

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
November 30, 2020**

➤ **AGENDA ITEM – 20-1632 (Jack Zabrowski)**

Application of Nate Anderegg with Nicolai Apartments for a Conditional Use Permit at 3629 Calvert Road allowing demolition of structure for green space until redeveloped.

➤ **ROUTING:** J&A 12.1.2020

➤ **BACKGROUND INFORMATION:**

A tree fell on the existing residential structure at 3629 Calvert Road and the home was condemned due to structural damage sustained, causing tenant renting the home to vacate. The home is currently vacant and the owner requested that a raze order be issued. The home did not meet the requirements for a raze order to be issued and was thus denied. The owner is now requesting a Conditional Use Permit to demolish the damaged structure and in the future like to build a multifamily apartment building.

➤ **GENERAL LOCATION:**

1000 feet Northwest of the intersection of Mormon Coulee Road State Highway 14/61 and Highway 35. On the north side of Calvert Road, the first parcel off of Mormon Coulee Rd.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:** N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map of the comprehensive plan specifies this area as Medium/High Density Housing. The proposed multifamily apartment building would be more in agreement with the Comprehensive Plan than the past use of single-family residence.

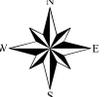
➤ **PLANNING RECOMMENDATION:**

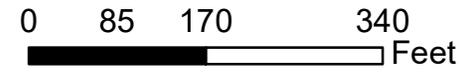
Planning staff recommend approval of a Conditional Use Permit for the demolition of structure for green space until redeveloped at 3629 Calvert Road with the condition that the applicant sign a payment for municipal services agreement (PMSA) before final approval by the Common Council. We further recommend the applicant reach out to Habitat for Humanity to inquire if they could salvage parts of the home for their use.

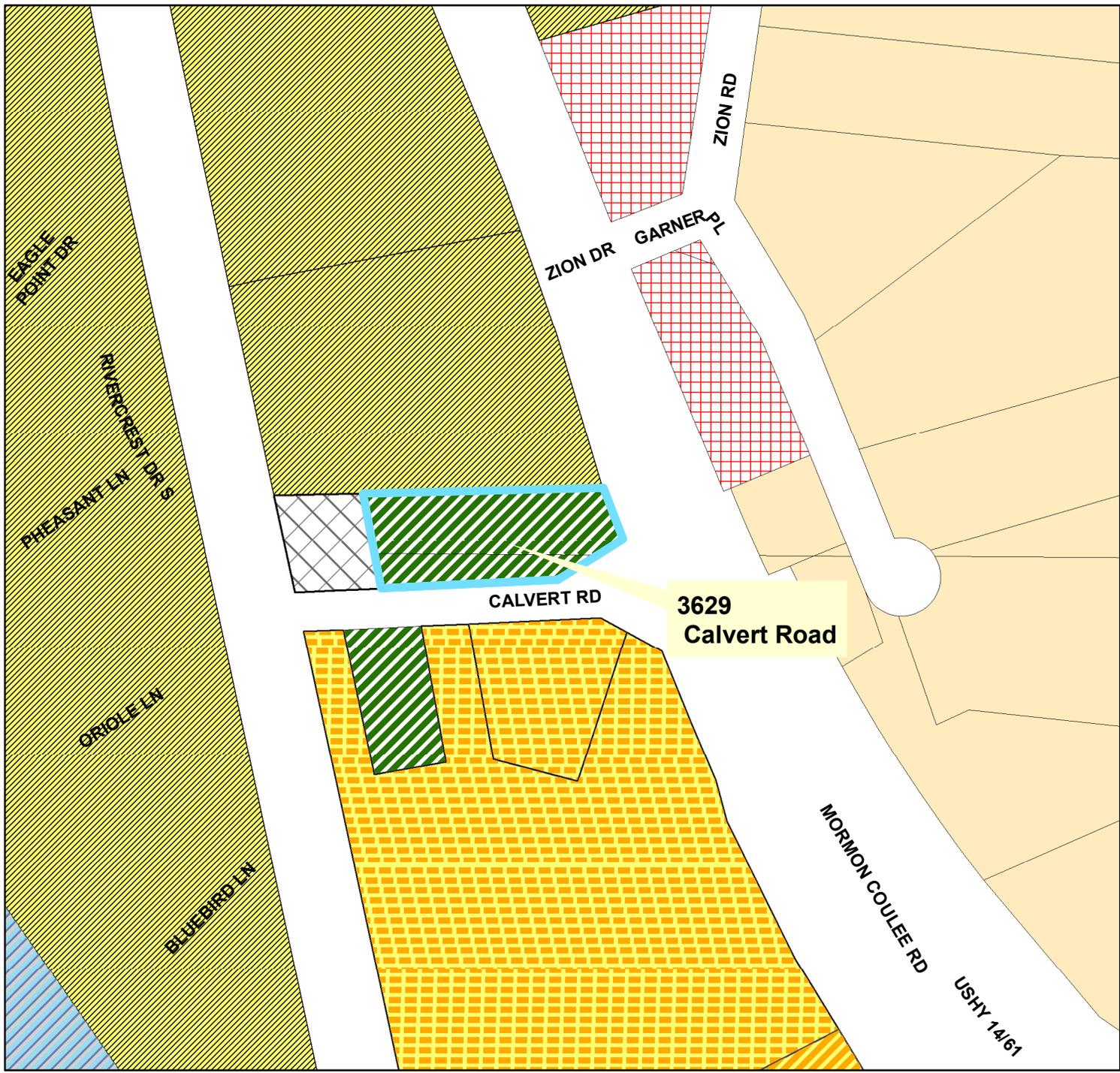


BASIC ZONING DISTRICTS

	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
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