



## 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

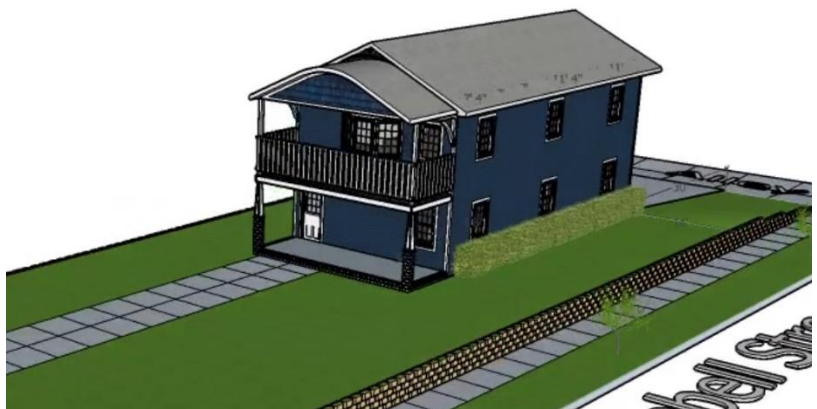
**Date:** 6/6/2019

**File ID:** 19-0873

**Re:** Action on OTP 2502 Onalaska Ave

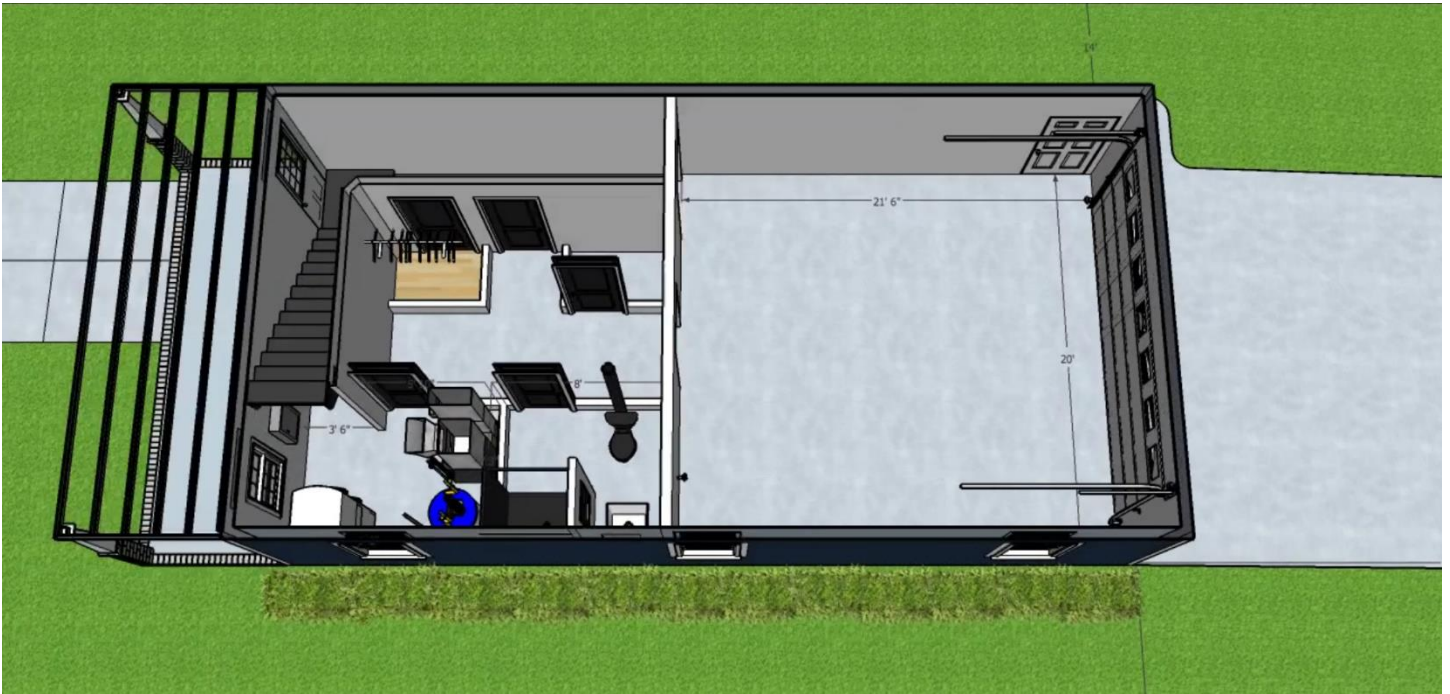
**List Price:** \$10,000.00, listed on 12/18/2019. Property is in the floodplain; the previous structure was 1 ft below base flood elevation. It will be necessary for the purchaser to build the structure 2 ft above base flood elevation which means they will be responsible to bring in approximately 3ft of fill.

**Offer to purchase:** \$8,000, no contingencies. The plans 1142 sq. ft. of living space, 2 bedrooms, 2 baths, no basement as the property is in the floodplain and a basement is not allowed. Plans also call for an attached 21.6ft x 20ft garage.



JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR  
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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



**Staff concerns:** The house plans do not meet the 1200sq. ft. requirement. The design score is 31 out of 37 points. The minimum score is 30. Buyer lost points for not meeting a historical house style (2), not meeting the roof pitch requirements (1) and not providing a basement (3) however a basement is not allowed as the property is located in the floodplain. Note: the single-family design standards state that large roofs should be broken up, a large roof is defined as 40 ft or greater, the roof on this design is 39.4ft. This requirement is 4 points.