



Advanced Fiber Products

FiberPro, Inc. 2970 Luoyang Avenue La Crosse, WI 54601
608-796-0800 Fax: 608-796-1852

March 30, 2018

Andrea Schnick - Economic Development Planner
City of La Crosse Planning Department
400 La Crosse Street
La Crosse, WI 54601

Andrea Schnick:

Advanced Fiber Products is requesting a change to the City of La Crosse Planning Committee's requirement that FiberPro Inc., d.b.a. Advanced Fiber Products, (hereinafter "AFP") install an irrigation system on the adjacent property to the north of 2970 Luoyang Avenue (hereinafter "adjacent property"). Instead, AFP is proposing that the irrigation requirement be changed to; "AFP is required to maintain the adjacent property as a green space lawn with mowing, weed prevention and fertilization schedules to promote an appearance not unlike the rest of the improved areas in the development."

AFP utilizes professional lawn care services on the entire property, the adjacent property is included. We are including pictures on page 3 to show the results of current practice. Also, pictures of various properties in the La Crosse International Business Park are shown on page 4 and page 5. These pictures are meant to show that the AFP property is not the typical "vacant lot" in the International Industrial park. Page 2 shows an overview map with lot labels corresponding to the aforementioned pictures.

In closing, this adjacent property may or may not eventually house a new building for AFP. Over 1/3 of the lot is currently being used for truck staging and shipping and receiving requirements. Considering the historic growth of the company, a new building is very likely but we cannot make a commitment at this time. With this in mind, installation of an irrigation system is wasteful and as illustrated unnecessary. AFP asks the City of La Crosse Planning Department to amend the irrigation requirement currently in place for the adjacent property to the north of 2970 Luoyang Avenue.

Thank you in advance for your assistance in this matter,

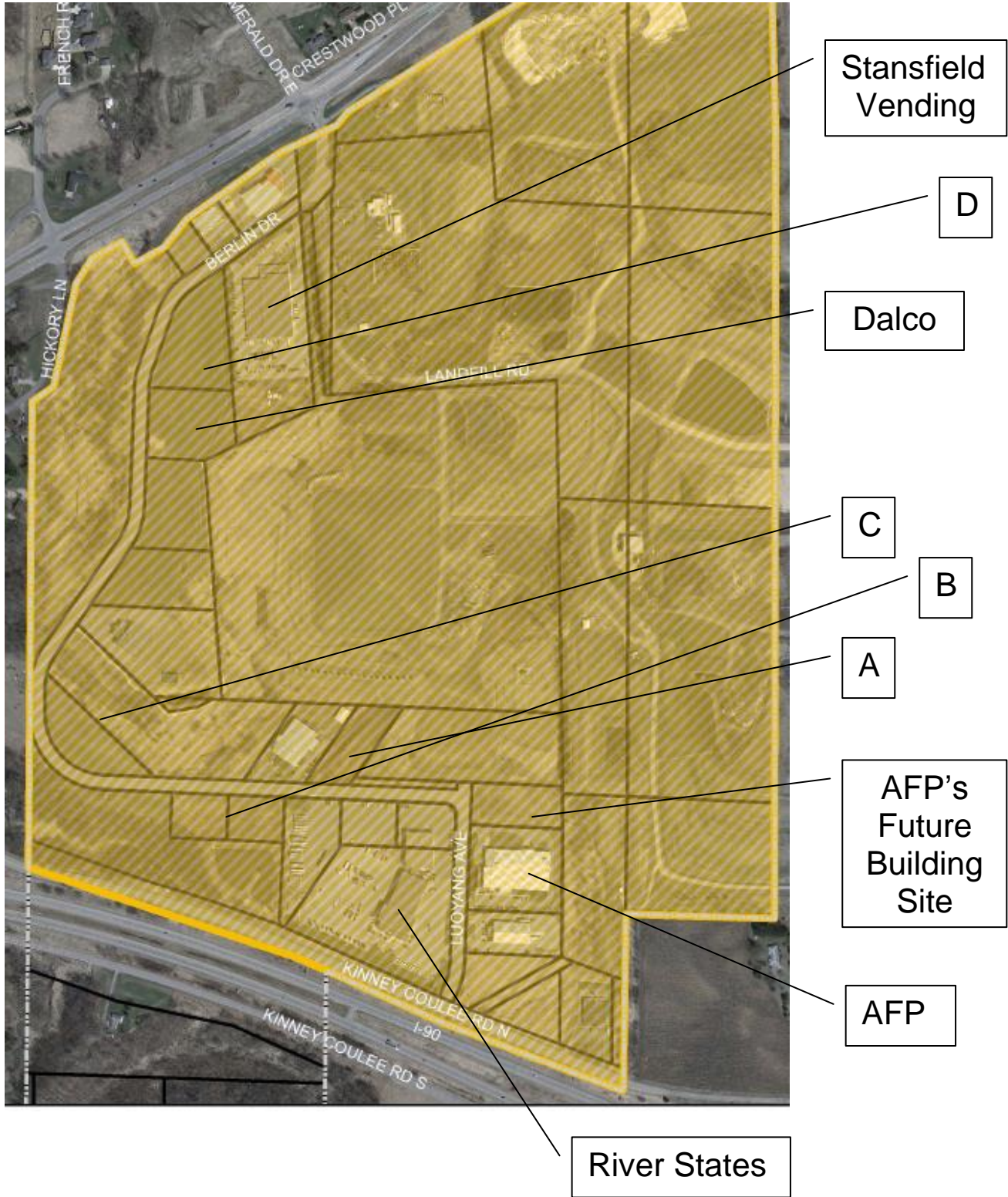
Jon Nommensen

Owner
Advanced Fiber Products
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La Crosse, WI 54601
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AFP's Future Building Site:



See well-maintained lot above. Picture on left taken 3/30/18. Image on right from Google-Maps circa 2016, note lawn-mower tracks showing that AFP currently maintains this property.



Note tracks above showing fertilizers application in fall of 2017.



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Lot A:



Creative Laminates maintained property (not seen) on left. Typical “vacant lot” prior to twice per year mowing.

Lot B:



Interstate in background, round bales stored on site.

Lot C



Note the haying equipment used and stored in this area.

Lot D:



Note the round bales, Dalco maintained lawn on right, Lot D on left with Stansfield in background. This is the best this lot looks all year.

