



CITY OF LA CROSSE

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LEGISLATION STAFF REPORT FOR COUNCIL

File ID

25-0078

Caption

Action on Offers to Purchase 1709 29th St S, La Crosse WI 54601

Staff/Department Responsible for Legislation

Jonah Denson/Planning Development & Assessment

Requestor of Legislation

Jonah Denson

Location, If Applicable

1709 29th St S, La Crosse WI 54601

Summary/Purpose

The Replacement Housing Program is ready to sell the home at 1709 29th St S. La Crosse, WI 54601
Asking the ECDC to select which offer will be accepted

Background

The property at 1709 29th St S was purchased by the Replacement Housing program in January of 2022. The improvements on the lot were demolished to make way for a newly developed single-family home. Students and instructors from La Crosse Central High School built the home that stands on the parcel today. The parcel was assessed at \$126,000 when the City purchased the lot. City Assessor estimates the property will be assessed between \$285,000-\$295,000 once the property is back on the tax roll. We received 7 offers on the property that met HUD's income qualifications.

Fiscal Impact

Assessed value of the parcel will increase an estimated \$159,000-\$169,000 once back on the tax roll in 2026

Staff Recommendation

Based on debt ratios, staff recommends selecting either offer #1 or offer #3