



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda Redevelopment Authority

Thursday, December 18, 2025

4:00 PM

Grandad Room - City Hall

The meeting is conducted in person and virtually via the links below. To join the meeting click this link (or typing 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 from November 20, 2025 meeting.

Agenda Items:

1. Introduction of new RDA member, Phil Ostrem.
2. [25-1430](#) Consideration and possible action on snow removal bids and agreement for River Point District.
Attachments: [Snow removal bids and agreement](#)
3. [25-1431](#) Consideration and possible action on Property Management Agreement for 63 Kraft St.
Attachments: [Property Management Agreement.pdf](#)
4. [25-1429](#) Monthly Financial Update - December 2025.
Attachments: [December Financials.pdf](#)
5. [25-1428](#) Monthly Project Manager Update for River Point District - December 2025
Attachments: [December 2025](#)
6. [25-1432](#) Consideration and possible action on proposals for Lot 11.

(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.)

7. [25-1433](#) Consideration and possible action on proposal for Lot 12.

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.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1430

Agenda Date: 12/18/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 2.



December 9, 2025

River Point District Sidewalk Snow Removal Bids and Draft Agreement

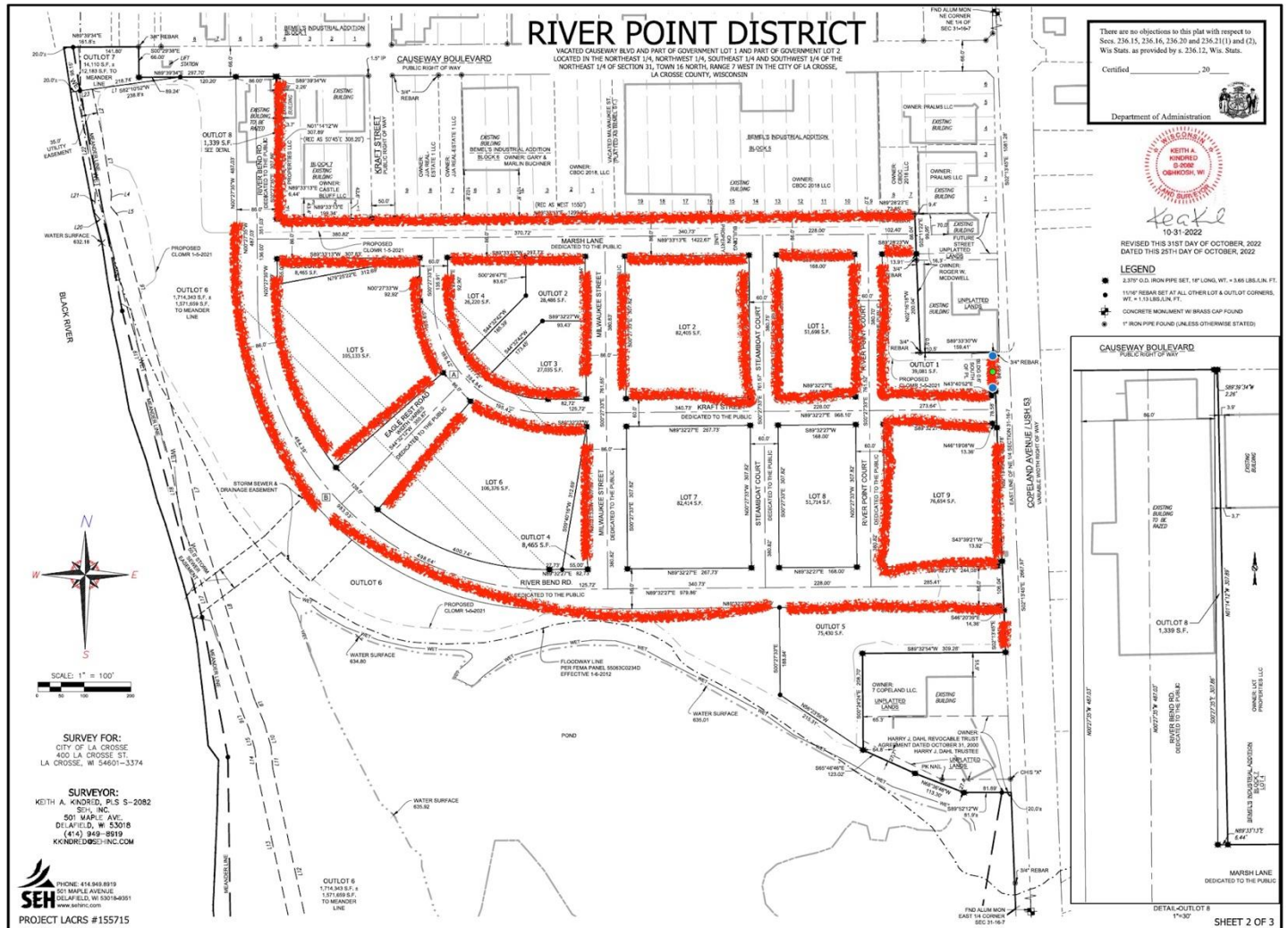
Introduction: The Redevelopment Authority of the City of La Crosse, owning land in the River Point District development, is required to contract snow removal on the sidewalk areas. This would not include the privately held sites that have been sold, as once the property transfers to private ownership, it is the responsibility of the new landowner to handle maintenance. Minimum snow removal requirements for sidewalks focus on accessibility through the winter months, so a preferred path to the full width of the sidewalk, or a minimum of 4' is preferred, including removal of snow from curb ramps. Additionally, the following bids were gathered based on the available equipment these companies use, which is suited for urban sidewalks-a blower-brush machine, or light plow made for urban sidewalks is preferred over heavy equipment such as a skid steer to avoid damage to new infrastructure.

