

# The Haven on Main PDD Application Narrative

Sec. 115-156. - Planned Development District.

(e) Special application procedure for Planned Development District.

(2) The petition.

In support of our application for petition of rezoning, we are filing with the Office of the City Clerk these documents and plans for an amendment to the City's Master Zoning Map. We are submitting a comprehensive development plan in the form of a General Development plan in order to receive concept approval ahead of our submission of a specific development plan and are therefore requesting a two-step process in order to receive final approval for this request for the designation as a Planned Development District. As requested by Chapter 115, Section 156, part (e) (2) we submit the following:

a. General Development Plan.

1. Property Data

- i. The total area within the Planned Development District (PDD) is 64,920 square feet or 1.49 Acres (see the property survey in Exhibit C).
- ii. Our site plan (see Exhibit D) indicates the use areas in good detail. There is proposed to be 42,744 sf (0.98Ac) (66% of the site) of impervious surface related to parking, driveways, and roof areas leaving 14,989 sf (0.34 Ac) (23% of the site) of green space.
- iii. We have prepared a map indicating surrounding land uses (see Exhibit B).
- iv. The proposed plan results in a proposed density of 50 units/Ac.
- v. The development is proposing to provide a total of 74 dwelling units. The mix of apartment unit types is as follows: 36 One-Bedroom, 32 Two-Bedroom, and 6 Three-Bedroom.
- vi. There will be 12, One-bedroom units on each of the three housing floors for a total of 36 One-bedroom units. The second floor of the building is to have 10, Two-bedroom units with floors three and four having 11 Two-Bedroom units each for a total of 32 Two-bedroom units. There will also be 2 Three-bedroom units on each of the three housing floors for a total of 6 Three-bedroom units.
- vii. The population analysis for the development project is based on 74 units, of which 50% will be set aside for a population with special needs, primarily people with disabilities. The remaining units will be available for the local workforce and seniors. The vision of this project is to provide quality, inclusive housing that supports the workforce and a vibrant downtown for people with all abilities.

The development team has been working closely with a group representing adults with disabilities that will continue to support tenants in the building once the development is

complete. Through data collection and surveys with parents and caregivers of adults with disabilities looking for housing in the La Crosse area, we know that 96% of adolescents and adults with disabilities in households surveyed live with their parents but would have a desire for housing elsewhere. We also know that 865 students in La Crosse School District in 2021-22 received special education services and will become adults in need of housing. The Haven on Main will offer inclusive, community-integrated housing options for this population.

The Haven on Main is based on a proven model. The Prairie Haus in New Glarus was developed in a similar fashion – prompted by a group of parents of adults with disabilities, the housing development uses a mixed-rate and all ability, inclusive housing approach to create a caring community within the development. Our development has been consulted by the Prairie Haus team and will continue to utilize their experience to guide our development.

Additionally, we are assembling a market study that provides the income targeting mix and proposed expected rent pool for the general population of tenants expected in this development. This mix is identified in the qualified allocation plan available through the Wisconsin housing and economic development Authority. This project will be submitted for federal tax credits to help aid in the construction and development of this project.

- viii. A review of the existing City utility services and a call to the City of La Crosse Engineering Department indicates existing services for sewer and water will be adequate and that significant storm water controls will be needed although there are storm sewers that serve the project. Project storm water will be managed below ground.
- ix. Given the population mix the development will serve, special consideration is given to accessibility and transportation. For example, a drive-thru portico and additional van-accessible stalls have been added. At the same time, the development is demonstrating a reduced parking ratio based on data collected through surveys of households with adults with disabilities in the La Crosse area. In that survey, 10% of prospective tenant candidates with disabilities drive and would require parking on site. Other candidates utilize private transport service (pick up/drop off), public transportation, bicycles, or other non-auto transportation. There would be a need for caregivers but that would vary depending on the candidate's level of need, work schedule, and other factors. In the survey conducted, 35% of respondents would need parking on site for 8-24 hours for caregivers. Other caregivers would require parking for partial day shifts or occasionally throughout the week. Therefore, we will develop a rotating parking schedule where spaces are shared. 10% of caregivers from the survey would not require parking.

Half of the building tenants will be a general population of working adults, seniors, and other members of the community. Given the downtown location of the property, a key feature is the proximity to businesses, educational institutions, hospitals, shopping, and other amenities. The property is located on a bus line and will contain bike parking and

storage on site. In comparison, another housing development project at 4th and Jackson Street in La Crosse proposed a 50% parking ratio without the disabled set-aside units that our project is proposing.

Given this data, population served by the project, and property location, we are requesting a 60% parking ratio.

2. General estimated project summary of value: The Project will include 74 apartments with many additional amenities and an on-site community services facility. The estimated development cost is \$22-23 million. Based on the current mill rate, the project performs and includes an estimate property tax annual payment of \$150,000, although the city tax assessor would need to evaluate the project as a Section 42 tax credit project. This project is prepared to enter into a development agreement that would include a minimum tax assessment.

The site plan includes a generous landscaped outdoor recreational area that is fenced and appropriately sized. The development also includes landscaping around the perimeter of the entire building. The building includes a community services facility, a passenger drop-off that is sheltered and public service offices that will house Couleecap professionals.

The first floor (indoor) includes many project amenities that are not commonly offered such as several communal spaces, community kitchens, fitness center, a gymnasium that include a basketball court, hair salon, storage lockers, bike storage, indoor parking, and exterior parking. This building will also feature rooftop community gardens for the residents to enjoy. Importantly, the project is implementing green building design by including solar and/or geothermal heating and cooling. This project plans to include all utilities in rent, which includes sewer, water, hot water, air conditioning, heating, electricity, cable, and Internet. Each apartment will be fully furnished with a stove, refrigerator, washer/dryer, dishwasher, disposal, miniblinds, pantries, and bathrooms that have a double entry (as requested for units for people with disabilities).

