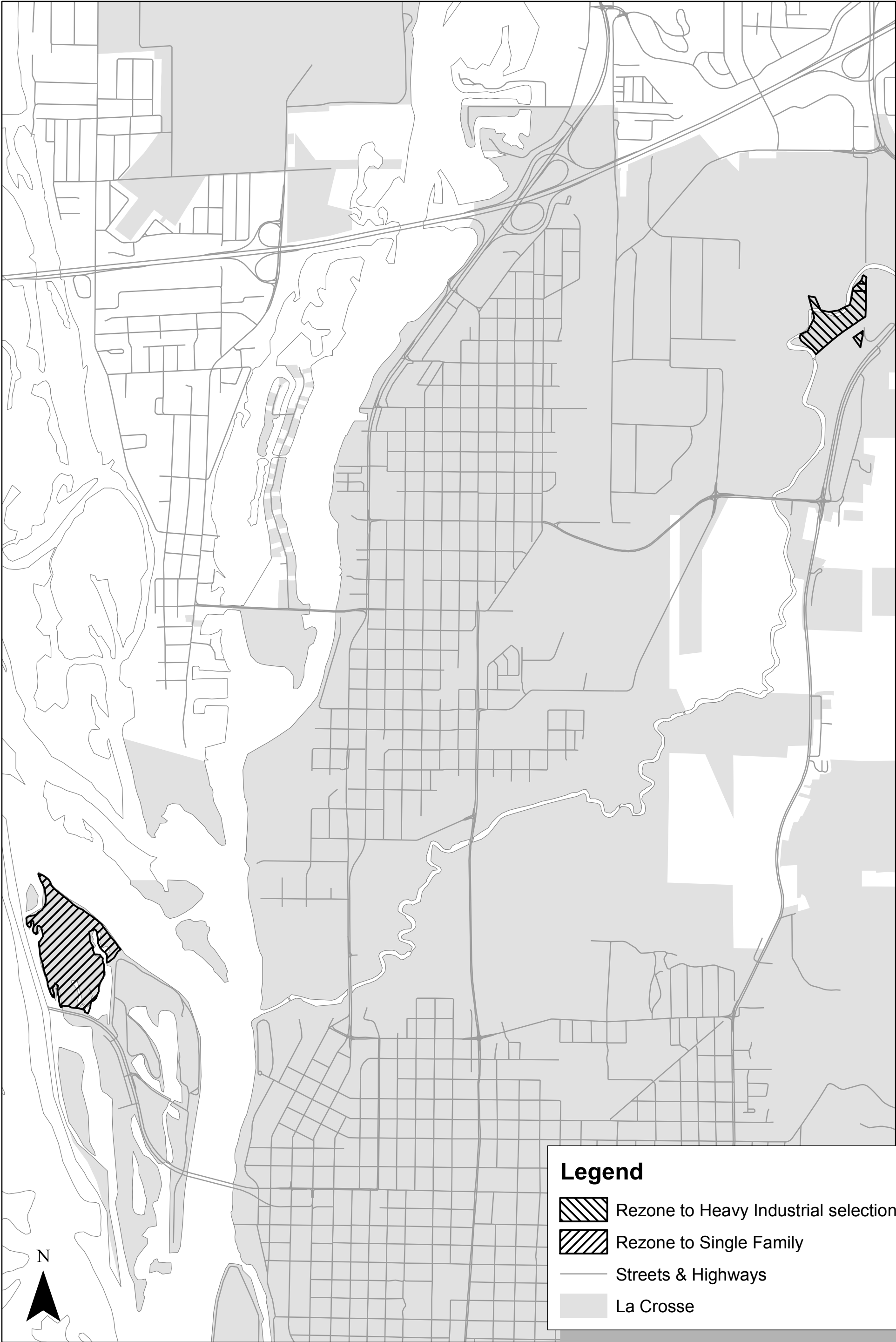


**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
April 29, 2019**

- **AGENDA ITEM – 19-0437 (Lewis Kuhlman)**
AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by changing the zoning for substantial portions of the City - comprehensive rezoning transferring certain property from Floodway District to the Single Family District (1000 US Hwy 14/61 17-20272-10) and Heavy Industrial District (2601 Conoco Rd 17-10254-63, 2707 Conoco Rd 17-10254-63, 2631 Conoco Rd 17-10254-63, Conoco Rd 17-10254-63).
- **ROUTING:** J&A 4/30/19
- **BACKGROUND INFORMATION:**
According to [Sec. 115-254\(a\)\(1\)](#), “The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters and are contained within AE Zones as shown on the Flood Insurance Rate Map.” This is an overlay district determined by FEMA and does not adhere to parcel boundaries. However, there are parcels on or around rivers that have FW as their base district. Problems could arise when a property owner wants to develop a parcel whose base district is FW but is not in the FW overlay district. These parcels were removed from a previous rezoning of the FW district due to their existing uses as residential and industrial sites. The residence is a historical structure
- **GENERAL LOCATION:**
Citywide near rivers in parcels zoned FW as depicted in **MAP PC19-0437**.
- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A
- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The rezoning is not consistent with the Future Land Use Map, which has these parcels indicated as wetland and wooded and/or steep slope.
- **PLANNING RECOMMENDATION:**
Approval – This rezoning would bring the existing uses and structures into conformance with the code. While rezoning to Conservancy would be more desirable, it would pose unnecessary challenges and, in the case of the industrial uses, potentially impact conservation efforts elsewhere due to relocation.

Comprehensive Rezoning From Floodway District



0 0.25 0.5 1 Miles

Lewis Kuhlman, March 2019
Source: City of La Crosse GIS