

**La Crosse Community
Housing Development Organization, Inc.**

201 Melby Street, Westby, WI 54667

608-634-3104

608-634-3134 fax

Mr. Jason Gilman,
Director of Planning and Development
400 La Crosse Street
La Crosse, WI 54601

Re: Mississippi Townhomes project

Dear Jason and Members of the Council,

Enclosed you will find our application for a Planned Unit Development to occur on three parcels at the corner of Fifth Avenue South and Mississippi Street. This project will remove the two blighted structures that are there and replace those structures, and fill a vacant lot, with six units of high-quality, mixed-income housing. We seek approval for our plan so that we may begin moving forward with a dramatic transformation of that corner.

There are many ways to revitalize a neighborhood and to tackle challenging housing conditions. The method we've chosen in this project is to go where the conditions are some of the most challenging and make a radical transformation happen. We believe that this type of change will create ripple effects that flow outward. When asked by someone why we would ever target this specific corner, with its history of crime and drug issues, our response was simply "why wouldn't we?"

This project represents a unique collaboration across governments and sectors. Funding for this project will come from all levels of government, federal, state, county, and city. Other funds to support this project will come from private sources such as the Federal Home Loan Bank of Chicago, foundations, and others. Expertise and resources are coming from a private developer, Nick Roush, and from partnerships with organizations like the La Crosse Promise. The project also leverages the resources from Habitat for Humanity, Couleecap, and the La Crosse Community Housing Development Organization. Truly this is a team effort.

This specific request is only for the three lots located on the northwest corner of the Fifth Avenue and Mississippi Street intersection, however the full project represents more than that. The full project will also redevelop the southwest corner of the intersection where one dilapidated rental property will be replaced with two, high-quality single-family homes. Our goal is to fundamentally transform this corner and, by extension, help further advance the transformation that is happening in the surrounding neighborhood.

This project has the support of the Washburn Neighborhood Association and represents more than \$1.75 million of investment into this corner. Is there risk involved? Of course there is, but we believe that the risk is necessary to move the needle on neighborhood transformation. Projects like this are why non-profit developers exist and the ability to share the risk is what allows us to attract a market-rate developer. Without all the partners this project would not be possible.

At the end of the day this project will deliver a new approach to neighborhood housing. Six units of townhomes designed to fit into the neighborhood, yet also advance it. It will create an opportunity for current residents in the neighborhood to stay and become homeowners. It will provide opportunities for some of our cherished professions such as police, fire, teachers, and nurses to purchase a home. It will offer opportunities for those not currently in the neighborhood to move and join in the revitalization and change that is happening.

We appreciate your consideration of our project and look forward to having an opportunity to make a great impact in La Crosse.

Sincerely,



Todd Mandel
Lead Developer

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES
For a Planned Development District or
Traditional Neighborhood District

Petitioner (name and address):

Todd Mandel (for LCHDO, Inc)
201 Melby Street
Westby, WI 54667

Owner of site (name and address):

Couleecap, Inc.	LCHDO, Inc.
201 Melby Street	201 Melby Street
Westby, WI 54667	Westby, WI 54667

Address of subject premises:

421 Mississippi Street 926-930 Fifth Avenue South
918 - 922 Fifth Avenue South

Tax Parcel No.: 17-30114-120, 17-30114-110, 17-30114-130

Legal Description: Stoddard & Levys Addition Block 10 extending west 85 feet of Block 15,
Stoddard & Levys Addition west 85 feet Lot 10
Stoddard & Levys Addition Lot 9, Block 15

PDD/TND: General Specific General & Specific

Zoning District Classification: Washburn Residential

Proposed Zoning Classification: Planned Development - General

Is the property located in a floodway/floodplain zoning district? Yes No

Is the property/structure listed on the local register of historic places? Yes No

Is the Rezoning consistent with Future Land Use Map of the Comprehensive Plan? Yes No

Is the consistent with the policies of the Comprehensive Plan? Yes No

Property is Presently Used For:

Single-family and multi-family residential. One parcel is used for rental.

