

Revitalizing a Landmark

A proposal for the:
Former Fire Station No. 5
1220-1222 Denton Street
La Crosse, Wisconsin
December 3, 2019



Respectfully submitted for your consideration by:
Dan Moen
Marc Zettler
Ryan Wilkening

A Proposal for:
Fire Station No. 5/Southside Senior Center

Revitalizing a Landmark
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Image on cover courtesy of UW-La Crosse Murphy Library Special Collections

December 2019

A Proposal for:
Fire Station No. 5/Southside Senior Center

Revitalizing a Landmark
Executive Summary

1. Executive Summary

The historic Fire Station No. 5/Southside Senior Center building is located at 1220-1222 Denton Street in La Crosse, Wisconsin. The building has been an important part of the south side's urban fabric since its completion in 1895. Recently the building has become vacant and is in need of a new use. There are a number of issues with the building, some due to changes in the building code and others caused by deferred maintenance.

Extensive repairs (that are estimated to cost in the hundreds of thousands of dollars) will be required to get this building ready for a new use. It is our understanding that a questionnaire was completed to determine eligibility for listing on the National Register of Historic Places. This means that there may be financial benefits such as historic tax credits available for this building.

The building is near the condition where it must either be revitalized or taken down. If it is taken down a significant and highly visible piece of La Crosse's history will be lost.

The building is somewhat visible being half a block off of West Avenue and is a very desirable location for the creation of first floor commercial space with residential dwelling units above. The first floor is suited for a number of different commercial uses such as a contractor's shop, retail space, or office space.

We feel the upper level space would be best suited for residential apartments. However, if tax credits are not available a less intensive rehabilitation may be the only way to make the project work financially. Our current plan is to create two apartment units each with a separate entry. These apartments as well as the first floor will reuse as much of the historic finishes as possible. Materials of this caliber are hard, if not impossible; to find in today's industry. We want to PRESERVE the historical aspects of this property to the greatest extent possible.

Yet another asset to the property is the potential for some limited off street parking on the back lot area. This lot is adjacent to a public alley.

Our development team consists of specialists dedicated to the La Crosse community. Dan Moen (owner of Artisan Preservation Co.), Marc Zettler (Preservation Architect and Principal of Zettler Design Studio, LLC) and Ryan Wilkening (designer at HSR Associates, Inc.) will each be bringing their knowledge and expertise into a partnership to save the building and bring it back to being a south side landmark. We will not be taking a development fee on this project since we all feel very strongly about saving this building.

We understand that the current tax revenue from the property is zero. Upon completion of this project it will once again produce revenue to the city through the form of property tax generation.

On the following pages we will further explain our in-depth plan on how we propose to successfully complete this project. Thank you for your time and consideration!

