

ORDINANCE

SUBJECT: ZONING CODE _____

COMMITTEE: PLANNING, RESOURCE AND DEVELOPMENT _____

FIRST CONSIDERATION: January 15, 2026 _____

FINAL CONSIDERATION: February 19, 2026 _____

ORDINANCE # 227 - 2/26 PUBLICATION DATE _____

The County Board of Supervisors of La Crosse County does ordain as follows:

**AN ORDINANCE TO AMEND CHAPTER 17, ZONING CODE, OF THE
GENERAL CODE OF LA CROSSE COUNTY, WISCONSIN**

ANALYSIS

These Amendments to La Crosse County Zoning Code are required by the State Department of Agricultural, Trade and Consumer Protection and need to be made as part of the Farmland Preservation zoning recertification process. The changes are summarized as follows:

- Added references to State Statutes related to farmland preservation zoning.
- Clarifies types of uses consistent with agricultural and agricultural accessory uses as defined by the Department of Agriculture, Trade, and Consumer Protection (DATCP), including camping cabins, conservation dams, and renewable energy.
- Corrects a section numbering error in the Exclusive Agricultural District.
- Replaces "accessory" with "appurtenance" in select locations to increase consistency with DATCP definitions.
- Adds the effective date of the last ordinance amendment to s. 17.15(4)(f).
- Removes redundant, unnecessary words in s. 17.12(4), 17.15(2)(e), 17.17(2)(s), and 17.17(4). These adjustments increase clarity without altering the effect of the provisions.

INFORMATION:

County Board Rules: Governing Body s. 2.11 states, in part: Ordinances are drafted by the Corporation Counsel. After the ordinance has been reviewed by a standing committee, each Supervisor will be given a copy of the ordinance showing the deleted language (grayed) and the new language (underlined) and an analysis of the intent of the ordinance. After introduction to the County Board, the ordinance shall be referred to the next monthly meeting unless waived by a 2/3 vote of the Supervisors present and a public hearing may be held if requested by a Supervisor. An amendment may be introduced and debated at either the original or the referred meeting. Copies of the ordinances of the County of La Crosse in their entirety are available with Corporation Counsel, County Clerk, or at www.lacrossecounty.org .

ORDINANCE # 227 - 2/26

AN ORDINANCE TO AMEND CH. 17 ENTITLED "ZONING CODE" OF THE GENERAL CODE OF LA CROSSE COUNTY, WISCONSIN

The County Board of supervisors of the County of La Crosse does hereby ordain:

SECTION 1. Section 17.10, "Exclusive Agricultural District" is amended to read as follows:

17.10 Exclusive Agricultural District.

- (1) Purpose. The Exclusive Agricultural District is a farmland preservation district. The Purpose of the Exclusive Agricultural District is to preserve agricultural land for food and fiber production; protect productive farmers by preventing conflicts between incompatible uses; maintain a viable agricultural base to support agricultural processing and service industries; reduce costs of providing services to scattered non-farm uses; promulgate orderly urban growth; implement the provisions of the County Farmland Preservation Plan when adopted and periodically revised; and comply with the provisions of the Farmland Preservation Law to permit eligible landowners to receive tax credits under Subchapter IX of Wis. Stats. Chapter 71.
 - (2) Application. This district is generally intended to apply to lands which include all classes of soils in the County that are in productive agricultural use including, but not limited to, land demonstrated to be productive for forestry, dairy, livestock raising and grazing; lands historically farmed which are integral parts of farm operations; lands for the production of specialty crops; and lands that are potentially productive if given improvements such as irrigation or drainage.
 - (3) Base Farm Tract (BFT) Boundary Modification. The owner of a parcel, currently within a farmland preservation zoning district may request that the Department create, combine, or modify the boundaries of a BFT to include contiguous parcels under common ownership which are not presently in the same BFT as part of an application for a conditional use permit or administrative conditional use permit for a farm residence or a 3% rezoning. Previously deed restricted acres within a BFT shall not be included in any BFT boundary modifications.
 - (4) New residential uses shall not do any of the following:
 - (a) Convert prime farmland from agricultural use or convert land previously used as cropland, other than a woodlot, from agricultural use if on the farm there is a reasonable alternative location for a residence.
 - (b) Significantly impair or limit the current or future agricultural use of other protected farmland.
 - (5) Authorized Uses.
 - (a) Residential.
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1. Pre-Existing Residences. Pre-existing residences located in areas subject to zoning under this chapter may be continued in residential use and shall not be subject to any limitations imposed or authorized under §17.04(4).
 - a. If use of a residence is discontinued for a period of 12 consecutive months, it cannot be replaced or re-occupied.
 - b. Pre-existing residences may be rebuilt and replaced. The location of pre-existing residences that are rebuilt or replaced must meet the requirements of §17.10(4).
 - c. Existing farm residences at the time of adoption of this chapter are counted against the number of farm residences allowed in a BFT.
 - d. Accessory buildings associated with a pre-existing residential appurtenance, subject to §17.28(3).
2. Parking or storage of 1 semi-tractor and/or semi-trailer. Semi-tractors must be licensed and operable. Semi-trailers must be roadworthy.
3. Upon establishment of a farm residence dwelling, additional uses are authorized as listed in §17.06(2) and that also meet the definition of an accessory use under Wis. Stats. §91.01(1).
4. One camping cabin that is incidental to managed forestry occurring at a property with an existing farm residence. Camping cabins do not count towards the maximum of 5 residences allowed in a BFT. Camping cabins shall meet the following standards:
 - a. Driveways to access camping cabins shall not be constructed with impervious materials.
 - b. Camping cabins shall not be served by electrical, well, POWTS, or other utility services.
 - c. Camping cabins are subject to §17.28(3) setback standards for accessory buildings.

(b) Agricultural

1. Agricultural uses except for poultry operations involving more than 10,000 birds and feedlots holding more than 500 animal units.
2. Agricultural accessory uses that meet the requirements of Wis. Stats. §91.01(1).
3. Agri-tourism operating less than 10 days per calendar year in aggregate, including incidental preparation and sale of beverages and food.
4. Agricultural buildings meeting the standards of §17.28(3).
5. Agricultural buildings, subject to §17.04(20)(e).

(6) Conditional Uses. Subject to §17.20.

- (a) Residential. New residences allowed as conditional uses and administrative conditional uses in the farmland preservation districts must be farm residences located on a farm, as defined by §17.03(47).

1. Conditional Use Permit. Conditional use permits may be approved in accordance with the provisions of §17.20 and §17.21. The following residential uses may be approved by a conditional use permit:
 - a. New 1-unit dwellings as farm residences, subject to the conditions of §17.10(8).
 - b. New 2-unit dwellings as farm residences, subject to the conditions of §17.10(8)
 - c. Accessory buildings associated with a farm residential appurtenance, subject to the dimensional standards of §17.28(3).
 - d. Manufactured homes to be used as farm residences only, subject to the conditions of §17.10(8).
 - e. Any recreational vehicle, trailer, or other similar transportation device, if the wheels have been removed or if otherwise temporarily fixed to the ground or attached to something having a temporary location on the ground.
 - f. Community Living Arrangements for more than 8 residents to be used as farm residences only. meeting Wis. Stats. §60.63(5), subject to the conditions of §17.10(8).
 - g. Bed and Breakfasts. Must be consistent with Wis. Stats. §91.01(1).
 - h. Cabins for short-term or temporary residential use, for no pay, by only the landowner, subject to the conditions of §17.10(8).
 - i. Home occupations, including nursery schools, day nurseries, daycare centers, or childcare centers for more than 8 children, and professional offices other than those defined under §17.03(47) provided the occupation meets the requirements of Wis. Stats. §91.01(1). See §17.04(8).

