

PETITION FOR CHANGE TO ZONING
CITY OF LA CROSSE

AMENDMENT OF ZONING DISTRICT BOUNDARIES

Petitioner (name and address):

Cinnaire Solutions Corp City of LaCrosse
10 E. Doty St #445 400 La Crosse St
Madison, WI 53703 La Crosse, WI 54601

Owner of site (name and address):

See attached Spreadsheet

Address of subject premises:

See attached Spreadsheet

Tax Parcel No.:

See attached Spreadsheet

Legal Description:

See attached Spreadsheet

Zoning District Classification:

R6 - Special Multiple

Proposed Zoning Classification:

Planned Development - General (PD-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 Rezoning consistent with the policies of the Comprehensive Plan?

Yes No

Property is Presently Used For:

Vacant land - various housing types.

Property is Proposed to be Used For:

64-unit, four-story multifamily residential Building
Building will also include a community/classroom facility to
be used by tenants and general public.

Proposed Rezoning is Necessary Because (Detailed Answer):

Proposed classroom/community facility is not permitted in the
existing zoning district because of the desire for it to be
used by the general public.

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

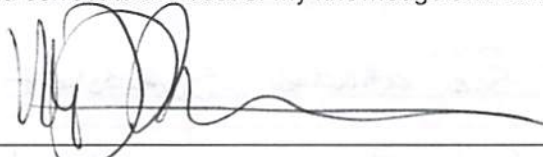
Project will replace aging housing stock w/ new, quality, affordable
housing units. Provide more housing options and remove blight.

Proposed Rezoning will not be Detrimental to the City's Long Range Comprehensive Plan Goals, Objectives, Actions and Policies Because (Detailed Answer):

Project will provide new affordable housing which meets to Housing Objectives in the Comp Plan. Also, future land use designation on the Future Land Use Map in the Land Use Element of the Comp Plan.

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 _____ day of _____, _____.

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)

(telephone)

(date)

(email)

STATE OF WISCONSIN)

) ss.

COUNTY OF LA CROSSE)

Personally appeared before me this _____ day of _____, 20____, the above named individual, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

My Commission Expires: _____

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

Review was made on the 5th day of December, 2022.

Signed: _____

Director of Planning & Development

Plan Admin

AFFIDAVIT

STATE OF)
COUNTY OF) ss
)

The undersigned, Joseph Arentz, 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 409-41 Jackson St.
3. By signing this affidavit, the undersigned authorizes the application for a conditional use permit/district change or amendment (circle one) for said property.

Joseph Arentz
Property Owner

Subscribed and sworn to before me this 2nd day of December, 2022.

Notary Public
My Commission expires _____.

