

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 2, 2019**

➤ **AGENDA ITEM – Andrea Schnick (18-1647)**

Application of 4009 MCR Partners LLC for a Conditional Use Permit allowing demolition of structure for future commercial development at 4009 Mormon Coulee Road.

➤ **ROUTING:** J&A 1/2/2019

➤ **BACKGROUND INFORMATION:**

First built as a Hardee's, this property was most recently PLS Installment & Auto Loans but has been vacant for the last several years. Mr. John Rooney recently purchased the property to develop a 2 or 3 tenant commercial spaces. Construction is scheduled to begin April 2019 and is to be completed in August 2019. He currently has a Letter of Intent with one prospective tenant.

Mr. Rooney is applying for a CUP because he has not yet completed the commercial design review process and has not applied for his building permit but wants to move forward with demolition of the current structure.

This 0.789 acre site is assessed at \$475,100 with \$288,900 for land and \$186,200 for improvements. Total tax on this site is \$13,778.57 for tax year 2018.

➤ **GENERAL LOCATION:**

4009 Mormon Coulee Road, across the street from Goodwill and Big Lots.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

Preliminary plans from the previous developer for the same design were approved by the Commercial Design Review Committee on 7/27/18.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Future Land Use map indicates Commercial which is consistent with the current and future intended uses.

➤ **PLANNING RECOMMENDATION:**

Planning staff recommends approval with the condition that a PILOT agreement be signed before the January 10, 2019 Common Council meeting and payments be made if construction does not commence in 2019.