A Proposal for:
Fire Station No. 5/Southside Senior Center

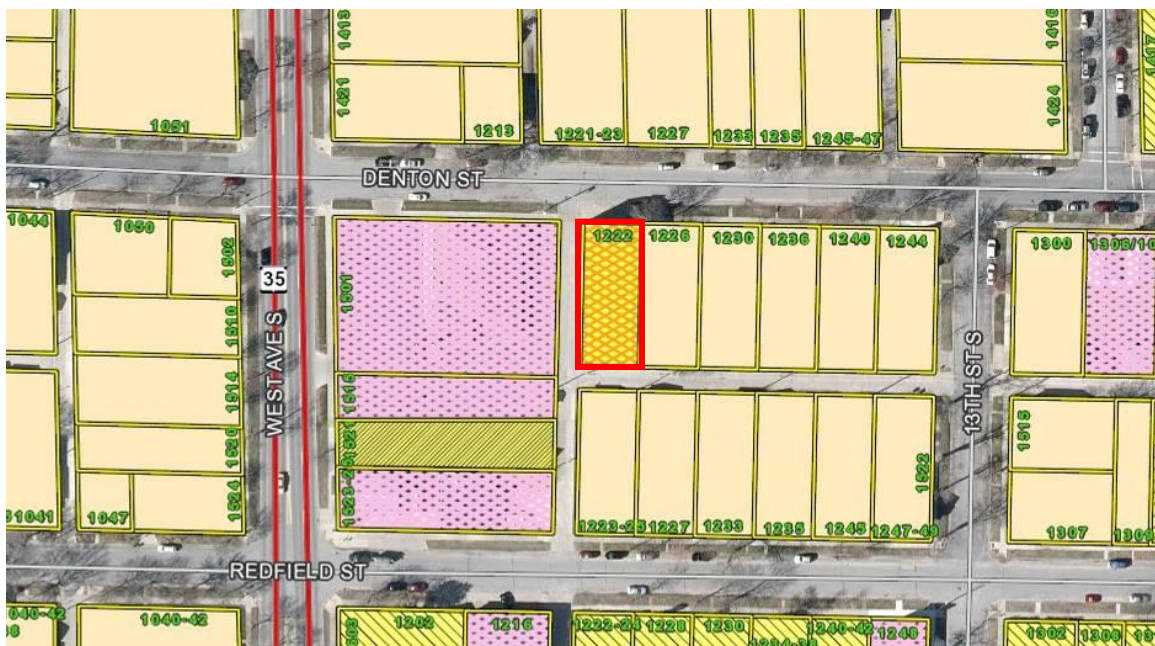
2. Investment Analysis

A. Development Proposals:

The building at 1220-1222 Denton Street on La Crosse's south side is architecturally significant to the community. The choice to pursue this project was made after learning that the building was being sold by the City of La Crosse. The two story brick structure was built to last using some of the finest materials available at the time of its construction. The expert craftsmanship and care poured into the initial construction is one of the main reasons the building has been able to withstand the deferred maintenance and intensive use it has received over the years. We feel that this project is not only beneficial to the building itself, but can also serve as a catalyst project for the West Avenue corridor. While not located directly on West Avenue, it is still highly visible. Being located just off the main traffic artery hinders its use as retail, but is a benefit to residential uses. It is also a plus for having a contractor's shop on the first floor since it will make it much safer to back trailers into the first floor for loading.

B. Rationale:

- The building is well constructed, i.e. it has "good bones".
- It is visible from the main road, but is out of the traffic flow.
- This building is perfectly situated close to downtown, but far enough away to be in a quiet neighborhood
- The size and configuration of this building make it an excellent candidate for 1-2 first floor commercial tenants and two apartments above.
- The property is zoned as TND – Traditional Neighborhood District.
- The chosen site has off street parking.



1220-1222 Denton Street zoned as TND – Traditional Neighborhood Development
Image obtained from https://gis.cityoflacrosse.org/maps/LaCrosse_GIS/

3. Site Analysis

A. Context

The site is located just off West Avenue on Denton Street. It is about half a mile to the east of Gundersen Health System's Main Campus. The neighborhood is a mix of business and residential uses. The site is not in a strong business district, but it is close to GHS, numerous dining and drinking establishments, and is in an area dominated by single family homes. This building is well suited to conversion into apartments and commercial uses that are not dependent on a high volume of foot traffic, such as office use.

Context Map of La Crosse



4. Restoration Plan and Building Use

A. Exterior

The exterior will be restored to look close to how it did upon its completion in the late 1890s. The brick will have paint removed prior to tuck-pointing with Type 'O' mortar. Harder mortar mixes would destroy the soft La Crosse Orange Brick. Missing bricks will be replaced in-kind. Limestone will have injection epoxy and restoration mortar treatments to damaged/deteriorated pieces. The second floor windows and extant historic first floor windows will be restored with wood epoxy prior to being cleaned, primed, painted and reglazed. New wood storms will be added for energy efficiency. The old fire engine doors will be reopened to their original height. New wood-faced overhead doors with glazed transoms will be installed. A new roof will be installed, if budget permits, standing seam metal will be used. The wood framed fire watch tower over the main entry will be recreated per the original blueprints.

B. Interior

The concrete floor structure, beadboard ceiling, plaster walls, brick walls and grand stair will all be preserved on the first floor. The basement was always utilitarian space and will remain so. It does not appear that there are many, if any historic finishes still exposed. Much of the basement was redone when the new concrete floor structure for first floor was installed. The second floor will have the grand stair reopened. Hardwood floors will have modern flooring removed before being refinished. Original windows and trim will be restored and replaced in-kind where missing. The room configuration will be changed to create a modern open plan. Ceilings will be retained in most spaces, but will be removed to expose the heavy timber trusses above the front space.

C. Energy Efficiency

The energy efficiency of the building is very poor. The roof and walls have minimal insulation, the windows and doors are leaky and the mechanical systems are old with lower efficiencies than new units. Complying with stringent energy standards such as LEED would more than likely require the project to abandon following the Secretary of the Interior's Standards. While sustainability is a goal of both, they differ substantially in what is defined as sustainable. For example, the original windows still exist on second floor and they are in fair condition, easily restorable. LEED standards would make it very hard to achieve energy efficiency ratings if the windows remain in the building, while the Secretary of the Interior's Standards would forbid replacing the original windows. We propose to use standards that are acceptable for historic buildings that will also increase the energy efficiency.

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Revitalizing a Landmark
Restoration Plan and Building Use

Original wood windows will be cleaned, primed, painted and reglazed. Perimeters will have new backer rod and sealant installed to reduce air infiltration. Sashes will have new weather stripping added to do the same. New wood storm windows will be fabricated to replace the inefficient aluminum storms currently on the building. Aluminum storms generally are extremely inefficient from day one. Aluminum was once a popular metal for electrical wiring because of its good conducting properties. If you have cold air against an aluminum frame, it conducts the warmth of the indoor air to the exterior rapidly.

New doors will be installed. These doors will be tight fitting and have insulated glass units and will be insulated if hollow metal. These doors will have thresholds and weather stripping to reduce air infiltration.

The masonry walls will be left uninsulated. It is not a recommended practice to insulate previously uninsulated masonry walls. This procedure changes the location of the dew point within the wall and can lead to accelerated deterioration due to freeze-thaw action. The brick walls will absorb heat during the day and radiate it at night which is what modern mass walls do. This concept has been used since ancient times in hot climates.

The roof is the number one area where heating and cooling energy is lost. The existing roof will be replaced. Under the new roof, R-30 polyiso insulation will be installed above the roof deck to keep the sprinkler pipes from freezing. The minimal blown cellulose insulation will remain in the attic where there is no ceiling work being done below. This will significantly increase the energy efficiency of the building envelope.

