



CREAM CITY
REAL ESTATE INVESTMENTS

August 20, 2025

SUBMITTED VIA EMAIL

Mark Johnsrud
City Administrator
City of St. Francis
3400 East Howard Avenue
St. Francis, WI 53253

Re: Submission of PUD Application

Dear Administrator Johnsrud,

Please find attached the PUD application for submission for the proposed development site located on 4110 East Howard Avenue, St. Francis, WI and 3707 South Lake Drive, St. Francis, WI; Tax Key No: #543-9996; #543-9997; and #543-9998.

The development plans have been modified slightly from our initial proof of concept. After thoughtful consideration and active feedback from the community, we have decided to remove the library component from our development plans. While the initial vision included this feature, we heard the community's concerns and want to honor their feedback. Our commitment has always been to build in a way that strengthens community connection and meets the needs of residents. With that in mind, we believe a retail option will be better suited to serve the community, offering space that is accessible, engaging, and responsive to local interests. We remain dedicated to creating a development that reflects the values of the neighborhood and fosters a sense of place where people can gather, connect, and thrive.

Thank you for your consideration.

Best regards,



Ignacio Garcia
Chief Executive Officer

kkj/Enclosures

City of St. Francis

APPLICATION FOR CHANGE OF ZONING FEE - \$750

This application form (revised 2020) is official and will be the permanent record in this case. Applicant should use care in setting forth clearly and completely all facts relied upon to support the zoning change applied for. Property description must match description given in petition and on accompanying survey.

Address 4110 E Howard Ave & 3707 S Lake Dr, St. Francis, WI 53235

Tax Key No. #543-9996, #543-9997, and #543-9998

Current Zoning All three parcels are zoned B1

Proposed Zoning PUD Overlay to include: IU, B-2, and R-5

Owner City of St Francis, A Wisconsin Municipal Corporation
(Name or Entity)

3400 - E Howard Ave - St. Francis - WI - 53253
(Address - Street - City - State - Zip Code)

414 - 481 -2300
(Telephone)

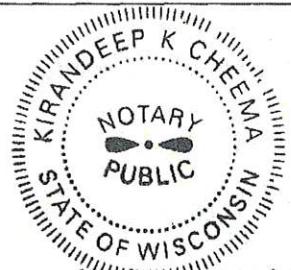
mark.johnsrud@stfranwi.org
(Email)

(Signed)

Mark Johnsrud, City Administrator, City of St. Francis
(Print Name and Title)

(Date)

State of Wisconsin }
} ss.
County of Milwaukee }



Personally came before me this 20th day of August, the above named CCREI to be known to be the person who executed the foregoing instrument.

Kirandeep K Cheema
NOTARY PUBLIC, STATE OF Wisconsin
My commission expires: August 26, 2026

Applicant Cream City Real Estate Investments LLC (CCREI)
(Name or Entity)

2861 - HWY 175, Suite 300 - Richfield - WI - 53076
(Address - Street - City - State - Zip Code)

414 - 397 -3217
(Telephone)

ignacio@kgiconstructiongroup.com
(Email)



(Signed)

Ignacio Garcia, CEO
(Print Name and Title)

8/20/2025

(Date)

State of Wisconsin }
 } ss.

County of Milwaukee }



Personally came before me this 20th day of August, the above-named CCREI to be known to be the person who executed the foregoing instrument.

Kirandeep K Cheema
NOTARY PUBLIC, STATE OF WISCONSIN
My commission expires: August 26, 2026

Please note that all owners or applicants need to complete and have a notary sign the above information. Make extra copies as needed for each owner and applicant. Attach all completed and notarized information to the application.

What is the proposed use of the property should it be rezoned or a special use provided by ordinance?

The proposed project is a ground-up mixed-use development anchored by innovative mass timber construction and a blend of residential, retail, and community-serving uses. Key components include:

- A 12-story, 170-unit mass timber apartment building with both underground and above-ground precast parking, and luxury amenities such as a clubroom, fitness center, and indoor pool.
- A 5-story, 130-unit apartment building featuring wood-frame residences atop a precast podium.
- A 7,500 SF mass timber retail building integrated into a vibrant public park.
- A 5,000 SF daycare center and 3,500 SF coffee shop serving residents and the broader community.
- 13,000 SF of additional retail space designed to activate the site with neighborhood-serving uses.
- A 4,000 SF dental facility providing healthcare access on site.
- 644 structured and surface parking spaces to support residential and commercial uses.

