

**July 1, 2016**

**Letter of Intent**

**5233 33<sup>rd</sup> St S &  
5221 33<sup>rd</sup> St S  
La Crosse, WI 54601**

**To Whom It May Concern:**

**I am proposing to have the vacant land parcels; 5233 33<sup>rd</sup> St S and 5221 33<sup>rd</sup> St S in the city of La Crosse rezoned for the following reasons listed:**

- **The surrounding parcels are all zoned to R5**
- **Large multi-unit currently being developed to the West of the lots**
- **The rezone would allow for the lots to be more marketable to any developers**
- **Naturally market-value would increase and have an impact on the tax roll**

**The single-family homeowners located to the East of the lots, have been contacted with the letter attached. We have not received any calls from these landowners with any discrepancies’.**

**I appreciate your consideration.**

**Thank you,**

**Dave Follansbee,  
Personal Rep for Helen Follansbee**

PETITION FOR CHANGE TO ZONING  
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

DAVID FOLLANSBEE  
1222 MAIN ST.  
LA CROSSE WI

Owner of site (name and address):

HELEN FOLLANSBEE ESTATE  
6114 LAUREL ST.  
LA CROSSE WI. 54601

Address of subject premises:

5233 33RD ST. S.  
5221 33RD ST. S.

Tax Parcel No.: 17-50705-30, 1750705-40

Legal Description: SEE ATTACHMENT

Zoning District Classification: R2 - Residence

Proposed Zoning Classification: R5 - Multiple Dwellings

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 Rezoning consistent with the policies of the Comprehensive Plan?  Yes  No

Property is Presently Used For:

VACANT LOT

Property is Proposed to be Used For:

HIGHER DENSITY RESIDENTIAL DEVELOPMENT

Proposed Rezoning is Necessary Because (Detailed Answer):

TO MAKE PROPERTY SALEABLE WHICH WILL  
INCREASE TAX BASE.

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

SURROUNDING PROPERTIES ARE ZONED R5 AND  
NEW CONSTRUCTION IN AREA IS MULTI UNITS

CITY OF LA CROSSE, WI

General Billing - 139382 - 2016

002955-0032 Crystal H 07/01/2016 04:28PM

7667 - FOLLANSBEE, DAVID P

Payment Amount: 450.00

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

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 \_\_\_\_\_, \_\_\_\_\_.

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 Follans*  
*David Follans*

(signature)

(608) 782-4422

(telephone)

6-24-16

(date)

FOLLANS888@AOL.COM

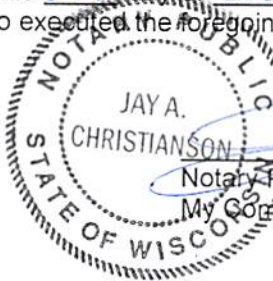
(email)

STATE OF WISCONSIN )

) ss.

COUNTY OF LA CROSSE )

Personally appeared before me this 24th day of June, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public

My Commission Expires: 3-13-2020

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

Review was made on the 1st day of July, 2016.

Signed:

*[Signature]*

Director of Planning & Development

on behalf of Jason Gilman

STATE OF WISCONSIN, CIRCUIT COURT, LA CROSSE

COUNTY

For Official Use

IN THE MATTER OF THE ESTATE OF

Amended

**FILED**

Helen M. Follansbee

**Domiciliary Letters**

Informal Administration  
 Formal Administration

MAR 08 2016

d/o/d: 12/16/2015

Case No. 2016-PR 33

**Jillian M. Just  
Register in Probate**

To: David Follansbee

1222 Main Street

La Crosse WI 54601

The decedent, with date of birth February 18, 1930 and date of death December 16, 2015  
was domiciled in La Crosse County, State of Wisconsin

You are granted domiciliary letters with general powers and duties of a personal representative.

You are authorized to administer the estate as required by law.