Property is Proposed to be Used For:

Single-family residential homeownership townhomes

Proposed Rezoning is Necessary Because (Detailed Answer):

Planned Development zoning allows construction of townhomes which increases the densities of the project site. Increased densities are needed to generate the volume of activity necessary to create interest from market-rate buyers. Two separate buildings not permitted in other residences.

Proposed Rezoning will not be Detrimental to the Neighborhood or Public Welfare Because (Detailed Answer):

This project replaces two dilapidated structures and a vacant lot with six units of high-quality housing. One of the structures currently on the site has long been a site of drug use and drug transactions. This project removes that property and replaces it with a quality development.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):
Project increases single-family homeownership opportunities in targeted neighborhood.

The undersigned depose and state that I/we am/are the owner of the property involved in this petition and that said property was purchased by me/us on the 26 day of July, 2016.

I hereby certify that I am the owner or authorized agent of the owner (include affidavit signed by owner) and that I have read and understand the content of this petition and that the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

[Signature]
(signature)
608 633 1496 11/3/16
(telephone) (date)
todd.mandel@couleccap.org
(email)

STATE OF WISCONSIN)
) ss.
COUNTY OF LA CROSSE)

Personally appeared before me this 3rd day of November, 2016, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Sara J. Berger
Sara J. Berger
Notary Public
My Commission Expires: 11/3/18

At least 30 days prior to filing the petition for approval of the designation of a Planned Development District, the owner or his agent making such petition shall meet with the Planning Department, Engineering Department and Building Safety to discuss the scope and proposed nature of the contemplated development. (Pursuant sec. 115-156(3)(e)(1) of the Municipal Code of Ordinances of the City of La Crosse.)

PETITIONER SHALL, BEFORE FILING, HAVE PETITION REVIEWED AND INFORMATION VERIFIED BY THE DIRECTOR OF PLANNING & DEVELOPMENT.

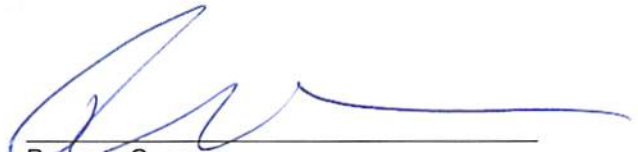
Review was made on the 4th day of November, 2016.
Signed: [Signature], Senior Planner
Director of Planning & Development

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Todd Mandel (for Couleecap, Inc), being duly sworn states:

1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 922 Fifth Avenue South.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Property Owner

Subscribed and sworn to before me this 3rd day of NOV, 2016

Sara J. Berger
Sara J. Berger
Notary Public
My Commission expires 6/3/18



SARA J BERGER
Notary Public
State of Wisconsin

AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Todd Mandel (for Couleecap, Inc), being duly sworn states:

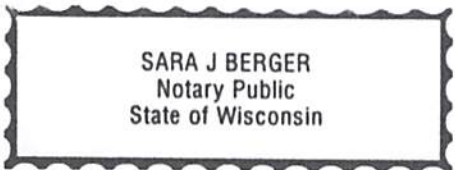
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 930 Fifth Avenue South.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Property Owner

Subscribed and sworn to before me this 3rd day of NOV., 2016.

Sara J. Berger
Sara J Berger
Notary Public
My Commission expires 6/3/18.



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SARA J BERGER
Notary Public
State of Wisconsin

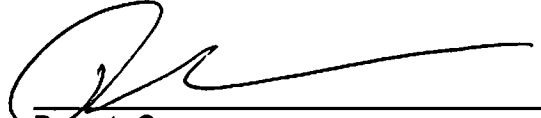
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AFFIDAVIT

STATE OF Wisconsin)
COUNTY OF LaCrosse) ss

The undersigned, Todd Mandel (for LCHDO, Inc), being duly sworn states:

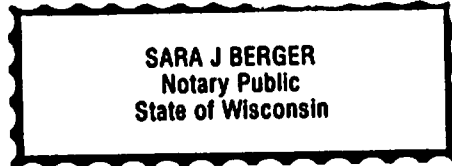
1. That the undersigned is an adult resident of the City of La Crosse, State of Wisconsin.
2. That the undersigned is (one of the) legal owner(s) of the property located at 421 Mississippi Street.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.



