

May 6, 2021

Hello,

I am writing in regards to a petition to change the zoning for the vacant lot located at 1106-1108 King Street from Washburn Neighborhood zoning to a TND zoning. It is my understanding that this rezoning is consistent with La Crosse's Future Land Use Map of the Comprehensive Plan.

Currently this location is a vacant corner lot that has been on the real estate market for over a year. It is bordered by a large older duplex on the East and another large duplex to the South. Across the street it faces the YMCA building to the North and to the West, another office building which is looking at becoming the new day use center for the homeless.

The following numbered responses coincide with the General Development Plan requests Sec. 115-116 (2) a.:

- 1. It is my understanding that the major components of the rezoning are: use, density, and scale. I am proposing 16 single bedroom apartments on the site with a 1 to 1 parking ratio.

I personally see a need for one bedroom units in the City of La Crosse. I receive a large number of calls from graduate students and young professionals each year looking for one bedroom apartments. There is a segment of the La Crosse population that wants away from the college lifestyle (2 to 6 bedroom units), but are not yet ready to buy a place.

Over the last 20 years there have been a large number of two, three and four bedroom units built. However, we are lacking one bedroom units as they are more expensive to build and not as profitable as multi bedroom units. I believe this building and the residents it will attract will fit well into this area of the city. The building's 1bdrm layout will attract primarily single occupants of a more mature clientele while filling a growing need in the community.

I think it is important to understand the relationship of the density on this proposed lot compared with other developments in La Crosse:

700 Market Street in the Washburn neighborhood would be a good example. The lot size is 60x140 equaling 8,400 total square feet. There are a total of 17 bedrooms in that building. That equates to 494 lot square feet for each bedroom, though the total unit count is only 5 units. There are two 5 bedroom units, two 3 bedroom units and one 1 bedroom unit.

926 S. 8th Street is another good example of similar density. This building is also in the Washburn Neighborhood. It has the exact same lot size of 60x140 equaling 8,400 total square footage. This building also has 17 bedrooms although it has primarily 2 bedroom units for a total of 9 units.

The point I am trying to illustrate is that while the building I am proposing sounds like a high density building, in reality it has a lower density or number of bedrooms per lot square foot than most other recent developments. It just sounds high due to the unit count.

1106-1108 King Street lot has a total of 11,020 square foot. When you divide the 11020 square feet by the total of 16 proposed bedrooms it equals approximately 688 square foot of lot space per bedroom. This is significantly more lot space per bedroom than the examples listed above. This proposed 16 single bedroom building in actually has over a 35% lower density of residents/tenants than most other recent developments.

In regards to the scale of the building, I spent time walking around the area. I felt the scale and height of a three story building with a basement will blend very well into area. I noticed that my immediate neighbor to the South has a set of very high rooflines with third story dormer windows giving the building the appearance of it being three stories. The neighbor on the other side two doors down on the

East, sits even higher on the hill with an elevated basement and a third story set of windows as well. Just around the block is Aquinas which is three stories and there are many other larger buildings at that same 3 story plus height.

2. It is my estimate that the building may cost somewhere around the million dollar threshold. Although that is only an estimate as there is extreme volatility currently in many building materials and we are in the general stages of the development. I believe that number will be more obtainable once final plans and the bidding process is underway.
3. The organizational structure of the property would be an Individual LLC. I would manage and care for the property personally. I believe we have a solid track record of above average projects in La Crosse spanning over the last 25 years. We work hard to keep them well maintained.
4. At this point we are in the general planning stages and don't foresee any major departures or waivers from standard development needed. Although I would address that once the general approval is given and we proceed to having specific plans drawn up.
5. I would like to see the project commence ASAP. It will take time to get the plans drawn and bids taken. I would be surprised if the building was not started within the next 12 months. Barring any unexpected supply chain problems that may arise.
6. I attached a preliminary drawing from architect Kevin Burrow out of the Madison area. I have been quite impressed with the high quality of his design work. He recently designed the three newer buildings "The Abbey" at Abbey Court on the West side of Hwy 53 near the Onalaska YMCA. I feel his design are very impressive and will not only be an asset to that immediate area but to the city at large.
7. I have included a legal description of the lot on the front page of the application.
8. I believe I gave a good, detailed description of the surrounding parcel above. There are two larger older duplexes bordering either side of the existing property currently. Across the street to the West, Northwest and North are all commercial properties.
9. It is my understanding that once the general plan is approved, the architect would provide any recreational or open space on the detailed plan in compliance with City requirements.
10. I believe the soils to be fairly consistent with what I have seen throughout La Crosse, light and sandy in nature. Any soil boring would be taken after the general approval.
11. I have attached a general contour map of the site based on the cities data.
12. General landscaping would be shown after the general approval and a final detailed plan is submitted.

In conclusion, I believe the proposed a three story building with 16, one bedroom units located at 1106-1108 King Street will not only increase the needed tax base, but be very attractive addition to La Crosse. The proposed one bedroom building will actually have a lower density of bedrooms than most other recent developments. Due to the units all being one bedrooms, the building will be more expensive to develop, however it will fill a need and attract more young professionals and graduate students to that area. I believe the proposed location combined with attractive architecture, the proposed 3 story scale, the YMCA across the street, and the proximity to downtown it will be a real positive for the city of La Crosse. I am excited to be proposing this project and look forward to potentially working on it. Thanks for taking the time to read the petition.

Sincerely,

Kevin Biondo