Other: \_\_\_\_\_

(Seal)

State of Wisconsin  
County of La Crosse  
This document is a full, true and correct  
copy of the original on file and of record in  
my office and has been compared by me.  
Attest: March 8, 2016

Jillian M. Just  
Register in Probate

LETTERS ISSUED BY:

Jillian M. Just  
 Circuit Court Judge  Circuit Court Commissioner  Probate Registrar  
Jillian M. Just  
Name Printed or Typed  
March 8, 2016  
Date

|  |                                |
|--|--------------------------------|
| Form completed by: (Name)<br>Peter B. Sayner       |                                |
| Address<br>908 State Street<br>La Crosse, WI 54601 |                                |
| Telephone Number<br>608-784-3567                   | Bar Number (if any)<br>1022050 |


[Parcel Search](#) | [Permit Search](#)

## 5233 33RD ST S LA CROSSE

Parcel: 17-50705-30 Internal ID: 40003  
 Municipality: City of La Crosse Record Status: Current

Print View

**Parcel Information:**

Parcel: 17-50705-30  
 Internal ID: 40003  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.450  
 Township: 15  
 Range: 07  
 Section: 22  
 Qtr: SE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

CSM VOL 3 PG 68 LOT 3 LOT SZ: 19585 SF

**Property Addresses:**

| Street Address | City(Postal) |
|----------------|--------------|
| 5233 33RD ST S | LA CROSSE    |

**Owners/Associations:**

| Name               | Relation | Mailing Address | City      | State | Zip Code   |
|--------------------|----------|-----------------|-----------|-------|------------|
| HELEN M FOLLANSBEE | Owner    | 6114 LAUREL ST  | LA CROSSE | WI    | 54601-2227 |

**Districts:**

| Code | Description      | Taxation District |
|------|------------------|-------------------|
| 2849 | LA CROSSE SCHOOL | Y                 |
| 5    | Book 5           | N                 |

**Additional Information**

| Category                | Description                    |
|-------------------------|--------------------------------|
| 2012+ VOTING SUPERVISOR | 2012+ Supervisor District 13   |
| 2012 + VOTING WARDS     | 2012+ Ward 29                  |
| POSTAL DISTRICT         | LACROSSE POSTAL DISTRICT 54601 |
| Use                     | VACANT LOT                     |

**Lottery Tax Information**

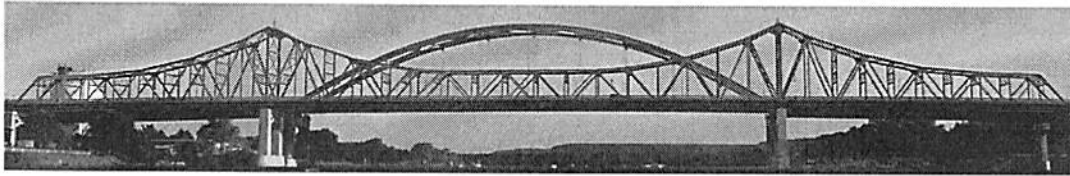
Lottery Credits Claimed: 0  
 Lottery Credit Application Date:

Mrs. Helen Follansbee  
Redwood Motel  
115 Mormon Coulee Road  
La Crosse, Wisconsin 54601

PARCEL 3  
5233 33RD ST. S

OPINION OF TITLE

In re: Abstract of Title to A parcel of land in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 22, Town 15 N, R 7 W, Town of Shelby, La-Crosse County, Wisconsin, described as follows: Commencing at the South  $\frac{1}{4}$  corner of said Section 22. Thence West on Section line 764.2 feet to the center line of the present U. S. Highway 14; thence North 24° 30' West along said Highway center line 1125.92 ft. to the point of beginning; thence N 84° 30' East, 529.98 ft. Thence North 3° 03' West 114.4 ft.; thence South 81° 33' West 565.03 ft. to the center line of the present U. S. Highway 14, thence South 24° 30' East along said Highway center line 90.06 ft. to the point of beginning. Excepting therefrom that portion now being used for Public Highway purposes.


