



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Economic and Community Development Commission

Wednesday, June 25, 2025

3:00 PM

Council Chambers

The meeting is open for in-person attendance and will also be conducted through video conferencing. To join the meeting click this link (or typing the URL in your web browser address bar)
[https://cityoflacrosse-org.zoom.us/j/83768127868?](https://cityoflacrosse-org.zoom.us/j/83768127868?pwd=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09)
[pwd=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09](https://cityoflacrosse-org.zoom.us/j/83768127868?pwd=WUJpRkwzbWpHL0VvckhmRmdxMm5pZz09)
Meeting ID: 837 6812 7868; Passcode: ECDC23; Dial by your location +1-309-205-3325

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing emsliej@cityoflacrosse.org, using a drop box outside of City Hall, or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes from the May 28th, 2025 meeting.

Agenda Items:

- [25-0662](#) Public Hearing regarding the 2025-2029 Consolidated Plan & 2025 Action Plan
Attachments: [Executive Summary - 2025-2029 Consolidated Plan & 2025 Action Plan](#)
[2025-2029 Consolidated Plan & 2025 Action Plan](#)
- [25-0663](#) Resolution authorizing the 2025-2029 Consolidated Plan & 2025 Action Plan.
Sponsors: Goggin
Attachments: [Resolution](#)
[2025-2029 Consolidated Plan & 2025 Action Plan](#)
[Executive Summary](#)
[Staff Report](#)

[25-0718](#) Public Hearing for the 2025 CAPER

Public Hearing

Attachments: [2024 CAPER](#)

[CAPER Executive Summary](#)

[25-0719](#) Accept and File the 2025 CAPER

Attachments: [2024 CAPER](#)

[CAPER Executive Summary.pdf](#)

[25-0724](#) Consideration and possible action on revised facade grant program guidelines.

Attachments: [Elevate Facade Grant Program 2025 Update - Suggested Changes Illustrated](#)

[Elevate Facade Grant Program 2025 Update - Clean Version](#)

[Northside Facade Grant 2025 Update - Suggested Changes Illustrated](#)

[Northside Facade Grant 2025 Update - Clean Version](#)

[25-0721](#)

Resolution approving development agreements for Phases 1, 2, & 3 with The Chalmers, LLC, a multi-family housing development located at 215 Pine Street and 401 3rd Street North, location of the former La Crosse Tribune building.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters.

Following such closed session, the Committees and/or Council may reconvene in open session.)

Sponsors: Kahlow

Attachments: [Resolution](#)

[Chalmers Phase 1 Development Agreement](#)

[Phase 1 Exhibit A - Real Estate](#)

[Phase1 Exhibit B - Project Description](#)

[Phase 1 Exhibit C - Restrictive Covenant](#)

[Phase 1 Exhibit D - Public Improvements](#)

[Phase 1 Exhibit E - Project Cost Breakdown](#)

[Phase 1 Exhibit F - Timeline](#)

[Phase 1 Exhibit G - Monetary Obligation](#)

[Phase 1 Exhibit H](#)

[Phase 1 Exhibit I](#)

[Chalmers Phase 2 Development Agreement](#)

[Phase 2 Exhibit A - Real Estate](#)

[Phase 2 Exhibit B - Project Description](#)

[Phase 2 Exhibit C - Restrictive Covenant](#)

[Phase 2 Exhibit D - Public Improvements](#)

[Phase 2 Exhibit E - Project Cost Breakdown](#)

[Phase 2 Exhibit F - Timeline](#)

[Phase 2 Exhibit G - Monetary Obligation](#)

[Phase 2 Exhibit H](#)

[Phase 2 Exhibit I](#)

[Chalmers Phase 3 Development Agreement](#)

[Phase 3 Exhibit A - Real Estate](#)

[Phase 3 Exhibit B - Project Description](#)

[Phase 3 Exhibit C - Restrictive Covenant](#)

[Phase 3 Exhibit D - Public Improvements](#)

[Phase 3 Exhibit E - Project Cost Breakdown](#)

[Phase 3 Exhibit F - Timeline](#)

[Phase 3 Exhibit G - Monetary Obligation](#)

[Phase 3 Exhibit H](#)

[Phase 3 Exhibit I](#)

[Legislative Staff Report](#)

[25-0725](#)

Consideration and possible action on Preliminary Term Sheet for public assistance to RyKey Properties for the Gateway Commons project, a mixed used development located on Lot 9 in the River Point District.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Mayor Shaundel Washington-Spivey, Tamra Dickinson, Linda Lee, Gina Miller, Mary Rohrer, Erin Goggin, & Vicki Markussen.