



PLANNING AND DEVELOPMENT

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

CONFIDENTIAL

Date: February 19, 2018

To: Board of Public Works

From: Planning and Development Department

Re: Resolution 18-0284, Consideration of sale of surplus property located at 800 Moore St. (parcel #17-10281-30).

Background information:

- This parcel was declared surplus by the Board of Public Works on June 13, 2017 as resolution #17-0772 and by the Common Council on January 11, 2018 as resolution 17-1737. It was advertised as for sale on the City of La Crosse website, in the *La Crosse Tribune*, and with a sign on the site. (2) Offers were accepted through February 12, 2018.
- The parcel is 0.533 acres, 23,218 sq. feet
- There is a utility easement for the City of Onalaska
- Parcel is in the floodplain and would require 2'-3' fill for development
- Zoned R1 – Single Family Residential
- Section 8 of Ordinance 4838: "per the discretion of the board or committee overseeing the sale, adjacent land owners in need of land for business expansion may be given priority in the land sale."

Future land use (4):

Confluence: The La Crosse Comprehensive Plan identifies the future land use of this site as R1-Single Family Residential, for which it is currently zoned.

Determination of sale price (7):

As determined by the city assessor's office, the assessed value estimate is \$39,000. Similar parcels recently sold for \$2.00/sq. ft. Land in the immediate area is assessed between \$1.80-\$2.70/sq. ft. Considering the easement and floodplain, the Assessor used a market value of \$1.70/sq. ft.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

Offers received:

Barbara and Steven Rendler, received February 12, 2018.

- Adjacent property owner.
- Proposed use: Remain greenspace, plant Wisconsin native plants, landscape with trees and flowers.
- Offer price: **\$1.00.**
- Wants to meet with City staff to discuss future property taxes and exact boundaries.

Jiten (Jay) Patel, received February 12, 2018.

- Adjacent property owner (Settle Inn).
- Proposed use: Not indicated but clear they are aware there is "nothing much we can build on it".
- Offer price: **\$7,000.00.**

Delores Spies, received February 12, 2018.

- Proposed use: Green space for the time being.
- Offer price: **\$4,555.55.**

Letter of Intent to Purchase

Proposal for purchase of 800 Monitor Street LaCrosse Wisconsin

Site is a Non-Buildable site having Full Utility Easement – Zoned Residential Property

Offered Purchase Price - \$ 1.00

To Whom it may concern:

This is our notification of intent to purchase the parcel (800 Moore Street) owned currently by the City of La Crosse. The parcel has a full utility easement and is considered Surplus Land/Non-buildable.

Currently the City has been maintaining the open field for 30+ years and has incurred the cost of the maintenance of mowing this field throughout the spring/summer/fall. As Surplus land connected to our current residence we believe we are the best suited to purchase and take over the cost of maintaining the property. Our plan is to return this field to natural design of Wisconsin Native plants, landscape with trees and flowers to enhance the neighborhood and local businesses. The land has been placed it up for sale with notification in the paper and with current sign on the property.

The property plan is to continue it as a natural buffer between the Commercial property (the hotel west of this property) and the Residential block. Having developers purchase this land for parking lot use would be a detriment to Neighborhood revitalization.

A Natural development with Wisconsin Native plants, we consider, to be the most practical option for this parcel. With a good plan for layout and maintenance, we believe it will develop, add beauty and will be a positive enhanced space for livability in the neighborhood.

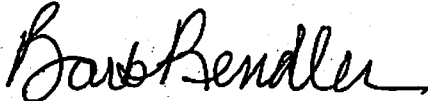
Just 1 block west of this parcel – Northside Re-development/Hwy #35-Corridor has already started the positive enhanced upgraded to the Northside. Living and Travel has improved with the new roadway, lighting, sidewalks along with the new linear park. This has added many attractive and practical features which improved the business climate. Area neighborhoods/homeowners also value the new corridor noting the improved travel, beauty and safety -- giving a sense of pride to live in Our City!

As Homeowners on this site since 1984, we believe these improvements will provide a 'fitting complement' to the Northside Neighborhood, Highway Corridor and linear park nearby. The combination of a revitalized business corridor and our small plot - The Moore Street parcel – we believe will provide a unique piece of nature - to aid in ultimately spur on other neighbors and neighborhoods to continue the ripple-effect for additional Northside Revitalization.

We have no desire to build on this parcel which would require huge costs of moving the Onalaska Sewer Line – this is prohibitive and the expenses would never be recovered.

There are current questions regarding the property. We would like to meet with City Officials review our proposal and discuss the parcel's Future property taxes (non-buildable land) and if the city has current survey for exact boundaries.

Thank you for your consideration. We look forward to hearing from you.

A handwritten signature in black ink, appearing to read "Barb Rendler". The signature is fluid and cursive, with a long horizontal stroke at the end.

Barbara and Steven Rendler

2127 Liberty Street La Crosse

Barb;608-461-1414 or Steve 608-780-6199

Schnick, Andrea

From: Jiten Patel <jit17patel@gmail.com>
Sent: Monday, February 12, 2018 5:39 PM
To: Schnick, Andrea
Subject: Moore Street Property

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Hello Andrea,
Good Evening.

I just spoke with Jason and he mention that today is deadline so I am just writing in email since I have to leave for meeting sorry.

I saw the sign that lot is for sale very next to Settle Inn on Moore St on north side of La Crosse. I heard that since Onalaska main sewage line is passing through there nothing much we can build on it. And it does reduce price and interest because of that.

But since it is very next to our Hotel we can think about that lot.

I would like to bid on that lot for \$7000.00 (Seven thousand Dollars)

Please let me know.

Thank you,

Jay Patel
Quality Inn
1830 Rose St,
La crosse, WI
267-222-0081
jit17patel@gmail.com

Schnick, Andrea

From: spies@centurytel.net
Sent: Monday, February 12, 2018 10:33 PM
To: Schnick, Andrea
Subject: Re: Test email

*** CAUTION: This email originated from an external sender. DO NOT click links or open attachments unless you recognize the sender and know the content is safe. ***

Hi Andrea
I would like to make an offer on the property the city has for sale on the 800 block of Moore St. My offer is \$4,555.55. We would like to leave it as green space for the time being.
Thanks
Delores Spies

From: "Andrea Schnick" <schnicka@cityoflacrosse.org>
To: "spies@centurytel.net" <spies@centurytel.net>
Sent: Monday, February 12, 2018 10:18:35 AM
Subject: Test email

Andrea D. Schnick
Economic Development Planner
City of La Crosse
400 La Crosse Street
La Crosse, WI 54601
Office: 608.789.8321
Email: schnicka@cityoflacrosse.org
www.cityoflacrosse.org