



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: 9/20/19

File ID: 19-1500

Re: Action on acquisition of 1314-20 5th Ave S

Assessed Value: \$274,300 **Land value:** \$29,700 **Lot Size:** 50 x 172 **Housing Index:** Below Average

Asking Price: \$50,000; structure currently has a condemnation order to raze the structure. Property is zoned R-1. In the event of a fire, the same foot print and number of units to be rebuilt on the parcel.

Concerns: Property is located in the Sanford Archeological District. The City will need to seek permission from the Wisconsin Historical Society to demolish the structure and perform a full site evaluation of the property. There is risk that a burial site is discovered during the evaluation which may adversely affect redevelopment. This process can add anywhere from \$6,000-\$12,000 to the cost of demolition. Demolition is estimated to be \$25,000-\$30,000.



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