

To: City Plan Commission

From Chuck Lee, President
Friends of the La Crosse River Marsh

Re: An ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Multiple Dwelling District - Heavy Industrial District allowing for the same zoning across the whole parcel for future improvement and use at 2500 County Road SS.

Date: February 25, 2022

The Friends of the La Crosse River Marsh oppose this amendment of the Code of Ordinances, transferring this entire property to Heavy Industrial District zoning. There are multiple reasons for opposing this action: reasonable concerns raised by adjacent property owners and objections by users of the state bicycle trail.

Our primary concern is this: a significant portion of the property in question lies within state floodplain / floodway zoning. This is the same portion of the property that currently carries the city Heavy Industrial District zoning. That is neither appropriate nor wise. There are enormous floodplain issues on both the north and south sides of the city. Years of work and enormous cost to taxpayers and property owners have been, and will be, required to mitigate homes and businesses built within the floodplain. "Future improvement" of this site, if it is even allowed, will require fill. The city cannot afford to fill more of the floodplain. Recent years testify to the fact that we need more open floodplain, not less. So, not only should this ordinance change be denied, the existing Heavy Industrial District zoning in this area should be eliminated. As the attached maps illustrate, the heavy industrial designation both east and west of the bike trail is inappropriate.

We ask you to deny this petition for an ordinance change. As noted above, zoning changes to eliminate heavy industrial in this area are appropriate. Friends of the Marsh will support that change to preserve the floodplain.

(Please see attached maps)

