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April 17, 2024

City of La Crosse  
Department of Planning, Development & Assessment  
Attn: FRP South Community Library  
400 La Crosse St  
La Crosse, WI 54601

RE: Proposal to purchase – Former South Community Library

Dear City of La Crosse:

Please accept this letter as my proposal to purchase tax parcel #17-50265-10 located at 1307 16<sup>th</sup> Street South in La Crosse, WI.

As the proud owner of Tostrud & Temp, S.C., a reputable CPA firm in La Crosse, I am excited to present a proposal to the City of La Crosse on behalf of Matt and Mindy Durtsche.

While my wife is not involved with the day to day operations of Tostrud & Temp, we are a team in all that we do and together we are presenting our proposal to acquire the historic former South Community Library and reuse the existing building as a professional building. This endeavor will not only preserve the rich heritage of the library but also serve as a hub for local businesses and individuals seeking professional accounting services.

### **Project Overview**

#### **1. Property Acquisition**

We propose purchasing the former South Community Property located at 1307 16<sup>th</sup> Street South La Crosse, WI, 54601 for a purchase price of \$250,000. This iconic building, with its architectural significance, has been a cornerstone of the South Side of La Crosse since 1952 and we plan bring new life into this historic gem by maintaining the current building structure and remodeling the interior as a professional office setting.

#### **2. Qualification Statement:**

Tostrud & Temp, S.C. and its predecessor firms have been a full-service CPA firm serving La Crosse and it's surrounding areas since 1970. I (Matt Durtsche) am the firm's president and owner and have experience as a CPA for over a decade. Before purchasing Tostrud & Temp, I worked as an executive for First Supply, LLC a 5<sup>th</sup> generation family-owned business. My work at First Supply

included identifying, leasing and development plans for the growth and expansion of 19 kitchen and bath stores throughout the upper Midwest in my role as Chief Operating Officer for Kitchen and Bath. In addition to my experience with commercial buildouts, Mindy has led several residential remodeling projects ranging from whole home renovations to kitchen and bath remodels.

### 3. Proposed Use for the Property

Our plans reinvent the interior of the building into a professional building that would serve the needs of Tostrud & Temp as a CPA firm. We absolutely love the exterior of the building and aside from maintaining the exterior and continuing to ensure the property grounds are well kept our focus would be on the interior of the building.

We would propose making the front entrance to a common lobby area and expanding and expanding the bathrooms for a professional setting. Tostrud & Temp would be the primary and anchor tenant of the building.

The building plans are not formalized on the interior as to the final layout, but we would be looking to start immediately with an interior remodel of approximately ½ of the space for our current business needs as a CPA firm – we would then determine if we would keep the additional space for growth and expansion or look to buildout a secondary suite in the building that would house a complimentary professional business. Our goal would be to occupy this space no later than January 1, 2025.

Having grown up on the south side of La Crosse, it is important that Tostrud & Temp is a part of the community. We feel that a professional building would not create significant amounts of traffic that would be disruptive to the neighborhood. This type of business would allow for the repurpose of a such a beautiful building that has been a staple in the neighborhood for over 7 decades. The parks are an important part of the La Crosse community, and we would help support the neighboring park by ensuring that we keep an accessible first aid kit available for park users and plan to donate a minimum of \$1000 per year to the city for upkeep of the park. Our business would also offer a park cleanup day each year where our firm would host a neighborhood food truck for the community in our parking lot while focusing on giving back by cleaning up the park. As the owner of the anchor tenant and of the building, Matt Durtsche, would like to be involved with the neighborhood association to ensure we are acting in good faith and can continue to be a good neighboring business.

### 4 / 5. Plans and Budget

At this point we don't have formal plans as to the layout but would be engaging local contractors immediately if our proposal were accepted. In addition to the purchase price, we plan to invest \$250 - \$300k in renovations to turn this building into a modern professional setting and we would be hiring local contractors for the work to ensure the project costs stay in our community. In addition to remodeling the interior we would also be looking into the possibility of solar energy. We would want to make sure that we could do this in way that preserves the beautiful architecture of the building and was welcomed by the neighborhood from a visual perspective.

### 6. Financing

Financing of the project would be through cash and private equity. There would be no traditional bank financing with this project. The minimum investment we would be making into this project would be \$500,000.

#### 7. Timeline

As stated above – we would look to move our business into this location no later than the start of 2025 – we would be focused on remodeling the common area space and at least ½ of the building for immediate needs to accommodate our transition as our business stands today.

#### 8. Contact Information –

President / Owner – Matt Durtsche

E-mail: [matt.durtsche@tntcpas.com](mailto:matt.durtsche@tntcpas.com)

Phone: 608.385.0125

Qualifications – See statement 2 above – Matt has previous experience in executing commercial building transformations for kitchen and bath stores. Mindy Durtsche would also be involved in the design and project coordination of this project. Mindy has experience with several residential projects. Matt and Mindy would be the main project managers, but would be hiring a licensed contractor to do all of the work.

#### 9. Additional Comments –

As stated above, Solar Energy would be something we would consider as well as other energy efficient improvements. There are no contingencies being placed on this proposal.

#### **Conclusion**

We envision the transformed site as a beacon of professionalism, collaboration, and community engagement. By investing in this historic space, we commit to serving La Crosse as a respected neighborhood business for decades to come.

Thank you for considering our proposal. We look forward to collaborating with the City of La Crosse to make this vision a reality.

Sincerely,

*Matthew L Durtsche*

Matt & Mindy Durtsche