



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: 5/29/2018

Re: Action on acquisition of 2502 Onalaska Ave

Assessed Value: \$47,000

Fair Market Value: \$54,400

Purchase Price: \$47,000

Lot Size: 50 x 140

Housing market index: Average

BFE: 1ft below



The property is a good candidate for redevelopment as it is only 1 ft below BFE and is a corner lot. Several of the properties on Onalaska Ave and Harvey St are at or above BFE so the impact to the neighboring property owners would be minimal and can be address through landscaping and other mitigation measures. The current structure would be demolished and the vacant lot listed for sale for the construction of a single family owner occupied home.

Funding Source: Flooplain Replacement Housing for 2018, currently \$200,000 available.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
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CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

Other redevelopment in the area: 1706 Salem Rd, a vacant City lot sold for new construction, 1627 Salem Rd, privately funded new construction.

