



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7312

Memorandum

To: Community Development Committee

From: Dawn Reinhart

Date: 12/27/2018

File ID: 19-0056

Re: Action on offer to purchase 1003 5th Ave S

List price: \$15,000, listed on 9/17/2018. Property listed for sale for the construction of an owner occupied single family dwelling. The primary structures on 500 Mississippi St and 1003 5th Ave S were demolished and the lots combined to create one lot, 60' x 126'. The garage at 1003 5th Ave S was not demolished as it was in good condition. The property was listed with the requirement that 1.5 or 2 story home is constructed.

Offer to purchase #1: \$15,000, no contingencies.

- House plans: Single Story, 3 bedrooms, 2 baths, approx. 1,578 finished sq. ft., 2 egress windows and stubbed plumbing in the basement for future expansion. Buyer will repurpose the detached two car garage.
- Single Family Design Score: 31 of 36. Buyer lost 4 points for not building to Focus on Energy Certified Home Recognition Standards and 2 points for utilizing primarily vinyl for the exterior materials.
- Buyer will feature this home in the Parade of Homes 2019 and plans to apply to the La Crosse Promise Program to reserve a scholarship for the future owners.

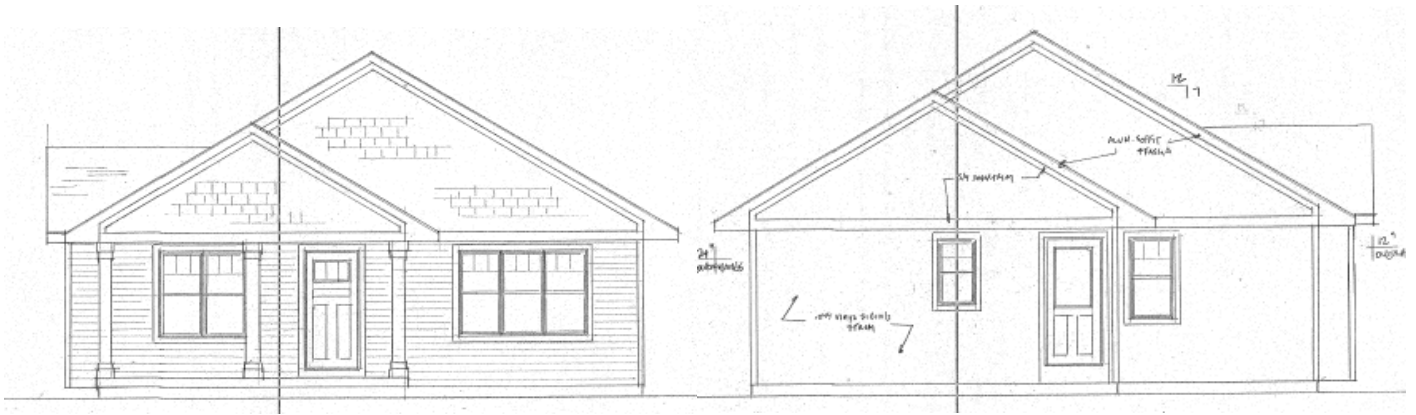
Offer to purchase #2: \$15,000, with an escalate clause to match any other purchase price, no contingencies.

- House plans: Two Story, 3 bedrooms, 2 baths (note: plans show 1 ½ ba), approx. 1,728 finished sq. ft., 1 egress window and stubbed plumbing in the basement for future expansion. Buyer will repurpose the detached two car garage.
- Single Family Design Score: 32 of 36. Buyer lost 4 points for not building to Focus on Energy Certified Home Recognition Standards however is still contemplating becoming certified.
- Buyer plans to apply to the La Crosse Promise Program to reserve a scholarship for the future owners.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, CFM, ENVIRONMENTAL PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
ASHLEY MARSHALL, CLERK STENO III

