



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Meeting Agenda - Final

### Economic and Community Development Commission

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Wednesday, January 22, 2025

3:00 PM

Council Chambers

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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?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](mailto: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 December 18th, 2024 meeting.

#### Agenda Items:

[25-0045](#) Annual Code of Ethics Policy Review.

**Attachments:** [City of La Crosse Code of Ethics Policy](#)

[25-0080](#) Action on Offer to Purchase 1308 Johnson St, La Crosse WI 54601

**Attachments:** [25-0080 Staff Report OTP 1308 Johnson.pdf](#)  
[25-0080 Action on Offer to Purchase 1308 Johnson - Photo of Parcel.pdf](#)

[25-0079](#) Action on Offer to Purchase 823 Avon St, La Crosse WI 54603

**Attachments:** [25-0079 Staff Report OTP 823 Avon St.pdf](#)  
[25-0079 Photos 823 Avon.pdf](#)

[25-0073](#) Introduction of TIF applicant - River Point District Condominiums

[25-0074](#) Introduction of TIF Applicant - Copper Rocks

[25-0078](#) Action on Offers to Purchase of 1709 29th St S, La Crosse WI 54601

*(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.)*

**Attachments:** [25-0078 Staff Report - OTP 1709 29th St S.pdf](#)

[25-0078 ECDC Memorandum For OTP 1709 29th St S.pdf](#)

[Offer 1 letter to commission.pdf](#)

[Offer 3 letter to commission.pdf](#)

[Offer 4 letter to commission.pdf](#)

[Offer 5 letter to commission.pdf](#)

[25-0042](#) Resolution updating the terms of the City's standing loans to the La Crosse Industrial Park Corporation (LIPCO).

**Attachments:** [Resolution](#)

[Legislative Staff Report](#)

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

### Economic and Community Development Commission Members:

**Mayor Mitch Reynolds, Chris Kahlow, Doug Happel, Linda Lee, Gina Miller, Mary Rohrer, & Vicki Markussen.**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0045

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**Agenda Date:**

**Version:** 1

**Status:** Agenda Ready

**In Control:** Bicycle-Pedestrian Advisory Committee

**File Type:** Resolution

**Agenda Number:**

## DIVISION 2. - CODE OF ETHICS

*Footnotes:*

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**State Law reference**— *Code of ethics for public officers and employees, Wis. Stat. § 19.41 et seq.; code of ethics for local government officials, employees and candidates, Wis. Stat. § 19.59.*

### Sec. 2-126. - Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Anything of value* means any money or property, favor, service, payment, advance, forbearance, loan or promise of future employment, but does not include compensation and expenses paid by the City, fees, honorariums and expenses which are permitted and reported under Wis. Stat. § 19.56, political contributions which are reported under Wis. Stat. ch. 11 or hospitality extended for a purpose unrelated to City business by a person other than an organization.

*Public employee* means any person excluded from the definition of a public officer who is employed by the City of La Crosse.

*Public officer* means all City officers as defined in Wis. Stat. § 62.09 and all members of Boards, Commissions and Agencies established or appointed by the Mayor or Common Council, whether paid or unpaid.

(Code 1980, § 2.48(A))

**Cross reference**— Definitions and rules of construction, § 1-2.

### Sec. 2-127. - Declaration of policy.

It is declared that high moral and ethical standards among City officers and employees are essential to the conduct of good representative government and that a Code of Ethics for the guidance of Public officers and employees will help them avoid conflicts with improved standards of public service and will promote and strengthen the confidence of the residents of this City in their public officers and employees.

(Code 1980, § 2.48(B))

Sec. 2-128. - Distribution of division.

- (a) The City Clerk shall cause to be distributed to each public officer and employee a copy of this division before entering upon the duties of the public officer or employee's office or employment.
- (b) Each public officer, the President of the Common Council, the Chair of each board, commission or agency and the head of each department shall, between January 1 and January 31 each year, review the provisions of this division and with fellow Council, board, commission, agency members or subordinates, as the case may be, and certify to the City Clerk by February 15 that such annual review had been undertaken. A copy of this division shall be continuously posted on each department bulletin board wherever situated.

(Code 1980, § 2.48(F))

Sec. 2-129. - Ethics Board.

(a) *Membership.*

- (1) The Ethics Board shall be composed of five voting members. The members shall be citizens chosen from the private sector who shall not have an affiliation with City government in any capacity. The members shall be appointed by the Mayor with the approval of the majority vote of the City Council.
- (2) Terms of office of the citizen members shall be three years.

(b) *Officers and staff.*

- (1) The Ethics Board shall have its own Chair and Vice-Chair.
- (2) The City Attorney shall furnish the Ethics Board whatever legal assistance, which may become necessary. The Ethics Board may determine the need for private counsel.

