



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

Date: May 21, 2018

To: Board of Public Works

From: Planning and Development Department Staff

Re: Lease for property at 500 Rose Street, Old Voting Booth Property

Background information:

- The previous lease on this property was approved by the Council on April 9, 2009, expiring June 1, 2012, for \$400/year with the rent increasing according to the Consumer Price Index each year. The legislation also stated that on December 31, 2011, an RFP was to be sent out regarding the property to see if any other party is interested in leasing the property. To our knowledge, no RFP was sent.
- Under this lease, the City received the following payments:
 - 06-01-08 to 05-31-09 = \$400.00
 - 06-01-10 to 05-31-11 = \$409.20
 - 06-01-11 to 05-31-12 = \$422.29
- The parcel is 0.097 acres, 4,225 sq. feet. Building is 340 sq. feet.
- Access easement on site.
- Zoned R5 – Multiple Dwelling. 3 Units would be allowed.
- This property has not been under a lease agreement or received a rent payment for the last 6 years, for an approximate loss of \$2,700.

Future land use:

Confluence: The La Crosse Comprehensive Plan identifies the future land use of this site as “High Intensity Retail, Office or Housing”

Determination of rent price:

The rent determination from the Assessor’s office is attached to this legislation. He determines the rent to be \$1,238/year.

JASON GILMAN, AICP, PLANNING & DEVELOPMENT DIRECTOR
TIM ACKLIN, AICP, SENIOR PLANNER - HERITAGE PRESERVATION
LEWIS KUHLMAN, AICP, ENVIRONMENTAL PLANNER
ANDREA SCHNICK, ECONOMIC DEVELOPMENT PLANNER
SARA OLSON, CLERK STENO

CAROLINE GREGERSON, COMMUNITY DEVELOPMENT ADMINISTRATOR
DAWN REINHART, NEIGHBORHOOD HOUSING DEVELOPMENT ASSOCIATE
TARA FITZGERALD, FEDERAL PROGRAMS ACCOUNTING TECHNICIAN
KEVIN CLEMENTS, HOUSING SPECIALIST
KEVIN CONROY, HOUSING REHABILITATION SPECIALIST

Staff Recommendation:

The Arneson family is interested in continuing to rent this storage space as they have for the last six years without a lease agreement or payment. This area has frequent crime and would not be sensible to have another party accessing the site as they already own the nearby properties. Therefore, it is recommended that a lease agreement for \$1,238/year is first negotiated with the Arneson family. If there is not an agreed lease rate or term, then a RFP would be sent out.

Depending on the sale price determined, they may be interested in purchasing the property.