



Office of the County Executive

Bob Ziegelbauer, County Executive

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November 15, 2023

Memo To: Supervisors of the Manitowoc County Board

From: Bob Ziegelbauer

RE: Proposed Purchase of the Lakeside Foods Corporate Office Building

As alluded to in my Nov. 8 letter, we have an accepted offer to purchase the Lakeside Foods Corporate Office Building, also known as the former Manitowoc Public Library Building, located at 808 Hamilton Street in the city of Manitowoc for \$800,000, and more information would be forthcoming.

The following pages of this memo include a fact sheet on the building along with floor plans, and other information.

The Public Works and Finance Committees will be meeting jointly in December (date and time still TBD) in anticipation of a purchase resolution to be presented to the entire County Board at your Dec. 20 meeting. Any and all Supervisors are welcome to attend this meeting.

On the following pages are a few bullet-points of rationale for this purchase and why it is in the best interests of Manitowoc County for both the near-term, and long term, and floor plans of the building.

As is always the case, please don't hesitate to call on me if I can ever be of assistance to you on this or any other issue of importance to you.

Thank you for your consideration.

Near-Term Needs

- Our Human Services Department has added 34 positions in just the last 2 years, and is out of space. Many employees are currently working 2 or even 3 employees to an office.
- We can expeditiously move 1 or 2 divisions of the HSD into this building to alleviate the overcrowding.
- The Lakeside Foods property has 98 parking stalls which will alleviate the severe parking shortage at the Courthouse and Employee Parking Lots we are experiencing since the City of Manitowoc closed their downtown public parking lot in lieu of charging for parking leases.

Long-Term Needs

- Even with this move of 1 or more HSD divisions, there is still ample room to grow or “build-out” portions of this building allowing for future long-term growth if and when needed. This is not a Band-Aid fix, but a long-term fix.
- Location, location, location - This building is contingent to and part of our downtown campus, with easy accessibility to the Courthouse, Human Services Building, Law Enforcement Center, Communications & Technology Building, Public Health Building, and Administration Office Building.

Value

- This building was the former Manitowoc Public Library and was built using quality construction materials and methods common for governmental buildings: steel, concrete, and masonry. It is a substantial building with a very long life-cycle.
- The negotiated price of \$800,000 is \$400,000 under the \$1.2 million property tax value of the building.
- The purchase cost per square foot is \$29/sq. ft. The cost to build a similar structure today would be in the \$300/sq. ft. range.
- Office furniture and workstations are included in the sale price. This furniture has a value of at least \$150,000 vs Buying New.