New furnaces and condensing units will be installed for the second floor. These units will have higher efficiencies than the older ones being replaced. Duct runs will be reconfigured and streamlined for added efficiency. New ducts will be insulated where needed.

D. Building Use

We propose a mixed use for this project. If historic tax credits are available, the basement and part of the first floor will be used for Artisan Preservation Company's shop. The concrete floor structure is well suited to the manufacturing type use. The back of the building will be converted into two office suites. One suite will become the office of Zettler Design Studio, LLC. The other will be open to rent at market rates. The second floor will be converted into two dwelling units. The larger front unit will be occupied by Ryan Wilkening as his personal residence; the back unit will be open to rent at market rates.

E. Timeline

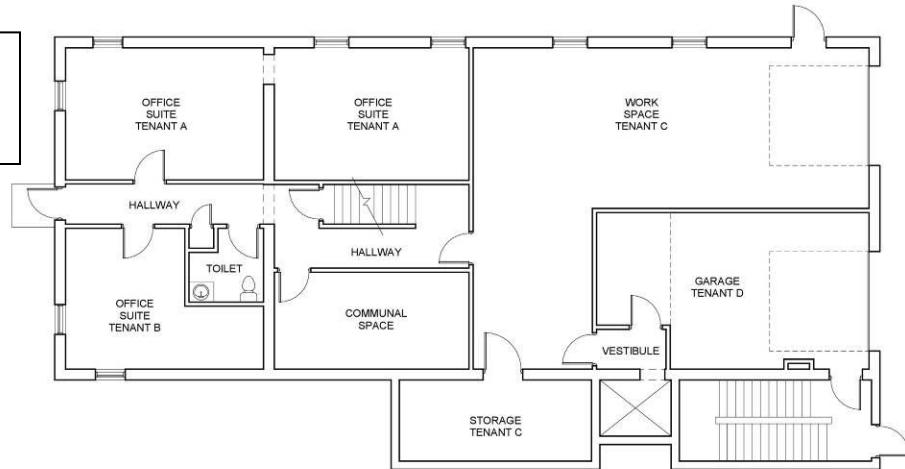
We propose to have the project completed with final occupancy no later than 36 months from the transfer of ownership of the property.

A Proposal for:
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5. Concept Drawings

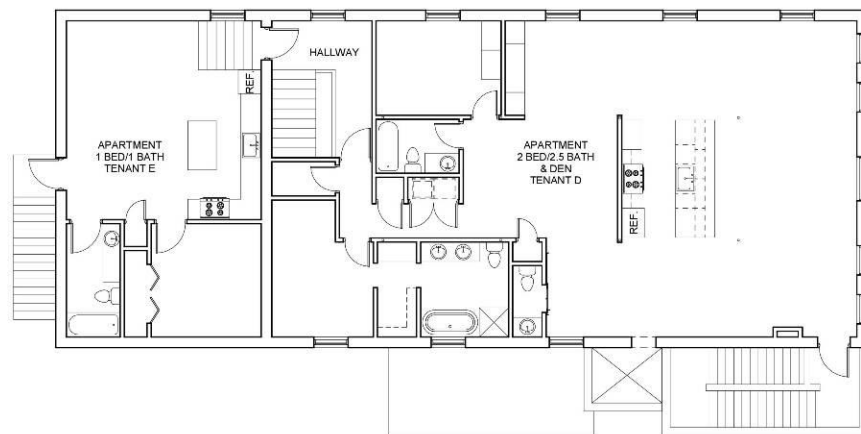
A. Concept Floor Plans – Residential Option