Bids received:

Company	Contact	Telephone/Email	Pricing
Property Reliance	Marty Walleser	608-790-6798 Martywalleser@propertyreliance.com	0-3": \$500 3-6": \$700 6-9": \$900 9-12": \$1,100 Additional services include salting when needed at \$.40 per pound plus \$100 per man hour
Peterson Snow Plowing	Tom Peterson	608-769-7669 Tomlax777@aol.com	Flat rate of \$1,275.00 for any snowfall over 1"
BKC Construction	Caleb	608-780-1811 info@bkconstruction.com	Flat Fee of \$850 for snow up to 6". 6-10" add 35%. 10" plus add 50%. \$150 per man hour for salt plus salt costs \$20 per bag



This is the map given to the bidders on the applicable areas needing snow removal minus the privately owned lots:



The lineal feet calculation is approximately 1,875.00 lf of sidewalk.



It is important to note the average snowfalls in La Crosse are as follows:

- The average snowfall per event is 1.5 inches
- Measurable snowfalls occur on average 30 times per season
- By month averages:
 - Nov. 3 to 4 inches
 - Dec. 11 to 12 inches
 - January: 9 to 10 inches
 - February: 7 to 8 inches
 - March: 3 inches
 - April: 1 to 3 inches

Given the 1.5 inches averages and 30 events, the cost for annual snow removal based on the current land holdings of the RDA would be approximately \$15,000+

Based on the costs provided, it appears property reliance is the most affordable. They also have a range of machines that are suitable for urban sidewalks.



Standard Agreement Example

SNOW REMOVAL SERVICES AGREEMENT BETWEEN THE CITY OF LA CROSSE REDEVELOPMENT AUTHORITY AND Vendor Goes Here

This Agreement is entered into this _____ day of _____, 2025, between the **City of La Crosse REDEVELOPMENT AUTHORITY**, Wisconsin, a Wisconsin municipal corporation with offices located at 400 La Crosse Street, La Crosse, Wisconsin 54601 (“**RDA**”), and Vendor Goes Here, with offices located at Vendor Address (“**Contracting Party**”).

WITNESSETH:

Whereas, the RDA has certain property that requires snow removal and other services at certain times during the year, and desires to enter into an agreement concerning such services, and

Whereas, the Contracting Party desires to provide snow removal and other services to the City pursuant to the terms and conditions set forth in this Agreement, the City’s Standard Terms and Conditions, the Request for Quotations – 2025 River Point District Snow Removal Services, dated December, 2025; any addendums and additions, and any negotiated extensions as allowed and approved by Park Management and/or the Board of Public Works or RDA,

Whereas, the RDA and Contracting party wish to set forth in this agreement their respective commitments, understands, rights and obligations as more fully described herein.

