

## Craig, Sondra

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**From:** Elsen, Nikki  
**Sent:** Wednesday, March 9, 2022 12:42 PM  
**To:** Craig, Sondra  
**Subject:** FW: March 10th agenda  
**Attachments:** area for road access.jpg; my house and a view across SS.jpg

*Nikki M. Elsen, WCMC*

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**From:** Elizabeth Geissner <[egeissner@gmail.com](mailto:egeissner@gmail.com)>  
**Sent:** Wednesday, March 9, 2022 12:39 PM  
**To:** ZZ Council Members <[ZZCouncilMembers@cityoflacrosse.org](mailto:ZZCouncilMembers@cityoflacrosse.org)>  
**Subject:** March 10th agenda

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March 9<sup>th</sup>, 2022

Re: Item # 22-0181 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.

Dear La Crosse City Council Members,

My name is Elizabeth Geissner and I reside at 1359 County Road SS in Onalaska. I am writing in objection to the proposed rezoning of Subsection 115-110, 2500 County Rd SS, and in objection to any future building on the acreage falling within the area for proposed heavy industrial commercial development.

I attended both committee meetings on February 28<sup>th</sup> and March 1<sup>st</sup>. I spoke in objection at both meetings. There is a split vote moving forward to the final, March 10<sup>th</sup> City Council meeting.

At the March 1<sup>st</sup> hearing an argument was made that my residential neighborhood is already zoned M2 and that we are surrounded on all sides by "heavy industry". I felt this comment was stated as a reason to dismiss residents' concerns about how increased traffic and new commercial properties would negatively impact our quality of life.

I have included images I took this past weekend of the areas surrounding my home at 1359 County Rd SS. The area is zoned M2, but there is heavy foliage, trees, and grassy hills behind, to the side, and in front of my house. The designation of zoned M2, "heavy industry," is misleading as our residential area is buffered at the base of the road by the Great River State Trail and by the homes at 1355 and 1356.

The acreage behind my home, and the neighboring homes, feels more like a wildlife-filled, residential area. It is misleading to imagine that we are encircled by heavy industry, regardless of the comments made and the zoning map designation.

At the 3/1/22 meeting, rezoning was spoken of by Mr. Neumeister as something that *will* happen and that development is going to take place whether accepted by the residents of the neighborhood, or not.

The area being discussed was originally dual zoned in the late 1960's. Many of us were taken by surprise to learn that the parcel of land was zoned M2 because it is a marshland floodway. Maps reveal the zoning for heavy industrial use lies less than 1,000 feet from the La Crosse River. It is fair to say that attitudes toward critical wetlands, endangered ecosystems, and the carbon impact on climate has changed dramatically from the 1960's to 2022.

In recent years the city of La Crosse joined with other cities and committed to a climate action pledge. The La Crosse Climate Action Plan supports the city being actively involved in striving for carbon neutrality and has accepted the challenge for climate resilience goals to be met for 2030 and 2050. Moving forward with industrial development seems cavalier and hardly aligned to the idea of a thriving city mindful of climate goals.

\*According to the February 2022 "City of La Crosse Climate Change Vulnerability Assessment," La Crosse rated moderate to high in:

Waste Management (40-42)

Water and Wastewater (43-46)

Greenspace and Tree Canopy (54-56)

The city of La Crosse committed to climate change "mitigation" and "adaptation" in The La Crosse Climate Action Plan.

Razing old growth trees and developing industrial properties in a marshland is counterintuitive to climate mitigation and adaptation.

The land would best serve the city as a healthy ecosystem buffering the impact of the current industry in the surrounding area. Any development on the land could create a horrible situation from which there is no return.

Please consider the critical nature of this proposal and how some decisions can't be undone. There are too many unknowns to ensure any form of certainty in protecting the best interests for all involved.

Thank you for your time.  
Elizabeth Geissner















