

Agenda Item 22-1498 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse transferring certain property from the Special Multiple Dwelling District to the Planned Development District - General allowing for the construction of a 4-story, 64-unit multi-family residential building with community/classroom facility at 410 and 414 Mississippi St, 1107, 1113, 1117, 1119, 1123, 1125 and 1127 4th St S, and 403 and 409-411 Jackson St.

General Location

Council District 9. Washburn Neighborhood. Primarily located along the 400 block of Jackson Street, the 1100 block of 4th Street S, and the 400 block of Mississippi Street. The project site encompasses nearly the entire block as depicted in attached MAP 22-1498.

Background Information

The zoning request intended to be to amend the zoning from R6-Special Multiple to Traditional Neighborhood Development- General (TND) and not Plan Development District- General. (PDD)

The applicant, Cinnaire Solutions, is requesting to transfer the subject parcels from the R6-Special Multiple to TND-General in order to incorporate a classroom/community facility space into the design. The proposed development will encompass the following:

- A 4-story, 64-unit building containing 3 studios, 22- 1 bedroom, 28- 2 bedroom, and 11- 3 bedroom units. (This has not changed from the original proposal)
- 38 covered parking spaces and 19 additional surface parking spaces. (This was reduced to 38 from 39.)
- A first floor classroom/community facility space (approx. 350 SF) that will be open to residents as well as the public for programs and services. This includes programming such as: financial literacy classes, Employment counseling, Job readiness skills and job placement assistance, ESL/GED classes, and more. The on-site property manager will coordinate programming and scheduling for the space. (Because this aspect of the development would be open to the general public, and not restricted to the tenants only, a zoning change was required as that use is not permitted in R6-Special Multiple zoning.)

The apartments will be affordable to a range of income levels between 30% - 60% AMI as well as market rate. Serving families at a range of incomes in one building aligns with City goals of ending chronic homelessness and fosters a thriving mixed-income community.

This property was rezoned from R4 to R6 in Fall 2021 to allow for the 64-unit residential building, in advance of the 2021 WHEDA application deadline. The proposed development was not successful in receiving a funding award, and Cinnaire is re-submitting to WHEDA in January 2023. The requested zoning change would permit the inclusion of the community facility space, which is eligible for 5 points in WHEDA's application process and would make the project more competitive. The space would also enhance the services and programs available to residents and the neighborhood. The overall footprint, setbacks, and heights of the current plans remain the same as what was submitted in Fall 2021 for the R6 re-zoning — included an expanded 20'-6" setback on the north side to preserve privacy for the adjacent homeowners.

The proposed \$16.25M development would be financed with \$9.4M in 9% LIHTC equity: a \$3.5M mortgage; a \$900,000 FHLB Affordable Housing Program grant, and developer equity. Cinnaire previously received a \$1M award of Affordable Housing Revolving Loan Fund dollars from the City and will be pursuing additional gap funding sources as the development progresses. Cinnaire Solutions was selected by the Community Development Committee to through a

competitive bidding process to redevelop the site. Cinnaire's proposal was in response to the City's request to replace aging, blighted properties with mixed-income multi-family housing, with a focus on serving people who have been homeless.

Recommendation of Other Boards and Commissions

The Common Council approved rezoning these parcels to R6-Special Multiple for this development at their November 11, 2021 Meeting.

Consistency with Adopted Comprehensive Plan

The Future Land Use map in Confluence, our Comprehensive plan designates these parcels as Traditional Neighborhood Development (TND). This designation encompasses existing traditional neighborhoods as well as high amenity or high-activity locations near downtown and major institutions. The density of this development exceeds our TND district density guidelines; however, these are only guidelines and the other aspects of the proposed development agree with the TND district.

The proposed development is in the Washburn Neighborhood and the Washburn Neighborhood plan states, "While the overall goal is a reduction in the number of rental properties, encouraging larger, high-density rental properties can work to retain density. The main issues to consider for these properties will be their location, their design, and provisions for parking."

