

Agenda Item 23-1300 (Tim Acklin)

AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Traditional Neighborhood Development District - General to the Traditional Neighborhood Development District - Specific allowing for a multifamily residential building with a community service 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 applicant, Cinnaire Solutions, is requesting to transfer the subject parcels from the TND-General zoning district to the TND-Specific zoning district in order to develop a 4-story, 62-unit residential building. 52 units will be affordable to households between 30% and 60% of County Median Income. Thirteen of the 62 units will be set aside for individuals and families at risk of or experiencing homelessness. There will be 36 covered parking spaces and 22 additional surface parking spaces for a total of 58. The development will also include a first-floor classroom/community facility space (approx. 400 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.

This development was successful in securing WHEDA tax credits in 2023. Cinnaire Solutions was selected by the Community Development Committee 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.

Cinnaire is also requesting approval of two multi-family design standard exceptions as part of their rezoning. The first is the requirement of one off-street parking space per bedroom. There are 113 proposed bedrooms and 58 total parking spaces. The second is the requirement that no parking spaces may be closer to a street than the building. The applicant has stated that the site has access to public transportation. It is expected that many households will not have a car, and that is consistent with their experience with other affordable housing developments in their portfolio. A comparable development in a nearby community has less than 1 space to 1 unit parking.

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.

The Common Council approved rezoning these parcels to TND-General for this development at their January 12, 2023, meeting.

Final plans were reviewed at the October 27, 2023, Design Review Meeting.

Consistency with Adopted Comprehensive Plan

This development can be classified as Medium-Density Residential which is stated as a desirable use in the Washburn Neighborhood in the 2040 comprehensive plan.

The proposed development is in the Washburn Neighborhood Association 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."

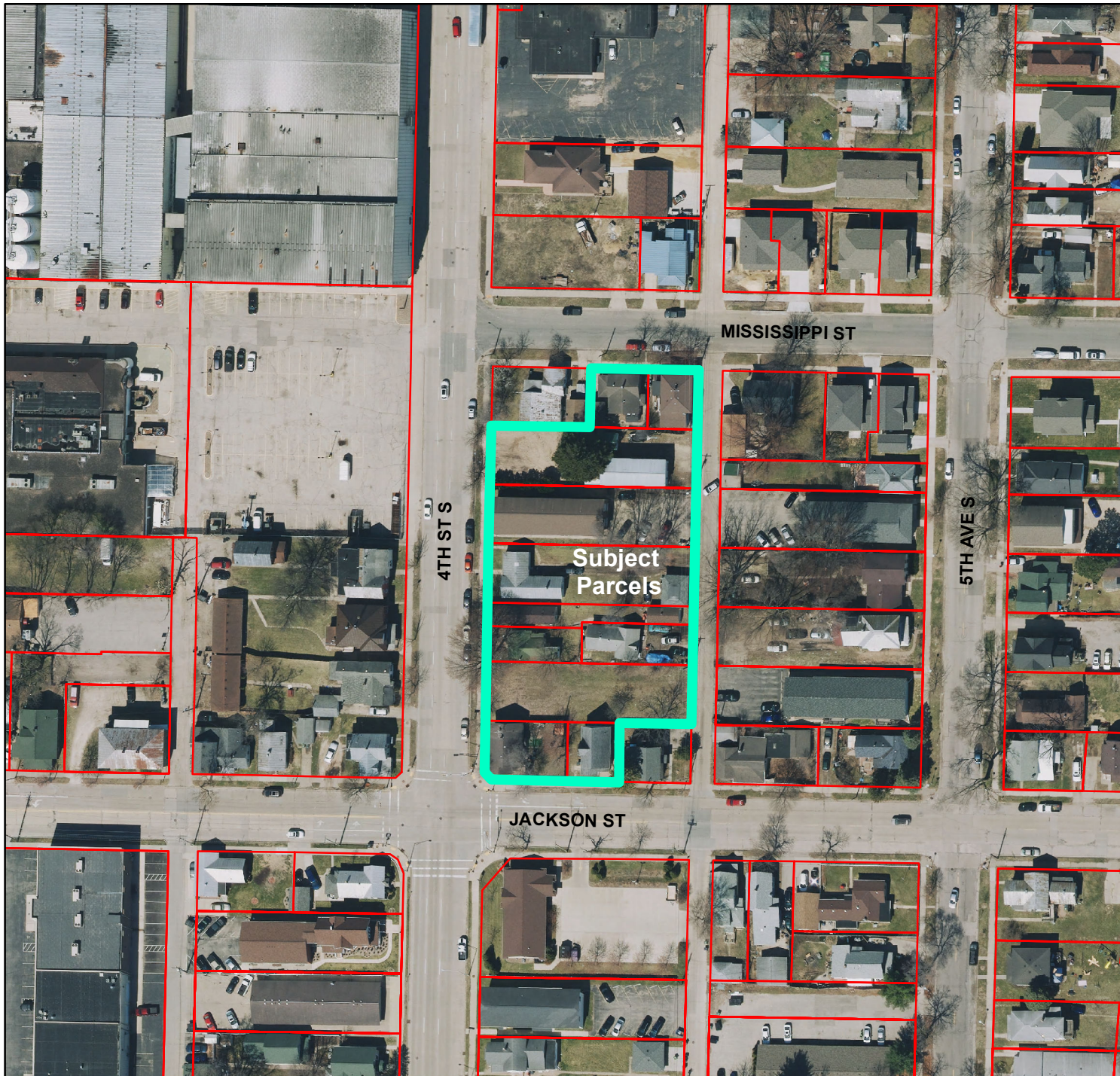
Development of dense housing along our urban arterial corridors is consistent with our Comprehensive plan and the Washburn Neighborhood plan.