4-5 existing
surface parking
spaces to remain



Ground Level Floor Plan – Option A

1220-1222 Denton Street
Drawn by Ryan Wilkening



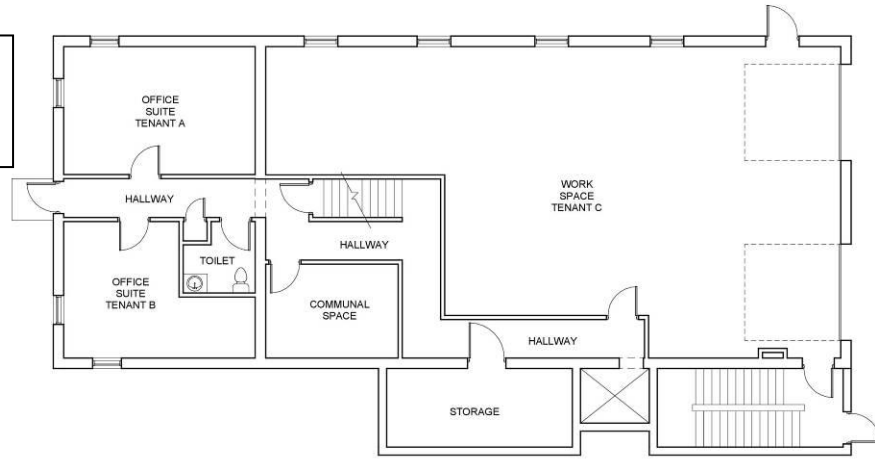
Second Floor Plan – Option A

1220-1222 Denton Street
Drawn by Ryan Wilkening

A Proposal for:
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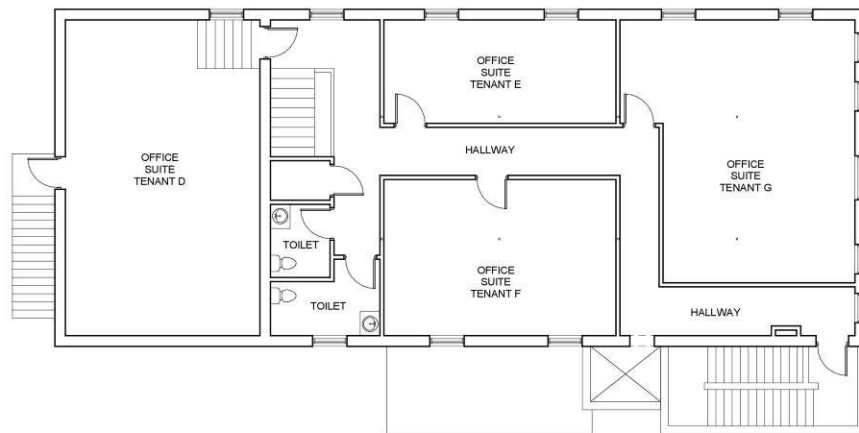
B. Concept Floor Plans – Office Option

4-5 existing
surface parking
spaces to remain



Ground Level Floor Plan – Option B

1220-1222 Denton Street
Drawn by Ryan Wilkening



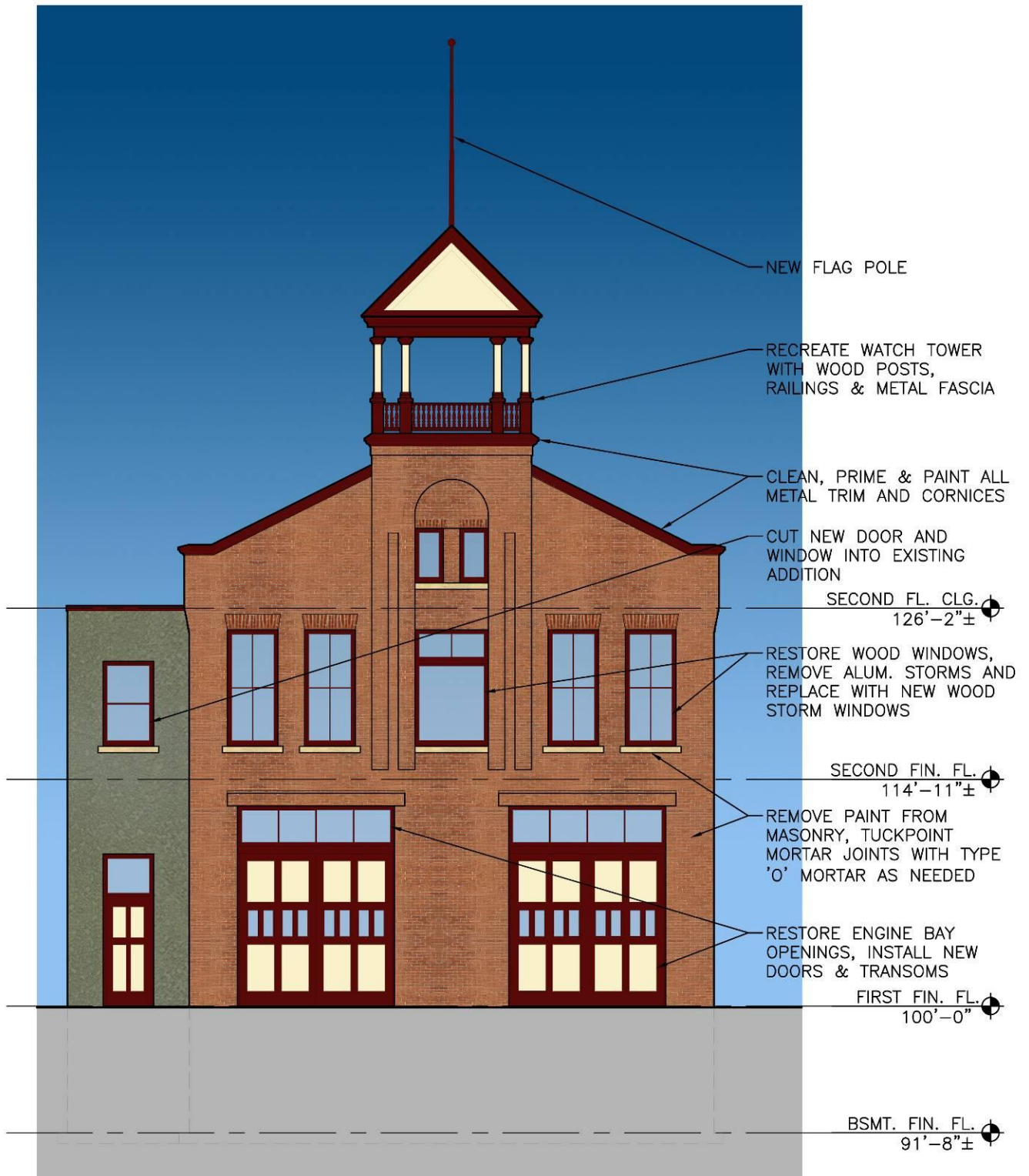
Second Floor Plan – Option B

1220-1222 Denton Street
Drawn by Ryan Wilkening

A Proposal for:
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C. Facade Rendering