3. General operations of the project:

- i. The proposed organization chart would be as follows:

- Haven on MainStreet LLC. 100%
- The managing member LLC would be the managing member. .01%
- Investment fund member LLC.99%
- Couleecap taxable.01%

This project would be owned and managed long-term by Couleecap. Couleecap would also relocate current La Crosse service staff to the first floor of the building and provide connectivity to services. The agency would be responsible for the management of the first floor (community spaces, kitchens, fitness facilities, etc.).

Paramark Real Estate are based in Rochester Minnesota and currently manages over 5000 units in four states, including Wisconsin and the City of La Crosse. Paramark will be hired for the day-to-day property management operations, including contacts with all asset managers financial institutions.

- ii. Given the population served by this development, memorandums of understanding have been, or will be, entered into that provide connectivity to services for persons with disabilities. The development will also include a specific plan for implementation of services for the population, as required by the tax credit application.

Couleecap will occupy and provide lease payments for office space on the first floor of the building and will become Couleecap's La Crosse office for public services. The agency will locate approximately seven full time staff at the location to operate financial counseling, workforce development, homebuying and homeowner support, and other support services.

- iii. This project will enter into a land use restriction agreement that will be recorded against the title and will restrict the tenant base population living in this facility.

4. A review of the Zoning Code in light of combining the needs of the project with the R-5 and the C-2 zoning elements we are requesting the following regulations of the proposed district:

- (a) Permitted use.

- 1) Any use permitted in the R-5 District
- 2) Any use permitted in the C-2 District
- 3) Any reasonable combination of uses shall be allowed in a single structure. How uses are distributed within a structure must be approved by the Plan Commission.

- (b) Height regulations.

- 1) No building or structure shall be erected or altered to exceed 60 feet in height.

- (c) Area regulations.

- 1) Front Yards. There shall be a front yard of not less than 8 feet. Where a canopy for an entrance is provided, the canopy structure shall have no required setback but shall not extend into any right-of-way without an approved street privilege permit.
- 2) Side Yards. Side yards shall be a minimum of 8 feet.
- 3) Outer Courts. Outer Courts shall have a minimum depth of 20 feet
- 4) Inner Courts. Inner Courts shall have a minimum depth of 20 feet.
- 5) Lot area per dwelling unit. There shall be a lot area of not less than 740 square feet per dwelling unit.

- (d) Vision Clearance. The vision clearance requirements shall be the same as required for the Local Business District.

5. The expected date of commencement of physical development is as follows (no phasing is planned):

- i. Land sale closing: On or before September 30, 2024
- ii. Demolition and site prep: January 2025
- iii. Construction begins: April/May 2025 for 16 months
- iv. Certification of occupancy on the commercial component: April 2026
- v. Pre-marketing of units: May 2026
- vi. Certification of occupancy: August 2026

6. The site plan of the proposed project is included in Exhibit D.
7. Legal descriptions of the properties are included in Exhibit A. The boundaries of the project property are depicted in Exhibit C.
8. Please see the attached Exhibit B which is a map of the surrounding properties indicating the current uses. This map provides an excellent depiction of the nature of the surrounding properties in relation to the proposed Planned Development.
9. The site plan included in Exhibit D and building plans included in Exhibit E depict the location of recreational, open space areas, and common areas both outside and inside the building.
10. The native soils within the development are anticipated to be sand as is typical in this area of the City. Project close to this site have had extensive soil investigations done and those results support this. Therefore, we do not anticipate any restrictive soil conditions to hinder the project.
11. The site, in general, has very little topography. A full topographic survey is included in Exhibit F.
12. The general character of the final site, building and landscape is included in Exhibit G. These color renderings are a reflection of the detailed planning and thoughtful design of the project to bring development to this point. It is clear that the thoughts expressed in this submittal and the intent of the requested zoning to bring about this important project for the community are well expressed.

The PDD requirements include a request for “additional material and information shall be provided for specific types of uses when petitioning for a change in zoning under a general development plan.” We believe this additional information was adequately covered in the body of this submittal so no additional materials have been provided under the “Additional Information” section of the requirements.

**HOM TND LEGAL DESCRIPTIONS**

**PARCEL A**

ALL OF LOT 9, LOT 10, LOT 11, LOT 12 AND PART OF LOT 8 OF METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87°53'52"E, 1343.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZERGS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89°36'41"E, 73.78 FEET ALONG SAID NORTH RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE N00°02'24"E, 94.45 FEET; THENCE N89°35'47"E, 27.26 FEET; THENCE N00°02'03"W, 56.00 FEET TO THE NORTH LINE OF LOT 8; THENCE N89°35'45"E, 210.55 ALONG THE NORTH LINE OF LOT 8-12 TO THE NORTHEAST CORNER OF LOT 12 AND WEST RIGHT-OF-WAY 10TH STREET NORTH; THENCE S00°19'54"E, 150.51 FEET ALONG THE EAST LINE OF LOT 12 AND WEST RIGHT-OF-WAY 10TH STREET NORTH TO THE SOUTHEAST CORNER OF LOT 12 AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89°36'41"W, 312.49 FEET ALONG THE SOUTH LINE OF LOTS 8-12 AND NORTH LINE OF MAIN STREET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 34,321 SQ.FT.±

