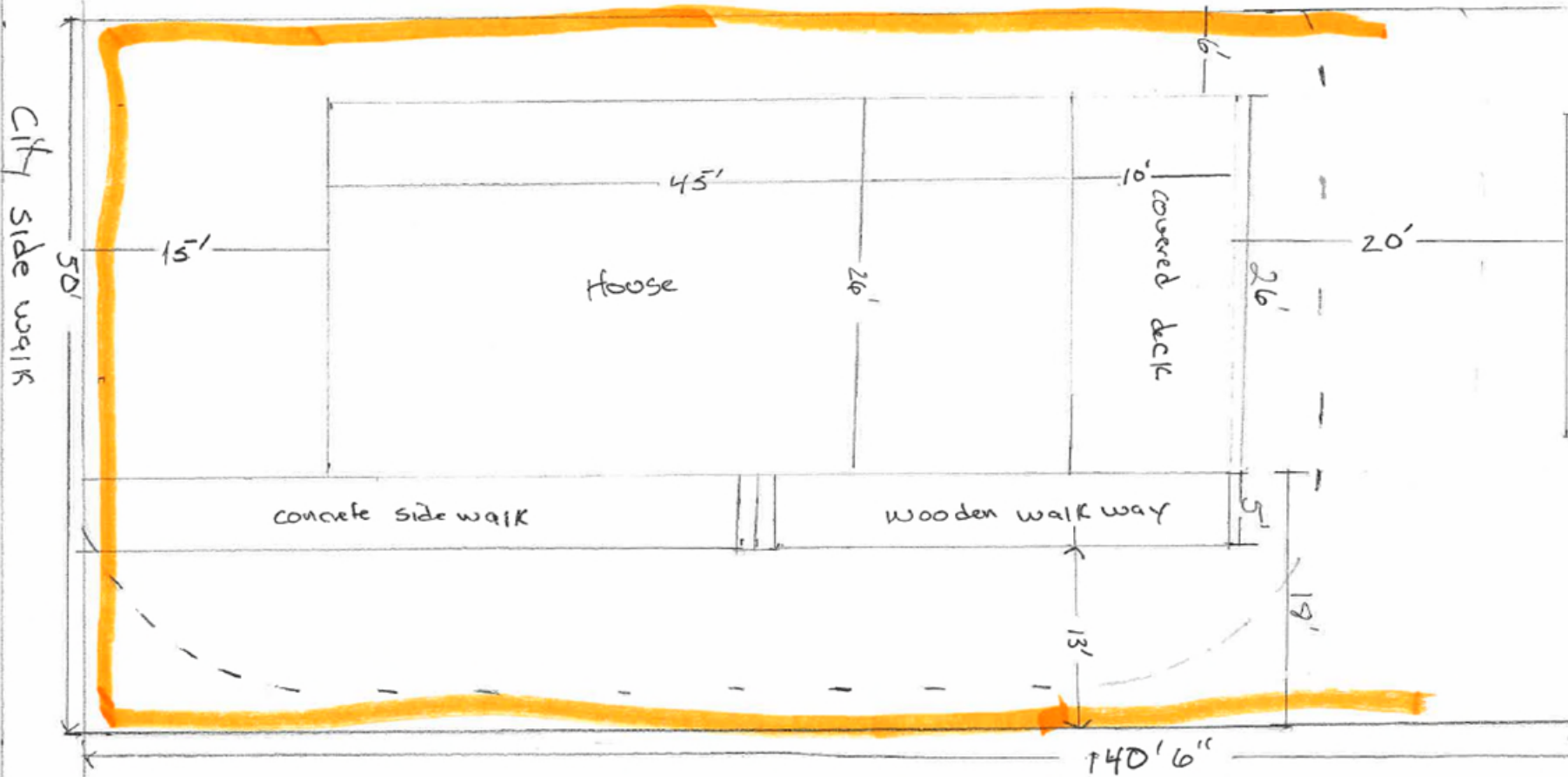
- Sec. 115-143(c)(2) Front Yards. On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- Two separate variances would need to be granted for the new Single-Family Dwelling to proceed as proposed. A variance of 9 feet for the fill requirement and 2.75 feet for the required front yard setback.







