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June 17, 2024

City of La Crosse
Department of Planning, Development & Assessment
Attn: FRP South Community Library
400 La Crosse St
La Crosse, WI 54601

RE: Updated proposal to purchase – Former South Community Library

Dear City of La Crosse:

Please accept this letter as an updated proposal to purchase tax parcel #17-50265-10 located at 1307 16th Street South in La Crosse, WI. Our original proposal was dated April 17th, 2024. Having attended prior meetings at both La Crosse City Hall and the local neighborhood association, we are very excited to have our proposal being considered for this historic building. We recognize that the city has a housing shortage and that our proposal does not offer solutions for this challenge, but we feel that our proposal brings an owner-occupied business to the neighborhood, offering continued investment into the property, the desire to be part of the neighborhood community, and the commitment to preserve and re-purpose a historic landmark in the city. As our original proposal stated we want our business to be part of the neighborhood community. We plan to give back to the neighborhood through an annual park cleanup day where we bring neighbors together with local food and coffee (hopefully in partnership with other neighboring businesses) and a financial donation for the upkeep of the park.

The following are to supersede and amend any conflicting points from our previous offer dated April 17th, 2024:

- **Purchase price** – Matt & Mindy Durtsche offer **\$275,000** to purchase tax parcel #17-50265-10 located at 1307 16th Street South in La Crosse, WI. This offer represents an increase of \$25,000 from our previous offer.
- **Remodel Budget** – Over the last 2 months we have been able to meet with both a general contractor and an HVAC contractor. Our revised budget for converting this property into a professional building has increased from \$250,000 to **\$400,000**.
 - Our current plan includes a shared lobby, bathrooms and breakroom. The space would be divided into three professional suites with the ability to combine two of the suites into one larger office for Tostrud & Temp to grow into.
 - Upon acceptance of our proposal, we would engage an architectural firm to draw up the office space with a goal of pulling construction permits within 90 days of closing.

- **Other Tenants** - During our initial presentation the ECDC had several questions and hinted towards concerns as to what other businesses may become tenants. While we have not identified any other tenants, we are committed to this building be a professional building that will not be disruptive to the neighborhood. We are committed to having our own business, Tostrud & Temp, S.C., a CPA firm, as the anchor tenant. While we have not found another tenant that would occupy the additional office suite(s), the lease we would have with Tostrud and Temp would include language to limit the use of the remaining premises as follows:

Complimentary Professional Businesses: *The Landlord agrees to lease the remaining premises within the property to businesses that are professional in nature and complementary to the business of a CPA firm. Such businesses may include, but are not limited to:*

- Law firms
- Financial planning and advisory services
- Insurance agencies
- Real estate agencies
- Management consulting firms
- Architectural or engineering firms

Prohibited Uses: *The following uses shall be strictly prohibited within the property:*

- Retail stores
- Entertainment venues (such as theaters or gaming arcades)
- Tattoo Parlors
- Manufacturing or industrial operations
- Residential purposes
- Any business that generates excessive noise, odors, or traffic that could interfere with the operations of the CPA firm

Thank you for the consideration of our proposal. We hope we have put forth a proposal that preserves the integrity of this building and provides the ECDC and the City Council with the information they need to make the best decision for the City of La Crosse. Since the time of the last ECDC meeting we made it clear to the neighborhood association that we would withdraw our proposal if they did not want our business in their neighborhood. We recognize that the neighborhood association does not have a formal vote in this matter but did want to make sure that they were not opposed to our business in their neighborhood prior to moving forward. We did not hear from anyone from the neighborhood asking us to remove our offer. Should the ECDC and City Council determine that our proposal is not the best decision for the city we respect your decision. If we are chosen to move forward, we look forward to working with the city on the sale of the building.

Sincerely,

Matthew L Durtsche

Matt & Mindy Durtsche