**PARCEL B**

ALL OF LOT 1, LOT 2 AND THE EAST 34 FEET OF LOT 3 OF METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87°53'52"E, 1343.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZERGS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE S89°36'41"E, 312.49 FEET ALONG THE NORTH RIGHT-OF-WAY OF MAIN STREET TO THE SOUTHEAST CORNER OF LOT 12; THENCE N00°19'54"W, 170.51 FEET ALONG THE EAST LINE OF SAID LOT 12 AND WEST RIGHT-OF-WAY OF 10TH STREET NORTH TO THE SOUTHEAST CORNER OF LOT 1 AND POINT OF BEGINNING; THENCE S89°35'45"W, 137.63 FEET ALONG THE SOUTH LINE OF LOTS 1-3; THENCE N00°06'31"W, 150.47 FEET TO THE NORTH LINE OF LOT 3 AND SOUTH RIGHT-OF-WAY OF STATE STREET; THENCE N89°34'49"E, 137.11 FEET ALONG SAID RIGHT-OF-WAY AND NORTH LINE OF LOT 1-3 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE S00°19'54"E, 150.51 FEET ALONG THE EAST LINE OF LOT 1 AND WEST RIGHT-OF-WAY OF 10TH STREET NORTH TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 20,660 SQ.FT.±

**PARCEL C**

THE SOUTH 75 FEET OF LOT 6 AND SOUTH 63.5 FEET OF LOT 5 OF METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 32 THENCE N87°53'52"E, 1343.89 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF METZERGS ADDITION AND NORTH RIGHT-OF-WAY OF MAIN STREET; THENCE N00°06'52"E, 170.43 FEET ALONG THE WEST LINE OF LOT 7 AND EAST RIGHT-OF-WAY OF 9TH STREET NORTH TO THE SOUTHWEST CORNER OF SAID LOT 6 AND POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY AND WEST LINE OF LOT 6, N00°06'52"E, 75.21 FEET; THENCE N89°35'17"E, 51.76 FEET TO THE EAST LINE OF LOT 6/WEST LINE OF LOT 5; THENCE S00°02'24"W, 11.72 FEET ALONG THE COMMON LINE OF LOTS 5 AND 6; THENCE N89°35'43"E, 51.78 FEET TO THE EAST LINE OF LOT 5/WEST LINE OF LOT 4; THENCE S00°02'03"E, 65.30 FEET ALONG THE COMMON LINE OF LOTS 5 AND 4 TO THE SOUTHEAST CORNER OF LOT 5; THENCE S89°35'45"W, 103.72 FEET ALONG THE SOUTH LINE OF LOTS 5 AND 6 TO THE SOUTHWEST CORNER OF LOT 6 AND POINT OF BEGINNING.

