



PLANNING AND DEVELOPMENT

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Memorandum

To: Community Development Committee

From: Dawn Reinhart

Date: 6/28/2019

File ID: 19-0974

Re: Action on OTP 1332 Caledonia St

List Price: \$1.00, property is listed with the requirement that the Buyer performs the demolition within 90 days of closing on the property. The Buyer will be responsible for all of the costs associated with the demolition.

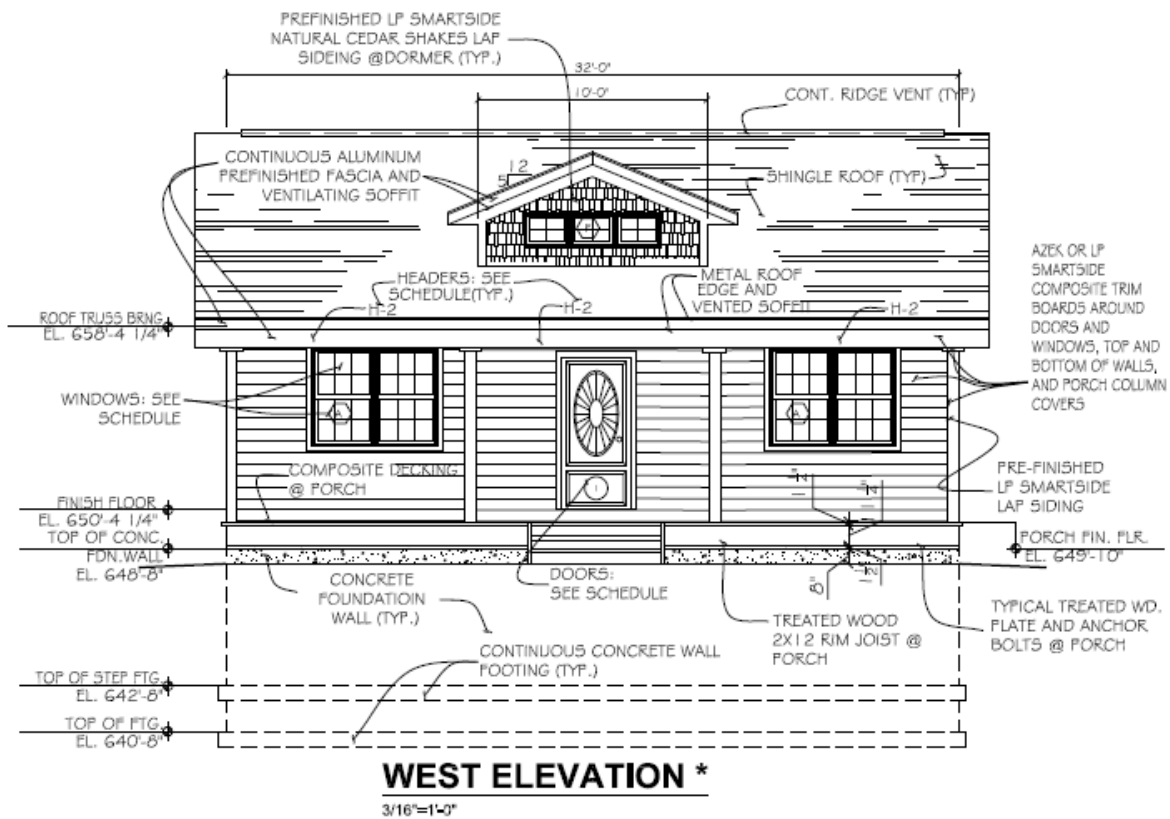
Offer to purchase: \$1.00, contingent upon receiving the La Crosse County's Acquisition and Demolition Grant in the amount of \$50,000.

Staff recommendation: Approval, contingent on obtaining a bid from a licensed general contractor to build 1120 Liberty St Plans approved by this committee, including specifications called for in this plan, and evidence of financing and buyer's contingency (receiving grant).

At this time, the buyers have indicated they have selected this plan but do not currently have a bid from a general contractor. Staff has concerns they may not understand current pricing for new construction. As long as they provide evidence of a bid to build this particular plan and evidence of being able to obtain financing, staff feels comfortable moving forward with this offer. Buyers did not want to wait another month for approval due to wanting the project to start soon.

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SINGLE FAMILY DESIGN GUIDELINES - Please self-score your anticipated single family home designs.

Provide both front, side, and rear elevations, with dimensions

Staff will also prove staff score.