(c) *Advisory opinions.* Any person governed by this Code may apply in writing to the Ethics Board for an advisory opinion. Applicants shall present their interpretation of the facts at issue and of the applicability of the provision of this Code before the advisory opinion is rendered. All opinions shall be in writing and adopted by the Ethics Board by resolution. The Ethics Board's deliberations and action

upon such applications shall be in meetings not open to the public, but notice of such meetings shall be given pursuant to Wis. Stat. § 19.84, Record of the Ethics Board opinions, opinion request and investigations of violations may be closed to public inspection, as permitted by Wis. Stat. ch. 19. The Ethics Board, however, may make such records public with the consent of the applicant.

(Code 1980, § 2.48(G)(1), (G)(2))

**Cross reference**— Boards and commissions, ch. 2, art. X.

Sec. 2-130. - Violations and complaints.

- (a) The City Clerk shall accept from any person, except a member of the Ethics Board, a signed original complaint that states the name of the official or employee alleged to have violated this Code and that sets forth the material facts involved in the allegation. The City Clerk shall forward the original complaint to the Ethics Board Chair within three working days.
- (b) Time limitations. No action may be taken on any complaint that is filed more than one year after a violation of this division is alleged to have occurred.
- (c) Ethics Board procedures. Following the receipt of a complaint:
  - (1) The Ethics Board shall notify the accused within ten calendar days.
  - (2) The Ethics Board shall convene within 20 calendar days.
  - (3) The Ethics Board may make preliminary investigations with respect to alleged violation of this Code. A preliminary investigation shall not be initiated unless the accused official or employee is notified in writing within ten calendar days from the initial meeting. The notice shall state the purpose of the investigation and the individual's specific action or activities to be investigated.
  - (4) The Ethics Board shall make every effort to conclude within 120 calendar days.
- (d) Hearings. If the Ethics Board finds that probable cause exists for believing the allegations of the complaint, the Ethics Board may issue an order setting a date for a hearing. If the Ethics Board elects to hold a hearing, the Ethics Board shall give the accused at least 20 calendar days' notice of the hearing date. Such hearing shall be conducted pursuant to the contested case hearing requirements of Wis. Stat. ch. 227 at open session unless the accused petitions for a hearing closed to the public and good cause to close the hearing is shown.
- (e) Right of representation. During all stages of an investigation or proceeding conducted under this section, the accused or any person whose activities are under investigation is entitled to be represented by counsel of personal choice and at personal expense.

- (f) Due process. The accused or the accused's representative shall have an adequate opportunity to:
  - (1) Examine all documents and records to be used at the hearing within a reasonable time before the date of the hearing as well as during the hearing;
  - (2) Have witnesses heard;
  - (3) Establish all pertinent facts and circumstances; and
  - (4) Question or refute any testimony or evidence, including the opportunity to confront and cross-examine adverse witnesses.
- (g) Power to subpoena and administer oaths. The Ethics Board shall have the power to administer oaths and compel the attendance of witnesses by issuing subpoenas as granted other boards and commissions.
- (h) Vote of the Ethics Board. The majority vote of the Ethics Board shall be required for any action taken by the Ethics Board.
- (i) Evidentiary standard. If the recommendation is that a violation of this division has occurred, the Ethics Board must be convinced by clear and convincing evidence that such violation occurred.
- (j) Violations.
  - (1) If the Ethics Board finds that a violation of this division has occurred, the Ethics Board shall report their findings in writing to the City Council, complainant, and accused, through the City Clerk, within ten working days after reaching a conclusion.
  - (2) If the Ethics Board determines that an official or employee has violated any provision of this Code, the Ethics Board may, as part of its report to the City Council, make any of the following recommendations:
    - a. In case of an official who is an elected City Council Member, that City Council considers sanctioning, censuring or removing the person.
    - b. In the case of a citizen member or other elected or appointed City officer, that the City Council consider removing the person from the committee, board or office.
    - c. In the case of an employee, that the employee's appointing authority consider discipline up to and including discharge of the employee.
    - d. That the City Council consider imposing a civil forfeiture in an amount not exceeding \$1,000.00 for each offense.
  - (3) If the Ethics Board finds that no violation has occurred, the Ethics Board shall notify the complainant, the accused, and City Clerk in writing within five working days.
- (k) Penalties.

- (1) If the Ethics Board files a report with the City Council finding that an official or employee has violated the Ethics Code, such report shall be referred to the Judiciary and Administration Committee for a report. The Judiciary and Administration Committee may recommend to the City Council a penalty for the violation and/or recommendation that a hearing be held on the issue of the penalty. If a hearing is recommended by the Judiciary and Administration Committee, then the Mayor shall schedule a hearing before the City Council and cause notice to be mailed to the interested parties, including the person accused of the violation at least ten days prior to the date set for the hearing. At the hearing, the evidence in support of the penalty recommendations by the Ethics Board and/or Judiciary and Administration Committee shall be presented by the City Attorney or by a member of the City Attorney's staff. The accused, who may appear in person or who may be represented by an attorney, shall be entitled to present the City Council such evidence as may be relevant, competent and material in regard to the penalty for the violation.
- (2) Upon completion of the hearing or other proceeding by the City Council, judgment shall be entered by the City Council determining the penalty for violation of this division found by the Ethics Board and may include a recommendation of discipline of the person to the person's appointing authority up to and including discharge from employment or removal from office, in accordance with Wis. Stat. Ch. 17.
- (3) Any person violating this division may be subject to a Class A forfeiture for each offense.