Existing  
Detached  
garage



1812 Caledonia  
10' 6"

1802  
Caledonia  
25'

City side walk

1/8" = 1'

Erosion control  
Measures

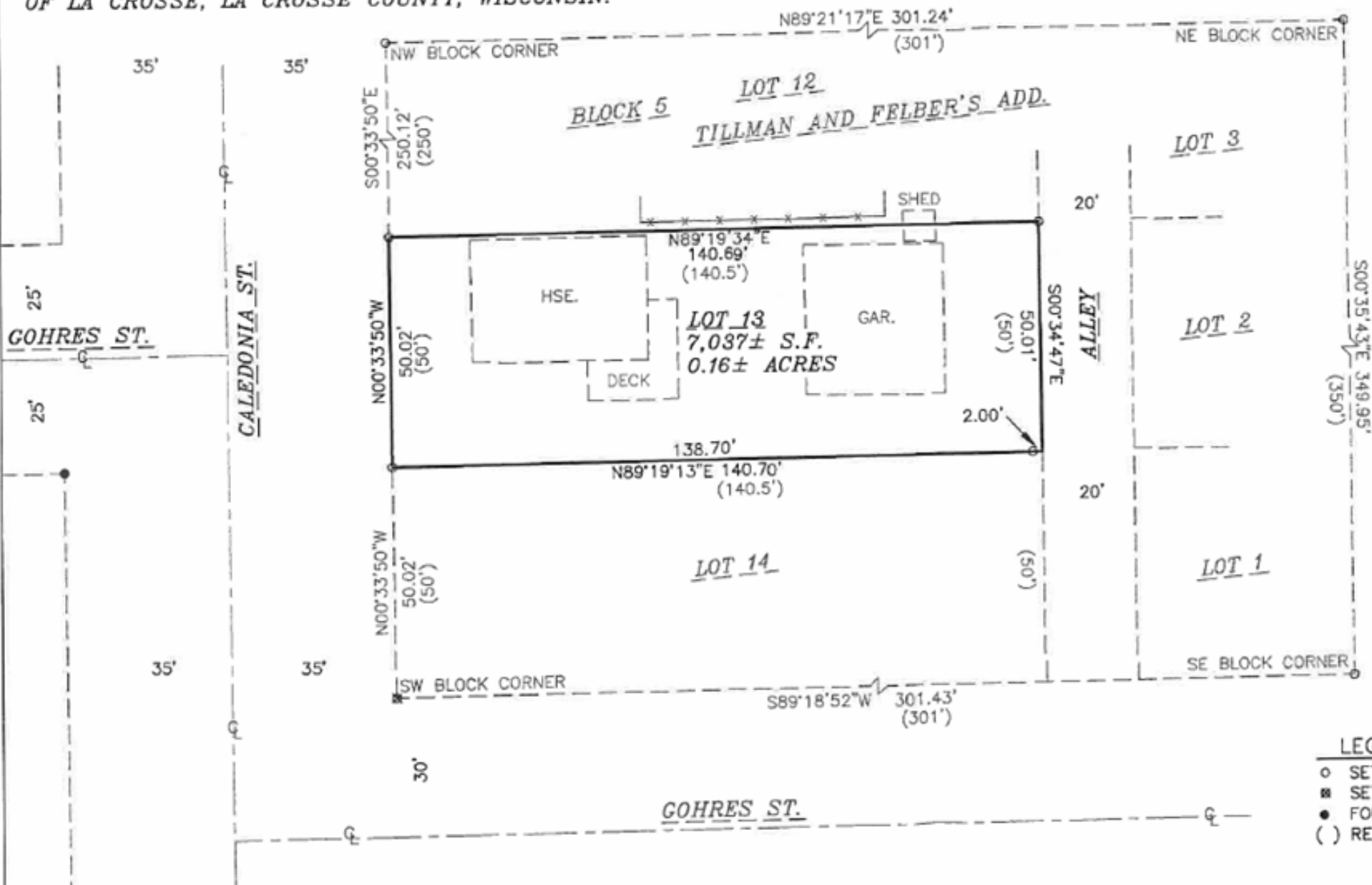
15' Perimeter Fill

1806 Caledonia St.



# PLAT OF SURVEY

LOT 13 BLOCK 5 OF TILLMAN AND FELBER'S ADDITION TO THE CITY OF LA CROSSE, LOCATED IN PART OF THE SW-NW, SECTION 20, T16N, R7W, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.



I, CHRISTIAN J. RUNNING, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY FOR DEBRA HENTHORN COMPLIES WITH AE-7 OF THE WISCONSIN STATUTES AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CHRISTIAN J. RUNNING  
PLS 2558  
DATE: 3/26/2025



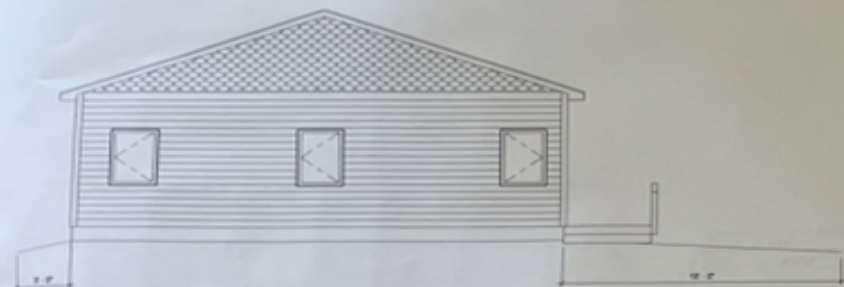
BEARING REF  
LA CROSSE COUNTY  
COORD. SYSTEM

1"=30'