This development is designed to establish a dynamic, walkable environment that combines modern housing with neighborhood-serving retail, childcare, healthcare, and recreational amenities, creating a landmark destination in St. Francis.

Does the proposed use conform to the requested zoning district based on the following:

Permitted Use within the Land Use Table §455-60 _____ Yes _____

Special Use with Land Use Table §455-60 _____ Yes _____

Accessory Buildings and Structures §455-42 _____ Yes _____

Minimum Lot Width _____ Yes _____

Maximum Building Height _____ Yes _____

Minimum Front Setback _____ Yes _____

Required Side Yard Depth _____ Yes _____

Required Rear Yard Depth _____ Yes _____

Off-Street Parking §455-38 Yes, with municipal lot supplementing parking to meet required parking ratios.

Non Residential Use Regulations

Landscaping and Buffer yards §455-36 _____ Yes _____

Exterior Lighting §455-37 _____ Yes _____

Outdoor Storage §455-40 _____ Yes _____

Miscellaneous Use Regulations §455-46 _____ Yes _____

Describe effects of the proposed property use on all neighboring properties within 300 feet. This would include noise, odor, lighting and traffic. (A traffic study may be required for proposed uses that create high or peak traffic volumes.)

Proposed mixed-use development will generate incremental increases in traffic volumes on the arterial roads serving the property. There will be no increase in noise or odor production. Lighting systems will be designed in conformance with municipal codes and state-of-the-art industry practices.

Provide a survey showing all existing improvements OR a land use aerial photo (Milwaukee Land Information website - <https://county.milwaukee.gov/EN/Administrative-Services/Land-Information-Office> to support the proposed use.

Initial if attached _____ |G _____

Provide an operational plan of the intended use including, but not limited to, hours of operation, number of employees, floor plan, signage, storage both indoor and outdoor.

Initial if attached _____

Construction of any new improvements including new buildings or additions which change an existing building exterior footprint will require completion and submittal of a site plan in accordance with §455-47.

Initial if attached _____ |G _____

NOTE: City of St. Francis is aware of ongoing site plan refinement, resulting in some items required §455-47. All site grading, stormwater management, buildings, and general site improvements will be in compliance with all city, state, county, MMSD, zoning and codes requirements.

