

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
October 3, 2016**

➤ **AGENDA ITEM – 16-0830 (Lewis Kuhlman)**

AN ORDINANCE to amend various sections of Chapter 109 of the Code of Ordinances of the City of La Crosse relating to shoreland-wetland zoning

➤ **ROUTING:** J&A Committee, Public Hearing 10/4/16 7:30 p.m.

➤ **BACKGROUND INFORMATION:**

This amendment allows new buildings within the 50-foot shoreland setback if there are buildings on adjacent parcels within the setback. The setback for the new building would be the average of the adjacent buildings, but no closer than 35 feet. The amendment also requires setback delineation on site development plans and allows rebuilding of nonconforming buildings. It adds corresponding definitions and code references as well.

➤ **GENERAL LOCATION:**

Properties adjacent to shoreland and wetland

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

None

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

This ordinance is inconsistent with the adopted comprehensive plan. Reducing setbacks conflicts with Natural Resource Objective 1 to improve water quality. However, the City's regulations are superseded by State rollbacks, which would be consistent with Natural Resource Objective 12 to coordinate protection efforts.

➤ **PLANNING RECOMMENDATION:**

**Planning staff recommends approval of this ordinance.** While allowing buildings in the shoreland setback reduces the amount of protection the river has against runoff, the amendments provide leniency for property owners to have nearly the same setbacks as their neighbors and to rebuild regardless of the circumstances, per State Statutes. Ideally, nonconforming uses would have to eventually be replaced by conforming uses and all property would be up to code, but the City must compromise to meet State laws and accommodate