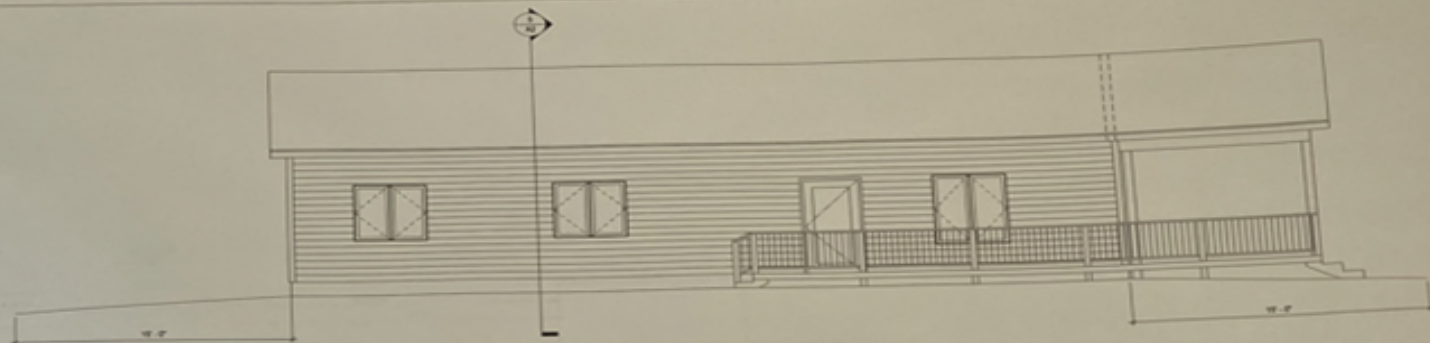


## LEGEND

- SET 3/4" X 18" IRON BAR 1.5 LB/FT
- SET DRILL HOLE
- FOUND MAG NAIL
- ( ) RECORDED AS



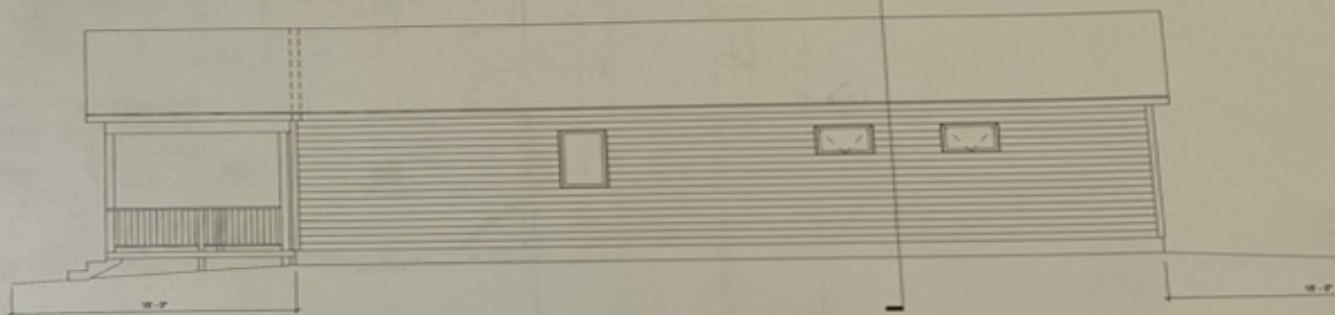
1 WEST ELEVATION  
18' x 12'



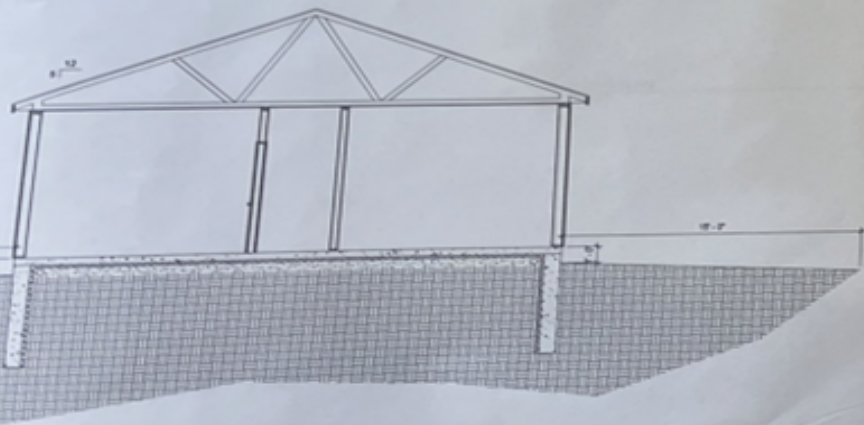
2 SOUTH ELEVATION  
18' x 12'



3 EAST ELEVATION  
18' x 12'



4 NORTH ELEVATION  
18' x 12'



5 CROSS-SECTION 1  
18' x 12'



# 1806 Caledonia St

Front yard setback variance.

- Unnecessary Hardship. There is no unnecessary hardship as the dwelling could be moved back to meet the setback and still meet all other Municipal code requirements.
- Hardship Due to Unique Property Limitations. There are no unique property limitations as this lot is the same size as the other lots in this area.
- No Harm to Public Interests. No harm to the public interest.

This variance should not be granted.



# 1806 Caledonia St

Fill variance.

- Unnecessary Hardship. The property cannot be developed because it is in the floodplain if the proper fill cannot be provided.
- Hardship Due to Unique Property Limitations. The size of the lot doesn't allow for the required fill.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should be granted.

2546 7<sup>th</sup> St S

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# 2546 7<sup>th</sup> St S

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- The applicant has applied for a permit to put an addition onto a Single-Family Dwelling that does not meet the required front yard setback.
- Municipal Code Sec. 115-143(2) Front Yards. **On every lot in the Residence District, there shall be a front yard having a depth of not less than 25 feet**, provided that where lots comprising 40 percent or more of the frontage on one side of a block are developed with buildings, the required front yard depth shall be the average of the front yard depths of the two adjacent main buildings.
- The two adjacent main buildings are setback over 25 feet.
- A variance of 12.5 feet would need to be granted for this project to proceed as proposed.





