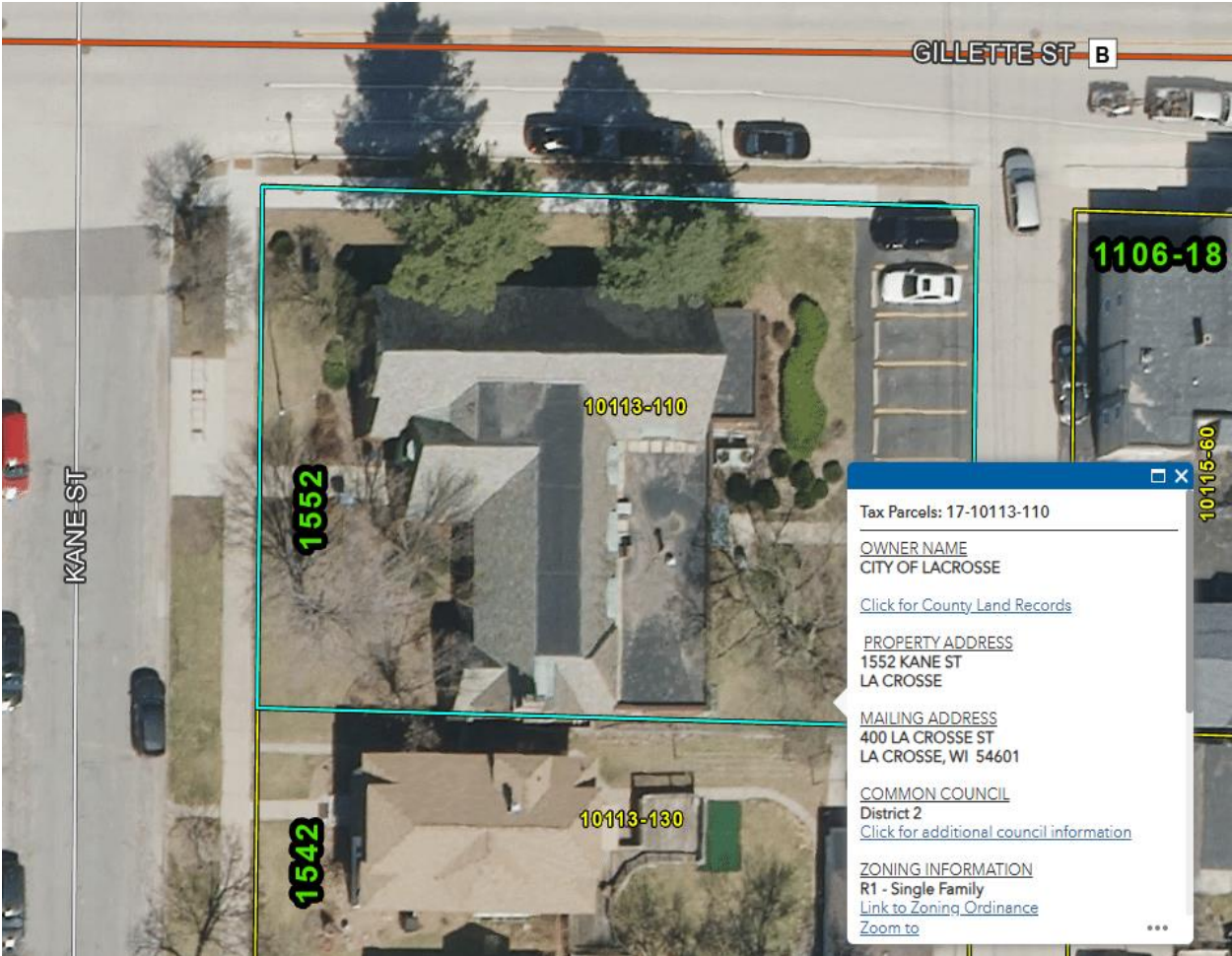


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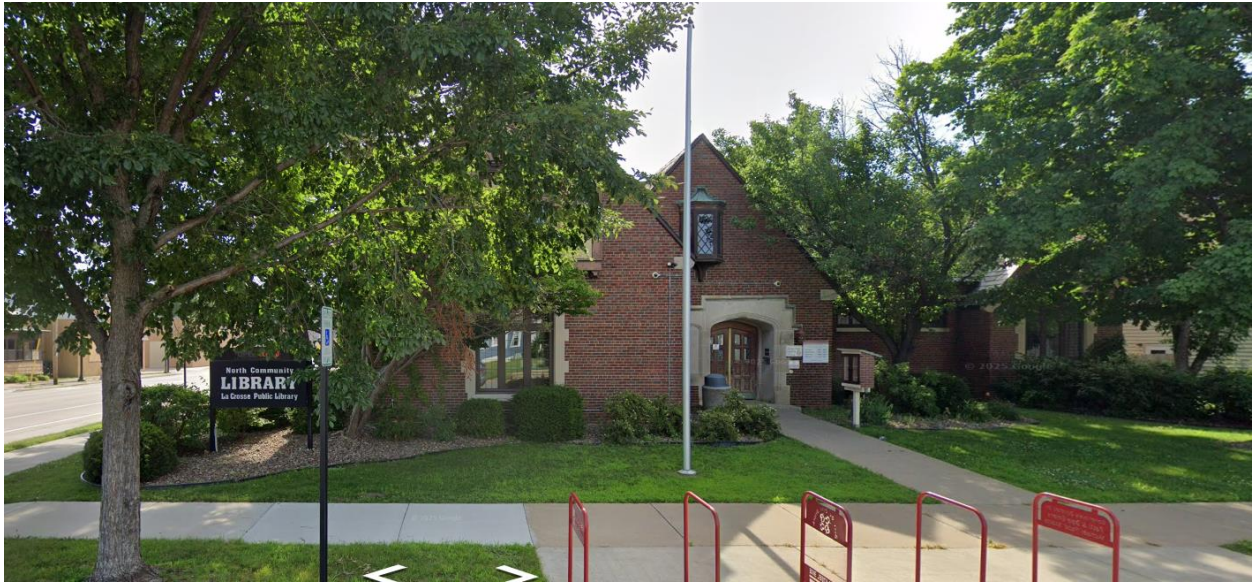
Request for Proposals

North Community Library Building
1552 Kane Street, La Crosse, WI 54603
Tax Parcel #17-10113-110



Release date: June 30, 2026
Deadline for responses: August 14, 2026

1.1 Summary



The City of La Crosse (City) is issuing a Request for Proposals (RFP) for the reuse of tax parcel #17-10113-110 located at 1552 Kane Street. The existing structure was built in 1940 and had been used as the North Community Library, which opened in 1941. According to the Wisconsin Historical Society’s website:

The North Community Library was built in 1940, opened in 1941, in a Tudor Revival style described in the local paper as a “bungalow style structure architecturally designed so as to blend with its residential surroundings.” (La Crosse Tribune, 31 Dec. 1941). Facing Kane Street, the building is a one-story gabled ell design, with entrance in the corner between the front gable in the ell wing, created in its own gabled protrusion. It is built in brown brick with false half-timbering in the main front gable. Triangular multi-light windows and a small three-sided bay window in the upper entrance gable emphasize the Tudor features, as does the slate roof. The library was remodeled in 1992. Though the overall interior has retained its integrity, according to the La Crosse Public Library facility manager responsible for the remodel, these were the items that were updated or changed: The windows were replaced, but they were done in the same pattern as the originals, just energy efficient. The back entrance doors were replaced, as the wood doors had rotted. The current rear doors are metal, but in a similar style. The interior lighting was all replaced, but with period-appropriate style. The drinking fountain, which was originally in a nook, was removed and replaced. The original circulation desk was replaced. The HVAC and electrical was replaced, but the interior is overall intact with its original woodwork.

<https://www.wisconsinhistory.org/Records/Property/HI34574?>

