



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, December 20, 2018

3:30 PM

3rd Floor Conference Room

Special Meeting

Call to Order

Adam Hatfield called the meeting to order at 3:32 P.M.

Roll Call

Present: 7 - Karen Dunn, Edward R. Przytarski, Michael Sigman, Adam Hatfield, John Kovari, David D. Marshall, Cassandra Woodward

Others Present: Jason Gilman, Ashley Marshall, Phil Ostrem, Barb Janssen

Approval of Minutes

A motion was made by Sigman, seconded by Dunn, to **APPROVE** the December 6, 2018 meeting minutes. The motion carried 6-0.

Agenda Items:

1. [18-1704](#) Consideration and possible action on the review of the Rinka Chung-SEH-WIRED Conceptual Plans

Attachments: [RDA Questions and Comments 12-06-18.docx](#)

John Kovari came in at 3:33 P.M. Marshall inquired about the J area. Gilman stated the black lines outline the sites boundaries and noted that the land along the river was owned by the city. Gilman mentioned the site plan difference in the original plan including the wetland area, whereas the new site plan has the wetland area developed. Marshall stated parking would be great instead of the light industrial to the north and felt by allowing the area to be light industrial we were "giving it away" and would like to see this area as commercial or residential. Gilman reminded the committee that it is an early plan and the goal of the meeting was to gather questions and concerns to report back to the developer. Hatfield referenced a letter from Gilman and stated that the committee needs to look at this initial concept and decide if it meets the needs and wants of the committee. Woodward stated the need to

look at putting the power lines underground and noted its visual importance. Marshall agreed with Woodward about the power lines. Gilman stated the cost of underground power lines will be dependant on funds from the RDA or City. He also mentioned the write-downs could diminish funds available and the committee should find a balance. Kovari stated it is mindboggling to talk about powerlines when there are more pressing issues. Gilman was asked by the committee to provide the top four issues the staff has seen with the site plan. Gilman noted the top four issues as (1) the plan is not shown in context to the river or connection to Copeland, (2) Environmental sensitivity, (3) Land use along Copeland, and (4) Building scale and density. Marshall reminded that Blair mentioned filling the land and asked Gilman what the staff's thoughts were on filling the land. Gilman stated he liked the idea and that he spoke with an engineer that stated there was an abundance of fill available. P asked if the fill was good and buildable. Gilman stated it was. Hatfield stated that verticle density is a must have. Gilman stated that staff member Lewis Kuhlman brought up a good point about the blocks being "super blocks" and not pedestrian friendly. Hatfield mentioned he would like to see more riverside use, connection to riverside and using maximum space but still be attractive. He also notes that Blair mentioned this site would not be a competition to down town but more of an extention and Hatfield did not feel as if the site was an extention. Hatfield also mentioned it looks like an office park. Woodward asked who are we trying to attract and noted she did not see much for families. Gilman stated that with the greenspace being on rooftops, pedestrians walking by are walking by parking ramp after parking ramp. Marshall would like a point of reference to see what these rooftop green spaces would look like. Kovari mentioned that the issue of no green space at the pedestrian level is a big enough issue to be on its own. Hatfield asked for clarification on owners of the space in the top left of the site. Gilman stated these properties are privately owned. Gilman also stated that the site does not always have to be owned by RDA. He also stated that if the site was privately owned any developer would still have to abide by design standards. Dunn stated that moving the office space to the back would have more visual to the river. Marshall stated that the views are blocked by buildings at the end of cooridoors. Kovari stated the views were not for drivers, they are for pedestrians and you want some focal point such as a building at the end of a boulevard. Marshall asked if the public market is part of this discussion. Kovari stated there are no clear anchor buildings and suggested having 3 anchor building along Copeland. Hatfield stated we still have the influence of what these buildings should be. Marshall mentioned underground parking and that it is a great investment. He also asked if underground parking is feasible based on floodplain levels. Woodward stated switching the office it would naturally segregate and give more views to everyone. Kovari disagreed with switching the office space and suggested bringing in a corporate headquarters. Marshall stated having a good mix of commercial and residential space may take away the need for vehicles. Gilman noted he shared the site plan with the Lower Northside/Depot Neighborhood Association. Marshall stated that connectiveness is really divided by green space and asked what is something staff has come up with. Gilman stated using architectur to connect, number of pedestrial paths such as bridges (i.e. copeland bridge) use design elements to open up entrance, and mixed use building.

2. [18-1705](#)

Consideration of upcoming RDA project possibilities

Gilman mentioned the closing of Kmart press conference. He also mentioned it

is not in a TIF district and good for RDA to work together with developer. He also mentions the La Crosse Center and stated the city had conversations with Robert W Baird about 10 options to bring to the board that involve RDA because they can take out a 40 year bond. RDA would potentially take ownership for a period of time till debt is cleared. Gilman also mentioned future opportunity of the Radisson center. City would tear down and rebuild then it would give redevelopment potential. Hatfield publicly thanked Gilman and staff.

Adjournment

A motion was made by Sigman, seconded by Woodward, to ADJOURN the meeting. The motion carried 7-0. The meeting ADJOURNED at 4:40 P.M.

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY

Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.