

April 13, 2022

City of La Crosse
Attn: Tim Acklin, Senior Planner
(608) 789-7391

Dear Council Members:

We would like to purchase the empty lot at 717 Wall Street, listed as lot 13 Ex E 80 Ft Block 12, from the City of La Crosse. We live at 1003 Avon Street, listed as E 80 Ft lot 13 Block 12. Our house is a well maintained, owner occupied, single family home in the Lower Northside Neighborhood of La Crosse. We have lived in the same home for 29 years. Our house is surrounded by a retaining wall and has no option for off street parking. Acquiring the lot and adding the improvements we plan will allow us to continue to live in the home, neighborhood and city we love, in our retirement years.

Our intent is to join both the East and West portions of lot 13 into one lot. In addition we would plan to: add a garage; remove nuisance and dead trees; add a healthy tree; add a fence that matches the fence on our current lot; add a sidewalk from the house to the garage; and add a vegetable garden. We would, of course, obtain all necessary city approvals and permits.

We propose to pay the city \$9,300.00 as the purchase price for the lot. We estimate that we will invest \$35,000.00 to \$45,000.00 on the planned improvements. We have attached some preliminary basic plans developed for the lot.

The lot at 717 Wall Street is too small, under city building codes, for a residential structure. Additionally, there is no useable sanitary sewer connected to 717 Wall Street as the sewer for the previous house ran under our house and out to Avon Street. We believe the highest and best use for this lot would be to join it to our current lot thereby rejoining the two lots into one as originally platted, allowing for improvements, adding to city tax base and improving the aesthetics of the neighborhood.

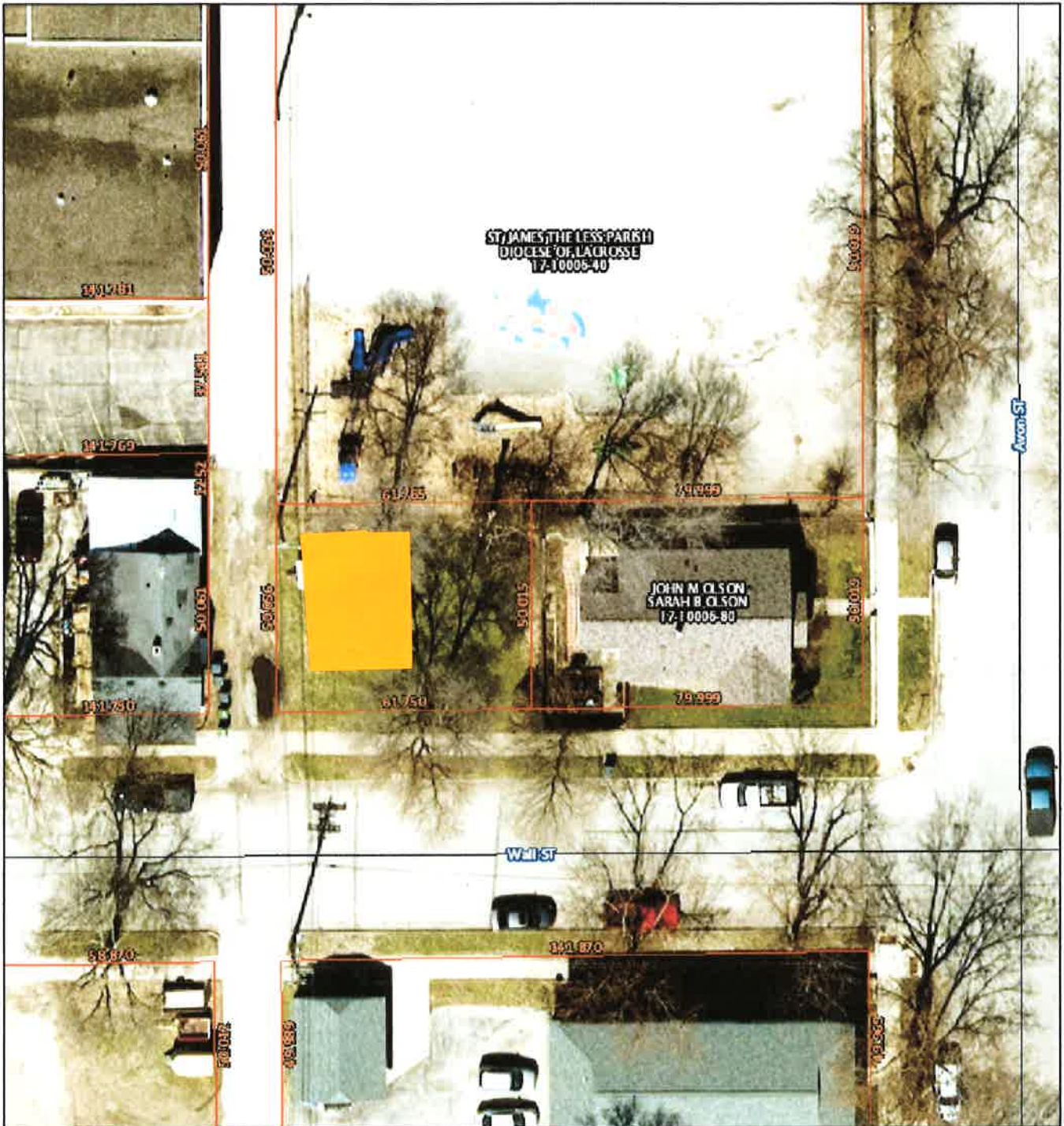
If you should have any questions, please feel free to contact us.

Regards,

Handwritten signatures of John Olson and Sarah Olson in cursive script.

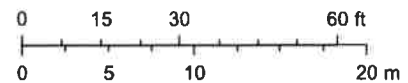
John and Sarah Olson
(608) 738-8417
jmolson7@juno.com

ArcGIS Web Map



3/27/2022, 6:15:49 PM

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- Municipality Limits
 - Tax Parcel Lines (current)
 - Tax Parcel Line Dimensions
 - [Link to Tax Parcel Data \(as of Jan 1\)](#)
 - Parcels
 - Owner Label
 - County & Town Roads
 - Federal & State Roads
- La Crosse County, WI, La Crosse County

Gen. Info

House = 1,645 SF

Assume a garage 32'w x 24'd
= 768 SF

The Lot = 60' w x 50' d
= 3,000 SF

Garage Size Limited to
35% of Lot
OR 1,050 SF OK
+ Less than the house
2' set back from roof OK

Not in Flood Plain OK