

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

DAVID E. & ELAINE M. OLSON
1219 MADISON STREET
LACROSSE, WI 54601

Owner of site (name and address):

David E. Olson and Elaine M. Olson, Trustees
or successor trustees of The David E. Olson and
Elaine M. Olson Trust dated August 9, 2002

Address of subject premises:

225-227 & 231 W 21ST STREET NORTH
LACROSSE, WI 54601

Tax Parcel No.:

SEE ATTACHED TAX BILLS

Legal Description:

SEE ATTACHED TAX BILLS

PDD/TND:

General Specific General & Specific

Zoning District Classification:

R-1 SINGLE FAMILY

Proposed Zoning Classification:

TND GENERAL

Is the property located in a floodway/floodplain zoning district?

Yes No

Is the property/structure listed on the local register of historic places?

Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan?

Yes No

Is the consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

RENTAL HOUSING

Property is Proposed to be Used For:

RENTAL HOUSING

Proposed Rezoning is Necessary Because (Detailed Answer):

DENSITY AND TO MEET THE OBJECTIVES OF THE
COMPREHENSIVE PLAN - 231 PROPERTY IS COMING TO THE
END OF ITS USEFUL LIFE AND HAS A LAYOUT WHICH IS
UNMARKETABLE TO PROSPECTIVE TENANTS & HOME BUYERS

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

SAME USE HOUSING

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

REZONING ACCOMPLISHES THE OBJECTIVE AS IDENTIFIED BY THE COMPREHENSIVE PLAN

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____

225-227 JUNE, 1971. # 231 July 30, 1993

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

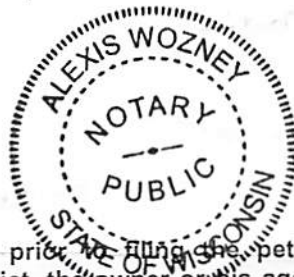
David E Olson
(signature)

608 782-0808 5/10/17
(telephone) (date)

deo1219@aol.com
(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 10 day of May, 2017, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Alexis Wozney
Notary Public Alexis Wozney
My Commission Expires: 06/14/2020

At least 30 days prior to filing this petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 16th day of May, 2017

