

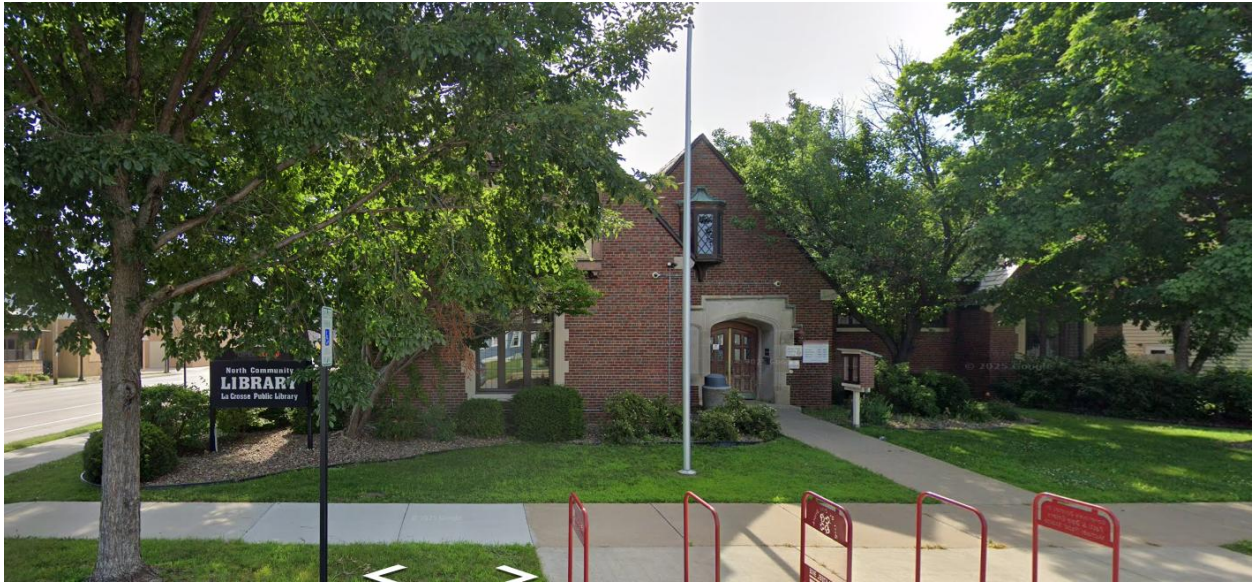


Request for Expressions of Interest

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



1.1 Summary



The City of La Crosse (City) is soliciting Requests for Expressions of Interest (RFEIs) for the reuse of tax parcel #17-10113-110 located at 1552 Kane Street. The existing structure was built in 1940 and is currently 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?>)

The purpose of the Request for Expressions of Interest is to give community members an opportunity to share their thoughts or plans for the future use of 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 15, 2026.

The proposal for the reuse may be for commercial, residential or a mixed-use purpose.

1.2 Deadline

The deadline to submit is **April 10, 2026**. Expressions of Interest shall be submitted to the Mayor's office, electronically to Executive Assistant Annette Steele at steelea@cityoflacrosse.org.

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.

The library is open to the public from 2:00 – 6:00pm Monday through Thursday. Interested parties may tour the building, including areas off limits to the general public, by appointment only. Those who are interested in a tour may coordinate a showing of the property by contacting Danny Whitmore at 608-789-7160 or dwhitmore@lacrosselibrary.org.

2.1 Submission Requirements

The Mayor's office seeks a business, individual, developer or purchaser to articulate a vision for this site. The respondent shall be capable of providing a vision for 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.

3.1 Reservation of Rights

The City reserves the right to:

- Cancel or withdraw the RFEI.
- 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 RFEI.
- Modify the deadline for submissions or other actions.

- Reissue the RFEI, modify the RFEI, or issue a new RFP, whether or not any submissions have been received in response to the initial issuance.
- All RFEIs become property of the City of La Crosse and may be made available to the public.

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.

3.5 Project Point of Contact

For questions related to this project, please contact:

Mayor Shaundel Washington-Spivey via Annette Steele, Executive Assistant

City of La Crosse

(608) 789-7500

steelea@cityoflacrosse.org