



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda Redevelopment Authority

Thursday, July 23, 2026

4:00 PM

Council Chambers

The meeting is conducted in person and virtually via the links below. To join the meeting click this link or type the URL in your web browser address bar:

<https://cityoflacrosse-org.zoom.us/j/83060131598?pwd=rPgJk1KHjqM7wooFEB8SreAJG8BmE0.1>

Meeting ID: 830 6013 1598

Passcode: RDA26

Dial by your location: +1-646-558-8656

If attending virtually and you wish to speak, contact the Department of Planning and Development at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall or mailing the Department of Planning and Development, 400 La Crosse Street, La Crosse WI 54601. Questions? Call 608-789-7512.

Call to Order

Roll Call

Approval of Minutes

Agenda Items:

[26-0775](#) Update on RDA membership vacancy.

[26-0661](#) Monthly Financial Update of the Redevelopment Authority - June 2026.

Attachments: [June Financials.pdf](#)

[26-0686](#) Monthly Project Management Update on River Point District - June 2026.

Attachments: [June 2026](#)

[26-0662](#) Update on Cowboy Jack's.

Attachments: [2026.06.12 Cowboy Jack's La Crosse 26-017 Progress Plans.pdf](#)

[26002 DD CIVIL PLAN 06122026.pdf](#)

[NW View \(Patio\) Day.png](#)

[NW View \(Patio\) Dusk.png](#)

[SE View \(Patio\) Day.png](#)

[SE View \(Patio\) Dusk.png](#)

[SW View \(Patio\) Day.png](#)

[SW View \(Patio\) Dusk.png](#)

[26-0734](#) Monthly Financial Update of the Redevelopment Authority - July 2026.

Attachments: [July Financials.pdf](#)

[26-0773](#) Monthly Project Management Update on River Point District - July 2026.

Attachments: [July 2026](#)

[26-0774](#) Update from RyKey on Lot 1 of the CSM of Lot 11.

[26-0762](#) Consideration and possible action on 5th Extension to Planning Option Agreement with RyKey for Lot 9.

Attachments: [RyKey Fifth Extension-Lot 9 Draft.docx](#)

[26-0770](#) Annual Development Agreement Compliance Report and Determination: The Lofts & War Eagle

Attachments: [The Lofts](#)

[War Eagle](#)

[26-0739](#) Resolution allocating TID (Tax Increment District) 11 funds to the Redevelopment Authority (RDA) to oversee predevelopment work for the Public Market project.

Attachments: [26-0739 Resolution](#)

[26-0739 Staff Report](#)

[26-0763](#) Consideration and possible action on Commercial Letter of Intent on 65 Kraft St.

(Note: The Committee and/or Council may convene in closed session pursuant to Wis. Stat. 19.85(1)(e) to formulate & update negotiation strategies and parameters. Following such closed session, the Committee and/or Council may reconvene in open session.)

Adjournment

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.

Redevelopment Authority Members: Adam Hatfield, Edward Przytarski, Phil Ostrem, Michael Signman, Julie Henline, Barb Janssen, Vacant



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0775

Agenda Date: 7/23/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

Agenda Number:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0661

Agenda Date: 6/25/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Resolution

Agenda Number:

BALANCE SHEET

	Type of Statement:	Co. Prep's				
	Date of Statement:	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026
ASSETS						
Cash - SB Checking		\$12,599	\$1,164,501	\$103,028	\$5,000	\$20,123
Cash - SB Checking Restricted Debt		\$0	\$0	\$3,056,700	\$0	\$0
Cash - SB MM (Operating, UR)		\$813,699	\$779,254	\$774,669	\$858,227	\$852,927
Cash - SB MM Restricted Equity Program Grant		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Cash - SB MM Restricted Planning Option Agreement Deposits		\$163,976	\$167,051	\$167,051	\$177,051	\$192,051
Total Current Assets		\$1,005,275	\$2,125,806	\$4,116,448	\$1,055,278	\$1,080,101
Land - Estimated Value		\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
Land - 200-206 Causeway Blvd		\$331,697	\$331,697	\$331,697	\$331,697	\$331,697
63 Kraft Street		\$1,360,802	\$1,360,802	\$1,360,802	\$1,360,802	\$1,360,802
65-67 Kraft Street		\$0	\$0	\$1,138,328	\$1,138,328	\$1,138,328
Note Receivable - Gorman (02/28/2034)		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Total Assets		\$9,997,774	\$11,118,305	\$14,247,275	\$11,186,106	\$11,210,928
LIABILITIES						
Contract Commitment - JBG Project Mgr		\$0	\$102,300	\$93,000	\$83,700	\$74,400
Contract Commitment - SEH Phase IV		\$18,862	\$18,862	\$18,862	\$18,862	\$17,106
Contract Commitment - SEH Phase IV Admin		\$131,688	\$124,088	\$119,844	\$113,934	\$109,967
Contract Commitment - Chippewa Concrete Phase IV		\$929,140	\$929,140	\$929,140	\$929,140	\$929,140
Contract Commitment - Integrity Grading and Excavation		\$52,606	\$52,606	\$52,606	\$52,606	\$52,606
Total Liabilities		\$1,132,295	\$1,226,995	\$1,213,451	\$1,198,241	\$1,183,218
Net investment in capital assets		\$8,692,499	\$8,692,499	\$9,830,827	\$9,830,827	\$9,830,827
Unrestricted Funds		\$826,299	\$1,943,755	\$877,697	\$863,227	\$873,050
Restricted Funds		\$178,976	\$182,051	\$3,238,751	\$192,051	\$207,051
Unassigned Funds		(\$832,295)	(\$926,996)	(\$913,451)	(\$898,241)	(\$883,218)
Net Position		\$8,865,479	\$9,891,310	\$13,033,824	\$9,987,864	\$10,027,711
Total Liabilities & Net Position		\$9,997,774	\$11,118,305	\$14,247,275	\$11,186,106	\$11,210,928



City of La Crosse, Wisconsin

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Text File

File Number: 26-0686

Agenda Date: 6/25/2026

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Status: Agenda Ready

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File Type: Status Update

Agenda Number:



The Lofts at River Point District, May, 2026

River Point District

Project Management Report-June, 2026

JBG Planning LLC

Contents

Project Management Update-June, 2026

Section 1.

A. Monthly activity summary divided into categories; public infrastructure, investor/developer activity, partnerships activity, financial highlights, design or PDD reviews

Section 2.

- A. Analysis of challenges and opportunities narrative
- B. Future/existing potential funding solutions and strategies
- C. Partnership solutions and strategies
- D. Ongoing investor/developer contacts/communications
- E. Public/media relations and communications updates
- F. Map panel showing investor activity and Architectural Imagery

Section 3.

A. Map Panels showing future infrastructure phasing and project schedules and plat

Section 4.

A. Contacts for Residents and Developers

Section 5.

A. 2025 Year End Report

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting:

1. Coordination with developers for lots 1,2, 3, 4, 5, 6, 11, 12, 13 and outlot 5.
2. Coordination with RyKey on Major Employer contacts-Newly released information from the La Crosse Chamber
3. Coordination with 360 Real Estate on 2025-2026 Schedule and offer to purchase lot 13 and outlot 5.
4. Coordination on commercial tenant prospects with developers
5. Coordination on Renter Equity programs and LCF Grant (Grant Awarded) , meetings with housing agencies, financial management firms, employers
6. Coordination with CapVest on development protocols and weekly planning meetings
7. Option filing, drafts
8. Chamber Commercial Investment Forum
9. Xcel Energy Overhead Power Coordination

Option Agreement status:

RyKey Lot 8 Sold

RyKey: -Extension approved for Lot 9 Gateway Commons for 12 months to July, 2025-Extension Granted for 12 months to July, 2026.

360: April 27-April 27, 2024 (12 months)-Approved a 12 month extension to August, 2025-Option Extension granted for 9 months to May, 2026.-Expected short term extension on first lot, phase 1 and longer term extension on lot 2 for phase 2,3. Option Pending for Lot 3 of CSM and Offer to Purchase on Lots 1 and 2 of CSM

Lot 6 Option-Draft complete for MSP-Option for 6 months executed-Option extension pending, June 25, 2026-June 25, 2027

MSP, Sold and Completed (Ribbon Cutting Spring of 2025)

Red Earth/War Eagle: Closed and currently being occupied

Red Earth, Lots 3 and 4 and 5: 12 month extension approved to May, 2027

RyKey, Lot 11 Awarded, Lot 12 Pending Signatures-Revisions submitted to accommodate

CapVest Lot 11 an 12 Awarded, April, 2026-October, 2026

Unwind Properties, Lots 1 and 2 6 Months Awarded, March, 2026-September, 2026.

Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Fielding inquiries from interested investors and future residents
- Field progress photography and coordination on BVisions Videography Project-complete and in draft form
- Energy systems coordination for possible joint parkway-development use-coordination with City Planning and Parks
- Telephone Inquiries from developer/investors and prospective residents
- Updating Smartsheet database on construction schedule
- LCF Grant Award Coordination and meetings with major employers
- ULI Spring Meeting coordination-Completed and Social Media Posts underway
- Engaged UW Department and student on health performance metrics and impending study-to be complete in June

Project Challenges and Opportunities

Analysis of challenges and opportunities narrative

Challenges:

1. Review with City Engineering/Public Works the implications of infrastructure ownership by the Redevelopment Authority short and long term
2. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$75/cy at the La Crosse County Landfill. (Depending on concentration) and organics affecting the costs of footings/piers. Concrete monolith meeting with Braun Intertec.-Also concrete monolith issues
3. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
4. TIF application review and needs relative to city policy
5. Timing of projects given external factors such as financial, agency/environmental and supply chain issues including national economic policy impacts
6. Long Term Landscape Maintenance-Contract Complete
7. Construction inflation, tariff impacts, interest rates, external economic factors, financial structures.
8. Lot 12 Concrete Monolith

Opportunities:

9. Continue to market the development opportunities -RFEI issued and developer communications underway
10. Costs of parks/recreation improvements should be coordinated with grant application opportunities
11. La Crosse Community Foundation Social Investment Interests, Renter Equity Grant
12. Potential for renter equity programs and partnerships
13. Ground or building lease opportunities for RDA (to be discussed on case by case basis)
14. Public Private partnerships for Public Parking and/or programmable interior/exterior community spaces
15. Marina partners/leases
16. Discuss maintenance strategies to keep RPD looking good and possible future NID transition-Possible tie to the marina/slips maintenance program
17. Neighborhood Improvement District
18. Lot 12 creative use of real estate

Future/existing potential funding solutions and strategies. See

Smartsheet Funding Resource. Note: As the project is further evaluated, specific funding sources from this resource will be identified and pursued at the discretion of the RDA. Parks and Recreation improvements are a great candidate for third party funding.

Ongoing investor/developer contacts/communications

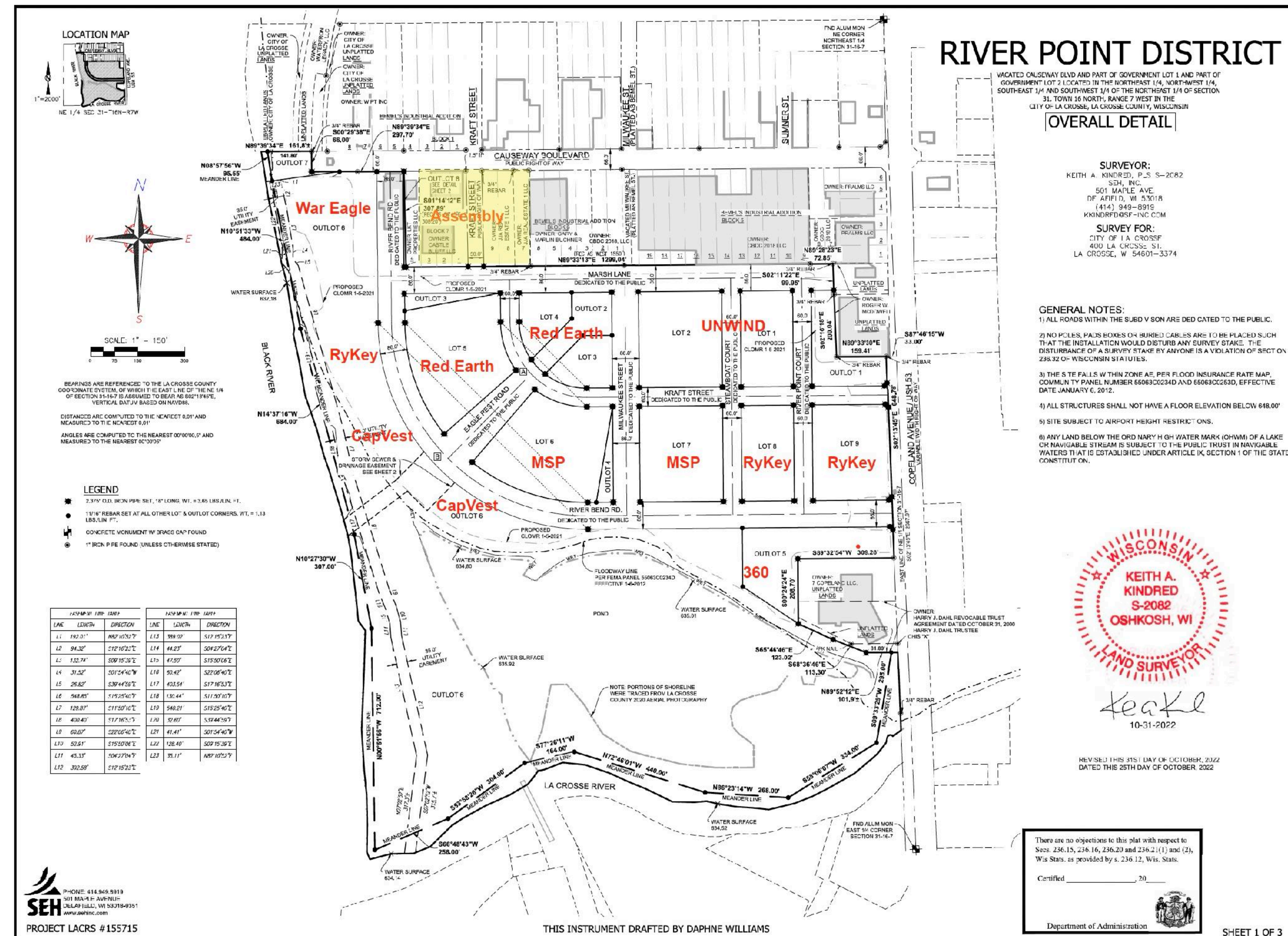
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

Public/media relations and communications updates

JBG Planning LLC is working with the City's PIO to address media inquiries and update media, which will include an immediate release section in each RDA report.

Investment Phases Map

Anticipated Private Investment Based on Current Option Agreements



Option Agreement status:

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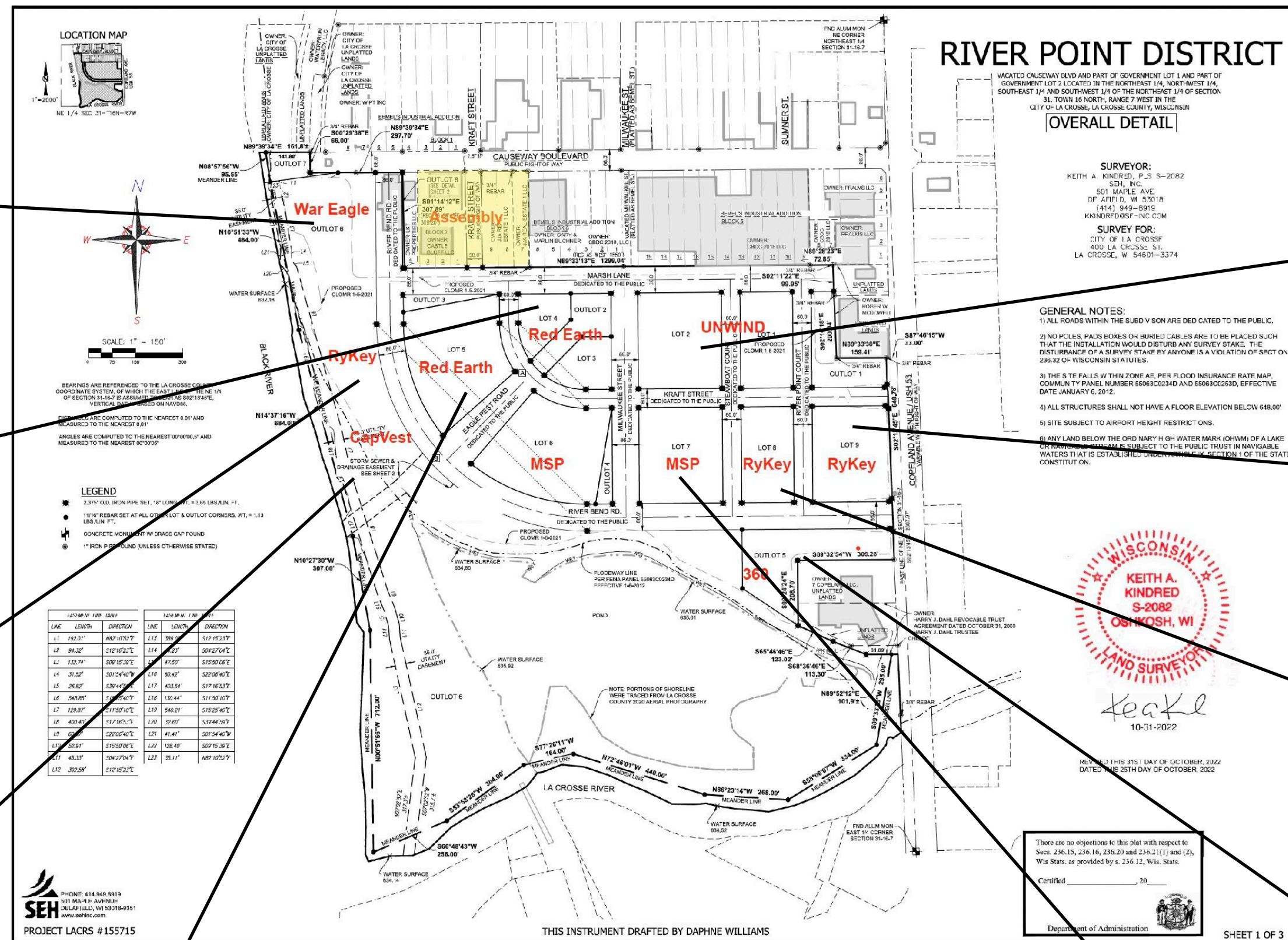
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Unwind Properties, Lots 1 and 2 6 Months Awarded, March, 2026-September, 2026.

Investment Character Reference-Current Options



2026 Housing and Space Proposed

River Point District, 2026

Housing Proposed by Parcel

Lot 8, RyKey Development:

52-1 bdrm
4-2 bdrm
56 Units

Lot 1 and 2-UnWind Property Management

42 Townhomes

Lot 3 and Lot 4, Red Earth LLC

18 Townhouse Condominium Units
All 3 bdrm units

LOT 5, Red Earth LLC

206 UNITS
16-Studio
36-1 bdrm
8-1 bdrm + den
32-2 bdrm
8 3 bdrm

LOT 6-Option Signed with MSP

165-180 Units, 55 and older market rate
Mix Pending

LOT 7, MSP

- 68 1-BEDROOM UNITS
- 32 2-BEDROOM UNITS
- 100 UNITS TOTAL
TOWNHOUSES:
- 20 3-BEDROOM UNITS

Total: 120 UNITS TOTAL ON SITE.

LOT 9, RyKey Development

151 Units+ Commercial Space
123-1 bdrm and studio
20-2 bdrm
8-3 bdrm

LOT 10 War Eagle LLC

59 UNITS + 12K Commercial Space
22-1 Bdrm
6-1bdrm + den
11-2 bdrm
12-3bdrm

LOT 11 -CSM Lot 1RyKey

Details Pending-60 Units Estimated

LOT 11 -CSM Lot 2 CapVest

Restaurant Commercial

LOT 12 CapVest

Commercial Support

LOT 13 360 Real Estate-Pending Offer

21 Units
21 studio units+ 12K Commercial Space

Outlot 5 360 Real Estate-Pending Option Extension

92 Units
36 1 bdrm
28 2bdrm
28 Studio

Total Housing Units Proposed as of 01-2026

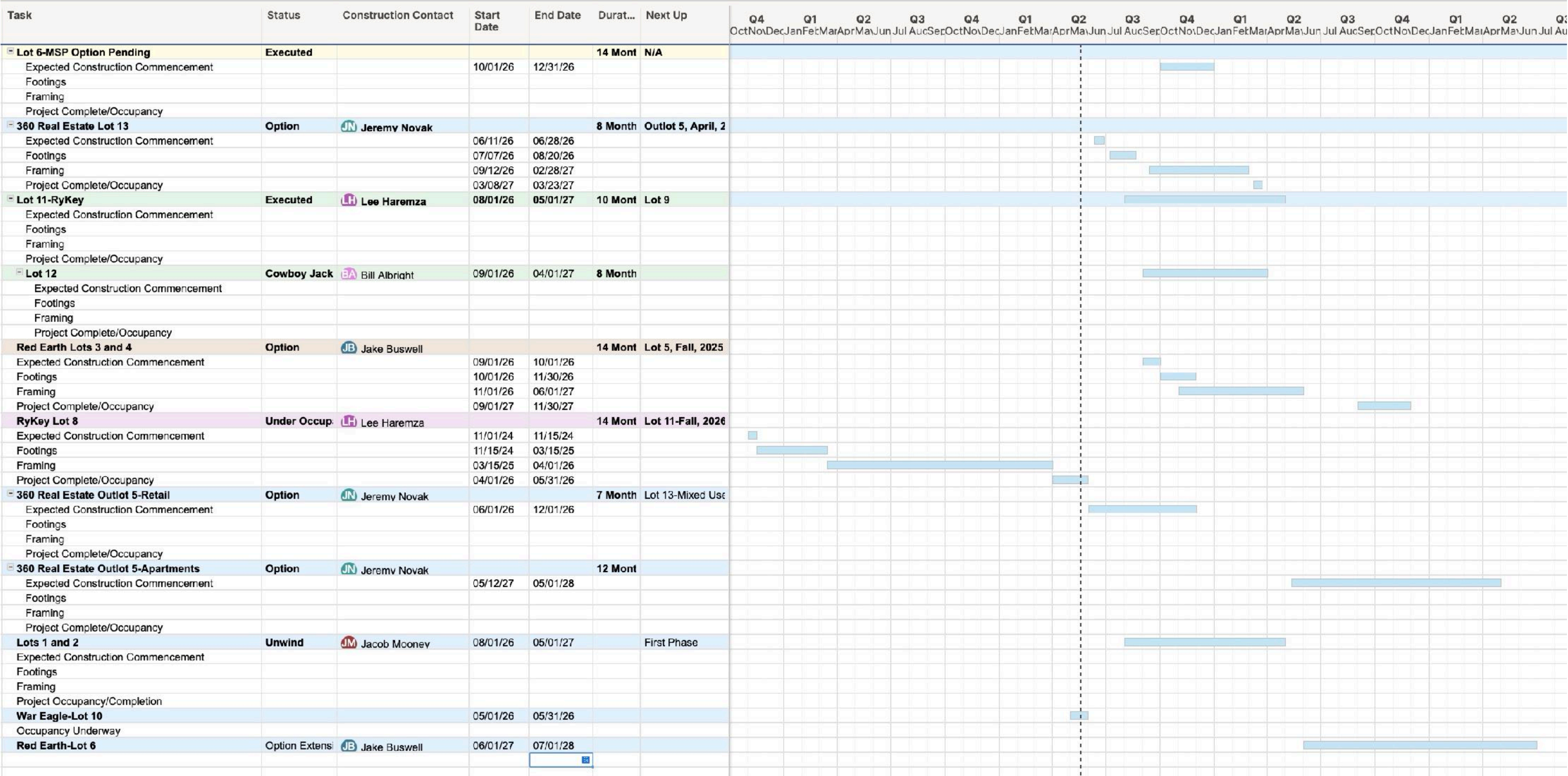
963 with more detail to come on Lots 11, 12, 1 and 2.

