

**OBJECTION TO  
AMENDMENT OF ZONING DISTRICT BOUNDARIES**  
(rev. 8/2020)

I/We hereby object to the amendment to the Zoning Code by the transfer of the following described land (include address and tax parcel number from Notice of Hearing): \_\_\_\_\_  
2500 County Road SS, La Crosse, Wisconsin. Tax parcel #17-10254-78

from the Multiple Dwelling District to the Heavy Industrial District.

I/We object for the following reason(s): see Attachment 1

I/We further certify that I am/we are the owner of the following described lands (include address and tax parcel number from tax bill): \_\_\_\_\_  
1366 County Road SS, Onalaska, Wisconsin. Tax Parcel #18-3512-0

Unknown ft. frontage on County Road SS Street

\_\_\_\_\_ ft. frontage on \_\_\_\_\_ Street



Sheila Erickson Sheila Erickson  
Signature of Objector printed name

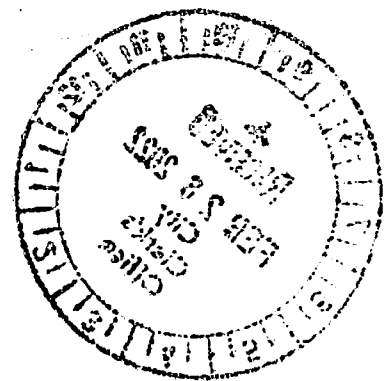
Daniel L. DuCharme DANIEL L. DuCHARME  
Signature of Objector printed name

1366 County Rd SS  
Onalaska WI 54650

Address

**NOTE:** In order for the entire parcel to count toward the protest percentage, all owners must sign this objection. For example, if only the husband signs for a property that both husband and wife own, only one-half (1/2) of the parcel is counted in the protest percentage.

Completed forms should be submitted to the City Clerk prior to final action by the Common Council. Forms can be mailed to the address below or deposited in the green drop box on the north side of City Hall. Forms can also be emailed to [cityclerk@cityoflacrosse.org](mailto:cityclerk@cityoflacrosse.org). City Clerk, 400 La Crosse Street, La Crosse, WI 54601. Questions? 608-789-7510 (press 5).



Matt Harter's petition includes a statement supporting his argument for a zoning amendment because all surrounding properties that are within the boundaries of the city of La Crosse are zoned Heavy Industrial. That statement may be true as it relates to city of La Crosse properties; however, it is fundamentally false because 25 single-family homes will be negatively impacted by any zoning amendment. The fact that these homes are located within the city limits of Onalaska does not mitigate the potential for damage to those properties. Just because those residential properties do not share a common boundary with this site, the families that own them will be negatively affected.

The proposed rezoning of the subject property will be detrimental to the neighborhood and the public welfare because:

- Matt Harter's intent for future development and use of this land is not disclosed in his petition. Due to the well-known nature of his family's business, it is reasonable to assume it relates to either waste management, recycling or heavy machinery. Future use of the property as a recycling or waste management site will bring disease-carrying rodents into a residential area and threaten the health and safety of our families and pets. Waste management sites and similar developments should not occupy land within city limits, and more specifically lands within floodplains and floodways that are close to a river. Trucks and heavy machinery will inevitably leak fuel and other toxic fluids into the land and water. The city of La Crosse cannot approve his petition on blind faith that there will not be any negative environmental impact to both La Crosse and Onalaska. Instead of expanding or moving into our backyards, Harter needs to clean up the property his family already owns on Larson and Cunningham Streets, which already occupies existing industrial land.
- The subject parcel of land acts as an erosion control barrier as well as a natural buffer to current heavy industrial development. Future heavy industrial development on the property will adversely affect existing wildlife and could cause irreversible damage to the La Crosse River, the marsh and land within La Crosse's floodway/floodplain zoning district.
- The subject property currently has dedicated access to County Road SS that is used primarily for utility easement access. County Road SS is already used extensively as a primary entrance into and exit from a thriving industrial area. Increased industrial equipment entering and leaving the subject property will create a less safe and walkable neighborhood. Our backyards are a refuge from the traffic on County Road SS. Any heavy industrial rezoning would not only harm our ability to fully enjoy our homes but would significantly decrease the value of our properties.
- The subject property shares multiple boundaries with the Great River State Trail, a peaceful natural landscape filled with wildlife and birds which affords close neighbors and area visitors with a nearby option to relax while being active. The Fields for Kids soccer land is also adjacent to this property. Soccer events attract families with kids and those families bring tourism dollars into our communities. How long will the soccer fields and Great River State Trail continue to be viable once industrial development is allowed to expand into this beautiful recreational area?

Mr. Harter further states that any proposed rezoning will not be detrimental to the city's Long Range Comprehensive Plan Goals, Objectives and Policies because there is very little land available for new industrial development within the city of La Crosse and the objective is to "proactively" seek out raw land for development of new industrial sites. Again, these woodlands, wetlands and marsh will cease to exist and cannot be replaced once industrial development is allowed.

Ask yourself this question. If this was your home, would you want this petition for rezoning approved?