5.0 – MASS TIMBER / LUXURY & MARKET-RATE APARTMENTS

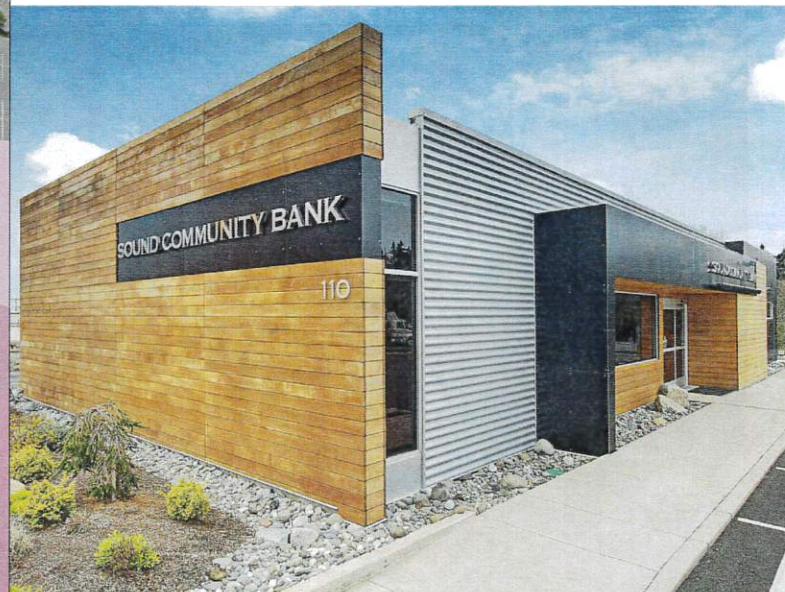




6.0 – MARKET-RATE APARTMENTS



8.0 – DAY CARE CENTER



9.0 – COFFEE SHOP W/DRIVE THRU



10.0 – RESTAURANT & RETAIL



11.0 – DENTAL



12.0 – MASSTIMBER RETAIL BUILDING

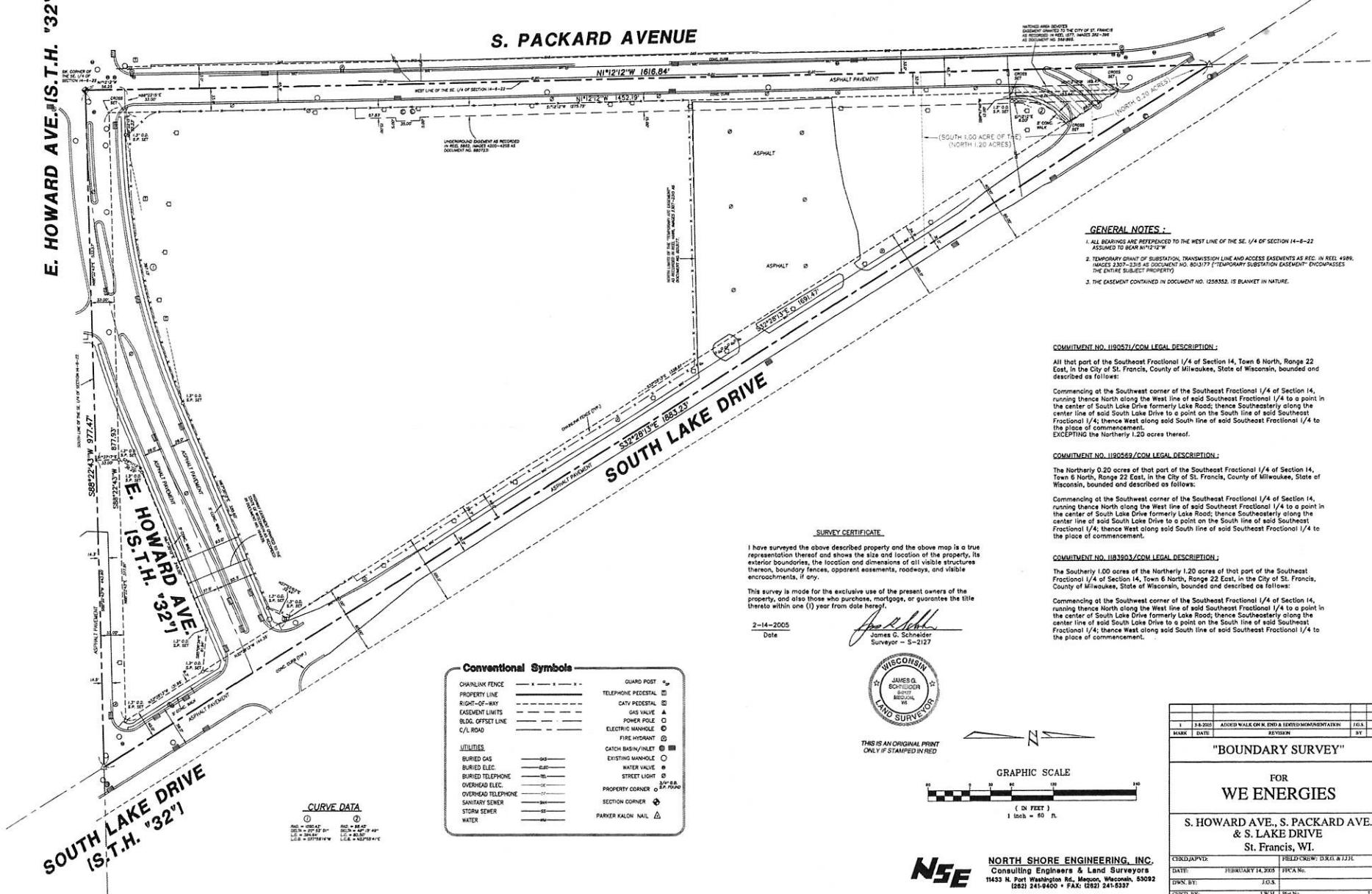


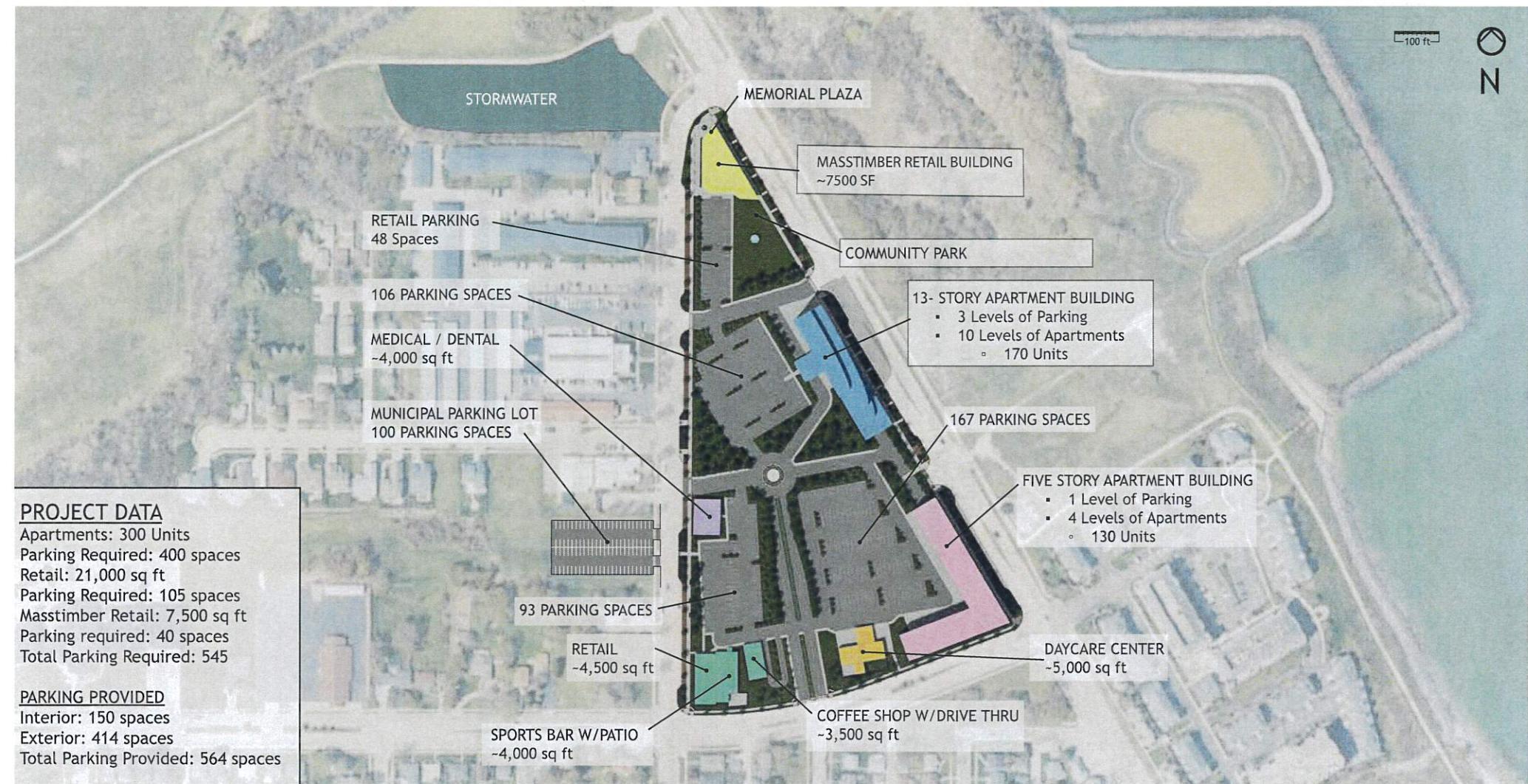
LAKE DRIVE DISTRICT STATISTICS SHEET

	SQ FT	ACRES	%	
Grass Land Area	579,227	13.29	100%	
Land covered by principal buildings				
Luxury Apartments	220,000	0.5	38.0%	
Market-Rate Apartments	142,000	0.7	24.5%	
Day-Care Center	5,000	0.11	0.9%	
Coffee Shop	3,500	0.08	0.6%	
Retail / Restaurant / Sports Bar	17,000	0.22	2.9%	
Medical Office / Dental Clinic	4,000	0.09	0.7%	
Land covered by accessory buildings	TBD	TBD	TBD	
Land devoted to parking, drives and parking structures	341,580	7.84	59.0%	
Land devoted to landscape open space	180,912	4.15	31%	
<hr/>				
Proposed dwelling unit density, if residential, and/or total square footage devoted to nonresidential uses.	SQ FT	ACRES	%	UNITS
Residential	362,000	1.2	62.5%	300
Total Nonresidential	29,500	0.68	5.1%	
<hr/>				
	# OF BLDGS			
Proposed number of buildings		7		
<hr/>				
	UNITS			
Dwelling units per building				
Luxury Apartments	170			
Market-Rate Apartments	130			
Bedrooms per unit	Studio - 3			
Parking spaces provided, whether surface or in structures, and ratio per unit if residential or per thousand square feet of building area if nonresidential	SPACES	RATIO		
