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**Rezoning Request for 918-940 Division St. "C&C Residences" - Townhomes**

March 7, 2025
City Clerk & City Planning

**Project Address:** 918-926 Division St.

Please consider this the cover letter for the formal application to rezone from R5 to TND at the above-referenced address, which we are calling "C&C Residences." Enclosed with this application, please find all of the items detailed in Section 115-403 of the La Crosse Municipal Code, which was submitted by ISG, Inc. earlier today.

C&C Residences is a compact, residential redevelopment designed to provide high-quality, attainable housing while fostering long-term neighborhood stability. This project is a collaborative effort between Three Sixty Real Estate Solutions, Habitat for Humanity, and local stakeholders, integrating market-rate workforce housing that complements the surrounding community. This portion of the development will include a total of twelve 1-bedroom, 2-bedroom, and 3-bedroom townhomes that will serve any individual seeking residency in a vibrant and connected neighborhood.

Over the past several months, we have engaged with planning, engineering, and legal staff regarding this application. These discussions have provided valuable insight into ensuring that C&C Residences aligns with the city's broader planning objectives.

A key infrastructure improvement associated with the project is revitalizing an underutilized site that currently consists of a vacant single-family home. By replacing this structure with a thoughtfully designed, higher-density development, C&C Residences will optimize land use, improve connectivity, and enhance the overall streetscape. Walkable streetscapes, shared garden spaces, and connectivity to nearby amenities will help establish a livable and community-focused environment.
Sustainability is a central component of C&C Residences, incorporating Three Sixty Real Estate's Agriwild landscaping philosophy to enhance green space and promote environmentally conscious development.

C&C Residences aligns seamlessly with the City of La Crosse's Comprehensive Plan and Vision for Future Land Use in the Downtown neighborhood. The plan calls for an increase in affordable and workforce housing while maintaining a diverse mix of housing types. This development directly supports those goals by introducing medium-density housing that is well-integrated with the surrounding neighborhood. Additionally, the site's location makes it an ideal fit for increased residential density, aligning with the city's vision for responsible urban growth.

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Currently, the site has an approximate value of $200,000. With the completion of the C&C Residences development, the projected value will increase to approximately $2,600,000. This substantial appreciation aligns with the city's goal of enhancing property values, expanding the tax base, and supporting long-term economic sustainability. The increased tax revenue generated by this development will provide resources for city infrastructure and services, further benefiting the broader La Crosse community.

We look forward to improving the aesthetics of this block, providing much-needed housing options, and increasing the tax base with the C&C Residences project. If there are any questions regarding this application, please contact me at the number or email below.

Thank you for your consideration.

Three Sixty Real Estate Solutions, LLC
Jeremy Novak
jeremy@threesixty.bz
608-790-5589

Section 15-403(c)(2)(a):

1. The proposed site will consist of a new 12-unit townhome building along with on-site parking, landscaping, trash enclosure, and stormwater management as shown on sheet C3-10.
2. Existing trees and landscaping will be removed as shown on sheet C2-10, proposed landscaping plan is included with the submittal.
3. Stormwater management for the site will consist of a biofiltration basin on the south west side of the site. A stormwater management narrative and calculations are included with the submittal.
4. Refer to architectural plan sheets for conceptual building elevations.
5. Requested departures and waivers include the rear building setback due to maximizing the usable space for the community gardens and allowing two uses on the site with the presence of community gardens.
6. Demolition and site work Q2 2025 with occupancy Q3 2025.
7. Bordered on two sides by public streets and alleys, this building fits in with the various residential properties within a 3-block radius.
8. Soil on site is urban land according to the USDA soils report for La Crosse County, refer to provided soils report.
9. Existing and proposed topography are shown on sheet C4-10.
10. The residential component offers three different housing options, including 1, 2 and 3-bedroom, 12 units in total.
11. N/A.
12. N/A
13. Uses of the proposed development are described in the cover letter.
14. Refer to provided plan sheets.

Section 115-403(c)(2)(c):

1. Site plan for the development is provided on sheet C3-10 including the proposed lot for the apartment building and reconstructed street
2. Utility plan showing the proposed services for the building are shown on sheet C3-20.
3. Grading, stormwater management, and erosion control layout are shown on sheet C4-10. Proposed stormwater management narrative and calculations are included in the submittal.
4. Refer to architectural plan sheets for conceptual building elevations.
5. Proposed landscaping plan is included in the submittal.
6. Refer to provided plan sheets.