Commercial Space Proposed

While we have some preliminary numbers on the mixed use buildings, the square footages for commercial space are somewhat variable as developers negotiate with potential tenants for build-to-suit space

Anticipated Development Schedule

202520262027



Units Coming Online by Month and Year

Occupancy Date	Project	Lot #	Units	Total Units By Year
12-2024	MSP Driftless Apartments	7	120 Total: - 68 1-BEDROOM UNITS - 32 2-BEDROOM UNITS - 100 UNITS TOTAL	2024: 120 Units
Spring 2028	360 Real Estate	Lot 13	21 Units 21 studio units+ 12K Commercial Space	2028: 21 Units
October, 2027	Red Earth Condominiums	Lots 3 and 4	18 Townhouse Condominium Units All 3 bdrm units	2027: 18 Units
06/2026	RyKey The Lofts at River Point	Lot 8	59 Units 56-1 bdrm 3-2 bdrm	2026: 59 Units
06/2028	360 Real Estate	Outlot 5	92 Units 36 1 bdrm 28 2bdrm	21 Units
11/2026	RyKey and CapVest	Lot 11	Details Pending	60 Units Est. Spring, 2027
07/2027	CapVest	Lot 12	Details Pending	
07/2026	MSP Pending Options	Lot 6	RFEI Isued-Optioon Awarded	2027 Tent.-180 Units
08/2027	RyKey	Lot 9	159 Units+ Commercial Space 126-1 bdrm and studio 25-2 bdrm	2028 Tent.-159 Units
09/2027	Unwind	Lot 1 and 2	42 Townhomes-Pending	June-October 2027 First Building Completion
09/2027	Red Earth	Lot 5	206 UNITS 16-Studio 36-1 bdrm	2028
N/A	Undetermined	Outlot 1/ McDowell	Undetermined	
N/A	Undetermined	Kraft Street Asembly	Undetermined	
2026	War Eagle	10	59	2026-59 Units

Project Metrics

Social, Environmental, Economic and Cultural Outcomes by Project

JBG Planning LLC has developed a tool to assist the RDA in its decision making process for both public and private investment within the development. This tool provides guidance on quantifying project impacts using social, environmental, economic and cultural metrics.

See the Smartsheet tool. Under the Direction of Andrea Trane, JBG Planning has currently engaged UW La Crosse in studying the health impacts/metrics of the River Point District Development.

Here are some examples of Metrics outlined by various developers proposing investment in River Point District:

1. How does the project relate to social investment in the City

The Merge River Point District development project meets several social sustainable performance indicators. The project will be a short walking distance of public parks, multiple greenspace areas, opportunities for water recreation, and will provide easy accessibility to the public recreation trail system. Throughout the River Point District bike lanes are included on the master plan which will serve as additional pathways to the above listed destinations. A designated tenant fitness area within the project which is currently a planned amenity. Lastly, the main level commercial space will allow for a multiple to socially beneficial businesses a place to operate.

2. How does the project achieve economic investment in the City

The Merge River Point District development project will increase the number of rentable units available to new and current residents of La Crosse. The project would have a direct positive effect on the jobs to housing ratio. Additionally, the ground floor commercial spaces will add locations for new or relocating businesses. The adding of jobs and housing will only benefit the future economic growth of La Crosse. Lastly, All Merge projects strive to provide high speed internet access to all tenants by partnering with local ISP providers.

3. How the project achieve environmental metrics in the City

All planned construction will meet and exceed minimum energy efficiency standards. Merge partners with 3rd pattern consultants to use Focus On Energy initiatives to ensure the highest level of building efficiencies. These upgrades in building insulation modeling, appliances, and mechanical systems all work cohesively to lower energy consumption and lower tenant utility costs. The development will incorporate mindful planning for stormwater runoff. Additional onsite detention and green spaces help alleviate the burden of added non-permeable surfaces. Adding new housing opportunities closer to residents' employment will allow for a reduction in greenhouse emissions.

4. Are there cultural offerings or metrics associated with the project?

The commercial space would be available to any and all potential businesses. These could include cultural focused companies that could provide additional services to the area.

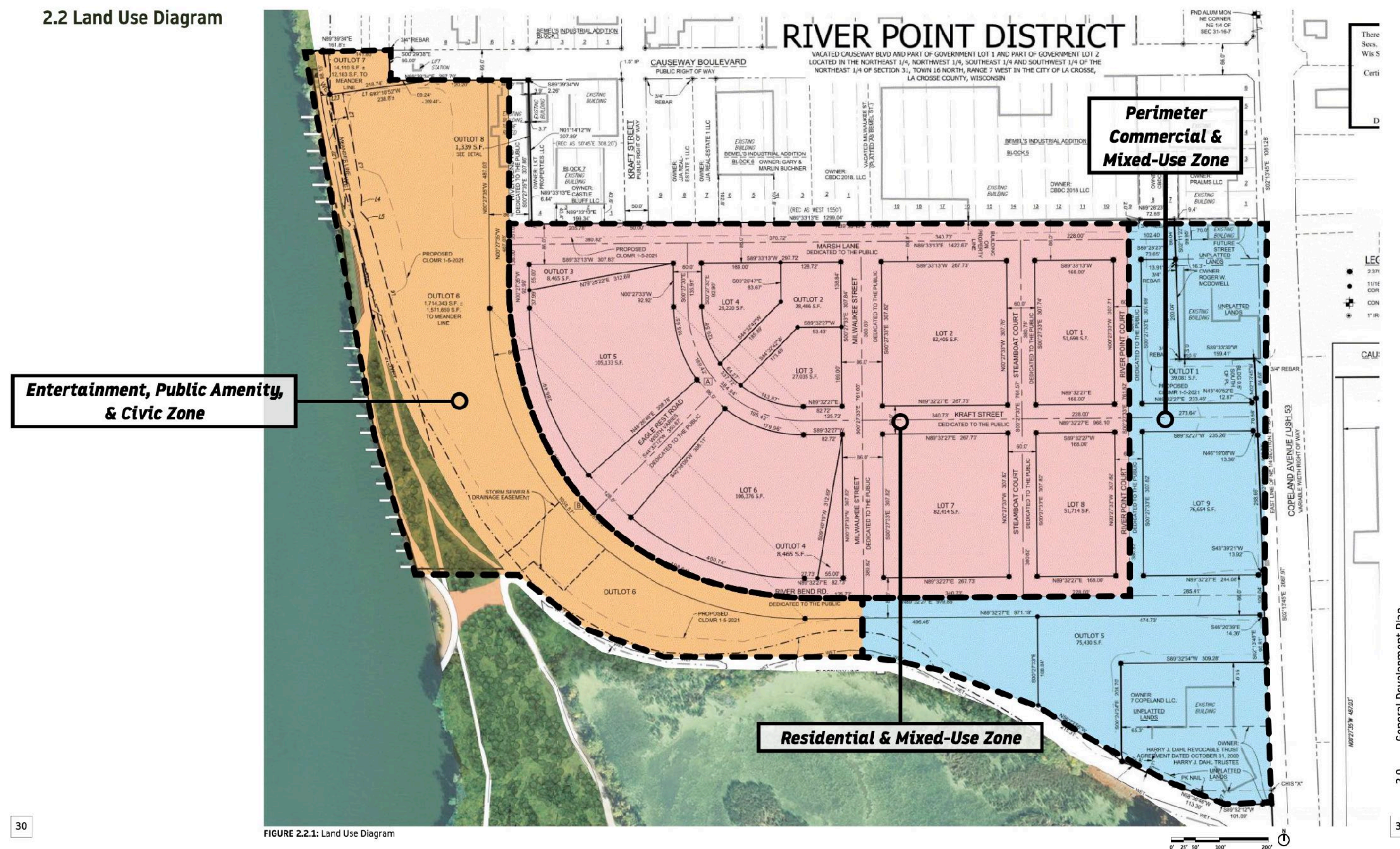
Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

2.2 Land Use Diagram

RIVER POINT DISTRICT



Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.3 Development Summary

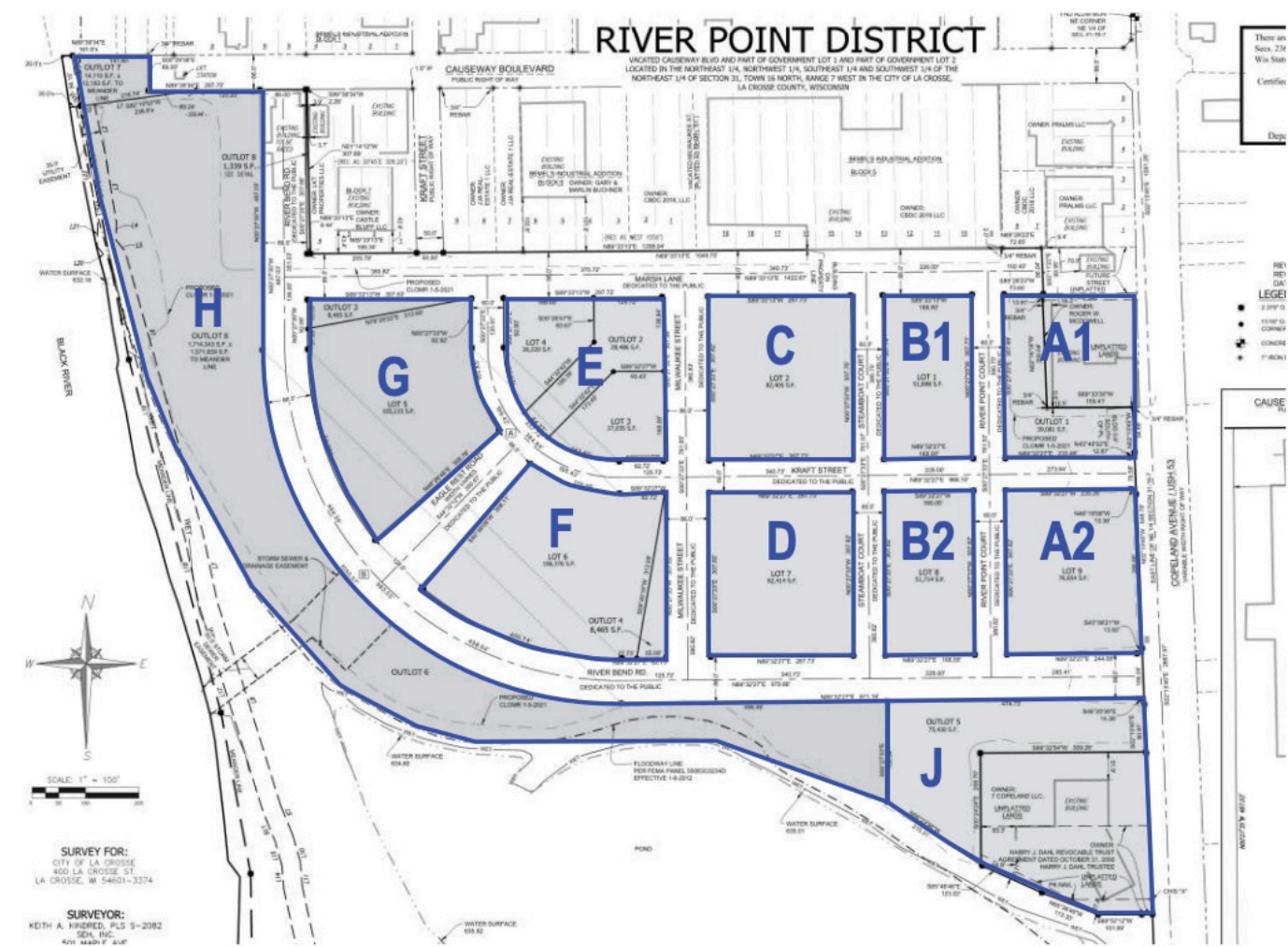
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.1: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description
ZONE A1 - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 1	39,081	0.90	Zone A1 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A1 shall be a minimum of 2 stories.
ZONE A2 - Perimeter Commercial & Mixed-Use Zone			
LOT 9	76654	1.76	Zone A2 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A2 shall be a minimum of 2 stories.
ZONE B1 - Residential & Mixed Use Zone			
LOT 1	51,698	1.19	
ZONE B2 - Residential & Mixed Use Zone			
LOT 8	51,714	1.19	
ZONE C - Residential & Mixed Use Zone			
LOT 2	82405	1.89	
ZONE D - Residential & Mixed Use Zone			
LOT 7	82414	1.89	
ZONE E - Residential & Mixed Use Zone			
OUTLOT 2	28486	0.65	
LOT 3	27035	0.62	
LOT 4	26220	0.60	
ZONE F - Residential & Mixed Use Zone			
LOT 6	106376	2.44	
OUTLOT 4	8465	0.19	
ZONE G - Residential & Mixed Use Zone			
LOT 5	105133	2.41	
OUTLOT 3	8465	0.19	
ZONE H - Entertainment, Public Amenity, & Civic Zone			
OUTLOT 6	1714343	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi family residential above retail.
OUTLOT 7	14110	0.32	
ZONE J - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 5	75430	1.73	Zone J allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone J shall be a minimum of 2 stories.
TOTAL		57.35	

*Acreages shown do not include public roadways or public green spaces.

FIGURE 2.3.2: Site plan with labeled zones corresponding to the development summary.



