



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: Acquisition of 2733 Onalaska Ave (17-0784)

Assessed value: \$79,800 & \$12,400

Fair Market Value: \$87,100 & \$13,500

Lot size: 50x148 & 62x150

Purpose: eliminate blight, sell a vacant lot

Floodplain: elevation varies from .8 to 1.8 below base flood elevation (BFE);

Taxes have not been paid since 2012, behind approximately \$34,700 on the two properties. There are several orders to correct that have been outstanding since November. Louis is now receiving citations for failure to resolve the orders to correct. Recently Louis received a letter from Fire Prevention & Building Safety (FPBS) stating that the estimated cost to fix the outstanding orders is more than 50% of the assessed value therefore the property needs to be brought up to current building code. Louis does not have the funds to make the necessary repairs or bring the structure up to current building code. Louis originally contacted Housing Rehabilitation for a Rehab Loan; he is not eligible due to unpaid taxes and the condition of the property.

RHP Staff recommends acquisition and demolition utilizing either Floodplain Replacement Housing or City Wide Housing Renew.



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