SAID PARCEL CONTAINS 7,187 SQ.FT.±

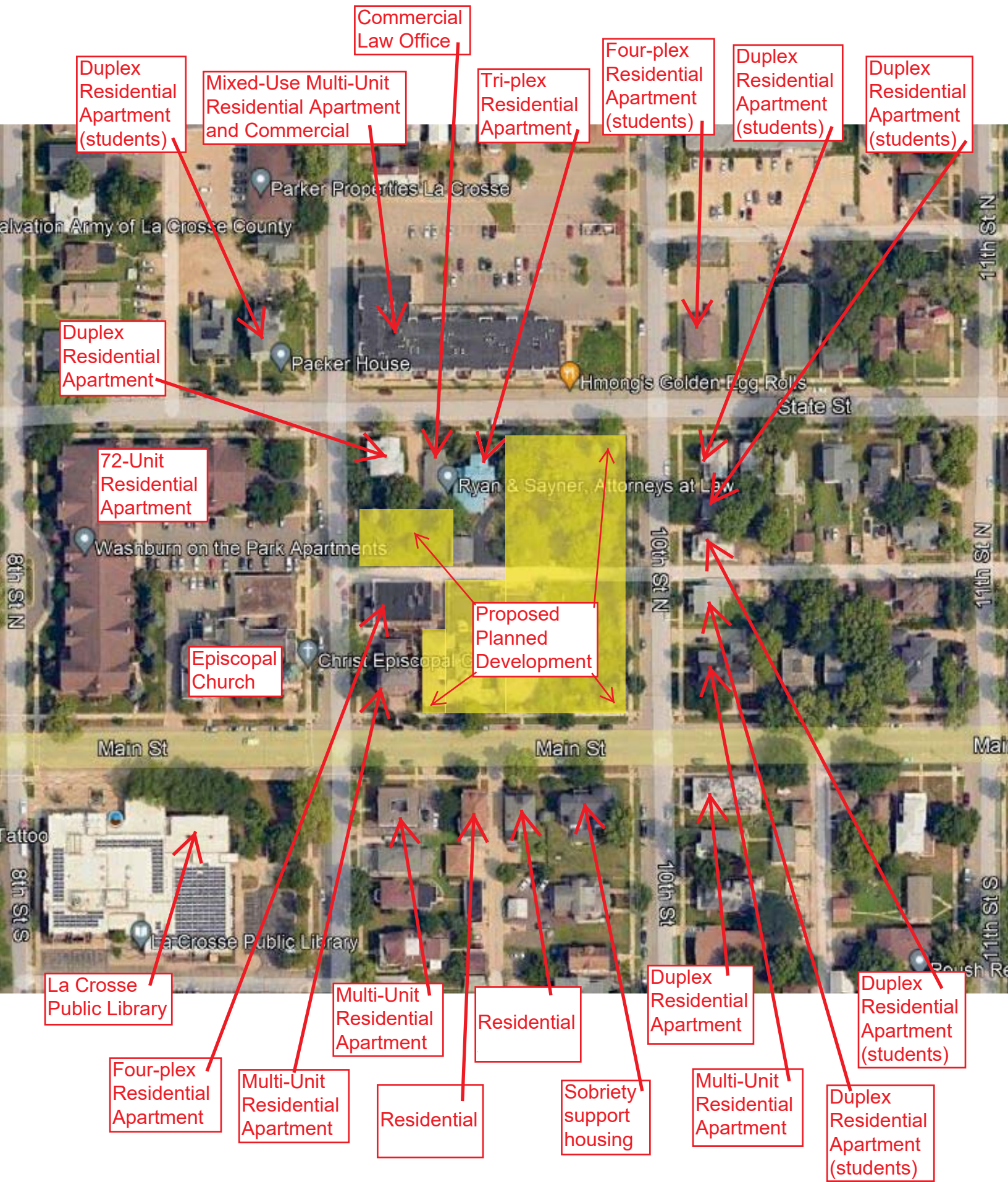
**VACATED ALLEY (PROPOSED)**

THE EAST 137.63 FEET OF THE ALLEY BETWEEN 9<sup>TH</sup> STREET AND 10<sup>TH</sup> STREET BEING SOUTH OF STATE STREET AND NORTH OF MAIN STREET ALL IN METZERGS ADDITION TO THE CITY OF LA CROSSE, LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 16 NORTH, RANGE 7 WEST, CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN.

