Board of Zoning Appeals

APRIL 21ST 2025

4:00 PM

Requirements for granting a variance

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

1806 Caledonia St

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

- 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.

CALEDONIA ST
1812
10187-40
1806
10187-50
1802
10187-60

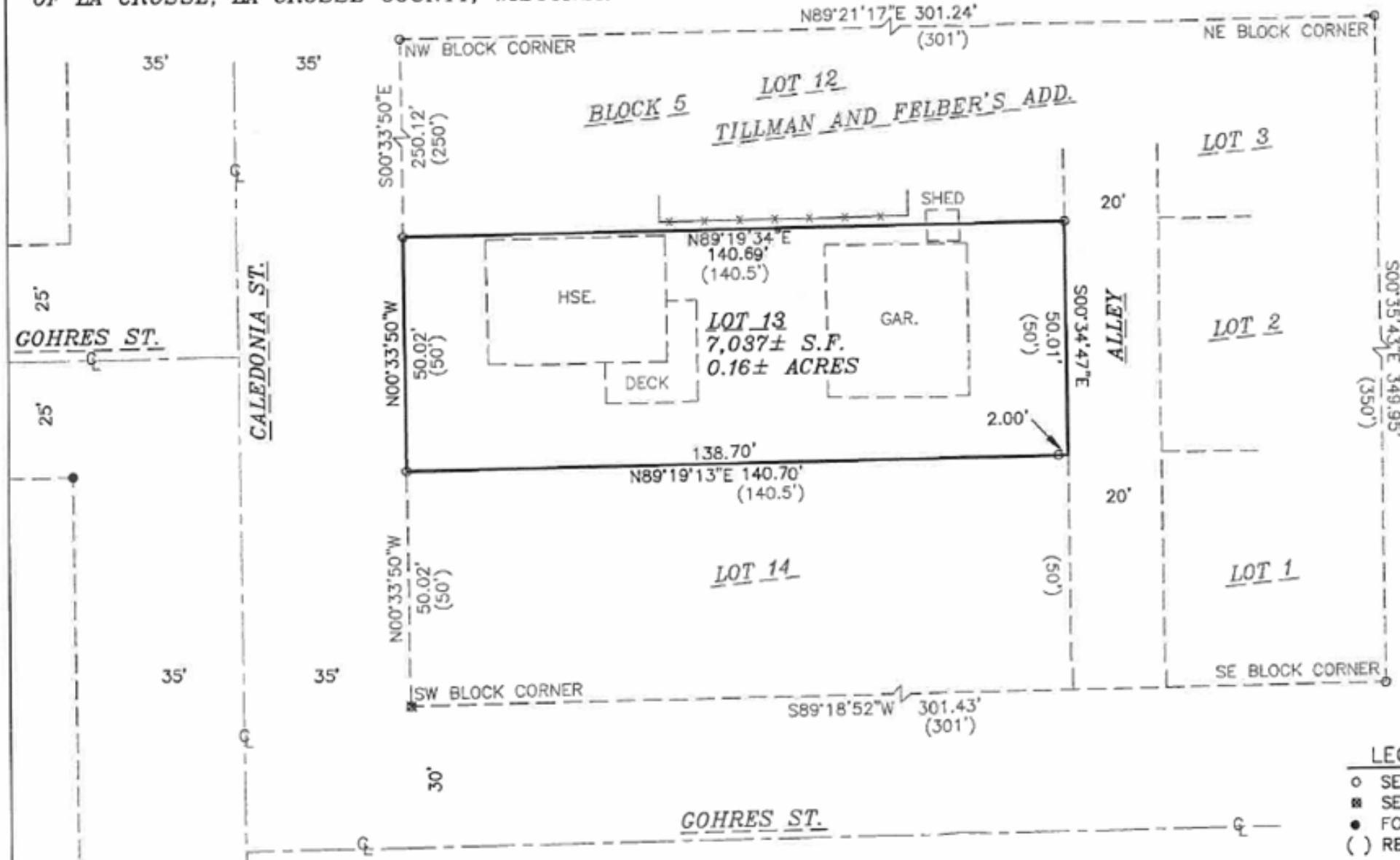
1806 Caledonia St
La Crosse, Wisconsin
View on Google Maps

© 2023 Google

Existing Detached garage
20'
26'
19'
5'
6'
10'
covered deck
wooden walk way
13'
140' 0"
26'
45'
house
concrete side walk
1812 caledonia
10'6"
1802 caledonia
25'
15'
50'
City side walk
1/8" = 1'
Erosion control Measures
151 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