(Code 1980, § 2.48(G)(3)—(G)(12))

**Cross reference**— Class A forfeitures, § 1-7.

Sec. 2-131. - Standards of conduct.

- (a) There are certain provisions of the Wisconsin Statutes which should, while not set forth herein, be considered an integral part of any Code of Ethics.
- (b) Accordingly, the provisions of the following sections of the Wisconsin Statutes are made a part of this division and shall apply to public officers and public employees whenever applicable, to-wit:
  - Wis. Stat. § 946.10 - Bribery of Public Officers and Employees
  - Wis. Stat. § 946.11 - Special Privileges from Public Utilities
  - Wis. Stat. § 946.12 - Misconduct in Public Office



Wis. Stat. § 946.13 - Private Interest in Public Contract Prohibited

(Code 1980, § 2.48(C))

Sec. 2-132. - Disclosures.

In addition to the foregoing statutory provisions, the following disclosure and related requirements are hereby established:

- (1) *Disclosure of interest in legislation.* To the extent that a member of the Common Council and any public officer or employee of the City of La Crosse knows thereof, such member, officer or employee, whether paid or unpaid, who participates in the discussion or gives official opinion to the Council on any legislation before the Council, shall publicly disclose the nature and extent of any direct or indirect financial or other private interest such person has in such legislation.
- (2) *Disclosure of interest in other matters.* To the extent that a member of a board, commission or agency, and any other public officer or public employee of the City of La Crosse knows thereof, such member, officer or employee, whether paid or unpaid, who participates in discussion or gives official opinion to any such board, commission or agency on any matter before it, shall publicly disclose the nature and extent of any direct or indirect financial or other private interest such person has in such matters.
- (3) *Confidential information.* No public officer or employee may intentionally use or disclose information gained in the course of or by reason of such public officer or employee's official position or activities in any way that could result in receipt of anything of value for such person, or such person's immediate family as defined by Wis. Stat. § 19.42, or for any other person or organization, if the information has not been communicated to the public or is not public information.
- (4) *Special privileges.* No public officer or employee may use or attempt to use any public position to influence or gain unlawful benefits, advantages or privileges for the public officer or employee or others.
- (5) *Conduct after termination of employment.* No public officer or employee, after the termination of service or employment with the City, shall appear before any Board or Agency of the City of La Crosse in relation to any case, proceeding or application in which the public officer or employee personally participated during the period of service or employment, or which was under the public officer or employee's active consideration.

(Code 1980, § 2.48(D))

Sec. 2-133. - Gifts and gratuities.

- (a) No public officer or employee shall receive or offer to receive, either directly or indirectly, any gift, gratuity, or anything of value which the public officer or employee is not authorized to receive from any person, if such person:
- (1) Has or is seeking to obtain contractual or other business or financial relationships with such public employee's employer or the governmental body of the public official;
  - (2) Conducts operations or activities which are regulated by such public employee's employer or the governmental body of a public official; or
  - (3) Has interests which may be substantially affected by such public employee's employer or the governmental body of the public official.

The receipt of any gift, gratuity, or anything of value as denoted in this subsection (a) is contrary to the public policy of the City of La Crosse.

- (b) The following is the policy to be followed in determining whether or not public officer or employees of the City of La Crosse may attend as a guest:
- (1) It will be the choice of the official or employee to accept or not accept guest status when such individual is the primary speaker or on the program agenda as a participant in the program.
  - (2) It will be the choice of the official or employee to accept or not accept guest status when such individual is honored for distinguished service.
  - (3) It will be the choice of the official or employee to accept or not accept guest status when such individual attends functions in other capacities than that as an elected official or as an employee of the City.
  - (4) It will be the choice of the official or employee to accept or not accept a meal at meetings which are instructional and job-related and, if the employee or official chooses to accept a meal, the cost of such should be submitted to the City of La Crosse for payment.

(Code 1980, § 2.48(E))

Secs. 2-134—2-164. - Reserved.



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0080

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**Agenda Date:** 1/22/2025

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item



# CITY OF LA CROSSE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID

25-0080

Caption

Action on Offer to Purchase 1308 Johnson St, La Crosse WI 54601

Staff/Department Responsible for Legislation

Jonah Denson/Planning Development & Assessment

Requestor of Legislation

Jonah Denson

Location, If Applicable

1308 Johnson St, La Crosse WI 54601

Summary/Purpose

The Replacement Housing Program is seeking approval to use Community Development Block Grant funds (CDBG) to purchase the parcel at 1308 Johnson St, La Crosse WI 54601.

