



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

### Memorandum

**To:** Community Development Committee  
**From:** Dawn Reinhart  
**Date:** 3/12/2018  
**Re:** Action on offer to purchase 911 5<sup>th</sup> Ave, 915 5<sup>th</sup> Ave & 922 Adams St

**List Price of 911 5<sup>th</sup> Ave:** \$42,900, with the requirement that the buyer performs the repairs the City identified on the scope of work.

**List Price of 915 5<sup>th</sup> Ave:** \$14,000, vacant lot available for the construction of a single family home.

**List Price of 922 Adams:** \$6,300, vacant lot available for the construction of a single family home. Lot size, 26 ft. x 144 ft.

	Offer #1	Offer #2	Offer #3
<b>Price</b>	\$30,000	\$11,000 (for all 3 properties) Offer is for 911 5 <sup>th</sup> Ave, 915 5 <sup>th</sup> Ave and 922 Adams	\$10,001 (for 2 properties) Offer is for 911 5 <sup>th</sup> Ave & 915 5 <sup>th</sup> Ave
<b>Plan</b>	Renovate	Demo at Buyer's expense, construct two SFD.	Demo at Buyer's expense, construct two SFD.
<b>Contingencies</b>	None	Offer is for all three properties; Seller to divide 911 & 915 into two equal lots to accommodate the buyer's plans; seller to remove tree on boulevard in front of 911 5 <sup>th</sup> Ave prior to closing.	City must adjust the lot lines between the lots to allow for shared driveway for access between the 2 new homes. House plans to be provided at a later date.
<b>Counter offer presented</b>	None at this time	Purchase price of 915 5 <sup>th</sup> Ave to be \$14,000; Buyer to perform the resizing of the lots and will be responsible to do so per municipal code; Purchase Price of 922 Adams St to be \$6,300, Buyer to submit a separate offer for 911 5 <sup>th</sup> Ave with their best and final price.	Purchase price for 915 5 <sup>th</sup> Ave to be \$14,000, driveway access and/or resizing of the lots to be determined by the CDC. Buyer to submit a separate offer for 911 5 <sup>th</sup> Ave with their best and final price.
<b>Concerns</b>		A variance will be required to divide the lots into two equal lots a 915 5 <sup>th</sup> Ave will not meet the minimum lot size requirement. 911 5 <sup>th</sup> Ave is already non-conforming so a variance is not required.	911 5 <sup>th</sup> Ave already has a shared driveway easement on the north property line. An additional easement on the South property line will require the property owner of 911 5 <sup>th</sup> Ave to maintain two shared driveway easements.

# PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

<b>Other</b>		Floor plans have been submitted, buyer will submit exterior elevations if offer to purchase and floor plans are approved.	Buyer is interested in purchasing 915 5 <sup>th</sup> Ave without 911 5 <sup>th</sup> Ave. The purchase price to be \$10,000. House plans to be approved at a later date.
--------------	--	---	---

Easement issues: There is an existing shared driveway easement on 911 5<sup>th</sup> Ave. The easement is to be maintained equally by both 907 & 911 5<sup>th</sup> Ave. The easement may only be terminated by mutual agreement of the owner of both lots.