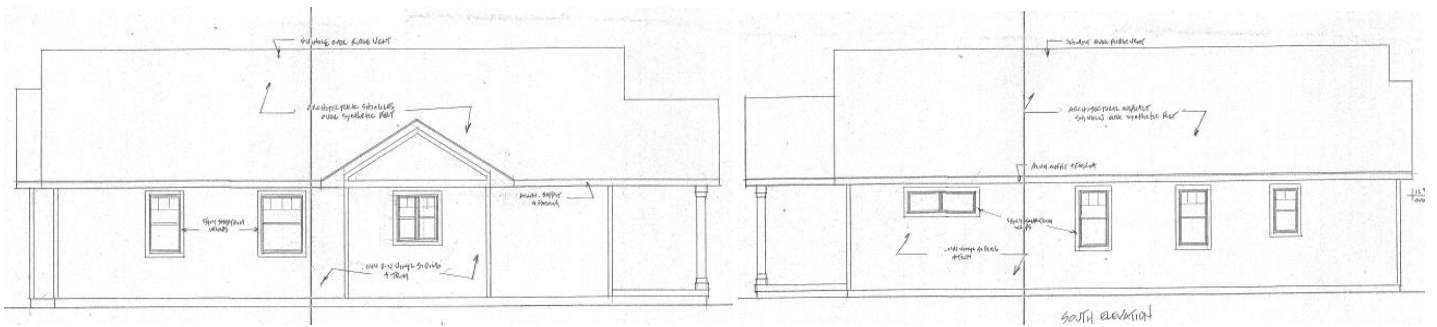
CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAMS COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