[Parcel Search](#) | [Permit Search](#)

## 5221 33RD ST S LA CROSSE

Parcel: 17-50705-40 Internal ID: 40004  
 Municipality: City of La Crosse Record Status: Current

Print View

**Parcel Information:**

Parcel: 17-50705-40  
 Internal ID: 40004  
 Municipality: City of La Crosse  
 Record Status: Current  
 On Current Tax Roll: Yes  
 Total Acreage: 0.464  
 Township: 15  
 Range: 07  
 Section: 22  
 Qtr: SE-SW

Parcel

Taxes

Outstanding Taxes

Assessments

Deeds

Permits

History

**Legal Description:**

CSM VOL 3 PG 68 LOT 4 LOT SZ: 20203 SF 246/495

**Property Addresses:**

| Street Address | City(Postal) |
|----------------|--------------|
| 5221 33RD ST S | LA CROSSE    |

**Owners/Associations:**

| Name               | Relation | Mailing Address | City      | State | Zip Code   |
|--------------------|----------|-----------------|-----------|-------|------------|
| HELEN M FOLLANSBEE | Owner    | 6114 LAUREL ST  | LA CROSSE | WI    | 54601-2227 |

**Districts:**

| Code | Description      | Taxation District |
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| Category                | Description                    |
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| 2012 + VOTING WARDS     | 2012+ Ward 29                  |
| POSTAL DISTRICT         | LACROSSE POSTAL DISTRICT 54601 |
| Use                     | VACANT LOT                     |

**Lottery Tax Information**

Lottery Credits Claimed: 0  
 Lottery Credit Application Date:



Parcel No. 4

5221 33 RD ST. S

A parcel of land in the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 22, Town 15 N, Range 7 W, Town of Shelby, La Crosse County, Wisconsin, described as follows:

Commencing at the S $\frac{1}{4}$  corner of said Section 22, thence west on Section Line 764.2 ft. to the center line of the present U.S. Highway 14. Thence North 24 degrees 30' west along said Highway center line 1036.4 ft to the point of beginning.

Thence North 88 degrees 00' East, 496.1 ft.

Thence North 3 degrees 03' West, 114.4 ft.

Thence South 84 degrees 30' West, 529.98 ft. to the center line of the present U. S. Highway 14, thence South 24 degrees 30' East along said Highway center line 89.52 ft to the point of beginning.

Excepting therefrom that portion now being used for public Highway purposes.

STATE OF WISCONSIN, CIRCUIT COURT, LA CROSSE

COUNTY

For Official Use

IN THE MATTER OF THE ESTATE OF

Amended

FILED

Helen M. Follansbee

Domiciliary Letters

Informal Administration

MAR 08 2016

Formal Administration

Jillian M. Just  
Register in Probate

d/o/d: 12/16/2015

Case No. 2016-PR 33

To: David Follansbee

1222 Main Street

La Crosse WI 54601

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You are granted domiciliary letters with general powers and duties of a personal representative.

You are authorized to administer the estate as required by law.

Other: \_\_\_\_\_

(Seal)

State of Wisconsin

County of La Crosse

This document is a full, true and correct  
copy of the original on file and of record in  
my office and has been compared by me.

Attest: March 8, 2016

Jillian M. Just  
Register in Probate

LETTERS ISSUED BY:

Circuit Court Judge  Circuit Court Commissioner  Probate Registrar

Jillian M. Just

Jillian M. Just

Name Printed or Typed

March 8, 2016

Date

|  |                                |
|--|--------------------------------|
| Form completed by: (Name)<br>Peter B. Sayner       |                                |
| Address<br>908 State Street<br>La Crosse, WI 54601 |                                |
| Telephone Number<br>608-784-3567                   | Bar Number (if any)<br>1022050 |

June 10, 2016

Letter of Intent

5233 33<sup>rd</sup> St S &  
5221 33<sup>rd</sup> St S  
La Crosse, WI 54601

To Whom It May Concern:

The family of Helen Follansbee is submitting this letter of intent to the neighbors surrounding the vacant land parcels at 5233 33<sup>rd</sup> St S and 5221 33<sup>rd</sup> St S in the city of La Crosse.

The lots currently are zoned R2 with surrounding lots being zoned at R5 on either sides. The plan is to apply for a rezone to make the lots more marketable when it comes time to put them up for sale. We wanted to inform you of this application ahead of time as a gesture of courtesy and to keep you in the loop.

If you have any questions, please feel free to contact Cassidy Taggart, REMAX First Choice at 608-797-3332 or [kassidytaggart@remax.net](mailto:kassidytaggart@remax.net)

Sincerely,



Kassidy Taggart

