



November 29, 2017

City of La Crosse
Department of Planning and Development
c/o Mr. Tim Acklin
400 La Crosse St., 3rd Floor
La Crosse, WI 54601

Re: Garden Terrace Multi-Family Design Review

Dear Mr. Acklin:

Thank you for accepting our submission for Multi-Family Design Review for our Garden Terrace affordable housing project.

In addition to the required plan sets, our submission includes the application form; the Design Review checklist; the required stormwater calculations; and electronic plans submitted in .pdf format.

When complete, Garden Terrace will provide 50 units of affordable housing for low-income residents, including 15 units reserved for veterans. Additionally, the project will provide a neighborhood center made available to both the neighborhood and The Hunger Task Force for educational programming.

The MFD Review signals a first step in our formal review and approval process for the Garden Terrace project. The Review was preceded by our appearance before the Board of Public Works, to request lot line adjustments effected through purchase of City property; the vacation of City-owned right-of-way to provide parking for the neighborhood center; and the installation of public sidewalk, to ensure that our project fits well into the fabric of the neighborhood.

The Board approved our requests for further review and action. These items will work through committee in December and January, in anticipation of City Council review at the Council's February meeting.

Additionally, we plan to submit a petition for rezoning for the project properties in early January, in anticipation of Council review and action at that February meeting.

Please accept my thanks for the help that you, Ms. Gregerson, and other City staff have provided as we have developed the Garden Terrace project. Your support has been instrumental in shepherding us through the development approval process, and we look forward to working together to deliver this housing in to the hands of the good families of La Crosse.

Respectfully,

Michael Carlson

Michael Carlson
Director of Real Estate Development



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