



CITY OF ONALASKA

415 MAIN STREET
ONALASKA, WISCONSIN 54650-2953

PLANNING / ZONING DEPARTMENT

Request for Variance

Board of Zoning Appeals, City of Onalaska, WI

Application Fee: \$300.00

Date _____

I (we), _____, the owner(s) of the following described property, do hereby make request to appear before the Board of Zoning Appeals to seek a variance from the City ordinance requirement that:

For the purpose of: _____

DESCRIPTION OF PROPERTY:

Tax Parcel # _____ Street Address _____

- PLEASE ATTACH:**
- ✓ **Application Fee of \$300.00**
 - ✓ **Copy of Plot/Site Plan** (include parcel dimensions, setbacks, structures, paving, etc.)
 - ✓ **Site Photographs**

Owner Information – (attach additional sheet if more room is needed)

Name of Owner (printed)	Phone Number	Address
<i>Signature</i>		City, State, Zip
Name of Owner (printed)	Phone Number	Address
<i>Signature</i>		City, State, Zip

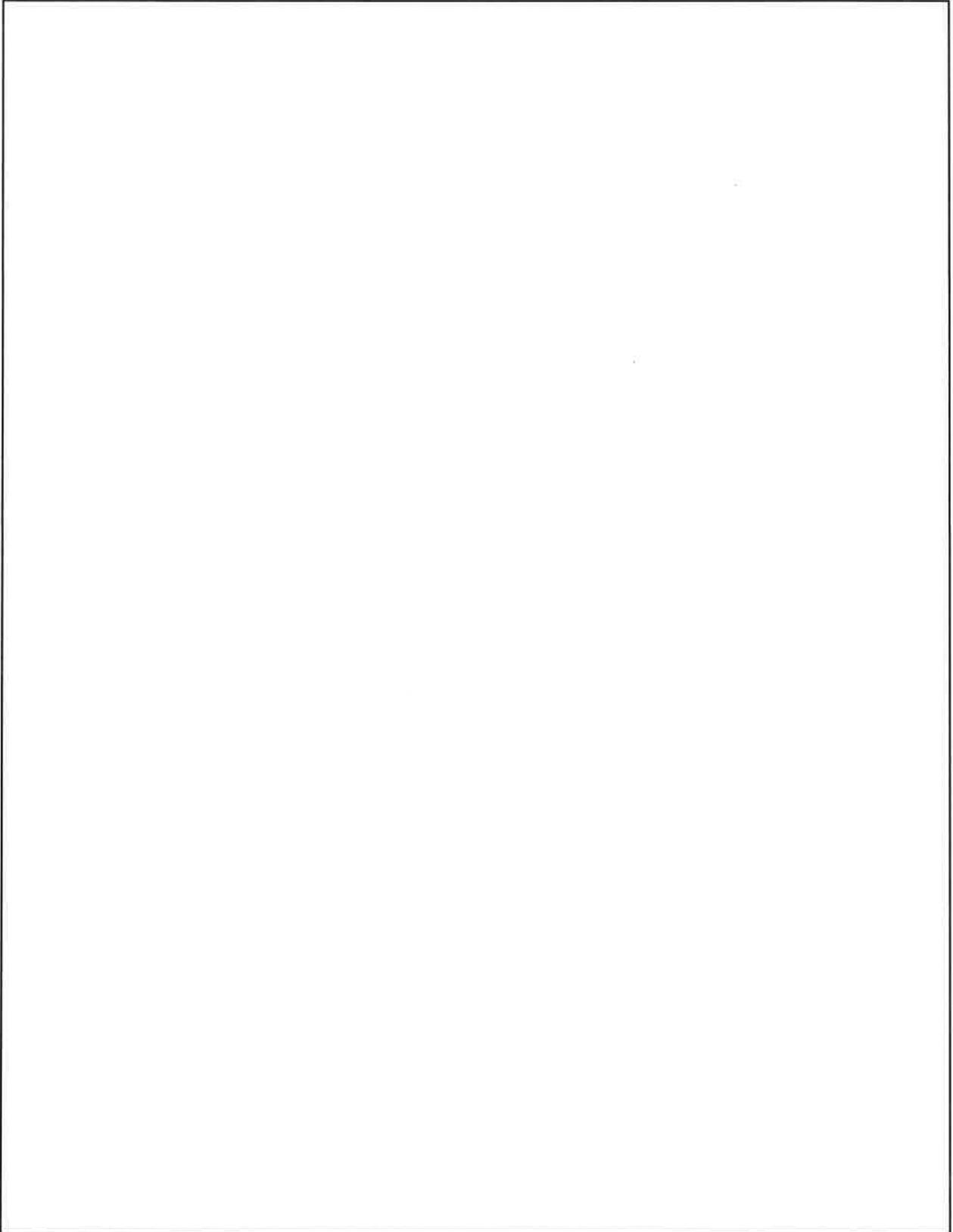
Contact Person if other than Owner

Name of Contact (printed)	Phone Number	Address
<i>Signature</i>		City, State, Zip

For Office Use:	Date Complete Application Received: _____	Initials: _____
Enclosures: <input type="checkbox"/> \$300 Filing Fee <input type="checkbox"/> Response to 5 Criteria <input type="checkbox"/> Plot/Site Plan/Site Photographs		

Request for Variance – CITY OF ONALASKA, WI

SITE DIAGRAM SKETCH: Please sketch the location of the proposed structure(s), as well as all existing buildings, including accessory structures (i.e., swimming pools, sheds), parcel lines, right-of-ways, streets and alleys. Include on this map distances between structures and between the structure(s) and parcel lines.



Request for Variance – CITY OF ONALASKA, WI

DECISION CRITERIA:

There are two (2) types of variances, an Area Variance and a Use Variance.

- *Area Variance – Provides an increment of relief from a physical dimensional restriction such as a building height or setback. The applicant has the burden of proof to demonstrate that unnecessary hardship exists when compliance would unreasonably prevent the owner from using the property for a permitted purpose *leaving the property owner without any use that is permitted for the property) or would render conformity with such restrictions “unnecessarily burdensome” .¹*
- *Use Variance – Permits a landowner to put a property to an otherwise prohibited use. The applicant has the burden of proof to demonstrate that they would have no reasonable use of the property without a variance.¹*

¹ Markham, L. & Roberts, R. (2006) *Zoning Board Handbook: For Wisconsin Zoning Board of Adjustment and Appeals* (2nd ed.).

Sec. 13-1-6, Code of Ordinances, City of Onalaska, WI, has established the criteria that must be met in order for the Board of Zoning Appeals to grant a variance. These five (5) criteria are:

- I) Denial of variation may result in hardship to the property owner due to physiographical consideration. There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general or recurrent nature as to suggest that the Zoning Code should be changed.
- II) The conditions upon which a petition for a variation is based are unique to the property for which variation is being sought and that such variance is necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
- III) The purpose of the variation is not based exclusively upon a desire to increase the value or income potential of the property.
- IV) The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located.
- V) The proposed variation will not undermine the spirit and general and specific purposes of the Zoning Code, specifically the standards of Sec. 13-1-6.