 2. Administrative Conditional Use Permit (A-CUP) for a New Farm Residence. If there is a lack of reasonable alternative locations for a new farm residence on a parcel in a BFT, due to an inability to comply with §17.10(4), an applicant may be granted an A-CUP for a new farm residence and be exempted from §17.10(4). A-CUPs are not subject to the requirements of §17.20 and §17.21 and may be approved by the Department. A property may be eligible for an A-CUP, subject to the following siting standards:
 - a. The Department may find a lack of reasonable alternative locations for a new residence that meets the standards of §17.10(4) due to the significant presence of any of the following factors on a parcel where a new farm residence is proposed:
 - i. Sites have slopes greater than 20%.
 - ii. Sites in floodplains or that would require driveways in floodplains.
 - iii. Sites in wetlands or that would require
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driveways in wetlands.

- iv. Sites that require access that cannot meet La Crosse County Ordinance Chapter 8 standards for driveways accessing County roads.
 - v. Sites mostly comprised of cropped fields where there is insufficient wooded or uncropped open space that a reasonably sized dwelling could reasonably be built upon due to its geographic characteristics.
- b. If a farm is found to have no reasonable alternative location a residence under §17.10(4), an A-CUP can be issued for a house that would remove land from agriculture use if the house is proposed in a location meeting any 1 of the following conditions:
- i. The proposed residence and non-agricultural accessory buildings are entirely located within 150 feet of a field edge, and the driveway is located within 100 feet of a field edge. A field edge is the BFT border, a right of way boundary, or a tree line. Eligible tree lines shall be established prior to September 1, 2025.
 - ii. The proposed residence and non-agricultural accessory buildings are entirely located outside of cropland and the driveway is located entirely within 200 feet of a public road right of way.
 - iii. The proposed residence, non-agricultural accessory buildings, and driveway are entirely located on a remnant field that is not contiguous with other cropped fields and is less than 3 acres.
 - iv. The proposed residence and non-agricultural accessory buildings are located within 100 feet of an existing agricultural driveway that was established prior to September 1, 2025. The established agricultural driveway shall serve as the driveway to the proposed residence and non-agricultural buildings.
- c. Department approval of an A-CUP is subject to the conditions of §17.10(8). The following uses may be approved by an A-CUP:
- i. New 1-unit dwellings as farm residences.
 - ii. New 2-unit dwellings as farm residences.
 - iii. Manufactured homes to be used as farm residences only.

(b) Agricultural. The following agricultural uses may be allowed as conditional uses in the farmland preservation districts:

1. Fur Farms when located not less than 400 feet from any residential building other than that of the owner of the premises, their agent or their employee, and not less than 200 feet from the right-of-way line of any federal, state,

- county trunk highway or town road.
2. Feedlots when more than 500 animal units. See §17.28(8).
 3. Poultry operations when more than 10,000 birds.
 4. Sawmills when located on the premises for more than 30 days.
 5. Conservation dams and flowages.
 6. Agri-tourism greater than 10 days per calendar year in aggregate, including incidental preparation and sale of beverages and food.
 7. Agriculturally related business uses that meet the requirements of Wis. Stats. §91.01(3).
 8. Agricultural Buildings on Parcels Smaller than 35 Acres. New agricultural buildings, or additions, on parcels larger than 10.01 acres and smaller than 35 acres may be exempted from §17.28(3) if such buildings meet the following standards:
 - a. The sum of all accessory buildings shall be less than 10,890 square feet on parcels larger than 10.01 acres and smaller than 25 acres.
 - b. The sum of all accessory buildings on parcels larger than 25 acres and smaller than 35 acres shall be less than 21,780 square feet.
 - c. Agricultural buildings constructed after September 1, 2025 that exceed the dimensional standards of §17.28(3) shall have side yard and rear yard setbacks of 25 feet.
 - d. Agricultural buildings in which livestock are kept shall be at least 100 feet from any dwellings on neighboring parcels that are present at the time of construction.
 - e. Agricultural buildings shall only contain items related to the agricultural use of the property.
 9. Commercial transport trailers or containers to be placed and used solely for agricultural storage. Such trailers or containers are subject to the following standards:
 - a. The wheels of any recreational vehicle, trailer or other similar transportation device shall not be removed or otherwise temporarily or permanently fixed to the ground or attached to something having a temporary or permanent location on the ground.
 - b. Commercial transport trailers or containers shall not be stacked on each other or any other structure.

