



PLANNING AND DEVELOPMENT

400 LA CROSSE STREET | LA CROSSE, WI 54601 | P: (608) 789-7512

Memorandum

To: City Plan Commission
From: Andrea Trane, Director of Planning, Development and Assessment and
Matt Gallager, Deputy Director of Engineering and Public Works
CC: Valerie Fenske, Director of Finance
Date: August 19, 2021
Re: **Request to fund CIP 2022-2026 items #171 Buchner Pl - Copeland Ave to Dead End West
and #173 Causeway Blvd Dead End West to Copeland Ave**

Dear City Plan Commissioners,

Currently, items #171, Bucher Pl - Copeland Ave to Dead End West, for \$1,603,000 and #173, Causeway Blvd Dead End West to Copeland Ave are proposed as unfunded projects in the Capital Projects Budget draft dated 8/9/2021.

As you are aware, the transformational development of River Point District, a 65-acre site bordered by the Mississippi, Black, and La Crosse Rivers to the west and south, Copeland Ave to the east and Causeway Blvd to the north, is underway as 230,000 cubic yards of fill are being added to the site and developers and engineers are working on plans so that infrastructure and development construction can begin in 2022. The City of La Crosse and Redevelopment Authority have been working on this development, expected to transform a former industrial site into 800 much-needed housing units, public amenities, and new office, commercial, and retail space, for over 20 years.

The construction of Causeway Blvd and Buchner Pl are imperative to the success of this development because the River Point District site depends upon adequate and suitable public infrastructure. This infrastructure includes vital roadway and utility facilities. The roadway provides access to the site for development, as well as emergency services. The utilities provide water, storm, and sanitary services for the site. We need to coincide with these plans because no such infrastructure exists today. Further, the construction of Causeway Blvd and Buchner Pl are tied directly to the upgrade of the lift station at the west end of Causeway Boulevard.

ANDREA TRANE, DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT
TIM ACKLIN, AICP, PLANNING ADMINISTRATOR
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We would like to propose that these items be funded through Tax Incremental District 18. Resolution #20-0814 allows for surplus increment from TID 13 be shared with TID 18. Through review of TID 13 funds with the Planning and Finance Departments, there appears to be sufficient funds in TID 13 that would allow for this contribution to TID 18 in 2022 for these projects to be completed next year.