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[www.NicolaiApartments.com](http://www.NicolaiApartments.com)

November 3, 2020

Tim Acklin, Senior Planner  
City of La Crosse  
400 La Crosse Street 3<sup>rd</sup> Floor  
La Crosse, WI 54601  
608-789-7391

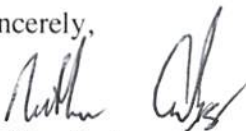
RE: Conditional Use Permit and Rezoning for 3629 Calvert Road, La Crosse, WI 54601

Dear Mr. Acklin,

As Assistant Developer with Nicolai Apartments, submitted herewith are applications for a conditional use permit and a rezoning petition along with supporting documents. The subject property is located off of Highway 14 and on the north side of Calvert Road. The property has two separate parcels one for the house and one for the driveway which are both zoned A-1 agriculture. The current site has been used as a rental unit up until a tree fell during a storm and left the house severely damaged. The house has been condemned and the tenant had to move out because of structure issues. After requesting a raze order it was determined by Building Prevention and Safety that the house did not meet the requirement to be a raze order. Since we did not meet the criteria for a raze order we are requesting a conditional use permit so we are able to remove the structure on parcel 50325-760.

The proposed site is to be developed to an apartment building with garages. In order to build our apartment building with garages we are requesting to rezone both parcels (50325-760 and 50465-90) to R-5 Multifamily. This proposed development aligns with the long term comprehensive plan with the City and with neighboring properties. Also, the new proposed development will create more property tax revenue for the City.

Sincerely,

  
Nathan Anderegg  
Nicolai Apartments



Attachments: Conditional Use Permit Application, Rezoning Application, Recorded Legal Descriptions, Rendering, and Zoning Maps.

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