



DATE: November 3, 2023
TO: Tim Acklin
FROM: Nicole Solheim, Cinnaire Solutions
RE: 4th Street South Housing Development (“The Collective on Fourth”)

Our team is excited to be moving forward with the design and approval process for the affordable housing development known as The Collective on Fourth. This development is primarily composed of parcels currently owned and controlled by the City, and one privately-owned property. Cinnaire Solutions and partner Northernstar Companies were selected by the City following an RFP process in summer 2021. The City issued the RFP with a focus on addressing the demand for affordable housing in the community, particularly for homeless households. The new construction development will include 62 units total, including 52 units affordable to households between 30% and 60% of County Median Income. Thirteen units will be set aside for individuals and families at risk of or experiencing homelessness.

The project was presented at Design Review Committee on October 27, 2023. Enclosed with this cover letter are the following items as required for a Specific TND Zoning submittal:

- Responses to provided list of Specific Plan question/requirements (included below)
- Identification of Design Review Standard variances
- Rezoning Petition
- Plans that were reviewed at 10/27 Design Review meeting, with some minor adjustments made from comments at that meeting

Zoning Overview

Our original proposal for the 2021 RFP included 65 units within a four-story building, encompassing the full block along 4th Street South. Upon our team’s selection by the City, we worked with neighbors and removed some non-City properties that owners did not wish to sell. A neighborhood meeting was held in August 2021 ahead of the zoning process.

In November 2021, the property was rezoned to R6 to accommodate a 64-unit, four-story building with 58 parking stalls. The rezoning was approved unanimously by Plan Commission on November 1 and approved unanimously by Common Council on November 11.

The project was unsuccessful in securing WHEDA tax credits in 2022 – the application fell a few points below the competitive threshold. The development team decided to add a community space to the ground floor of the development, which would be open to the public and available for local service providers to use for educational classes, counseling, etc. This feature improved the competitiveness of the application and will be a benefit to residents and the community. In order to incorporate the public space,

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the project pursued Traditional Neighborhood Development (TND) zoning in early 2023. The overall footprint and scale of the development remained consistent with the prior approval - a total of 62 units, four stories, and 56 parking spaces. The TND General re-zoning was unanimously approved by Plan Commission and the Judiciary & Administration Committee on January 3, and by Common Council on January 12. We are now pursuing TND Specific approval with submittal of final detailed plans.

Specific comprehensive development plan.

Include the following information:

- 1. A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.

Shown on C102 of the Plans

- 2. A legal description of the boundaries of lands included in the proposed Planned Development District.

Please refer to the ALTA Survey. All properties will be combined prior to building permit issuance, in coordination with the City assessor.

- 3. A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.

Directly north of the site is Mississippi Street, a lightly traveled residential roadway running east/west. Further north across Mississippi Street are areas of single-family homes on the eastern side of 4th Street S and warehousing/commercial uses on the western side of 4th Street S. Directly south of the site is Jackson Street, a primarily residential roadway running east/west. Further south is Bentz Chiropractic Office as well as areas of single-family home. Areas of single-family homes extend for several blocks to State Highway 14/61. Further south across State highway 14/61 is a large area of industrial/ warehousing uses located on the eastern banks of the Mississippi River as well as the Gunderson Health System Hospital on the corner of South Avenue and 7th Street S. Directly east of the site is an alleyway serving homes located on 4th Street S and 5th Avenue S. Further east are areas dominated by single-family homes extending for several blocks east. Directly west of the site is 4th Street S (State Highway 14/61), a moderately traveled, three laned one way roadway running north. Further west of 4th Street S is an area made up of warehousing/commercial uses including Kramer’s Bar & Grill, City Brewing Company corporate campus (925 3rd Street S) and commercial buildings used to brew beer. Further west is the Mississippi River.

- 4. The location of public and private roads, driveways and parking facilities.

Shown on C102 of the Plans

- 5. The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).

Shown on A100 of the Plans

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6. The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways. **Not Applicable**
7. The type, size and location of all temporary advertising signs and permanent entrance features or signs.
Permanent signage will be located on the building, next to the entry door. This is shown on the South Elevation of A200 of the Plans
8. Detailed landscaping plans including plant listings.
Shown on L100-L300 of the Plans
9. Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).
Refer to the Plans submitted
10. The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.
Shown on C101 of the Plans
11. The existing and proposed location of all private utilities or other easements.
Shown on C101-104 of the Plans
12. Characteristics of soils related to contemplated specific uses.
A full geotechnical report has been obtained for the development with multiple soil borings. This full report can be provided upon request – a brief summary is included below:

At the surface, the borings generally encountered about 2 to 4 feet of topsoil. Fill material followed to depths of approximately 5 ½ to 6 ½ feet in half the borings that appeared to be located within the footprint of old structures. The samples returned from within the fill mostly consisted of clayey/silty sands. Beneath the topsoil and fill materials, native clean sands were dominantly found to planned termination depths around 26 feet below the surface. One exception was a shallow layer of silty sand met in the northcentral boring to roughly 3 ½ feet. Water was not observed in any of the borings during our exploration and none of the samples appeared to be overly wet or water bearing. Groundwater levels are expected to fluctuate seasonally similar to water levels in nearby water bodies, along with local weather patterns.
13. Existing topography on-site with contours at no greater than two-foot intervals City Datum.
Shown in C101 of the Plans
14. Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.
Shown in C101-C106 of the Plans

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15. If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.

Not Applicable. This development is not staged, there is only a single phase.

16. All restrictive covenants.

Not Applicable

17. Proposed erosion control plan and final grading plan in conformance with article II of chapter 105.

Shown in C103 of the Plans

18. All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.

Not Applicable

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