On December 11, 2025, the Common Council approved the amended ordinance regarding the sale of surplus land as item #25-1097. This update established a process and requirement for determining the sale of surplus property. This ordinance includes the following requirements for the sale of surplus property:

- Future land use must be compatible with the City's Comprehensive Plan and other adopted plans.
- The City may add conditions or contingencies to any land sale.
- The City may add a reverter clause to any purchase agreement to buy back land at the original sale price if the land is not developed or if the land is deemed tax exempt.
- The anticipated sales price of the property shall be determined by the City Assessor or by a third-party appraisal. The purchase amount offered shall be one of the items weighted in determining if and to whom the property should be sold. The Common Council will need to approve the sale via Resolution in order to finalize the sale.
- Unless otherwise approved via Council action, the land shall remain subject to the general property tax pursuant to Wis. Stat. ch. 70 for 20 years following the sale of the property. No future owner, occupant, or tenant shall apply for tax exemption during the 20-year period.

The purpose of the Request for Proposals is to give community members an opportunity to repurpose this facility. The information collected will help guide policy makers as they consider next steps.

On November 11, 2025, the La Crosse Public Library Board made the decision to permanently close the North Community Library effective June 18, 2026. On June 11, 2026, the Common Council declared this property surplus and directed staff to release this RFP, which follows the City's adopted economic development surplus land policy.

The current zoning of this property is R-1 Single Family Residence. Details of this zoning district and its allowable uses can be found on the City's website in the Municipal Code, Section 115-142 – R-1 Single Family Residence District Regulations. The development must comply with all applicable zoning, building codes, and municipal regulations.

