



November 4, 2016

Tim Acklin
Planning and Development Department
City of La Crosse
400 La Crosse Street, 3rd Floor
La Crosse, WI 54601

**Re: General Plan Development Petition
733 Kane Street; 1109 St. James Street; 901 James Street**

Dear Mr. Acklin,

Please find enclosed the following materials for a General Plan Development petition for the Garden Terrace Apartments to be located at 733 Kane Street, 1109 St. James Street and 901 James Street.

- Petition with affidavits from Owners of 1109 St. James Street and 901 James Street
- General Development Plan
- Check for Petition Fee

To gather feedback on our proposed development, Impact Seven presented the project concept at the Lower Northside & Depot Neighborhood Association meeting on September 21. Impact Seven and Engberg Anderson Architects also participated in pre-petition design review meeting on October 7. The main concerns presented were regarding storm water management and site access given the parcels will be raised out of the base flood elevation. For the lower lot on Kane Street, we plan to install an underground storage chambers to manage storm water. A preliminary drawing of the underground system is included. For the upper lot on St. James, we will utilize on a rain garden.

For access to the lower lot, residents and guests will have an accessible ramp off Kane to a central lobby served by an elevator. Residents will also have the option of accessing their apartments from the rear parking lot. In addition, seven three-bedroom apartments on the first floor will have exterior entryways. For access to the townhomes on the upper lot, residents and guests can access the units by a stepped walkway or through the driveway off St. James. Visitors to the community center will have an accessible ramp.

Thank you for considering our request and continued support of the Garden Terrace Apartments. Please do not hesitate to contact me if you have questions: 608-514-2108 or Kristine.Giornalista@impactseven.org.

Sincerely,

A handwritten signature in black ink that reads "Kristine Giornalista".

Kristine Giornalista
Vice President, Real Estate Development



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PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Kristine Giornalista
Impact Seven
2961 Decker Drive, Rice Lake, WI 54868

Owner of site (name and address):

Lower Lot: City of La Crosse, 400 La Crosse Street, La Crosse, WI 54601
Upper Lot: Tim and Susan Konter
W6043 County Road S, Onalaska, WI 54650-8810

Address of subject premises:

Lower Lot: 733 Kane Street
Upper Lot - parcel 1: 901 George St.; parcel 2 - 1109 St. James St.

Tax Parcel No.: Lower lot: 17-10068-100; Upper Lot parcel 1: 17-10069-70; parcel 2: 17-10069-60

Legal Description: Please see attached.

PDD/TND: General Specific General & Specific

Zoning District Classification: Lower Lot: R1 - SINGLE FAMILY; Upper lot: R5 - MULTIPLE DWELLING

Proposed Zoning Classification: Planned Development District

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Lower Lot: vacant green space;
Upper Lot: single family housing (renter occupied)

Property is Proposed to be Used For:

Multifamily housing, including a community space located on sites 2 and 3.

Proposed Rezoning is Necessary Because (Detailed Answer):

Please see attached.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

Please see attached.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Please see attached.

~~The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the _____ day of _____~~

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Kristine B. Giornalista
(signature)

608-514-2108 11/4/2016
(telephone) (date)

kristine.giornalista@impactseven.org
(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)
)

Personally appeared before me this 4 day of November, 2016 the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Cynthia E. Bowers
Notary Public
My Commission Expires: 3/16/19

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

Review was made on the 4 day of November, 2016

Signed: [Signature], Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF)
) ss
COUNTY OF)

The undersigned, Susan Korte, Timothy Korte, being duly sworn states:

1. That the undersigned is an adult resident of the City of Onalaska, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 901 George Street; 1109 St. James Street
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Susan Korte
Property Owner

Subscribed and sworn to before me this 27th day of October, 2016.

William R. Markwardt
Notary Public
My Commission expires June 2, 2017
Jacobs County, Wisconsin



GENERAL DEVELOPMENT PLAN

733 Kane Street; 1109 St. James Street; 901 George Street

1. Development Data

- Total area to be included in the Planned Development District and Area of open space in acres and percent
Please refer to Table A: Land Area.