Background

The parcel at 1308 Johnson St, La Crosse WI 54601 is vacant other than a garage set toward the back of the parcel on the alley. The building inspector has an order to correct on the garage for several items needing repair. After several months of negotiation, the owner of the parcel agreed to sell to the City's Replacement Housing Program. Once we secure ownership of the parcel, the garage will be demolished, and the parcel will be used to develop a new single family home in partnership with Western Technical College.

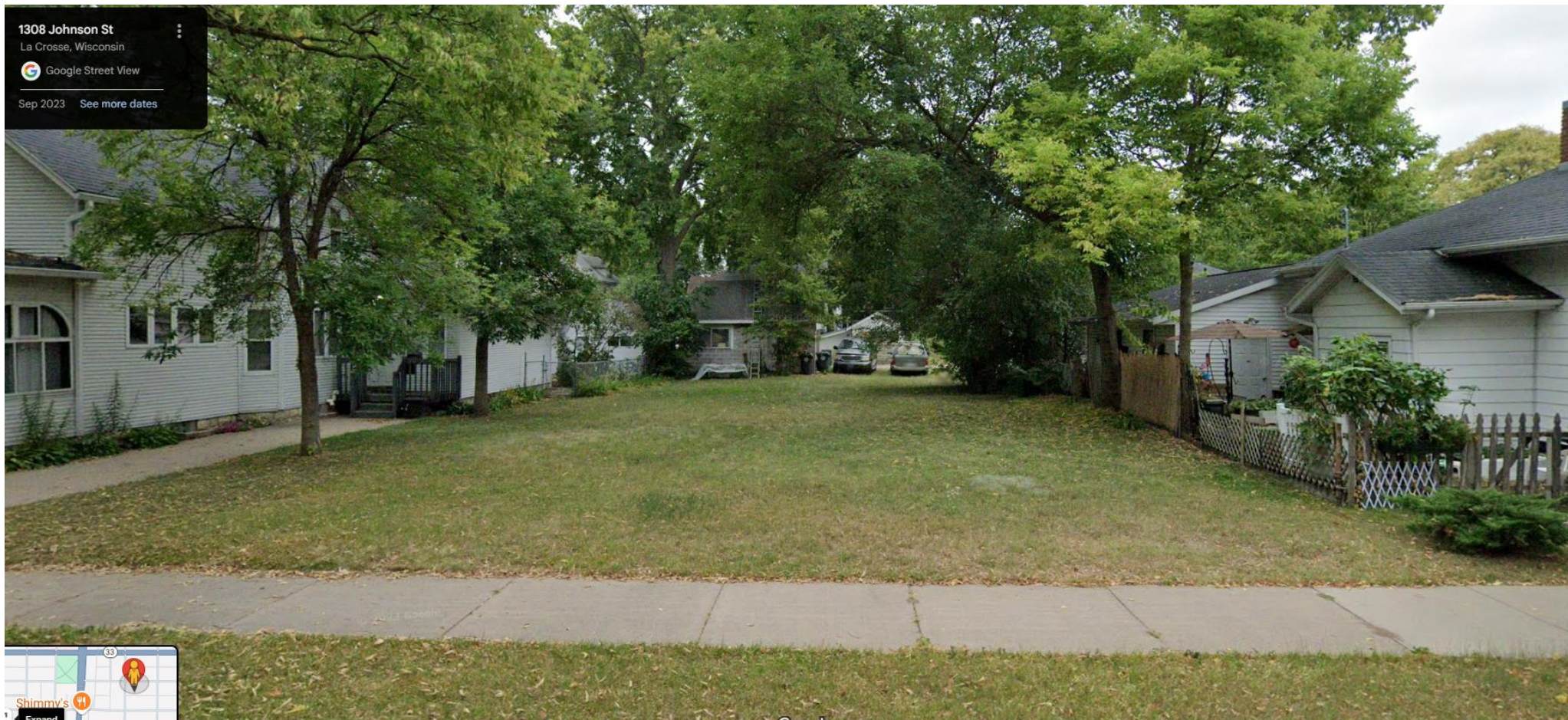
Fiscal Impact

CDBG - \$65,000 for purchase of the parcel, \$476.30 for Property Tax & approximately \$3,000 in closing costs

Staff Recommendation

Staff recommends approval of this offer to purchase request

# 1308 Johnson St, La Crosse WI 54601





# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0079

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**Agenda Date:** 1/22/2025

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item





# CITY OF LA CROSSE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID

25-0079

Caption

Action on Offer to Purchase 823 Avon St, La Crosse WI 54603

Staff/Department Responsible for Legislation

Jonah Denson/Planning Development & Assessment

Requestor of Legislation

Jonah Denson

Location, If Applicable

823 Avon St, La Crosse WI 54603

Summary/Purpose

The Replacement Housing Program is seeking approval to use Community Development Block Grant funds (CDBG) to purchase the parcel at 823 Avon St, La Crosse WI 54603.

