

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
March 4, 2019**

- **AGENDA ITEM – 18-1653 (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 Conservancy District and Planned Development District.

- **ROUTING:** J&A 3/5/2019

- **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, such as portions of parcels 17-20251-110 and 17-20251-65. Another unintended consequence could be the permitted use of “Extraction of sand, gravel or other materials...” where a base district of conservancy or planned development district would preclude that.

- **GENERAL LOCATION:**
Citywide near rivers in parcels zoned FW as depicted in **MAP PC18-1653**.

- **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**
N/A

- **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**
The rezoning is consistent with the Future Land Use Map.

- **PLANNING RECOMMENDATION:**
Approval – this rezoning is intended to make FW zoning less confusing and provide clearer direction for development regulation in the floodway.