(c) Other. The following uses may be allowed as conditional uses in the farmland preservation districts:

1. Government, religious, or nonprofit community uses that qualify under Wis. Stats. §91.46(5).
 2. Cemeteries and related faith-based buildings or structures found by the Committee and County Board to meet the requirements of Wis. Stats. §91.46(5).
 3. Commercial animal establishments meeting the requirements of Wis. Stats. §91.01(1)(d).
 4. Livestock veterinary services and hospitals.
 5. Commercial mineral extraction generating less than 200
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- vehicle trips per day found by the Committee and County Board to meet the requirements of Wis. Stats. §91.46(6).
6. Events, commercial event spaces, entertainment venues, and wedding venues. Must be consistent with Wis. Stats. §91.01(1).
 - a. The appearance of permanent structures shall be consistent with the agricultural intent of the district.
 - b. There must be continued agricultural use of the property, and the use of the property for weddings and events shall remain subordinate to the principal agricultural use of the property.
 - c. The use of the property for weddings and events shall not reduce or impair the current or future agricultural use of the property.
 - d. Parking requirements. See §17.04(18).
 7. Special event camping. See La Crosse County Ordinance §11.42(2)(b).
 - a. Special event camping shall not exceed 10 days per calendar year in aggregate.
 8. Brewpubs and breweries producing less than 20,000 barrels (620,000 gallons) of fermented malt beverages annually. Distilleries and wineries.
 - a. A portion of the ingredients used to produce beverages and liquors shall be grown and harvested on the site to satisfy the agricultural purpose of the district.
 9. Private aircraft landing fields, runways, basins, and hangars incidental to an agricultural use. Must be consistent with Wis. Stats. §91.01(1).
 - a. The maximum building area for a hangar is subject to §17.28(3).
 - b. The minimum side yard setback for hangars is 10 feet.
 - c. Hangars shall not exceed 25 feet in height.
 10. Renewable energy generation serving offsite properties that qualify under Wis. Stats. s. 91.46(4).

(7) Dimensional Standards.

- (a) The following dimensional standards shall apply to the principal residential structure:
 1. Height. There shall be a maximum height of 35 feet.
 2. Setback. Highway setback lines as provided in §17.18 or as established on a recorded subdivision plat or right-of-way plat.
 3. Side yard. There shall be a side yard on each side of the structure. The sum of the widths of the required side yard shall not be less than 20 feet and no single side yard shall be less than 8 feet in width.
 4. Rear yard. There shall be a rear yard having a minimum depth of 25 feet.
 5. Lot area. There shall be a minimum lot area of 20,000 square feet for each 1-unit dwelling and 25,000 for each 2-unit dwelling.
 6. Lot width. There shall be a minimum lot width of 100

feet.

(b) Accessory Buildings.

1. Residential accessory buildings shall meet the dimensional standards as provided in §17.28(3). Accessory buildings which are not exclusively used for agriculture-related purposes or have not been granted a rural accessory building waiver are considered residential accessory buildings.
2. Accessory buildings associated with a residential appurtenance shall meet the dimensional standards as provided in §17.28(3) unless this requirement is waived for an existing rural accessory building by the Committee.
3. Upon granting of a rural accessory building waiver by the Committee, all accessory buildings are subject to the standards in §17.28(3). The square footage and number of buildings, including the rural accessory building on the parcel, shall be included in future determinations by the Department as provided in §17.28(3)).

(c) Parking provisions. See §17.04(18).

