



## 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:** 7/7/17

**Re:** Action on counter offer & offer to purchase 1003 & 1007 25<sup>th</sup> Street (17-0899)

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**Primary offer to purchase in related agenda item #17-0786:** for \$23,000/lot, contingent upon resizing the lots and modifying the construction commencement date to allow for one home to be built in 2018.

**Counter offer #1 written by Seller/City:** Buyer may not resize lots, buyer must conform to the timeline in the vacant lot procedures and guidelines which state construction must commence 6 mos from the date of closing and be completed 12 mos from commencement.

CDC has approved house plans submitted for lot 1, however buyer must go through necessary channels to have plans approved by FPBS and/or Public Works. Closing on lot 2 will not occur until house plans have been approved by the CDC.

**Counter offer #2 written by purchaser:** Purchaser rejects counter offer #1 written by City. Contingency: approval to construct one home in the fall of 2017 and construct one home in the spring of 2018.

- Request to resize lots to 45x150 and 55x150, in original OTP is still valid.

**Secondary offer to purchase:** \$19,900 for each lot, contingent upon CDC approval for a raised ranch. Floor concept plans were provided, NO exterior elevations.

**Staff Concerns:** with out exterior elevations, it is difficult to formulate an opinion on the house plans. Raised ranch is similar to a split level design, commonly used when lots have varying elevations, typically does not have a lot of architectural enhancements (see examples below)



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## Memorandum

**To:** Housing Rehabilitation Review Board  
**From:** Dawn Reinhart  
**Date:** 6/8/17  
**Re:** Disposition of 1003 & 1007 25<sup>th</sup> 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.

