

Board of Zoning Appeals

February 21, 2018

7:00 pm

1003 25th Street South

- The owner has applied for a permit for a new single family dwelling located at 1007 25th St. S. The owner of the two lots is proposing to relocate the existing lot line. Both lots are currently conforming lots with approximately 7,500 square foot of lot area per lot. The proposed lots will have 8,237 square ft. for one and 6,740 square ft. for the other. The structure designed for the existing lot is too large. Moving the lot line to accommodate the proposed dwelling would constitute a self created hardship and the variance should not be granted.

1003 25th Street South.

- Municipal code section 115-142 R-1 Single family residence district regulations .
- 115-142 (c)(2) Lot area. Every lot in the Single Family Residence District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Single Family Residence District of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Single Family Residence District not of record September 15, 1966, shall have an area of not less than 7,200 square feet.

1003 25th Street South

- For this project to proceed as proposed the board would have to grant a variance of 460 square feet to the total lot area requirement for the above property.

CERTIFIED SURVEY MAP

All of Lot 1 & Lot 2, Certified Survey Map, V. 17, Pg. 41, Doc. No. 1691106
Located in the SW-SE, Sec. 4, T15N-R7W, City of La Crosse, La Crosse County, WI

S 1/4 Corner
Section 4
T15N-R7W

Center 1/4
Section 4
T15N-R7W

Graphic Scale

(IN FEET)
1 inch = 30 ft.