Signed: Judy Allen, Senior Planner
Director of Planning & Development

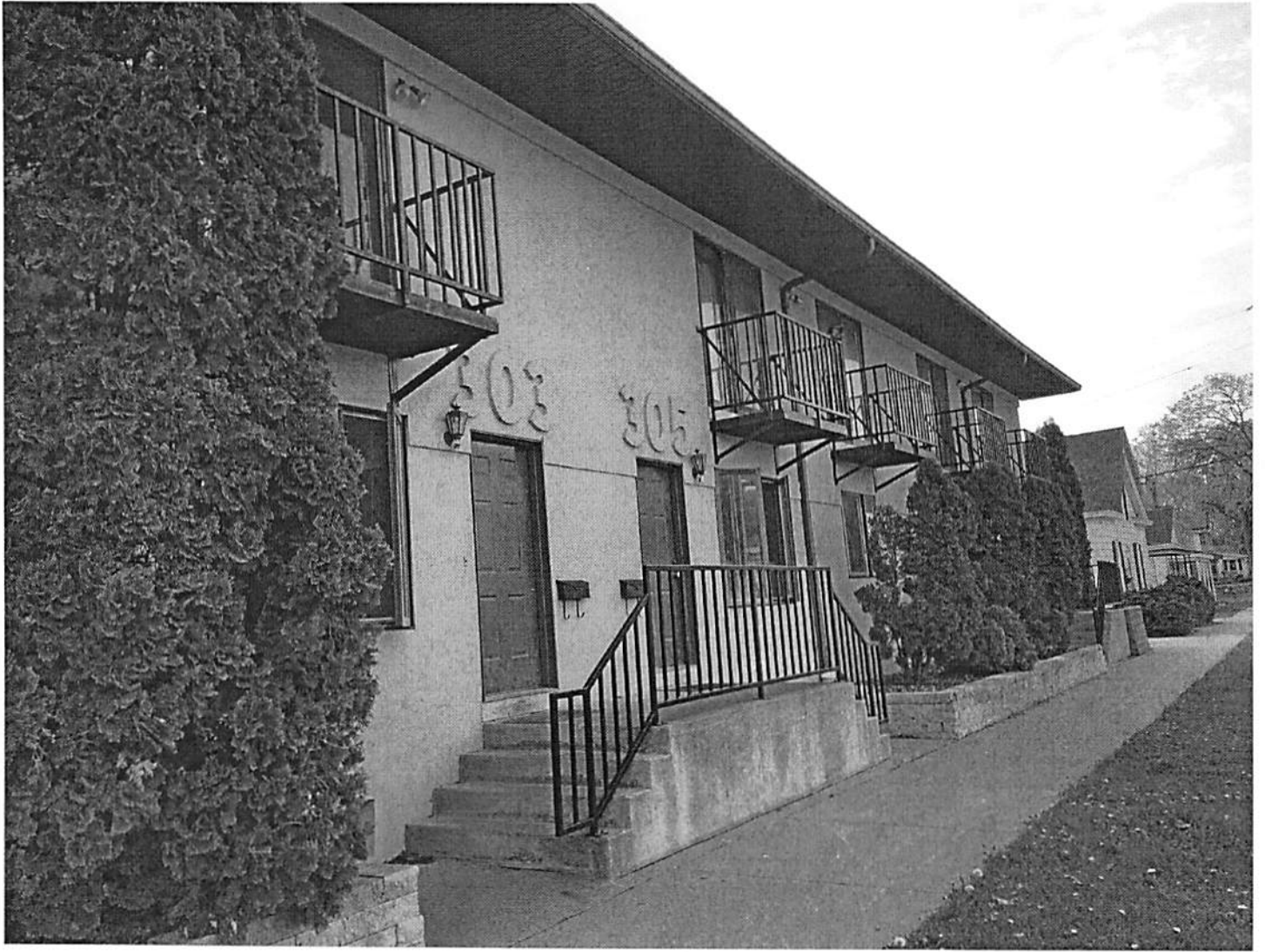
Payment Amount: 1,400.00

CITY OF LA CROSSE, WI
General Billing - 148364 - 2017
003689-0088 Crystal H 05/10/2017 09:48AM
7349 - OLSON, DAVID

