



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 5th Ave, 915 5th Ave & 922 Adams St

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

List Price of 915 5th 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
Price	\$30,000	\$11,000 (for all 3 properties)	\$10,001 (for 2 properties)
		Offer is for 911 5 th Ave, 915 5 th Ave and 922 Adams	Offer is for 911 5 th Ave & 915 5 th Ave
Plan	Renovate	Demo at Buyer's expense, construct two SFD.	Demo at Buyer's expense, construct two SFD.
Contingencies	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 th 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.
Counter offer presented	None at this time	Purchase price of 915 5 th 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 th Ave with their best and final price.	Purchase price for 915 5 th 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 th Ave with their best and final price.
Concerns		A variance will be required to divide the lots into two equal lots a 915 5 th Ave will not meet the minimum lot size requirement. 911 5 th Ave is already non-conforming so a variance is not required.	911 5 th 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 th Ave to maintain two shared driveway easements.

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Other		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 th Ave without 911 5 th Ave. The purchase price to be \$10,000. House plans to be approved at a later date.
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Easement issues: There is an existing shared driveway easement on 911 5th Ave. The easement is to be maintained equally by both 907 & 911 5th Ave. The easement may only be terminated by mutual agreement of the owner of both lots.