Staff Recommendation

Staff has no concerns with the requested exceptions. The four parking spaces that are closer to Mississippi Street than the building are significantly setback from the street and separated by a large stormwater retention basin.

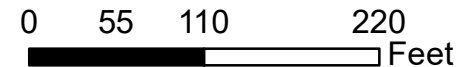
This item is recommended for approval.

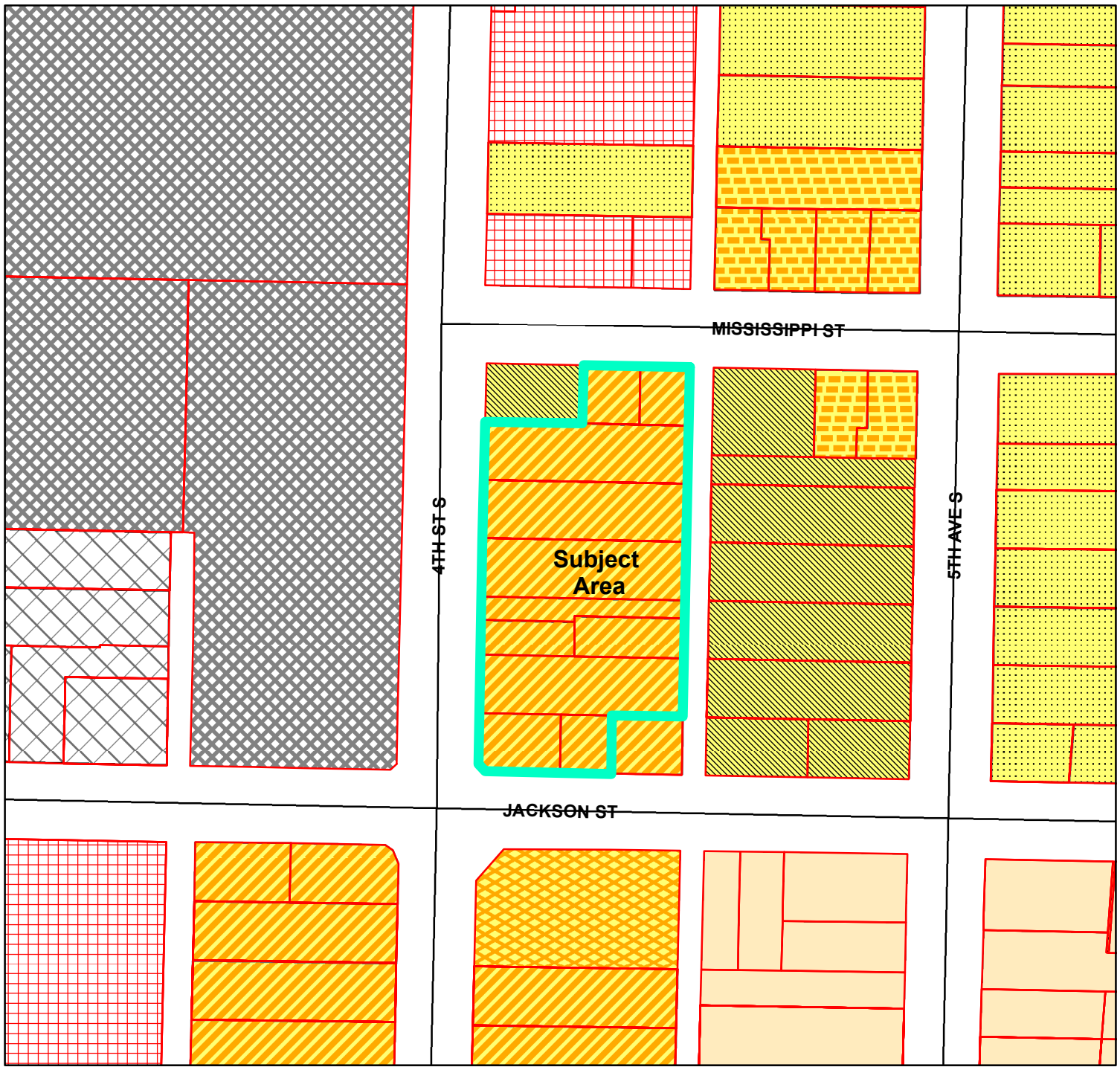
Routing J&A 12.5.2023



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





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