

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 29, 2021**

➤ **AGENDA ITEM – 21-1535 (Tim Acklin)**

Resolution approving the Use and Facility Management Agreement between the City of La Crosse Parks, Recreation, and Forestry Department and Hatchery, LLC for the use and operation of business on the property located at 410 Veterans Memorial Dr. E.

➤ **ROUTING:** F&P 12.2.2021; Council 12.9.21

➤ **BACKGROUND INFORMATION:**

This Resolution is for a Use Agreement between the Hatchery, LLC and the Parks, Recreation, and Forestry Department for use of the former US Fish Lab located at the north end of Riverside Park and depicted in attached **MAP PC 21-1535**. The agreement states that Hatchery, LLC may only use the building as an event center, overnight room rental, and outdoor patio space and includes a map illustrating the area of the parcel they are responsible for and required to restrict their activities to. The lease also states additional responsibilities of the Hatchery LLC, including specific responsibilities to protect the adjacent International Gardens and allow volunteers access to the garage.

The lease also includes a very detailed schedule regarding rent as well as language requiring Hatchery, LLC to pay personal property tax.

The lease ends December 31, 2031, with the provisions to allow for two additional five-year terms.

➤ **GENERAL LOCATION:**

Newly created lot around the US Fish Control Lab building. See attached Certified Survey Map and/or **MAP PC21-1535**.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

The Common Council approved zoning of this property to the C2-Commerical District for this use at their October 2021 meeting.

The Board of Park Commissioners approved this lease at their October 2020 Meeting.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

Parks, Recreation and Open Space Element

Objective 10: Special Park Facilities. Evaluate possibilities for new facilities, especially athletic complexes and concession facilities, in order to address deficiencies within the park and open space system.

6. Concessions. The City shall evaluate opportunities for the construction of a permanent concession facility in **Riverside Park** or other parks. Any facility that is designed must


be done in such a manner that it is complementary to the history and significance of the park. For example, any new structure to be added to Riverside Park should be in the same character as the park gazebo and La Crosse Area Convention and Visitor's Bureau Building. Care would also need to be taken to address floodplain issues when siting this facility. **If it is determined that a concessions facility is needed, the City should evaluate opportunities to operate the facility as publicly owned and privately leased.**

➤ **PLANNING RECOMMENDATION:**

All negotiations and amendments to the lease were made during the Board of Park Commissioners meeting. **This item is recommended for approval.**



BASIC ZONING DISTRICTS

-  R1 - SINGLE FAMILY
-  R2 - RESIDENCE
-  WR - WASHBURN RES
-  R3 - SPECIAL RESIDENCE
-  R4 - LOW DENSITY MULTI
-  R5 - MULTIPLE DWELLING
-  R6 - SPECIAL MULTIPLE
-  PD- PLANNED DEVELOP
-  TND - TRAD NEIGH DEV.
-  C1 - LOCAL BUSINESS
-  C2 - COMMERCIAL
-  C3 - COMMUNITY BUSINESS
-  M1 - LIGHT INDUSTRIAL
-  M2 - HEAVY INDUSTRIAL
-  PS - PUBLIC & SEMI-PUBLIC
-  PL - PARKING LOT
-  UT - PUBLIC UTILITY
-  CON - CONSERVANCY
-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY

