



CITY OF LA CROSSE

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MEMO

Date: 4-19-16
To: BOPW
From: ADPW Haines
RE: City parking lot @ Hydrite Chemical

Today I met with Phil Dyas of Brickl Bros., who is representing his client Hydrite Chemical regarding water damage occurring at their building at 701 Sumner St., which abuts (with no setback) a city-owned parcel at 300 St Cloud St. (parcel 17-10016-70). The 1.89 acre city parcel consists of a paved parking lot (0.71ac with 78 regular + 8 handicap parking stalls) open to unrestricted public use & an unpaved, fenced vacant lot (1.18 ac) that is used as a barge docking facility. The parcel is zoned "M2 Heavy Industrial". I have contacted both Park & Rec & Planning Depts. & both have indicated they do not have jurisdiction over this parcel.

I have confirmed that the stormwater bill for this parcel is being paid by the "Park Dept. Harbor Commission" and that the barge docking portion of the parcel appears to still be leased via a 1995 "Northside Municipal Dock Lease" by the Board of Harbor Commissioners to Hanke Terminals Inc. This lease has an auto-renewal clause & appears to be managed by the Planning Dept.

There also appears to be a 3-year sublease (2014-16 baseball season) currently in effect between Hanke Terminals Inc. & the La Crosse Loggers that was negotiated by the Harbor Commissioners for the same unpaved docking portion of the parcel leased by Hanke.

There appears to be no leases in effect that cover the paved parking lot portion of the parcel, which is being used by Hydrite employees on a daily basis & also provides handicap & regular parking for Loggers games & other Copeland Park baseball events. This is the part of the parcel that Hydrite Chemical wants to reconstruct in partnership with the City, and Hydrite may be willing to pay to to 50% of the cost to do so. Jurisdiction over this portion of the parcel needs to be clarified.