Residential	423	1.41 spaces per Unit		
Nonresidential	193	9 spaces per 1000 sq ft		

E. HOWARD AVE. (S.T.H. "32")

S. PACKARD AVENUE







Lake Drive District – Initial Overview Construction Schedule

Date: 8/18/25

Development & Entitlements:

September/

October, 2025:

- Initial PUD Submittal to City
- Council and Plan Commission Reviews
- Design team (Architects & Engineers) working thru Advanced Designs, Engaged with Approval Authorities on Proper Designs/Permitting
- Economic and Legal Teams working with City on preliminary Development Agreement (DA)/TIF Packages

November, 2025-

February 2026:

- City Teams Reviewing Detailed DA/TIF Packages
- Final Submittals for PUD and related Municipal Approvals
- Final Plan Commission and Council Approvals of Above
- Approval Submittals to MMSD and related Authorities (Utilities)
- Permit submittals for State of Wisconsin Building Permits

March-May, 2026:

- Development Agreement/TIF Package Executed
- Permit submittals for City Building Permits
- Site Conveyance Completed
- Financing Closed
- State and Local Permits Released



Lake Drive District – Initial Overview Construction Schedule (cont)

Construction Activities:

June 1, 2026:

- Commence Foundation Construction:
 - Market Rate Apartment Building
 - Luxury Apartment Building
- Commence construction underground utilities:
 - Municipal water system
 - Private sanitary sewer
 - Municipal and private storm sewer

August 1, 2026:

- Commence Above Grade Construction:
 - Market Rate Apartment Building
