



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Minutes

### Community Development Committee

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Tuesday, June 11, 2019

4:00 PM

3rd Floor Conference Room

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#### Call to Order

Mayor Kabat called the meeting to order at 4:00 PM.

#### Roll Call

**Present:** 6 - Tim Kabat, Barb Janssen, Linda Lee, Adam Hatfield, Phillip A. Ostrem, Elaine Yager

**Excused:** 1 - Mike Lemmon

#### Approval of Minutes

A motion was made by Hatfield, second by Janssen to **APPROVE** the previous meeting minutes. The motion carried by voice vote.

#### Agenda Items:

1. [19-0535](#) Update on acquisition of 4th Street.

**Attachments:** [4-19 Update on acquisition of 4th St.pdf](#)

Dawn Reinhart gave an update. Seller rejected the offer and is firm on getting the 2019 assessed value for properties. Staff reached out to developers to see if there was interest in developing the location. Developers feedback was to not take the property off their radar as it would be a good opportunity. Mayor Kabat asked where the owner was in regards to the raze order. Reinhart stated that was unknown and she did not know the dates provided for the order. Mayor Kabat stated they will keep the properties in mind and see if anything changes in the future.

2. [19-0855](#) Action on acquisition of 1508 Liberty Street.

**Attachments:** [6-19 Action on acquisition of 1508 Liberty St.docx](#)

Staff gave an overview. Dawn Reinhart noted she reached out to La Crosse Promise to see when they would be working on the Northside and noted they were working on it but couldn't make a commitment at this time. Janssen stated it seems like a big price for a house that needs to be torn down. Richmond stated she had an issue with the new assessment and suggest going back to the seller with an offer of \$60,000 and not go to the 2019 assessed value. Janssen asked if the property was in the floodplain. Reinhart stated it

was not in the floodplain. Janssen stated she would like to see the money used elsewhere. Reinhart stated the seller disputed the 2019 assessment and the assessors walked through the property and stated the new assessment was accurate. Reinhart stated she understood the amount seems high but the housing demand is also high and we will continue to see prices go up. Gregerson stated there was potential with the area and targeted investment on the Northside. She stated that we are trying to do more on the Northside. Mayor Kabat asked what he would be doing with the properties since the seller is retiring. Reinhart stated the seller won't take less than the sale price. She stated that he has hired a property management company to take care of the properties and he has reached out to realtors but the property is not currently on the MLS. Reinhart also noted he has three offers to purchase all of the properties from other landlords. Janssen asked if staff had seen the three offers. Reinhart stated no she hadn't seen them but she hasn't asked and he isn't required to provide them. Ostrem stated he has a problem with the price but the City should it made since to buy both properties from the seller. Ostrem asked if staff has a plan for these properties. Reinhart stated both would be single family homes and she would like to use one lot for replacement housing program and the other would sell as market rate opportunity. Yager asked if both lots are buildable and what incentive would there be to build there. Reinhart stated yes both are sizable lots and there is no added incentive other than the lack of housing. Kabat stated the city usually sells empty lots for \$20,000 and that was incentive enough. Kabat stated that although \$76K is a lot but the vision is long term and he has no problem with purchasing house. He also stated that our housing market is one of the hottest in the state. Janssen stated it is a matter of prioritizing. Kabat stated that these homes are our priority and they have been milked for what they are and that these living conditions angered him. Ostrem asked if they had a price point for what they would sell the lot. Reinhart stated she hadn't thought it out yet but she would like to list it for \$25K because it is a very desirable location. She stated she would ask the assessors to check land values. Reinhart also stated the tenants currently living there would get a 90 day notice and have to provide new leases before they would close on the property. A motion made by Janssen, second by Ostream to APPROVE with purchase price up to \$76.1K. The motion carried by voice vote.

3. [19-0856](#) Action on Acquisition of 1512 Liberty Street.