Table A: Land Area

| | Total Area to Be Included In Planned Dev. District | | Impervious Area | | | Open Space Area | | |
|---|---|--------------|-----------------|--------------|--------------------|-----------------|--------------|--------------------|
| | square feet | acres | square feet | acres | % of total area | square feet | acres | % of total area |
| Lower Lot 733 Kane | 52,048 | 1.195 | 39,020 | 0.896 | 75.0% | 13,048 | 0.300 | 25.1% |
| Upper Lot 1109 St. James & 901 George | 18,916 | 0.435 | 13,890 | 0.319 | 73.4% | 5,026 | 0.115 | 26.6% |
| Total | 70,964 | 1.630 | 52,910 | 1.215 | 74.6% | 18,074 | 0.415 | 25.5% |

- Proposed uses of land keyed to the comparable existing zoning districts
The R5-Moderate Density Multi-Family District is the closest zoning classification to the proposed development. Please see item 4 below for a comparison of the proposed development to the R5 district.
- Residential density computations and proposed number of dwelling units
Please refer to Table B: Residential Density.

Table B: Residential Density

| | Dwelling Units | | | | Residential Density | | | |
|---|----------------|-----------|-----------|-----------|---------------------------|-------------------------------|-----------------------------------|------------------------|
| | 1 BR | 2 BR | 3 BR | Total # | Lot Area (square feet) | Lot Area per Dwelling Unit | Estimated Total # of People | Lot Area per Person |
| Lower Lot 733 Kane | 14 | 16 | 14 | 44 | 52,048 | 1,183 | 100 | 520 |
| Upper Lot 1109 St. James & 901 George | 0 | 0 | 6 | 6 | 18,916 | 3,153 | 20 | 970 |
| Total | 14 | 16 | 20 | 50 | 70,964 | 1,419 | 120 | 594 |

- Approximate location of different types or densities of dwelling units
Please refer to the attached Site Plan.

- Availability of or requirements for municipal services and utilities. Please refer to the attached ALTA / NSPS Land Title Surveys. Please note these are draft surveys. All information is accurate. These surveys will be finalized when the removal of the park land restriction is formally recorded. On the survey, this is an exception listed under "Notes."

2. Estimated Value

A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

The estimated construction cost for the entire development is \$7.76 Million. Site improvement costs, including demolition, excavation, soil stabilization, paving, storm water management, site plumbing and landscaping, total approximately \$915,000. The current total development cost is \$10.3 Million.

The estimated value of an affordable housing development (with land use restrictions that limit rents and tenant incomes) is typically determined by the income capitalization approach. Assuming an expense ratio of 57% and a capitalization rate of 10%, the value of the property is \$1.73 Million. A capitalization rate of 7% would yield a value of \$2.46 Million.

3. Organizational Structure

A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.

Impact Seven will be the developer and long-term owner and property manager. Impact Seven will employ (1) a site manager who will have office hours at the community center and will oversee leasing, annual certifications and tenant relations, and (2) a caretaker who is responsible for the property's physical upkeep. Impact Seven will be responsible for maintaining the private walks, parking and landscaping. Impact Seven's site manager will be responsible for coordinating schedules for programming at the community center.

Impact Seven's Property Management Department currently manages over 1,500 units, including 255 for other entities. These units are located in more than 100 distinct buildings located across Wisconsin, ranging from rural northern Wisconsin to urban metropolitan Milwaukee. Project sizes range from single-family homes and duplexes to a 73-unit multifamily building.

The Impact Seven property management team includes 28 full-time and 40 part-time staff who are highly qualified and experienced with the full array of income eligibility, accounting, reporting, maintenance and compliance requirements found in all major state and federal affordable housing programs, such as Low-Income Housing Tax Credits and HUD project-based rental assistance. Positions are specialized around specific components. For instance, affirmative marketing procedures, income eligibility and tenant recertification are each consolidated specialized positions. Housing staff undergo regular training and attend both national and statewide conferences including the WHEDA state housing conference, WI-CARH annual meetings and events, and NeighborWorks Training Institutes.

4. Proposed Departures and Requested Waivers

Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.

