



MULTIFAMILY HOUSING DESIGN STANDARDS APPLICATION

Planning Department • Phone: (608) 789-7512 • Fax: (608) 789-7318
http://www.cityoflacrosse.org Planning@cityoflacrosse.org

Permit No:

Date:

Parcel No.:

STATUS:

OWNER	Name: Impact La Crosse, LLC (c/o Michael Carlson)			
	Address: 2961 Decker Drive			
	City: Rice Lake	State: WI	Zip Code: 54868-7522	
	Phone: () -	Cell: () 608 405 9064	Fax: () -	Email: michael.carlson@impactseven.org

ARCHITECT CONTRACTOR	Name: Enberg Anderson Architects (c/o Felipe Ornelas) Mark Ernst, Partner			
	Address: 320 E Buffalo St., Suite 500			
	City: Milwaukee	State: WI	Zip Code: 53202	
	Phone () 414 944 9117	Cell: () 414 429 1545	Fax: () -	Email: felipeo@enberganderson.com

PROJECT	Check one: <input checked="" type="checkbox"/> Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Remodel		
	Description of Work: New construction of (50) unit, multi-family apartment building, incl. 1-BDRM, 2-BDRM, and 3-BDRM units; New construction of neighborhood activity center.		
	Pre-Application Meeting Date: 8/14/17		
	Applying for Exception: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include \$300 check for public notification)		

PROPERTY	Project Address: 733 Kane St. / 833 Kane St		
	Zoning District: R1 - to be rezoned	Parcel Number: 17-10068-100 / 17-10069-30	
	Address: 733 Kane St. / 833 Kane St.	Address information same as property owner: <input type="checkbox"/> No	
	City: La Crosse	State: WI	Zip Code: 54603

OFFICE USE ONLY	Date Received	
	Review Date	
	Exception Check	<input type="checkbox"/> Yes <input type="checkbox"/> No
	Required Info	<input type="checkbox"/> Architectural Plan <input type="checkbox"/> Site Plan <input type="checkbox"/> Exterior Light Fixture Locations <input type="checkbox"/> Photos <input type="checkbox"/> Street façade diagram <input type="checkbox"/> Design Standards Checklist/LEED Checklist <input type="checkbox"/> Landscaping Plan

The applicant agrees that all design aspects and maintenance plans are in accordance with the requirements of Section 15.46 of the Code of Ordinances for the City of La Crosse. Application, the checklist, and seven (7) sets of required information must be submitted to the City Inspection Department prior to review and acceptance.

Mark Ernst

(PRINT) Architect/Engineer Name

Kristine Giornalista

(PRINT) Owner Name

Signature (Architect/Engineer) 04/18/2018
DATE

Signature (Owner) 04/18/2018
DATE



April 19, 2018

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 (MFD) Review for our Garden Terrace affordable housing development. In addition to the required plan sets, our submission includes the application form; the Design Review checklist; and electronic plans submitted in .pdf format. We have soil borings in process right now, and will submit the required storm water calculations once the boring crew's work and analysis is complete.

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 to The Hunger Task Force of La Crosse for educational programming and to the community at-large.

The MFD Review signals a first step in our formal review and approval process for the Garden Terrace project. Our review will be preceded by an appearance before the Board of Public Works to request a land swap of our lots at St. James – the original location of the townhome units and neighborhood center – with a portion of City-owned land at 833 Kane, where we are proposing to relocate the neighborhood center. As evidenced in our current proposal, the six townhome units have been incorporated into the multi-family building at 733 Kane.

We have introduced these significant changes to our design, owing to revised construction costs that we received from our general contractor shortly after our hearing with the MFD Committee early last December. Those costs exceeded the contractor's earlier estimates by almost 20%. The cost increases were driven primarily by material and labor shortages that had emerged last fall and winter, and our growing understanding of the costs associated with building in the flood plain. Simultaneously, our tax credit pricing diminished owing to the changes in federal tax law, which diminished investor appetite for the credits given revised federal corporate tax rates.

We have responded to the cost increases and funding deficits by 1) searching for additional sources of funding, 2) securing a local general contractor, and 3) revising our building plan. We have found additional sources of funding through:

- An additional \$150,000 commitment from the City for CDBG funds;



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- An increase of \$211,500 in Impact Seven's commitment of NeighborWorks discretionary grant funds, for a total of \$411,500;
- A \$100,000 anonymous donation from the La Crosse philanthropic community;
- An additional grant request underway to the Robert & Eleanor Franke Charitable Foundation;
- Better tax credit pricing through a different investor.

In January, we approached Borton Construction from La Crosse about our plans. Our hope was that a local general contracting firm might secure better construction pricing, owing to their knowledge of local resources and network of subcontractors. Borton's cost estimate on the original plan (which included the St. James townhouses) was lower than that from our original GC, but still was not within budget. Accordingly, we are proposing to the City a revised project plan, in which:

- The six townhomes planned for the St. James site are consolidated into the multi-family building;
- The multi-family building will remain at its original location on the 700 block of Kane;
- The neighborhood center will relocate to the subject parcel at the 800 block of Kane;
- Additional parking to service the housing and community center will be installed adjacent to the neighborhood center on the 800 block of Kane.

We are proposing this site revision after a diligent effort to evaluate all feasible alternates, which we conducted with City staff.

Our current proposal offers a serviceable building plan that has met the approval of City staff, our project partners at The Hunger Task Force (which runs the adjacent Kane Street Community Garden), the neighborhood association and the alder. In addition, the St. James Street/George Street site, which is adjacent to the Kane Street Community Garden, can be repurposed for storm water management and/or cultivation. We are working actively with our architect and Borton to revise construction costs for a plan that we believe will align with our budget.

We plan to submit a petition for rezoning for the project properties in early May, in anticipation of Council review and action at their June meeting. We are grateful for the open ears and minds that have helped us confront challenges to deliver a plan that honors our commitments to unit count and the provision of a community space, and that fits well into the Lower Northside & Depot Neighborhood. Please contact me at michael.carlson@impactseven or 608-405-9064 if you have any questions.

Respectfully,



Michael Carlson
Director of Real Estate Development