Revitalizing a Landmark
Concept Drawings



Denton Street (North) Elevation

1220-1222 Denton Street

Drawn by Marc Zettler

6. Acquisition Costs

A. Site Acquisition:

A number of factors have gone into the proposed offer to the City of La Crosse for this property. The following sections demonstrate that the building requires hundreds of thousands of dollars in order to bring the building up to code and make it once again habitable. Another significant factor is the fact that impacts this project is its eligibility for historic tax credits. Currently, income producing buildings listed on the National Register of Historic Places can receive up to a 20% Federal and 20% State tax credit to help offset qualified rehabilitation costs. The utilization of these credits can make this project much more economically viable.

After analyzing these and other factors, we propose offering the City of La Crosse \$300.00 for the property at 1220-1222 Denton Street. The city will gain the economic benefit of having this parcel generate property taxes for the local tax base. It will also benefit from the additional jobs and dwelling units created through this project, in addition to having an important piece of our local history revitalized and preserved for future generations.

B. Items provided by seller (City of La Crosse):

In order to make this project economically viable, the following items will be incorporated into the sale of the property:

- No off street parking requirements.
- City to split the cost (50/50) of asbestos abatement.
- Sewer to be inspected by City of La Crosse to make sure main line is intact and functional.
- City of La Crosse to split the cost (50/50) of a new 6" water main to building.
- Real Estate Taxes \$0 for the first year and increased incrementally until project completion. The property transfer shall take place no sooner than mid January 2020.
- No closing costs.
- City of La Crosse to provide Upper Floor Renovation Loan no matter which option is selected (Option A or B).
- Terms of UFRL: \$200,000, 10 year term at 2%
- Sale of the property can take place without City Approval 10 years after purchase.

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Revitalizing a Landmark
Soft Costs

7. Soft Costs

A. Design Fees

In the lines below, we have outlined our design costs assuming Option A. Please note that we show only Architectural and Structural Engineering. Mechanical, electrical and plumbing designs are proposed to be handled by a Design/Build product deliver method.

•Schematic Design:	\$2,400
•Construction Documents, Specifications & Code Research:	\$16,500
•Structural Engineering:	\$4,500
•Renderings/Marketing Graphics:	\$3,000

Design Phase Subtotal:	\$26,400
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•Tax Credit Submittals:	\$3,500
•Construction Phase Services:	\$5,600

B. Review/Additional Fees:

•Code Review:	\$500
•Tax Credit Review:	\$1,200
•Permits:	\$3,000
•Printing:	\$700

C. Other Soft Costs:

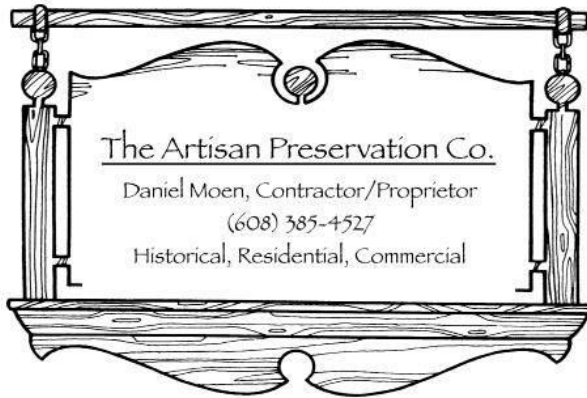
•Legal Fees:	\$2,000
•Developer Fees (Waived):	\$0

Total Projected Soft Costs:	\$42,900
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8. Construction Costs

A. Construction Cost Estimate – Option A



12/1/2019
CONSTRUCTION SERVICES
ESTIMATE FOR
SOUTHSIDE SENIOR
CENTER, 1220 DENTON
STREET CITY OF LA
CROSSE, OWNER

BUILDING REHABILITATION

PER RFP, THE FOLLOWING ESTIMATES REFLECT A PROPERTY DEVELOPMENT FOR RESIDENTIAL COMMERCIAL PURPOSES, THE FOLLOWING ESTIMATED COSTS ARE ASSOCIATED WITH THAT ENDEAVOR

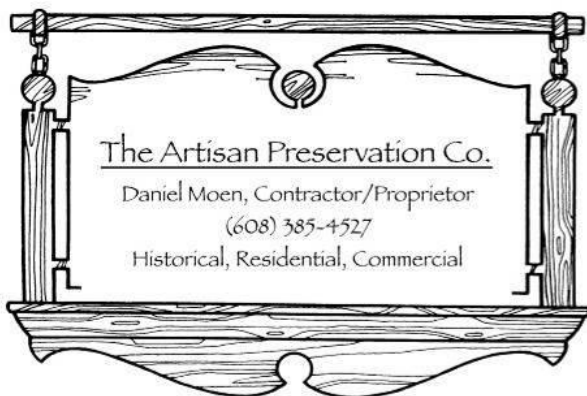
EXTERIOR	\$34,020.00
DUMPSTER SERVICES:	\$8,518.00
HVAC(SCHNEIDER)	\$48,000.00
ELECTRICAL(P&T)	\$90,000.00
PLUMBING(PRIME SOURCE)	\$35,000.00
FRAMING	\$28,000.00
SPRINKLER SYSTEM(FIRELINE)	\$36,700.00
SHEETROCK	\$64,000.00
TRIM & DOORS	\$44,000.00
ASBESTOS ABATEMENT	\$12,500.00

TOTAL COST ESTIMATE \$400,738.00

THANK YOU FOR YOUR CONSIDERATION!