Property Owner

Subscribed and sworn to before me this 3rd day of Nov, 2016,

Sara J. Berger
Sara J. Berger
Notary Public
My Commission expires 6/3/18.

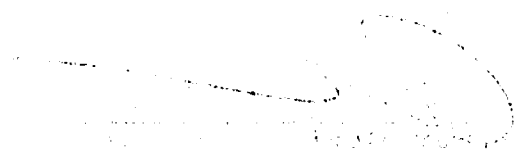


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SARA J BERGER
Notary Public
State of Wisconsin

**General Development Plan
5th and Mississippi Project
Submitted by Couleecap, Habitat for Humanity La Crosse Area, and Roush Rentals**

1. This project includes three contiguous parcels:
 - a. Stoddard and Levys Addition, Block 10 extending West 85 feet of Block 15
 - b. Stoddard and Levys Addition, West 85 feet of Lot 10
 - c. Stoddard and Levys Addition, Lot 9, Block 15

2. Budget:

Construction costs	\$958,500
Landscaping	\$33,000
Common spaces	\$29,000

Estimated value of the structures upon completion:

Affordable housing units =	\$140,000
Market rate units =	\$180,000

3. The project will be governed by a homeowners' association. The HOA will be managed by a professional property management company, yet to be determined. Homeowners will pay a fee to the HOA. The HOA will be responsible for maintenance of green space, snow removal, maintenance of common spaces, and maintenance of shared wall and shared systems. No restrictive covenants are proposed.

4. There are no known departures or requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.

5. The expected date for commencement of the physical development is April 1, 2017.

6. See attached plans.

7. Please see legal descriptions above.

8. The three parcels to be combined are contiguous parcels located in the City of La Crosse. The addresses are 922 5th Avenue South, 930 5th Avenue South, and 421 Mississippi Street.

9. The soil characteristics of the proposed project is sandy loam.

10. The existing lots are essentially flat, +/- 2' per city datum. Full site topography will be included in the specific zoning request.

11. Please see attached site and landscaping plan.

PROGRESS DRAWING

This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change

5TH AVENUE



- SHADE TREES**
NORWAY MAPLE, AMERICAN BEECH, SWAMP WHITE OAK, WASHINGTON HAWTHORN
- BOULEVARD TREES**
AMUR MAPLE, REDMOND LINDEN
- ORNAMENTAL TREES**
FRINGETREE, EASTER WAHOO, STAR MAGNOLIA
- SHRUBS**
SUNRISE FORSYTHIA, PRAIRIE ROSE, REDLEAF BARBERRY, WINTERGREEN KOREAN LITTLE-LEAF BOX, SILVER CREEPING WILLOW, BLUE RUG JUNIPER
- BIOSWALE**

OVERALL SITE LANDSCAPING QUANTITIES:

- (9) SHADE TREES
- (9) BOULEVARD TREES
- (39) ORNAMENTAL / SHADE TREES
- (390) SHRUBS

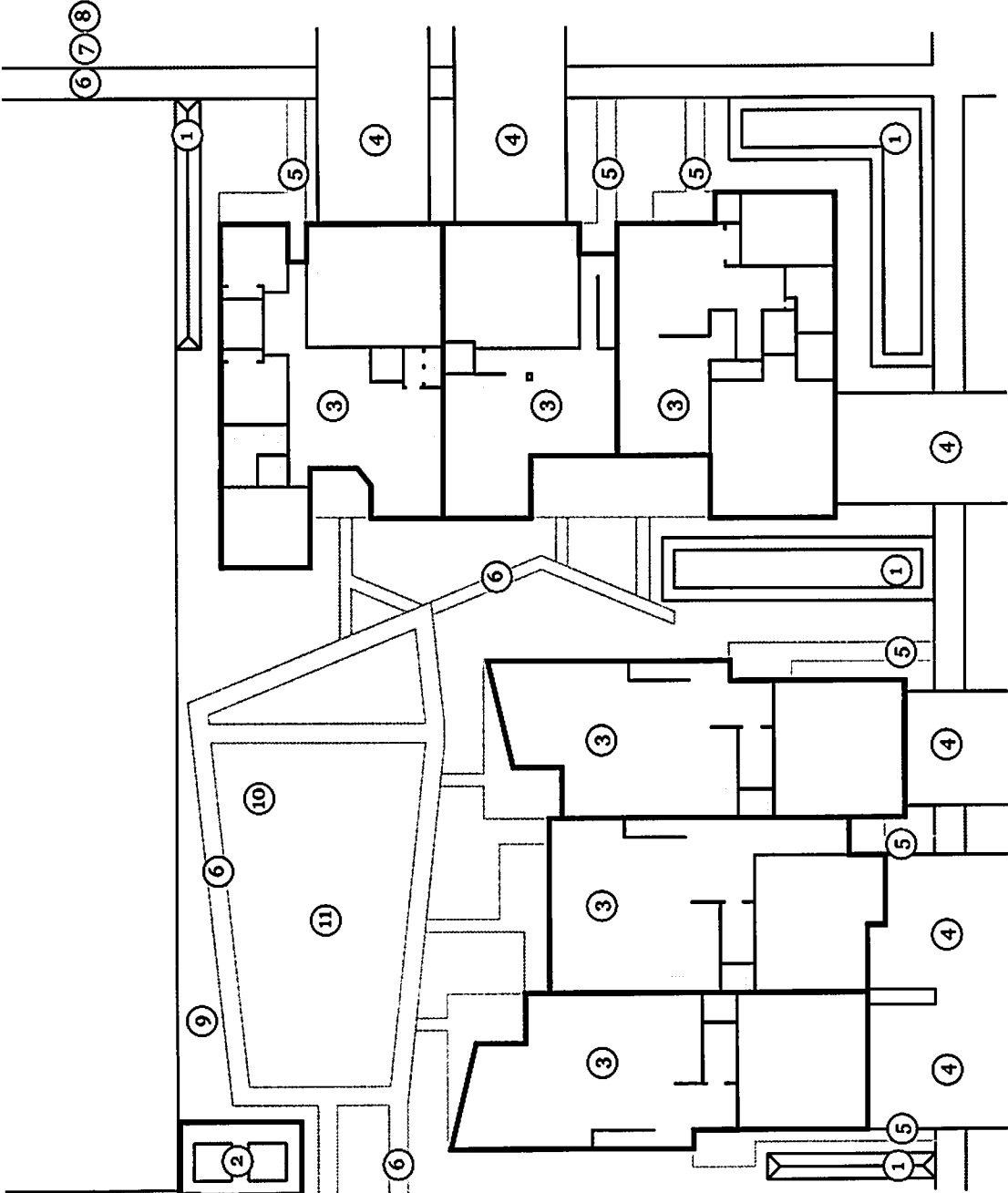
MISSISSIPPI ST

A0.1 LANDSCAPE PLAN **1**

PROGRESS DRAWING

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5TH AVENUE



MISSISSIPPI ST

- ① BIOFILTER
- ② TRASH AND RECYCLING ENCLOSURE
- ③ BUILDING
- ④ HMA
- ⑤ CONCRETE
- ⑥ SIDEWALK
- ⑦ GRASS BOULEVARD
- ⑧ CURB AND GUTTER
- ⑨ COMMUNITY GARDEN
- ⑩ PARK / PLAYGROUND SPACE
- ⑪ OUTDOOR RECREATIONAL SPACE
- ⑫ PEDESTRIAN LIGHTING