Background

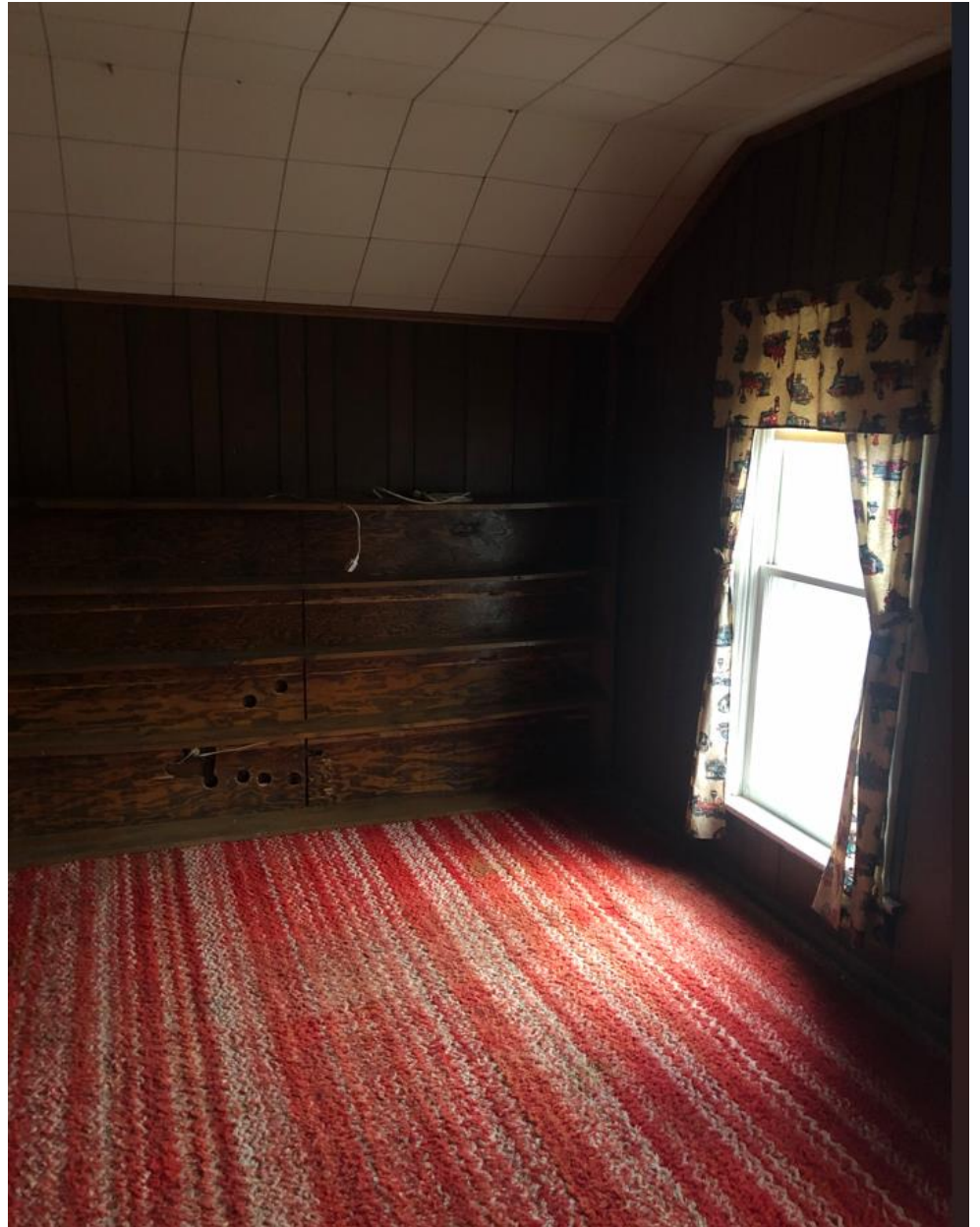
The parcel at 823 Avon St, La Crosse WI 54603 has a single-family house and a two-car garage on the parcel. Both the house and the garage are in a state of disrepair, needing thousands of dollars to bring the property up to code. The owner of the home was moved to a care center and the house was listed for sale by owner. After touring the home, it was decided that the property would be a great fit for the Replacement Housing Program. Once we secure ownership of the parcel, the house and the garage will be demolished and the parcel will be used to develop a new single-family home in partnership with Western Technical College.

