



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512 | F: (608) 789-7318

Memorandum

To: Housing Rehabilitation Review Board
From: Dawn Reinhart
Date: 6/8/17
Re: Disposition of 1003 & 1007 25th Street (17-0786)

List price: \$23,000 for each lot **Lot Size:** 50 x 150

Offer to purchase: \$23,000 for each lot; contingent upon resizing lots to 45x150 and 55x150, construction to start on one home in 2017 and the second in 2018.

House plan for home in 2017: 1 story, 3 Bedrooms, 2 ½ bathrooms, full basement, attached garage facing the street, approximately 1,850 sq ft. The attached front facing garage is important to the buyer as they would like to maximize the view of the bluff.

Staff concerns: Current building code (115-525 & 115-562) does not permit a front facing garage when an alley is present. There is one curb cut present from the street to the property as the previous structure had a front facing garage. Buyer was advised to consult Engineering regarding curb cuts and driveways. In a drive through the area, staff identified that some homes had parking pads accessed by street (no garage), a few homes did have attached garages facing the street, but most homes have garages serviced by alley.

Staff recommendation: Will not approve resizing the lots to 45 feet wide and 55 feet wide. Denial of sale of lot without presented architectural plans (program policy). Committee discretion on question of garage and ultimately final decision made by BOZA.



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