General Development Plan

2.0

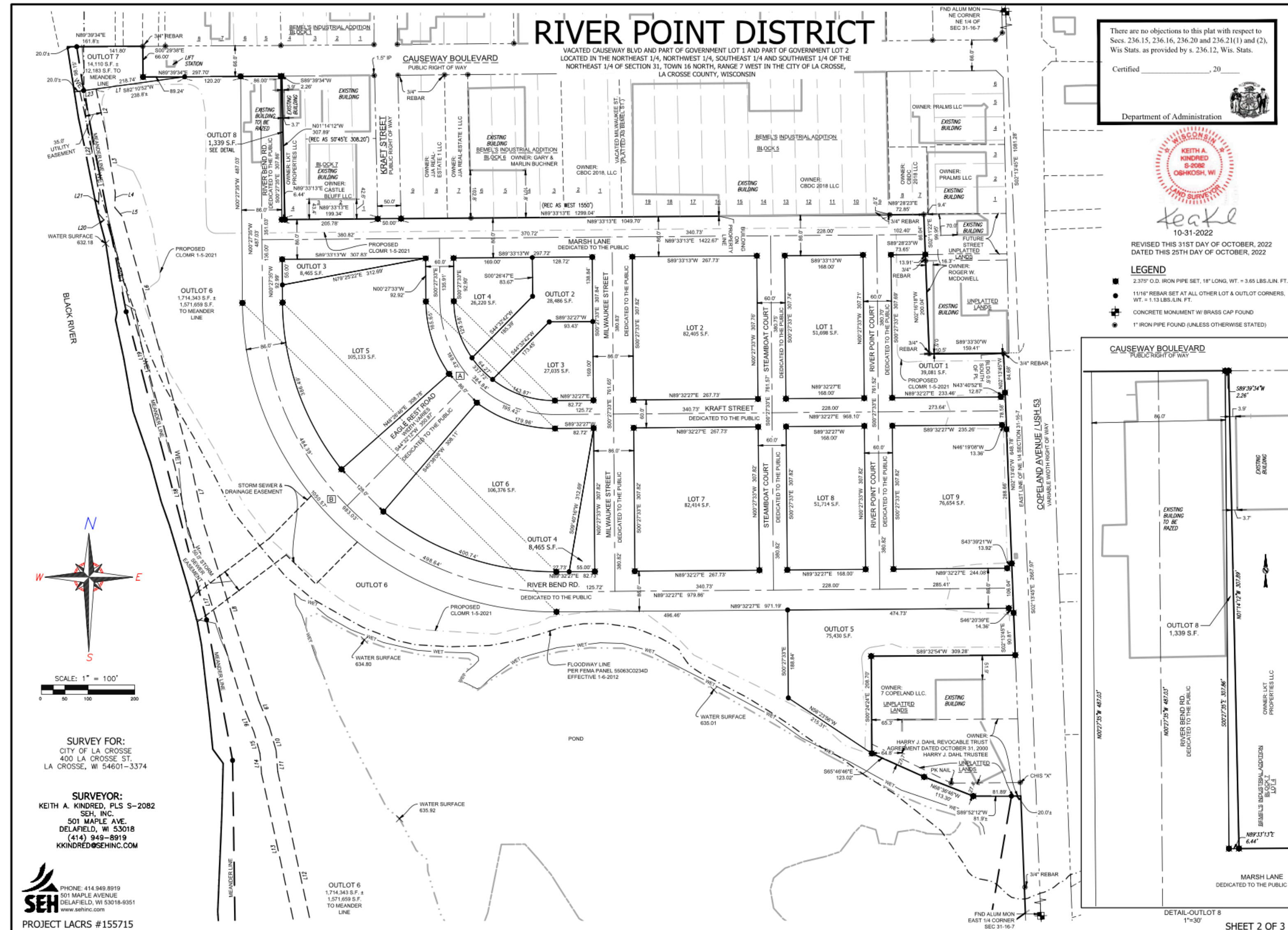
Appendix

PDD Master Plan-Reference Parcel Map

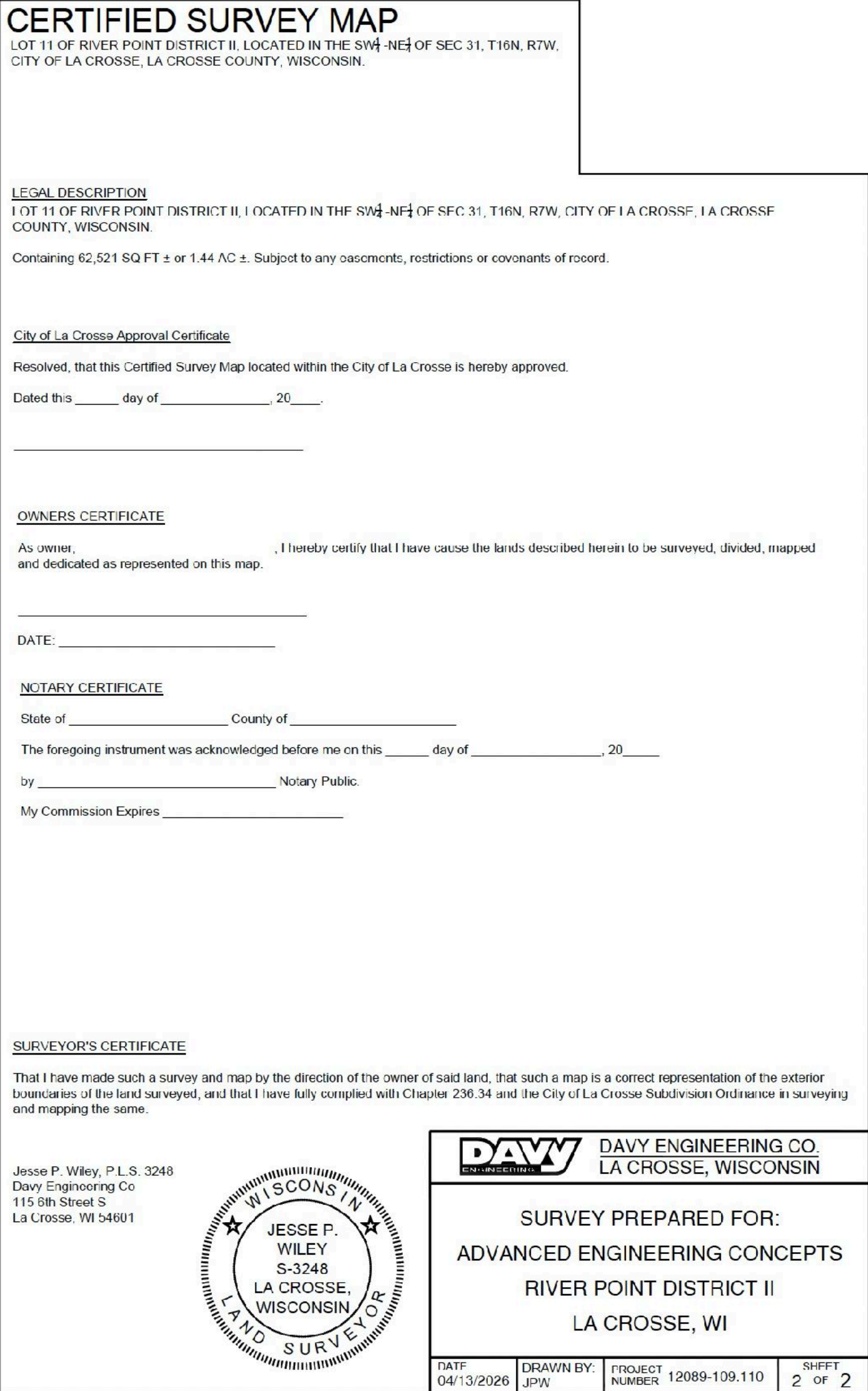
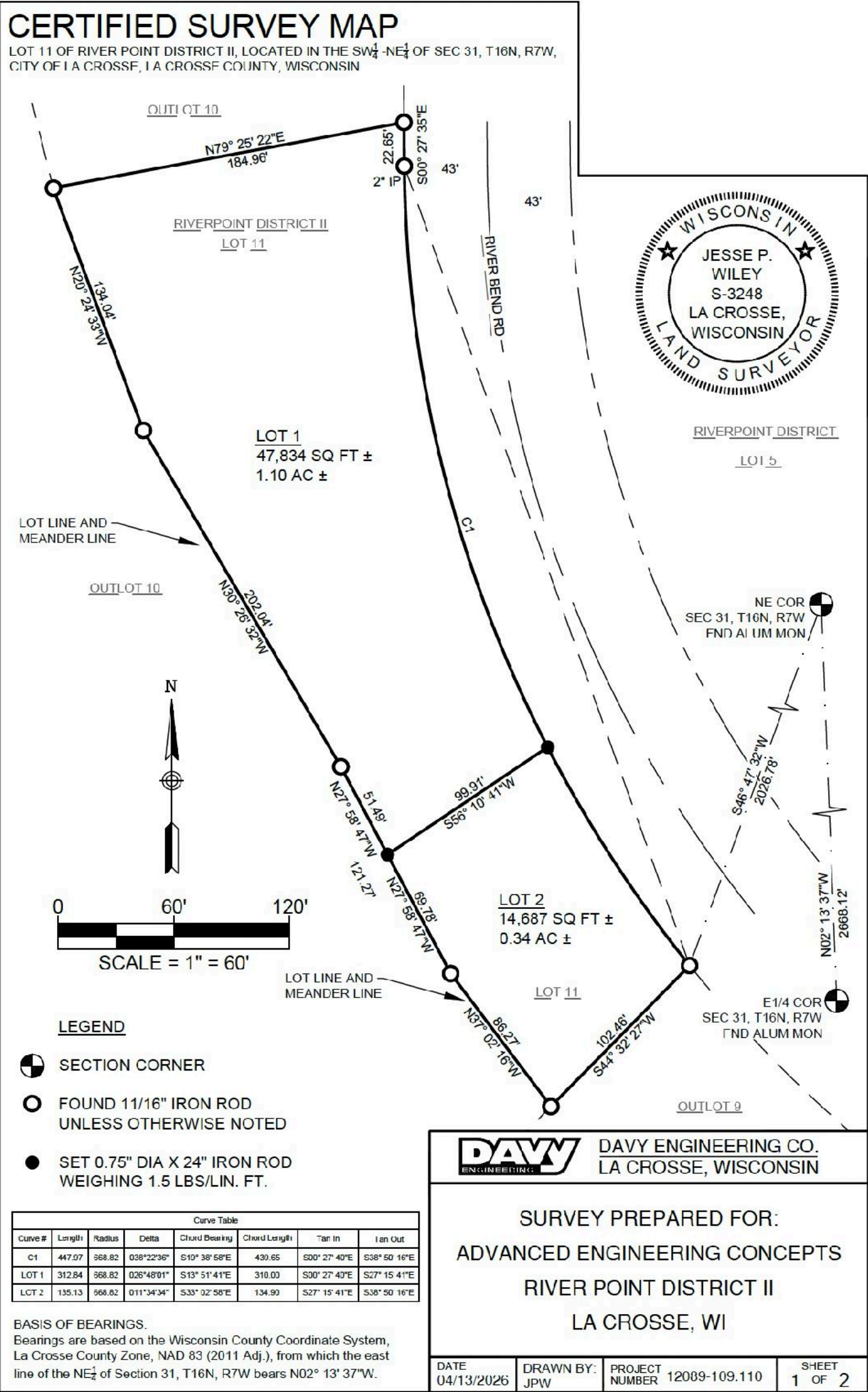
FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.



Appendix-Plat Lot Size Map

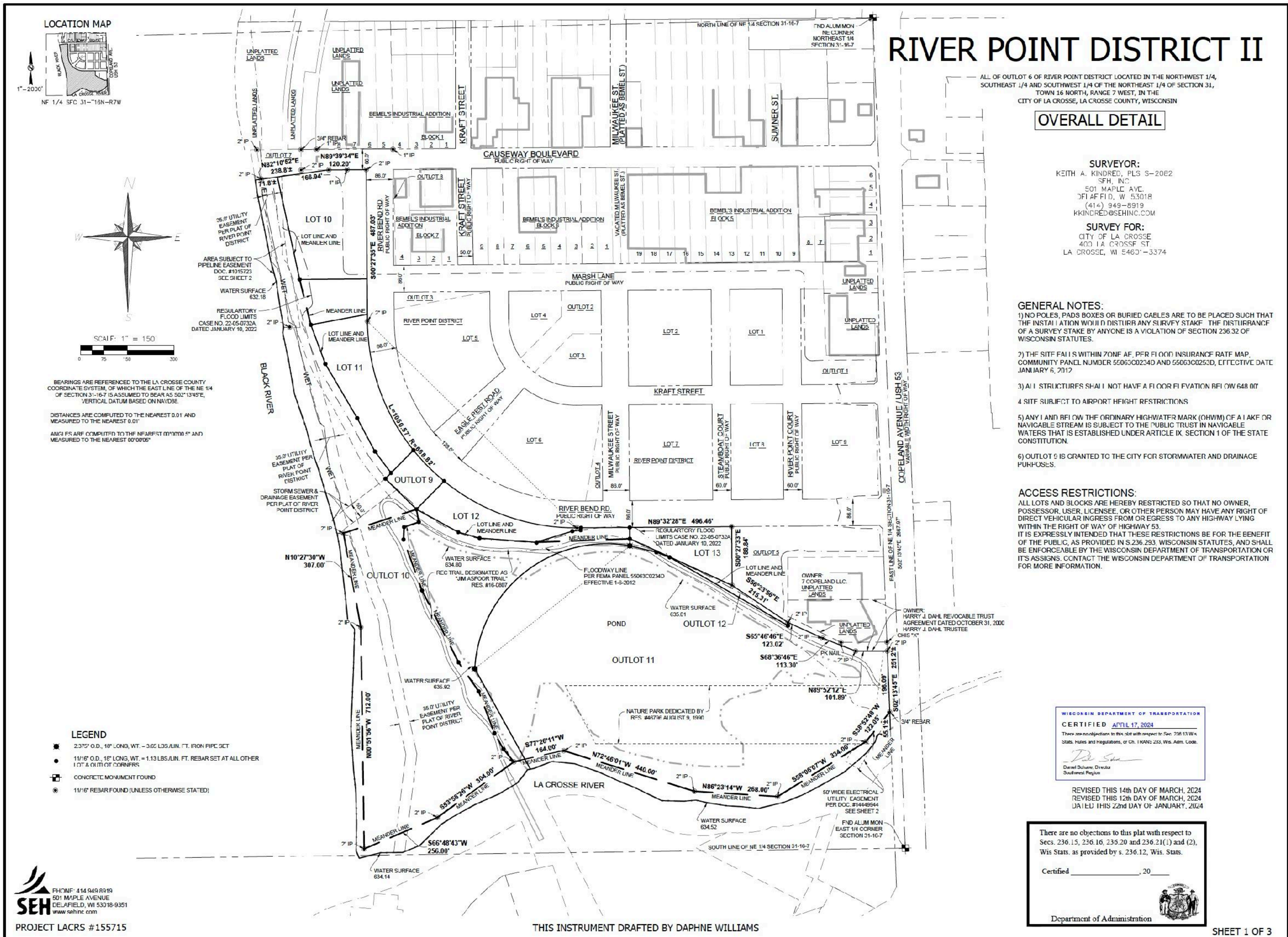


Appendix-CSM-Lot 11



Cowboy Jacks Proposal (CapVest)

Appendix-River Point District II Plat



Appendix-Non Exclusive Option Language

Delay Termination. The RDA reserves the right to review proposals from other investors on parcel_____. Should a viable proposal be brought forward by another developer, the RDA may, in its discretion, inform the current option holder of the alternate proposal and at the time of the receipt of a complete alternate proposal, the RDA may require additional information and or guarantees from the current option holder based on the option holder's original proposal (RDA) illustrating the project is progressing to construction commencement as presented per the original presentation and subsequent updates by the developer to the RDA.

Should the option holder (developer), fail to provide an adequate guarantee of progress for the proposed development to the RDA, the RDA may terminate the option with a 30-day notice and return a prorated amount of the option fee to the developer.

Appendix-Leasing Agents

Information for the Driftless Apartments:
MSP

The Driftless

Tammy Ross, Regional Manager

323 River Bend Rd

La Crosse, WI 54603

P: (608) 292-8770

F: (715) 430-2462

thedriftless@msphousing.com

Information for the **War Eagle** development:

Red Earth: Lori Fuselier lori@3amigosapartments.com

Information for **RyKey's Lofts at River Point District** (next to the Driftless Apartments on Lot 8):

Jessica Magnusen: jessica@rykeyproperties.com



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0662

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Status: Agenda Ready

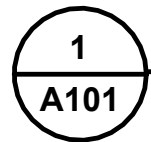
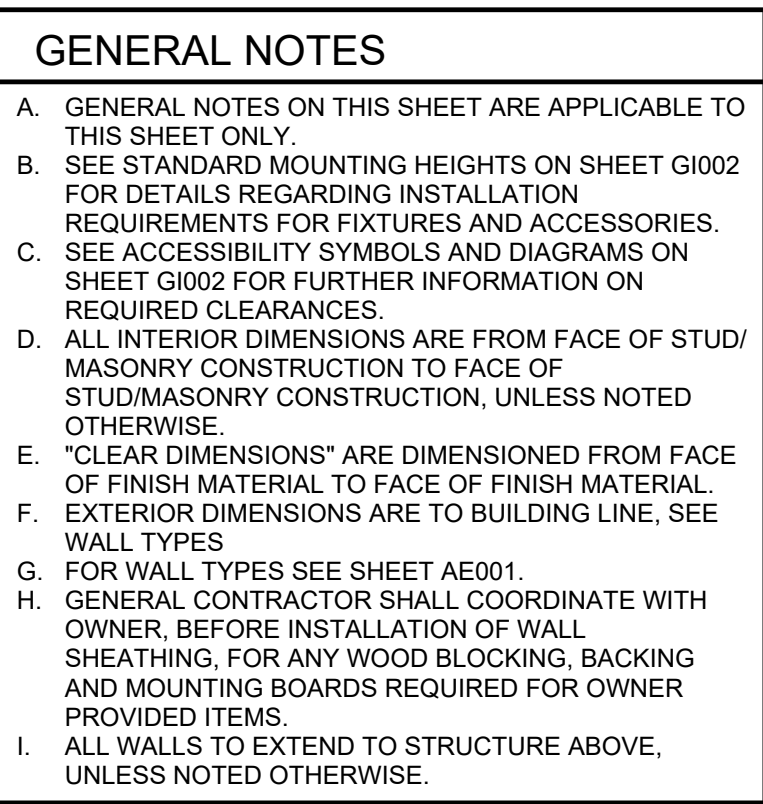
In Control: Redevelopment Authority

File Type: Status Update

Agenda Number:

A vertical ruler with markings from 0' to 8'. The markings are as follows:

Feet	Inches	Fractional Inches
0'	0"	1/16" = 1-0"
0'	4"	1/8" = 1-0"
0'	8"	1/4" = 1-0"
1'	0"	3/8" = 1-0"
1'	4"	1/2" = 1-0"
2'	0"	3/4" = 1-0"
2'	4"	1 1/2" = 1-0"
3'	0"	1 3/4" = 1-0"
3'	4"	2" = 1-0"
4'	0"	2 1/4" = 1-0"
4'	4"	2 1/2" = 1-0"
5'	0"	2 3/4" = 1-0"
5'	4"	3" = 1-0"
6'	0"	3 1/4" = 1-0"
6'	4"	3 1/2" = 1-0"
7'	0"	3 3/4" = 1-0"
7'	4"	4" = 1-0"
8'	0"	4 1/4" = 1-0"


$$1/8'' = 1'-0''$$


FLOOR PLAN KEYNOTES	
1	DESCRIPTION

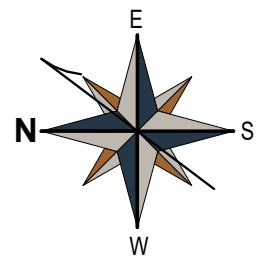
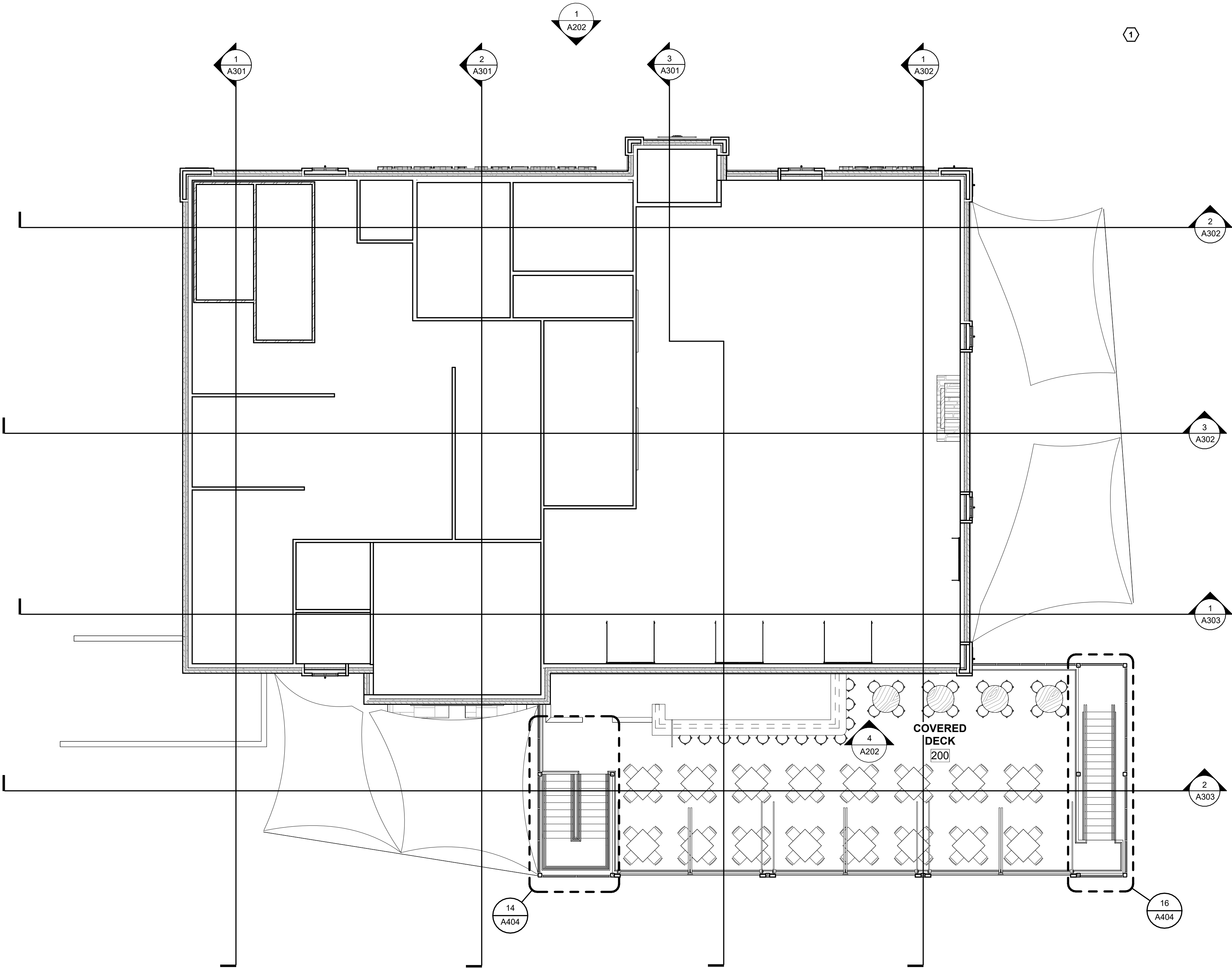
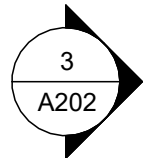
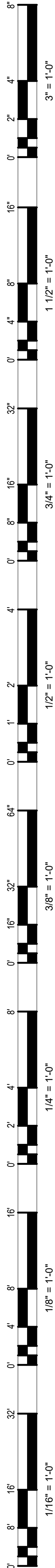


CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

NOT FOR CONSTRUCTION - DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION
DRAWN BY:	CJR	
PM:	AJ	
JOB NO:	26-017	
DATE:	06.12.2026	
FIRST LEVEL FLOOR PLAN		
A101		

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1
A102

UPPER DECK FLOOR PLAN

1/8" = 1'-0"

2
A202

4
A202

COVERED
DECK
200

2
A303

1
A303

3
A302

2
A302

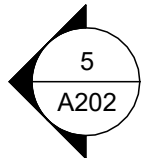
1

1
A302

3
A301

2
A301

1
A301



- GENERAL NOTES**
- A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
 - B. SEE STANDARD MOUNTING HEIGHTS ON SHEET G1002 FOR DETAILS REGARDING INSTALLATION REQUIREMENTS FOR FIXTURES AND ACCESSORIES.
 - C. SEE ACCESSIBILITY SYMBOLS AND DIAGRAMS ON SHEET G1002 FOR FURTHER INFORMATION ON REQUIRED CLEARANCES.
 - D. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD/ MASONRY CONSTRUCTION TO FACE OF STUD/ MASONRY CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - E. "CLEAR DIMENSIONS" ARE DIMENSIONED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
 - F. EXTERIOR DIMENSIONS ARE TO BUILDING LINE, SEE WALL TYPES.
 - G. FOR WALL TYPES SEE SHEET AE001.
 - H. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, BEFORE INSTALLATION OF WALL SHEATHING, FOR ANY WOOD BLOCKING, BACKING AND MOUNTING BOARDS REQUIRED FOR OWNER PROVIDED ITEMS.
 - I. ALL WALLS TO EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.

FLOOR PLAN KEYNOTES

1	DESCRIPTION
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CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

NO.	DATE	DESCRIPTION

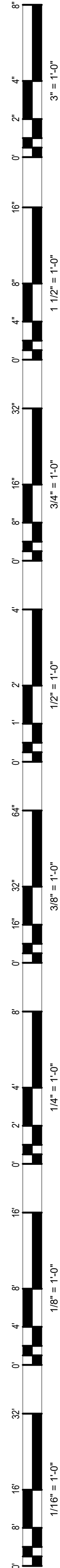
DRAWN BY: CJR
PM: AJ
JOB NO: 26-017
DATE: 06.12.2026

UPPER DECK FLOOR
PLAN

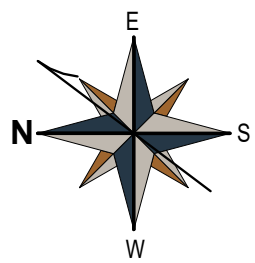
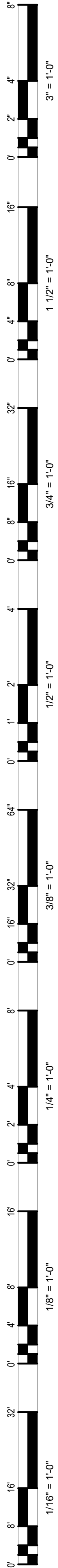
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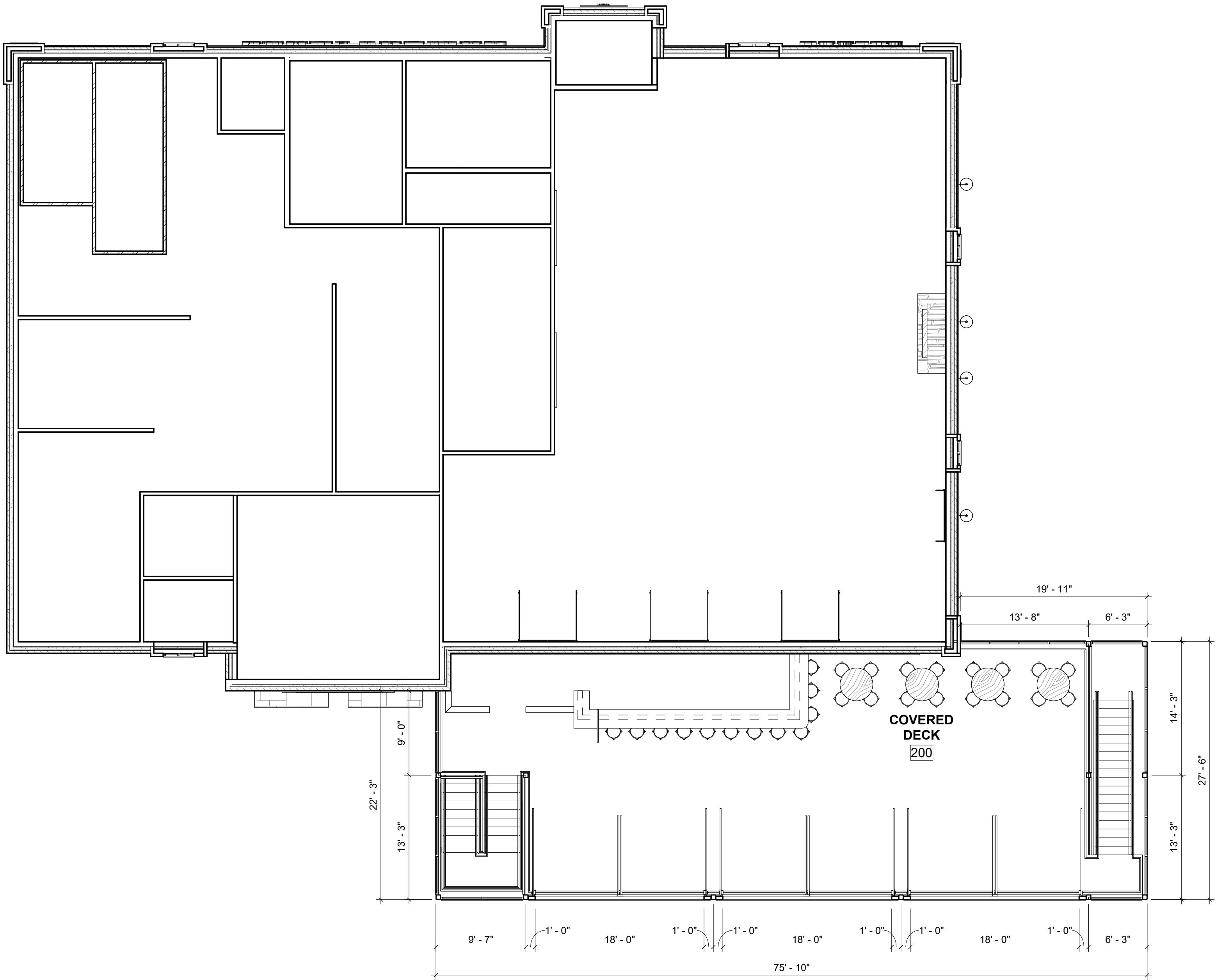
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1
A104