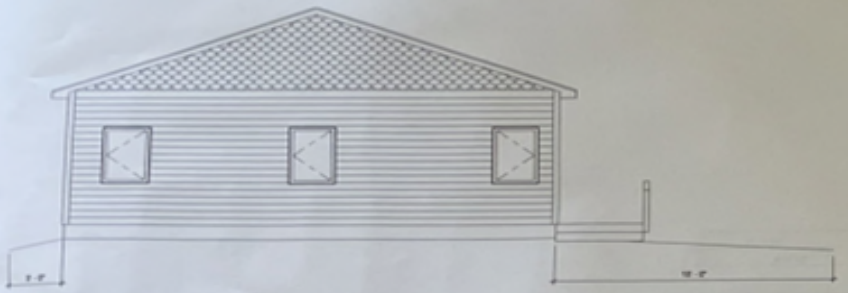
1"=30'

0' 15' 30'

LEGEND

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

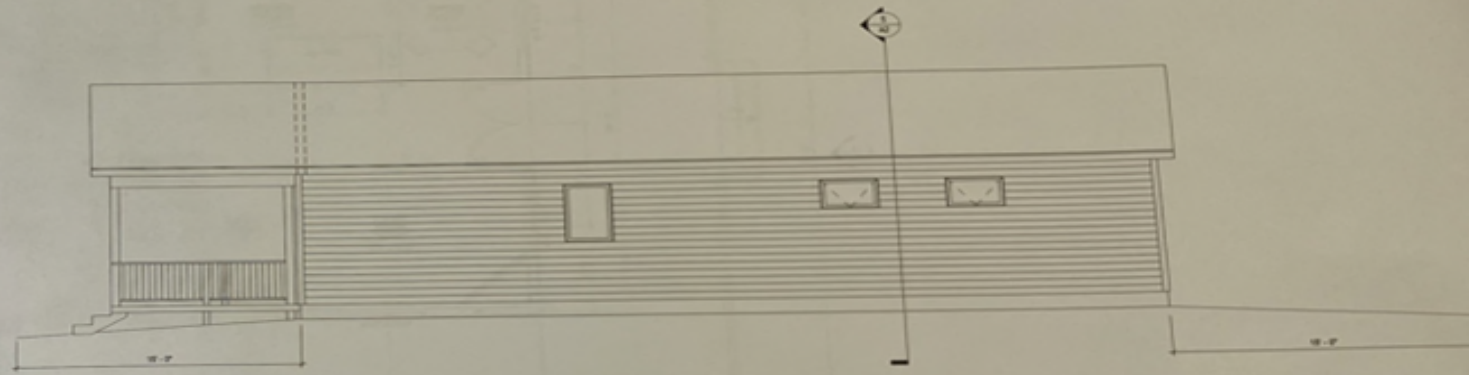
FILE: CITY OF LACROSSE GOHRES AND CALEDONIA 2025



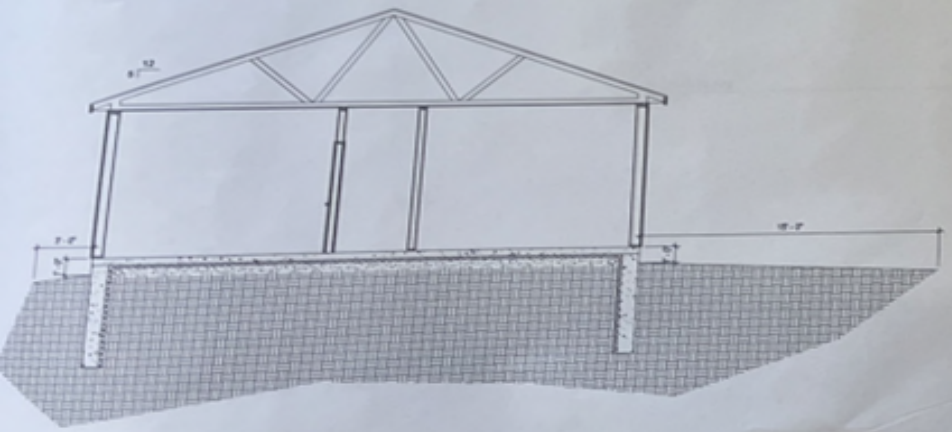
1 WEST ELEVATION

2 SOUTH ELEVATION