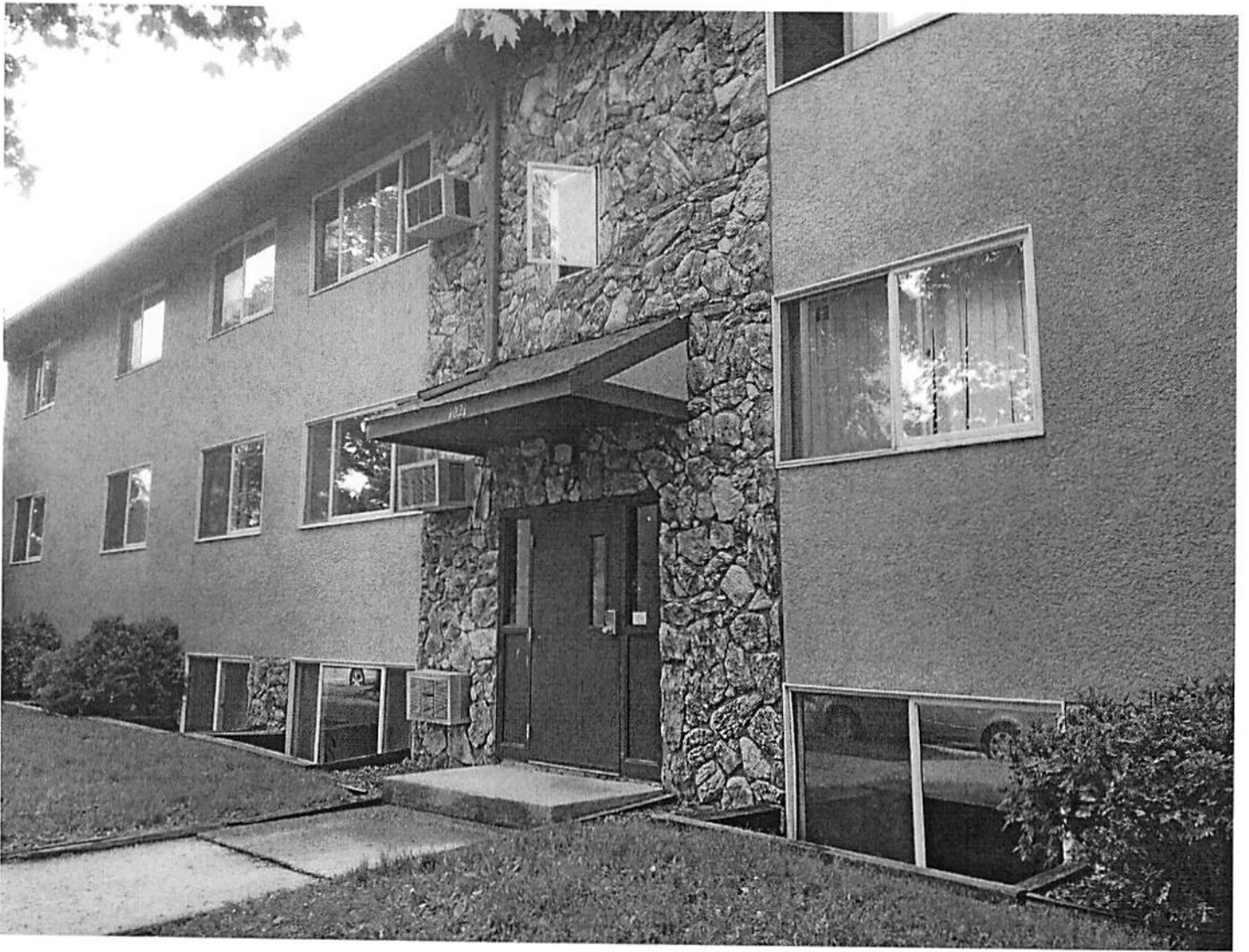
General Development Plan

Addressing Items Sec. 115-156(2)(a) 1 to 12

1. New dwelling units would be compatible and comparable in both density and overall neighborhood improvement with the proposed development by 360 Real Estate immediately across the street from this location.
2. Unknown at this time. Tax base after redevelopment would substantially exceed current valuations.
3. David and Elaine Olson have owned and managed apartments and houses since 1971, and have designed and constructed several high quality multi-family dwelling units catering to the student population. Buildings constructed by the Olsons incorporated aesthetic elements and architectural features many years before multi-family design standards were established and passed into law in La Crosse. Signature elements of an Olson design include: Beige stucco, dark brown accents(some), natural river rock accent, raised sculpted numbers on facades of buildings(some), retaining walls with various landscaping rock, various species of trees and shrubs, etc. Each building is unique yet matches the signature style of our family.
4. None known at this time.
5. Unknown at this time.
6. See attached.
7. See attached tax bills.
8. The surrounding area is predominantly student rental. Many homes in this immediate area are older and coming to the end of their useful life. Many have layouts which are unmarketable to modern homebuyers. This location is ideal for redevelopment as high quality student or professional rental housing.
9. UWL is within one block of this location. Residents such as students or young professionals may walk or bike to campus. Emerson school, Myrick Park, Municipal Pool, and other green space areas in the neighborhood enhance this location as a draw for the intended target tenants. A campus-area rapid circulator bus currently has a bus stop near this location.
10. The site is at approximately 670 ft above sea level. The site is almost flat with minimal elevation changes. The soil is sandy. Soil boring and compaction will be completed at the site as needed.
11. Drainage is currently into city storm sewer. Topography will be acquired and provided at the time we would apply for TND-Specific Rezoning.
12. See attached photos of our past developments