A Proposal for:
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B. Construction Cost Estimate – Option B



12/1/2019
CONSTRUCTION SERVICES
ESTIMATE FOR
SOUTHSIDE SENIOR
CENTER, 1220 DENTON
STREET CITY OF LA
CROSSE, OWNER

BUILDING REHABILITATION

PER RFP, THE FOLLOWING ESTIMATES REFLECT A PROPERTY DEVELOPMENT FOR COMMERCIAL/ OFFICE PURPOSES, THE FOLLOWING ESTIMATED COSTS ARE ASSOCIATED WITH THAT ENDEAVOR

EXTERIOR	\$34,020.00
DUMPSTER SERVICES:	\$4,518.00
HVAC(SCHNEIDER)	\$16,000.00
ELECTRICAL(P&T)	\$28,000.00
PLUMBING(PRIME SOURCE)	\$24,000.00
FRAMING	\$19,000.00
SHEETROCK	\$19,000.00
TRIM & DOORS	\$24,000.00
ASBESTOS ABATEMENT	\$12,500.00

TOTAL COST ESTIMATE \$181,038.00

THANK YOU FOR YOUR CONSIDERATION!

A Proposal for:
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Plumbing:

PRIME ★ SOURCE
PLUMBING & HEATING CORPORATION

Senior center RFP

11-30-19

Budgetary price for 3 apartments and commercial white box.

Based on the information given as of todays date.

Plumbing rehab budget is \$35,000.00

HVAC:

Schneider
HEATING & AIR CONDITIONING

1025 2nd Avenue SW • P.O. Box 417
Onalaska, WI 54650
608-782-4035



November 26, 2019

Artisan Preservation

Attn: **Dan Moen**

Email: Dan@artisanpreservationco.com

RE: South Side Senior Center

Dear Dan,

A budgetary number for the HVAC would be: **\$48,000.00**

You can count on Schneider Heating and Air Conditioning for a quality installation and 24-hour emergency service.

Proposal subject to change if not accepted within 30 days of date of proposal.

Sincerely,

Mark Schneider
Schneider Heating and Air Conditioning

Electrical:

Paul Siegersman of P & T Electric suggested a budget number of \$90,000 for the project.

9. Construction Schedule

Building Acquisition: December 2019 – March 2020

National Register Nomination: January 2020 – April 2020

National Register Review: April 2020 – April 2021 (it is currently taking about 12 months to go through the review process)

Schematic Design: March – April 2020

Construction Documents: May – July 2020

Bidding/Negotiation: August 2020

NPS Part 2 Review: August 2020 – October 2020

(If this is delayed due to the National Register Nomination process the entire project will be pushed back.)

Asbestos Abatement: September – November 2020

Construction Start: November 2020 – January 2021

Selective Removal: November 2020 – February 2021

Framing and Rough In: March 2021 – May 2021

Window Restoration: February 2021 – August 2021

Utility Hook-ups and Concrete Work: July 2021

Roofing: April 2021 – August 2021

Exterior Masonry Restoration: May 2021 – Sept. 2021, May 2022 – Sept. 2022

Drywall: June 2021 – July 2021

Interior Finishes, Trim, Floors, Painting: October 2021 – March 2022

New Engine Bay Doors: October 2022

Finish Mechanical, Electrical, & Plumbing: October 2021 – March 2022

Substantial Completion: October 2022

Final Completion and Move In: December 2022

A Proposal for:
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10. Basic Pro Forma

A. Financial Overview – Option A

Project Cost Estimate: \$476,000 (approximate)

Soft Costs: \$42,900

Construction Costs: \$400,740

Construction Contingency 8%: \$32,060

Total: **\$475,700**

Equity: \$120,000 ~LTV.75

Debt: \$356,000

	Lease Up Partial Year (2022)	Lease Up First Full Year (2023)	Seven Year (2026)
Gross Rental Income	\$34,200.00	\$48,800.00	\$53,330.00
Total Expenses	\$8,000.00	\$13,800.00	\$15,080.00
NOI	\$26,200.00	\$35,000.00	\$38,250.00
Debt Service	\$34,680.00	\$34,680.00	\$34,680.00
Historic Tax Credits	\$0 until project is 100% complete	\$17,310.00	\$17,310.00
CASH FLOW	(\$8,480.00)	\$17,630.00	\$20,880.00

Basic Assumptions:

