



## PLANNING AND DEVELOPMENT

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

Date: October 15, 2020

To: Board of Public Works

From: Planning and Development Department

Re: 20-1484, Consideration and possible action on sale of City owned surplus property, Lot 10 on Creekside Place, to John Mazzola.

---

**On October 9, 2020, Brandon Haugen submitted an offer of \$20,500 for the purchase of Lot 10 on Creekside Place on behalf of John Mazzola.**

**Lot 10, 5211 Creekside Place, parcel # 17-50363-40, is 35,993 sq. ft. with 101.24' of frontage. Considering the sale of the previous two lots, the Assessor's office estimates the value between \$30-\$35K.**

This parcel has a 6" water service stubbed which is likely too large for a residential property. Therefore, a new water service would have to be installed. There is also a sewer service stubbed but the size is unknown.

**On October 13, 2020, Mr. Haugen submitted additional points of consideration. Staff clarified the dimensions of the lot available and utility service with Mr. Haugen but has not received a revised offer or other considerations.**

### Summary of sale of Lots 11 and 12:

The Council approved the sale of Lot 12 on 6/11/2020 for **\$30,000**. This lot is 24,841 sq. ft. with 90.27' frontage. The lot was sold "as-is" with 1" water service stubbed and no sewer service.

The Council approved the sale of Lot 11 on 8/13/2020 for net sale proceeds of **\$33,950**. This lot is 26,346 sq. ft. with 90.27' frontage. There was no sewer or water for this site at the time of sale.

**Staff recommendation is to counter-offer no less than \$30,000 as the sale price.**

ANDREA TRANE, INTERIM PLANNING & DEVELOPMENT DIRECTOR  
TIM ACKLIN, AICP, SENIOR PLANNER

LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER  
ERIN DUFFER, PLANNING & DEVELOPMENT ASSISTANT

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR  
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE  
TARA FITZGERALD, PROGRAM COORDINATOR  
KEVIN CLEMENTS, HOUSING SPECIALIST  
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST