



## 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:** 6/3/2019

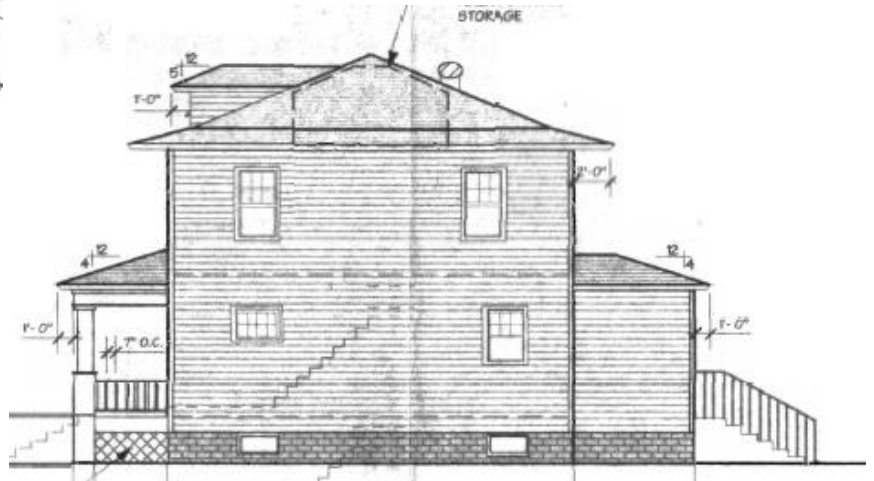
**File ID:** 19-0872

**Re:** Action on OTP 1218 6<sup>th</sup> St

**List Price:** \$7,800.00, property was listed on 7/11/2018. Staff received two offers to purchase in August 2018. The lot is located in the Sanford District so it was necessary to do a full lot assessment prior to transferring ownership of the property. During the assessment 3 burial sites were located, the Buyer choose to withdraw their offer. Staff had the burial sites cataloged, leaving them would have minimal impact on the footprint of the home.

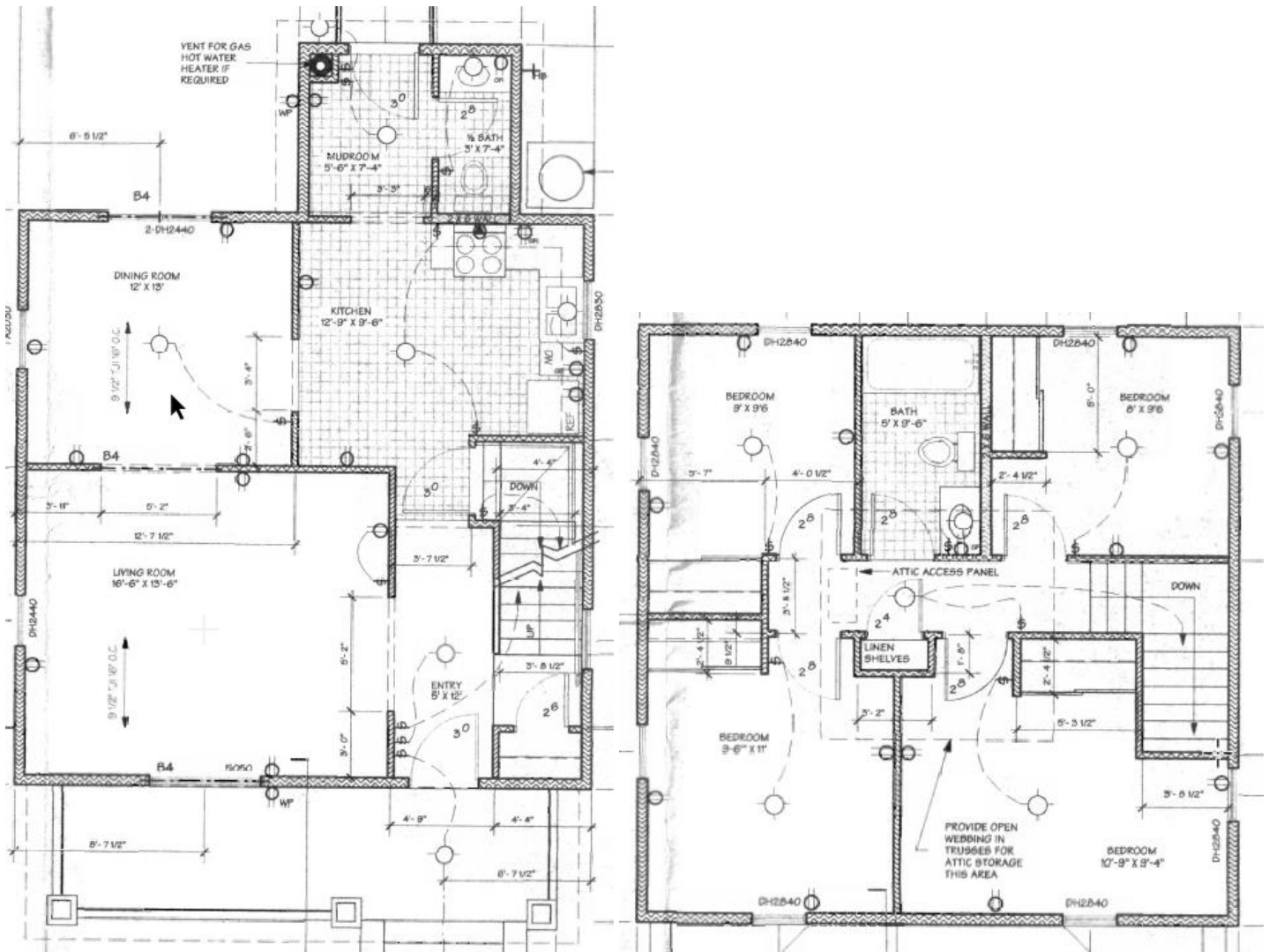
During this process the property remained listed for sale. The original list price was \$15,000 however the price was decreased to \$9,800 (the land value) on 2/19/19. Since then the price has been dropped on 4/24/19 to \$8,800 and on 5/24/19 to \$7,800. At this time Staff is not aware of any other interested parties in this lot.

**Offer to purchase:** \$7,000, 1900 sq. ft. of living space, 3 bedrooms, 2 ½ ba, basement with stubbed plumbing and an egress window for future expansion and a detached 24x24 garage. The Buyer currently has two properties under construction. One property is near completion and the other property is just getting started.



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**Plan modifications:** One of the bedrooms will be eliminated on the 2<sup>nd</sup> level to create a master suite. The wall in between the dining room & kitchen will be removed and an island will be added to provide more cabinet/counter space. The front porch may not be concrete, it must be built out of a decking type material and decorative in nature. The rear porch may be concrete. The house shall have decorative columns, a decorative front door and a band board around the house to break up the siding.

With the exterior changes the design score is 32 out of 37 points. There is a loss of 4 points for not committing to focus on energy certification. Buyer is in the process of consulting Staff to determine what changes would need to be made to achieve this certification.

**Staff recommendation:** Accept the OTP contingent upon the plan modifications are presented to Staff and approved prior to closing.