- Property purchase price: \$300.00
- Debt Service would consist of Upper Floor Renovation Loan in conjunction with conventional financing. Total Financing: \$356,000.00 (UFRL \$200,000, Conventional \$156,000)
- Terms of UFRL: \$200,000.00, 10 years, 2%
- Terms conventional loan: \$156,000.00, 20 years, 5%
- No Closing Costs added to transfer.
- Rent rates and expenses increase 3% annually starting in 2023.
- Federal and State Historic Tax Credits are set at 20% of construction costs and are taken over a 10 year period

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B. Financial Overview – Option B

Project Cost Estimate: \$230,000 (approximate)

Soft Costs: \$33,600

Construction Costs: \$181,040

Construction Contingency 8%: \$14,480

Total: \$229,120

Equity: \$30,000

Debt: \$200,000

	Lease Up Partial Year (2022)	Lease Up First Full Year (2023)	Seven Year (2026)
Gross Rental Income	\$24,010.00	\$35,840.00	\$39,160.00
Total Expenses	\$8,000.00	\$12,600.00	\$13,770.00
NOI	\$16,010.00	\$23,240.00	\$25,390.00
Debt Service	\$22,320.00	\$22,320.00	\$22,320.00
CASH FLOW	(\$6,310.00)	\$920.00	\$3,070.00

Basic Assumptions:

- Property purchase price: \$300.00
- Debt Service would consist of Upper Floor Renovation Loan in conjunction with developer equity. Total Financing: \$200,000.00 (UFRL \$200,000)
- Terms of UFRL: \$200,000.00, 10 years, 2%
- Terms conventional loan: Not Utilized
- No Closing Costs added to transfer.
- Rent rates and expenses increase 3% annually starting in 2023.

11. Team Experience

A. Our Team

This is a specialized project well suited to our specialized team. We all come from different walks in life, but have one thing in common, our passion for preservation! The following pages have condensed resumes from our team.

A Proposal for:
Fire Station No. 5/Southside Senior Center

Daniel Moen

W5670 County Road F, La Crosse, WI 54601
(608) 385-4527 dan@artisanpreservationco.com

Professional Profile:

Master craftsman specializing in historic building restoration: The Artisan Preservation Company began in 1993 in the basement of the Glensheen Mansion. I was a college student, son of a contractor who was dating an architecture student.

Experience:

- Owner:** The Artisan Preservation Company, La Crosse, WI 2006 – Present
The Artisan Restoration Company, Minneapolis, MN 1993-2005
- Wiggert Gund Building Historic Renovation, (NPS Tax Credit Project) La Crosse, WI KLC Properties
 - Odd Fellows Temple Rehabilitation, (NPS Tax Credit Project) La Crosse, WI Dale Berg
 - Jacobs Building Rehabilitation, (NPS Tax Credit Project) La Crosse, WI TGAAR, LLC
 - Thill and Lapitz Building Rehabilitation, (Façade work only) La Crosse, WI, Sub-Par Holdings, LLC
 - Fort McCoy Historic Hwy 16 Front Gate Restoration, Fort McCoy, WI US Army Corp of Engineers
 - Phi Theta Kappa Fraternity House Restoration, University of Minnesota
 - Cleary Kumm Heritage Home Restoration, La Crosse, WI Gail Cleary
 - Days Inn French Island Remodel, La Crosse, WI Cleary Management
 - Hixon House Restoration, Phase II, La Crosse, WI La Crosse Historical Society

Education:

Bachelor of Science in Business: Carlson School of Management, University of Minnesota-Minneapolis, 2006

Community Service: (Current)

- Rotary Lights Steering Committee
- Preservation Alliance of La Crosse - Board of Directors

A Proposal for:
Fire Station No. 5/Southside Senior Center

Marcus Zettler, Preservation Architect, APT, NCARB

1609 Mississippi Street, La Crosse, WI 54601
(608) 844-1208 MZettler0916@gmail.com

Certification:

Licensed Architect :

- State of Nebraska November 2011-present
- State of Wisconsin June 2012-present
- State of Minnesota August 2018-present

Historic Architect:

- Per the Secretary of the Interior's Professional Qualification Standards 36 CFR Part 61

Experience:

Principal: Zettler Design Studio, LLC, La Crosse, WI April 2019 – Present

- Historic Odd Fellows Temple Rehabilitation (NPS Tax Credit Project), La Crosse, WI†
- Historic Newburg Menswear Rehabilitation (NPS Tax Credit Project), La Crosse, WI†
- Historic U.S. Fish Control Lab Rehabilitation – Schematic Design, La Crosse, WI†
- Historic Tillman Furniture Building (Leithold's) – A&E Analysis, La Crosse, WI†

Co-Owner: RMD Development, LLC, La Crosse, WI April 2017 – Present

- Historic Magill Brothers Bank / Masonic Temple Rehabilitation (Former Buzz's Bikes), La Crosse, WI

Project Architect: HSR Associates, Inc., La Crosse, WI June 2013 – April 2019

- Historic Jacobs Building Rehabilitation (NPS Tax Credit Project), La Crosse, WI†
- Historic Thill and Lapitz Building Rehabilitation (Façade Grant Project), La Crosse, WI
- Historic A. A. Arnold House - Conditions Assessment & Restoration, Galesville, WI†
- Vernon County Museum Elevator Addition, Viroqua, WI†
- Dr. A. Gundersen Summer Residence Historic Renovation, Helgeland, WI†
- GHS Downtown Campus (Former Wettstein's) – Dental Specialties, La Crosse, WI

