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September 15, 2017

Tyler Dahl
Dahl Automotive La Crosse, Inc.
608-780-6220
tyler@dahlauto.com

TO: Board of Public Works

RE: Request for modification to paving of easement due to storm sewer project

Dear Board of Public Works,

This letter is a plea on behalf of Dahl Automotive that an adjustment be made to the thickness of pavement to be replaced on the Ferry Street easement from 3rd st to 4th st running through the Dahl Automotive property. We believe that this is a minor request in light of the hardships endured during this project which will be outlined below.

The project began on our property on May 15th, 2017. We were informed by Greg Kozelek that the project would last approximately two weeks at which time curb, gutter, and entrances would be restored. Based on this assessment, we agreed to allow the project to begin so we could better coordinate the necessary sewer tie-ins from our new Subaru dealership project. We then adjusted our timeframe so that the city be complete with the project and paving would occur prior to the opening of the new Subaru dealership on July 7th. Again, this date was missed.

As we all know, there has been significant setbacks throughout this project including the unforeseen river stages preventing the project to continue as originally planned. The closures to the main artery of our operation continue to cause a major disruption to our business and can only be estimated as to what the true loss of business as a result. Here are a few examples of issues that resulted from this project

- Constant dust and debris that settle on our inventory requiring us to wash them more often. Since inception, we have paid over \$10,800 to clean our inventory
- Inability for our guests, vendors, and team members to enter our facility to conduct business
- Incredibly large excavation equipment stored on the easement, even when work was not being conducted
- A tire blew on one of the large pieces of equipment that sent a large amount of rock, dust, and debris onto our inventory. Three new cars need to be repaired at a cost of over \$8,000. I am now working with A-1 and their insurance to get these repaired. As a result, we will need to disclose these repairs to the potential buyer which will result in a heavily discounted price that will result in a loss to our operation.



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- Massive reduction in inventory display space to make way for the equipment needed to complete the project. Inventory is the life blood of a dealership and not having it easily accessible is a detriment to our operation
- Our ability to best serve our guests has been greatly diminished when they cannot freely travel our lot to look for a new or pre-owned car to purchase. Imagine having to walk an elderly or physically challenged person across 45 feet of dirt to look at a vehicle.

This is only a small sampling of what we have endured over the past 4 months during this project. We have recently invested over \$5.5 million into downtown La Crosse with the construction of the Subaru dealership. It goes unsaid that we are large supporters of this community both through volunteering and financial means.

The city has offered to replace the 3" of asphalt that was originally present on the easement. After we consulted with Mathy about the best option for a replacement, they highly recommended that anything less than 4" would not be sufficient for our operation. We have large oil tankers, semi deliveries, and heavy trucks travelling on this area and thus the conclusion was made to increase the depth of base and pavement. Our request is that the city will cover the entire cost of the 4" pavement that our partners have specified. Currently the city has indicated that we will be billed for the additional 1" needed to properly pave this area.

Throughout this project, we have shown a tremendous amount of grace, patience, and understanding that this project was much more difficult than originally anticipated. We have complied with every request made of us to assist A-1 and their efforts to finish this project. As of this date, the anticipated project completion will not occur until the week of September 24th when the final layer of asphalt will be laid.

We kindly ask that the board of public works approve this request as a good will gesture for the financial and operational hardships endured as the city works to improve on the utilities of downtown.

Sincerely,



Tyler Dahl
Co-Owner
Dahl Automotive