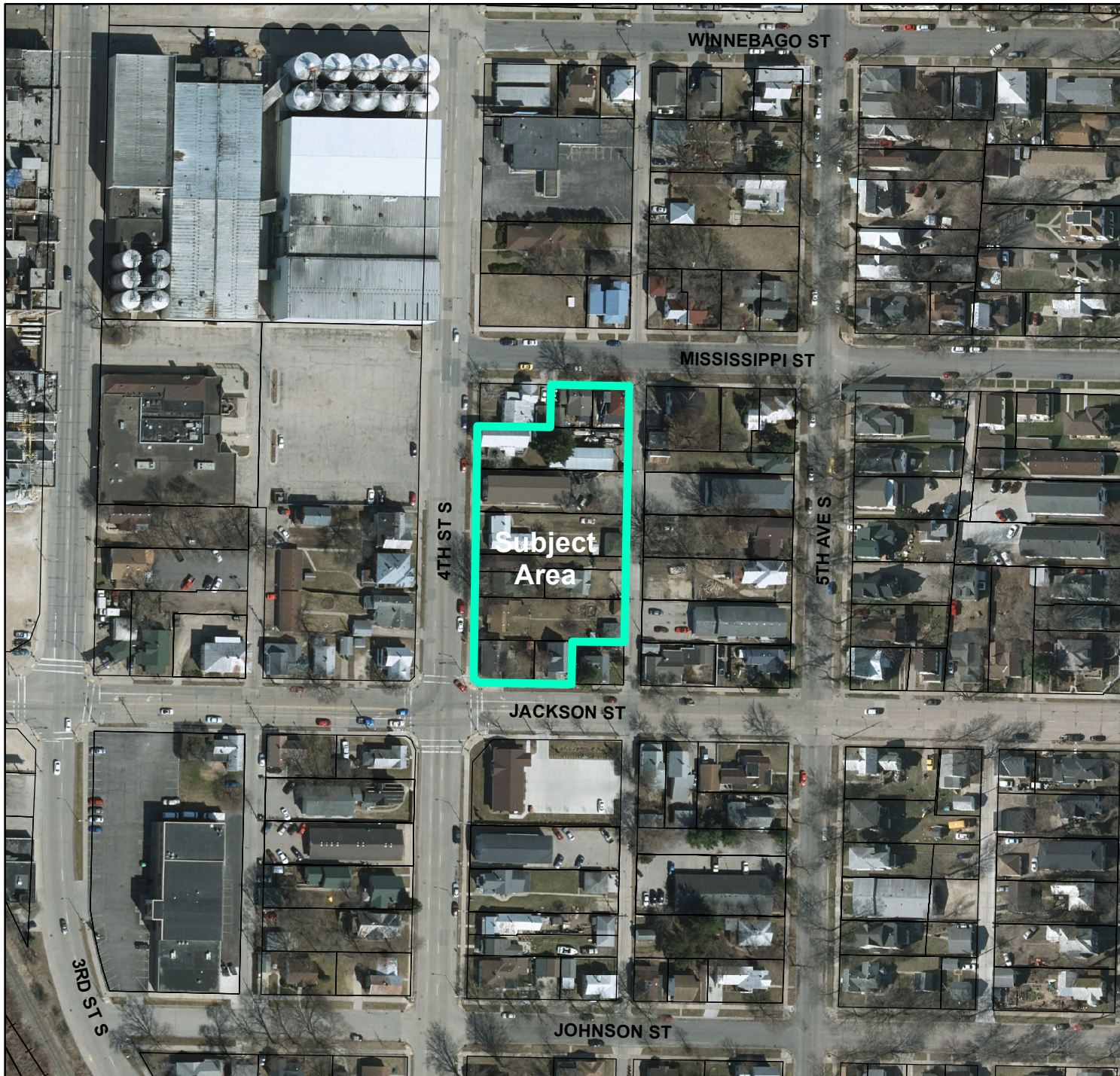
Development of high-density housing along our urban arterial corridors is consistent with our Comprehensive plan and the Washburn Neighborhood plan.

Staff Recommendation















This development is not eligible for Planned Development District zoning as the project site has to be at least 2 acres minimum. This site is approximately 1.19 acres.

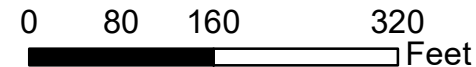
This item is recommended for approval to the Traditional Neighborhood District- General with the revision to the caption per approval by the City Clerk's Office, otherwise this item will have to be denied and a new application will have to be submitted.

