



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: 6/27/19

File ID: 19-0973

Re: Action on acquisition of 2910 23rd St S

Assessed Value: \$112,600

FMV: Not determined for 2019

2018 Assessed Value: \$87,600

Lot Size: 52' x 123'

Zoned: R-1

Sales Price: \$71,900

Housing Market Index: Average

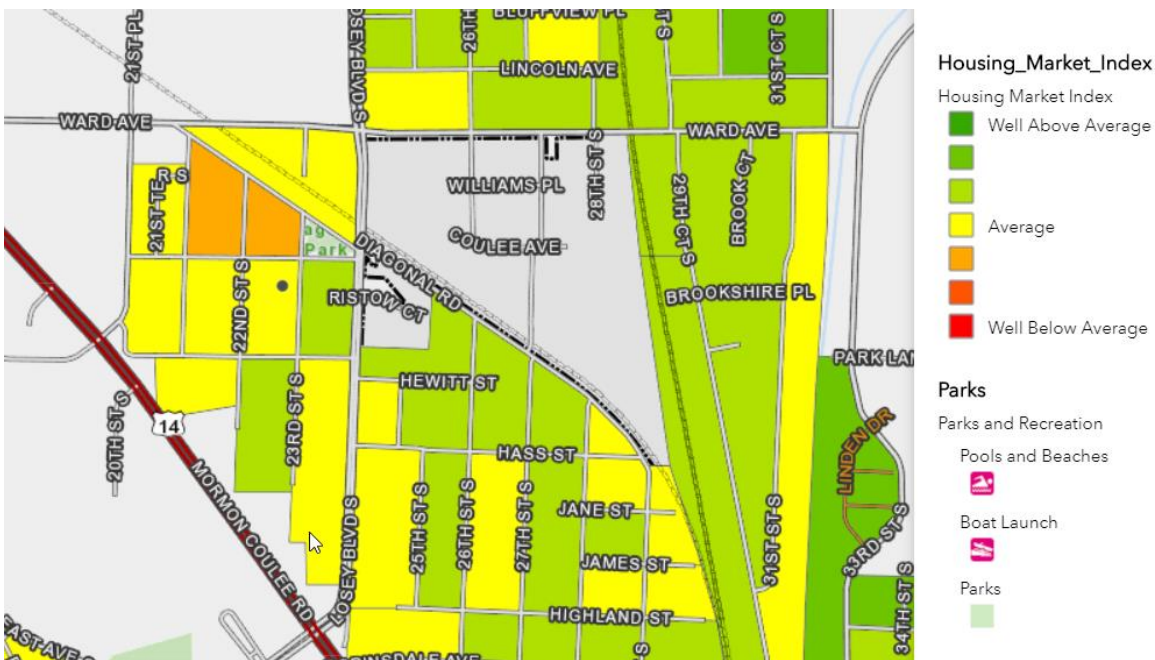
There are visual signs of structural issues. Plate anchors have been installed however; the concrete block is bowing and bulging. This may be due to lack of maintaining the anchor system or the system may be improperly installed. Moisture is present on the basement walls, an indication that the issue may not have been addressed on the exterior of the home. The floor in the living room is bulging, there is a plywood patch on a bedroom ceiling and the floor tile in two of the bedrooms is assumed to be asbestos. During the site visit, there was a bat present in the living room, unsure if this is due to being vacant for over a year or if there is a colony living in the home.



JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
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DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, PROGRAMS COORDINATOR
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST





Staff Recommendation: This is a neighborhood that Staff has recongized as a transtitional neighborhood. Since the last housing market index update; 2 homes on the block face have been condemend and are currently vacant, 1 home is in an estate process and is vacant, and 1 home converted to a rental property. The housing stock, while not old, has not been updated. This is appealing to investors as they can buy the property at less than market value, make minimum repairs and rent. It is Staff's recommendation to acquire the property for \$70,000 and demolish the structure. This could be a Western Project site or sold as a vacant lot for construction of a single family home.