



Crawford County Housing Meeting

April 9, 2025

9:00 AM

Topic	Notes
Introductions	Via Zoom: Hannah McKeever, Monica Horner, Nate Gilberts, Dan McWilliams, Samantha Martin, Jessica Schroeder, Seth Raynolds, Peggy Shea, Miranda Klosterboer, Gary Albrecht, Tina Allbaugh. In person: Sonya Lenzendorf, Becky Hackett, Amanda Griswold, Brandy Thompson, Teri Tippery, Jann Sturmer, Mark Lee, Nicole Baumeister, Andy Banasik
Presentation: Viroqua Main Street Project, Nate Torres, City Administrator	<p>Main Street Apartments in downtown Viroqua area - located where the highway shop used to be located. Northpoint Development is coordinating. Anticipated completion July/August of this year. Total of 65 units, mixed modality between townhomes and apartments and includes 6,000sq feet childcare space and 3,000 square feet of retail space with walk up store fronts.</p> <p>May 2020 is when the conversations started for this project - at the time housing and childcare were identified as top needs in the city. Lessons learned - build relationships with developers, zoning, development agreements, comprehensive plan. Discussed planning and development process - largest development that the city has ever done that included a \$1 million TIF, \$6 million grant (Neighborhood Investment Fund), \$20 million project total.</p>
Areas of Work Updates:	-
Direct Services Coordination Group	Discussed needing a chairperson for this group as well as direction. Previous direction included landlord engagement and the streamlining of processes that were truly outside of our control as a workgroup. To assist the practitioners in the group CCHHS is creating a webpage dedicated to housing resources including application links, housing resource guide etc. May reconvene at a later date if there is interest. Until then communication will continue to occur between group members as it has been as most provide an array of direct services to clients, not just housing.
New Development Work Group	<p>Several work group members spoke of some progress being made on several fronts including the land over by Bluffview school, south of Wells Street, Michigan St., . Current owners are willing to meet to discuss purchase options Discussion regarding potential duplexes on the south side of PDC where Well #5 will be going in at. Conversations were also had with Randy Weeks - given first option potential development using affordable housing funds.</p> <p>Discussed decreased square footage, single family modular homes - Skyline,</p>

	Horkheimer Homes, Design Homes were mentioned as possible options. SWCAP is a Skyline dealer.
Partner Updates	<p>Hannah McKeever, UW-Madison Vernon County. Update on the Housing Summit to be held in Hillsboro WI on May 6th. Also discussed the county-wide housing study that she is coordinating in Vernon County - the process and input received to date. Indicated that if there is a Community Development Extension Educator on staff with UW-Extension in your county then this is a service that is offered at no charge. Sonya to follow with UW-Extension contact in Madison regarding a housing study for Crawford County.</p> <p>Mark Lee, Driftless Development Discussed the housing committee at Driftless Development headed by Becky Hackett and includes the Driftless Development board members. The focus is primarily on new development - primarily single family modular homes.. Discussions with Village of Wauzeka as there are zoned properties, not shovel ready that would be available. School district is having workforce housing issues to to the lack of available housing. Discussions were also had with the Village of Gays Mills that have numerous shovel ready sites for \$5,000 that includes hookups.</p>
Future Presenters	Presentation ideas identified: Community Land Trust options, Accessory Development Units, and affordable housing.
General Discussion	
	<p>Question regarding the Walter Schmidt building on Beaumont. Appears there have been several grant/loan funding inquiries for this building. One group in particular is interested in a WHEDA loan program that would need a minimum of 16 units. The building is still listed for sale and is not under contract yet.</p> <p>The community meeting is scheduled in Wauzeka for Tuesday 04/22/25 to discuss several items including Connect Communities, the youth entrepreneur program and housing.</p>
Next Meeting	July 25, 2025 @ 9:00 am in the Crawford County Administration Building