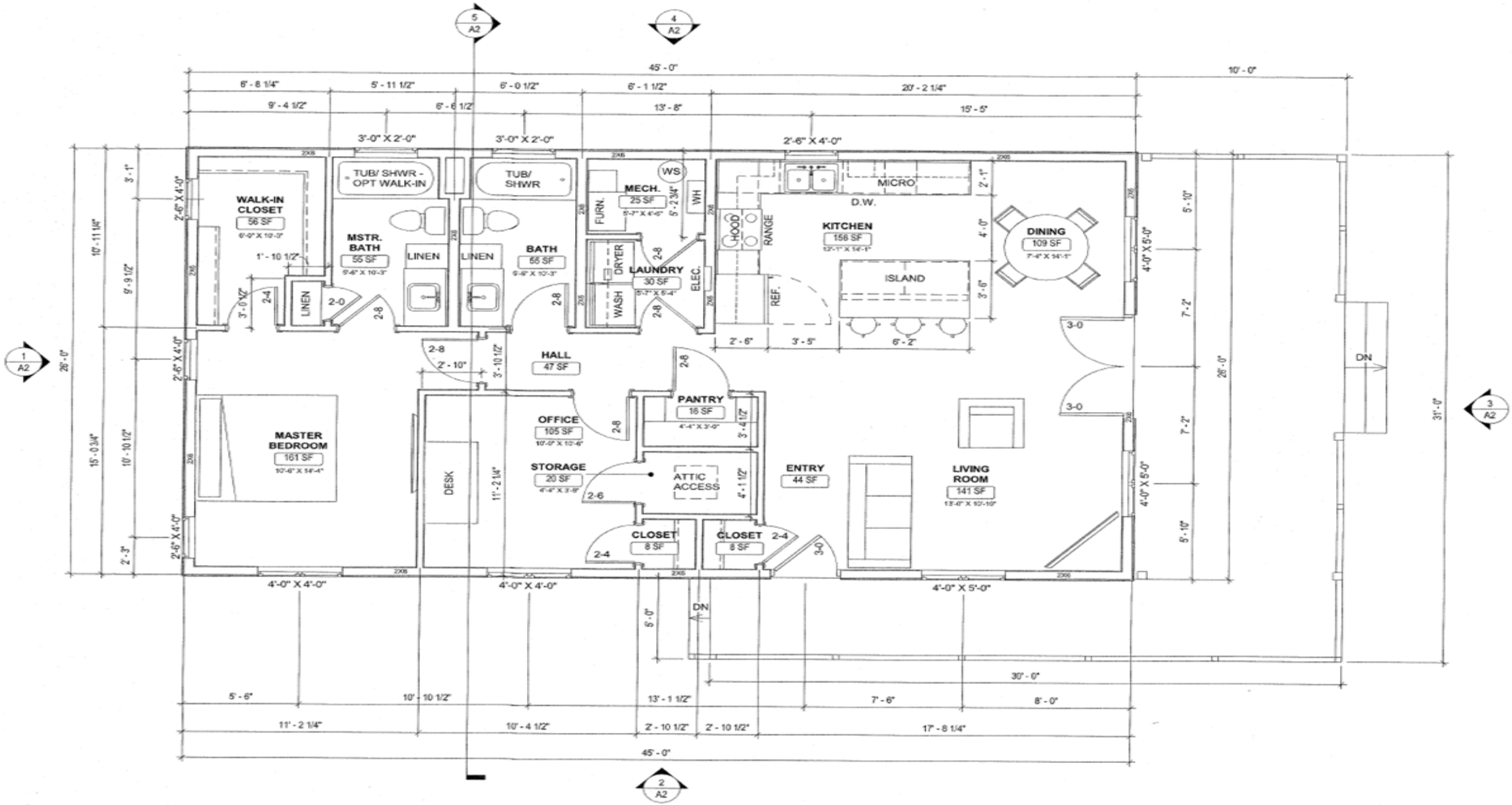
3 EAST ELEVATION



4 NORTH ELEVATION



5 CROSS-SECTION 1



1 FLOOR PLAN

1/4" = 1'-0"

NORTH

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 7th St S

2546 7th St S

- 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 granted for this project to proceed as proposed.

