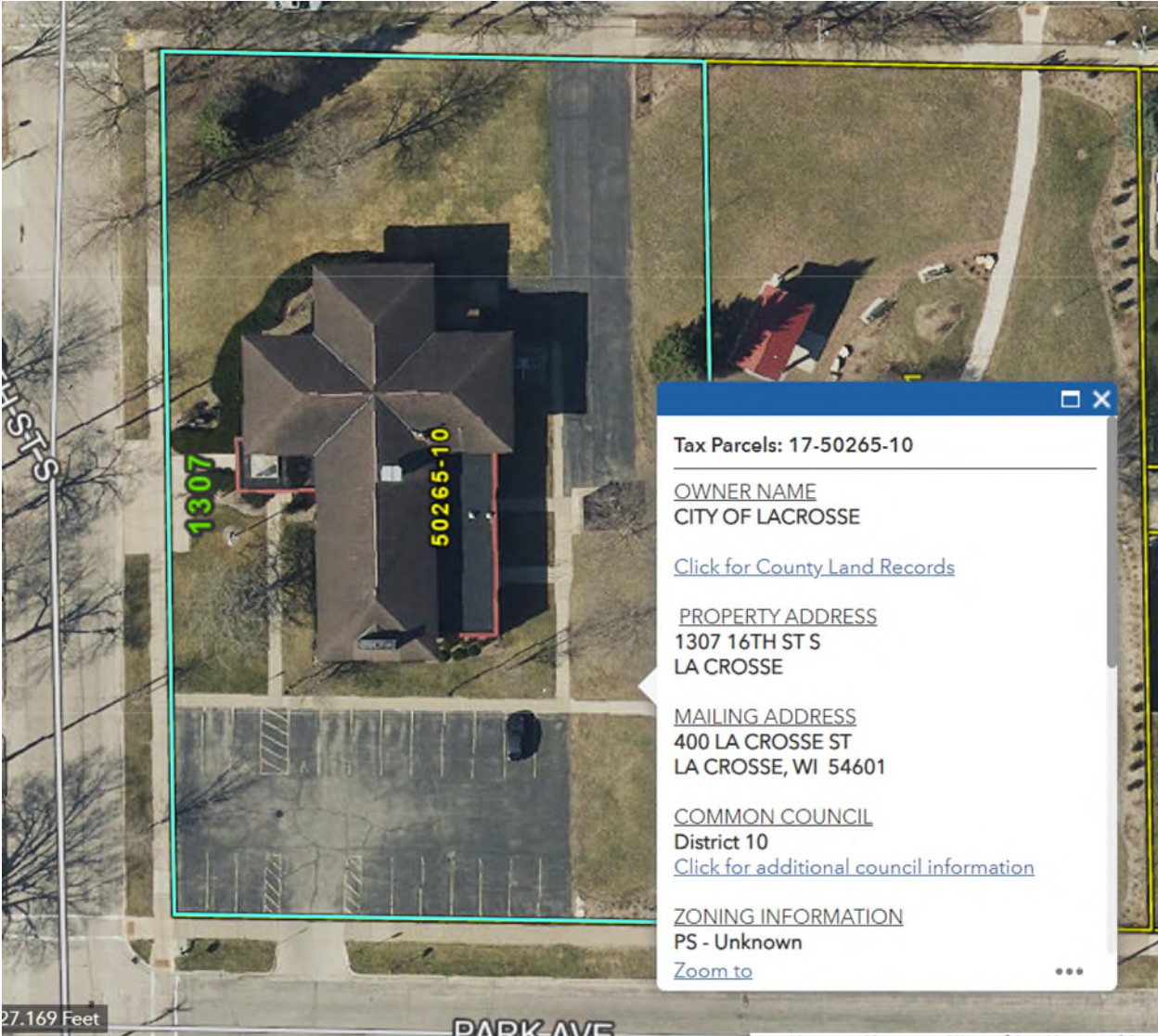


**Development Opportunity - Request for Proposals**

Former South Community Library  
1307 16<sup>th</sup> Street South, La Crosse, WI 54601  
Tax Parcel #17-50265-10





### 1.1 Summary

The City of La Crosse (City) is soliciting Requests for Proposals (RFPs) for the purchase of tax parcel #17-50265-10 located at 1307 16th Street South. The existing 7,200 square foot structure was built in 1952 and was previously used as the South Community Library.