OTP #1 House Plans



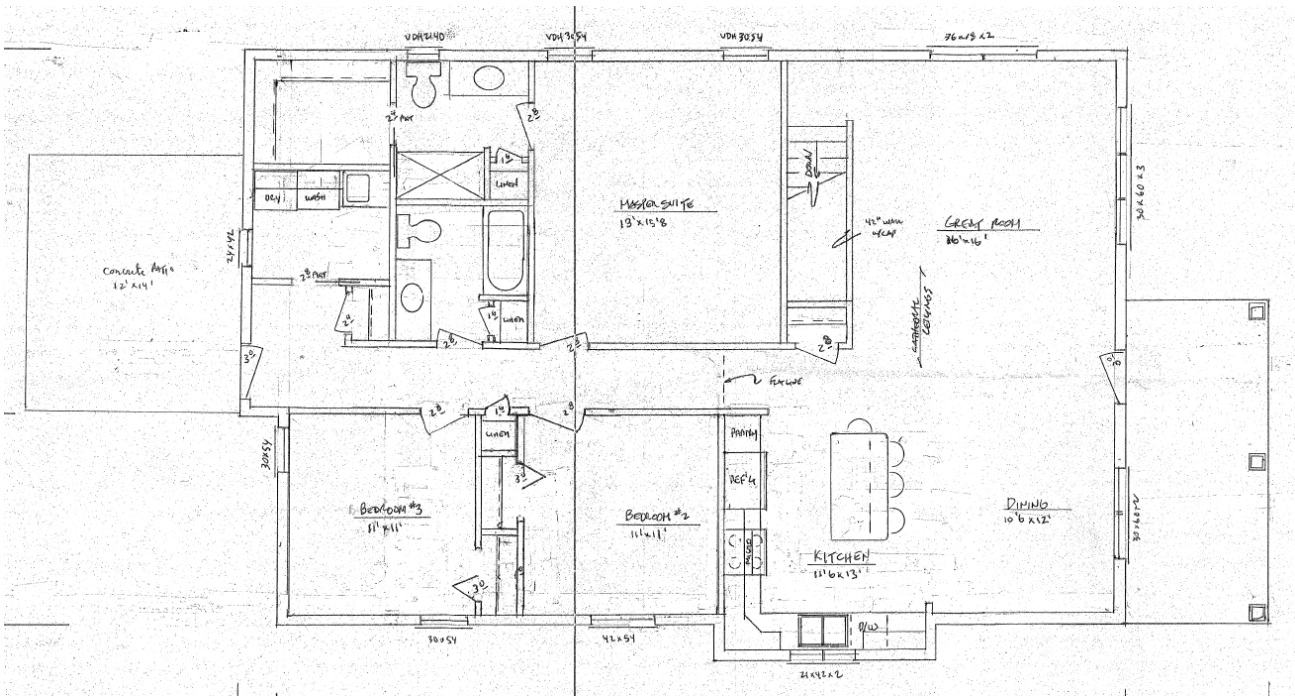
Front Elevation - facing 5th Ave

Rear Elevation



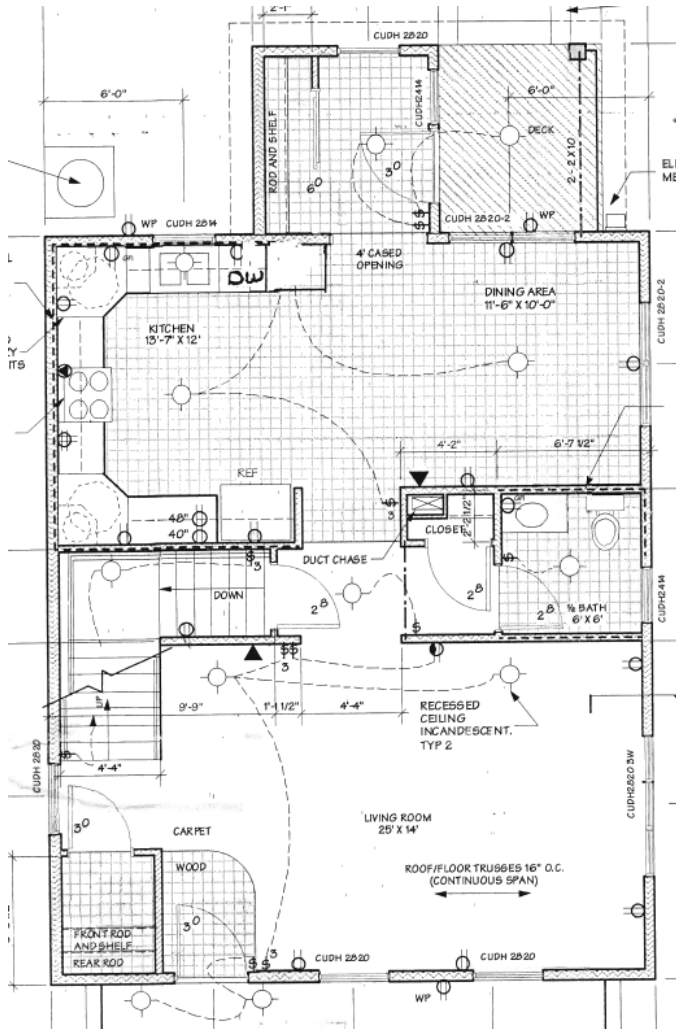
North Elevation- facing Mississippi St

South Elevation

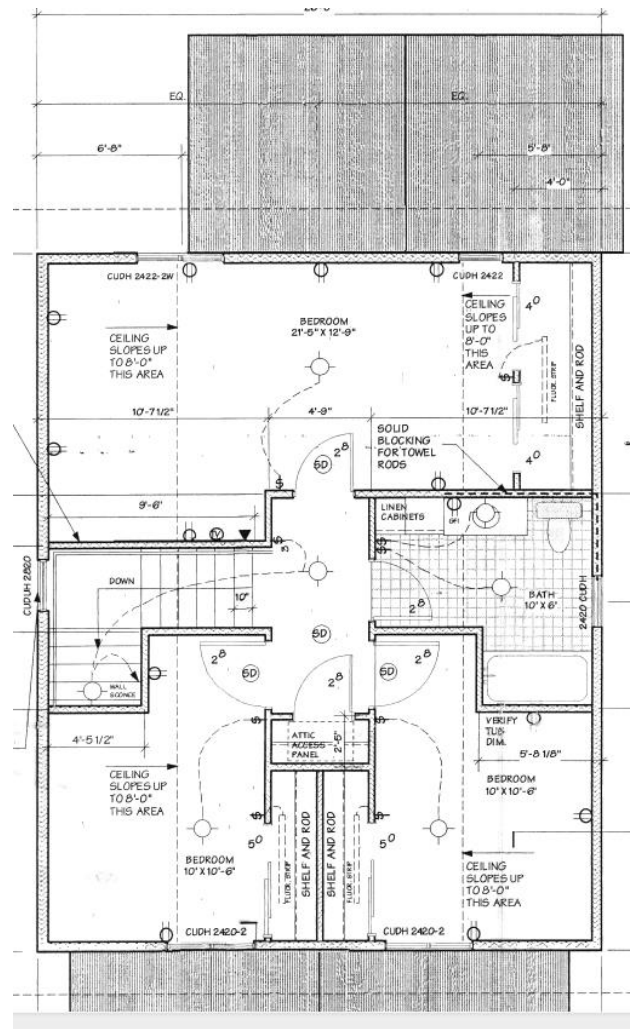


Floor Plan

OTP #2 House Plans