2540

20242-85

2546

20242-90

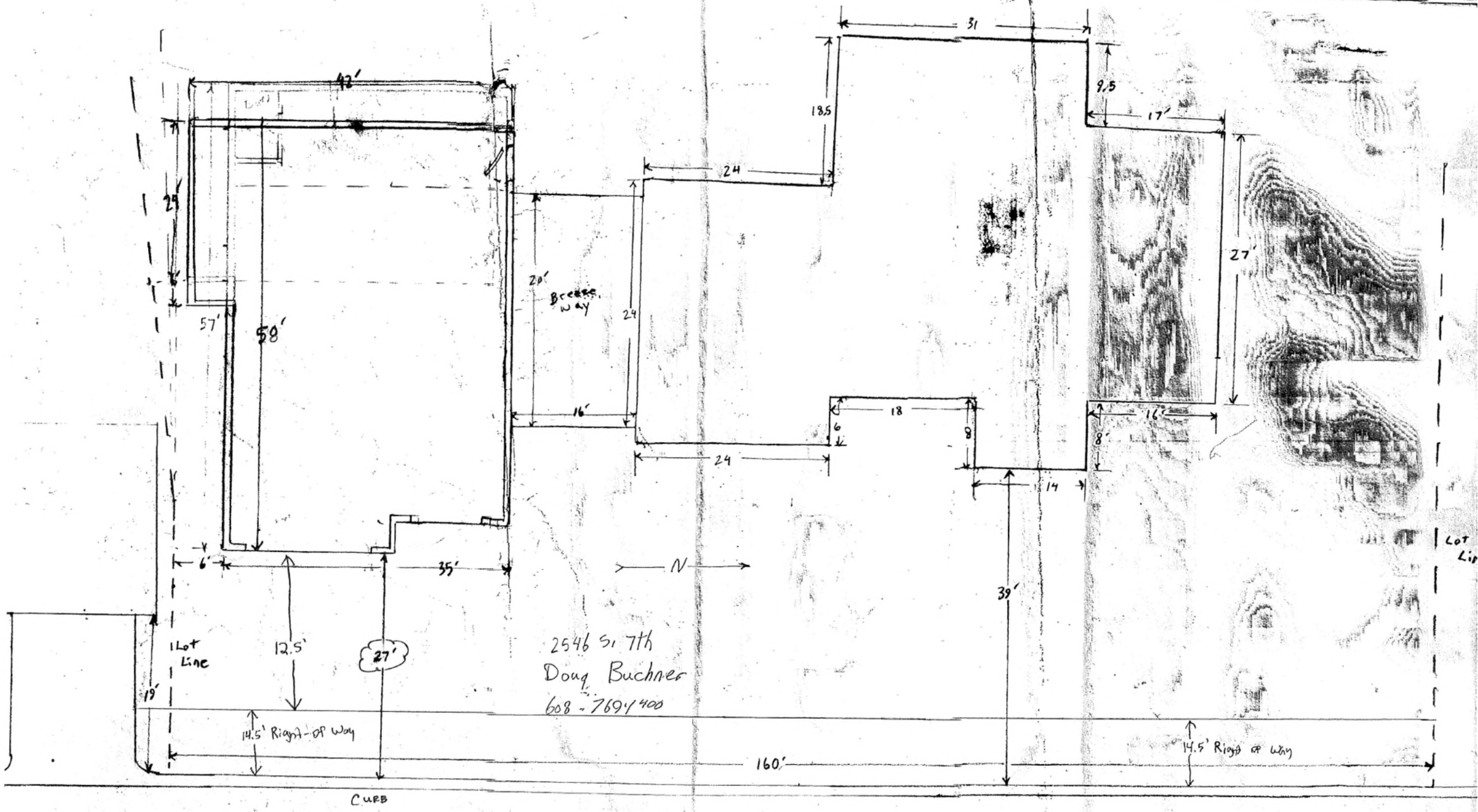
2575

7TH

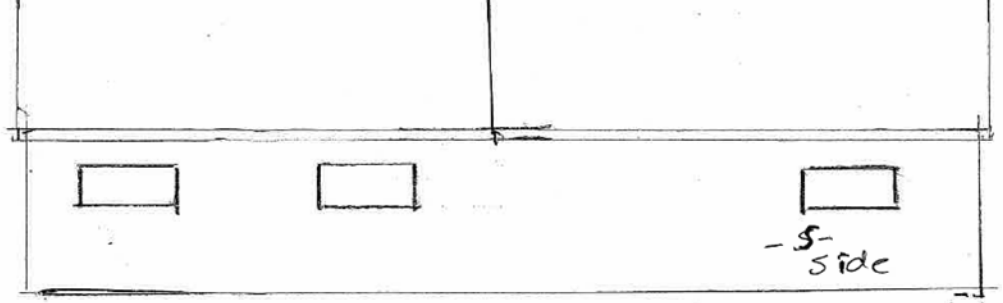
2564

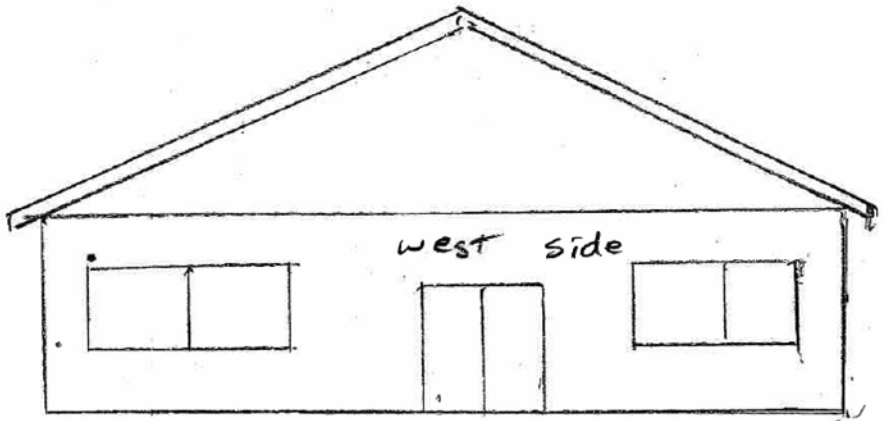
20242-110

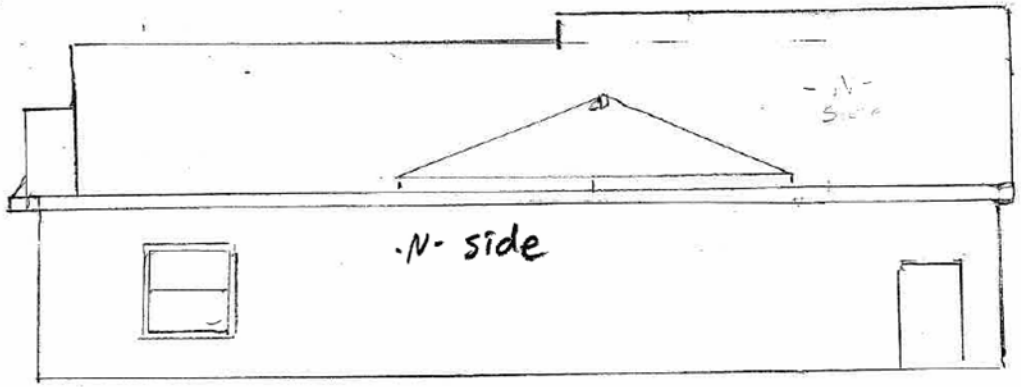
20242-120

