

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 1, 2021**

➤ **AGENDA ITEM – 21-1470 (Tim Acklin)**

Resolution approving lease with Gary Arneson for the property at 500 Rose Street (parcel #17-10040-40).

➤ **ROUTING:** F&P 11.4.2021

➤ **BACKGROUND INFORMATION:**

This item will renew a lease between the City and Gary Arneson to allow him to use a 340 sq. ft. building on the property depicted on attached **MAP PC21-1470**. The parcel is 0.097 acres in size and the existing building was historically used as a voting booth.

The current lease was approved by the Common Council in Dec 2018 to cover calendar years 2019-2021 at a rate of \$475 per year. The new lease will run until December 2024 at a proposed lease rate of \$500 per year.

Mr. Arneson leases the building from the City for storage purposes.

A rent determination from the Assessor's office is attached to this legislation. They have determined that the rent should be \$600-900 per year when factoring in maintenance.

➤ **GENERAL LOCATION:**

Lower Northside and Depot Neighborhood Association. 500 Rose Street, bordered by railroad tracks, Rose St. viaduct, and Island Street, which is needed for firetruck access to nearby properties.

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

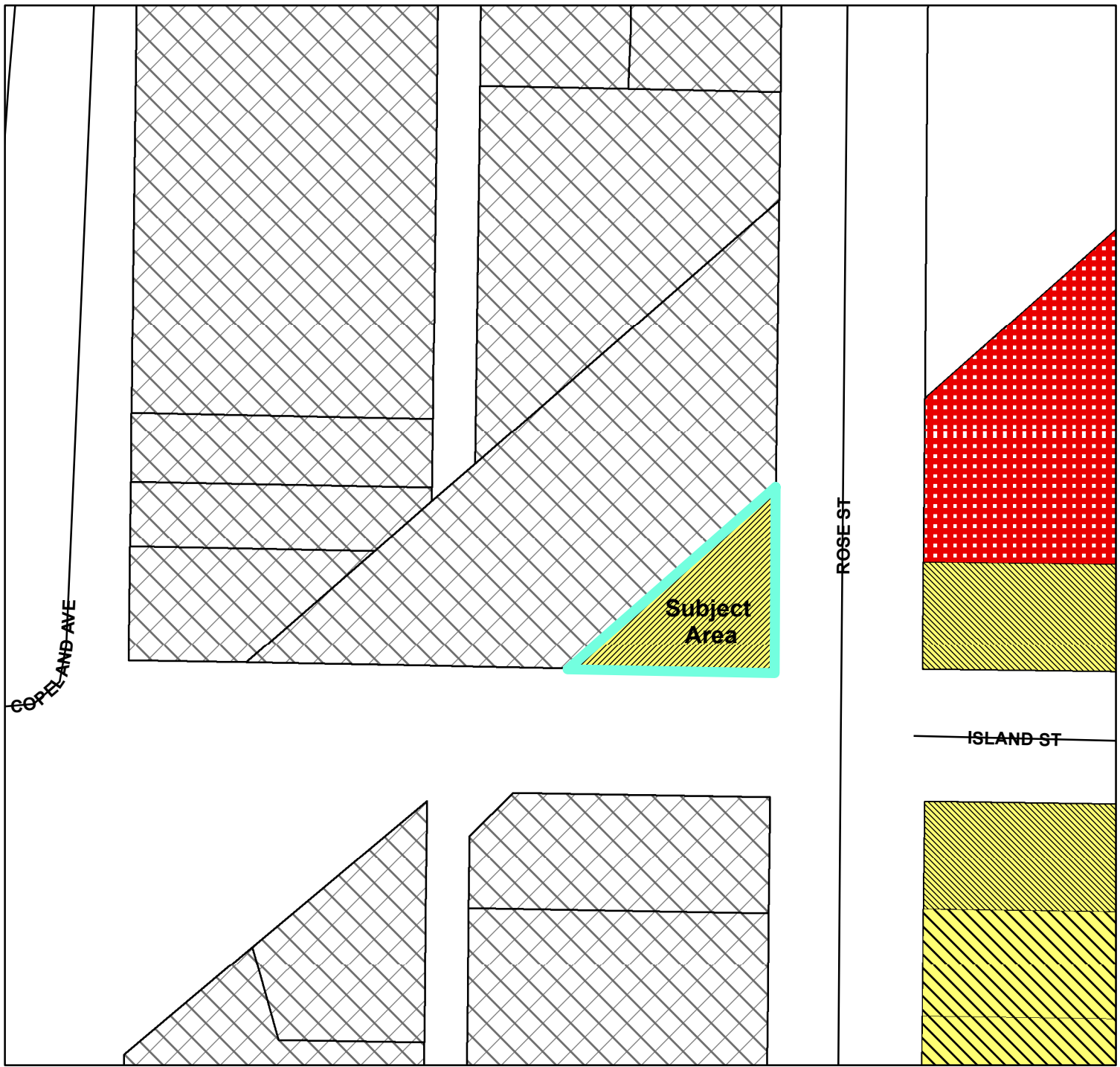
N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan identifies the future land use of this site as High Intensity Retail, Office or Housing. However, given the size and location of this parcel, additional adjacent redevelopment would be necessary to increase the density on this site and use the property in this manner.