UPPER DECK DIMENSION PLAN

1/8" = 1'-0"



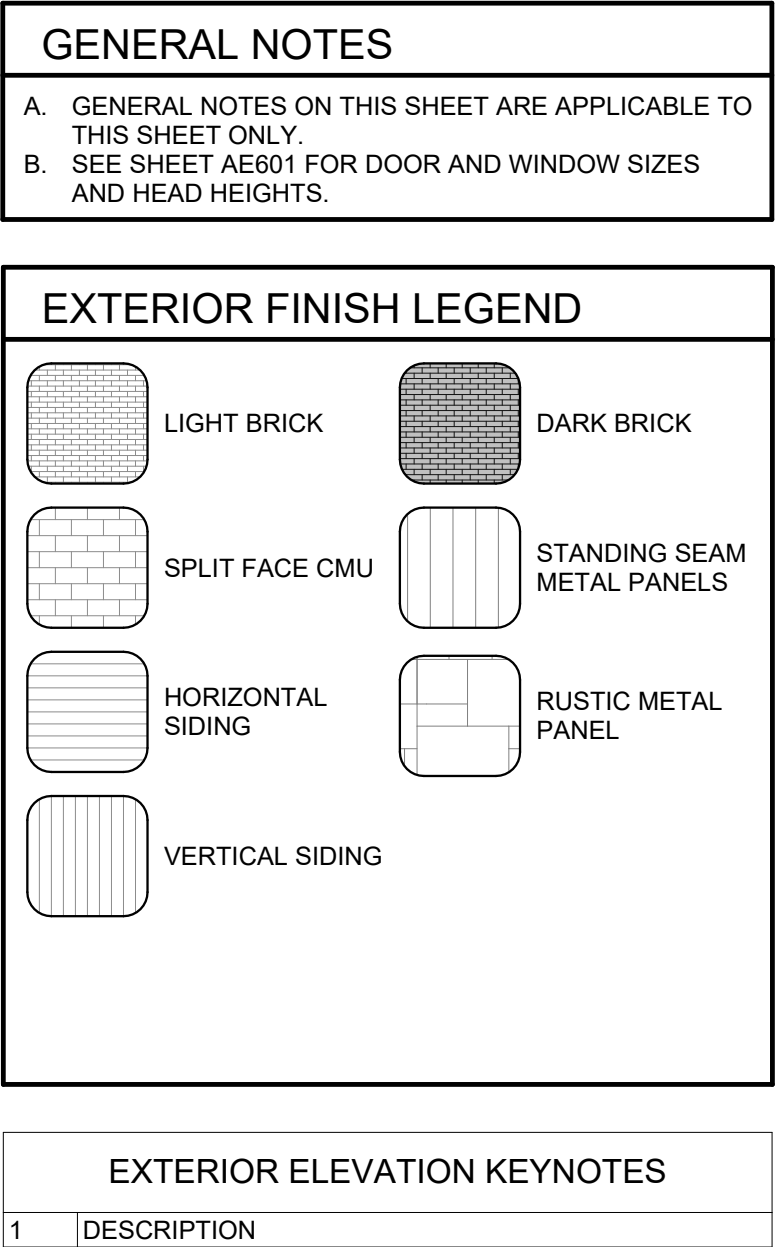
- GENERAL NOTES
- A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
 - B. SEE STANDARD MOUNTING HEIGHTS ON SHEET G1002 FOR DETAILS REGARDING INSTALLATION REQUIREMENTS FOR FIXTURES AND ACCESSORIES.
 - C. SEE ACCESSIBILITY SYMBOLS AND DIAGRAMS ON SHEET G1002 FOR FURTHER INFORMATION ON REQUIRED CLEARANCES.
 - D. ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD/ MASONRY CONSTRUCTION TO FACE OF STUD/ MASONRY CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - E. "CLEAR DIMENSIONS" ARE DIMENSIONED FROM FACE OF FINISH MATERIAL TO FACE OF FINISH MATERIAL.
 - F. EXTERIOR DIMENSIONS ARE TO BUILDING LINE, SEE WALL TYPES.
 - G. FOR WALL TYPES SEE SHEET AE001.
 - H. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER, BEFORE INSTALLATION OF WALL SHEATHING, FOR ANY WOOD BLOCKING, BACKING AND MOUNTING BOARDS REQUIRED FOR OWNER PROVIDED ITEMS.
 - I. ALL WALLS TO EXTEND TO STRUCTURE ABOVE, UNLESS NOTED OTHERWISE.



CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

NO.	DATE	DESCRIPTION	DRAWN BY: CJR	
			PM: AJ	
			JOB NO: 26-017	
			DATE: 06.12.2026	
			UPPER DECK DIMENSION PLAN	
			A104	

NOT FOR CONSTRUCTION - DESIGN DEVELOPMENT



T.O. MASONRY 5
126' - 8"

T.O. MASONRY 4
124' - 8"

T.O. MASONRY 3
122' - 8"

T.O. MASONRY 2
120' - 0"



T.O. MASONRY 5
126' - 8"

T.O. MASONRY 4
124' - 8"

T.O. MASONRY 3
122' - 8"

T.O. MASONRY 2
120' - 0"

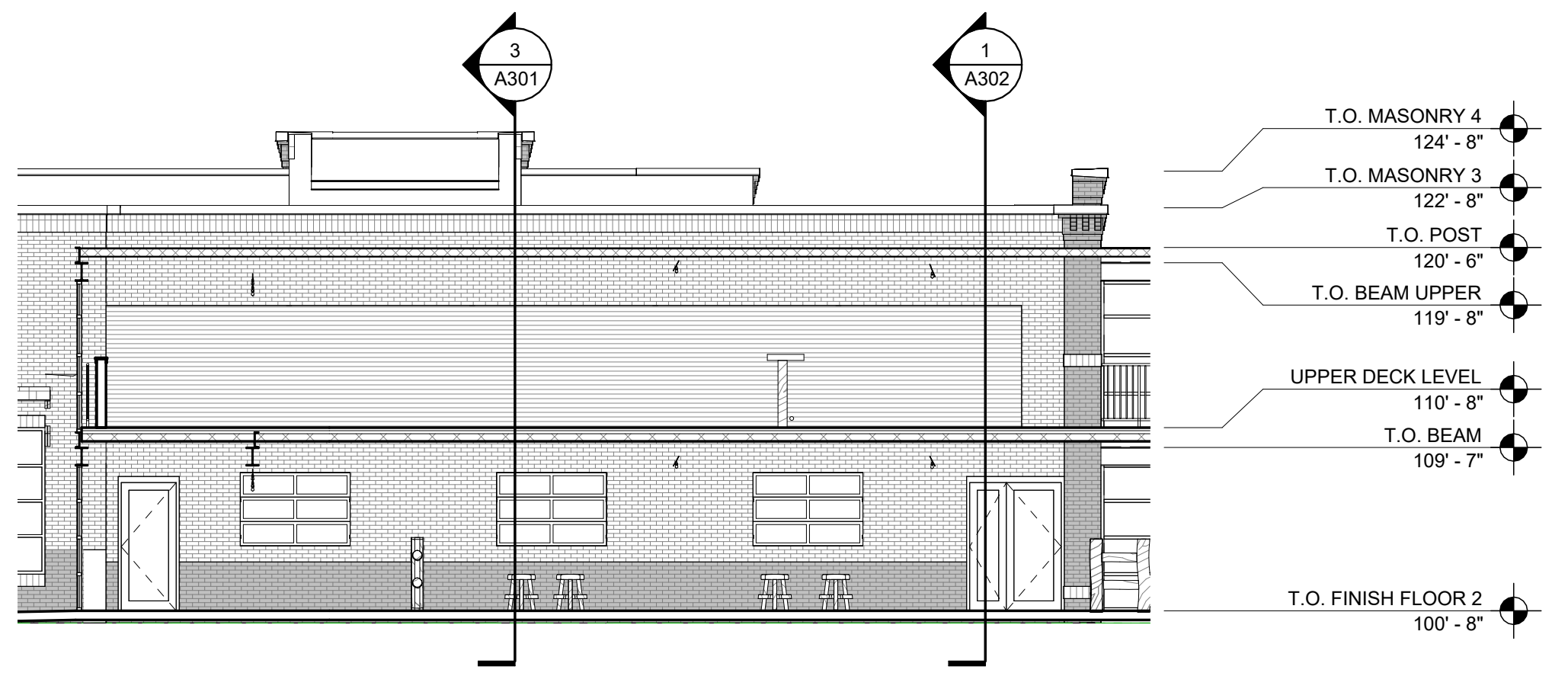


Diagram showing the vertical levels of the bridge deck structure:

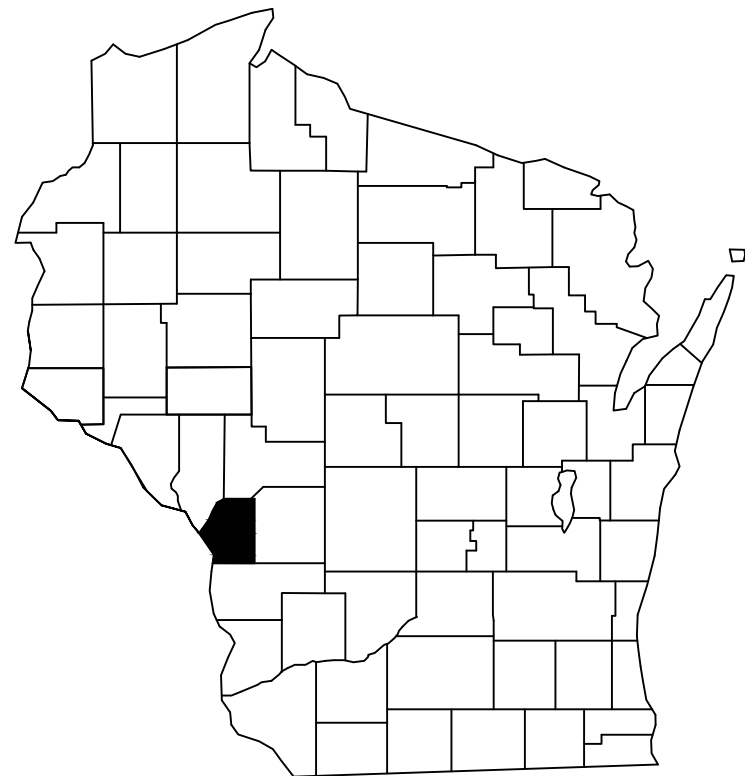
- T.O. POST: 120' - 6"
- T.O. BEAM UPPER: 119' - 8"
- UPPER DECK LEVEL: 110' - 8"
- T.O. BEAM: 109' - 7"



5 SOUTH ELEVATION
A202 1/8" = 1'-0"

COWBOY JACK'S LA CROSSE CAPVEST RIVER BEND ROAD LA CROSSE, WI

LA CROSSE COUNTY



VICINITY MAP

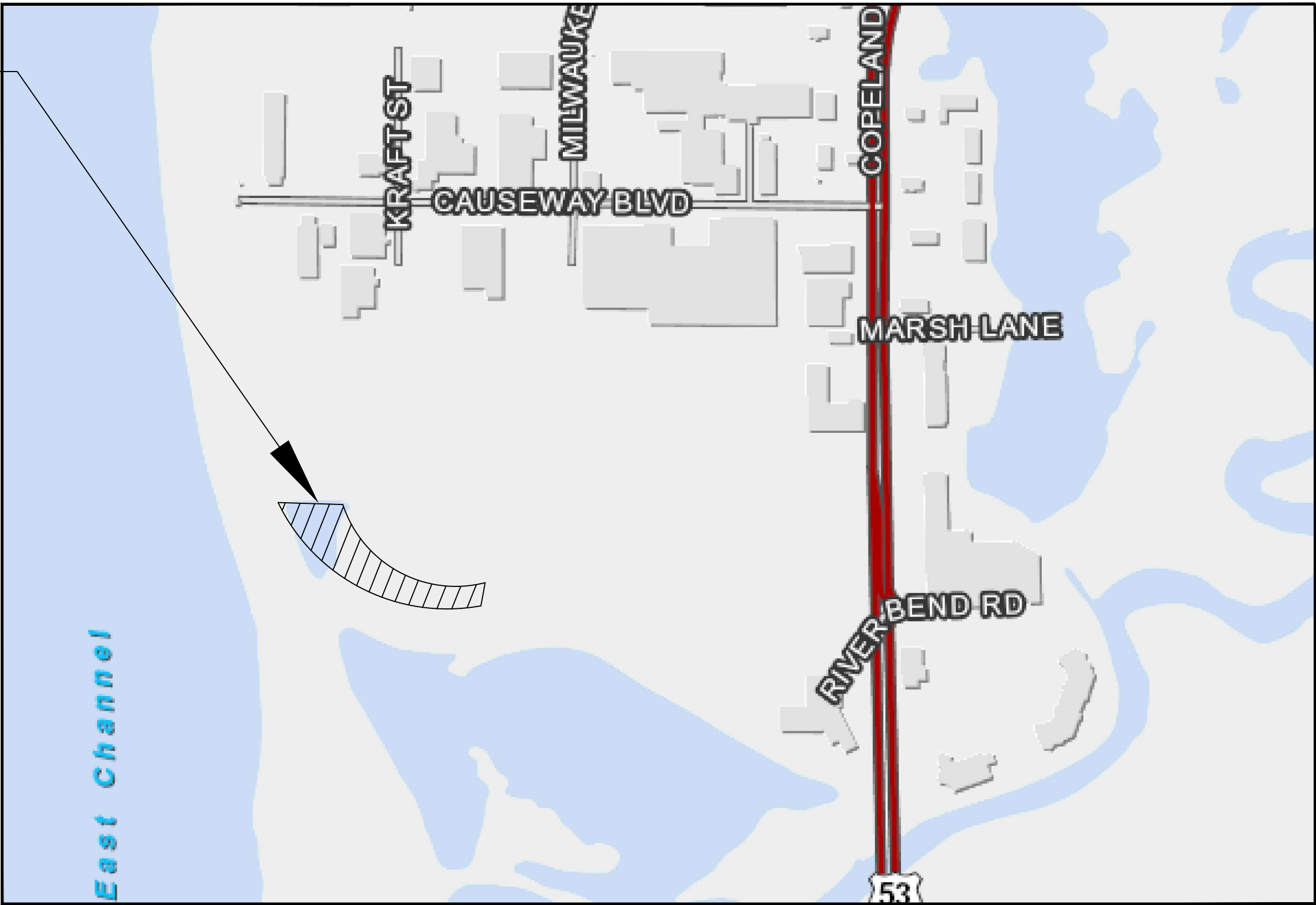


Know what's below.
Call before you dig.

PROJECT LOCATION

CONTACTS

ENGINEERING	DIRECTOR OF ENGINEERING & PLANNING MATT GALLAGER, P.E. 608.789.7505
PLANNING & DEVELOPMENT	DIRECTOR OF PLANNING, DEVELOPMENT AND ASSESSMENT ANDREA TRANE 608.789.8321
ELECTRIC	XCEL ENERGY – JASON MCROBERTS 715.577.1132
CABLE	CHARTER COMMUNICATIONS – PERRY MCCLELLAN 608.317.6213
GAS	XCEL ENERGY – JAKE ENDRES 608.498.3176
CABLE	LUMEN – TOM MURRAY 608.780.0895
FIRE DEPT.	FIRE CHIEF – JEFF SCHOTT 608.789.7559



LOCATION MAP

LEGEND

EXISTING

- BC=BACK OF CURB
- BLK=BLOCK NUMBER
- BTM=BOTTOM (ELEV)
- CL=CENTERLINE
- CS=CURB STOP
- ELEV=ELEVATION
- EOP=EDGE OF PAVEMENT
- EX=EXISTING
- FES=FLARED END SECTION
- FF=FINISHED FLOOR (ELEV)
- FL=FLOWLINE
- GF=GARAGE FLOOR (ELEV) @ OVERHEAD DOOR
- GLG=GROUND LINE GROOVE
- HWL=HIGH WATER LEVEL
- INV=INVERT
- LF=LINEAR FEET
- LO=LOOKOUT STYLE HOME
- LT=LEFT
- MIN=MINIMUM
- NWL=NORMAL WATER LEVEL
- PC=POINT OF CURVE
- PRC=CURVE REVERSAL POINT
- PT=POINT OF TANGENCY
- RAD=RADIUS
- RT=RIGHT
- R/W=RIGHT OF WAY
- SAN=SANITARY SEWER
- SP=SPOT ELEVATION
- SS=SAFETY SHELF (ELEV)
- STA=STATION
- STM=STORM SEWER
- TC=TOP OF CURB
- T.O.P.=TOP OF PIPE
- TP=TOP OF PAVEMENT
- TYP=TYPICAL
- W=WATER FITTINGS
- WTR=WATER
- WM=WATERMAIN
- WO=WALKOUT STYLE HOME

PROPOSED

- BENCHMARK
- CONTROL POINT
- SIGN
- CURB STOP
- WELL
- HYDRANT
- GATE VALVE
- CURB INLET
- AREA DRAIN
- SAN MH
- STORM MH
- SAN CLEANOUT
- GAS MANHOLE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- GUY POLE
- PULL BOX
- ELEC PED
- CABLE PED
- MAILBOX
- TELE PED
- IRON PIPE
- ROW POST
- REBAR
- WTR----WATER MAIN
- SAN----SANITARY SEWER
- STM----STORM SEWER
- OH----OVERHEAD UTILITY
- T----TELEPHONE LINE
- G----GAS LINE
- E----ELECTRIC LINE
- TV----CABLE TV LINE
- TREELINE
- EXISTING TREES
- MARSH
- FENCE LINE
- WOVEN WIRE FENCE
- SILT FENCE
- RETAINING WALL
- 870----CONTOURS MAJOR
- 910----CONTOURS MINOR

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BTM=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
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TP=TOP OF PAVEMENT
TYP=TYPICAL
W=WATER FITTINGS
WTR=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

SHEET SCHEDULE

SHEET NO.	DESCRIPTION
C100	TITLE SHEET
C200	EXISTING CONDITIONS & DEMOLITION PLAN
C300	SITE PLAN
C400	EROSION CONTROL PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700-702	DETAILS

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CITY OF LA CROSSE SITE PLAN SUBMITTAL		
DSPS-EXTERIOR PLUMBING PLAN REVIEW		
WDNR-POST CONST. WRAPP		

AEC PROJECT #: 26002 PLANS DATED: JUNE 2026



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
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CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

NO.	DATE	DESCRIPTION

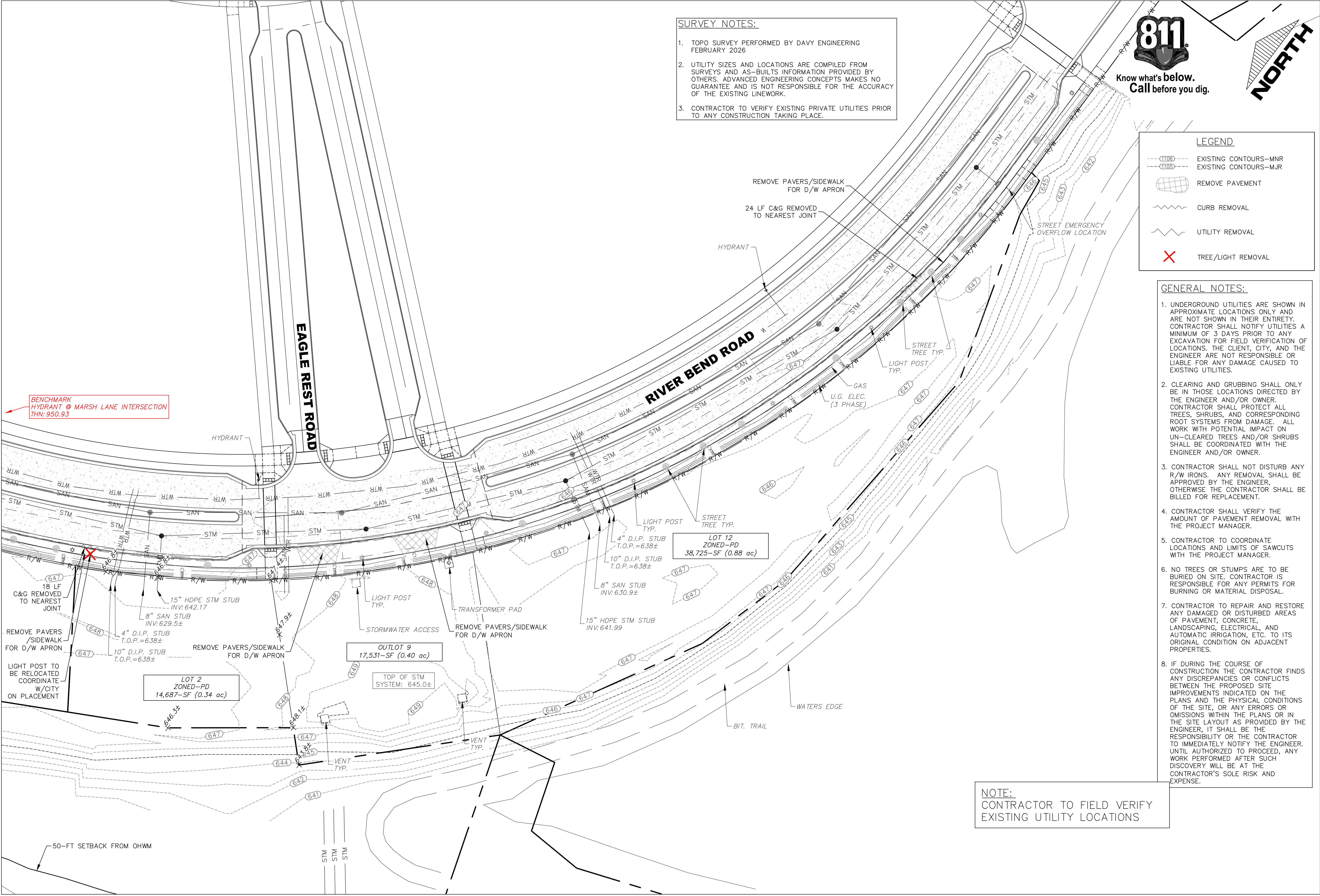
DRAWN BY: JRC
PM: KS
JOB NO: 26002
DATE: 06.09.2026

TITLE

C100

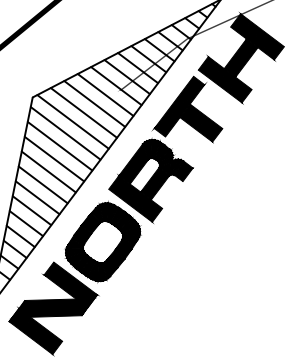
NOT FOR CONSTRUCTION - DD SET





SURVEY NOTES:

1. TOPO SURVEY PERFORMED BY DAVY ENGINEERING FEBRUARY 2026
2. UTILITY SIZES AND LOCATIONS ARE COMPILED FROM SURVEYS AND AS-BUILTS INFORMATION PROVIDED BY OTHERS. ADVANCED ENGINEERING CONCEPTS MAKES NO GUARANTEE AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING LINework.
3. CONTRACTOR TO VERIFY EXISTING PRIVATE UTILITIES PRIOR TO ANY CONSTRUCTION TAKING PLACE.