SAID VACATED ALLEY CONTAINS 2,825 SQ. FT. ±

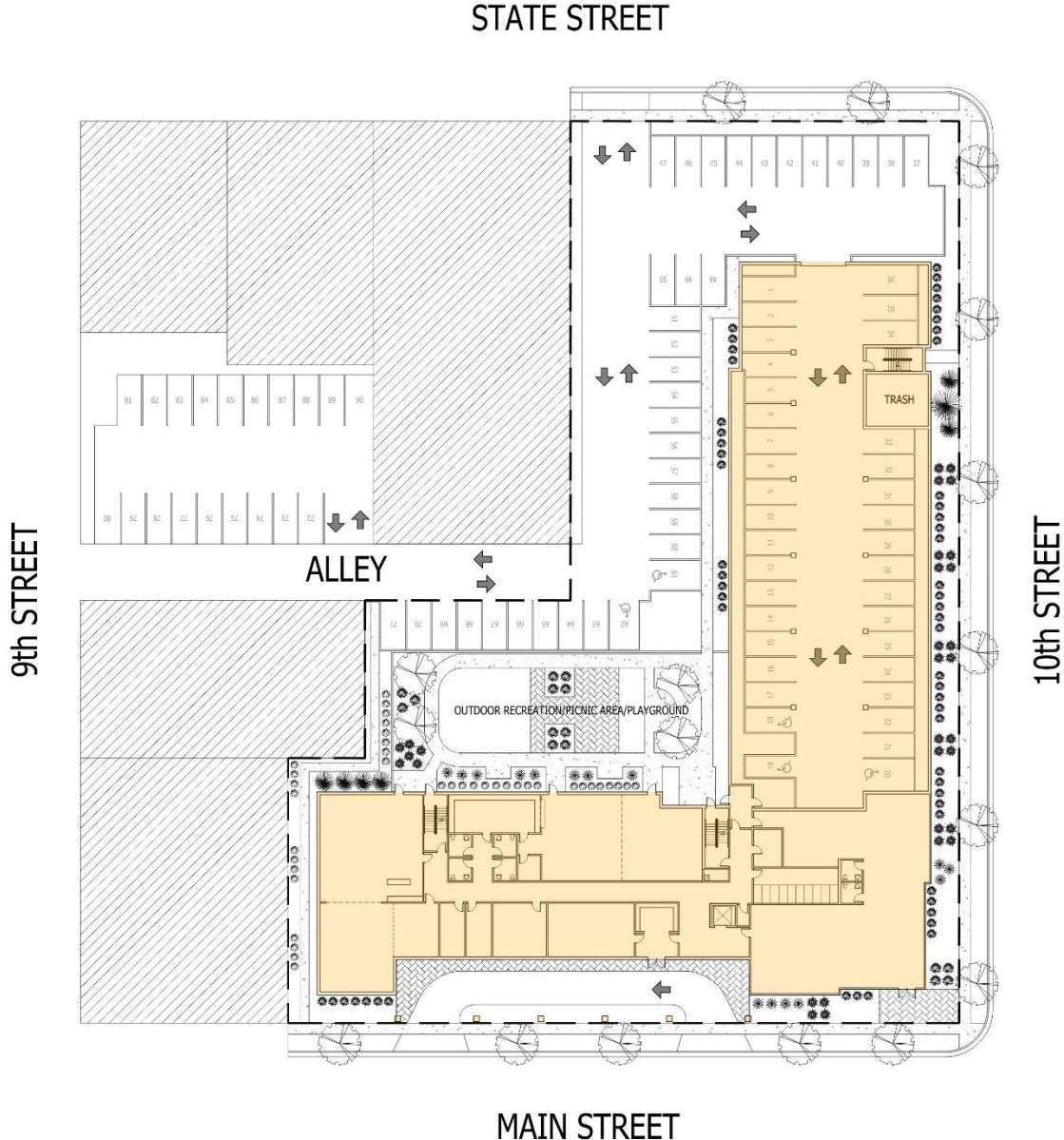
# Surrounding properties of the proposed Planned Development

## Exhibit B









**RESIDENTIAL DATA**

ONE BEDROOM	36 units
TWO BEDROOM	32 units
THREE BEDROOM	6 units
<b>TOTAL</b>	<b>74 units</b>

**BUILDING SIZE**

MAIN FLOOR	27,240 S.F.
SECOND FLOOR	28,035 S.F.
THIRD FLOOR	28,035 S.F.
FOURTH FLOOR	28,035 S.F.
<b>TOTAL</b>	<b>111,345 S.F.</b>