(Built in 1995)



(Built in 1979)

City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

STATE OF WISCONSIN
 PROPERTY TAX BILL
 La Crosse County
 City of LaCrosse

2016 Real Estate
 Bill Number 4313



Correspondence should refer to Tax Parcel 17-20060-110

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

33-16 N-07 Acres 0.154 Document No 1323725
 231 21ST ST N
 FIRST ADDN TO SPIERS ADDN LO T 1 BLOCK 5 LOT SZ: 46.25 X 145.8

DAVID E, ELAINE M
 OLSON TRUST
 1219 MADISON ST
 LA CROSSE WI 54601

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value
27,600	51,000	78,600	0	91.6569215	0.029096398
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	A Star in this box means unpaid prior year taxes
30,100	55,600	85,700	0	163.20	
Net Property Tax					
2,207.18					
Net Property Tax	2015	2016	2015	2016	% Tax Change
	Est. State Aids Allocated Tax Dist	Est. State Aids Allocated Tax Dist	Net Tax	Net Tax	
	0.00	0.00	14.23	14.55	2.20
STATE OF WISCONSIN					
La Crosse County	2,036,946.00	1,985,606.00	307.85	314.13	2.00
Local Municipality	13,121,875.00	13,075,402.00	961.83	965.90	0.40
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	873.21	857.90	-1.80
WTC	3,745,307.00	3,455,336.00	132.29	134.49	1.70
		Total	2,289.41	2,286.97	-0.10
		First Dollar Credit	80.38	79.79	-0.70
		Lottery Credit	0.00	0.00	0.00
		Net Property Tax	2,209.03	2,207.18	-0.10

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	2,207.18
Installment Options	
DUE DATE	AMOUNT
01/31/17	551.78
03/31/17	551.80
05/31/17	551.80
07/31/17	551.80

To receive receipt, enclose a self-addressed stamped envelope
 All payments can be seen at www.lacrossecounty.org

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
 Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4313
 Correspondence should refer to number
 Tax Parcel 17-20060-110

City of LaCrosse
 231 21ST ST N
 FIRST ADDN TO SPIERS ADDN LO

To: City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	551.78
03/31/17	551.80
05/31/17	551.80
07/31/17	551.80

DAVID E, ELAINE M
 OLSON TRUST
 1219 MADISON ST
 LA CROSSE WI 54601



City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

STATE OF WISCONSIN
 PROPERTY TAX BILL
 La Crosse County
 City of LaCrosse

2016 Real Estate
 Bill Number 4316



Correspondence should refer to Tax Parcel 17-20060-140

IMPORTANT: See reverse side for important Information.

Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

33-16 N-07 Acres 0.154 Document No 1323725
 227 21ST ST N
 FIRST ADDN TO SPIERS ADDN LO T 4 BLOCK 5 LOT SZ: 46.25 X 145.5

DAVID E, ELAINE M
 OLSON TRUST
 1219 MADISON ST
 LA CROSSE WI 54601

Assessed Value Land	Ass'd Value Improvement	Total Assessed Value	Assessed Woodland	Ave. Assmt. Ratio	Net Assessed Value	
34,000	170,000	204,000	0	91.6569215	0.029096398	
Est Fair Mkt Land	Est Fair Mkt Improvement	Total Est Fair Mkt.	Est Fair Mkt Woodland	School Taxes reduced by school levy tax credit	Rate (Does NOT reflect credit)	
37,100	185,500	222,600	0	423.57	A Star in this box means unpaid prior year taxes	
Taxing Jurisdiction	2015	2016	2015	2016	% Tax Change	Net Property Tax
	Est. State Aids	Est. State Aids	Net Tax	Net Tax		
	Allocated Tax Dist	Allocated Tax Dist				
STATE OF WISCONSIN	0.00	0.00	36.94	37.77	2.20	
La Crosse County	2,036,946.00	1,985,606.00	799.00	815.29	2.00	
Local Municipality	13,121,875.00	13,075,402.00	2,496.35	2,506.92	0.40	
LA CROSSE SCHOOL	28,611,521.00	29,844,884.00	2,266.36	2,226.62	-1.80	
WTC	3,745,307.00	3,455,336.00	343.34	349.06	1.70	
		Total	5,941.99	5,935.66	-0.10	5,855.87
		First Dollar Credit	80.38	79.79	-0.70	
		Lottery Credit	0.00	0.00	0.00	
		Net Property Tax	5,861.61	5,855.87	-0.10	

FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes Applied to Property	Year Increase Ends

On or prior to 07/31/17
 Make Check Payable to:
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

Total Due For Full Payment	
Pay By 01/31/17	5,855.87
Installation Options	
DUE DATE	AMOUNT
01/31/17	1,463.96
03/31/17	1,463.97
05/31/17	1,463.97
07/31/17	1,463.97

To receive receipt, enclose a self-addressed stamped envelope
 All payments can be seen at www.lacrossecounty.org

WARNING: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and if applicable, penalty.
Failure to pay on time. See reverse.

REMIT THIS WITH PAYMENT

2016 Real Estate Bill Number 4316
 Correspondence should refer to number
 Tax Parcel 17-20060-140

City of LaCrosse
 227 21ST ST N
 FIRST ADDN TO SPIERS ADDN LO

To: City Hall
 La Crosse City Treasurer
 400 LA CROSSE ST
 LA CROSSE WI 54601-3396

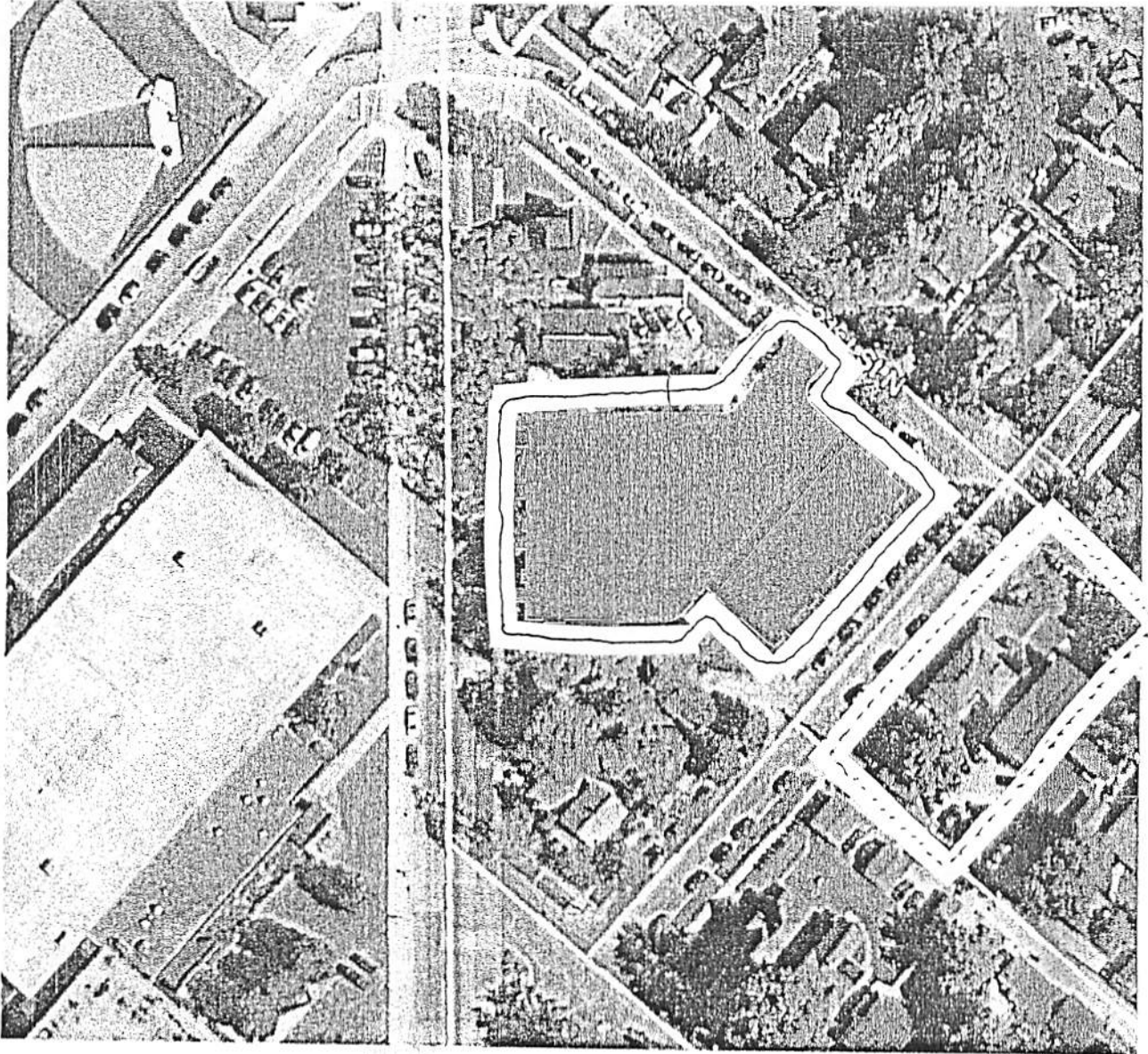
**To pay in person, check hours of operation @
www.cityoflacrosse.org/treasurer