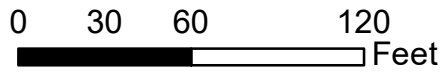
➤ **PLANNING RECOMMENDATION:**

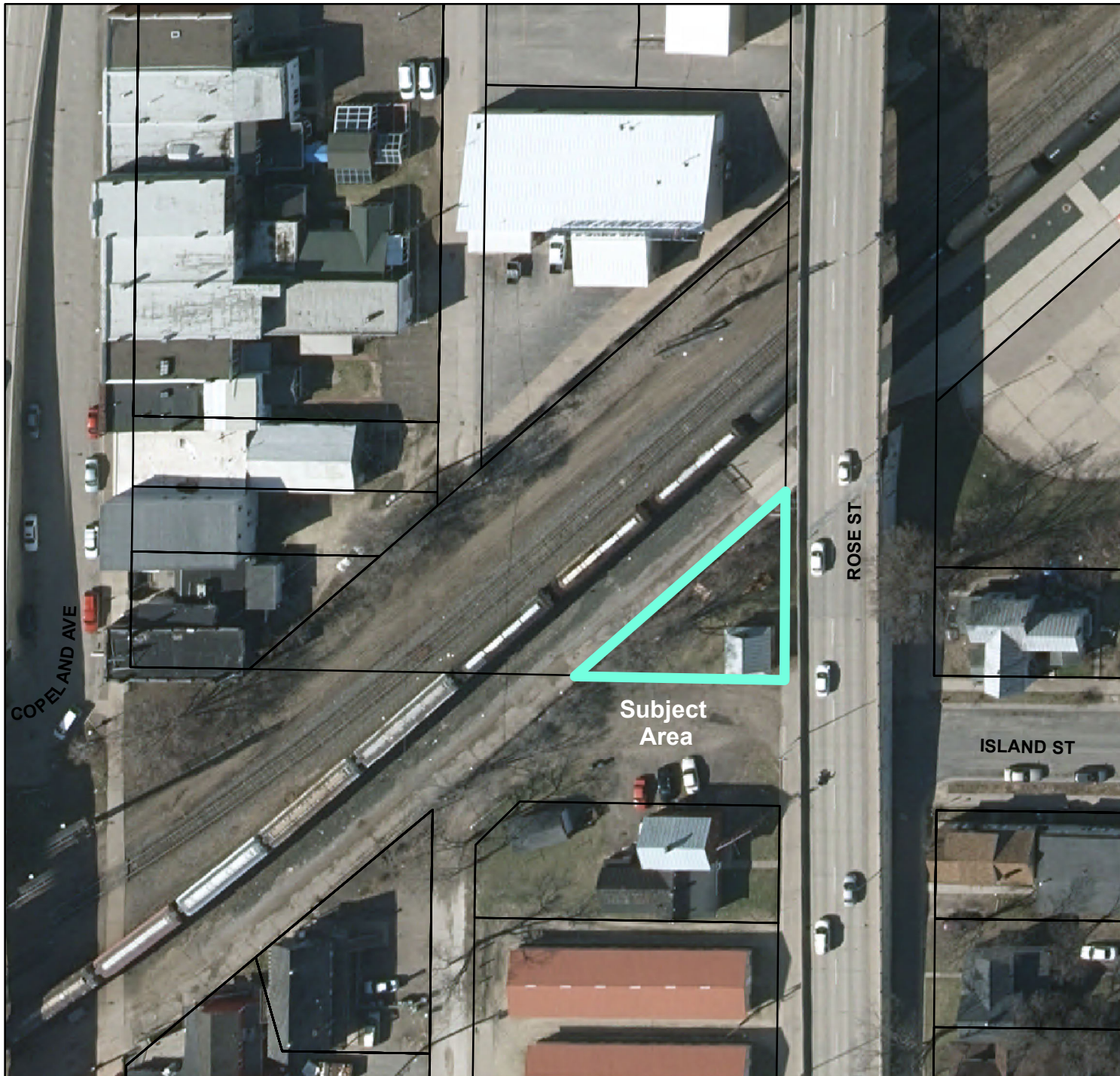
The Arneson family is interested in continuing to lease/maintain this property as they have for the last decade. They have proven good stewards of the property during this time. This area has frequent crime and would not be sensible to have another party accessing the site as they already own the nearby properties. **Staff recommends approval of the lease at \$500 per year until December 2024.**



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
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- City Limits
- SUBJECT PROPERTY





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