Address	PIN	Owner	Size (ac)	Current Zoning	Requested Zoning	Legal Description
410 Mississippi St	17-30088-120	City of La Crosse	0.054	R6	Planned Dev	BURNS ADDITION W 48FT OF E 90FT LOT 1 BLOCK 4 LOT SZ: 48 X 49
414 Mississippi St	17-30088-130	City of La Crosse	0.047	R6	Planned Dev	BURNS ADDITION E 42FT LOT 1 BLOCK 4 LOT SZ: 42 X 49
1107 4th St S	17-30088-140	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION LOT 2 BLOCK 4 LOT SZ: 49 X 172
1113 4th St S	17-30089-10	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION LOT 3 BLOCK 4 LOT SZ: 49 X 172
1117 4th St S	17-30089-20	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION LOT 4 BLOCK 4 LOT SZ: 49 X 172
						BURNS ADDITION LOT 5 EX S 34FT OF E 93FT & EX S 29 1/2FT OF W 79FT BLOCK 4 SUBJ TO 36 INCH SIDEWALK ESMT LOT SZ: IRR
1119 4th St S	17-30089-30	City of La Crosse	0.068	R6	Planned Dev	BURNS ADDITION S 29 1/2FT OF W 79FT LOT 5 BLOCK 4 SUBJ TO 36 INCH SIDEWALK EASEMENT LOT SZ: IRR
1123 4th St S	17-30089-50	City of La Crosse	0.053	R6	Planned Dev	BURNS ADDITION S 34FT OF E 93FT OF LOT 5 BLOCK 4 SIDEWALK EASEMENT LOT SZ: 34 X 93
1125 4th St S	17-30089-40	City of La Crosse	0.073	R6	Planned Dev	BURNS ADDITION LOT 6 BLOCK 4 LOT SZ: 49 X 172
1127 4th St S	17-30089-60	City of La Crosse	0.194	R6	Planned Dev	BURNS ADDITION W 69FT LOT 7 BLOCK 4 EX 18 SQ FT TAKEN FOR R/W IN DOC NO. 1394479
403 Jackson St	17-30089-70	City of La Crosse	0.077	R6	Planned Dev	BURNS ADDITION E 43FT OF W 112FT LOT 7 BLOCK 4 LOT SZ: 43 X 49
409-411 Jackson St	17-30089-80	Joseph Arentz (Under Contract w CS)	0.049	R6	Planned Dev	BURNS ADDITION LOT 7 EX W 112FT BLOCK 4 LOT SZ: 60 X 49
415-417 Jackson St	17-30089-90	William Breidel (Under Contract w CS)	0.068	R6	Planned Dev	
			1.265			

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Tim Acklin, AICP
Planning Administrator
City of La Crosse
400 La Crosse St
La Crosse, WI 54601

December 1, 2022

Mr. Acklin:

Please accept this Planned Development Rezoning Petition for twelve parcels on the east side of 4th Street South between Mississippi Street and Jackson Street in La Crosse. Cinnaire Solutions is requesting re-zoning to accommodate the development of a 64-unit mixed-income multifamily building on the site. In a competitive RFP process, Northernstar Companies and Cinnaire Solutions were selected by the Community Development Committee in 2021 to redevelop this site. properties with mixed-income multifamily housing, with a particular focus on serving people who have been homeless.

Our proposed development encompasses the following:

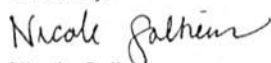
- A 4-story, 64-unit building containing 3 studios, 22 1BR, 28 2BR, and 11 3BR units as well as a common room and onsite leasing office.
- 38 covered parking spaces and 19 additional surface parking spaces.
- A first floor classroom/community facility space (approx. 350 SF) that will be open to residents 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.

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 we are re-submitting to WHEDA in January 2023. The requested Planned Development zoning 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. We 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.

Sincerely,



Nicole Solheim
Vice President-Development, Cinnaire Solutions

Lansing | Corporate Headquarters
1118 South Washington Avenue
Lansing, Michigan 48910
517 482 8555

Detroit
2111 Woodward Avenue, Suite 600
Detroit, Michigan 48201
313 841 3751

Chicago
225 West Washington Street, Suite 1350
Chicago, Illinois 60606
312 957 7283

Madison
10 East Doty Street, Suite 445
Madison, Wisconsin 53703
608 234 5291

Grand Rapids
100 Grandville Avenue SW, Suite 202
Grand Rapids, Michigan 49503
616 272 7880

Indianapolis
320 North Meridian, Suite 515
Indianapolis, Indiana 46204
317 423 8880

Wilmington
100 West 10th Street, Suite 502
Wilmington, Delaware 19801
302 655 1420

General Development Plan.

Include the following information:

1. Total area to be included in the Planned Development District, area of open space in acres and percent, proposed uses of land keyed to the comparable existing zoning districts, residential density computations (gross and net), proposed number of dwelling units, the approximate location of different types or densities of dwelling units, population analysis, availability of or requirements for municipal services and utilities and any other similar data pertinent to a comprehensive evaluation of the proposed development.
Please see conceptual plans attached as well as detail on parcels/addresses. The total site area is 1.265 acres. A total of 64 residential units is proposed (50.6 DU/ac). Open space is proposed on the north and southeast portions of the site. The current proposal meets all height/setback requirements of the R6 zoning district. Planned Development zoning is being pursued solely to allow for a first floor classroom/community facility space which is estimated to be approx. 350 SF.
2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.
Total construction costs, including landscaping/site improvement costs, are currently estimated at \$12.7 million.
3. A general outline of the organizational structure of a property owner's or management's association, which may be proposed to be established for the purpose of providing any necessary private services including proposed restrictive covenants.
The property will be owned by a special purpose entity (LLC) that is controlled and managed by Cinnaire Solutions Corporation. The building will be managed by a qualified property management company (Lutheran Social Services) and will have an on-site management office. There is not a proposed association for the purpose of restrictive covenants, etc.
4. Any proposed departures and requested waivers from the standards of development as set forth in other City zoning regulations, land division ordinance, sign ordinance and other applicable regulations.
The current proposal meets all height/setback requirements of the R6 zoning district. Planned Development zoning is being pursued solely to allow for a first floor classroom/community facility space which is estimated to be approximately 350 square feet. No other waivers are requested.
5. The expected date of commencement of physical development as set forth in the proposal and also an outline of any development staging which is planned.
If the proposed development receives a WHEDA funding award in spring 2023, we would anticipate starting construction in summer 2024.
6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.
See attached – please note that detailed plans and construction drawings will be provided for further City and community review and approval if the development receives the WHEDA funding award that is necessary to proceed.
7. A legal description of the boundaries of lands included in the proposed Planned Development District.

Please see attached property list with address/parcel/legal description information.

8. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.
The property is bound by Mississippi St to the North, 4th St S to the West, Jackson St to the South, and the alley between 4th/5th St to the East. Please see attached property map and list with address/parcel/legal description information.
9. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks, and drainageways.
The development will include standard public sidewalks for public access. The project will also feature 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
10. Characteristics of soils related to contemplated specific uses.
Extensive soil borings will be completed during preparation of the detailed plans and construction draws to confirm soil characteristics and necessary engineering design.
11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.
This information is not currently available but can be provided with the detailed plan submittal.
12. General landscaping treatment.

Additional material. Additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan as follows, with the exception that the standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development shall only be required to be submitted as part of a specific comprehensive development plan:

1. Wherever residential development is proposed within a Planned Development District, the general development plan shall contain at least the following information:
 - (i) The approximate number of dwelling units proposed by type of dwelling and the density (i.e., the number of dwelling units proposed per gross and net acre for each type of use).

