



## 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:** 7/8/19

**File ID:** 19-0996

**Re:** Action on acquisition of 1716 Avon St

**Assessed Value:** \$77,100

**FMV:** Not determined for 2019

**2018 Assessed Value:** \$68,400

**Lot Size:** 50' x 141'

**Zoned:** R-1

**Sales Price:** \$73,000

**Housing Market Index:** Below Average

The house is 2 bedrooms, 1 bath, approx. 1,004 sq. ft. The structure is set back on the lot about 10ft off the alley. Some upgrades have been made however it is Staff's recommendation to demolish the property. There is a brick cistern basement that houses the furnace. Staff did not access the crawls spaces however uneven floors in several areas of the home was observed. The plaster on the walls is cracked in several places. There may be brick under the stucco.



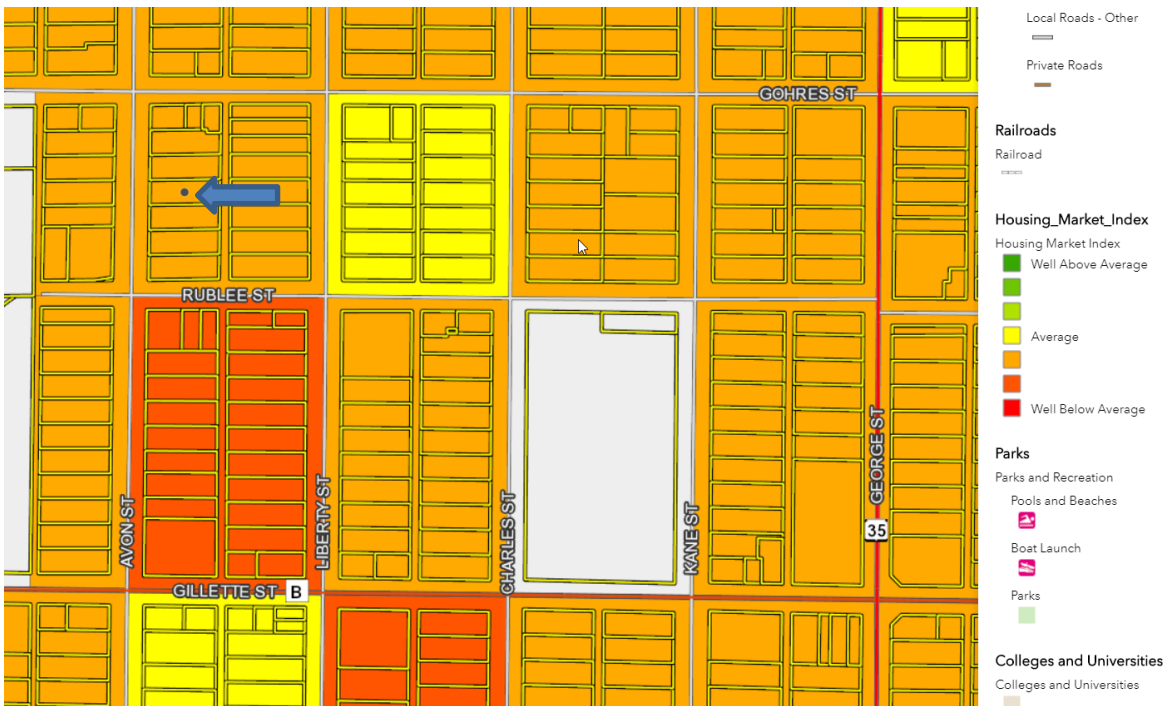
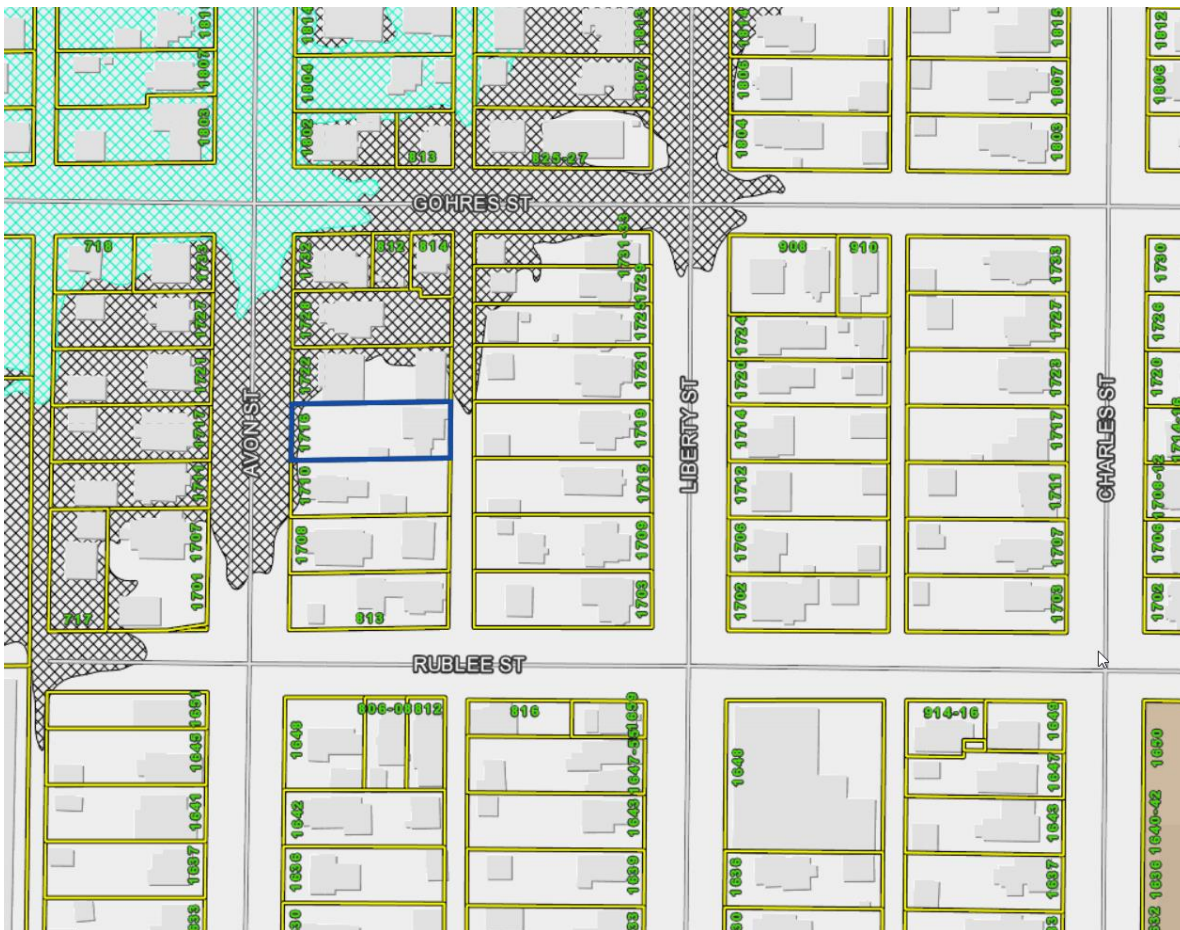
JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR  
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION  
LEWIS KUHLMAN, AICP, CFM, ENVIRONMENTAL PLANNER  
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER  
ASHLEY MARSHALL, CLERK STENO III

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









Staff Recommendation: It is Staff's recommendation to acquire the property for \$73,000, demolish the structure and sell a vacant lot for construction of a single family home.