**PARKING DATA**

INTERIOR GARAGE STALLS	36 stalls
EXTERIOR AT GRADE STALLS	35 stalls
EXTERIOR SATELLITE STALLS	19 stalls
<b>TOTAL</b>	<b>90 stalls</b>

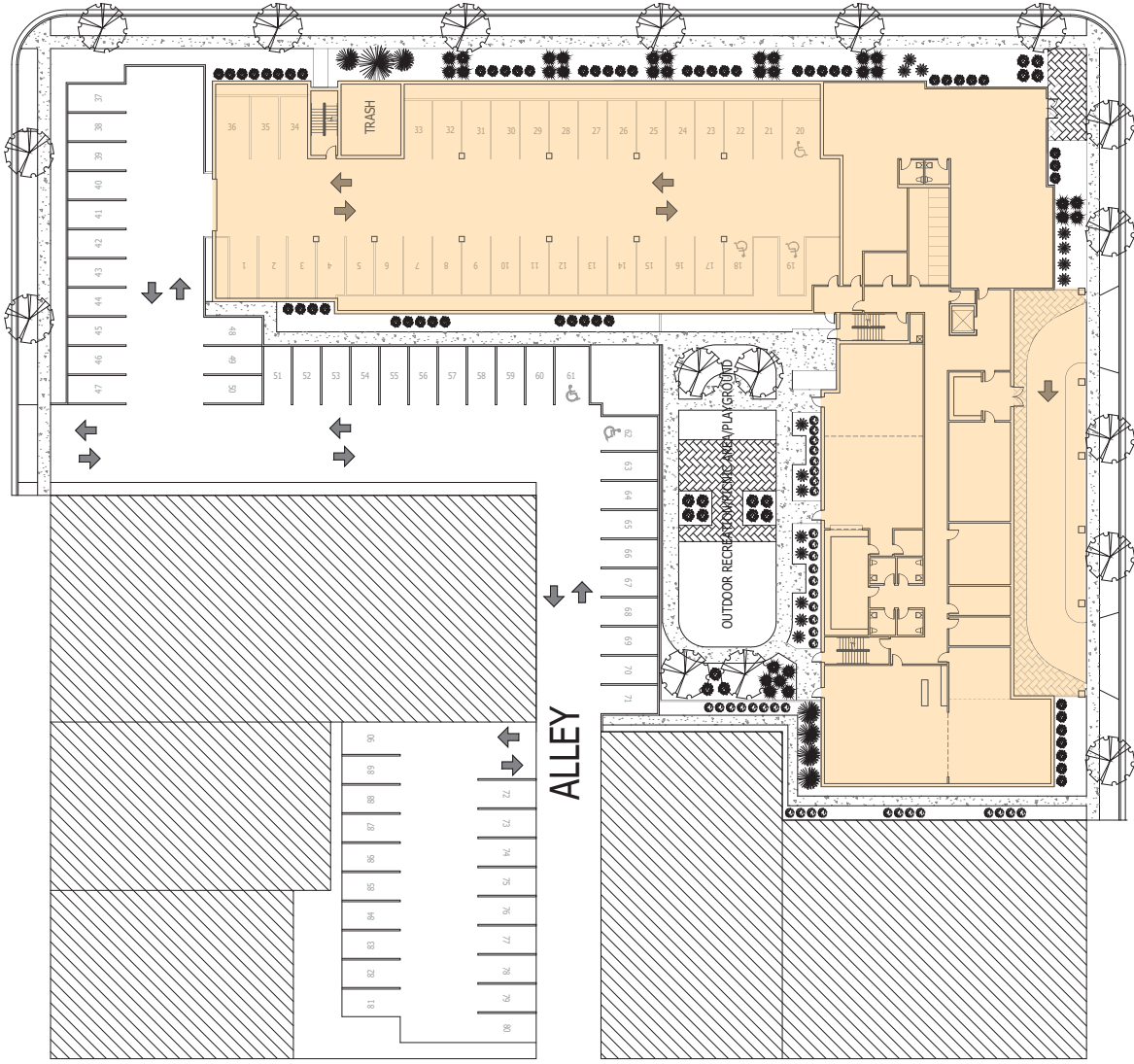
**COMMERCIAL SPACE**

3,100 SQUARE FEET OF COMMERCIAL

**RECREATION SPACE**

6,000 SQUARE FEET OF OUTDOOR RECREATION SPACE

STATE STREET



MAIN STREET

9th STREET

10th STREET

## RESIDENTIAL DATA

ONE BEDROOM	36 units
TWO BEDROOM	32 units
THREE BEDROOM	6 units
<b>TOTAL</b>	<b>74 units</b>

## PARKING DATA

INTERIOR GARAGE STALLS	36 stalls
EXTERIOR AT GRADE STALLS	35 stalls
EXTERIOR SATELLITE STALLS	19 stalls
<b>TOTAL</b>	<b>90 stalls</b>

## BUILDING SIZE

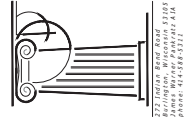
MAIN FLOOR	27,240 S.F.
SECOND FLOOR	28,035 S.F.
THIRD FLOOR	28,035 S.F.
FOURTH FLOOR	28,035 S.F.
<b>TOTAL</b>	<b>111,345 S.F.</b>