25th Street South

SW-SE
Section 4
T15N-R7W

Lot 3
6,740 sq. ft.
0.15 acres

Lot 4
8,237 sq. ft.
0.19 acres

BOULEVARD ADDITION

06'35" W

WISCONSIN
CHRISTOPHER W.
FECHNER
S-2448
LA CROSSE,
WISCONSIN
LAND SURVEYOR

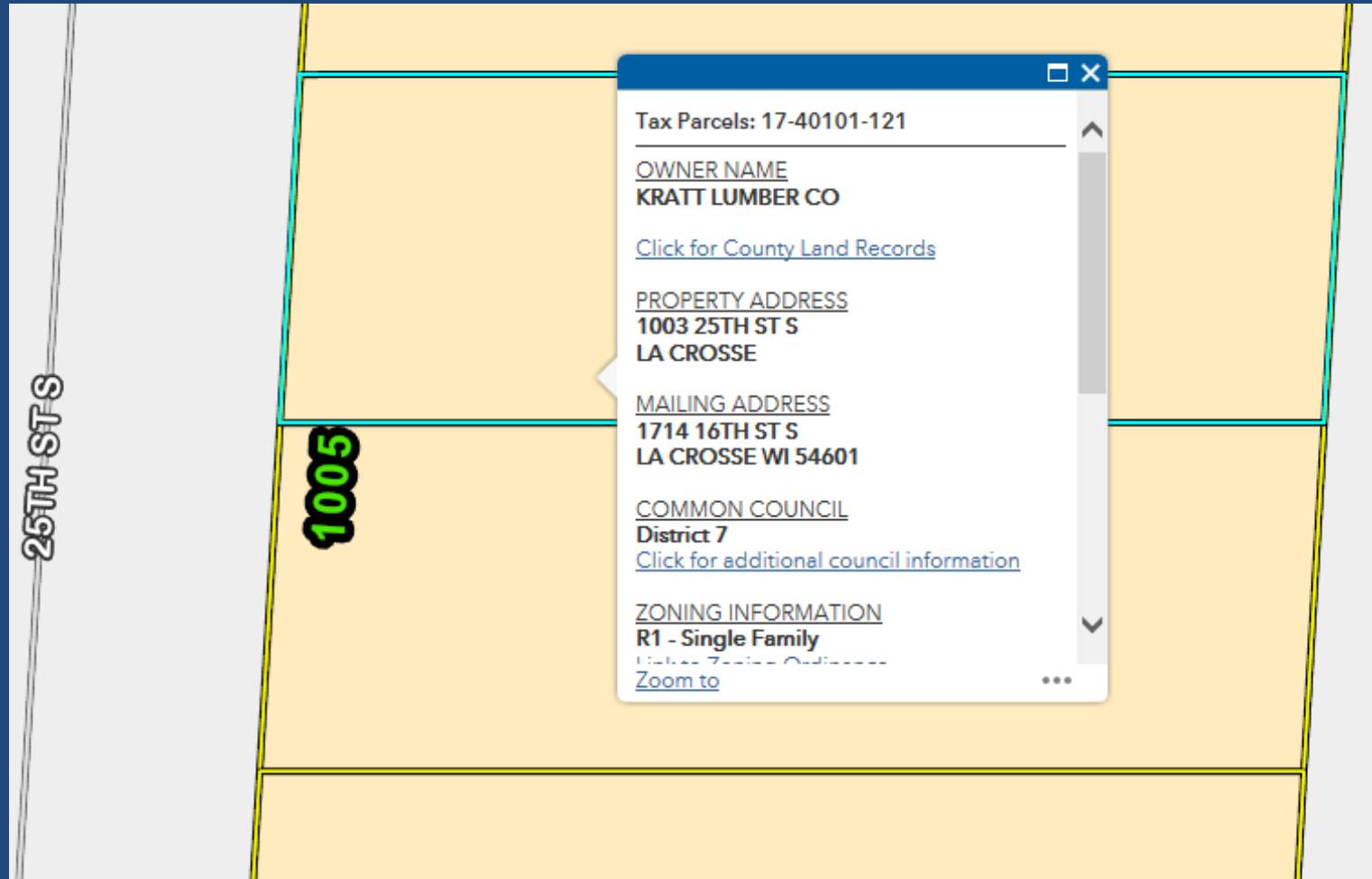
LEGEND

- = Found 1" Iron Pipe
 (unless stated otherwise)
 ○ = Set 3/4" x 20" Rebar
 (1.50 lb/lin. ft.)
 () = Recorded Plat dimensions
 • = Found Drill Hole
 ○ = Set Drill Hole
 ⊕ = Found 6x6 Stone
 — = Boundary of this survey
 — = Centerline
 x— = Fence line

