



PLANNING AND DEVELOPMENT

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

MEMORANDUM

To: Board of Public Works
From: Planning and Development Staff
Date: October 28, 2021
Re: Lease for property at 500 Rose Street, Old Voting Booth Property

Background information:

- A previous lease on this property was approved by the Council on April 9, 2009, expiring June 1, 2012, for \$400/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.
- This property was not under a lease agreement or received a rent payment for the following 6 years.
- A new lease was approved by Council in Dec 2018 to cover calendar years 2019-2021 at a rate of \$475/year.
- The parcel is 0.097 acres, 4,225 sq. feet. Building is 340 sq. feet.
- Mr Arneson has made sizeable financial investments in maintaining the property during the course of his lease(s). As a verifiable example, City staff were provided invoices totaling more than \$1200 of expenses that Mr Arneson incurred in 2018 & 2019 that included repair and upkeep to the roof and brick mortar on the building.

Determination of rent price:

The rent determination from the Assessor's office is attached to this legislation. She determines the rent to be \$600-900/year when factoring in maintenance.

Staff 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 that time. Additionally, this area has frequent crime, and it would not be sensible to have another party accessing the site as they already own the nearby properties. Therefore, it is recommended that the Board of Public Works approve a lease agreement for \$500/year for the next 3 calendar years (2022-2024). Mr Arneson has voiced that he would not be willing to pay a higher amount, especially considering the other financial input he has put into the property.

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