The majority of properties surrounding the proposed General Plan Development are zoned R1, with some R2 and R5. The R5-Moderate Density Multi-Family District will be used for comparison purposes. Please refer to Table C for detail. The following are the proposed departures from the referenced R5 zoning requirements:

- The Lower Lot (733 Kane Street) has a lot area of 1,183 square feet per dwelling unit. The R5 minimum is 1,200 square feet per dwelling unit.
- Front, side and rear set-backs are generally less than the minimums required by R5.

Table C. Proposed Departures and Requested Waivers

| | Proposed - Lower Lot | Proposed - Upper Lot | Referenced Zoning Classification | Comments |
|---|---|---|--|---|
| Zoning Classification | General Plan Development | General Plan Development | R5, Moderate-Density Multi-Family District | |
| Minimum Lot Area Total (SF) | 52,048 | 18,916 | 7,200 | Both meet R5 |
| Minimum Lot Area Per Dwelling Unit (SF) | 1,183 | 3,153 | 1,200 | Lower lot is slightly below the R5 minimum; Upper lot meets R5 |
| Setbacks | | | | |
| Front | 15 feet | 3 feet, 10 inches | 20 feet | Both lots do not meet R5 setback requirements, note zero lot line may be allowed per 15.9(D) in all residential districts except R1 |
| Side | 15 feet | 1'-6" | 6 feet | |
| Rear | 15 feet 20% of depth = approx. 29 feet | 3'-10" @ Corn CTR, 1'-0" @ TH 20% of depth = approx. 13 feet | 20% of depth | |
| Max height | 27 feet / 2 stories | 27 feet / 2 stories | 45 feet / 3 stories | Both meet R5 |
| Parking | | | | |
| Occupant | 1.0 / unit | 1.0 / unit | min 1 per unit | Both meet |
| Car-Accessible | 1 for 44 spaces | 0 for 6 garages | 0 for 1-25 spaces 1 for 26-50 spaces | Both meet |
| Van-Accessible | 1 for 44 spaces | 1 for 6 garages | 1 for 1-400 spaces | Both meet; one garage to be accessible |

Other proposed departures, include:

- There is no on-site parking for the 1,500 square foot community center. The six spaces shown off the end of Kane Street are on City-owned land. Impact Seven is investigating options to use this area for additional parking. The community center's primary use is for the residents of the development; therefore, parking for their use should not be needed beyond the parking already provided for their dwelling unit. The secondary use is offices for the on-site property manager and a case manager. These professionals will have day-time hours at the community center and can utilize on-street parking. The tertiary use for the building are events hosted by the Hunger Task Force for the Kane Street Community Garden, such as culinary instruction and nutritional classes. As with other community centers, on-street parking can be used for these intermittent events.
- We anticipate needing relief from "Section 115-399 – Limits on fill placed on parcels or lots" to accommodate the retaining wall heights for the development.

In addition, we will be making a request to the City to install the public sidewalks at the Lower Lot (along Hagar, Kane and St. Cloud Streets) and the Upper Lot (along St. James Street). There are no sidewalks there currently. The request would be timed for the 2018 capital budget process.

5. Commencement of Development

The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.

Impact Seven will be pursuing various sources of affordable housing financing, including Low-Income Housing Tax Credits (LIHTC). These sources drive the development schedule, as summarized below:

| | |
|---------------|--|
| Fall 2016 | Site due diligence; general plan development rezoning |
| February 2017 | WHEDA LIHTC Application |
| May 2017 | WHEDA LIHTC Award Announcement |
| June 2017 | Federal Home Loan Bank (FHLB) Affordable Housing Program (AHP) Application |
| Fall 2017 | Specific Plan Development Application & Plan Review |
| December 2017 | FHLB AHP Award Announcement |
| February 2018 | Closing on construction financing |
| March 2018 | Construction mobilization; begin demolition of homes on upper lot |
| March 2019 | Substantial completion |
| April 2019 | Initial Occupancy |

6. Sketch Plan

A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.

Please see the attached Site Plan.

7. Legal Description

A legal description of the boundaries of lands included in the proposed Planned Development District.

