



PLANNING AND DEVELOPMENT

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Memorandum

To: Housing Rehabilitation Review Board
From: Dawn Reinhart and Caroline Gregerson
Date: 02/2/2017
Re: 17-0173 Review of 6th Street Requests for Proposals

Proposal Process Background: City Staff sent out a request for proposals for development on a parcel containing 6 dilapidated single family and duplexes, all which were formerly rental properties. The City mailed the application to potential developers, advertised it on the La Crosse Builders Exchange and with the La Crosse Area Builders Association, advertised in legal ads, had the proposal out on the website, and personally reached out to several developers.

While the initial proposal was due in December, the City extended the deadline to January 31, 2017 in hopes of receiving additional proposals. The City heard from the La Crosse Neighborhood Development Corporation and from Impact 7 that they were interested in applying but were unable to meet the second deadline. LNDC would be interested if the City approached them alone on the project, Impact 7 would be interested if given more time. Despite only receiving one proposal, the Committee may select Spies Development if they believe it meets the minimum requirements and the best interest of the City.

Staff Recommendations:

1. Final selection of Spies as a developer contingent upon working with an architect on architectural plans for the development. The City of La Crosse would pay for these architectural plans and use them in future projects. We would be cognizant of still meeting their budget and would work collaboratively with Spies but would like to have agreement on finalized detailed architectural plans before closing. This would ensure that the development meets the City's goals of a design that will revitalize the area. All built homes should be two-story and use Smart LP Siding (not vinyl), mixed in with brick or stone, other architectural features. No ranch (single story) homes. Spies also commit to some minimal landscaping.
2. There are pros and cons of a twin home development versus a single family home development. Replacing 6 homes with 4 owner-occupied single family homes would not create as much tax base but will still meet the City's objectives of creating larger urban lots and stabilizing the neighborhood. The twin homes would create more housing in a lower price range but would also be more density and not as desirable for families.
3. Request that Spies commit to building two homes initially instead of just one. City staff to assist with marketing development.

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