

NOVEMBER 3, 2023

Tim Acklin
Planning Administrator
City of La Crosse, WI
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La Crosse, WI 54601
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RE: GENERAL DEVELOPMENT PLAN SUBMITTAL - PROJECT DESCRIPTION
HOUSING DEVELOPMENT - 2301 7TH STREET SOUTH, LA CROSSE, WI 54601

PROJECT DESCRIPTION

GENERAL DEVELOPMENT PLAN CRITERIA

Requirements:

- 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**

The subject parcel for the PDD (17-50781-482) is located at 2301 7th Street South and is Lot 1 of CSM No. 122. The parcel is 140,292 SF (3.22 acres) in size. The property is currently zoned PDD; this re-zoning application is to update the PDD zoning for this specific development proposal. The new La Crosse Comprehensive Plan indicates that Medium- and High- Density Residential are “Desirable” in the Gundersen District. The proposed project includes one building, varying from one to three stories, which will include 50 residential housing units, common area amenities and management office, and a community facility that will be open to the public. The building is placed at the northwest corner of the site, along Bennora Lee Court and 7th Street South. Surface parking will serve both residents and users of the public community space. The proposed site plan leaves open space for landscaping and recreation along the entire southern portion of the site, along the pedestrian path.

The majority of the 50 units will be set aside as affordable housing units. The City of La Crosse has identified affordable housing as a top priority for the community and this development will help to address that need. In addition, this development will include units that will be available for current residents at Christopherson Apartments. Located nearby the site at 2121 Sims Place, Christopherson Apartments includes 20 units that are accessible for residents with physical disabilities. The property has been owned and maintained by Gundersen for decades, and the building is in need of replacement. The proposed development at 2301 7th Street South is intended to provide new accessible and affordable housing units for existing Christopherson residents as well as provide additional new affordable housing units for other residents in the community.

The community facility space will be located on the ground floor of the development and will be open to residents as well as the general public. It is anticipated that this space will be a classroom-style space and be used for Gundersen programming and services as well as other local nonprofits and service providers. Programming may include health education classes, first aid classes, vaccination clinics, financial literacy, and more.



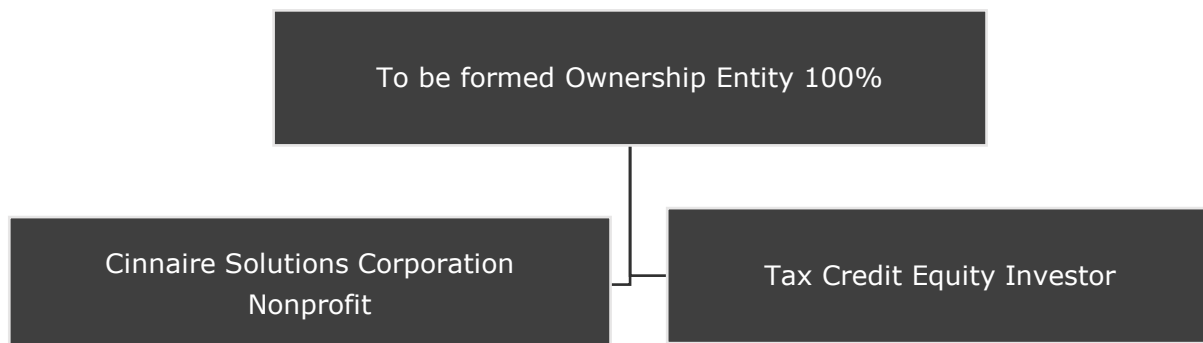
Number of Units: 50 Units
Anticipated Unit Mix: (28) 1BR, (12) 2BR, (10) 3BR
Proposed Density: 15.5 DU/Acre
Utilities: Will be finalized with Specific plans; connect to existing utilities in adjacent streets

2. A general summary of the estimated value of structures and site improvement costs, including landscaping and special features.

We are estimating roughly \$10 million in hard construction costs which includes landscaping, special features for the community service facility, and \$500,000 of site improvements. The estimated total development cost of the project is \$13 million. Project costs will be finalized prior to construction start, which is anticipated in spring 2025. Detailed costs can be provided at that time.

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 proposed development is an affordable multi-family residential housing building. The land will continue to be owned by Gundersen Lutheran. A special purpose LLC entity will be formed that will own the building and will have a long-term ground lease with Gundersen for the property. Pursuant to a typical ownership structure for an affordable housing development financed with tax credits, the ownership entity will include the tax credit investor as well as Cinnaire Solutions Corporation, the developer. Cinnaire Solutions is a non-profit that is experienced in the development of affordable housing and will retain a long term ownership interest in the property. The property will be managed by a professional Property Management company that is experienced in affordable housing management and compliance.



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.

This request is for General Development approval, which will provide the necessary zoning approval for purposes of our WHEDA application. If the project receives an award of competitive WHEDA tax credits, we will proceed with Specific Development approval, which will include the City Design Review process. At that time, we will identify any waivers to be requested with the Specific approval process. This site is already zoned PDD but is being updated to reflect the current building proposal.

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.

The development team plans to submit a competitive tax credit application to WHEDA in January 2024. If awarded, the project is expected to close and begin construction in April 2025. Assuming a 12-month construction period, we would expect to complete construction in April 2026.

No development staging is planned – there is only one building that is part of the PDD.

6. A sketch plan depicting the proposed lot layout, street configuration, utilities, and open space.

See enclosed plan.

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

CERTIFIED SURVEY MAP NO. 93 VOL 17 LOT 1 DOC NO. 1706929 SUBJ TO RESTR IN DOC NO. 1632433 & SUBJ TO AGREE IN DOC NO. 1632434 & T/W & SUBJ TO ESMT AGREE IN DOC NO. 1645296 & SUBJ TO ESMT IN DOC NO. 1691341

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

The subject property is Lot 1 of CSM No. 122. The adjacent Lot 2 to the east is home to the Eagle Crest South retirement community, which includes residential units for senior living, independent living, and memory care. The Eagle Crest buildings are up to five stories in height. Residential apartment buildings, including buildings owned by Gundersen, are located north and east of the site. A park with ice arena and tennis courts is located to the west, across 7th Street South. The Mississippi River is south of the site, and a pedestrian path runs along the river. This path is subject to an easement with the City and will remain.

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.

Please see the enclosed Plans for detail on building and site layout. This proposal includes only one building and therefore does not include public uses such as schools and parks.

10. Characteristics of soils related to contemplated specific uses.

A Soil Resource Report was generated for the site using La Crosse County data from the Natural Resources Conservation Service (NRCS). Limited information is available for the site and it is classified as urban land,

valley trains. A full geotechnical investigation and report will be completed at a later date and included with the specific plans.

11. Existing topography on site with contours at no greater than two-foot intervals City Datum where available.

The existing site topography is provided on the enclosed site plan. Contours are generated utilizing La Crosse County Lidar information as a topographic survey has not yet been completed for the project. In general, the site slopes from north to the south towards the river.

12. General landscaping treatment.

The general landscaping treatment is provided on the enclosed landscaping plan. Landscaping on site will be designed to meet the applicable requirements of the multi-family design standards.

Due to the large scale of site, a waiver is being requested to waive total shrub and tree requirements on site. Total landscape area of project site is 80,176 SF, requiring 133 trees and 1,330 shrubs. The area south of the assumed sidewalk easement south of the site is to remain undisturbed. It is requested that this area is excluded from the overall landscape area, totaling 48,715 sf of landscape area, and requiring 81 trees and 810 shrubs. A total of 55 trees is provided on plan as well as 816 shrubs. Existing trees surrounding the pond south of the site is to remain.

Due to the size of the boulevard on site, a waiver is being requested to waive boulevard tree planting due to the insufficient width of the existing boulevard.



Please contact me at 608.789.2034 or via email at Stephanie.Merdan@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in black ink that reads 'Stephanie Merdan'.

Stephanie Merdan

Senior Project Coordinator

Stephanie.Merdan@ISGInc.com