2540

20242-85

2575

2546

20242-90

7TH

2564

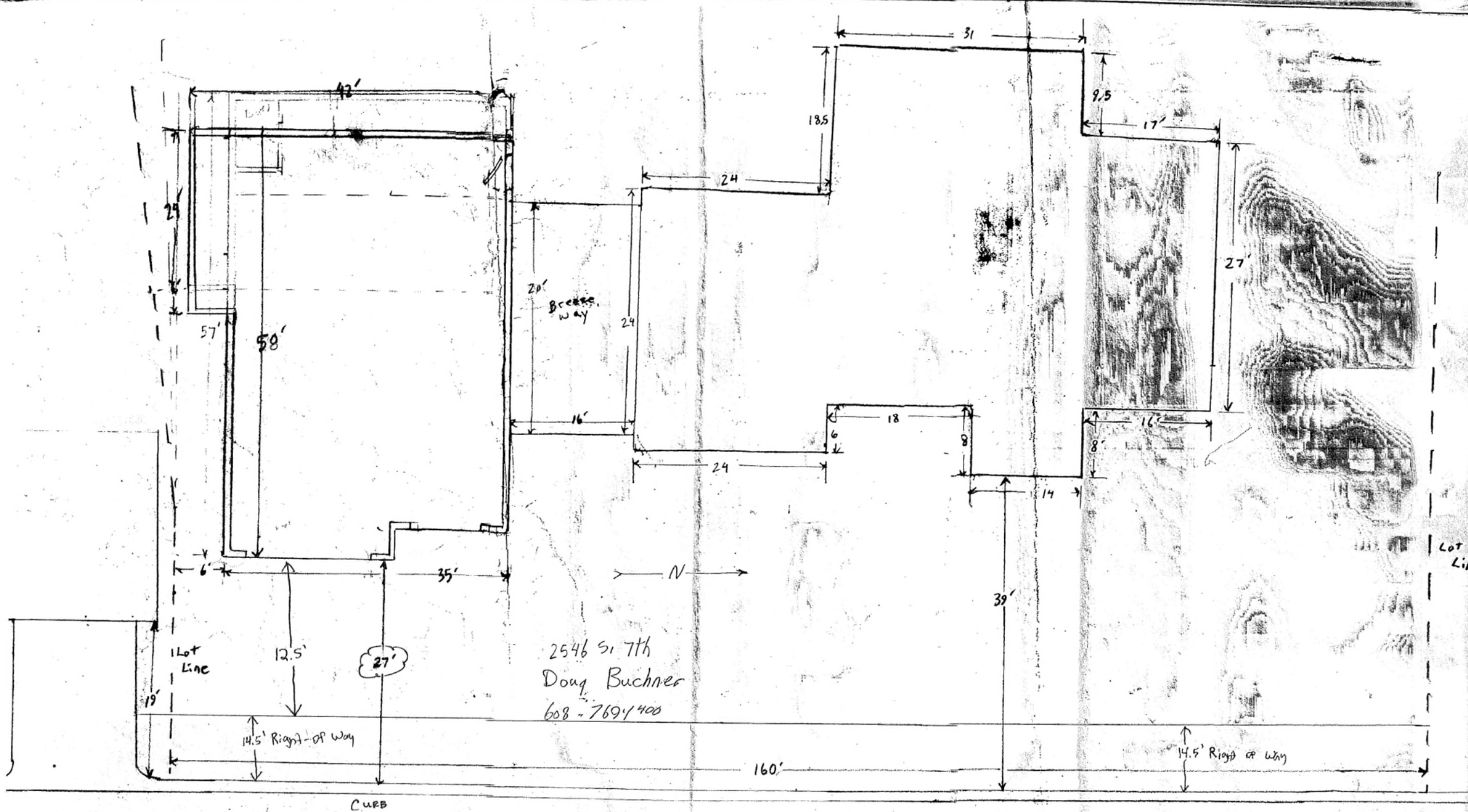
20242-110

20242-120