Fiscal Impact

CDBG - \$110,000 for purchase of the parcel

Staff Recommendation

Staff recommends approval of this offer to purchase request













# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0073

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**Agenda Date:** 1/22/2025

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0074

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**Agenda Date:** 1/22/2025

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item

**Agenda Number:**



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0078

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**Agenda Date:** 1/22/2025

**Version:** 1

**Status:** Agenda Ready

**In Control:** Economic and Community Development Commission

**File Type:** General Item



# CITY OF LA CROSSE

400 La Crosse Street  
La Crosse, Wisconsin 54601  
(608) 789-CITY  
[www.cityoflacrosse.org](http://www.cityoflacrosse.org)

## LEGISLATION STAFF REPORT FOR COUNCIL

File ID

25-0078

Caption

Action on Offers to Purchase 1709 29<sup>th</sup> 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 29<sup>th</sup> St S, La Crosse WI 54601

Summary/Purpose

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

Background

The property at 1709 29<sup>th</sup> 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





PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

**Memorandum**

**To: Economic Community Development Commission**  
**From: Jonah Denson**  
**Date: January 22, 2025**  
**Re: Action on offer to purchase 1709 29<sup>th</sup> St S**

**List Price: \$285,000;** The City to provide a deferred 2<sup>nd</sup> mortgage of up to \$165,000 which will accrue interest of 3% per annum and will cease to accrue interest at half of the principal value. The City will also provide a forgivable 3<sup>rd</sup> mortgage of \$25,000 forgiven each year over a 15-year period.

Staff received a total of 7 applications. Buyer’s are numbered in the order of receipt of application.

Order of Receipt	Offer to Purchase	1st Mortgage	Down Payment	Monthly Payment	Front End Ratio 30% or less	Back End Ratio 43% or less	2nd Mortgage	3rd Mortgage
1	\$ 285,000	\$ 55,000	\$ 65,000	\$ 905.39	21%	21%	\$ 165,000	\$ 25,000
2	\$ 285,000	\$107,000	\$ 13,000	\$ 1,230.98	24%	24%	\$ 165,000	\$ 25,000
3	\$ 285,000	\$100,000	\$ 20,000	\$ 1,182.57	21%	21%	\$ 165,000	\$ 25,000
4	\$ 285,000	\$ 90,000	\$ 30,000	\$ 1,137.75	23%	31%	\$ 165,000	\$ 25,000
5	\$ 285,000	\$108,900	\$ 11,100	\$ 1,246.16	29%	43%	\$ 165,000	\$ 25,000
6	\$ 285,000	\$100,000	\$ 20,000	\$ 1,216.05	30%	32%	\$ 165,000	\$ 25,000
7	\$ 285,000	N/A	\$200,000	\$ 836.94	33%	33%	\$ 60,000	\$ 25,000

**Offers 1-6 have all been pre-approved for a 30 year fixed rate 1st Mortgage. Down Payment info and Debt Ratios listed above.**

**Offer 7 has a large cash down payment of \$200,000.00 Would prefer to offer \$200,000 cash for the property, also willing to take out a mortgage with the City to cover the additional \$85,000 in order to offer the full \$285,000 asking price.**

**Offer 7 will be over the policy threshold of 30% on the front end if a mortgage is needed**



10 December, 2024

Dear Economic and Community Development Committee Members,

We are writing to introduce ourselves and express our interest in the replacement home located at 1709 29th St S. My name is Anna Erdman and my Husband's name is Isaac Erdman. We have been excitedly waiting for this home to be listed since our application was submitted about a year ago.

Isaac and I have been married for 2 1/2 years. We started dating as 15 and 16 year olds in High School. We grew up in Holmen, Wisconsin and some of our best memories even back then were hikes at Hixon Forest, photos at Riverside and Prom at the La Crosse Center. We knew we wanted to stay in the area after High School.

After graduation, we both completed degrees at Western Technical College, me with a general Associates of Arts degree and Isaac with a degree in Healthcare Technology Management. Isaac has now been working at Gundersen Health System, La Crosse, for around 2 years as a Biomedical Technician. I am staying home for the time being as we welcomed our first child into the world on Christmas Day.

With Isaac's love and commitment to his job at Gundersen and our love for the area, we have been hopeful to find a home to build our family in La Crosse. In the 1709 29th St home Isaac would hope to bike to work and be close to the ORA mountain biking trails, as he enjoys biking in his free time. I would love all of the opportunities for our son, from the beautiful parks and walking trails nearby to the wonderful public library and other fun opportunities that are always around for children.

Other qualifying factors:

- Our application has been submitted since 2023.
- We are first time homebuyers.
- We have completed an HUD certified homebuyer course through CouleeCap.

Thank you for your time both considering our application as well as serving on this committee.

Kindly,

Anna and Isaac Erdman



January 2, 2025

Dear Economic and Community Development Committee members,

I appreciate this opportunity to submit an offer for the property located on 1709 29th Street South, La Crosse, Wisconsin. The chance to purchase and own a home in the community I love, reside, and serve is a life-changing privilege.

