

ANSWERS TO QUESTIONS IN 115-156(2)a.1-12

1. Total Area to be included in the TND Rezoning: 0.308 acres.

Open space: N/A – Structures exist on both lots currently

Proposed uses of land keyed to the comparable existing zoning districts: Note that 225-227 N 21st St [Built in 1982] is an existing non-conforming structure grandfathered in as a duplex with a non-conforming grandfathered use to permit occupancy by up to 10 unrelated adults (five per unit), despite being technically zoned R-1. Directly to the North, across the street from 231 N 21st, will be a 3-story 12-plex under a recently approved TND rezoning, and another 3-story 12-plex on the other side of that block on Campbell Rd. The region to the West is a small cluster of single-family houses that have long been used as rentals, followed by the UWL campus boundary. The area to the South is a mix of single-family with a few duplexes (conversions as well as purpose-built), and nearly all the structures on this block have been rentals for many years. The neighborhood to the East is zoned R-1 consisting of single family homes with several duplexes (conversions as well as purpose-built) scattered among them.

229-231 N 21st St Proposed Residential Density Calculation: 0.0154 acre/person [same existing density as 225-227 N 21st St]

Proposed # Dwelling Units: TWO

The location of the proposed structure would take the entire current lot at 231 N 21st St. This lot is the same exact size as the 225-227 N 21st lot.

Population analysis & Target Market: We have rented to many graduate students at our 225-227 N 21st property over the years, due in large part to the immediate proximity to Mitchell Hall (Cowley Hall is the next building over as well, which also has graduate student programming). The density of having five students living together provides opportunity for working together on homework and thesis writing, in addition to friendship and camaraderie. Our current tenants at 225-227 N 21st include graduate students, and a family member was a resident of this building when she did her Master's degree at UWL many years ago.

Every year we get more and more calls from UWL students wanting to live East of UWL specifically because they desire a quiet, mature lifestyle and want to focus on their studies. UWL has increased their numbers of Pre-Med as well as Pre-PA, Pre-OT, and has begun to offer law courses and (I have heard) is in the beginning stage of developing a Pre-Law program. Students in these fields are going to anticipate high salaries after graduation and are willing to pay extra for a perfectly suited study/living environment that is removed from the noise and nonsense of Goosetown so they can focus on getting into grad school/med school. It is in the better interest of the GENA neighborhood to have housing built to serve this population and housing demand, otherwise these students will continue to seek housing by renting houses deeper and deeper into R-1 neighborhoods, because you can't cage them up in Goosetown, legally or ethically.

Availability of or Requirements for Municipal Services/Utilities: Nothing known at this time.

2. General Summary of Estimated Value of Structures and Site Improvement Costs, including landscaping and special features:

Based on the other six buildings we have built, and taking into account the rise in the cost of materials, labor, plus inflation, the estimated cost of demolition/clearing is \$10,000, the cost for the structure is \$450,000. The estimated cost for the stormwater system, trees, flowers, and landscaping, and other lawn improvements is \$20,000. The land value (per parcel) is rounded up to \$30,000 for the estimated assessment figure below.

CURRENT BUILDINGS:

Total Assessed Value of Current 231 N 21 st St:	\$78,600	2016 Taxes:	\$2,207.18
Total Assessed Value of Current 225-227 N 21 st St:	\$204,000	2016 Taxes:	\$5,855.87
COMBINED CURRENT TOTAL:	\$282,600		\$8,063.05

CURRENT PROPOSED DEVELOPMENT:

Estimated Assessment of Proposed 229-231 N 21 st St:	\$500,000	Est. Taxes:	\$14,352.62
Total Assessed Value of Current 225-227 N 21 st St:	\$204,000	Est. Taxes:	\$5,855.87
COMBINED PROJECTED TOTAL:	\$704,000		\$20,208.49

CURRENT PROPOSED DEVELOPMENT + FUTURE REDEVELOPMENT OF 225-227 N 21st:

Estimated Assessment of Proposed 229-231 N 21 st St:	\$500,000	Est. Taxes:	\$14,322.62
Estimated Assessment of Replacement 225-227 N 21 st St:	\$500,000	Est. Taxes:	\$14,352.62
COMBINED PROJECTED TOTAL:	\$1 Million		\$28,705.24

3. General outline of the organizational structure of the property owners:

Private family trust, owned and managed student rentals in La Crosse for 47 years. Designed and built six apartment buildings 1979-2004. Rent to approximately 150 college students each year.

4. Proposed departures and requested waivers from the standards of development:

- As a surrogate for C.7/F.10 we would like to have the rear deck on 2nd floor count towards outdoor recreational area, which has also been approved as a waiver in past projects by Jason Alberty, Marvin Wanders, and Brett Sawyer. The outdoor deck is accessible from common hallways of both units and is over 200 sq ft and does not include the outdoor balcony accessible from each bedroom.
- O.5 is not an appropriate limitation for the aesthetic quality proposed.
- E.7a does not apply because each unit has a "mud room" off the garage entrance that is large enough to house bicycles in addition to sport/outdoor equipment depending on tenants' needs.
- We would also like equal consideration of whichever waivers that the Marvin Wanders development is approved for (setbacks, etc).

5. Expected Date of Commencement:

Specific Comprehensive Development Plan to be submitted no later than 18 months of the date of Council approval of the General Development Plan. Construction to begin no later than 12 months of the date of Council approval of the Specific Comprehensive Development Plan.

6. Sketch plan of proposed lot layout, street configuration, utilities and open space: See Submitted Plans
7. Legal Description: See Attached Tax Bills
8. Description of the relationship of the lands included in this proposed development to surrounding properties:

The proposed development by Marvin Wanders, across the street, far exceeds the K.9 standards required to protect our property's viability as an R-1 zoned lot. The alternative to fighting redevelopment is to offer a project which offers both economic viability and reasonable density/size transition between the Wanders 12-plex and the single-family neighborhoods.

Next door to our proposed building is a 10 bedroom duplex we have built and operated since 1982 with no negative impact to the surrounding neighborhood.

On the other side of the Dave Wise House (South), another duplex was built even earlier than ours, so this proposed duplex would be the 3rd purpose-built duplex on this blockface.

9. Location of Institutional, recreational, and open space areas etc.: UWL's campus boundary is one block away, and specifically the buildings which have graduate-level programming are the closest campus buildings to the property in our application. There is also Emerson elementary school and Memorial Pool within a couple blocks.
10. Characteristics of soil: Sandy
11. Existing topography:: Will be submitted when plans to go Multi-family review
12. General Landscaping Treatment: Perennials(will let neighbors vote and choose from types appropriate to stormwater gardens and acceptable to City Parks Dept), and Annuals(Verbena, Lantana, Petunias, Snap Dragons, Pansies, Moss Roses, Salvia, Alyssum, Impatiens, Dianthis, Asters, Cleome, etc.). Small flowering trees, boulevard trees, subject to City Parks Dept. approval. At least one variegated Weigela (pink and white).
13. Sdf
14. sdf