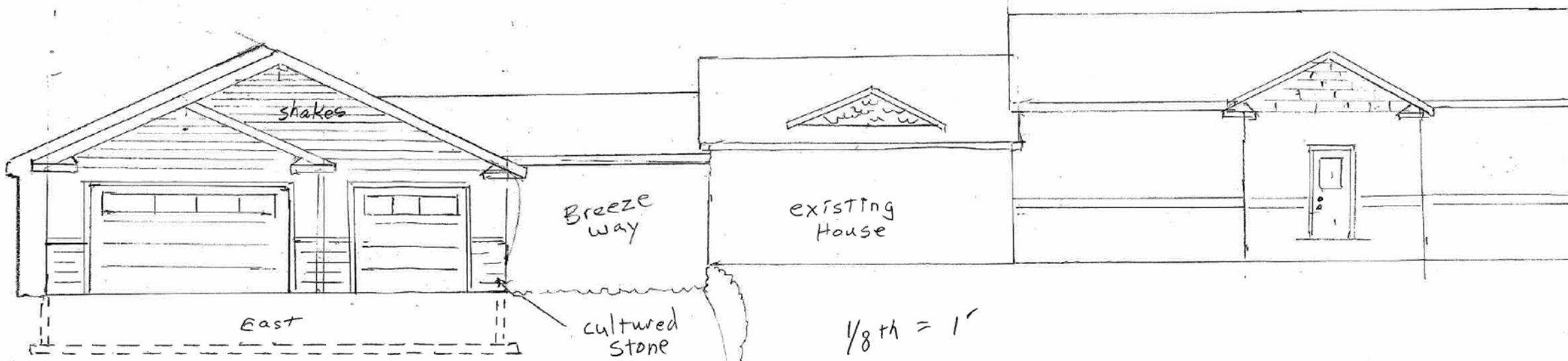

42'
29'
57'
58'
6'
35'
N
20'
Breeze Way
24
16'
24
18.5
31
9.5
17'
27'
16'
8'
6
18
8
14
39'
Lot Line
12.5'
27'
19'
14.5' Right-of Way
160'
CURB
2546 S. 7th
Doug Buchner
608-769-1400
14.5' Right of Way

