

Memorandum

To: Housing Rehabilitation Review Board

From: Caroline Gregerson

Date: 04/12/2016

Re: **16-0236 Reconsideration of division of parcels and their sale at 2550 Harvey Street and 1728 North Salem Road.**

In 2010, the City of La Crosse purchased 1728 North Salem Road for \$25,000 from La Crosse County. This was purchased with Housing Replacement- funding solely designated for purchasing land or dilapidated buildings for the purpose of building new homes in their place (and therefore new tax base). This parcel had an easement running through it, was in the flood plain, and much of the property is in the wetlands.

So in 2014, the City purchased 2550 Harvey Street for \$52,815, a home in foreclosure in the flood plain for the purpose of tearing it down and joining that lot to 1728 North Salem Road. The second purchase was to make the 1728 North Salem Road more buildable- for either one large house with an attached garage or two homes.

At the March meeting, two sales were approved. One that the duplex owners would agree to move their easement and purchase land from the City to allow for a driveway to be built on the eastern edge of the North Salem Road Property. This land was 20 feet wide. The second sale that was approved was to sell land behind the homes of the two duplexes for the purpose of building garages for the duplexes (and thus creating additional tax base). The sale to allow the driveway to be built would then allow access to those garages.

Since then, the neighbors to the east of the property, at 1718 North Salem Road have expressed concern with the driveway being right next to their property and the vehicles to two duplexes passing their property. Council Member Richmond requested that staff re-look at this issue.

City staff recommend the following two (new) options to the Committee:

Option A, would be to sell a **24-26 foot wide** parcel to the owner of the duplex at 2538-2540 Harvey Street (instead of a 20 foot wide parcel as originally proposed), and require a 10-foot set back between the neighbor at 1718 North Salem Road and the start of the driveway, as well as require tree plantings along that 10 foot set back to ensure more privacy for the owners of the home at 1718 North Salem Road (see illustration of Option B). Also request tree plantings to the west to allow for privacy for city lot to the west of the driveway.

Option B would be to leave the easement as written into the legal documents and sell the land with the 12-foot wide easement through the middle of the property. This would allow for someone to build a house and a detached garage or possibly two homes, with a shared driveway between multiple properties.

Option A. Sell 24-26 foot wide parcel/easement x 136 feet long to Jared Milliren (2544 Harvey Duplex Owner). Require Jared have a 10 foot set back between driveway and property boundary at 1718 N Salem Road (owned by Heimans). Require tree plantings to create privacy between 1718 North Salem Road and driveway. See below.



IS NOT DRAWN TO SCALE

- **10239-10- Sell 40 ft x 68 feet for \$2094.** Easement running through rear of 2550 Harvey Street and 2544-46 Harvey Street will be vacated in exchange for the remaining portion of 1728 N Salem Road (orange).
- **10239-11- Sell 40 ft x 68 feet for \$2094.** Easement running through the rear of 2550 Harvey Street will be vacated by owner of 2538-40 Harvey Street in exchange for the remaining portion of 1728 N Salem Road (red).
- **24 x 136 ft of street access on N Salem Rd purchased for \$1257 by 2544-2546 Harvey Street. ***

Option B.

Sell property with easement, status quo, no sale to parcel owners of 10239-11 and 10239-10.

Create a certified survey map with shows easement. New buyer could not construct on the easement.





Access point is 32 feet wide

1728 North Salem Road
\$25,000
Purchased 6/2010