LEGEND

- (1105)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOURS-MJR
- [Grid Pattern] REMOVE PAVEMENT
- ~~~~~ CURB REMOVAL
- ~~~~~ UTILITY REMOVAL
- [Red X] TREE/LIGHT REMOVAL

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
 2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
 3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
 4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
 5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
 6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
 7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
 8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OR THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

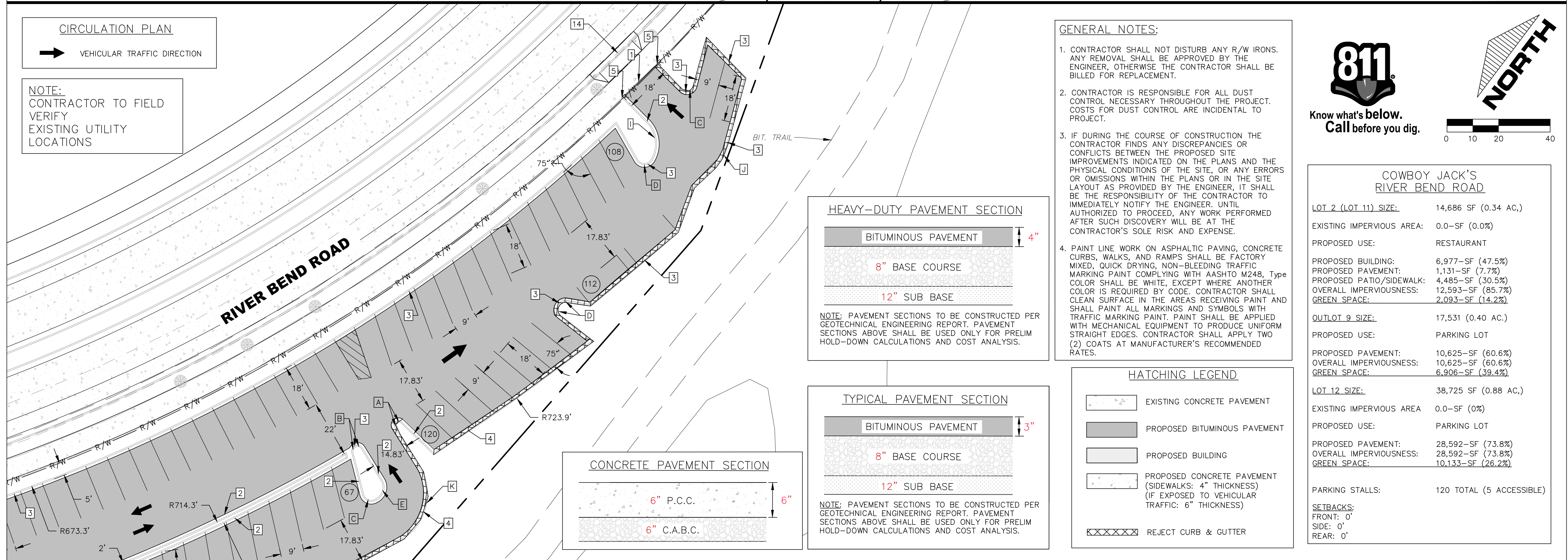
CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

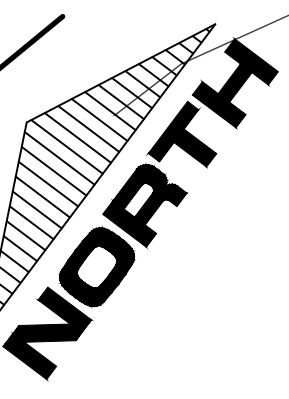
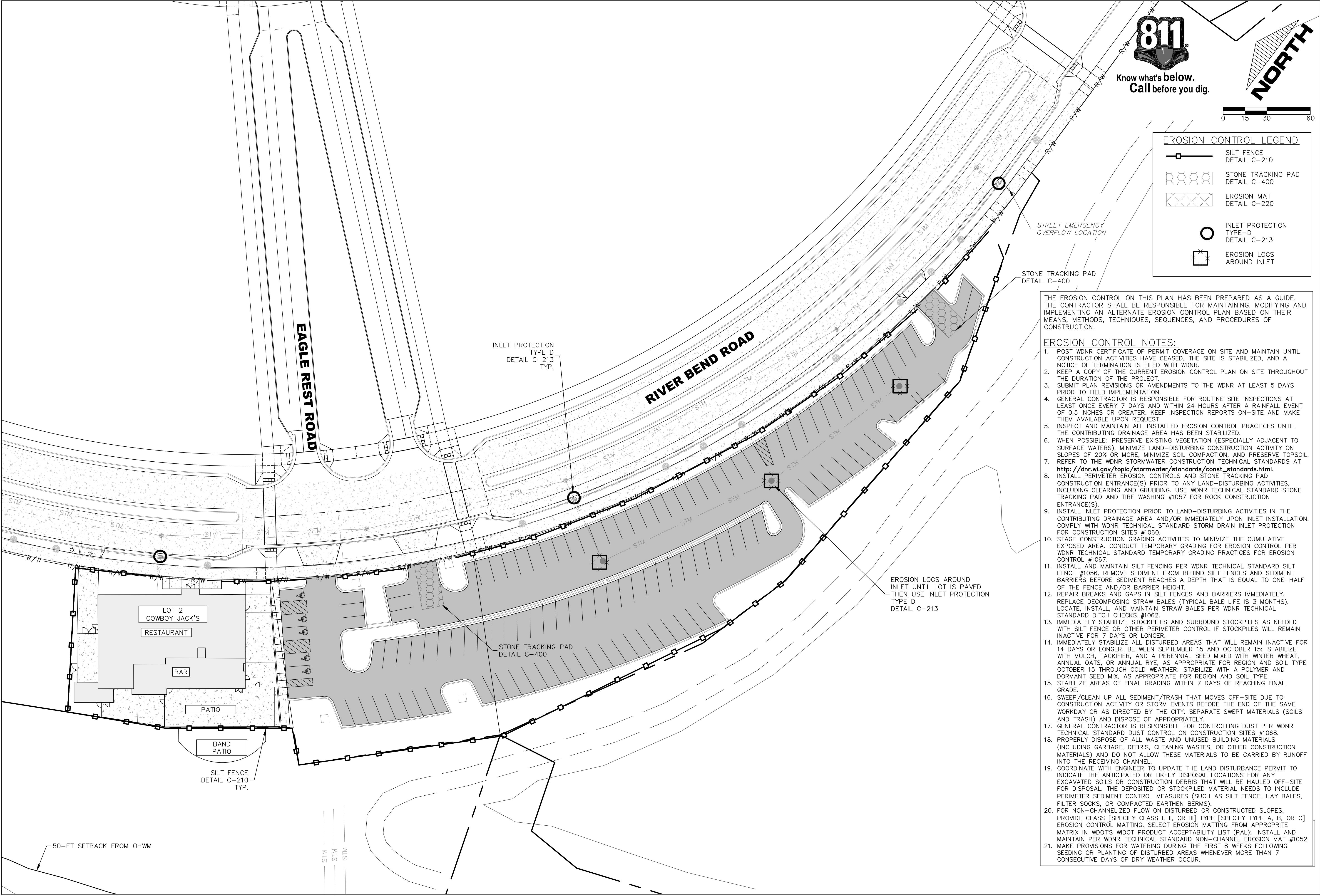
NOT FOR CONSTRUCTION - DD SET		
NO.	DATE	DESCRIPTION

DRAWN BY: JRC
PM: KS
JOB NO: 26002
DATE: 06.09.2026

EXISTING CONDITIONS & DEMOLITION PLAN

C200





EROSION CONTROL LEGEND	
	SILT FENCE DETAIL C-210
	STONE TRACKING PAD DETAIL C-400
	EROSION MAT DETAIL C-220
	INLET PROTECTION TYPE-D DETAIL C-213
	EROSION LOGS AROUND INLET

THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

- EROSION CONTROL NOTES:**
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
 2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
 3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
 5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
 6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
 7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
 8. INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
 9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
 10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
 11. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
 12. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
 13. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
 14. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
 15. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
 16. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE CITY. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
 17. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
 18. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
 19. COORDINATE WITH ENGINEER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
 20. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS [SPECIFY CLASS I, II, OR III] TYPE [SPECIFY TYPE A, B, OR C] EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
 21. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

NOT FOR CONSTRUCTION - DD SET



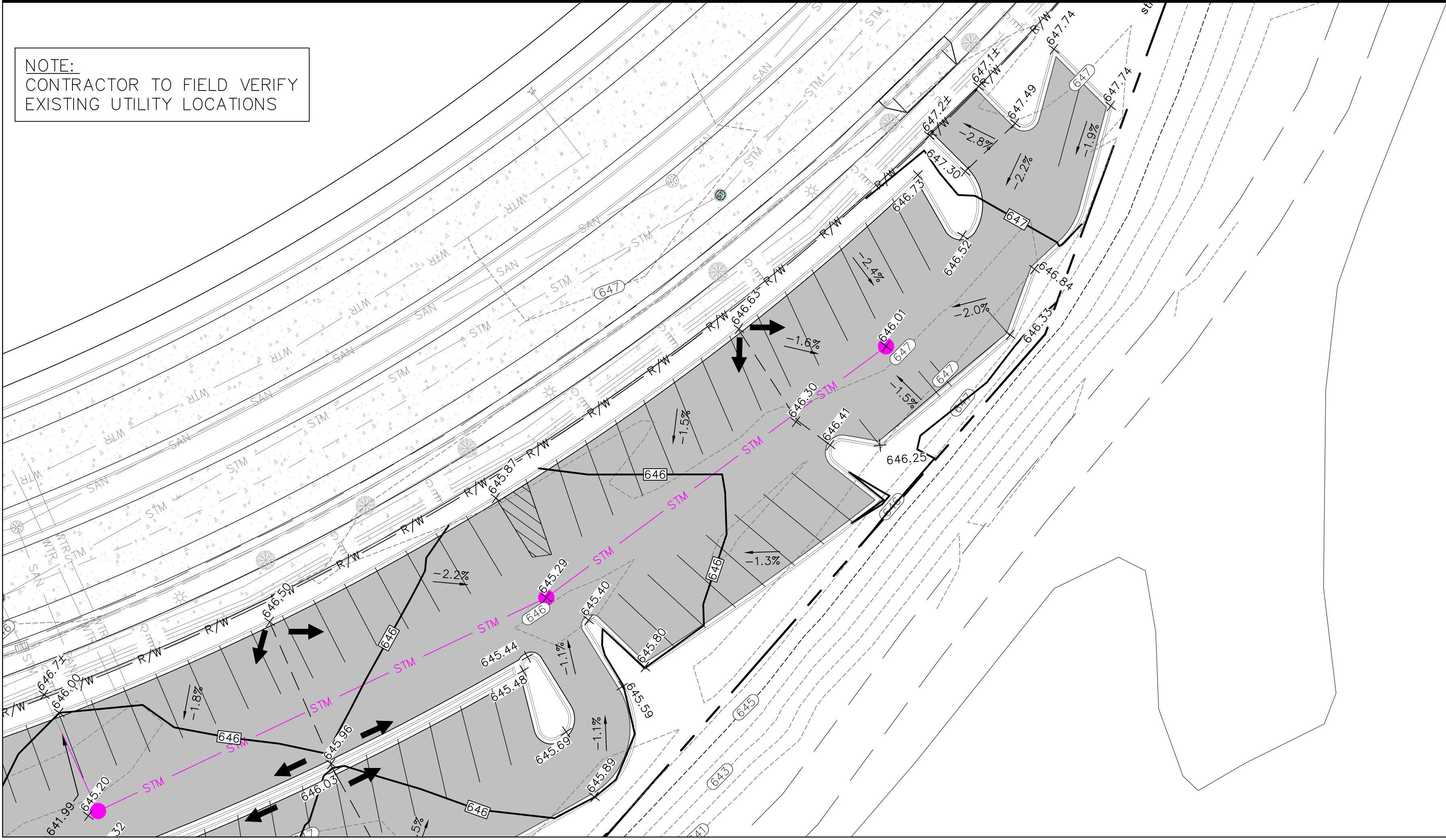
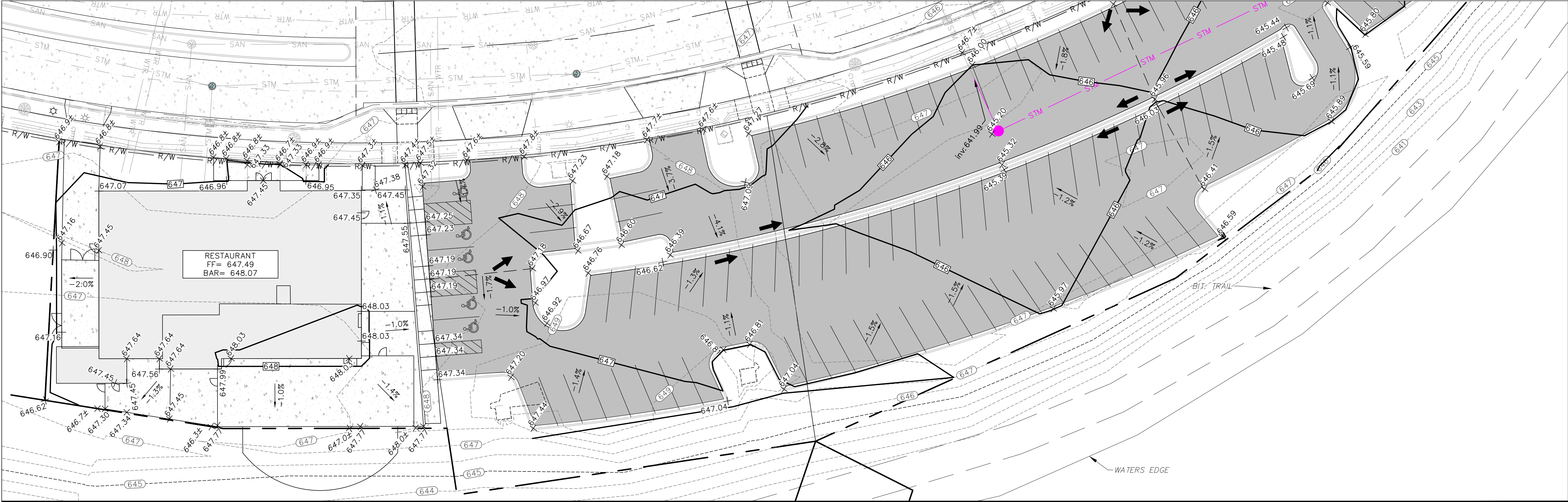
CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

NO.	DATE	DESCRIPTION

DRAWN BY: JRC
PM: KS
JOB NO: 26002
DATE: 06.09.2026

EROSION CONTROL
PLAN

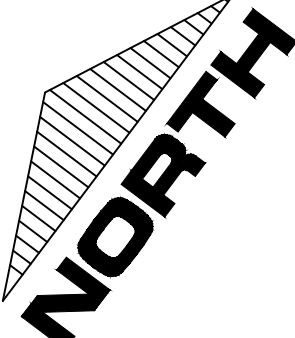
C400



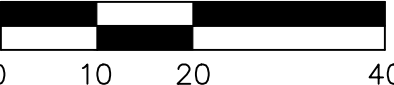
NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS



Know what's below.
Call before you dig.



NORTH



0 10 20 40

- GRADING NOTES:**
- ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
 - ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 - IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.
 - ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
 - UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION. THE CITY, THE DEVELOPER, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.

GRADING PLAN LEGEND

	EXISTING CONTOURS—MNR
	EXISTING CONTOUR—MJR
	FINAL CONTOUR—MJR
	FINAL CONTOUR—MNR
	DRAINAGE PATTERN LINES
	GRADE BREAK LINES
	PROPOSED DRAINAGE DIRECTION
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	FF FINISHED FLOOR ELEVATION
	TC TOP OF CURB
	TP TOP OF PAVEMENT

NOT FOR CONSTRUCTION - DD SET

NO. DATE DESCRIPTION

DRAWN BY: JRC
PM: KS
JOB NO: 26002
DATE: 06.09.2026

GRADING PLAN

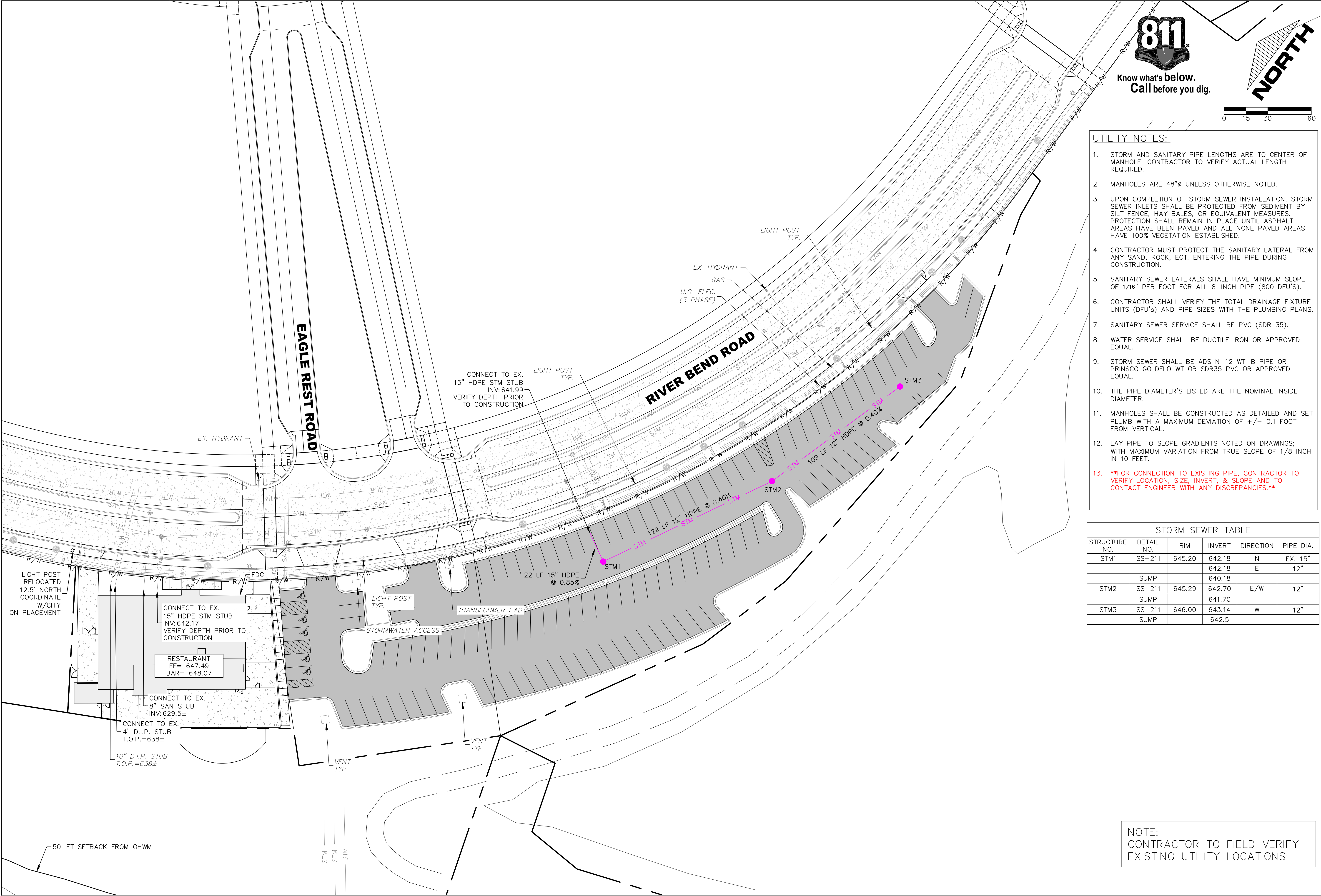
C500

CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

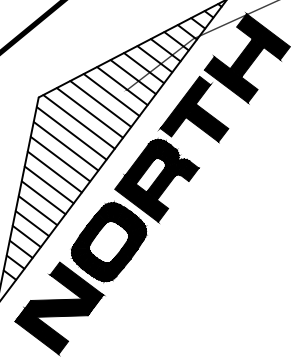


RIVER VALLEY ARCHITECTS





Know what's below.
Call before you dig.