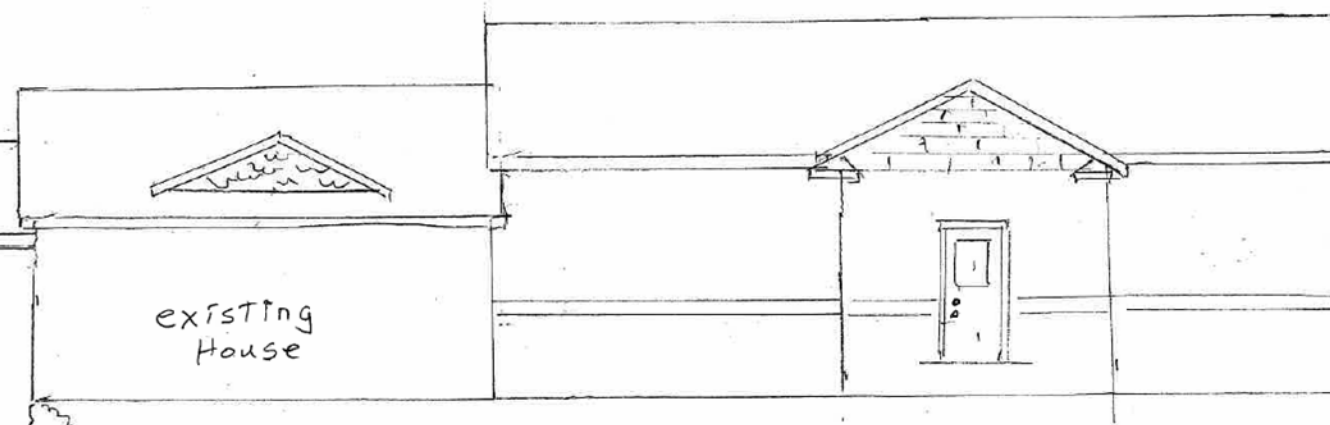
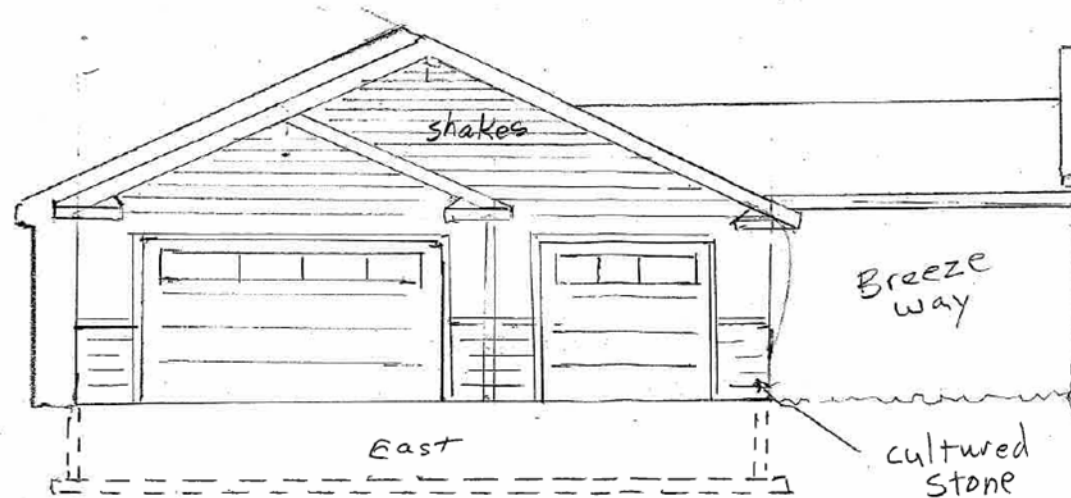