## COMMERCIAL SPACE

3,100 SQUARE FEET OF COMMERCIAL

## RECREATION SPACE

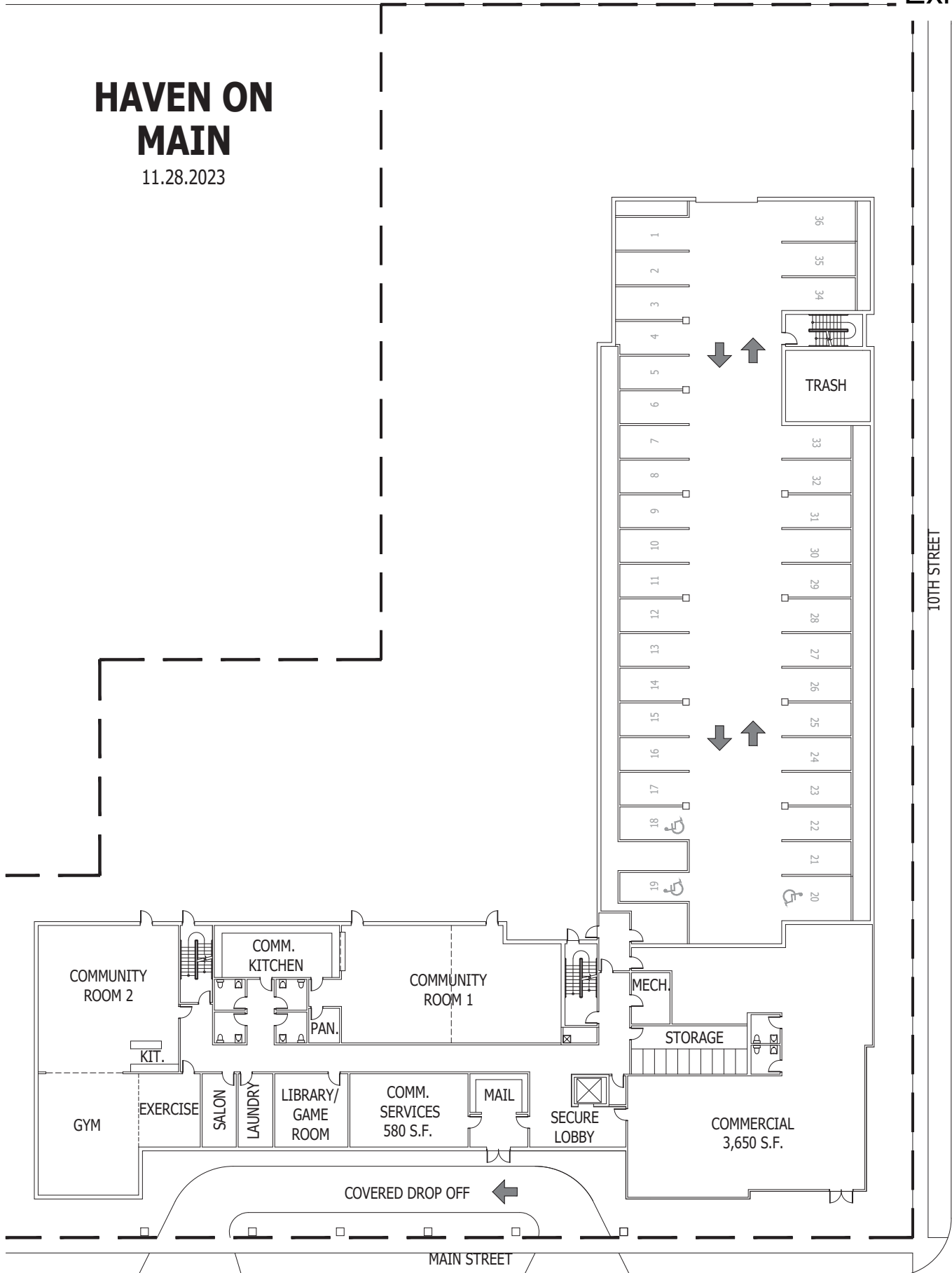
6,000 SQUARE FEET OF OUTDOOR RECREATION SPACE



222 HERRICK BLVD. SUITE 200  
ANN ARBOR, MI 48106-1414  
PHONE: 734.769.3331

# HAVEN ON MAIN

11.28.2023



0 MAIN LEVEL FLOOR PLAN  
27,240 TOTAL GROSS S.F.



STATE STREET

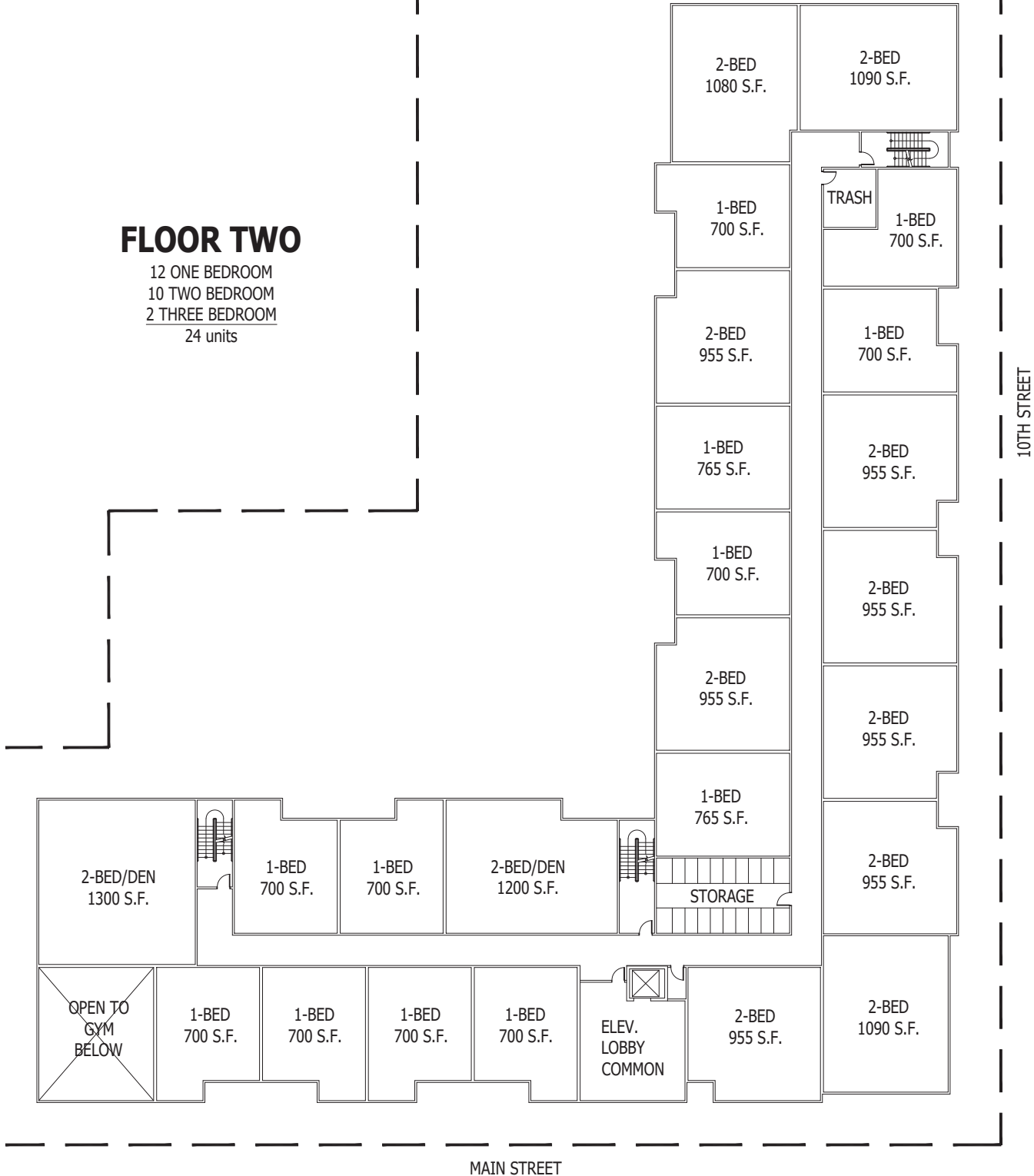
Exhibit E

# HAVEN ON MAIN

11.28.2023

## FLOOR TWO

12 ONE BEDROOM  
10 TWO BEDROOM  
2 THREE BEDROOM  
24 units



MAIN STREET

10TH STREET



② SECOND LEVEL FLOOR PLAN  
28,035 TOTAL GROSS S.F.

