



## 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:** 8/7/2018

**File ID:** 18-1142

**Re:** Action on acquisition of 1720 Taylor St & 2833 Hamilton St

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### 1720 Taylor St

Assessed Value: \$68,100

Lot Size: 40 x 140

Fair Market Value: \$78,800

Housing market index: Average

Floodplain depth: 3ft

### 2833 Hamilton St

Assessed Value: \$55,400

Lot Size: 40 x 139.8

Fair Market Value: \$64,100

Housing market index: Average

Floodplain depth: 3ft

Both of the properties are currently vacant. The landowner has had some recent challenges that are swaying them from continuing the properties as rental properties. They consulted Planning Staff to find out if the Floodplain Relief Program would be an option to assist with elevating the homes from the floodplain. After some discussion they decided that the homes were not good candidates. The Owner was referred to the Replacement Housing Program. A physical inspection of the property was not performed as the owner lives out of state. The Owner has indicated that 1720 Taylor St would be a good candidate for demolition and currently has issues with the water laterals as they are only 3-4ft deep and have the tendency to freeze.

Redevelopment of both properties at the same time reduces the cost of retaining walls. Since the 2829 Hamilton St is vacant land and 2823-25 Hamilton St is one foot above base flood elevation. The redevelopment of these parcels may encourage the owner of 2829 Hamilton St to improve their vacant land.

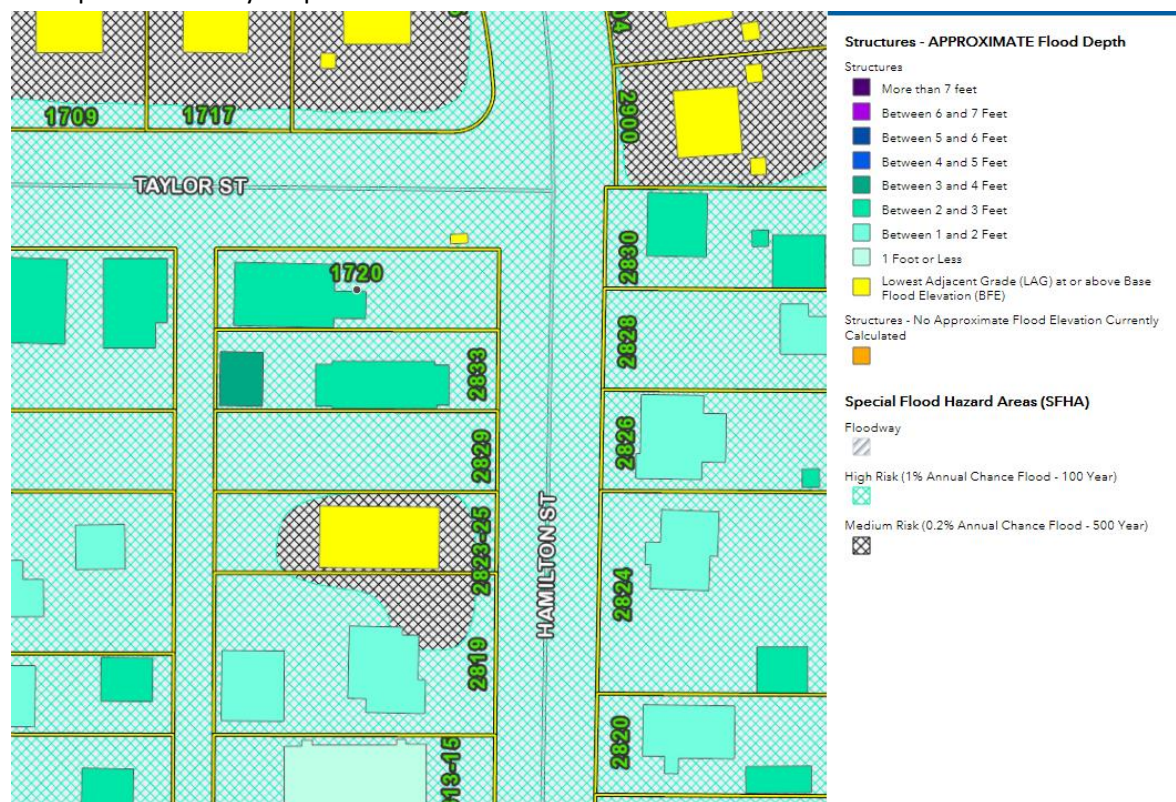
Challenges for redevelopment: The unpaved alley presents challenges for storm water management. There is a bus stop on the corner of Taylor St and Hamilton St that may deter developers. Elevating the property may help mitigate noise from the buses. There are lots of amenities in the area that would attract potential buyers, bike

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trail, parks, proximity to I-90, etc. The home will not have a basement so we could require the home to be built with universal design standards; a type of housing stock that is in high demand in La Crosse.

### Floodplain Inventory Map



### Housing Market Index Map