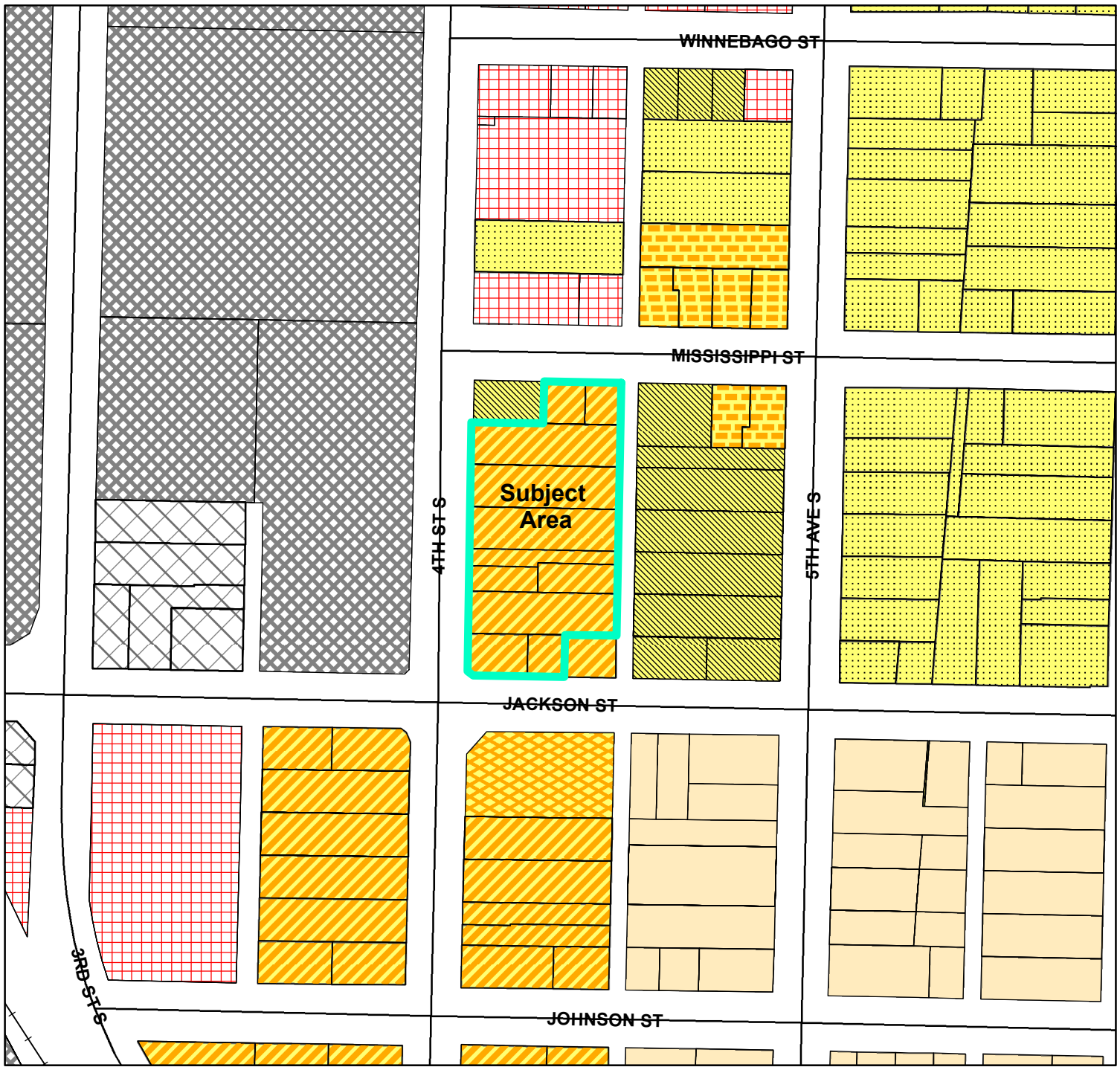
Routing J&A 1.3.2023



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
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-  FW - FLOODWAY
-  A1 - AGRICULTURAL
-  EA - EXCLUSIVE AG
-  City Limits
-  SUBJECT PROPERTY





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