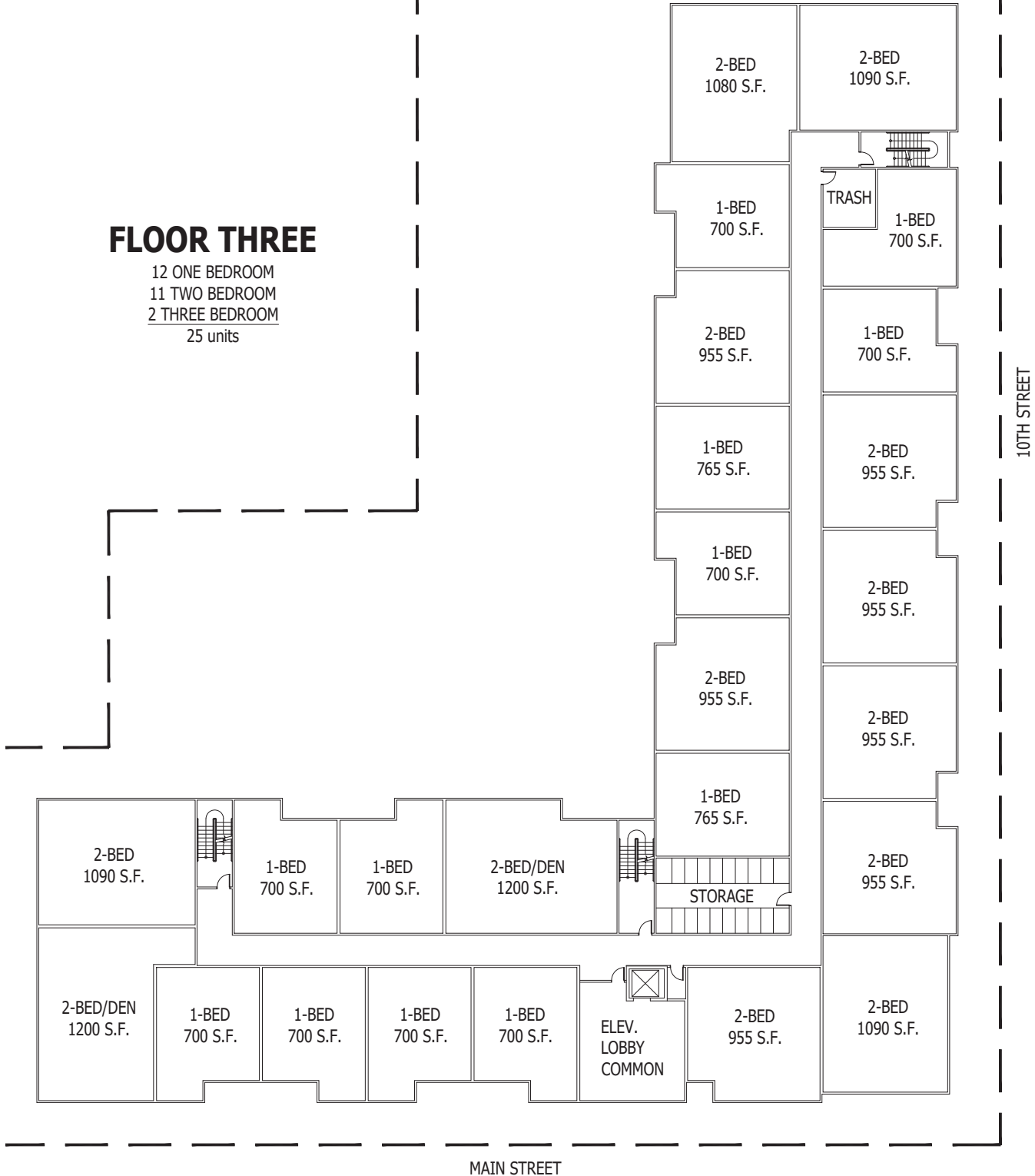


# HAVEN ON MAIN

11.28.2023

## FLOOR THREE

12 ONE BEDROOM  
11 TWO BEDROOM  
2 THREE BEDROOM  
25 units



MAIN STREET

10TH STREET



3 THIRD LEVEL FLOOR PLAN  
28,035 TOTAL GROSS S.F.

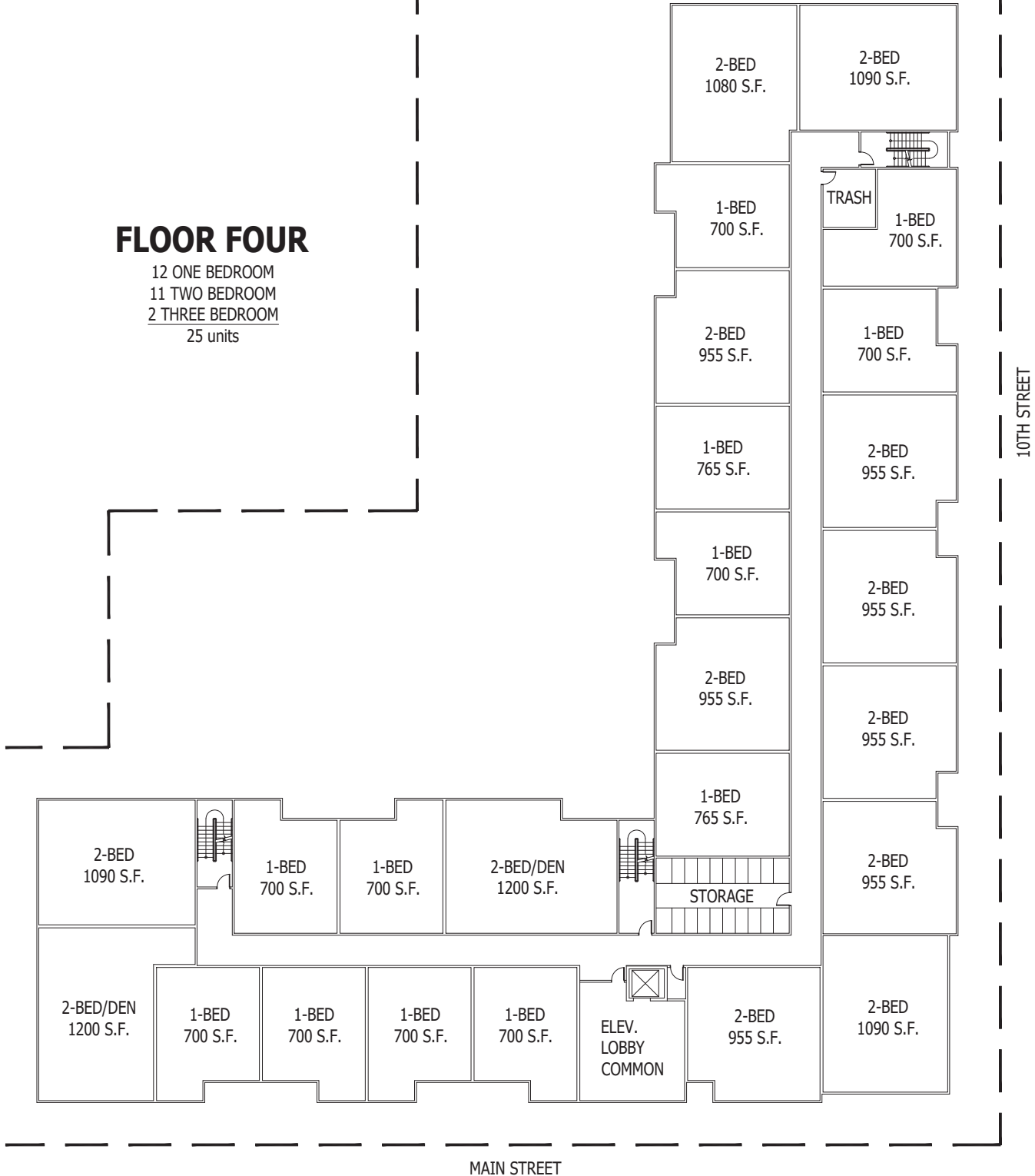


# HAVEN ON MAIN

11.28.2023

## FLOOR FOUR

12 ONE BEDROOM  
11 TWO BEDROOM  
2 THREE BEDROOM  
25 units

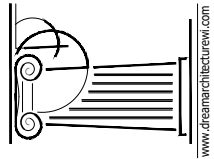


10TH STREET

MAIN STREET



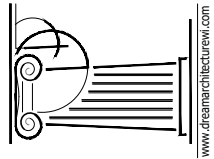




# HAVEN ON MAIN







# HAVEN ON MAIN

