

18-0079



GRAND RIVER • GREAT CITY
La Crosse • Wisconsin



PLANNING AND DEVELOPMENT

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

CONFIDENTIAL

Date: January 29, 2018

To: Board of Public Works

From: Planning and Development Department and Parking Utility

Re: Resolution 18-0079, Consideration of sale of surplus property located at 604 2nd St. S (parcel #17-30103-30).

Background information:

- This parcel was declared surplus by the Board of Public Works on October 23, 2017 and by the Common Council on December 14, 2017 as resolution 17-1544. 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 January 22, 2018.
- The parcel is 0.440 acres, 19,166.4 sq. feet
- There is a billboard easement
- Zoned M2 – Heavy Industrial

Future land use (4):

Confluence: The La Crosse Comprehensive Plan identifies the future land use of this site as “downtown” which allows and promotes high-intensity office, retail, housing, entertainment, convention and public land uses, preferably in mixed-use buildings. High priority is placed on providing attractive public amenities with strong pedestrian orientations. Corresponding zoning districts are R-5, R-6, LB, CB, C, L1 and PUD. The comprehensive plan highlights the use of gateways as a key factor in strengthening the City’s identity and sense of place. It also specifies that gateway design and materials should reflect the significant features of La Crosse or a specific neighborhood, convey a fitting theme or image, and be affordable to maintain.

City Vision 2020 Master Plan (downtown master plan released in 2004) refers to the area between the two bridges as a “gateway,” suggesting the parcel in question be utilized as a prominent landmark building to serve as a gateway feature. It recommends an office building, 4 to 8 stories in height that includes green space.

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

Determination of sale price (7):

As determined by the city assessor's office, current land rates for that location with paving would be approximately \$136,000. If the property is sold for manufacturing, it would be assessed by the Department of Revenue as a manufacturing property for a total assessed value estimate of \$110,000.

Offers received:

Trueline, Inc., received December 30, 2017, supplemental letter received January 25, 2018:

- Proposed use: 25,000 sq. ft. building for business expansion, height of two-story building
- Offer price: supplemental letter offers "no less than \$100,000" and maximum tax base

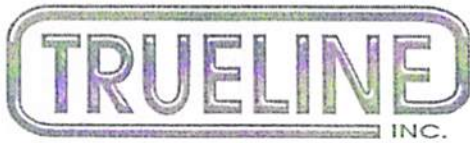
Section 8 of Ordinance 4838: "per the discretion of the board or committee overseeing the sale, adjacent land owners in need of land for business expansion may be given priority in the land sale."

First Supply, received January 10, 2018.

- Proposed use: parking for employees
- Offer price: \$95,000

John Wettstein, received January 22, 2018

- Offer price: \$6/sq ft = \$144,998.40



124 Division Street, La Crosse, WI 54601
Phone: (608) 782-6445
FAX: (608) 782-9653

December 30th, 2017

Via Email: gilmanj@cityoflacrosse.org
City of La Crosse Board of Public Works
Attn: Mr. Jason Gilman
Director of Planning and Development

Re: Parking Lot Adjacent to 610 2nd Street S, La Crosse, WI 54601

Dear Mr. Gilman:

This letter shall serve as the notice that Trueblood Properties, LLC, affiliate of Trueline Inc. is interested in purchasing the parking lot adjacent to the former Jacobsen Storage building at 610 2nd Street S, La Crosse, WI 54601. Trueblood Properties, LLC would like to close as soon as possible. Trueblood Properties, LLC is purchasing the property for the purpose of being able to construct a building of approximately 25,000 square feet which will have the height of a two-story building. The purpose of the additional building is to provide additional space for molding and related machines. Currently, Trueline, Inc. has enough room to house and operate a number of machines it needs for its current orders. If the molding line continues to grow at the rate it has grown over the past five years, Trueline, Inc. will need to turn down work as capacity will have been met. With additional space, Trueline, Inc. can pursue additional business lines.

Trueline, Inc. not only produces products but it also does all of the tooling and maintenance for its machines. Every time a new machine is brought on line, the machine requires not only an operator but also creates more demand within the tooling department and the maintenance department. We look forward to discussing this matter with the City and negotiating a reasonable price for the property.

Thank you for your attention to this matter.