(8) Conditions for New Farm Residences. New farm residences must meet the following conditions:

- (a) A minimum average density 35 acres per residential unit in a BFT shall be maintained. A Conditional Use Permit or A-CUP may be granted to allow 1 new farm residence for every 35 acres of land in a BFT.
- (b) New farm residences shall only be established in a BFT. A maximum of 5 farm residences are allowed in a BFT.
- (c) 2-unit dwellings are allowed but count as 2 farm residences.
- (d) The approval of a Conditional Use Permit to establish a residence shall be subject to recording of deed restrictions that shall apply to the residence and to the balance of 35 acres or 1/5 of the BFT, whichever is greater. The deed restrictions shall prohibit any additional residences, subdivision of land or non-agricultural development on the remainder of the 35 acres identified in the legal description.
- (e) If any portion of the BFT has been previously rezoned to the Rural District following a 3% rezoning, farm residences cannot be allowed by a Conditional Use Permit or A-CUP in that BFT.
- (f) Residences satisfying the provisions of §17.10(6)(a)1. or §17.10(6)(a)2. can be used as principal or temporary residences.

(9) 3 % Rezoning to Rural District. The owner of a BFT may be allowed to file a zoning petition to rezone to the Rural District up to 3% of a BFT for farm and/or non-farm residences.

- (a) Said petition shall designate 1 contiguous area for rezoning which includes all driveways and necessary utility infrastructure serving the residence(s).
- (b) A zoning petition to rezone to the Rural District shall not be allowed on a BFT which has previously been issued a Conditional Use Permit or Administrative Conditional Use Permit for residential use on a BFT. New residences cannot be allowed in a BFT if any portion of the BFT has been previously rezoned to the Rural District for residential use by a 3% rezoning.
- (c) A 3% rezoning shall not be allowed within a BFT where a subdivision

of land has occurred since January 1, 2012.

- (d) The approval of a 3% rezoning shall be subject to recording of deed restrictions that shall apply to the balance of the BFT. The deed restrictions shall prohibit any additional residences, subdivision of land or non-agricultural development on the remainder of the BFT.
 - (e) A 3% rezoning petition for residential development must meet the requirements of 17.10(4).
 - (f) Following a rezoning or 3% rezoning, land within a BFT that was rezoned shall be extracted from the BFT.
- (10) Standards for Rezoning of Farmland Preservation Areas.
- (a) DATCP shall be notified of all rezoning out of the farmland preservation district by March 1 of each year.
 - (b) Decisions on zoning petitions for areas within a farmland preservation district shall be based on the following findings:
 - 1. The land is better suited for a use not allowed in the farmland preservation zoning district.
 - 2. The rezoning is consistent with any applicable comprehensive plan.
 - 3. The rezoning is substantially consistent with the county certified farmland preservation plan.
 - 4. The rezoning will not substantially impair or limit current or future agricultural use of surrounding parcels of land that are zoned for or legally restricted to agricultural use.
 - 5. Adequate public facilities to serve the development are present or will be provided.
 - 6. Provision of these facilities will not be an unreasonable burden to local government.
 - 7. Development will not cause unreasonable air and water pollution, soil erosion or adverse effects on rare or irreplaceable natural areas.
 - 8. The need of the proposed development in an agricultural area.
 - 9. The availability of alternate locations.
 - 10. The productivity of the agricultural land involved.
- (11) Conditions which apply to conditional use feedlots.
- (a) Pursuant to Wis. Stats. §93.90, the County of La Crosse hereby adopts and incorporates the provisions of Wis. Stats. §93.90 and Wisconsin Administrative Code, ATCP 51.
 - (b) Expansion. A Conditional Use Permit is required for the expansion of an existing or previously approved livestock facility if the number of animal units kept at the expanded livestock facility will exceed all the following:
 - 1. 500 animal units.
 - 2. A number that is 20% higher than the number kept on May 1, 2006. This 20% requirement shall not apply to expansions that occurred prior to May 1, 2006.
 - (c) Conditions which apply to waste storage and runoff management facilities.
 - 1. A Conditional Use Permit application, which contains plan modifications to facilities which must meet waste storage and run off management requirements pursuant to
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Wisconsin Administrative Code, ATCP 51, shall contain plan modifications certified by a professional engineer or agricultural engineering practitioner in accordance with Wisconsin Administrative Code, ATCP 51, or a person with the appropriate engineering job approval according to Natural Resources Conservation Service (NRCS) standards meeting the requirements of Wisconsin Administrative Code, ATCP 51.18 and 51.20.