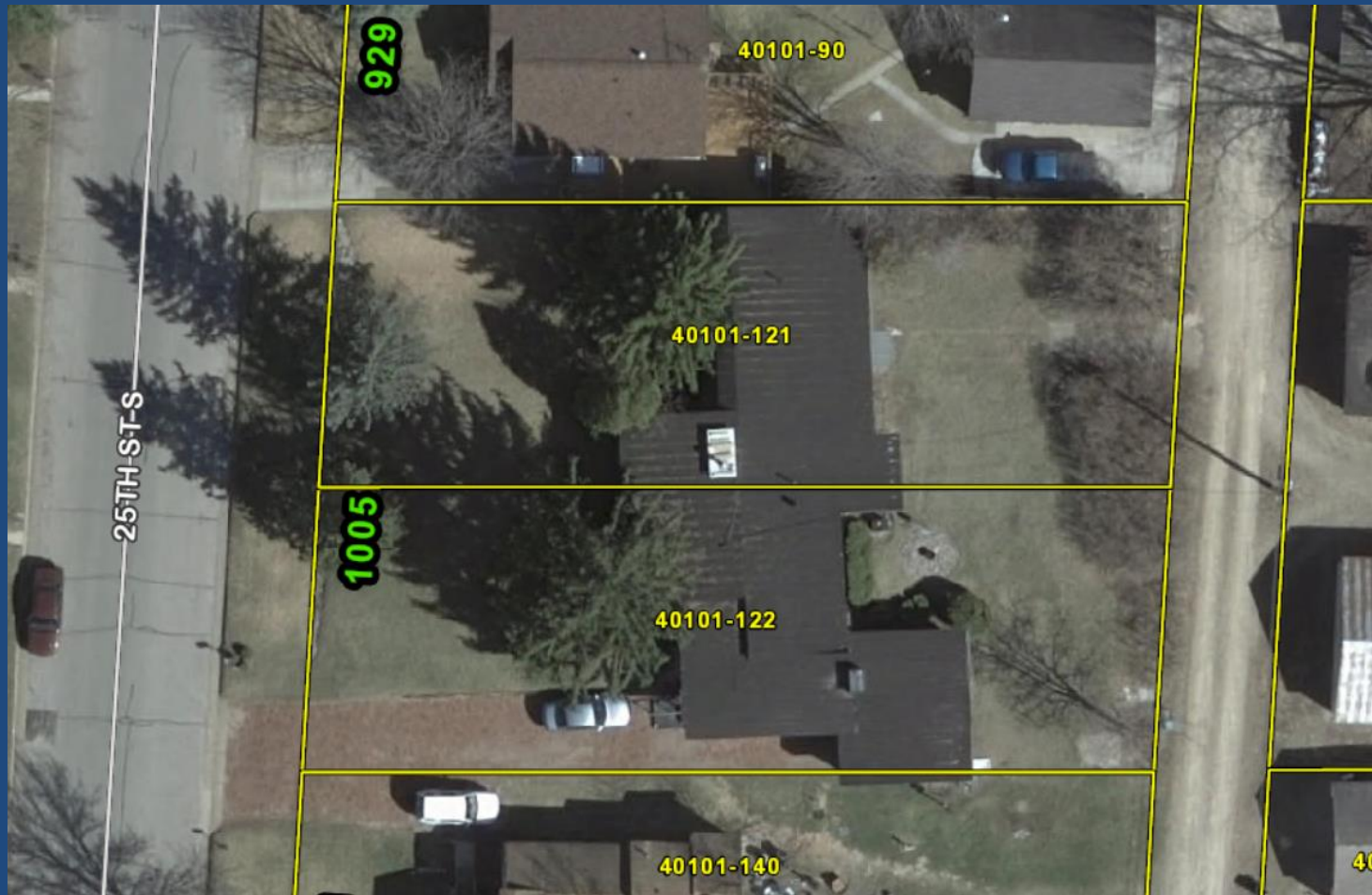
Bearing Basis: The La Crosse County Coordinate System.
Referenced to the West line of the SE 1/4,
Section 4, T15N-R7W: S 02°30'01" W

S-4068B
SHEET 1 OF 2

1003 25th Street South



1003 25th Street South



1003 25th Street South



02/20/2018

710 George Street

- The owner is proposing to raze the existing retail store and build a new retail store which will not meet the minimum requirement for fill around the perimeter of a building. The perimeter fill shall be not less than one foot below the flood protection elevation and shall extend at least 15 feet beyond the limits of any structure.
- Municipal code section 115-281(a)(1) states that the elevation of the lowest floor shall be at or above the flood protection elevation on fill unless the requirements of section 15-281(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.
- For this project to proceed as proposed the board would have to grant 2 variances of nine feet (9) on the north side and four feet (4) on the west side to the fifteen foot (15) requirement of elevated fill beyond the limits of the structure.

Site plan for O'Reilly Auto Parts building. The building is a large rectangle with a smaller rectangular addition on the right side. The main building is labeled "O'Reilly Auto Parts" and "71'4" X 101'4" SO. FT. = 7,228". The addition is labeled "EGRESS DOOR" and "DEALER DOOR". The plan shows various setbacks, easements, and dimensions. Key features include a "SNOW LOAD AREA" on the left, a "5' BUILDING SETBACK" on the right, and a "5' BUILDING SETBACK" on the bottom. The plan also shows a "7' SP @ 9'0" = 12'00"" and a "7' SP @ 9'0" = 27'00"" area. The building is situated on a lot with a "N00°56'09"E 90.20" boundary and a "N40°25'31"E 9.55" boundary. The plan includes a north arrow and a scale bar.

[illegible]

710 George Street