Prior to expressing why this house is ideal for me and my family, I would like to share a snapshot of our story. My name is Abby Von Arx. I am the single mother of two elementary-aged children: Evelyn (11) and Colin (8). Professionally, I have been a practicing librarian since 2009. I grew up in the area, across the river in Caledonia, MN, but spent much of my early adulthood going to school, living, and working in Milwaukee, WI. My ex-husband and I moved back to La Crosse County in 2016 in order to be closer to family. Unfortunately, less than a year after relocating, my former partner relapsed and began using drugs and alcohol following 14 years of sobriety. Unable to remain together after such a difficult period, I initiated separation in 2017. We sold our dream home, separated, and officially divorced in 2021. Since the sale and separation, the kids and I have lived in modest rentals. Though two-bedroom apartments were sufficient during toddlerhood and early elementary, our space is quickly shrinking as Evelyn and Colin approach middle school. Owning a home will provide stability, both in terms of fixed monthly expenses but also ensuring my children will not need to move again after this transition.

A guiding professional and personal value I hold is the desire to live within the community I serve. As I navigated divorce and single motherhood, I was fortunate enough to secure a position at the La Crosse Public Library where I worked as a children's librarian from 2019 to 2022. Though I loved my job, colleagues, and library users, I have always felt a strong pull towards education. I grew up with a mom and aunts who were dedicated teachers, and my first job out of graduate school was as a private middle school librarian and composition teacher. So, in August of 2022, I left the La Crosse Public Library to become the librarian at Lincoln Middle School. The shift not only meant a new job, but I also had to return to college as a 39-year-old, earning a library media specialist certification.

Though my time at Lincoln was brief, it was an honor to serve the families, students, and staff in the school's final year of operation. Luckily, I was able to remain in the district and am currently in my second year at Central High School. Central has been the ideal landing place following Lincoln's closure. Though working with high school-aged students was unexpected, I have embraced my new role, developed strong relationships with students and staff, and look forward to being Evelyn and

Colin’s librarian after they finish their time at Hamilton/SOTA I Elementary School, continue at Longfellow Middle, and eventually join their mama at Central.

Besides being a beautiful new construction with just the right amount of space for a family of three, the 29th Street house keeps my kids in current boundary schools for both middle and high school, while allowing me to live in the neighborhood where my students and their families reside. Go Birds!

As my kids get older, Evelyn especially craves more space away from her pesky little brother and cannot wait to decorate a room of her very own. She has already decided the larger of the two basement rooms should be hers. Further, both animal-loving children have been asking for a dog since preschool and the modest backyard and pet-friendly neighborhood would be the ideal place to add a furry friend to our family. Finally, working at Central, I have had the opportunity to build relationships with both the instructors and students involved in the ACE Academy. I see and chat with many of the young men who worked on this home daily. The thought of residing in a space crafted by my students as they gained valuable career and life skills makes me giddy.

As an educator and librarian, I firmly believe it is vital to live in and contribute to one’s chosen community; however, the current state of housing in La Crosse makes it prohibitive to afford a home on a single teacher's salary. The La Crosse Replacement Housing Program has the potential to provide a stable, safe home for me and my growing children, while also allowing us to remain in an area of the city where we go to school and work. I would love the opportunity to make a house--carefully crafted by dedicated Central students and staff--into a home for me and my two future Riverhawks.

With grateful sincerity,

Abby Von Arx



A picture of Evelyn, Colin, and me on the first day of school 2024. (Colin is not feeling super enthusiastic!)

Hello!

We are Corey and Caroline, a 34 year-old High School Special Education Teacher and Head Tennis Coach at La Crosse Central High School and a 5 year-old Kindergartener to-be at State Road Elementary this upcoming school year! We have two beautiful Australian Shepherds named Nitro and Kona and a majestic Siamese Lynx Point Cat named Sharky.

We currently live at Roosevelt School Apartments in what is essentially a one bedroom with a den (no windows in the second room even though it was advertised to us as a two bedroom) on the far North Side of La Crosse and our lease is up at the end of March! As you know, we attempted to purchase 1316 5th Ave S this summer but were not able to unfortunately as that property went to a very deserving Veteran and his young daughter. This will be the third time officially submitting an offer on a City of La Crosse Replacement Housing Program house so we have been patiently waiting to say the least and are in need of a new living situation this time. This would be the perfect property for us as it is conveniently located two blocks from Caroline's mother's house and just a couple minutes from both State Road Elementary and Central High School!

I have been asked by the parents of a student on my caseload and his La Crosse County Social Worker if I would be a voluntary respite care provider but considering my current living situation, have been unable to. I am hoping by being able to purchase this house that I can continue serving our community in ways other than teaching and coaching, by providing a safe home for those in need of respite care and eventually foster youth.

I grew up in the Wisconsin State Foster Care System after having been taken from my parents several times throughout my early childhood, eventually becoming a legal orphan as my parents rights were terminated and aging-out of care.

I went on to graduate Valedictorian of my high school class and was a WIAA State Tennis tournament qualifier. After high school, I attended the University of Wisconsin - La Crosse where I graduated with Honors. I have worked extensively with at-risk youth throughout my life in community, school, and extracurricular settings and will continue to do so!

Thank you for your consideration!

Corey, Caroline, Nitro, Sharky, and Kona

Dear Economic & Community Development Committee Members,

I'm KJ Krzyzanowski, an applicant for the City of La Crosse Replacement Housing Program. I'm thrilled and humbled to have an opportunity to place an offer for the home at 1709 29th Street.