Lower Lot (733 Kane Street)

Tax Parcel No.: 7-10068-100

PART OF LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND ALL OF LOTS TWELVE (12), THIRTEEN (13), AND FOURTEEN (14), IN BLOCK TEN (10) OF MCCONNELL AND WHITTLESEY'S ADDITION TO THE VILLAGE OF NORTH LA CROSSE, CITY OF LA CROSSE, AND PART OF VACATED ST.

CLOUD STREET MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 10 OF MCCONNELL AND WHITTLESEY'S ADDITION; THENCE NORTHERLY ALONG THE RIGHT OF WAY OF KANE STREET 15 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85° 07' 58" WEST 153.53 FEET TO THE EAST LINE OF THE ALLEY; THENCE NORTH 0° 43' 32" EAST 150 FEET MORE OR LESS TO THE NORTHWEST CORNER OF LOT 12; THENCE NORTH 06° 27' 10" EAST 202.6 FEET TO A POINT ON THE SOUTH LINE OF ST. CLOUD STREET; THENCE NORTH 83° 11' 31" EAST 130.44 FEET; THENCE SOUTH ALONG THE WEST LINE OF KANE STREET EXTENDED 19.79 FEET TO THE NORTHEAST CORNER OF BLOCK 10; THENCE CONTINUE SOUTH 0° 49' 37" WEST 336.11 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

Upper Lot – Parcel 1 (901 George Street)

Tax Parcel No.: 7-10069-70

The East 1/2 of Block Thirteen (13), Except the East 29 feet thereof, of McConnell & Whittlesey's Addition to North La Crosse in the City of La Crosse, La Crosse County, Wisconsin.

Upper Lot – Parcel 2 (1109 St. James Street)

Tax Parcel No.: 7-10069-60

The West 1/2 of Block Thirteen (13) of McConnell & Whittlesey's Addition to the City of La Crosse, La Crosse County, Wisconsin.

8. Relationship to Surrounding Properties

A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

Please refer to Site Plan and attached ALTA/NSPS Land Title Surveys.

9. Location of Open and Public Space

The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainage ways.

Please refer to Site Plan.

10. Soil Characteristics

Characteristics of soils related to contemplated specific uses.

The USDA Natural Resources Conservation Service lists the site list the sites as “urban land,” which does not provide much information regarding the soil qualities. Attached is a custom soils report pulled from the USDA Natural Resources Conservation Service. Braun Intertec is conducting five geotechnical borings at the Lower Lot (Kane Street) and one at the Upper Lot (St. James and George) in early November 2016. This data will inform the foundation and storm water management designs, which will be submitted for review with the Specific Plan Development and plan examination.

11. Topography

Existing topography on site with contours at no greater than two (2) foot intervals City Datum where available.

Please see the attached ALTA / NSPS Land Title Surveys.

12. General Landscaping Treatment

The proposed development will follow the standards of the Multi-Family Housing Design Standards Handbook for the landscaping treatment.

ATTACHMENT TO PETITION

733 Kane Street; 1109 St. James Street; 901 George Street

Proposed Rezoning is Necessary Because (Detailed Answer):

The current zoning (R1 for the lower lot and R5 for the upper lot) does not fit the proposed density or use. The R5 district most closely aligns with the proposed multifamily use on the lower lot. The plan development district is needed for a slightly higher density and smaller set-backs. The upper lot is proposed to be a combination of townhomes and a community center. The set-back standards for this mixed-use are not met within the existing R5 zoning.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

The proposed rezoning will allow the redevelopment of these site into new, quality housing stock and a community center that will allow the Hunger Task Force to expand its programming at the Kane Street Community garden. The flood plain status in this area hinders redevelopment and depresses property values. This development will be an example for future efforts to convert older housing stock in La Crosse's flood plains. The high quality design should support property values.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

The proposed rezoning supports the City's long term goals to (1) create quality, affordable housing, (2) provide permanent housing options for homeless families and veterans, and (3) redevelop property in ways that mitigate the risks of flooding by being built above the flood elevation.