Project Architect: Berggren Architects, Lincoln, NE Jan. 2010 - June 2013

- Saline County Courthouse Restoration, Addition & Veterans Memorial, Wilber, NE†
- Valley County Courthouse Renovation and Masonry Restoration, Ord, NE†
- Auld Public Library Renovation and Addition, Red Cloud, NE†
- Historic Yates House Adaptive Reuse, Lincoln, NE (Conversion to Sorority) †
- North Bend Carnegie Library Restoration, North Bend, NE (Conversion to Office) †

Intern Architect: River Architects, Inc., La Crosse, WI June 2006 - July 2009

Intern Architect: LJM Architects, Sheboygan, WI May 2004 - May 2006

Other Work:

- Principal Author: Governor Upham House Historic Structure Report, Marshfield WI (2009-12) †
- Material and finishes survey Frank Lloyd Wright designed home, Milwaukee, WI (2005-06) †

Education:

Master of Architecture: University of Wisconsin-Milwaukee, Spring 2006

- Certificate in Historic Preservation

B.S. in Architectural Studies: University of Wisconsin-Milwaukee, Spring 2004

Community Service: (Current)

- DMI Design Committee
- Preservation Alliance of La Crosse
- Heritage Preservation Commission
- Wisconsin Trust for Historic Preservation

†Denotes buildings listed in the National Register of Historic Places

A Proposal for:
Fire Station No. 5/Southside Senior Center

Ryan M. Wilkening

411 Timbercrest Drive East, Onalaska, WI 54650
(608) 385-9870 rmwilkening@gmail.com

Professional Profile:

Architect in Training currently working to become a Licensed Architect. Broad experience with interior finishes and spatial layouts.

Professional Experience:

Architectural Technician / Architect in Training: HSR Associates, Inc., La Crosse, WI

January 2014 – April 2014, January 2019 – Present

Works closely with Project Architects in completing design and construction drawings, renderings and materials for client meetings.

Stevens Point Area Schools, Stevens Point, WI (Multiple facilities)

La Crescent Area Schools, La Crescent, MN (High School Remodel)

Owner & Operator: Wilkening Distribution, Inc., Onalaska, WI April 2012 – January 2019

Distributed, delivered and merchandised food related products to local merchant marts in the area.

Maintained adequate stock levels through proper rotation and ordering. Worked closely with customer accounts in order to maintain and grow business relationships.

Carpenter's Apprentice & Drafter: Powered Precision, La Crosse, WI November 2011

– December 2014

Worked with a Master Carpenter on residential projects varying from decks, porches, bathroom and kitchen remodels.

Created CAD documents for client presentations and permit applications.

Visiting Lecturer: North Dakota State University, Fargo, ND January 2009 – August 2010

Taught undergraduate interior design courses in the following areas:

Manual and Computer-Aided Drafting

Graphics

Advanced Studio

Sustainable Design

Construction Methods

Graduate Assistant, Resource Librarian: Iowa State University, Ames, IA January 2007

– May 2008

Contacted and established close relations with product reps in order to maintain an updated product information library. Assisted professors with preparing coursework material and student presentations.

Summer Intern: River Architects, Inc. La Crosse, WI June – August 2007

Education:

Master of Fine Arts – Interior Design: Iowa State University, Spring 2011

B.S. in Architectural Studies: University of Wisconsin – Milwaukee, Fall 2005

12. Partnership/Financial Information

A. Company Structure

Upon approval of our proposal we intend to formally organize into a Limited Liability Corporation. All articles of incorporation will be submitted immediately upon the formation.

We will be meeting with financial institutions for a conventional loan in addition to the Upper Floor Revitalization Loan if Option A is selected. If Option B is selected we will not need a loan in addition to the Upper Floor Renovation Loan.

Upon acceptance of this proposal, we will organize into the above mentioned LLC. Once the LLC is in place and the final dollar amount of the UFRL program has been determined, our selected financial institution can commit to a dollar amount for financing. We reserve the right to sell the Historic Tax Credits as additional equity upon project completion.

13. Conclusion

A. The Building

The former Fire Station No. 5 building is an important structure to the southside and needs to be preserved. It is in a good location for both shop, office and residential uses. Our proposal capitalizes on these uses with owner occupied commercial space on first floor and owner occupied and market rate apartments above. Option A will give La Crosse two apartment units with the feel of downtown living without the hassles of living downtown. The building has 'good bones' and we intend to utilize that to our advantage. We will be respectful to the historic building fabric within this structure. Once complete this building will have a new lease on life and can continue to serve the southside for decades to come.

B. The Costs

This project will have significant costs since the building systems are all obsolete. We will install new mechanical, electrical and plumbing systems as well as make structural corrections, install a fire sprinkler system and restore the historic finishes. We understand that to do this project right, there will be hundreds of thousands of dollars invested on our part. There is also a significant time commitment that we are all more than ready to make to save this building.

C. The Team

This team consists of people who call the La Crosse community home. We live and work here. All of us have a passion for preservation. We have construction, design and development expertise focused on historic buildings, and also have a proven track record of getting projects done right.

We would like to thank the City of La Crosse Common Council and Planning & Economic Development Department for their time and consideration.