UTILITY NOTES:

- 1. STORM AND SANITARY PIPE LENGTHS ARE TO CENTER OF MANHOLE. CONTRACTOR TO VERIFY ACTUAL LENGTH REQUIRED.
- 2. MANHOLES ARE 48"Ø UNLESS OTHERWISE NOTED.
- 3. UPON COMPLETION OF STORM SEWER INSTALLATION, STORM SEWER INLETS SHALL BE PROTECTED FROM SEDIMENT BY SILT FENCE, HAY BALES, OR EQUIVALENT MEASURES. PROTECTION SHALL REMAIN IN PLACE UNTIL ASPHALT AREAS HAVE BEEN PAVED AND ALL NONE PAVED AREAS HAVE 100% VEGETATION ESTABLISHED.
- 4. CONTRACTOR MUST PROTECT THE SANITARY LATERAL FROM ANY SAND, ROCK, ECT. ENTERING THE PIPE DURING CONSTRUCTION.
- 5. SANITARY SEWER LATERALS SHALL HAVE MINIMUM SLOPE OF 1/16" PER FOOT FOR ALL 8-INCH PIPE (800 DFU'S).
- 6. CONTRACTOR SHALL VERIFY THE TOTAL DRAINAGE FIXTURE UNITS (DFU's) AND PIPE SIZES WITH THE PLUMBING PLANS.
- 7. SANITARY SEWER SERVICE SHALL BE PVC (SDR 35).
- 8. WATER SERVICE SHALL BE DUCTILE IRON OR APPROVED EQUAL.
- 9. STORM SEWER SHALL BE ADS N-12 WT IB PIPE OR PRINSCO GOLDFLO WT OR SDR35 PVC OR APPROVED EQUAL.
- 10. THE PIPE DIAMETER'S LISTED ARE THE NOMINAL INSIDE DIAMETER.
- 11. MANHOLES SHALL BE CONSTRUCTED AS DETAILED AND SET PLUMB WITH A MAXIMUM DEVIATION OF +/- 0.1 FOOT FROM VERTICAL.
- 12. LAY PIPE TO SLOPE GRADIENTS NOTED ON DRAWINGS; WITH MAXIMUM VARIATION FROM TRUE SLOPE OF 1/8 INCH IN 10 FEET.
- 13. ****FOR CONNECTION TO EXISTING PIPE, CONTRACTOR TO VERIFY LOCATION, SIZE, INVERT, & SLOPE AND TO CONTACT ENGINEER WITH ANY DISCREPANCIES.****

STORM SEWER TABLE

STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM1	SS-211	645.20	642.18	N	EX. 15"
			642.18	E	12"
	SUMP		640.18		
STM2	SS-211	645.29	642.70	E/W	12"
	SUMP		641.70		
STM3	SS-211	646.00	643.14	W	12"
	SUMP		642.5		

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS



CAPVEST
26-017 COWBOY JACK'S LA CROSSE
LOT 2 RIVER BEND RD, LA CROSSE, WI

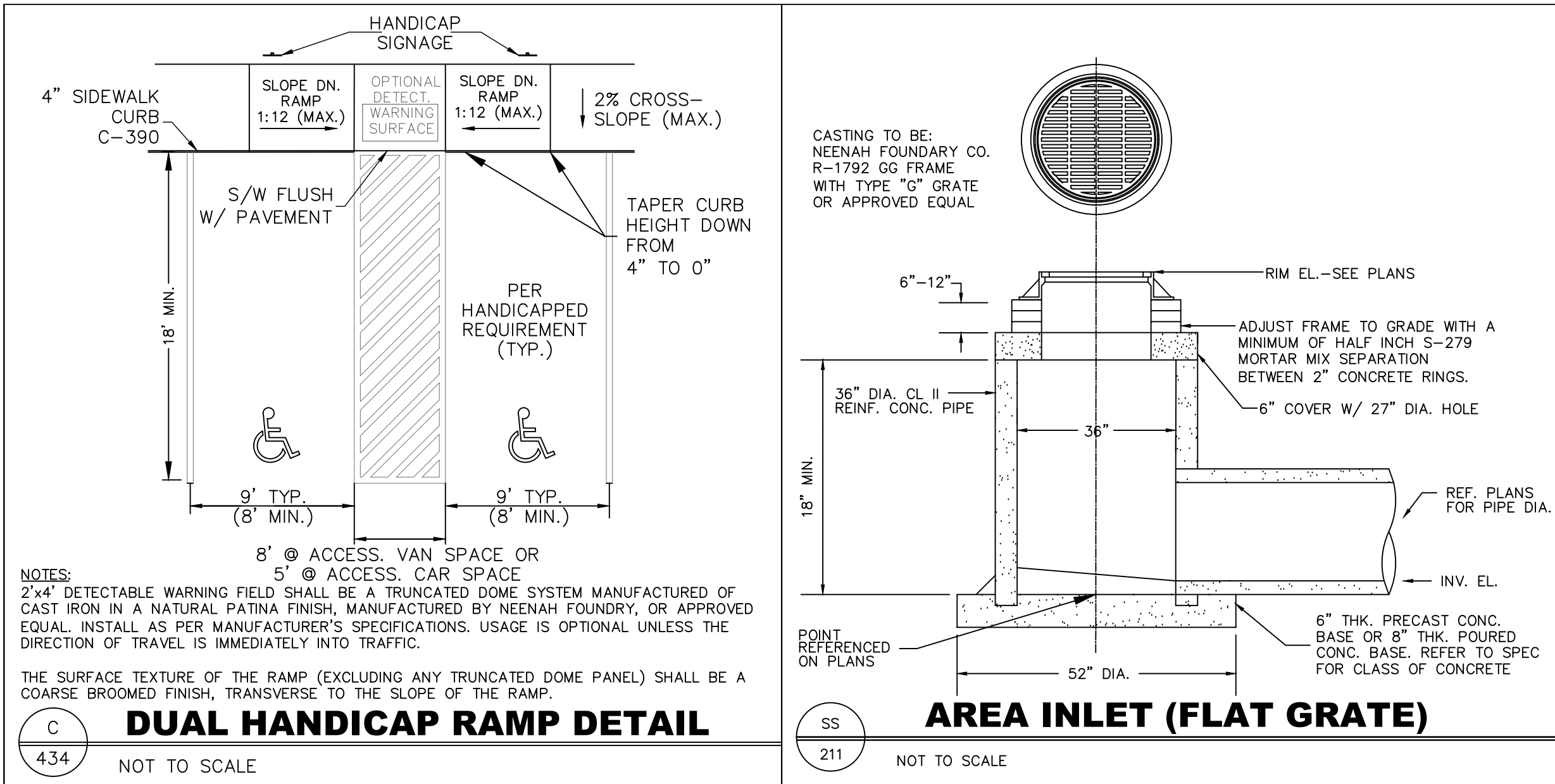
NOT FOR CONSTRUCTION - DD SET

NO.	DATE	DESCRIPTION

DRAWN BY: JRC
PM: KS
JOB NO: 26002
DATE: 06.09.2026

UTILITY PLAN

C600

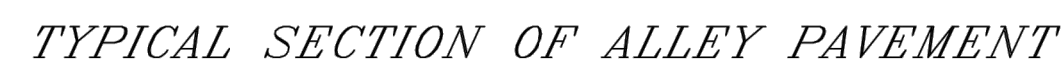




1/4 TYPICAL INTERSECTION

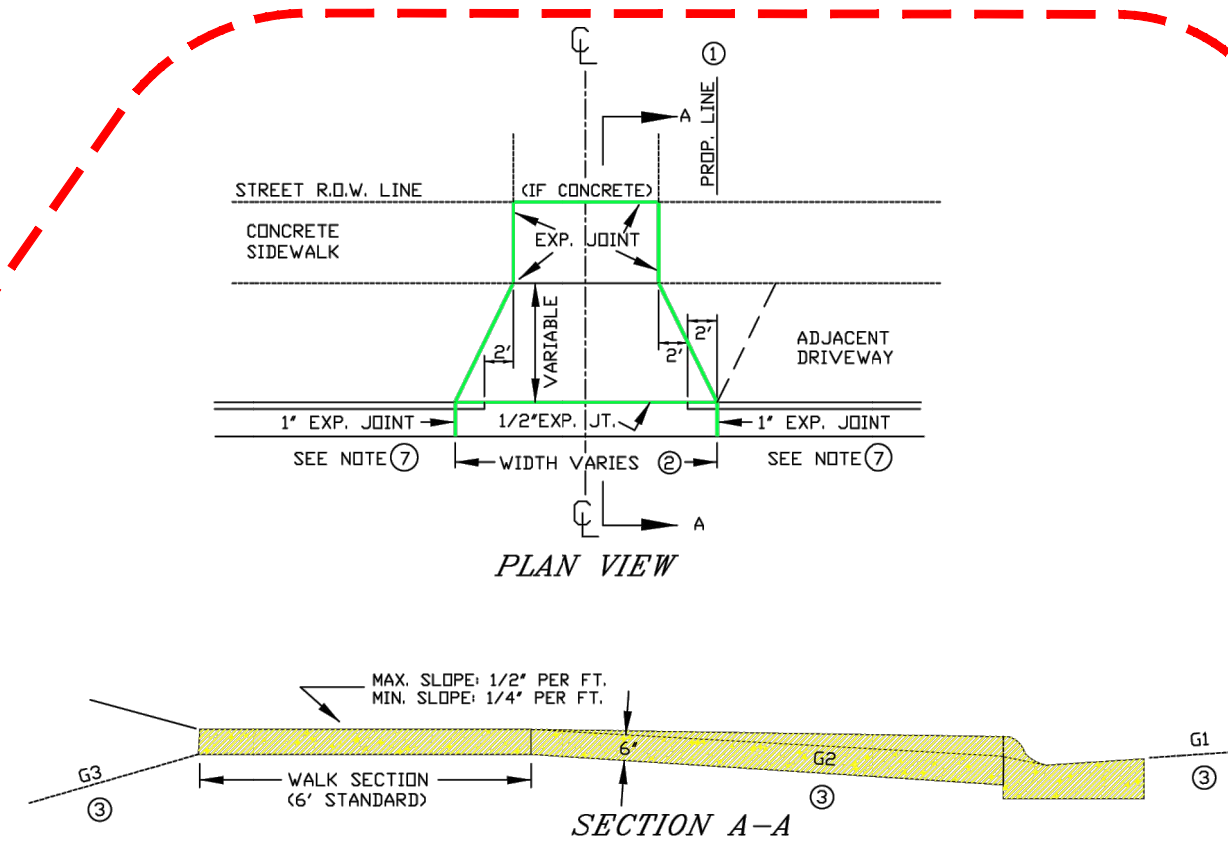
NOTES-JOINTS

1. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AT STREET INTERSECTIONS AND MID-BLOCK BETWEEN INTERSECTIONS. IN NO CASE SHALL THE DISTANCE BETWEEN EXPANSION JOINTS EXCEED 160 FEET.
2. THE DISTANCE BETWEEN TRAVERSE JOINTS SHALL NOT BE LESS THAN 10 FEET AND SHALL BE TYPICALLY 20 FEET APART.
3. LONGITUDINAL CONSTRUCTION JOINTS BETWEEN CURB AND GUTTER SECTION AND CONC. PAVING SECTION SHALL BE SEALED AS SHOWN ON JOINT DETAILS.



D-1-1 CONCRETE-C&G 2021

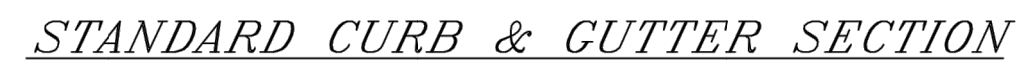
DRAWINGS
NOT TO SCALE



- ① DRIVE SECTION SHALL NOT OVERLAP PROPERTY LINE EXTENDED, EXCEPT WHERE PERMITTED BY THE ENGINEER, OR WHEN A JOINT DRIVEWAY AGREEMENT IS EXECUTED BY OWNERS OF ADJACENT PROPERTIES.
- ② MAX. DRIVEWAY WIDTH AT THE CURB AND SIDEWALK IS SET FORTH IN CITY ORDINANCE 5.03.
- ③ THE BREAKOVER ANGLE (CAUSE OF CARS BOTTLENECK) BECOMES CRITICAL WHEN THE ALGEBRAIC DIFFERENCE OF GRADES (G₁, G₂, & G₃) EXCEEDS 11%.
- ④ A REINFORCED DRIVE SECTION IS **REQUIRED FOR CURB & GUTTER IN AREAS ZONED INDUSTRIAL OR COMMERCIAL.**
- ⑤ BACK OF CURB TO FRONT OF CONC. SIDEWALK MUST BE CONCRETE, BRICK OR ASPHALTIC BITUMINUMS.
- ⑥ **MECHANICAL COMPACTION** OF SUBSOIL IN LAYERS LESS THAN 12" TO ACHIEVE MINIMUM COMPACTION OF 95% OF MAXIMUM DENSITY FROM MODIFIED PROCTOR IS **REQUIRED.** (INCLUDING STREET SIDE AFTER FORMS ARE REMOVED)
- ⑦ EXPANSION JOINT IS REQUIRED AT BOTH ENDS OF DRIVEWAY WHEN ONLY DRIVEWAY IS INSTALLED OR REPLACED. WHEN ENTIRE BLOCK OF CURB & GUTTER IS INSTALLED THE EXPANSION JOINT AT DRIVEWAY ENDS MAY BE OMITTED.

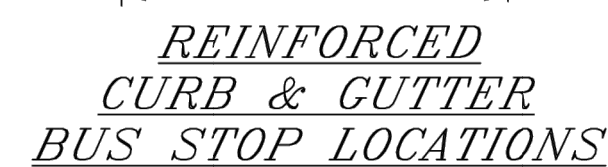
NOTE: TURNING OF 2' DIAMETER DRIVEWAY RETURNS IN LIEU OF DIMINISHING HEAD AS SHOWN IS PERMITTED IF DESIRED BY PROPERTY OWNER. INSTALLATION OF A DRIVEWAY BY REMOVING EXISTING CURB HEAD ONLY IS NOT ALLOWED. ENTIRE EXISTING C&G MUST BE REMOVED FOR NEW DRIVEWAYS. REMOVAL OF A MINIMUM 12" WIDTH OF BITUMINOUS TO INSTALL FRONT FORMS IS REQUIRED.

STANDARD DRIVEWAY DETAIL

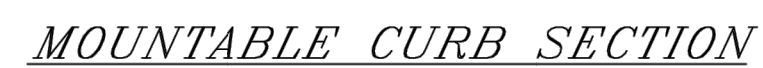


NOTE:

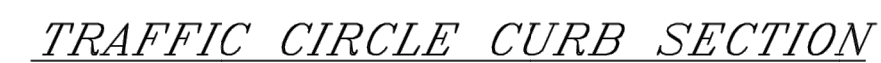
NOTE: WITH REFERENCE TO SAWING OF CONTRACTION JOINTS ON SLIP FORM CURB & GUTTER, & CURB, PAGE 9.3, STANDARD SPEC'S THE SAW CUT SHALL BE A MINIMUM 1/8" WIDE X 1' DEEP.



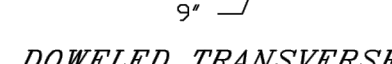
MOUNTABLE CURB SECTION



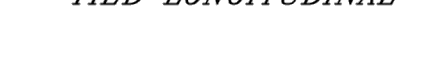
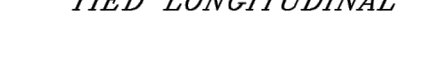
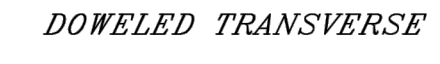
REINFORCED DRIVEWAY



CONTRACTION



CONSTRUCTION



EXPANSION



ALL JOINTS TO BE
SEALED TO KEEP OUT
FOREIGN DEBRIS



DOWEL SOCKET DETAIL



PROJECT No.	<i>CONCRETE-PAVEMENT</i>			
LOCATION	<i>DETAILS</i>			
RESOLUTION	DATE			
ENGINEERING DEPT. City of LaCrosse, Wis.				
FIELD BOOK	SURVEYED	BY	DATE	
NUMBER	DRAWN	PRELIMINARY PLAN		
	CHECKED			
	APPROVED			
PAGE	REVISIONS		01/21	
SCALE: NONE				
SHEET NO.		TOTAL SHEETS		

D-1-1 Concrete-C&G.dwg















City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0734

Agenda Date: 7/23/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number:

BALANCE SHEET

	Type of Statement:	Co. Prep's					
	Date of Statement:	1/31/2026	2/28/2026	3/31/2026	4/30/2026	5/31/2026	6/30/2026
ASSETS							
Cash - SB Checking		\$12,599	\$1,164,501	\$103,028	\$5,000	\$20,123	\$4,965
Cash - SB Checking Restricted Debt		\$0	\$0	\$3,056,700	\$0	\$0	\$0
Cash - SB MM (Operating, UR)		\$813,699	\$779,254	\$774,669	\$858,227	\$852,927	\$850,630
Cash - SB MM Restricted Equity Program Grant		\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Cash - SB MM Restricted Planning Option Agreement Deposits		\$163,976	\$167,051	\$167,051	\$177,051	\$192,051	\$212,051
Total Current Assets		\$1,005,275	\$2,125,806	\$4,116,448	\$1,055,278	\$1,080,101	\$1,082,646
Land - Estimated Value		\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
Land - 200-206 Causeway Blvd		\$331,697	\$331,697	\$331,697	\$331,697	\$331,697	\$331,697
63 Kraft Street		\$1,360,802	\$1,360,802	\$1,360,802	\$1,360,802	\$1,360,802	\$1,360,802
65-67 Kraft Street		\$0	\$0	\$1,138,328	\$1,138,328	\$1,138,328	\$1,138,328
Note Receivable - Gorman (02/28/2034)		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Total Assets		\$9,997,774	\$11,118,305	\$14,247,275	\$11,186,106	\$11,210,928	\$11,213,474
LIABILITIES							
Contract Commitment - JBG Project Mgr		\$0	\$102,300	\$93,000	\$83,700	\$74,400	\$65,100
Contract Commitment - SEH Phase IV		\$18,862	\$18,862	\$18,862	\$18,862	\$17,106	\$15,470
Contract Commitment - SEH Phase IV Admin		\$131,688	\$124,088	\$119,844	\$113,934	\$109,967	\$104,980
Contract Commitment - Chippewa Concrete Phase IV		\$929,140	\$929,140	\$929,140	\$929,140	\$929,140	\$929,140
Contract Commitment - Integrity Grading and Excavation		\$52,606	\$52,606	\$52,606	\$52,606	\$52,606	\$52,606
Total Liabilities		\$1,132,295	\$1,226,995	\$1,213,451	\$1,198,241	\$1,183,218	\$1,167,295
Net investment in capital assets		\$8,692,499	\$8,692,499	\$9,830,827	\$9,830,827	\$9,830,827	\$9,830,827
Unrestricted Funds		\$826,299	\$1,943,755	\$877,697	\$863,227	\$873,050	\$855,595
Restricted Funds		\$178,976	\$182,051	\$3,238,751	\$192,051	\$207,051	\$227,051
Unassigned Funds		(\$832,295)	(\$926,996)	(\$913,451)	(\$898,241)	(\$883,218)	(\$867,295)
Net Position		\$8,865,479	\$9,891,310	\$13,033,824	\$9,987,864	\$10,027,711	\$10,046,178
Total Liabilities & Net Position		\$9,997,774	\$11,118,305	\$14,247,275	\$11,186,106	\$11,210,928	\$11,213,474



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0773

Agenda Date: 7/23/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

Agenda Number:



War Eagle at River Point District, 2026

River Point District

Project Management Report-July, 2026

JBG Planning LLC

Contents

Project Management Update-July, 2026

Section 1.

A. Monthly activity summary divided into categories; public infrastructure, investor/developer activity, partnerships activity, financial highlights, design or PDD reviews

Section 2.

- A. Analysis of challenges and opportunities narrative
- B. Future/existing potential funding solutions and strategies
- C. Partnership solutions and strategies
- D. Ongoing investor/developer contacts/communications
- E. Public/media relations and communications updates
- F. Map panel showing investor activity and Architectural Imagery

Section 3.

A. Map Panels showing future infrastructure phasing and project schedules and plat

Section 4.

A. Contacts for Residents and Developers

Section 5.

A. 2025 Year End Report

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting:

1. Coordination with developers for lots 1,2, 3, 4, 5, 6, 11, 12, 13 and outlot 5.
2. Coordination with RyKey on lot 9 option extension and lot 11 updates
3. Coordination with 360 Real Estate on 2025-2026 Schedule and offer to purchase lot 13 and outlot 5 and geotechnical investigation
4. Coordination on commercial tenant prospects with developers
5. Coordination on Renter Equity programs and LCF Grant (Grant Awarded) , meetings with housing agencies, financial management firms, employers-Trust point Meeting and NW Mutual national contacts-accounting questions.
6. Coordination with CapVest on development protocols and weekly planning meetings-parkway coordination and lease agreement
7. Option filing, drafts
8. Xcel Energy Overhead Power Coordination-SEH updates meeting
9. Unwind lot 1 coordination and updates
10. TIF policy coordination
11. New land assembly opportunities and RFI coordination

Option Agreement status:

RyKey Lot 8 Sold

RyKey: -Extension approved for Lot 9 Gateway Commons for 12 months to July, 2025-Extension Granted for 12 months to July, 2026. Requires Update this Month-Note development agreement pending.

360: April 27-April 27, 2024 (12 months)-Approved a 12 month extension to August, 2025-Option Extension granted for 9 months to May, 2026.-Expected short term extension on first lot, phase 1 and longer term extension on lot 2 for phase 2,3. Option Pending for Lot 3 of CSM and Offer to Purchase on Lots 1 and 2 of CSM

Lot 6 Option-Draft complete for MSP-Option for 6 months executed-Option extension pending, June 25, 2026-June 25, 2027

MSP, Sold and Completed (Ribbon Cutting Spring of 2025)

Red Earth/War Eagle: Closed and currently being occupied

Red Earth, Lots 3 and 4 and 5: 12 month extension approved to May, 2027

RyKey, Lot 11 Awarded

CapVest Lot 11 an 12 Awarded, April, 2026-October, 2026

Unwind Properties, Lots 1 and 2 6 Months Awarded, March, 2026-September, 2026.

Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Fielding inquiries from interested investors and future residents and land owners interested in selling
- Field progress photography and coordination on BVisions Videography Project-complete and in draft form-meeting with Lauren Steien July 24 and completion of video pending
- Energy systems coordination for possible joint parkway-development use-coordination with City Planning and Parks
- Updating Smartsheet database on construction schedule-Major mixed use developers research
- LCF Grant Award Coordination

Project Challenges and Opportunities

Analysis of challenges and opportunities narrative

Challenges:

1. Review with City Engineering/Public Works the implications of infrastructure ownership by the Redevelopment Authority short and long term
2. Unclassified excavation (contaminated soil and concrete monolith) is always a potential cost challenge. Soil disposal costs \$75/cy at the La Crosse County Landfill. (Depending on concentration) and organics affecting the costs of footings/piers. Concrete monolith meeting with Braun Intertec.-Also concrete monolith issues
3. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
4. TIF application review and needs relative to city policy
5. Timing of projects given external factors such as financial, agency/environmental and supply chain issues including national economic policy impacts
6. Long Term Landscape Maintenance-Contract Complete
7. Construction inflation, tariff impacts, interest rates, external economic factors, financial structures.
8. Lot 12 Concrete Monolith

Opportunities:

9. Continue to market the development opportunities -RFEI issued and developer communications underway
10. Costs of parks/recreation improvements should be coordinated with grant application opportunities
11. La Crosse Community Foundation Social Investment Interests, Renter Equity Grant
12. Potential for renter equity programs and partnerships
13. Ground or building lease opportunities for RDA (to be discussed on case by case basis)
14. Public Private partnerships for Public Parking and/or programmable interior/exterior community spaces
15. Marina partners/leases
16. Discuss maintenance strategies to keep RPD looking good and possible future NID transition-Possible tie to the marina/slips maintenance program
17. Neighborhood Improvement District
18. Lot 12 creative use of real estate

Future/existing potential funding solutions and strategies. See

Smartsheet Funding Resource. Note: As the project is further evaluated, specific funding sources from this resource will be identified and pursued at the discretion of the RDA. Parks and Recreation improvements are a great candidate for third party funding.

Ongoing investor/developer contacts/communications

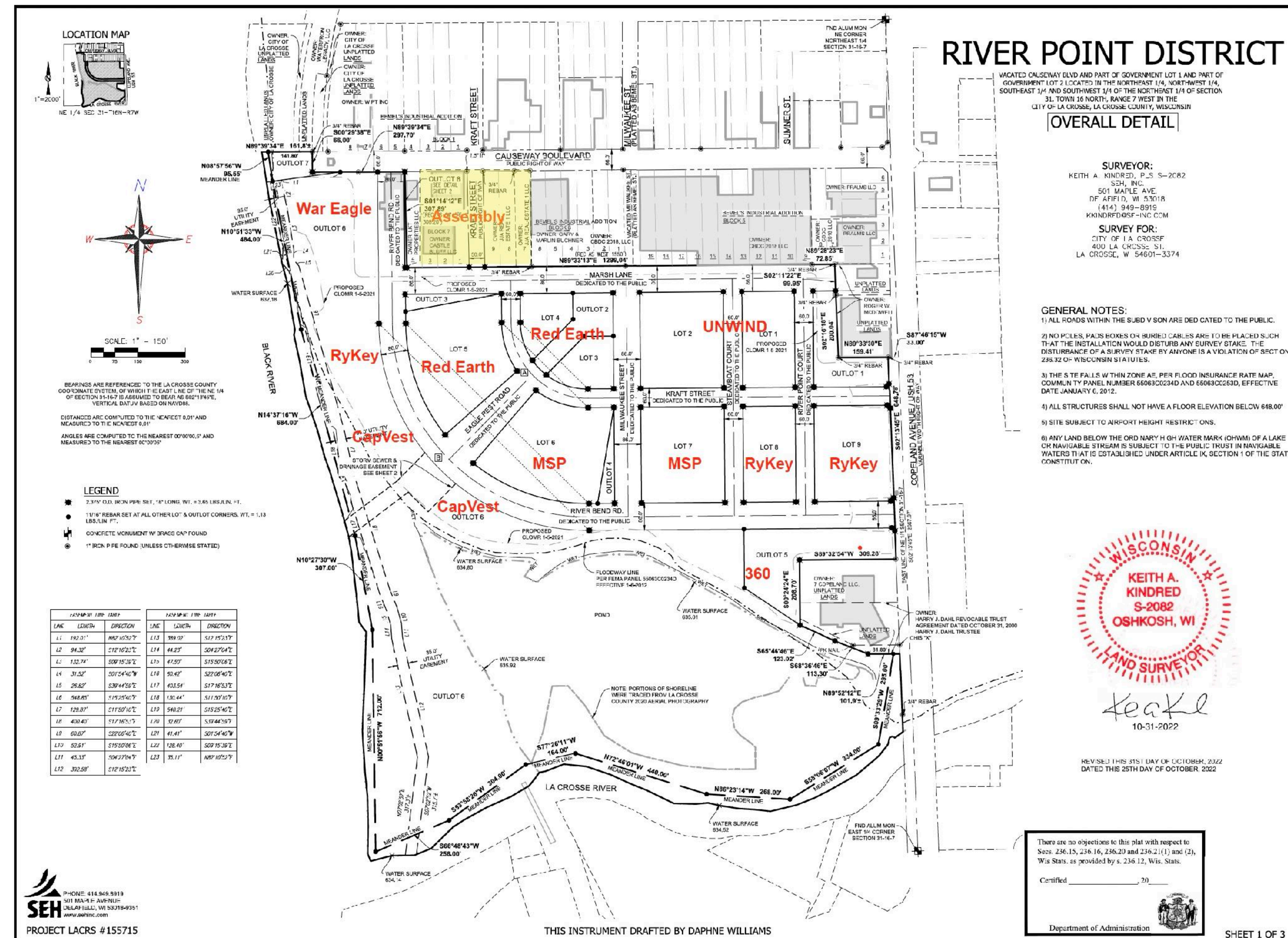
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

Public/media relations and communications updates

JBG Planning LLC is working with the City's PIO to address media inquiries and update media, which will include an immediate release section in each RDA report.

Investment Phases Map

Anticipated Private Investment Based on Current Option Agreements



Option Agreement status:

RyKey Lot 8 Sold

RyKey: -Extension approved for Lot 9 Gateway Commons for 12 months to July, 2025-Extension Granted for 12 months to July, 2026.

360: April 27-April 27, 2024 (12 months)-Approved a 12 month extension to August, 2025-Option Extension granted for 9 months to May, 2026.-Expected short term extension on first lot, phase 1 and longer term extension on lot 2 for phase 2,3. Option Pending for Lot 3 of CSM and Offer to Purchase on Lots 1 and 2 of CSM

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MSP, Sold and Completed (Ribbon Cutting Spring of 2025)

Red Earth/War Eagle: Closed and currently being occupied

Red Earth, Lots 3 and 4 and 5: 12 month extension approved to May, 2027

RyKey, Lot 11 Awarded, Lot 12 Pending Signatures-Revisions submitted to accommodate

CapVest Lot 11 and 12 Awarded, April, 2026-October, 2026

Unwind Properties, Lots 1 and 2 6 Months Awarded, March, 2026-September, 2026.

2026 Housing and Space Proposed

River Point District, 2026

Housing Proposed by Parcel

Lot 8, RyKey Development:

52-1 bdrm
4-2 bdrm
56 Units

Lot 1 and 2-UnWind Property Management

42 Townhomes

Lot 3 and Lot 4, Red Earth LLC

18 Townhouse Condominium Units
All 3 bdrm units

LOT 5, Red Earth LLC

206 UNITS
16-Studio
36-1 bdrm
8-1 bdrm + den
32-2 bdrm
8 3 bdrm

LOT 6-Option Signed with MSP

165-180 Units, 55 and older market rate
Mix Pending

LOT 7, MSP

- 68 1-BEDROOM UNITS
- 32 2-BEDROOM UNITS
- 100 UNITS TOTAL
TOWNHOUSES:
- 20 3-BEDROOM UNITS

Total: 120 UNITS TOTAL ON SITE.

LOT 9, RyKey Development

151 Units+ Commercial Space
123-1 bdrm and studio
20-2 bdrm
8-3 bdrm

LOT 10 War Eagle LLC

59 UNITS + 12K Commercial Space
22-1 Bdrm
6-1bdrm + den
11-2 bdrm
12-3bdrm

LOT 11 -CSM Lot 1RyKey

Details Pending-60 Units Estimated

LOT 11 -CSM Lot 2 CapVest

Restaurant Commercial

LOT 12 CapVest

Commercial Support

LOT 13 360 Real Estate-Pending Offer

21 Units
21 studio units+ 12K Commercial Space

Outlot 5 360 Real Estate-Pending Option Extension

92 Units
36 1 bdrm
28 2bdrm
28 Studio

Total Housing Units Proposed as of 01-2026

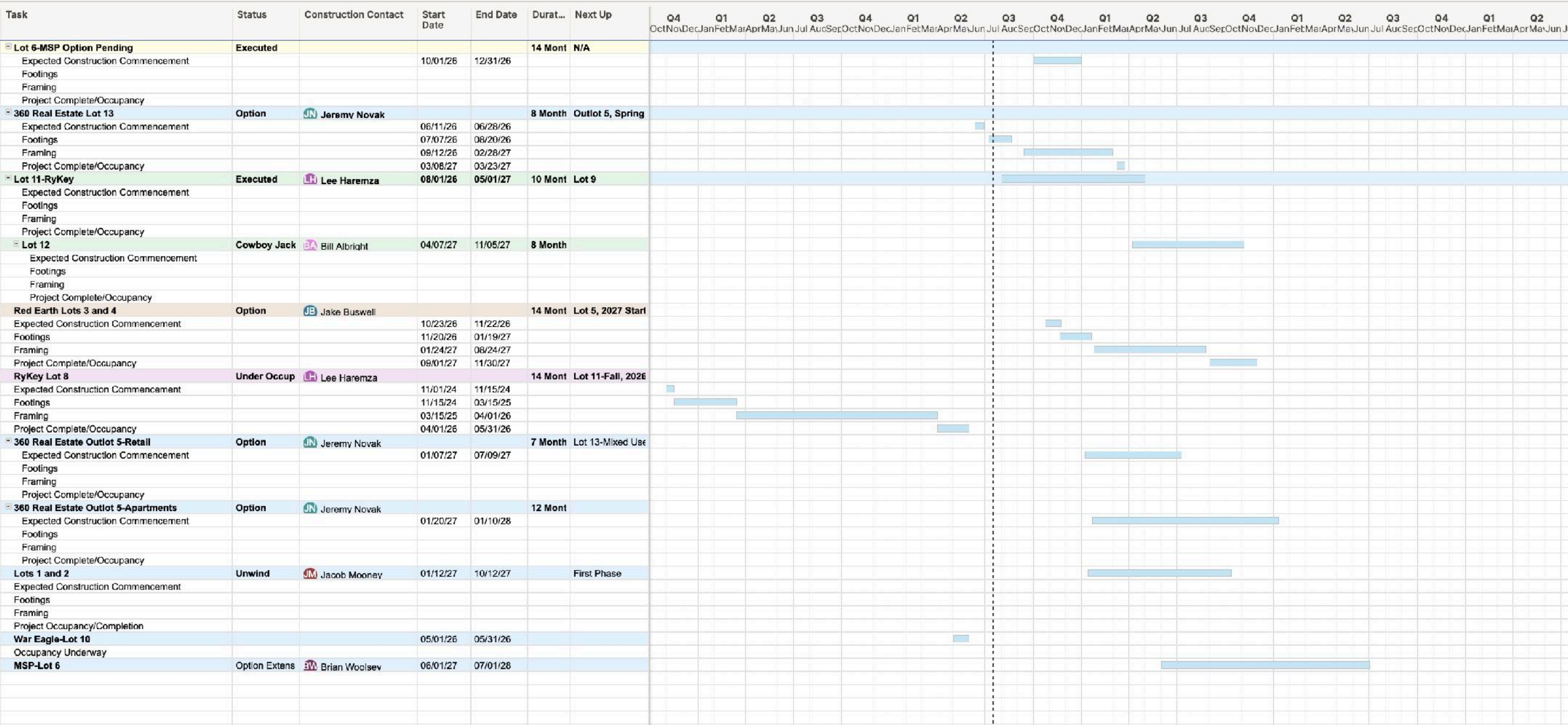
963 with more detail to come on Lots 11, 12, 1 and 2.

Commercial Space Proposed

While we have some preliminary numbers on the mixed use buildings, the square footages for commercial space are somewhat variable as developers negotiate with potential tenants for build-to-suit space

Anticipated Development Schedule

20262027



Units Coming Online by Month and Year

Occupancy Date	Project	Lot #	Units	Total Units By Year
12-2024	MSP Driftless Apartments	7	120 Total: - 68 1-BEDROOM UNITS - 32 2-BEDROOM UNITS - 100 UNITS TOTAL	2024: 120 Units
Spring 2028	360 Real Estate	Lot 13	21 Units 21 studio units+ 12K Commercial Space	2028: 21 Units
October, 2027	Red Earth Condominiums	Lots 3 and 4	18 Townhouse Condominium Units All 3 bdrm units	2027: 18 Units
06/2026	RyKey The Lofts at River Point	Lot 8	59 Units 56-1 bdrm 3-2 bdrm	2026: 59 Units
06/2028	360 Real Estate	Outlot 5	92 Units 36 1 bdrm 28 2bdrm	21 Units
11/2026	RyKey and CapVest	Lot 11	Details Pending	60 Units Est. Spring, 2027
07/2027	CapVest	Lot 12	Details Pending	
07/2026	MSP Pending Options	Lot 6	RFEI Issued-Option Awarded	2027 Tent.-180 Units
08/2027	RyKey	Lot 9	159 Units+ Commercial Space 126-1 bdrm and studio 25-2 bdrm	2028 Tent.-159 Units
09/2027	Unwind	Lot 1 and 2	42 Townhomes-Pending	June-October 2027 First Building Completion
09/2027	Red Earth	Lot 5	206 UNITS 16-Studio 36-1 bdrm	2028
N/A	Undetermined	Outlot 1/ McDowell	Undetermined	
N/A	Undetermined	Kraft Street Asembly	Undetermined	
2026	War Eagle	10	59	2026-59 Units

Project Metrics

Social, Environmental, Economic and Cultural Outcomes by Project

JBG Planning LLC has developed a tool to assist the RDA in its decision making process for both public and private investment within the development. This tool provides guidance on quantifying project impacts using social, environmental, economic and cultural metrics.

See the Smartsheet tool. Under the Direction of Andrea Trane, JBG Planning has currently engaged UW La Crosse in studying the health impacts/metrics of the River Point District Development.

Here are some examples of Metrics outlined by various developers proposing investment in River Point District:

1. How does the project relate to social investment in the City

The Merge River Point District development project meets several social sustainable performance indicators. The project will be a short walking distance of public parks, multiple greenspace areas, opportunities for water recreation, and will provide easy accessibility to the public recreation trail system. Throughout the River Point District bike lanes are included on the master plan which will serve as additional pathways to the above listed destinations. A designated tenant fitness area within the project which is currently a planned amenity. Lastly, the main level commercial space will allow for a multiple to socially beneficial businesses a place to operate.

2. How does the project achieve economic investment in the City

The Merge River Point District development project will increase the number of rentable units available to new and current residents of La Crosse. The project would have a direct positive effect on the jobs to housing ratio. Additionally, the ground floor commercial spaces will add locations for new or relocating businesses. The adding of jobs and housing will only benefit the future economic growth of La Crosse. Lastly, All Merge projects strive to provide high speed internet access to all tenants by partnering with local ISP providers.

3. How the project achieve environmental metrics in the City

All planned construction will meet and exceed minimum energy efficiency standards. Merge partners with 3rd pattern consultants to use Focus On Energy initiatives to ensure the highest level of building efficiencies. These upgrades in building insulation modeling, appliances, and mechanical systems all work cohesively to lower energy consumption and lower tenant utility costs. The development will incorporate mindful planning for stormwater runoff. Additional onsite detention and green spaces help alleviate the burden of added non-permeable surfaces. Adding new housing opportunities closer to residents' employment will allow for a reduction in greenhouse emissions.

4. Are there cultural offerings or metrics associated with the project?

The commercial space would be available to any and all potential businesses. These could include cultural focused companies that could provide additional services to the area.

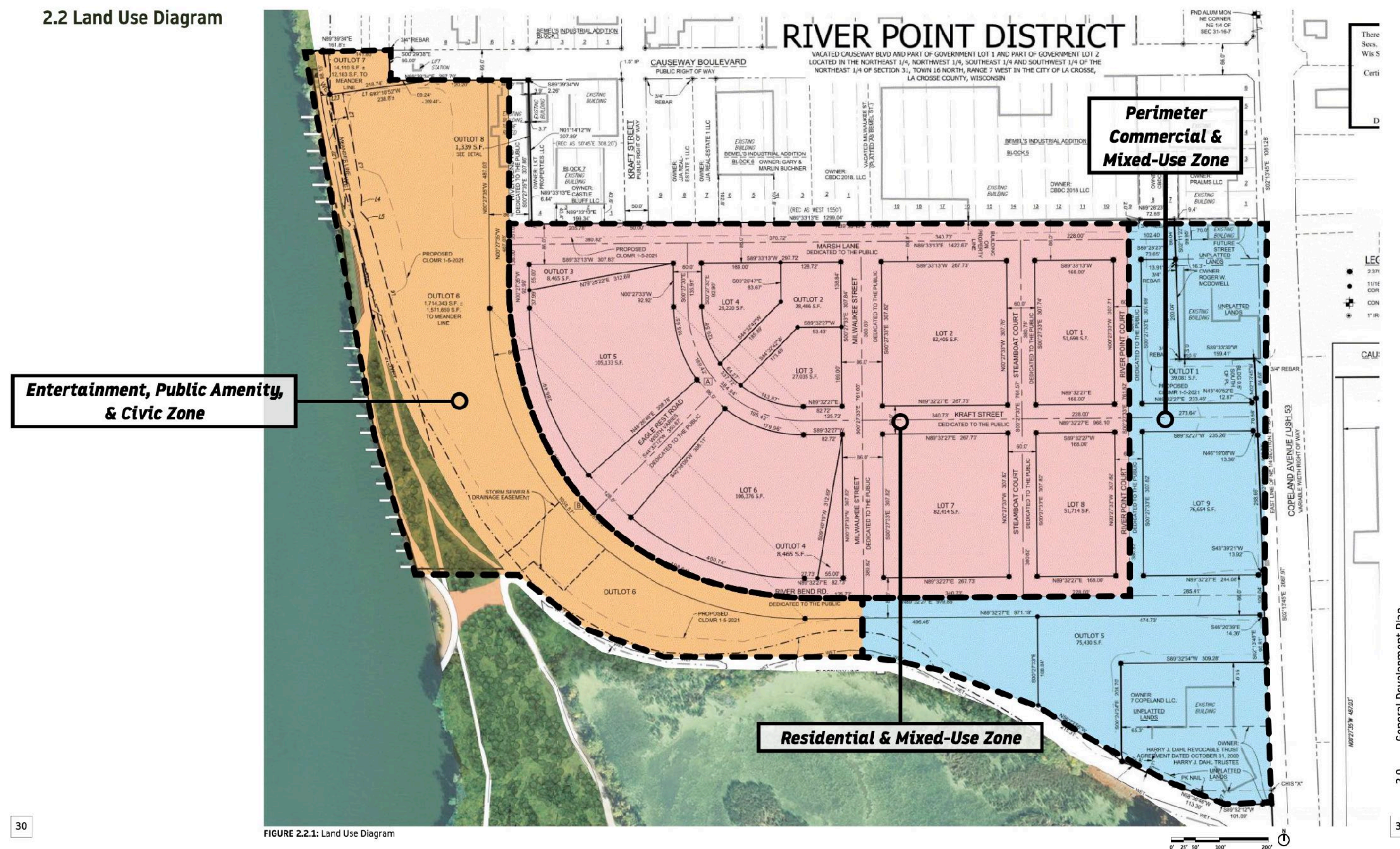
Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

2.2 Land Use Diagram

RIVER POINT DISTRICT



Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.3 Development Summary

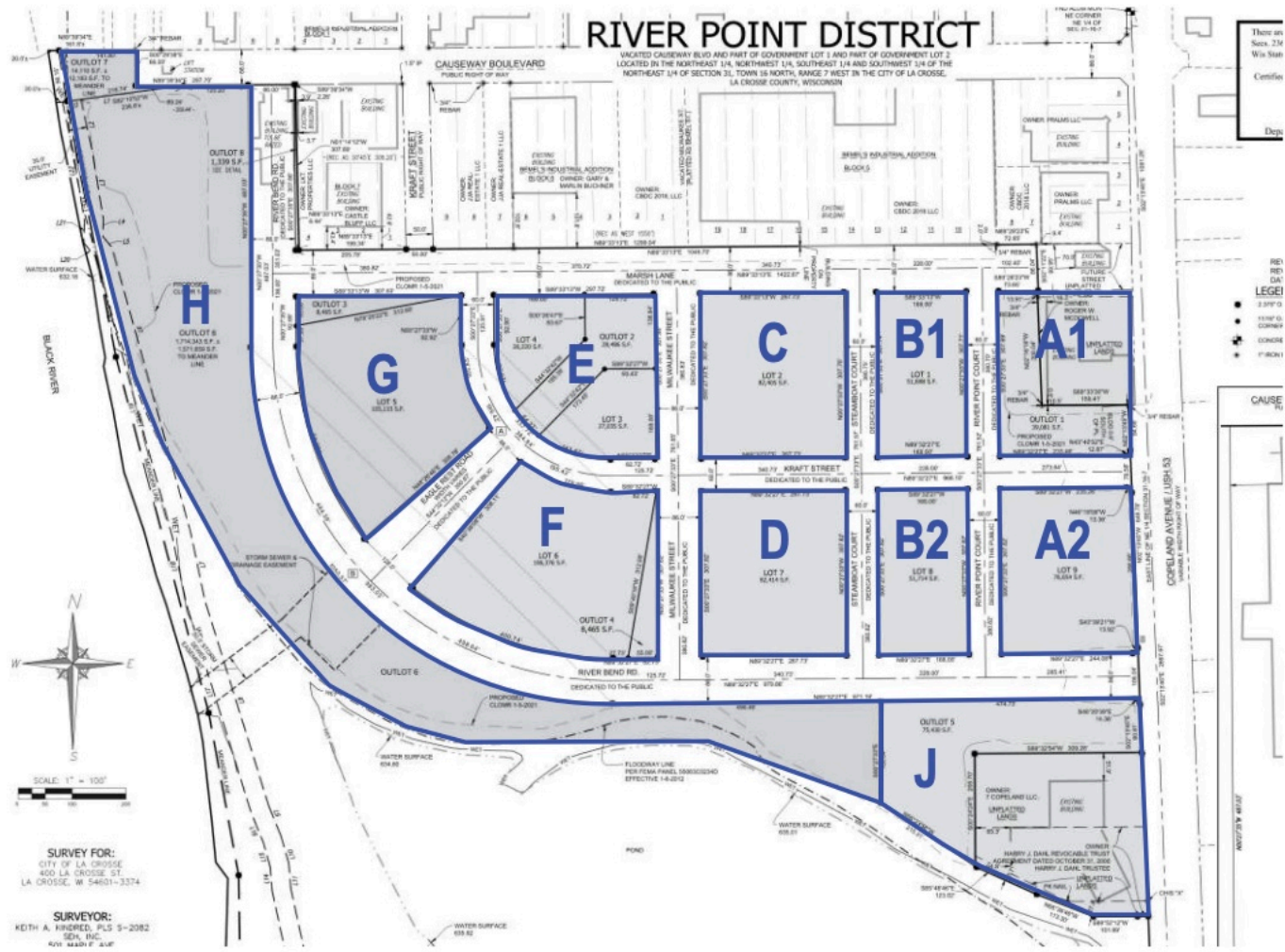
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

TABLE 2.3.1: Development Summary

Lot or Outlot	Approximate Square Footage	Approximate Acreage	Description
ZONE A1 - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 1	39,081	0.90	Zone A1 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A1 shall be a minimum of 2 stories.
ZONE A2 - Perimeter Commercial & Mixed-Use Zone			
LOT 9	76654	1.76	Zone A2 allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone A2 shall be a minimum of 2 stories.
ZONE B1 - Residential & Mixed Use Zone			
LOT 1	51,698	1.19	
ZONE B2 - Residential & Mixed Use Zone			
LOT 8	51,714	1.19	
ZONE C - Residential & Mixed Use Zone			
LOT 2	82405	1.89	
ZONE D - Residential & Mixed Use Zone			
LOT 7	82414	1.89	
ZONE E - Residential & Mixed Use Zone			
OUTLOT 2	28486	0.65	
LOT 3	27035	0.62	
LOT 4	26220	0.60	
ZONE F - Residential & Mixed Use Zone			
LOT 6	106376	2.44	
OUTLOT 4	8465	0.19	
ZONE G - Residential & Mixed Use Zone			
LOT 5	105133	2.41	
OUTLOT 3	8465	0.19	
ZONE H - Entertainment, Public Amenity, & Civic Zone			
OUTLOT 6	1714343	39.36	Entertainment, Public Amenity, & Civic. Mixed Use opportunities. Multi family residential above retail.
OUTLOT 7	14110	0.32	
ZONE J - Perimeter Commercial & Mixed-Use Zone			
OUTLOT 5	75430	1.73	Zone J allows for commercial/retail opportunities. Mixed use buildings with ground floor commercial/retail activation with residential floors above is favorable. Building height in Zone J shall be a minimum of 2 stories.
TOTAL		57.35	

*Acreages shown do not include public roadways or public green spaces.

