



Meeting Minutes

Housing Rehabilitation Committee

Tuesday, April 12, 2016

5:15 PM

3rd Floor Conference Room

Call to Order, Roll Call

The following other individuals were also present: Robert Meyer, Tom Thompson, Marty Kirchner, Paul White, Jared Milliren, Jerilyn Dinsmoor, Elizabeth Heidman, John Forneris, Mark Medinger, Matthew LaVigne.

Johnson called meeting to order at 5:15 pm.

Approval of Minutes

A motion was made by Padesky, seconded by Anderson, that this be ADOPTED . The motion carried by voice vote.

Agenda Items:

- 1 Reconsideration of division of parcels and their sale at 2550 Harvey Street and 1728 North Salem Road.

Attachments: [Harvey-Salem Rd Lot division](#)
 [Certified Survey Map of Parcels](#)

Council Member Richmond emphasized the importance of accomodating the neighbors.

A motion was made by Richmond, seconded by Padesky to re-consider this item in favor of selling the owners of 1718 North Salem Road (Heimans) a 20 foot parcel of land and selling the owner of the duplex at 2544-2546 Harvey Street a 24 foot piece of land. This would prevent pine trees from being cut down and ensure more privacy for the Heimans.

Council Member Bob Seaquist then made a motion to ammend the motion to sell 4 feet to the Heimans, 10 feet to Milliren, this motion failed for a lack of a second. Planning Staff then spoke in regards to the staff recommendation included in the attachment. Staff recommended selling Jared Milliren 26 feet and then requiring that he maintain 10 feet of separation between. Staff expressed concern about selling 44 feet to neighbors for land and a driveway as this would sell off almost the entire parcel purchased in 2010 for the purpose of creating new tax base and make it more difficult to build a nicer house on the parcel that would remain.

Council Member Seaquist then made a motion, seconded by Anderson, to postpone consideration of this item until a special meeting, held next week, that would be also noticed for closed session. The rationale being that the City is in negotiations with the neighbors and to allow staff to provide further

information to the Housing Rehabilitation Committee about the proposals. This information was to also include assessed values for these parcels, as this is the price at which they would be sold. The motion passed with three votes in favor by Anderson, Seaquist, and Johnson, and two votes again, by Richmond and Padesky.

Public Hearing on 16-0236

Elizabeth Heiman spoke and expressed concern about a driveway next to her land, discussed their her family had maintained the land owned by the City for several years, and that they were not consulted about the previous sale of the parcel. Jared Milliren spoke and said he would be willing to work with the property owners so that they would be satisfied with the driveway near their house.

A motion was made by Richmond, seconded by Anderson, to open the public hearing. The motion carried by voice vote. The owner of 1718 North Salem Road (Elizabeth Heiman) spoke about her concern about a driveway to two duplexes being next to her house. She also indicated that she does not want pine trees near their house to be cut down. Mr. Millren spoke about his willingness to accomodate any sort of scenario and his plans to plant trees along the driveway to ensure more privacy for the neighbors. Council Member Johnson asked Elizabeth Heiman if they were willing to accomodate to less than 20 feet being sold to them. Elizabeth indicated she would be.

A motion was made by Seaquist, seconded by Padesky, to close the public hearing. The motion carried by voice vote.

2

Action on sale of 717 7th Street S for \$7000 to construct single-family, owner occupied home (T.N. Thompson Enterprises). ..Body

- Subject to home being accepted as part of La Crosse Promise Program
- Subject to City of La Crosse paying for new sewer/water laterals and paying for La Crosse building permits if Buyer is unable to get approval for La Crosse County Grant.
- Subject to 15% performance deposit (in addition to sale price).

Attachments: [Architectural Designs](#)
 [Architectural Points](#)
 [Offer on 717 7th St S](#)

A motion was made by Seaquist, seconded by Anderson, that this Resolution be APPROVED . The motion carried by voice vote.

Public Hearing on 16-0352

Ted Thompson spoke about his intent to construct a single family home, which would be eligible for the La Crosse Promise Program. However, the home could be sold to anyone. If Mr. Thompson does not get county funding, he is requesting that the City cover the cost for his building permit and the water/sewer lines from the sidewalk to the main.

3

Action on sale of 214-216 24th Street for \$17,000 to build single-family, owner-occupied home (Kirchner Custom Builders).

..Body

- Contingent on 15% performance deposit (in addition to sale price).

Attachments: [Proposed Architectural Designs](#)
[Offer on 214 24th St. S.](#)
[Meets Architectural Design Standards](#)

A motion was made by Padesky, seconded by Anderson, that this Resolution be APPROVED . The motion carried by voice vote.

Public Hearing on 16-0355

Marty Kirchner explained that they would build what was proposed in the architectural plans, however, they would not be able to do a side porch as proposed due to the narrowness of the lot.

- 4 Approval of \$5500 change order, for new sewer/water laterals for 923 Avon Street (Housing Rehab Loan 1219-15).

Attachments: [New Equity Calculation](#)

Mark Medinger from Couleecap presented on the housing rehabilitation loan which needed additional work done on it, the sewer water laterals would have to be fixed in order to bring the home up to code. However, this change would bring the project above the debt ratio set by the Housing Rehabilitation Committee of 1. There was consensus to approve this, although as a rule the Committee would not approve projects above the debt ratio. A motion was made by Seaquist, seconded by Padesky, that this Resolution be APPROVED . The motion carried by voice vote.

- 5 Approval of up to \$12,000 in TIF14 funding to purchase 1002 5th Avenue South from La Crosse County for demolition and replacement of rental with owner-occupied housing. ..Body
City would purchase home from County, then sell to La Crosse CHDO (non-profit) for development of owner-occupied housing

Attachments: [APPRAISAL](#)

Staff presented on a proposal for the City to purchase this property from the county, then sell it to Couleecap for the same amount. A motion was made by Seaquist, seconded by Anderson, that this Resolution be APPROVED . The motion carried by voice vote.

- 6 Approval of Housing Rehabilitation Loans...Body
1222 Kane Street (\$12,244.33)
2548 14th Street S (\$6427.04)

Attachments: [Board Summary 4.8.2016](#)

A motion was made by Richmond, seconded by Padesky, that this Resolution be APPROVED . The motion carried by voice vote.

- 7 Approval of Subordination at 2601 Robinsdale Ave for homeowner to re-finance their first mortgage.

Attachments: [4-12-2016 HRB subordination request](#)

A motion was made by Seaquist, seconded by Padesky, that this Resolution be APPROVED . The motion carried by voice vote.

Update on Naval Reserve

Jason Gilman presented on the fact that staff had met with neighbors and Council Members about the proposal and was asked about the Naval Memorial. Jason indicated that there were still plans to build the memorial.

Next Meeting Date/Agenda Items

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.