 - Luxury Apartment Building

Oct 1, 2026:

- Commence Wall Framing – Market Rate Building
- Complete Off-Site Storm Water Construction

December 1, 2026:

- Underground Utility Construction Complete
- Luxury Apartment Building:
 - Podium Construction Complete
 - Commence Erection of Mass Timber Tower

April 1, 2027:

- Market Rate Apartment Building:
 - Wall and Roof Framing Complete
- Luxury Apartment Building:
 - Mass Timber Tower Erection Complete
- Retail Buildings:
 - Construction Commences on Leased Buildings



Lake Drive District – Initial Overview Construction Schedule (cont)

Construction Activities (cont):

April 1, 2027 (cont):

- Site Construction:
 - Site Grading Commences
 - WeEnergies and ATT/Spectrum Installation Commences

July 1, 2027:

- Market Rate Apartment Building:
 - Interior Finishes Nearing Completion
- Luxury Apartment Building:
 - Mass Timber Tower Enclosure Complete
 - Interior Finishes Construction Underway
- Retail Buildings:
 - Building Shell Complete
 - Interior Finishes Construction Underway
- Site Construction:
 - Curbing, Sidewalks, Fountain Construction

September 1, 2027:

- Market Rate Apartment Building:
 - Construction Completed
- Luxury Apartment Building:
 - Interior Finish Construction Continues
- Retail Buildings:
 - Construction Complete on Leased Buildings
- Site Construction:
 - Hard surface Construction Complete
 - Landscape Installation Commences

December 31, 2027:

-Luxury Apartment Building:
-Construction Complete