INSTALLMENT OPTIONS

DUE DATE	AMOUNT
01/31/17	1,463.96
03/31/17	1,463.97
05/31/17	1,463.97
07/31/17	1,463.97

DAVID E, ELAINE M
 OLSON TRUST
 1219 MADISON ST
 LA CROSSE WI 54601





□ = 360 REAL ESTATE PROPOSED TND REZONING

□ = OLSON FAMILY PROPOSED TND REZONING

Figure 4-1

*Amended
Future
Land Use*

Amended 6-12-14

Fringe Residential Housing

Single Family Housing

Low / Medium Density Housing

Medium / High Density Housing

Traditional Neighborhood
Development

Medium Intensity Retail,
Office or Housing

High Intensity Retail,
Office or Housing

Commercial

Downtown

Business Park

Light Industry

General Industry

Public and Semi-Public

Parks & Conservancy

Wooded and/or Steep Slope

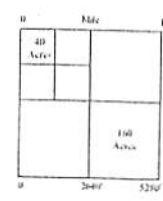
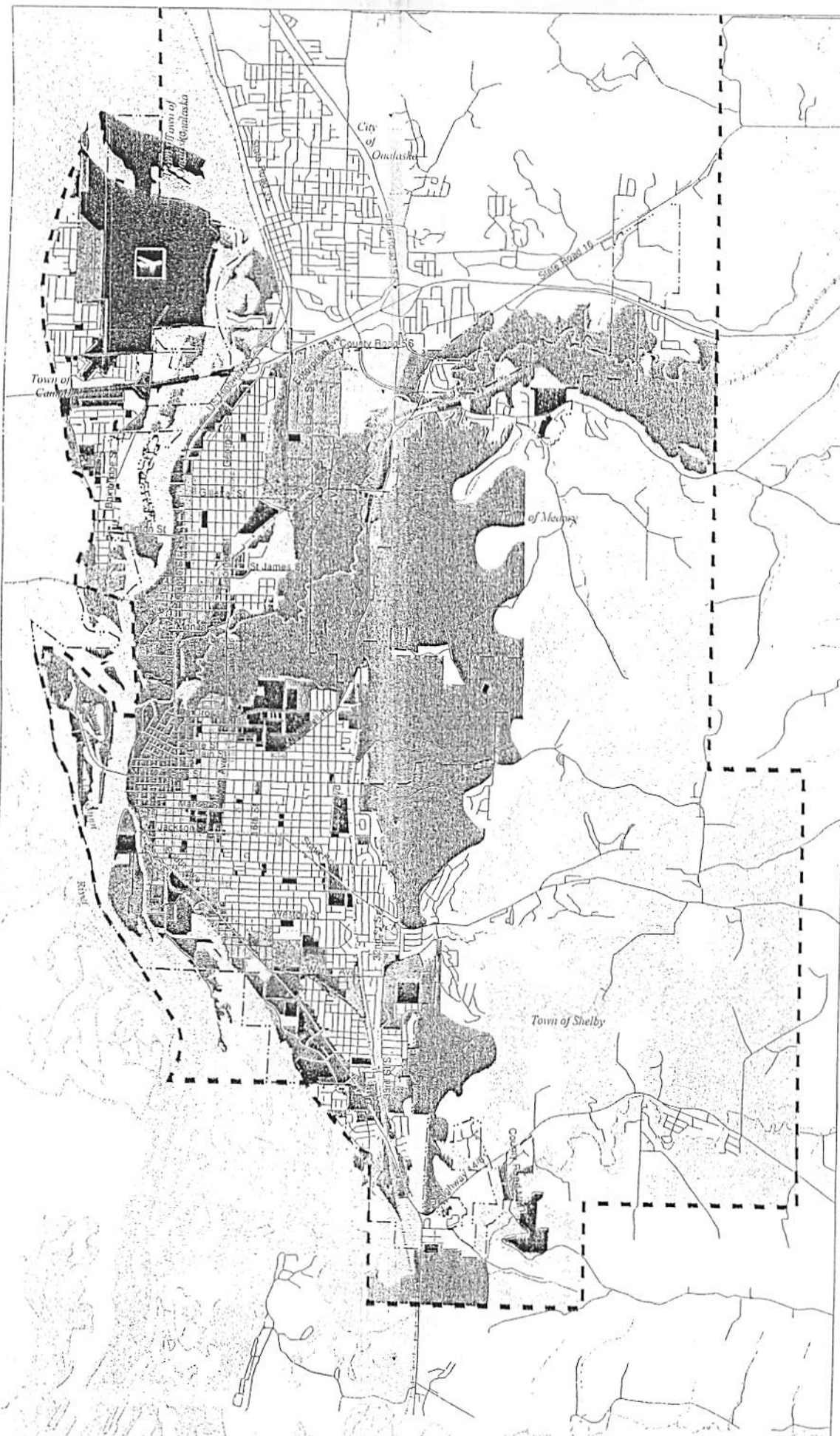
Agricultural / Rural Residential