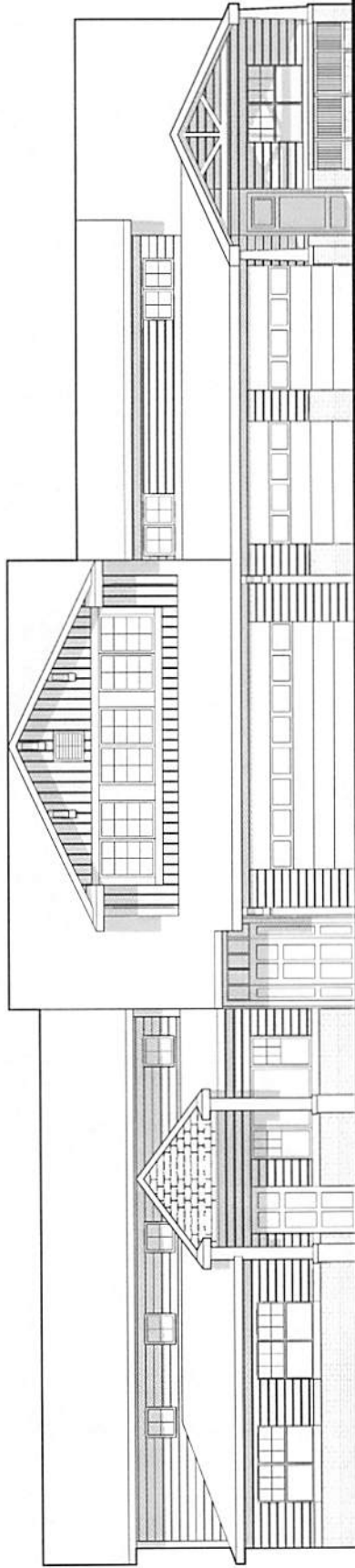
A0.2 SITE PLAN ①

PROJECT
Multifamily Housing

Leonardo Silius
architecture

PROGRESS DRAWING

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1 5TH AVENUE

Scale: 3/32" : 1' - 0"

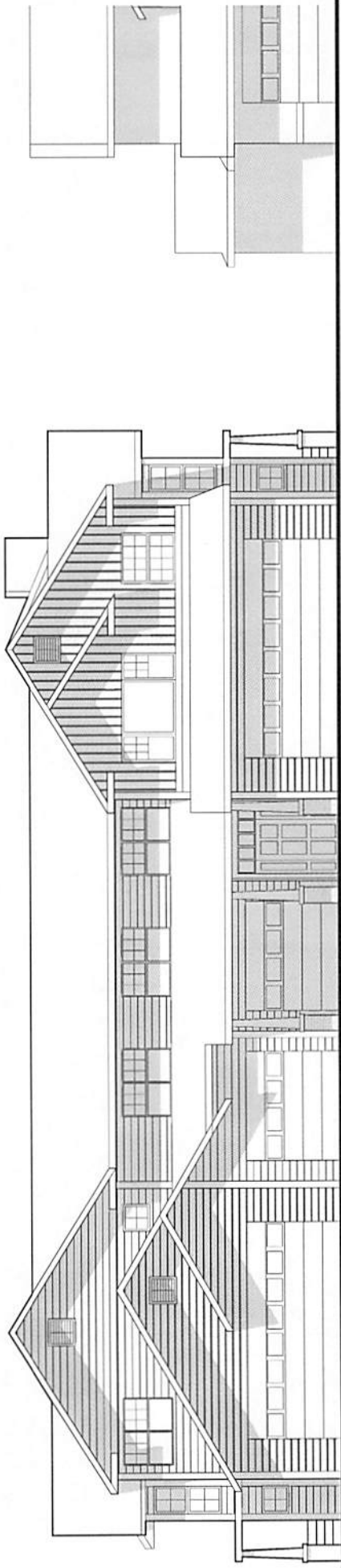
A0.3 ELEVATIONS

PROJECT
Multifamily Housing

Leonardo Silva
architecture

PROGRESS DRAWING

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1 MISSISSIPPI ST
Scale: 3/32" : 1'-0"

A0.4 ELEVATIONS

PROJECT
Multifamily Housing

Leonardo Silva
architecture