



## 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:** 8/8/19

**File ID:** 19-1199

**Re:** Action on acquisition of 1034-38 Denton St

**Assessed Value:** \$144,400

**FMV:** Not determined for 2019

**2018 Assessed Value:** \$96,200

**Lot Size:** 90' x 136'

**Zoned:** R-1

**Asking Price:** \$135,000

**Housing Market Index:** Two Below Average

Triplex that is currently occupied. Overall the front unit is in fair condition. There are some soft spots around the stool, the kitchen cabinets are worn, 2-3 layers of flooring in the bath and kitchen that are in poor condition and several cracks in the plaster throughout. The rear unit is in poor condition. The foundation is failing, there are many areas where the floor is slopping, layers of flooring in the kitchen and bathroom that are in poor condition, the bathroom vanity and shower surround need to be replaced, the kitchen cabinets are in poor condition and there are several cracks in the plaster throughout the unit. Staff was not able to view the side (3) unit. Termite and fire damage are present in the basement.

The overall characteristics resemble the art deco architecture movement; rounded corners, ornate doorways, many rectangular blocky forms arranged in a geometric fashion, and roof lines that provide curiosities.

Staff concerns: One tenant has been there for 25+ years and another tenant for 8+ years. The owner advised that he is not making enough rents to maintain the units properly. The owner was initially told that the City was not interested since the units are occupied. They advised that the tenants are on month to month leases and they are willing to wait to close on the property until all tenants have found a new place to live. It was mentioned that he would give them until March or April of 2020 to find a new place.

The structure is rambling. I am unsure if the home had other uses prior to a triplex or was added on multiple times. Due to the size of the property, the front staircase and potential asbestos, the cost of demolition may be great. Plaster and joint compound can contain asbestos. Both units toured have plaster for the wall material and the rear unit has the rounded corners at the ceiling throughout the unit. If they contain asbestos, abatement will be costly. Black mastic tile was observed under the kitchen and bathroom floors of both units.

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











