



## PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512



### Memorandum

To: Common Council of the City of La Crosse  
From: Planning and Development Department  
Date: **October 8, 2019**  
Re: 19-1437, Resolution approving acquisition of property interests at 621 3<sup>rd</sup> St. N.

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Common Council Members,

This memo is in response to the questions that were raised during the October 3 meetings of the Finance and Personnel Committee and the Common Council.

1. *Property's Listing History:* This property has not been for sale since 1982 when it was acquired by Mississippi Welders Supply. The statement that this property had been listed in January of this year is inaccurate.
2. *City's Interest in Property:* City staff first became aware that this property was for sale and listed for \$550,000 through an email sent to Andrea Schnick on September 17, 2019 from Cathy Fox of Coldwell Banker, with Ms. Fox's knowledge of the City's interest in a site for the Public Market. Staff then alerted the Planning Director and Mayor of the site's availability with the understanding of the importance of this site as the gateway to downtown as identified in the City Vision 2020 Downtown Master Plan and its inclusion in the TID 17 project plan. With support from the Mayor, Planning Staff began due diligence on the property and discussions with the real estate agent to put together an offer, eventually submitted it for \$602,000. The offer included a contingency on approval by the Common Council. The offer was accepted on September 24 and staff continued due diligence to gather information on the property and documents to best inform the Council and public on its conditions and the financing structure of the purchase for the October 3 meeting.
3. *Billboard:* It is the Lessee's (LAMAR) responsibility for the removal of the billboard and Lessee is required to restore the property to its original condition. The billboard can be removed by February 28, 2020 as long as 60-day notice of termination is given by December 30, 2019.
4. *Wood Retaining Wall:* As for the wood retaining wall between the two properties, it appears this is on the property owned by Mississippi Welders Supply but was constructed by GECU.

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5. *Setback Requirements:* This property is in the City's maintenance jurisdiction and therefore there are no setback requirements imposed by the WisDOT. The City's zoning ordinance on C-2 property does not require a front or side setback and has a 9' rear setback requirement.
6. *Concrete Slab Demolition:* Staff received a verbal quote from Hess Excavating on the cost to remove the 4' concrete foundation. That estimate is \$18K - \$25K for the foundation and approximately \$50K for the building and foundation.
7. *Utility Laterals:* After consulting with Fire Prevention and Building Safety and the Utility Department, it is agreed that there is limited information accessible on the condition of private utility laterals or the cost to replace them if/when needed.