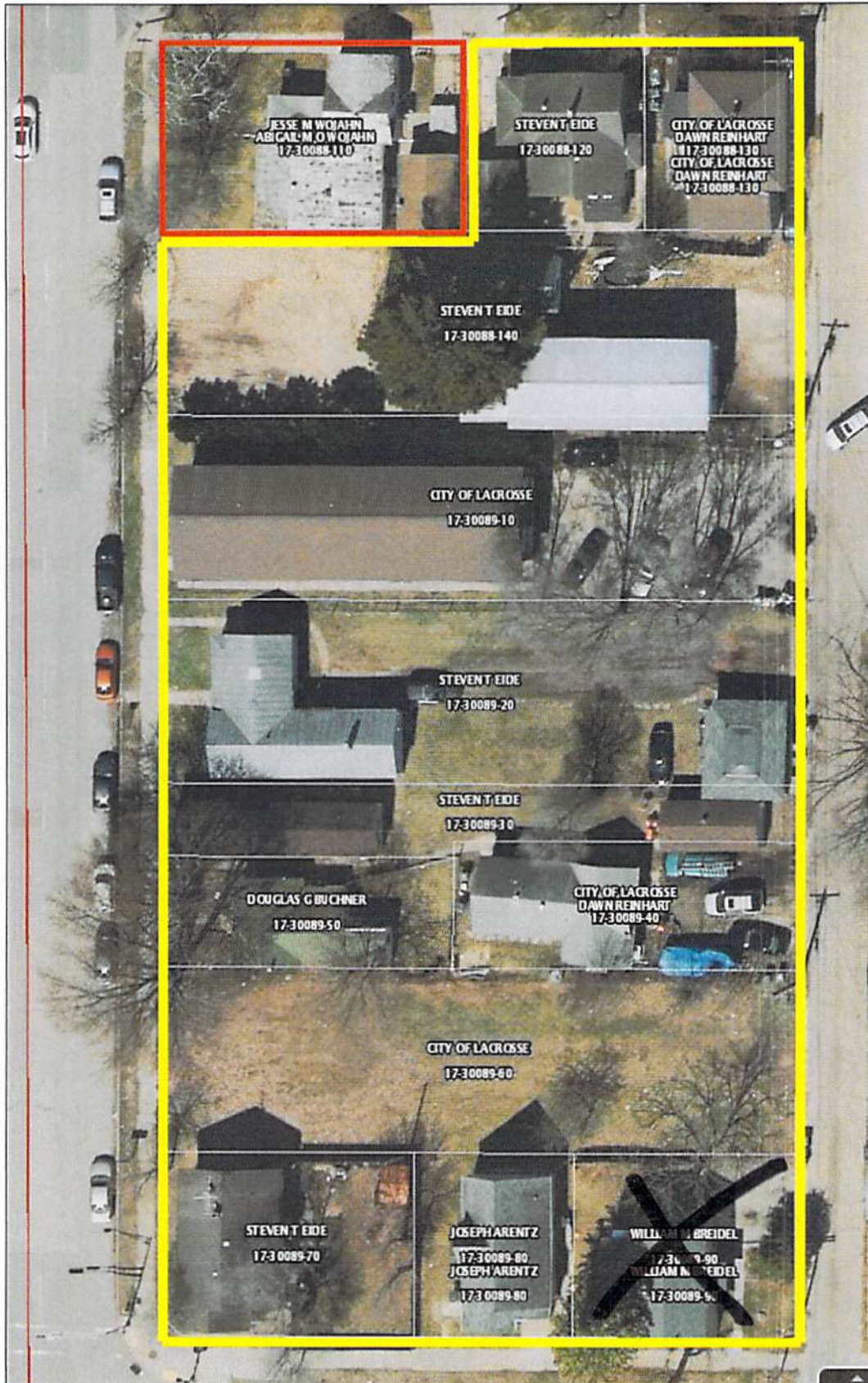
The total site area is 1.265 acres. A total of 64 residential units is proposed (50.6 DU/ac) – this includes 3 studios, 22 1BR, 28 2BR, and 11 3BR units. Amenity space includes a common room and onsite leasing office. A first floor classroom/community facility space (approx. 350 SF) will be open to residents as well as the public for programs and services.


There are 38 covered parking spaces and 19 additional surface parking spaces in the proposed plan.

- (ii) The standards of height, open space, buffering, landscaping, pedestrian and vehicular circulation, off-street parking and loading, signs, and nuisance controls intended for the development.

The current proposal meets all height/setback requirements of the R6 zoning district. Planned Development zoning is being pursued solely to allow for a first floor classroom/community facility space which is estimated to be approximately 350 square feet.