Attachments: [6-19 Action on acquisition of 1512 Liberty St.docx](#)

Staff gave overview. Janssen stated termites are a good negotiation for starting lower and properties are assessed lower due to termites. Richmond stated that the 2018 assessed value was \$48K and suggested starting negotiations lower. Janssen stated we should make it clear that those properties will be on the radar now that we know the conditions, if not sold to the City. A motion made by Ostrem, Second by Lee to APPROVE with purchase price up to \$60K. The motion carried by voice vote.

4. [19-0857](#) Action on partial release of 930 6th Street South.

**Attachments:** [6-19 Action on partial release of 930 6th St S .docx](#)  
[Attachment Lien Release TPP for P. 43-Dannhoff.pdf](#)  
[Legal Documents Partial Lien Release.pdf](#)

Caroline Gregerson gave an overview. Ostrem asked if the owners had a choice. Gregerson stated it was was friendly negotiation and if the owners refused the DOT would have to file for eminent domain. A motion made by Janssen, second by Hatfield to APPROVE. The motion carried by voice vote.

5. [19-0872](#) Action on offer to purchase 1218 6th Street.

**Attachments:** [6-19 Action on OTP 1218 6thSt.docx](#)  
[OTP 1218 6th St - House plans.pdf](#)

Staff gave an overview. List price is \$7,800 and offer to purchase is \$7,000. Ostrem asked if there was a focus on energy component. Reinhart stated yes she suggested they reach out to Kevin Conroy. Janssen asked if there was any problems with the previous owner. Reinhart stated that there were no problems. A motion by Janssen, second by Ostrem to APPROVE with the requirement that they get the certification for first tier for Focus on Energy.

6. [19-0873](#) Action on Offer to Purchase on 2502 Onalaska Avenue.

**Attachments:** [6-19 Action on OTP 2502 OnalaskaAve.docx](#)  
[OTP 2502Onalaska AveDesign Score.xlsx](#)

Staff gave an overview. Reinhart stated her main concern was that there was revised plans submitted. She talked with the builder to get the 1200 ft, windows to be more symmetrical, and encourage to build a third bedroom because it is harder to sell two bedroom homes. Kabat asked if they have a letter of map revision from FEMA and if the house will be out of the floodplain. Reinhart stated that the builder was in touch with Lewis Kuhlman and would be eligible to get a letter of map revision. Gregerson stated she did not like the looks of the house, she stated it does meet the guidelines for scoring but there is a requirement that it has to be approved by committee, Ostrem stated it was a very narrow lot and the design was ugly and he would like to see a better design. Kabat asked if there was issues with building closer to the street in regards to flooding. Reinhart stated they could build closer but they would have to get an exception from Board of Zoning Appeals for grading. Richmond stated the property next door is in the floodplain and asked to make sure this property wasn't in the floodplain. Reinhart stated there were already a lot of properties on the block that were out of the floodplain and this property wouldn't be making an island situation. Conroy asked if they verified the architectural features. Reinhart stated that she did verify what was stated. Conroy asked if points were taken away for the roof exceeding 40 feet, he also asked if the property would need a retaining wall. Reinhart stated she would have to check it and could ask property owner. A motion made by Ostrem, second by Yager to APPROVE with the condition that they work on the design. The motion carried by voice vote.

7. [19-0859](#) Action on Housing Rehab Applicant.

**Attachments:**     [Board Summary Housing Rehab 127218 .pdf](#)

Staff gave an overview. A motion by Janssen, second by Ostrem to APPROVE.  
The motion carried by voice vote.

8.     [19-0860](#)     Action on Housing Rehab Applicant.

**Attachments:**     [Board Summary Housing Rehab 128318.pdf](#)

Staff gave an overview. A motion by Janssen, second by Hatfield to APPROVE.  
The motion carried by voice vote.

## Adjournment

A motion made by Yager, second by Lee to ADJOURN the meeting. The motion carried by voice vote. The meeting adjourned at 4:50 PM.

*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](mailto:ADAcityclerk@cityoflacrosse.org), with as much advance notice as possible.*