

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
December 3, 2018**

➤ **AGENDA ITEM – 18-1509 (Andrea Schnick)**

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

➤ **ROUTING:** F&P 12/6/18

➤ **BACKGROUND INFORMATION:**

A 340 sq. ft. building, which used to be a voting booth location, is on a 0.097 acre parcel. The previous lease with Doug Arneson expired in 2012 and has since been used as storage by his son, Gary Arneson, without an updated lease. The site is in a secluded area surrounded by the train tracks and viaduct, and does not serve any other purpose. Staff contacted the Clerk's office to see if they have a use for this property and they do not. Therefore, it is determined that at this time the only use for this property is to continue to allow Mr. Arneson to use the property under a renewed lease. Staff was directed by the Board of Public Works to develop a lease, which is what is before the Commission today.

➤ **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:**

Resolution #18-0724 approved direction to Planning staff to work with Mr. Arneson to develop a lease for the property.

The lease is on the 12/3/18 BPW agenda.

➤ **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.

➤ **PLANNING RECOMMENDATION:**

**Staff recommends approval of the lease.**



## 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
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