FIGURE 2.3.2: Site plan with labeled zones corresponding to the development summary.



General Development Plan

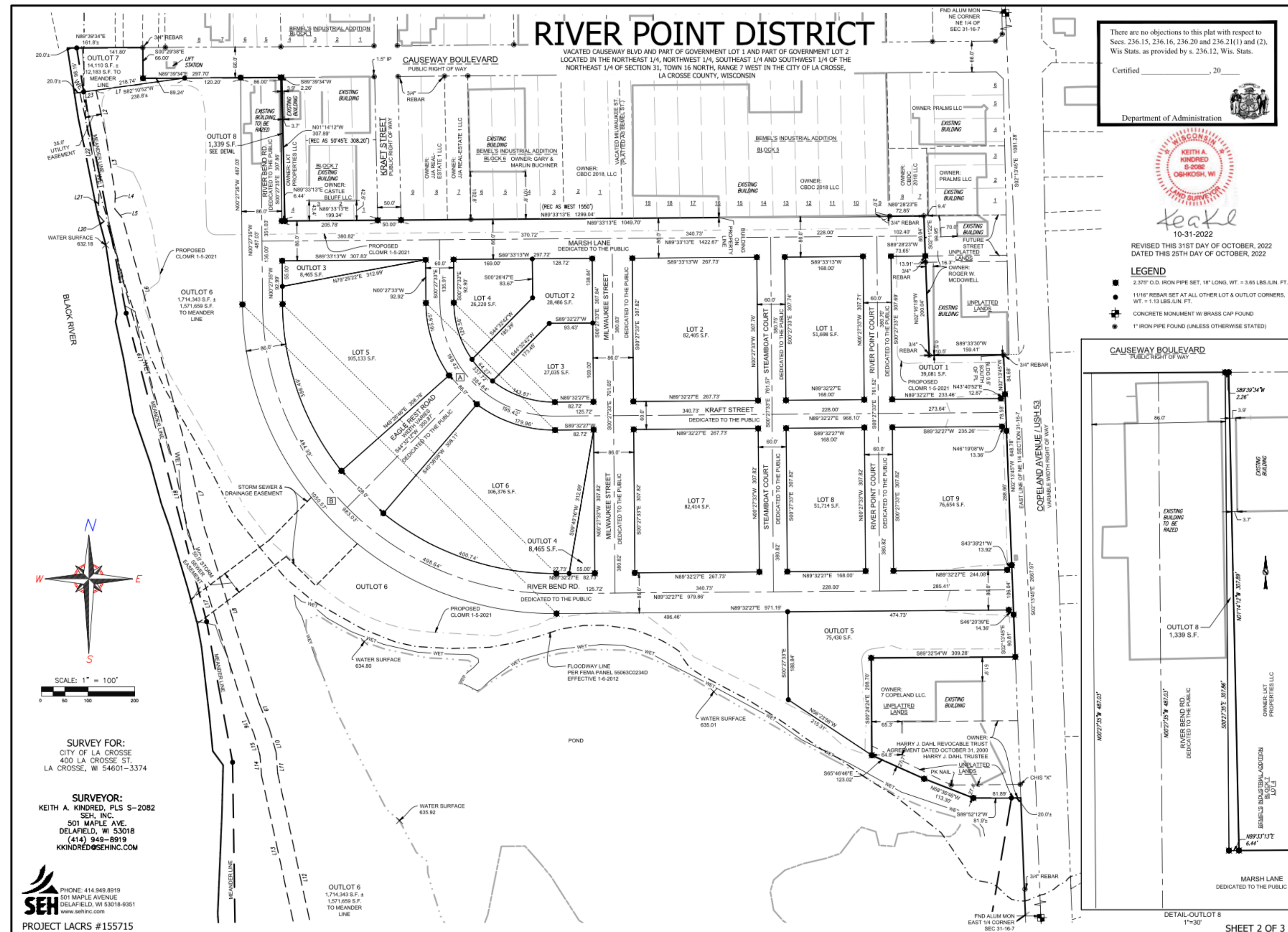
Appendix

PDD Master Plan-Reference Parcel Map

FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.

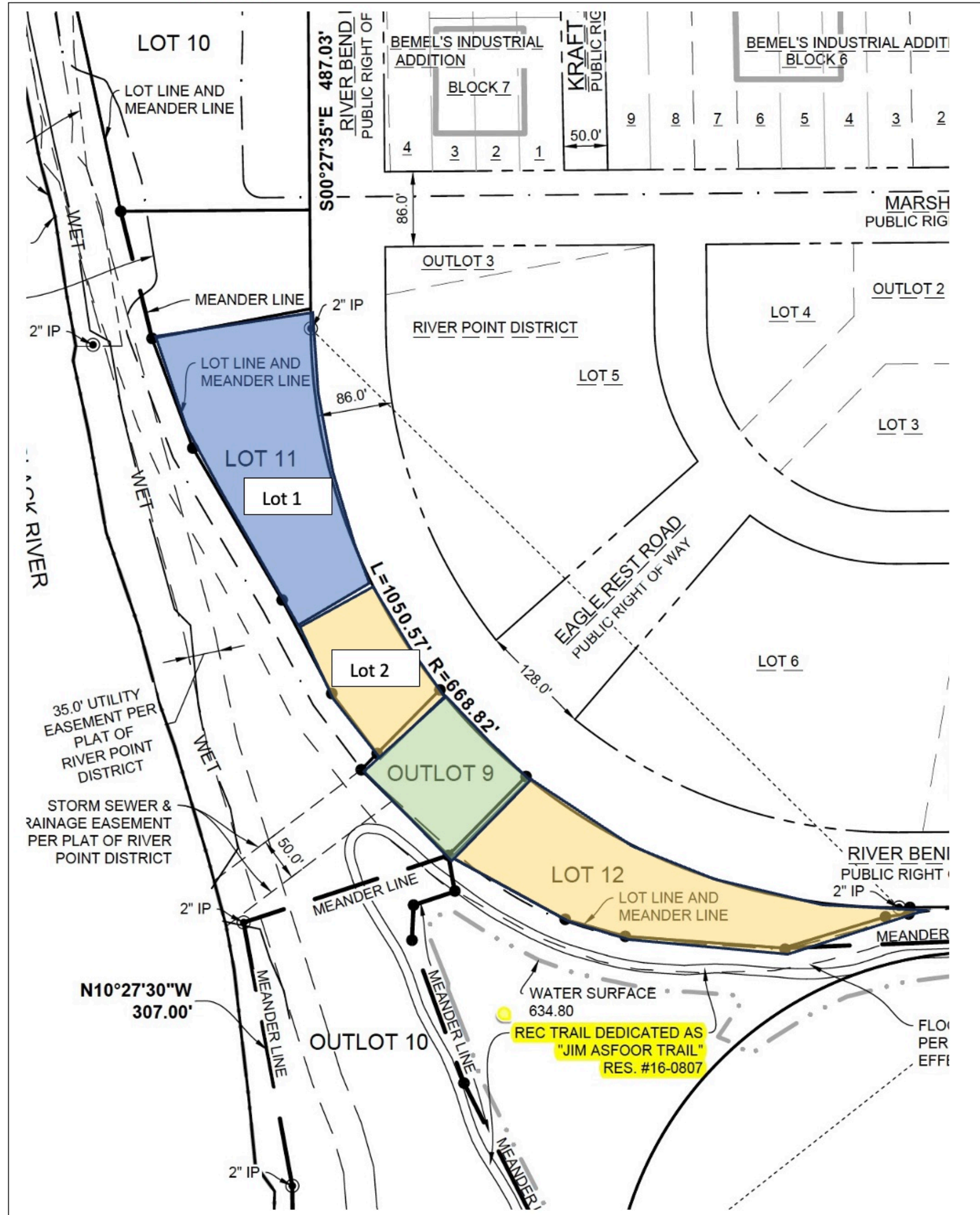


Appendix-Plat Lot Size Map



Appendix-CSM-Lot 11

Cowboy Jacks-RyKey, Lots 11 and 12 Configuration

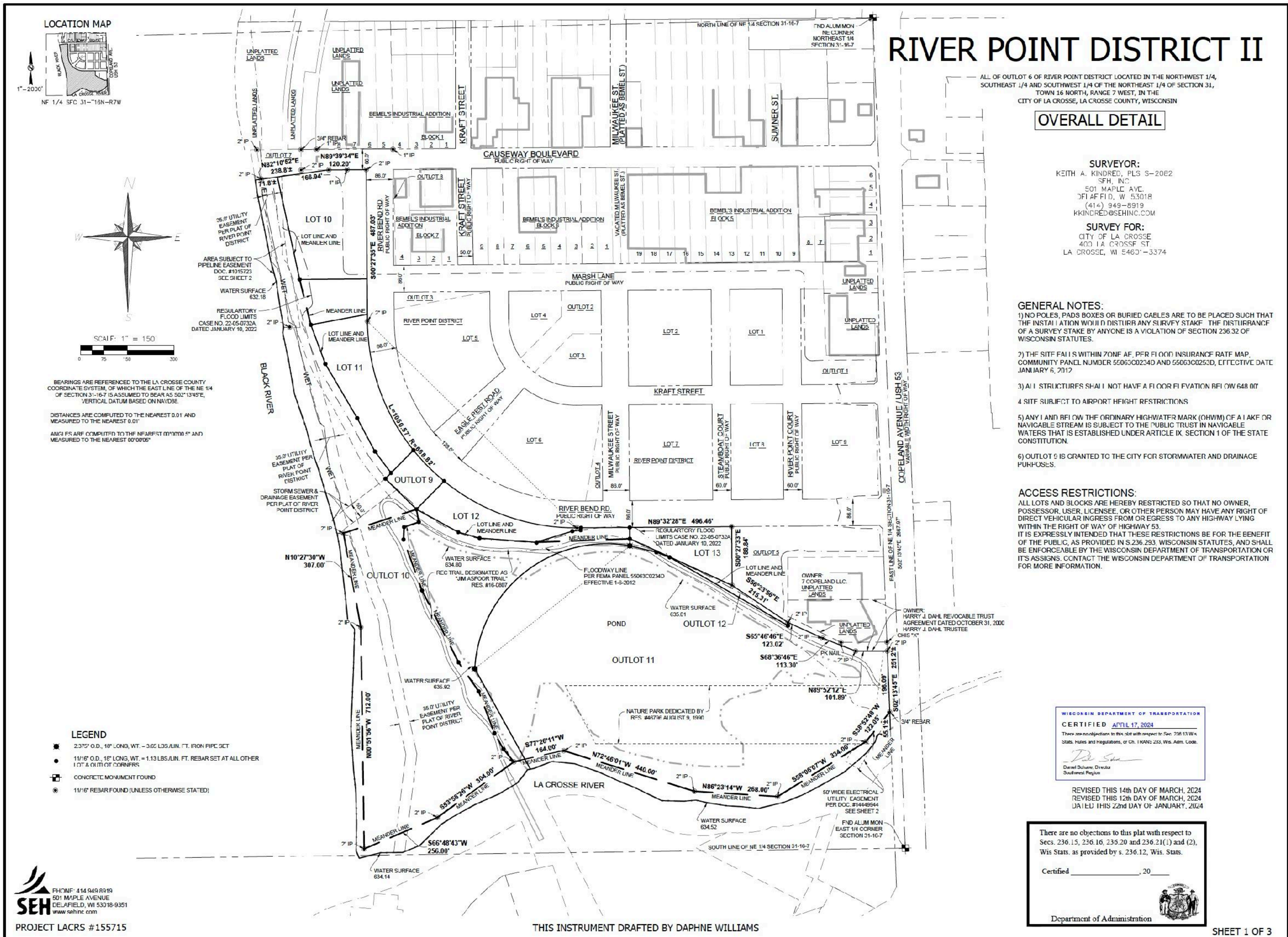


Cowboy Jacks, Lot 2 of Lot 11 with RDA Outlot 9 shown with paving improvements.



Rendering of Cowboy Jacks on Lot 2 of Lot 11 showing the RDA owned outlot 9 connection to lot 12.

Appendix-River Point District II Plat



Appendix-Non Exclusive Option Language

Delay Termination. The RDA reserves the right to review proposals from other investors on parcel_____. Should a viable proposal be brought forward by another developer, the RDA may, in its discretion, inform the current option holder of the alternate proposal and at the time of the receipt of a complete alternate proposal, the RDA may require additional information and or guarantees from the current option holder based on the option holder's original proposal (RDA) illustrating the project is progressing to construction commencement as presented per the original presentation and subsequent updates by the developer to the RDA.

Should the option holder (developer), fail to provide an adequate guarantee of progress for the proposed development to the RDA, the RDA may terminate the option with a 30-day notice and return a prorated amount of the option fee to the developer.

Appendix-Leasing Agents

Information for the Driftless Apartments:
MSP

The Driftless

Tammy Ross, Regional Manager

323 River Bend Rd

La Crosse, WI 54603

P: (608) 292-8770

F: (715) 430-2462

thedriftless@msphousing.com

Information for the **War Eagle** development:

Red Earth: Lori Fuselier lori@3amigosapartments.com

Information for **RyKey's Lofts at River Point District** (next to the Driftless Apartments on Lot 8):

Jessica Magnusen: jessica@rykeyproperties.com



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0774

Agenda Date: 7/23/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

Agenda Number:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0762

Agenda Date: 7/23/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Proposal

Agenda Number:

Extension to the Option to Purchase Agreement

This extension is made to be effective as of July 26, 2026 by and between the Redevelopment Authority of La Crosse ("RDA") and RyKey Properties, a Limited Liability Company, ("DEVELOPER").

On April 28, 2023, the parties entered into the Option to Purchase Agreement for Lot 9 River Point District ("Agreement"), with a 9 month extension in October, 2023 and a subsequent 12 month extension from July, 2024 to July, 2025, and a fourth extension from July 2025 to July, 2026, with the ability to extend the term if mutually agreed upon.

NOW, THEREFORE, the parties mutually agree and state as follows:

1. The RDA agrees to award the developer an Extended Term of twelve (12) months, effective July 26, 2026 to July, 26, 2027.
2. The DEVELOPER agrees to pay an additional Five Thousand Dollars (\$5,000), an amount determined by the RDA for a fourth extension.
3. The RDA may determine a fee waiver if a development agreement has been executed with provisions for the parcel transfer.

Redevelopment Authority of La Crosse

Adam Hatfield, Chair

Andrea Trane, Secretary

Developer

RyKey Properties, LLC



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0770

Agenda Date: 7/21/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number:



LEGAL DEPARTMENT

City of La Crosse, Sixth Floor City Hall
400 La Crosse Street, La Crosse, WI 54601
Ph: 608.789.7511 Fax: 608.789.7390
Email: attorney@cityoflacrosse.org

Stephen F. Matty
City Attorney

Krista A. Gallagher
Deputy City Attorney

Ellen R. Atterbury
Assistant City Attorney

Gideon W. O. Wertheimer
Assistant City Attorney

ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW TAX YEAR 2025

Rykey Development Agreement – The Lofts

- Parties: This agreement is between the City of La Crosse, the Redevelopment Authority of the City of La Crosse and RyKey Properties, LLC.
- Governing Bodies: Economic & Community Development Commission and the Redevelopment Authority

Project Definition:

- Development of an underutilized property into a multi-story, vertical mixed-use building structure with approximately 55 general occupancy rental units and 2,400 square feet of commercial space. The term project specifically excludes personal property and land.

Essential Terms:

- Commence construction on or before November 30, 2024
- Substantial completion on or before August 31, 2026
- Minimum construction costs of \$10,292,267
- Annual PILOT if property becomes tax exempt
- Assessed Value of \$6,228,500 by tax year 2027 for a period of 20 years (2025 improvement value = \$1,155,300)
- Cash grants: 85% of increment created for tax years 2026-2045, cap of \$2,093,000

RECOMMENDATION:

- No action needed at this time.

05.13.25

Stephen F. Matty
City Attorney

Krista A. Gallagher
Deputy City Attorney

Ellen R. Atterbury
Assistant City Attorney

Gideon W. O. Wertheimer
Assistant City Attorney



LEGAL DEPARTMENT
City of La Crosse, Sixth Floor City Hall
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Ph: 608.789.7511 Fax: 608.789.7390
Email: attorney@cityoflacrosse.org

ANNUAL DEVELOPMENT AGREEMENT COMPLIANCE REVIEW
TAX YEAR 2025

War Eagle Development Agreement

- Parties: This agreement is between the City of La Crosse and War Eagle, LLC.
- Governing Bodies: Redevelopment Authority and the Economic & Community Development Commission.

Project Definition:

- Improvement of real estate by constructing 6 story mixed use building consisting of 51 residential apartments, 12,000 square feet of commercial space and interior and exterior surface parking. Specifically excludes personal property and land.

Essential Terms:

- Minimum Construction Costs - \$18,455,000
- Tax Guarantee: \$10,798,200 by tax year 2026
- Cash grants: 85% of increment created for tax years 2024-2037, cap of \$2,140,000

RECOMMENDATION:

- No action needed at this time.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0739

Agenda Date: 8/6/2026

Version: 2

Status: New Business

In Control: Finance & Personnel Committee

File Type: Resolution

Agenda Number:

Resolution allocating TID (Tax Increment District) 11 funds to the Redevelopment Authority (RDA) to oversee predevelopment work for the Public Market project.

RESOLUTION

WHEREAS, public markets have been shown to support economic growth, expand equitable access to healthy foods, and create a space for community involvement and belonging; and

WHEREAS, in 2017, the City of La Crosse began exploring the establishment of a public market and subsequently appropriated funding for the completion of a feasibility study and business plan (File No. 18-0642); and

WHEREAS, feasibility study and business plans were completed in 2021, leading the Common Council to adopt Resolution 21-0182 expressing its desire to pursue development of a public market; and

WHEREAS, staff have worked to further this effort over the past year, including conducting meetings with peer cities, speaking with public market experts, and attending formal training on markets; and

WHEREAS, staff have determined the feasibility study and business plan completed between 2017 and 2021 should be updated to reflect current market conditions, project costs, and development opportunities prior to advancing the project; and

WHEREAS, staff advise the best avenue for successful completion of the Public Market involves a partnership with the RDA in conjunction with a third-party entity to continue and complete predevelopment work associated with the Public Market project.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of La Crosse that it hereby allocates \$600,000 to the RDA from TID 11 for urban renewal, including the predevelopment work associated with the Public Market project.

BE IT FURTHER RESOLVED this work will include an assessment of existing conditions, market concept development, the completion of a business and design plan, market organization and governance planning, and costs associated with staffing support and administration.

BE IT FURTHER RESOLVED the appropriate City staff are hereby authorized to take any and all steps necessary to effectuate said resolution.



CITY OF LA CROSSE

400 La Crosse Street
La Crosse, Wisconsin 54601
(608) 789-CITY
www.cityoflacrosse.org

LEGISLATION STAFF REPORT FOR COUNCIL

File ID	26-0739	Caption	Resolution allocating \$600,000 to the Redevelopment Authority (RDA) from Tax Increment District (TID) 11 to oversee predevelopment work for the Public Market project.
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Staff/Department Responsible for Legislation

Planning and Development

Requestor of Legislation

Location, if applicable

Within the TID 11 half mile boundary

Summary/Purpose

This resolution would allocate \$600,000 from TID 11 to the RDA for urban renewal, including the completion of pre-development work associated with a public market.

Background

In 2017 the City began work exploring a public market project, to which a feasibility study, site analysis, and business plan were conducted. In 2021, the City adopted a resolution expressing its desire to pursue the development of a public market. Due to the pandemic and other factors this project was put on hold.

Staff has worked to further this effort over the past year, including further research, connecting with peer cities, speaking with public market experts, and attending formal training on markets. As a result of these efforts, staff is recommending the previous studies be updated to reflect current market conditions, project costs, and development opportunities prior to advancing the project. Staff advise the best avenue for this involves a partnership with the RDA, in conjunction with a third-party entity to complete the predevelopment work associated with the Public Market project.

Fiscal Impact

\$600,000 from TID 11

Staff Recommendation

Approval



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 26-0763

Agenda Date: 7/23/2026

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Request