The library is closed to the public. Interested parties may coordinate a showing of the property by contacting Jim Flottmeyer at 608-789-7559 or flottmeyerj@cityoflacrosse.org.

An Architectural & Engineering Analysis was completed in April 2026 which gives further information on the building and analysis of the structural, mechanical, plumbing and electrical analyses. This information is available to the public on the City's website.

The proposed sale price, as determined by ordinance by the Chief Assessor, is \$373,000.

1.2 Deadline

The deadline to submit a proposal is **August 14, 2026**. Proposals shall be submitted electronically to Department of Planning and Development at planning@cityoflacrosse.org,

received by 4:00pm Central Time. Proposals received after this time will not be opened or considered.

1.3 Site Background and Details

The structure was built by the City of La Crosse in 1940 to serve the city as the North Community Library, replacing the previous north side location. The parcel is currently zoned R-1 Single Family and is a part of the Logan Northside Neighborhood Association. The parcel is 0.335 acre, which is 14,592 square feet.

1.4 Site Development Goals

Repurposing of this property shall accomplish the following city goals.

- A. Create taxable development in the city.
- B. A use that is complimentary to the surrounding neighborhood.

1.5 Additional Information

The Economic and Community Development Commission (ECDC) will evaluate proposals at their August 26, 2026, meeting at 3:00pm in the Council Chambers at City Hall and may conduct interviews based on the proposals. The ECDC may then decide how to move forward which may include the selection of a proposal. Staff will move forward with a Development Agreement if a selection is made.

The Development Agreement will include a first right of refusal for the City to repurchase the property for market value at the time of sale. The purchaser will be required to pay a \$20,000 performance deposit as security for fulfilling the obligations proposed in the Development Agreement. The deposit will be returned in full if all requirements are met. Additionally, the purchaser will agree to give back the property to the City if the scope of work is not completed or not completed according to the specified timelines. Final sale and execution of the Development Agreement is contingent upon approval by the Common Council.

2.1 Submission Requirements

Proposals should include a narrative of a vision for this site. The respondent shall be capable of providing information on site preparation, financing, and project management.

The City is requesting the following details:

1. Proposed purchase price.
2. Brief qualification statement highlighting the respondent's experience with projects of similar size and complexity.
3. Proposed use for the property and description of how this will enhance the neighborhood.
4. Floor plan detailing the proposed changes and repairs.
5. Proposed budget, including cost estimates from contractors (HVAC, plumbing, electrical, etc.).
6. Expected sources of financing and estimated total cost, including an estimate of private equity in the project.
7. Schedule of major milestones and estimated project timeline.

8. Contact information for key staff, description of their role in this project, and qualifications necessary to fulfill this role.

2.3 Evaluation Process

Staff and the ECDC will evaluate the proposal based on the following criteria:

1. Qualifications and experience
2. Articulation of project vision and its benefits for the city of La Crosse and neighborhood. Detail of compatibility with the City's Comprehensive Plan, Climate Action Plan, and other adopted plans.
3. Demonstration of project financial feasibility and team's capacity to develop a project of this scope
4. Timeline and ability to execute vision and strategy in a timely manner
5. Purchase price
6. Future projected tax base as determined by the City Assessment office

3.1 Reservation of Rights

The City reserves the right to:

- Cancel or withdraw the RFP.
- Modify or issue clarifications.
- Reject any submissions for any reason.
- Consider a submission that is in non-compliance with the submission requirements.
- Reject all submissions that are submitted under the RFP.
- Modify the deadline for submissions or other actions.
- Reissue the RFP, modify the RFP, or issue a new RFP, whether or not any submissions have been received in response to the initial issuance.
- All RFPs become property of the City of La Crosse and may be made available to the public.

3.2 Notice of Modification

The City will post information regarding cancellations, withdrawals, modifications to deadlines, and other modifications to this request at this website: www.cityoflacrosse.org/planning under "News & Events". Respondents shall have the obligation to check the website for any such notices and information, and the City shall have no duty or obligation to provide direct notices to respondents.

3.3 Ownership and Use of Submissions

All submissions shall be the property of the City and the City may use any and all ideas in any submission.

3.4 Further Efforts

The City may request that respondents clarify their submissions and/or submit additional information pertaining to their submissions. The City may request best and final submissions from any purchaser and/or request an oral presentation from any developer.

3.5 Non-Binding

The selection by the City of a respondent indicates only intent by the City to continue with the selection process and/or negotiate and the selection does not constitute a commitment by the City to execute a final agreement or contract.

3.5 Project Point of Contact

For questions related to this project, please contact:
Julie Emslie, Economic Development Administrator
(608) 789-7393
emslej@cityoflacrosse.org