On October 10, 2023, the La Crosse Public Library Board made the decision to permanently close the South Community Library effective December 1, 2023. On February 8, 2024, the Common Council voted to declare this property surplus via resolution #24-0113.

The proposal for the use or redevelopment may be for commercial, residential or a mixed-use purpose, but must be taxable. A proposal could be for reuse of the existing building or for demolition of the building and redevelopment on the parcel.

The estimated valuation of the property, including the land and the building, is \$348,000.00, which is the price to be considered by the Economic and Community Development Commission (ECDC).

### 1.2 Deadline

The first deadline to submit a Proposal is **April 17, 2024**. If no acceptable proposals are received, proposals will be accepted on an ongoing basis (deadline is the first Tuesday of every month for consideration by the ECDC) until an acceptable proposal is received. Proposal shall be submitted to the Department of Planning, Development & Assessment, Attn: RFP South Community Library, 400 La Crosse St, La Crosse, WI 54601 or electronically to Andrea Trane at [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org).

### 1.3 Site Background and Details

The structure was built by the City of La Crosse in 1952 to serve the city as the South Community Library. Significant remodeling of the building was done in the early 1990s. The parcel is currently zoned Public/Semi-Public and is a part of the Holy Trinity-Longfellow Neighborhood Association. The parcel is 1 acre, which is 43,560 square feet. This does not include the adjacent South Library Park.

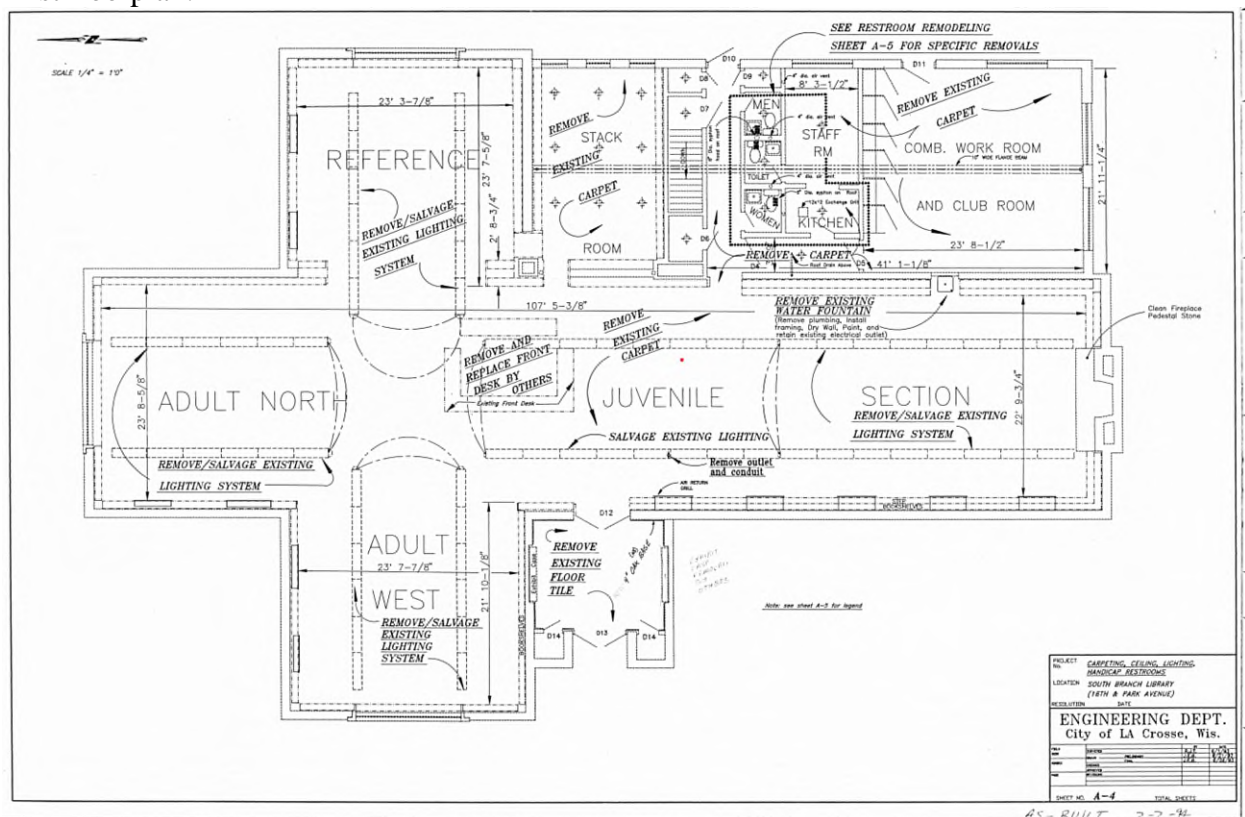
On January 22, 2024, the neighborhood association and other community members provided input for the future vision of this site. That group of community members expressed interest in redevelopment of the site for residential use.