2. The applicant shall submit as-built plans of constructed facilities, which shall be prepared by a professional engineer or agricultural engineering practitioner or a person with appropriate engineering job approval according to NRCS standards as required for plan modifications by this subsection.

SECTION 2. Section 17.12, "Recreation and Natural Resource District" is amended to read as follows:

17.12 Recreation and Natural Resource District.

- (1) Purpose. The Recreation and Natural Resource District provides a location for outdoor recreation, camping, and natural resource conservation-oriented uses. The district also supports limited commercial activities related to extraction of raw materials and natural resources.

- (2) Authorized Uses.

- (a) Natural Resource Uses.

1. Forest preserves, forestry, and the production of forest product.
2. The harvesting of any wild crops such as marsh hay, ferns, moss, berries, nuts, or seeds.
3. Plant greenhouses and nurseries.
4. Grazing.
5. Fur and animal farms.
6. Agri-tourism under 10 days per calendar year in aggregate, including incidental preparation and sale of beverages and food.
7. Mines, quarries, and gravel pits.
8. Processing of natural resources.
9. Dams, flowages and hydroelectric power and flood control dams, dikes or, other structures.
10. Aircraft landing fields, basins, and hangars.
11. Fire control structures.
12. Other uses of similar character and intensity to uses in §17.12(2)(a). Such uses shall satisfy the district purpose in §17.12(1).

- (b) Recreational Uses.

1. Public parks, private parks, and playgrounds.
2. Publicly accessible trails.
3. Community gardens.
4. Campgrounds. Campgrounds shall:
 - a. Be screened from adjacent properties and roadways. Screening may or may not include fencing, topography, or vegetation.
 - b. Have 5 or more designated campsites.

c. Meet La Crosse County Ordinance Chapter 11 requirements.

5. Camping cabins. Camping cabins shall not be used as principal residences.
6. Boat liveries, docks, and bait shops.
7. Golf courses & driving ranges.
8. Special event camping. See La Crosse County Ordinance §11.42(2)(b).
9. Accessory buildings associated with recreational use, subject to §17.28(3).
10. Other uses of similar character and intensity to uses in §17.12(2)(b). Such uses shall satisfy the district purpose in §17.12(1).

(c) Residential Uses.

1. Existing residences located in areas subject to zoning under this chapter may be continued in principle residential use and shall not be subject to any limitations imposed or authorized under §17.04(20)(4). Such residences may be structurally altered and repaired, replaced, or rebuilt if destroyed but are subject to setback, height and other dimensional requirements. Existing accessory buildings associated with residential use are authorized.

(3) Conditional Uses. Subject to §17.20.

- (a) One 1-unit dwelling for a watchman, caretaker or supervisor employed on the premises and used as a principal or temporary residence.
- (b) Riding, shooting, and hunting clubs.
- (c) Off road vehicle clubs.
- (d) Farmers markets.
- (e) Events, commercial event spaces, entertainment venues, and wedding venues.
 1. The use of the property for weddings and events shall not reduce or impair recreational use of the property.
 2. Parking requirements. See §17.04(18).
- (f) Any use in §17.12(2) generating more than 200 vehicle trips per day.