Sincerely,

Terry Trueblood

SOF/bjb

Cc: Mayor Tim Kabat (via email)
Board of Public Works (via email)
Ms. Andrea Schnick (via email)



124 Division Street, La Crosse, WI 54601
Phone: (608) 782-6445
FAX: (608) 782-9653

January 25, 2018

Via Email: gilmanj@cityoflacrosse.org

City of La Crosse Board of Public Works

Attn: Mr. Jason Gilman

Director of Planning and Development

Re: *Parking Lot Adjacent to 610 2nd Street S, La Crosse, WI 54601*

Dear Mr. Gilman:

The purpose of this letter is to supplement the letter of interest that I submitted on December 30, 2017 related to the property at 610 2nd Street S, La Crosse, WI which is adjacent to other property of Trueline. I am providing this supplement as a result of being informed that the City has received another party's expression of interest in this property. Trueline has expressed interest in the subject property since before it purchased the former Jacobson Moving buildings several years ago. Prior to purchasing the buildings I spoke with Larry Kirch, who was then the City Planner, about whether the subject property would be available for future expansion of my company's needs. At the time, our company was looking at various options as to address space and growth concerns including moving out of the City of La Crosse, moving to another location within the City or purchasing the Jacobson property which is relatively close to Trueline's main plant. With knowledge that there was future room for expansion, I moved ahead with the purchase of the former Jacobson Storage buildings and made a substantial investment to retro fit them for our needs and to increase the aesthetic quality of the outside of the buildings.

In the autumn of 2017 City staff toured our facilities to discuss future growth and planning issues. One specific item that was discussed was the purchase of the subject property in order to allow us to plan for future growth.

In my original notice of intent, I indicated that I look forward to discussing a reasonable price for the subject property. Given that there is another party expressing interest I am offering no less than \$100,000 for the property. In addition to paying the purchase price, I believe that any structure built by Trueline and Trueline's use of the property will maximize the tax base of this parcel. Any other use of this parcel may inhibit Trueline's future growth. As you can see from the map of the property Trueline's current buildings abut the subject property on two sides.

I look forward to working with the Board of Public Works and the City of La Crosse on this project and many others for years to come.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry Trueblood', written in a cursive style.

Terry Trueblood

cc: Mayor Tim Kabat (via email)
Board of Public Works (via email)
Ms. Andrea Schnick (via email)

FIRST SUPPLY.

HVAC-R | BUILDER | PLUMBING | WATERWORKS | INDUSTRIAL PVF | PUMP/WELL & SEPTIC

January 10, 2018

RECEIVED
JAN 16 2018

Mr. Tim Kabat
Chair – Board of Public Works
400 La Crosse St # 5
La Crosse, WI 54601

Mr. Kabat,

First Supply LLC is aware of and has interest in acquiring the property offered for sale by the City of LaCrosse at 604 S. 2nd St.

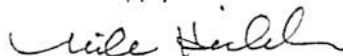
We have reviewed the site and current zoning and have no contingencies other than permanent access to the site. It is understood that the City has an easement for a large billboard sign that is acceptable to First Supply and no other easements exist.

First Supply celebrated its 120th year in business in 2017 as a 5th generation family owned business in La Crosse and as the company continues to grow and expand the acquisition would be primarily used, initially, as a parking lot for the expanding employee base at our 106 Cameron Street and 505 S. 2nd St locations that is desperately needed.

First Supply would like to make an offer of \$95,000 on the property identified as 604 S. 2nd St., Tax Parcel 17-30103-30.

If you have any questions or need further information please contact me at (608) 441-6404 or at mhickok@1supply.com.

Sincerely,
First Supply LLC



Mike Hickok
Executive Vice President – COO

Schnick, Andrea

From: John Wettstein <johnrwettstein@gmail.com>
Sent: Monday, January 22, 2018 4:36 PM
To: Schnick, Andrea
Subject: Re: 604 2ND ST S

*** 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. ***

My bid would be \$6 per square foot.

On Jan 22, 2018, at 2:34 PM, Schnick, Andrea <schnicka@cityoflacrosse.org> wrote:

John,

Tax parcel 17-30103-30 is .44 acres/19,166.4 sq. ft.
It is currently zoned M2-Heavy Industrial.

Please let me know if you have any other questions.

Regards,
Andrea

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](mailto:schnicka@cityoflacrosse.org)
www.cityoflacrosse.org