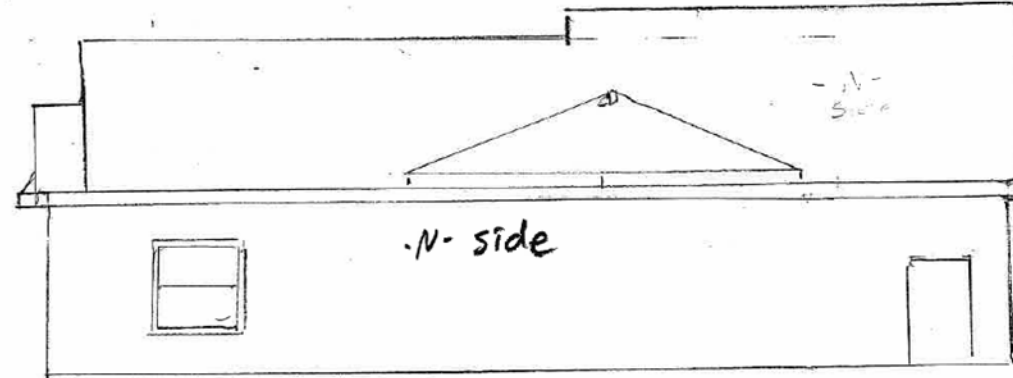
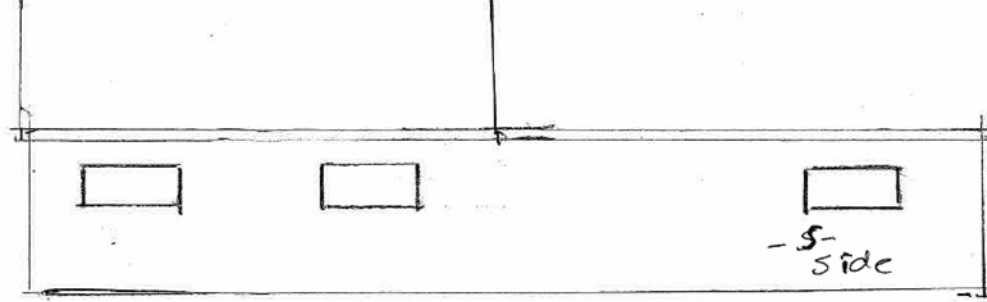
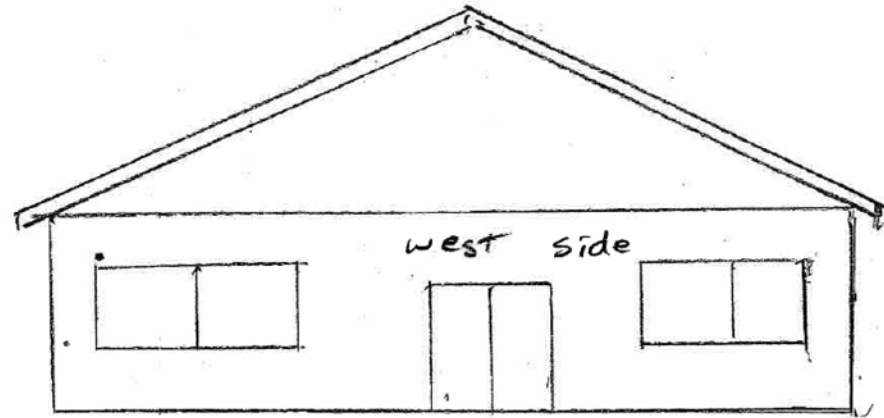