Wetland

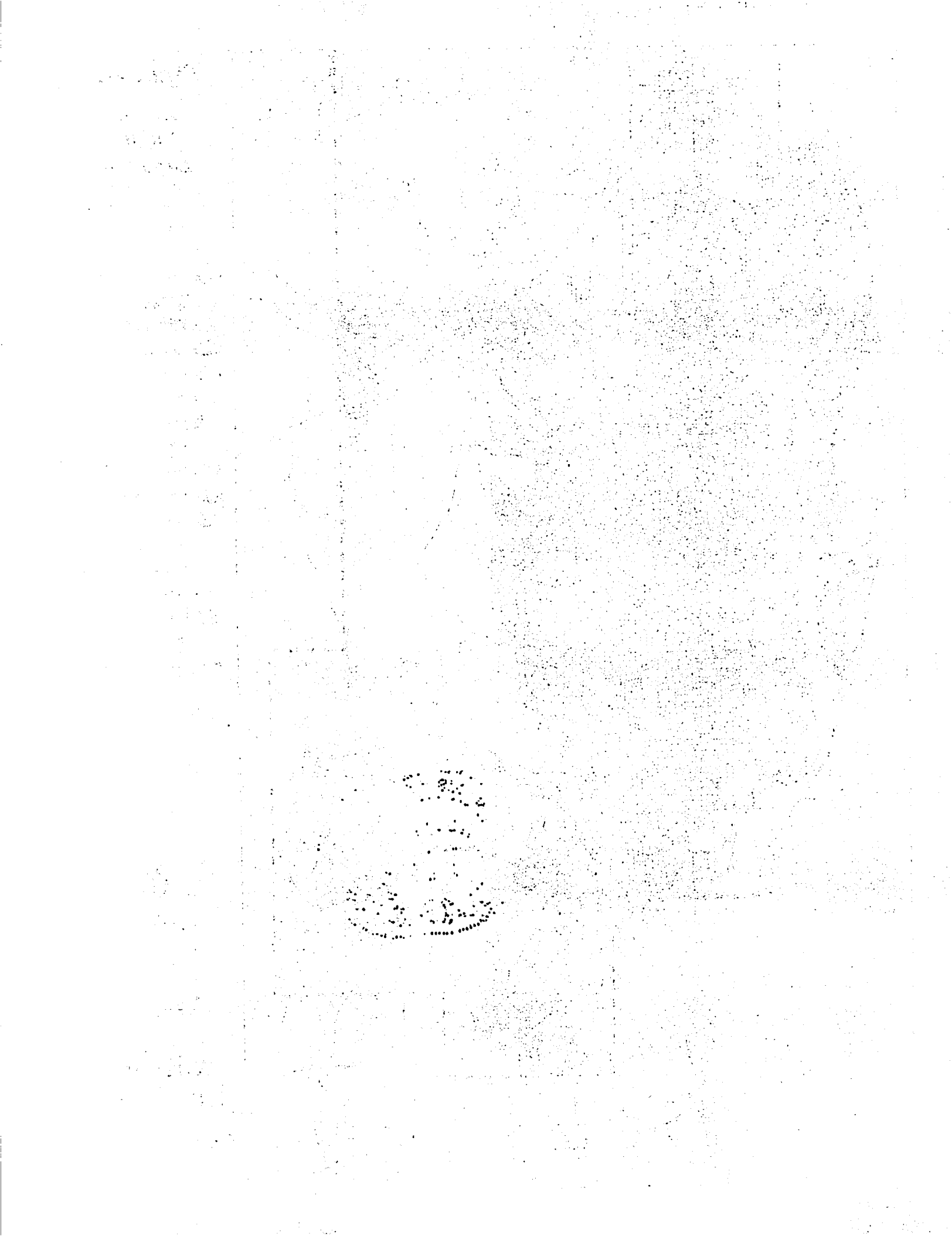
Floodplain

Water

Sanitary Sewer Boundary



**City of
La Crosse**
*Comprehensive
Plan*



AFFIDAVIT

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

1. That I, David Olson, am the petitioner of the proposed rezoning located at 225-227 : 231 21st St N.

2. That I have:

- A. contacted the affected Council Member of the District or
- B. obtained a written waiver by the Mayor because I have not been able to the Council Member.

3. That I will personally contact those property owners required to be provided notice of the rezoning no later than May 16, 2017.
(insert first publication date)

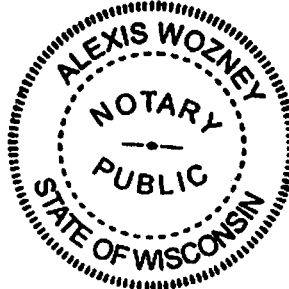
*4. That I will personally contact the Council Member of the affected district prior to May 16, 2017.
(insert first publication date)

(*If 2A is checked, question 4 is not applicable.)

David E Olson
(Signature of Applicant)

Subscribed and sworn to before me this 10 day of May, 2017.

Alexis Wozney
Notary Public Alexis Wozney
La Crosse County, Wisconsin
My Commission expires: 06/14/2020



I, ~~Mayor of the City of La Crosse~~, do hereby waive the requirement that the Council Member of the District be notified by the Petitioner prior to filing said petition.

Dated: _____ Mayor

Cc: Council Member