Getting my offer ready has been a flurry of excitement and nerves. The greatest feeling being a sense of certainty and optimism that I have the chance for my son Toby and I to own a home. Being a single-father with a 4-year old is not something I had hoped for in life, but I intend to pursue every chance to give my son all the opportunities he deserves. The safety and security of our own home would provide him so many opportunities, like having his own room. Having a secure place to keep his bike so we can ride to school together. Having a kitchen big enough to learn to cook in. Having a backyard where we can plant a garden and grow our own food to cook in the kitchen!

And most of all, having a place to call home. We've been in a small 1-bedroom apartment for the past year and a half. He tells his friends, "An apartment is a place you live while you wait for a house." I would love to tell him that the wait is over!

Financially, I am in a great position to benefit from this opportunity. I have a steady, full-time job as a Youth Program Specialist at UWL. I have a great credit score and enough funds for a modest down payment. And I have the mindset to really make the most of this opportunity by maintaining financial choices that prioritize Toby and I having a home to call our own.

Finally, I intend to make sure the City of La Crosse benefits by awarding me this opportunity. I plan to maintain the home and build strong connections in the community. As a youth worker, I have plans for The Pizza Project, a future youth program focused on creativity, culture, and building a strong sense of self. It would be invaluable to have a home where I can meet with community members to brainstorm ways to bring this project to life for the youth of La Crosse. Thank you for your consideration!

Sincerely,

KJ Krzyzanowski



# City of La Crosse, Wisconsin

City Hall  
400 La Crosse Street  
La Crosse, WI 54601

## Text File

File Number: 25-0042

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**Agenda Date:** 2/6/2025

**Version:** 1

**Status:** New Business

**In Control:** Finance & Personnel Committee

**File Type:** Resolution

Resolution updating the terms of the City's standing loans to the La Crosse Industrial Park Corporation (LIPCO).

## RESOLUTION

WHEREAS, the La Crosse Industrial Park Corporation (LIPCO) is a decades-old partnership between the City of La Crosse, the La Crosse Area Development Corporation, and Xcel Energy until 2014, that private partner became Kwik Trip thereafter; and

WHEREAS the mission of LIPCO is to provide real estate solutions to attract, assist, and advance economic development in and for the benefit of La Crosse; and

WHEREAS, LIPCO has a \$550,000 loan with the City, to which \$400,000 was sourced through Industrial Park Sinking Funds and \$150,000 is currently sourced through Community Development Block Grant (CDBG) funds; and

WHEREAS, LIPCO has utilized these funds to facilitate significantly impactful projects such as the reuse of the former PACAL buildings for the expansion of Fowler & Hammer, the redevelopment of the 2<sup>nd</sup> and King Street area in downtown La Crosse, and the redevelopment of the former Trane Plant 6 site which is now home to 5<sup>th</sup> Ward Residences; and

WHEREAS, to date, LIPCO has paid the City approximately \$776,000 in interest-only payments; and

WHEREAS, largely due to the length of the City's partnership with LIPCO and the origination date of the first loan to LIPCO in 1998, as well as the different projects and events that occurred throughout this time, the existing loan documents and terms are administratively cumbersome and arguably outdated; and

WHEREAS, there remain future possibilities for LIPCO to further its mission, doing so in partnership and for the betterment of the City of La Crosse; and

WHEREAS, LIPCO's bylaws require the City Mayor to serve as one of the three LIPCO board members, providing oversight to LIPCO's operations and executive decision-making.

NOW, THEREFORE , BE IT RESOLVED that the Common Council of the City of La Crosse approves amending the loan terms as follows:

- Payments:
  - 3 years of 0% interest, beginning March 1, 2025
  - Beginning March 1, 2026, 2 years of quarterly principal payments at \$4,500
  - Beginning March 1, 2028, interest increases to 3%, with the remaining principal balance amortized with a 10-year payoff (i.e. loan to be paid back in full by March 1, 2038).
- In the event LIPCO is unable to resume principal and interest payments in March 2028, LIPCO will transfer the remaining balance of its liquid assets to the City.

BE IT FURTHER RESOLVED, that staff will facilitate the execution of an amended agreement with LIPCO that will include the above terms.

BE IT FURTHER RESOLVED that \$150,000 of Industrial Sinking Park Funds will be transferred to pay off the \$150,000 CDBG loan, leaving one internal City funding source: \$550,000 from Industrial Sinking Park Funds.

BE IT FURTHER RESOLVED that the Mayor and Director of Planning, Development and Assessment are hereby authorized to take any and all steps necessary to effectuate this resolution.



# ***CITY OF LA CROSSE***

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## **LEGISLATION STAFF REPORT FOR COUNCIL**

File ID                      Caption

Staff/Department Responsible for Legislation

Requestor of Legislation

Location, if applicable

Summary/Purpose

Background

Fiscal Impact

Staff Recommendation