CLOUD STREET
(NROW)

WELL WITILFSYS

7

THOMAS J. WISNET

FRANK L. PERRO

6

ROBERT G. BARR

5

ADDITION

4

ROBERT C. BARR

DAVID L. MELUNET

3

JOHN A. STALL

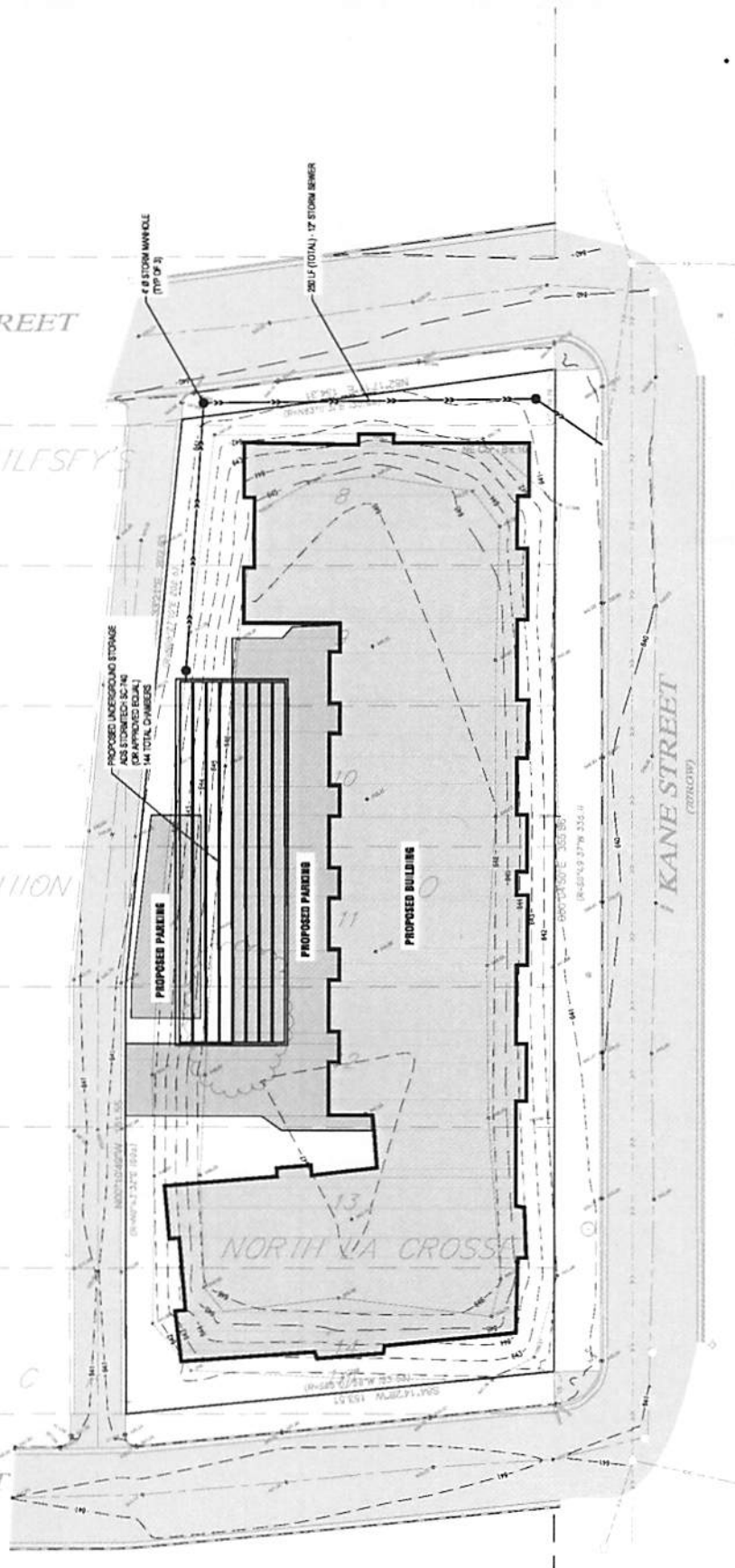
2

EMILY A. SATHAN

1

L O C

AR STREET
(NROW)