This parcel is accessible via MTU bus service on the corner of Farnam and 16<sup>th</sup> Streets.

**The building will be shown by appointment only.** Those who are interested in responding to the RFP may coordinate a showing of the property by contacting Andrea Trane at 608-789-8321 or [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org).

An asbestos report completed in November 2021 is available upon request.

First floorplan:



### 1.4 Site Development Goals

Redevelopment of this property shall accomplish the following city goals.

- A. Create taxable development in the city.
- B. Development that is complimentary to the surrounding neighborhood and preserves green space.
- C. New construction must be architecturally compatible with the surrounding neighborhood.

## **1.5 Additional Information**

The ECDC will evaluate proposals at their April 24, 2024, meeting and conduct interviews based on the proposals. The ECDC may then select a proposal and staff will move forward with a Development Agreement based on that decision.

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. Execution of the Development Agreement is contingent upon approval by the Common Council.

## **2.1 Submission Requirements**

The City seeks a highly qualified business, individual, developer or purchaser to realize a vision for this site. The respondent shall be capable of site preparation, financing, and project management.

The City is requesting a proposal with 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.
  - A. If proposal includes repurposing the building, include floor plan detailing the proposed changes and repairs.
  - B. If proposal includes redevelopment of the property, include site plans for new development i.e. floor plans, building footprints, etc.
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 completion date.
8. Contact information for key staff, description of their role in this project, and qualifications necessary to fulfill this role.
9. Any other significant factors, including any energy efficient standards that will be met, contingencies, or preferences regarding the respondent's ability to complete the project that may be relevant.
10. Proposal shall be submitted to the Department of Planning, Development & Assessment, Attn: RFP South Community Library, 400 La Crosse St, La Crosse, WI 54601, or electronically to Andrea Trane at [tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org).

### **2.3 Evaluation Process**

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

1. Qualifications and experience (5 points)
  2. Articulation of project vision and its benefits for the city of La Crosse and neighborhood, with an emphasis on housing and transit-oriented development. Detail of compatibility with the City's Comprehensive Plan, Climate Action Plan, and other adopted plans. (5 points)
  3. Demonstration of project financial feasibility and team's capacity to develop a project of this scope (5 points)
  4. Timeline and ability to execute vision and strategy in a timely manner (4 points)
  5. Purchase price (3 points)
  6. Future projected tax base as determined by the City Assessment office (3 points)
- Total possible: 25 points

### **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 will 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](http://www.cityoflacrosse.org/planning). 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 all ideas in any submission, whether the submission is selected or rejected.

### **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.

### **3.6 Project Point of Contact**

For questions related to this project, please contact:

Andrea Trane

Director of Planning, Development & Assessment, City of La Crosse

(608) 789-8321

[tranea@cityoflacrosse.org](mailto:tranea@cityoflacrosse.org)