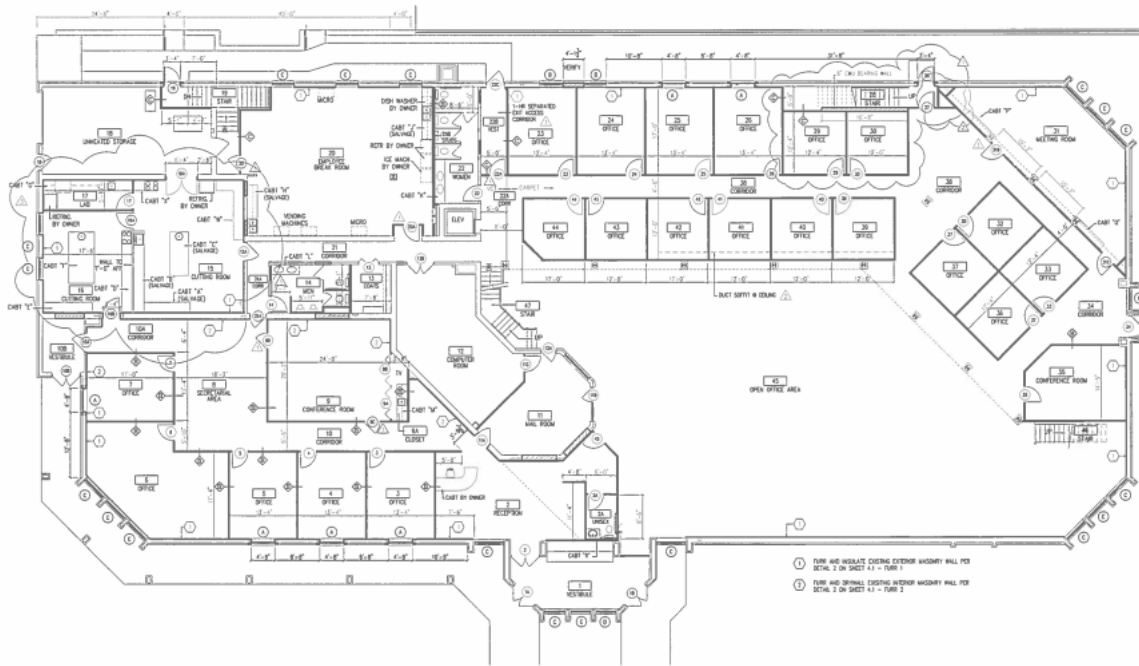
Fact Sheet

Lakeside Foods Corporate Office Building

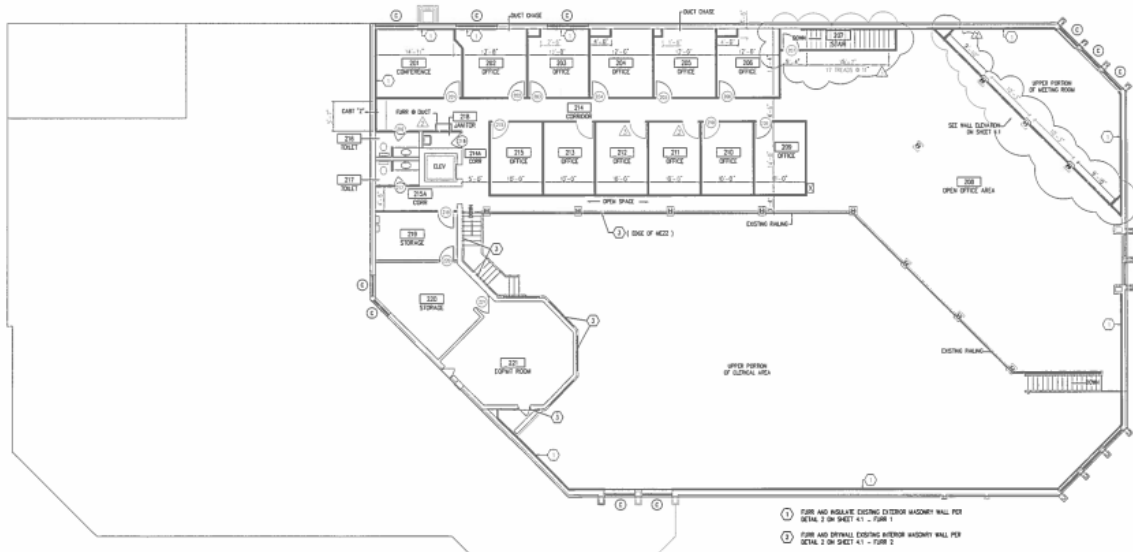
Year Built	1965
Construction Type	Type II-B (Typical Non-combustible Government Building)
Sq. ft. basement	7,500
Sq. ft. 1st floor	Offices: 10,800 Open Space: 4,200 TOTAL: 15,000
Sq. ft. 2nd floor	Offices: 3,000 Open Space: 2,000 TOTAL: 5,000
OVERALL Sq. footage	27,500
Existing offices	37 private offices Dozens of cubicle workstations Substantial room for future build-outs of more offices
Parking Spaces	98
Workstations and cubicles	Included in the sale price: conservative value of workstations and cubicles vs having to buy new: \$150,000 of added value
Tax Value of Property	\$1,200,000
Accepted Offer / Selling Price	\$800,000
Price per square foot	\$29/sq. ft.
Closing Date	June 1, 2023

Floor Plans / Site Plan

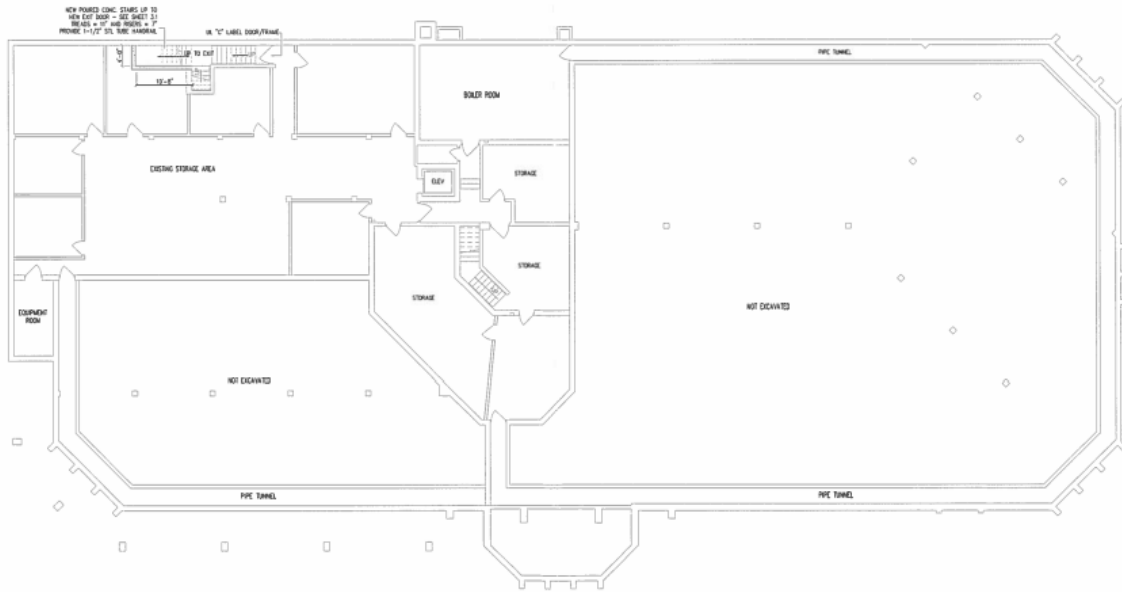
FIRST FLOOR



SECOND FLOOR



BASEMENT



SITE PLAN / SATELITE VIEW