Doug Buchner
608.769.1400
2546 S. 7th

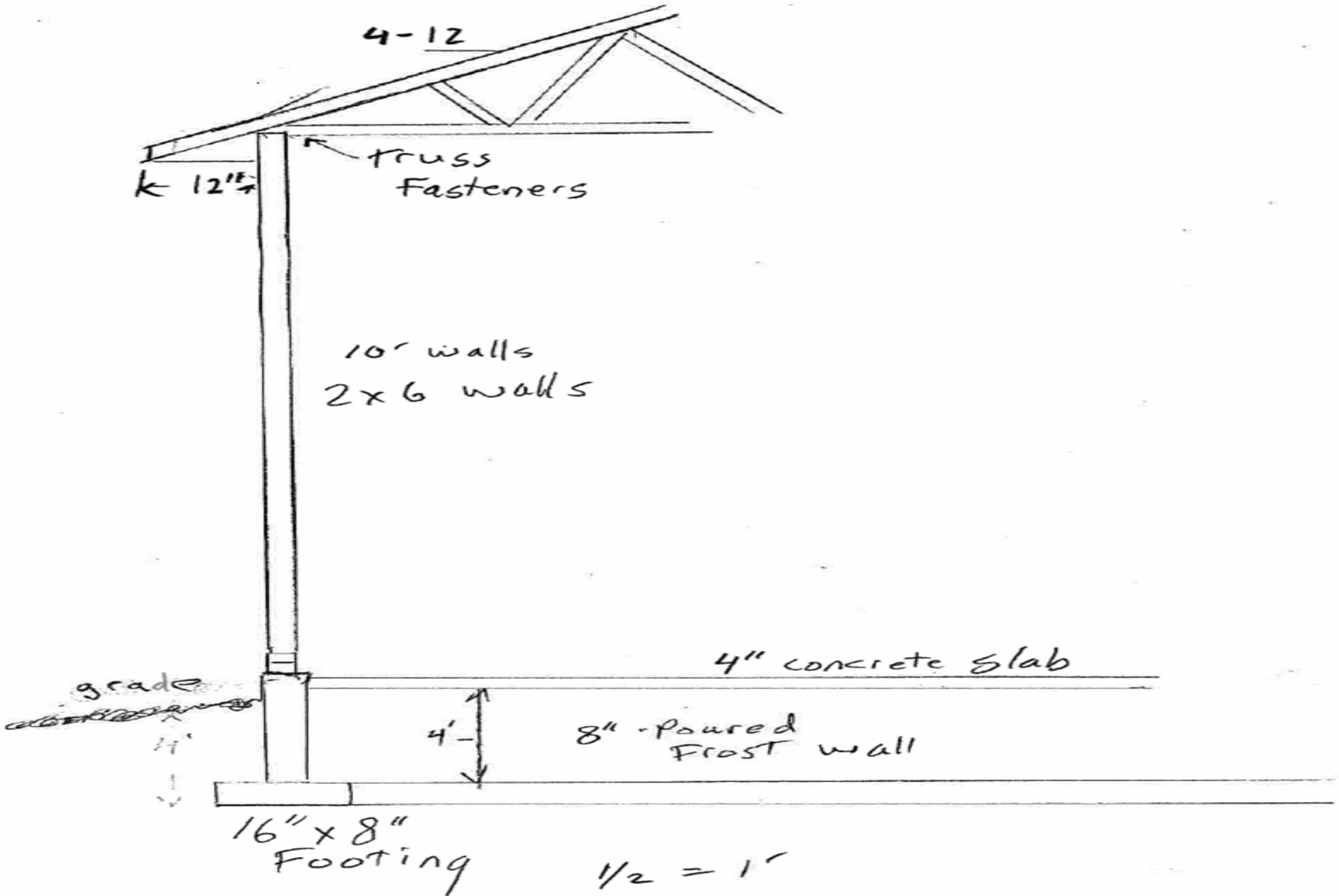








1/8th = 1'


4-12
truss Fasteners
12"
10' walls
2x6 walls
4" concrete slab
grade
4'
8" - Poured Frost wall
16" x 8" Footing
1/2 = 1'

2546 7th St S

- 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

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