(4) Dimensional Standards. The following dimensional standards shall apply to structures:

- (a) Height. The maximum height for the principal residential structure shall be 35 feet.
 - (b) Setback. Highway setback lines as provided in §17.18 or as established on a recorded subdivision plat or right-of-way plat.
 - (c) Side yard. There shall be a side yard on each side of the structure as follows:
 1. The sum of the widths of the required side yard for the principal residential structure shall not be less than 20 feet and no single side yard shall be less than 8 feet in width.
 2. There shall be a minimum side yard on both sides for all other structures of 25 feet.
 - (d) Rear yard. There shall be a rear yard having a minimum depth of 25 feet.
 - (e) Lot area. There shall be a minimum lot area as follows:
 1. One 1-unit dwelling for a watchman, caretaker or supervisor
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- employed on the premises shall have a minimum lot area of 20,000 square feet.
2. Campgrounds shall be a minimum of 5 acres in size and shall provide a minimum lot area of 1,000 square feet per camping unit.
 3. Cabins require a minimum lot area of 20,000 square feet per cabin and an additional 5,000 square feet for each additional cabin on a parcel.
- (f) Lot width. There shall be a minimum lot width for the principal residential structure of 80 feet.
- (g) Parking provisions. See §17.04(18).

SECTION 3. Section 17.15, "Industrial District" is amended to read as follows:

17.15 Industrial District.

- (1) Purpose. The Industrial District is established to provide areas for industrial uses that are likely to produce noise, odor, vibration, glare, or other potentially adverse effects on nearby low intensity uses and properties.
 - (2) Authorized Uses.
 - (a) Any use authorized in the Light Industrial District. See §17.14(2).
 - (b) Heavy manufacturing, processing, and assembly of large materials and products.
 - (c) Commercial transport trailers or containers to be placed and used for business related storage.
 - (d) Electric generating facilities and power plants producing energy derived from non-renewable energy resources.
 - (e) Renewable energy generation serving offsite properties.
 - (f) Other uses clearly incidental to the conduct of any of the above uses on the premises.
 - (g) Other uses of similar character and intensity to uses in §17.15(2). Such uses shall satisfy the district purpose in §17.15(1).
 - (3) Conditional Uses. Subject to §17.20.
 - (a) Abattoirs and slaughterhouses.
 - (b) Acid manufacturing.
 - (c) Cement, lime, gypsum, or plaster of paris manufacturing.
 - (d) Distillation of Bones.
 - (e) Explosives manufacturing or storage.
 - (f) Fat rendering and meat byproduct processing.
 - (g) Fertilizer manufacturing.
 - (h) Garbage, rubbish, offal, or dead animal reduction or dumping.
 - (i) Garbage, trash, or recycling transfer stations or facilities.
 - (j) Glue manufacturing.
 - (k) Junk or salvage yards. See §17.04(22).
 - (l) Petroleum refining.
 - (m) Smelting of tin, copper, zinc, or iron ores.
 - (n) Stockyards and livestock feedlots, subject to the conditions provided by §17.10(9).
 - (o) Asphalt or concrete plants.
 - (p) Mines, quarries, and gravel pits.
 - (q) Sawmills and lumberyards.
 - (r) Papermills.
 - (s) Any use authorized by 17.15(2) generating more than 200 vehicle
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trips per day.

- (4) Dimensional Standards. The following dimensional standards shall apply to structures:
 - (a) Height. There shall be a maximum height of 60 feet.
 - (b) Setback. Highway setback lines as provided in §17.18 or as established on a recorded subdivision plat or right-of-way plat.
 - (c) Side yard. There shall be a minimum side yard on both sides of the structure of 20 feet.
 - (d) Rear yard. There shall be a rear yard having a minimum depth of 25 feet.
 - (e) Residential setback. Structures associated with an industrial use require a minimum setback of 50 feet from existing residences.
 - (f) Residential safety and groundwater protection setback. Structures associated with the following intense industrial uses established after September 1, 2025 shall be located a minimum of 400 feet away from all pre-existing dwellings and associated water supply wells located on neighboring parcels and 100 feet from parcel boundaries:
 1. Acid manufacturing.
 2. Explosives manufacturing or storage.
 3. Munitions manufacturing.
 4. Pesticide and fertilizer manufacturing.
 5. Petroleum refining and petrochemical manufacturing.
 6. Industrial chemical manufacturing.