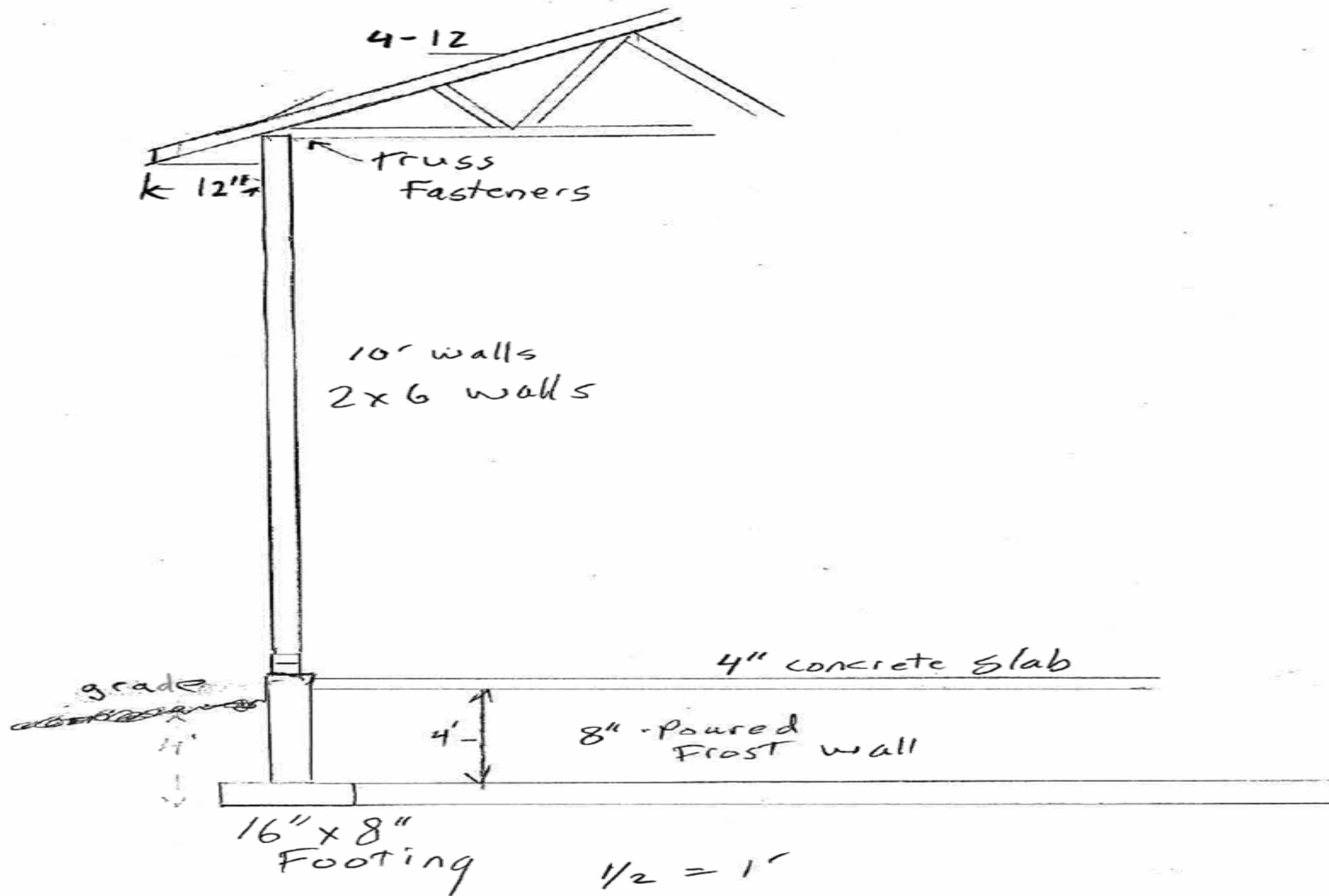




Doug Buchner  
608.769.1400  
2546 S. 7th



$\frac{1}{8}th = 1'$





# 2546 7<sup>th</sup> St S

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- Unnecessary Hardship. There is no unnecessary hardship as the property can continue to be used as a dwelling without the proposed addition.
- Hardship Due to Unique Property Limitations. There are no unique property limitations. This lot is larger than most lots in the City.
- No Harm to Public Interests. There is no harm to the public interest.

This variance should not be granted.

# Board of Zoning Appeals

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- This presentation shall be added to the minutes of this meeting.