INCENTIVE	POINTS Achieved	POINTS AVAILABLE	Check If Meet Criteria	INCENTIVE DESCRIPTION
EXTERIOR MATERIALS (Select 1 option only)	X	4	4	Exterior materials are primarily brick, wood, cement board, smart board, stucco, stone and/or other natural material (if they follow plan)
		2		Exterior materials are primarily premium vinyl (.044 thickness), with some brick or stone (may be cultured), vinyl only will not receive any points
WINDOWS	X	1	1	Elevations facing a street have a minimum of 20% area as window
		1	1	Elevations not facing a street have a minimum of 10% area as window
		1	1	Windows on a street elevation are double/single hung or picture/fixed appropriate to the style of the house design. Sliding, casement & awning windows on a street elevation shall contain a grid system.
WINDOW TRIM/PROJECTION	X	2	2	Building facades visible from a public street employ techniques to recess or project individual windows at least two inches from the façade or incorporate window trim at least four inches in width that features color that contrasts with the base building color
GARAGE	X	1	1	Vehicular access shall be from alley if present
		1	1	Exterior materials are compatible with the house
		1	1	Front wall is set back a min. of 5 feet from the front elevation of the house
		REQUIRED IF FACING STREET	Check which apply	ii <ul style="list-style-type: none"> <input type="checkbox"/> Decorative trellis over entire garage <input type="checkbox"/> Decorative windows <input type="checkbox"/> 2 separate doors for 2-car garage <input type="checkbox"/> Decorative details on garage door (standard squares on garage door will not qualify) <input type="checkbox"/> A garage door color (not white) that complements house color
BASEMENT		1	1	The house provides a basement as defined by the building code
		2	2	Stubbed plumbing and egress window(s) for future use
PORCH		2	2	An unenclosed front porch/front entry comprising of at least 30% of the front elevation
ARCHITECTURAL DETAILS (Can only meet one point category)		4		Design has 4 or more Architectural Details (listed below)
		3		Design has 3 Architectural Details
		2	2	Design has 2 Architectural Details
			Check which Architectural Details Apply	<ul style="list-style-type: none"> <input type="checkbox"/> Bay windows or bumpouts <input type="checkbox"/> Decorative door design including transom and/or side lights <input type="checkbox"/> XDecorative roofline elements including brackets, multiple dormers, eyebrows or chimney. <input type="checkbox"/> Decorative building materials including decorative masonry such as brick, tile, stone, or other materials with decorative qualities <input type="checkbox"/> Frieze Board (broad horizontal bands) under eaves facing the street <input type="checkbox"/> Uses roof returns <input type="checkbox"/> Uses corner trim <input type="checkbox"/> Distinctive paint schemes (3 or more exterior colors) <input type="checkbox"/> XShake or shingles are incorporated

HISTORICAL STYLE		2	2	<p>Home meets all of the criteria listed under that specific Historic Style in the Single Family Design Guide:</p> <div> <input type="checkbox"/> Cape Code X <input type="checkbox"/> Craftsman </div> <div> <input type="checkbox"/> Four Square <input type="checkbox"/> Farmhouse </div> <div> <input type="checkbox"/> Colonial <input type="checkbox"/> Tudor/European </div> <div> <input type="checkbox"/> Gambrel <input type="checkbox"/> Shingle Style </div> <div> <input type="checkbox"/> Prairie Style </div>
FRONT ENTRY		2	2	Primary entrance is on the front elevation and faces the street, front entry is not set back more than 5 ft from front façade
ROOF		1	1	Gable roofs are 6:12 pitch or steeper; Hip roof* is 4:12 pitch or steeper
		1	1	Roofs are shingle (wood/asphalt), metal or standing seam roofs
		1	1	Roof overhangs extend a minimum of 12 inches on all elevations
		4	4	Any large roofs are broken up with shifts in height, cupolas, eyebrows, chimneys, dormers, bumpouts or other features that minimize the apparent bulk of the building and provide character. A large roof is defined as a roof of 40 feet or greater in length. (One of two side elevations and front elevation must meet criteria)
LANDSCAPE		1	0	The front yard of the property shall be landscaped with shrubs or sod (grass seed only, will not receive a point)
Focus on Energy Certified		4	0	Builder receives Focus On Energy Certified Home Recognition, currently that the home is certified as being 25% - 100% more energy efficient than Wisconsin Uniform Dwelling Code. **
	0	37	30	

Project must score at least 30 points or greater to be built on a city-owned vacant lot. (In addition to meeting other criteria)

If there are changes in exterior materials and color, they should occur between horizontal bands and be used to establish a base, middle, or top portion of the house.

No vinyl less than .044 or concrete block used as a finish material.

Exceptions to basement criteria may be made for accessibility concerns or for flood plain concerns.

Exceptions will be considered where buildings employ other distinctive window or face treatment that adds depth and visual interest to the building.

*When utilizing a hip roof, the ridgeline shall be broken up or front porch shall have a separate roof

Exceptions to the roof ridgeline requirement may be made for narrow properties. For large roof requirement this applies to all side elevations facing a street.

**An analysis based on plans will be done to verify the home will meet the Focus on Energy Certification. Then two sites visits will be conducted to verify. The costs for these tests will be covered by the City of La Crosse and performed in-house. Buyer will forfeit security deposit if the final test does not show that their home meets Focus on Energy standards.