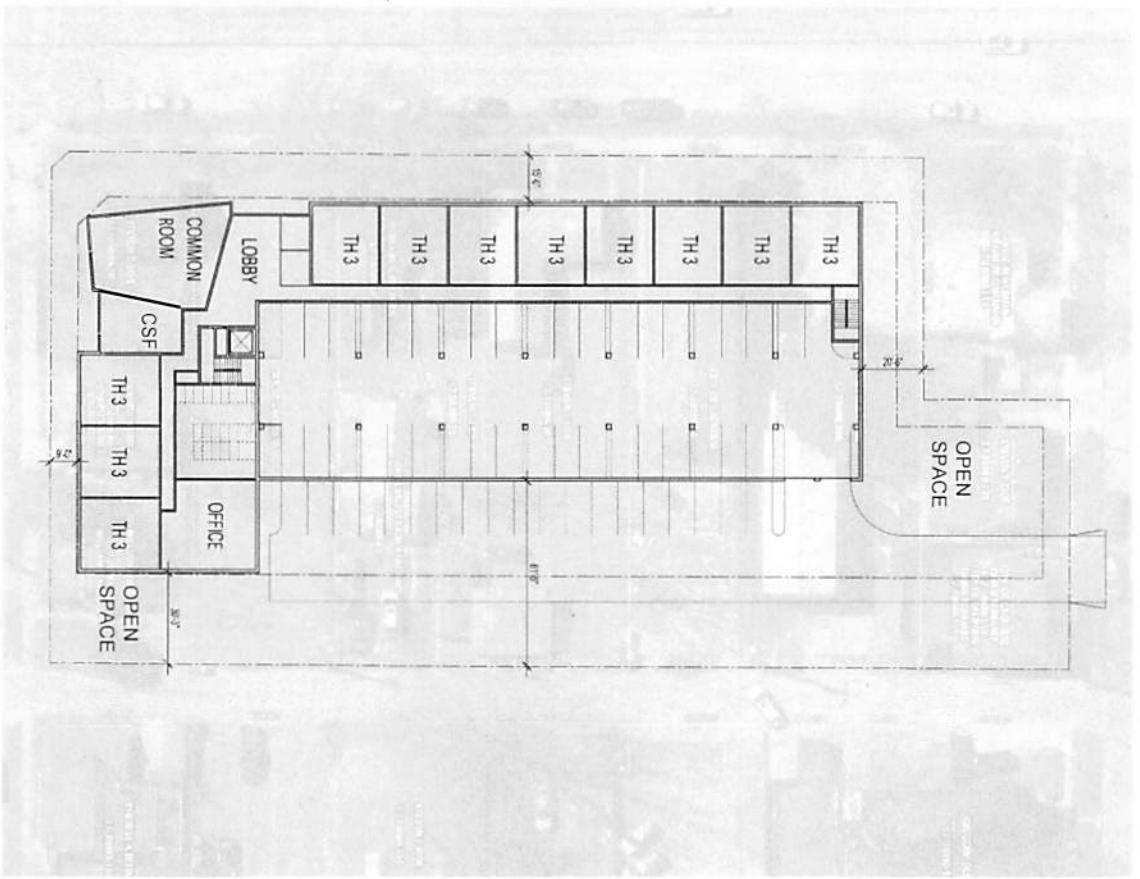
Properties to Rezone – 1100 E. Block of 4th Street South.



 Included in Development

 Excluded from Development

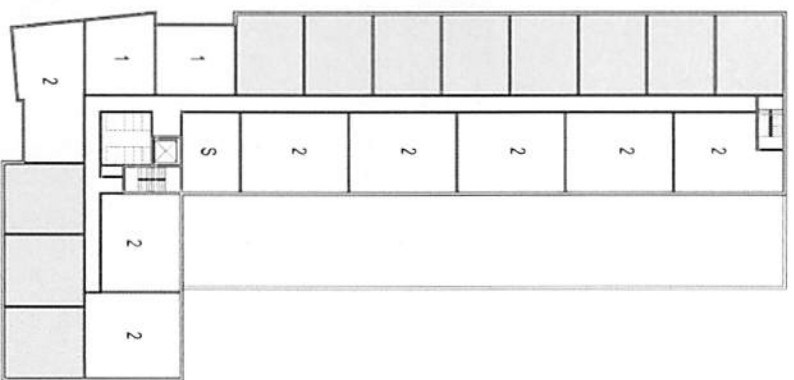




LACROSSE, WI - 4TH STS

1" = 40'-0"
10.07.2021

SECOND FLOOR



THIRD - FOURTH FLOOR