SECTION 4. Section 17.17, "Public Facilities and Institutional District" is amended to read as follows:

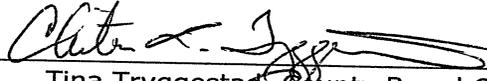
17.17 Public Facilities and Institutional District.

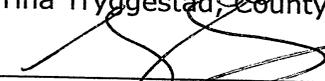
- (1) Purpose. These areas are intended to allow for public service infrastructure, utility infrastructure, non-profit facilities, and publicly and semi-publicly accessible facilities.
 - (2) Authorized Uses.
 - (a) Faith-based buildings or structures.
 - (b) One 1-unit dwelling is allowed as an accessory use on the same parcel, or an adjacent parcel, but is subject to the dimensional requirements of 17.05(1). Said dwelling unit shall be owned by the same owner as the faith-based building or structure and be used as a principal residence.
 - (c) Schools.
 - (d) Libraries.
 - (e) Colleges and dormitories.
 - (f) Nursing homes and senior assisted living.
 - (g) Municipal buildings, structures, and parking facilities.
 - (h) Recreational and community centers.
 - (i) Cemeteries.
 - (j) Public airports.
 - (k) Utility infrastructure.
 - (l) Publicly owned museums.
 - (m) Public parks, private parks, and playgrounds.
 - (n) Publicly accessible trails.
 - (o) Community gardens.
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- (p) Sports fields and facilities which are publicly owned or associated with public or private schools.
 - (q) Public safety buildings.
 - (r) Public maintenance facilities, including maintenance sheds, storage of municipal maintenance equipment, etc.
 - (s) Renewable energy generation serving offsite properties.
 - (t) Other uses of similar character and intensity to uses in §17.17(2). Such uses shall satisfy the district purpose in §17.17(1).
- (3) Conditional Uses. Subject to §17.20.
- (a) Sewage treatment facilities.
 - (b) Municipal solid waste facilities.
 - (c) Landfills and garbage, trash, or recycling transfer stations or facilities.
 - 1. Private or commercial facilities established after September 1, 2025 shall be located a minimum of 200 feet away from pre-existing dwellings and associated water sources.
 - (d) Correctional facilities, jails, and prisons.
 - (e) Private aircraft landing fields, runways, basins, and hangars.
 - (f) Private or commercial storage of more than 15 cubic yards of salt or deicing materials.
 - 1. Facilities established after September 1, 2025 shall be located a minimum of 400 feet away from drinking water sources.
 - (g) Electric generating facilities and power plants producing energy derived from non-renewable energy resources.
 - (h) Other uses of similar character and intensity to uses in §17.17(3). Such uses shall satisfy the district purpose in §17.17(1).
- (4) Dimensional Standards. The following dimensional standards shall apply to structures:
- (a) Height. There shall be a maximum height of 60 feet.
 - (b) Setback. Highway setback lines as provided in §17.18 or as established on a recorded subdivision plat or right-of-way plat.
 - (c) Side yard. There shall be a minimum side yard on both sides of the structure of 25 feet.
 - (d) Rear yard. There shall be a rear yard having a minimum depth of 25 feet.

SECTION 5. This Ordinance shall take effect the day after passage and publication as required by law.

LA CROSSE COUNTY

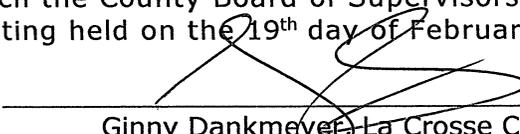
By: 
Tina Tryggestad, County Board Chair

By: 
Ginny Dankmeyer, County Clerk

PASSED: February 19, 2026
PUBLISHED:

STATE OF WISCONSIN
COUNTY OF LA CROSSE

I, Ginny Dankmeyer, County Clerk of La Crosse County do hereby certify that this document is a true and correct copy of the original ordinance required by law to be in my custody and which the County Board of Supervisors of La Crosse County adopted at a meeting held on the 19th day of February 2026.


Ginny Dankmeyer, La Crosse County Clerk