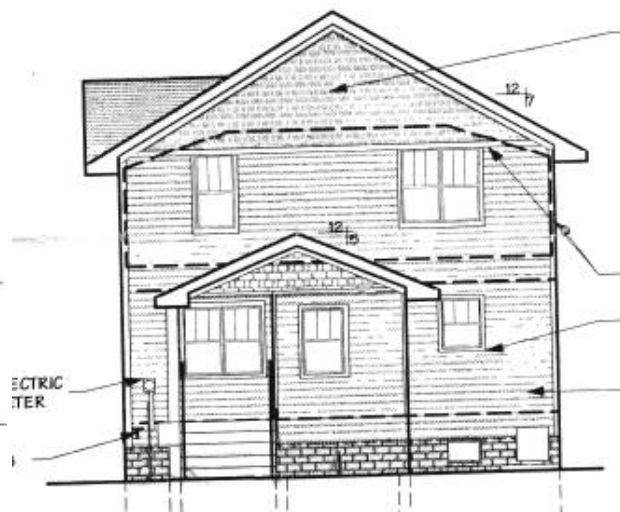
First Floor Plan



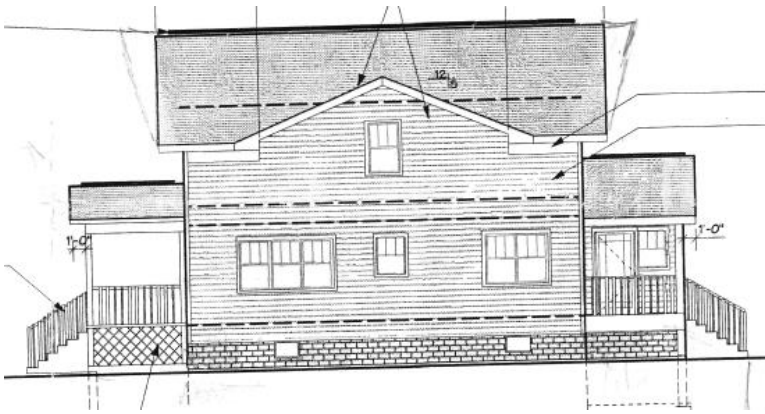
Second Floor Plan



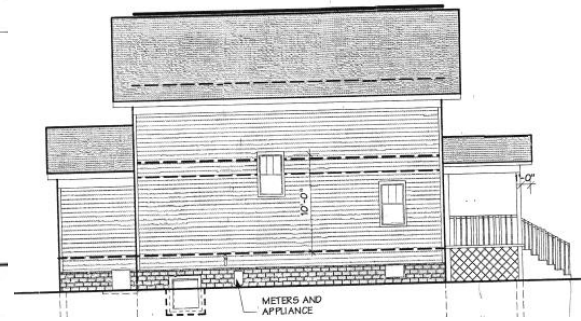
Front Elevation – facing 5th Ave



Rear Elevation



North Elevation – facing Mississippi St



South Elevation