KANE ST - ST JAMES ST
 LA CROSSE, WI
 10/18/2016
 ISG Project No. 16-19647

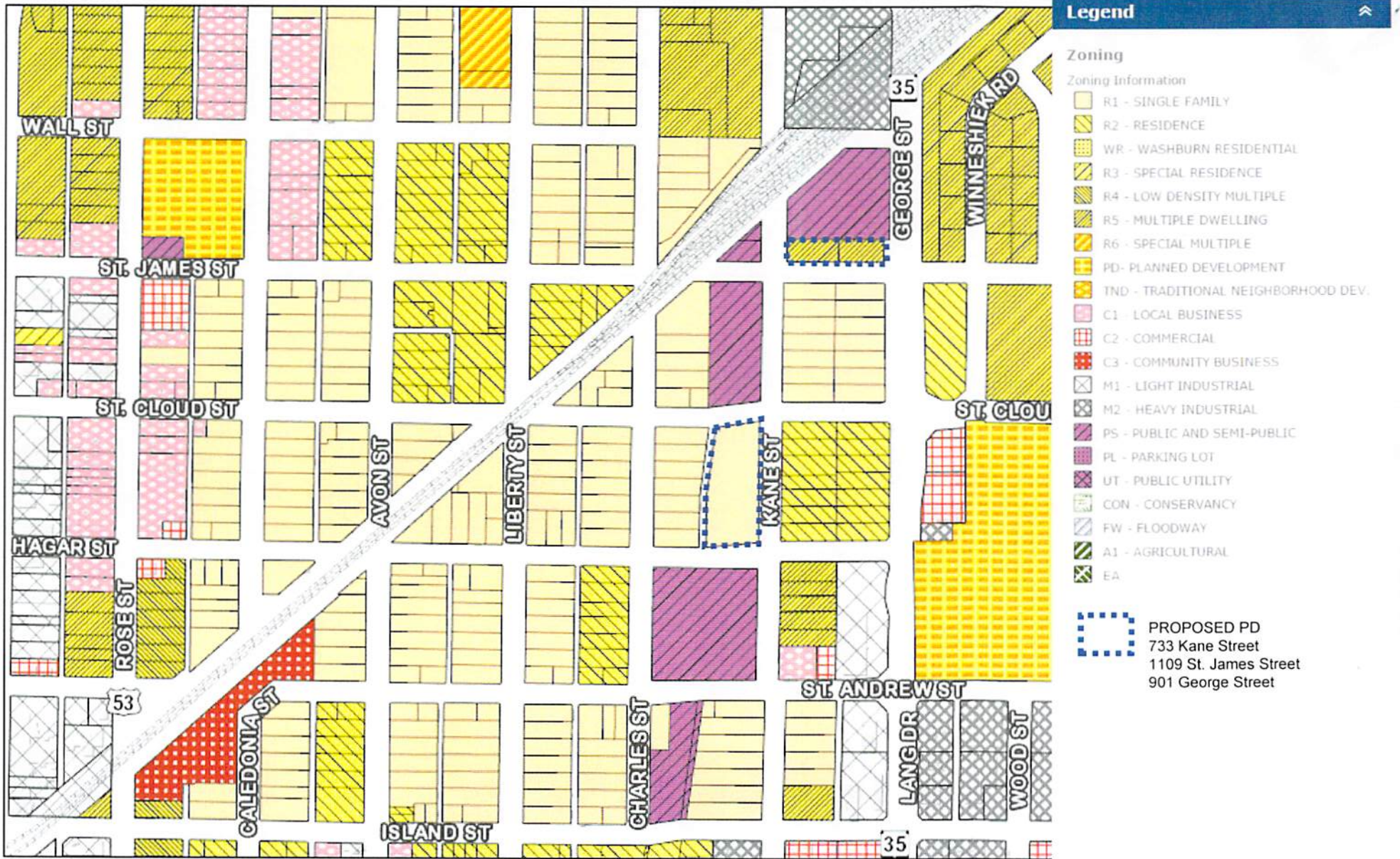
CONCEPT 4 PRELIMINARY STORMWATER MANAGEMENT

ARCHITECTURE + ENGINEERING + ENVIRONMENTAL + PLANNING www.is-grp.com

Custom Soil Resource Report
Map—Hydrologic Soil Group



Plan Development Petition



November 4, 2016