NOW THEREFORE, in consideration of the mutual covenants and agreements herein exchanged, and other good and valuable consideration, the receipt and sufficiency of which the parties acknowledge, the parties hereto agree as follows:

- 1. Services.** Contracting Party shall provide the City with snow removal and other services at City properties listed herein. Frequency of snow removal shall be as city regulations require removal of snow from public sidewalks after snowfalls. Contracting Party will further provide services such as salt or ice removal specified pursuant to the terms and conditions set forth in this Agreement as conditions require, the City’s Standard Terms and Conditions, per the map of applicable sidewalks which are attached to and incorporated into this Agreement.
- 2. Rates.** City will pay the Contractor at the rates as set forth in attached site list(s), which is attached to and incorporated into this Agreement.
- 3. Invoices.** Invoices will be submitted monthly with separate bills for individual City Departments, as indicated on the site summary. Invoices are payable within forty-five (45) days of receipt at the address set forth on the invoice.



**SNOW REMOVAL SERVICES AGREEMENT BETWEEN
THE CITY OF LA CROSSE**

AND

[Vendor Goes Here](#)

4. Term. The term of the Agreement shall be from the period of December 19, 2025, THROUGH APRIL 30, 2026, unless terminated earlier by the City of La Crosse RDA.

5. Insurance. Contractor shall hold private business and liability insurance as required by the City's standard terms and conditions.

6. Damages. Any damage to city infrastructure or private property during the conduct of these operations shall be the sole responsibility of the contractor for repairs.

7. Equipment. Contractor shall provide equipment sufficient to remove snow as required by City ordinance. Equipment shall be suitable for urban sidewalks and infrastructure without damaging surfaces, such as brush and blower machines or suitable light plows made for sidewalk applications.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day, month and year set forth above.

CITY OF LA CROSSE:

CONTRACTING PARTY:



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1431

Agenda Date: 12/18/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: General Item

Agenda Number: 3.

PROPERTY MANAGEMENT AGREEMENT



Do not use as a listing for sale (designed for use by real estate licensees).

1 **GENERAL PROVISIONS** Property Management Agreement ("Agreement") made this 15th day of December,
2 2025, between Redevelopment Auth. of Lax
3 _____ ("Owner"), and River Valley Property Management of WI
4 _____ ("Manager").

5 **PROPERTY DESCRIPTION** Street address is: 63 Kraft Street
6 _____ in the _____ City _____ of _____ La Crosse _____, County of
7 La Crosse, Wisconsin ("Property"). Property includes 1 rental Units subject to this agreement.
8 Insert schedule of Units, additional description and additional properties at lines 311-333 or in an addendum per lines
9 334-336, as needed.

10 Owner gives Manager the exclusive right to manage the Property on the following terms:

11 **COLLECTION OF RENT AND OTHER FUNDS** CHECK, COMPLETE AND STRIKE AS APPLICABLE :

12 ☐ Owner shall collect the following types of funds: application fees, credit check fees, earnest money,
13 security deposits, rent, income, _____ and deposit them in the following account:
14 _____

15 Owner's Property Account, Manager's Trust Account, _____
16 ☐ Manager as Signatory. Owner will designate Manager as a signatory on the Owner's Property
17 Account and authorizes Manager to make all disbursements authorized under this Agreement.

18 ☒ Manager shall collect the following types of funds: application fees, credit check fees, earnest money,
19 security deposits, rent, income, N/A Agreement subject to change once tenant secured
20 _____ and deposit them in the following account:

21 Owner's Property Account, Manager's Trust Account, _____
22 ☐ Other: _____
23 _____

24
25 **DISBURSEMENT OF PROPERTY FUNDS** Manager shall pay all obligations and expenditures necessarily and
26 properly incurred on behalf of the Owner in the management and operation of the Property including, but not limited to,
27 insurance premiums, real estate taxes, mortgage payments, supplies, maintenance, advertising costs, repairs and
28 expenses necessitated by tenant damage or turnover (cleaning, carpet replacement, etc.) and professional fees
29 ("Monthly Expenses"). Additional Monthly Expenses may include: _____
30 _____; (strike any that do not apply). Manager shall disburse the
31 management fee when due (see lines 37-47).

32 Owner shall maintain sufficient funds in the account used by Manager to pay Monthly Expenses and shall provide
33 adequate reserve funds for repairs and emergencies. Owner shall upon written notice by Manager promptly deposit
34 additional funds as may be necessary to pay Monthly Expenses and other expenses that are the responsibility of
35 Owner if the account balance becomes insufficient to meet these needs. Owner shall reimburse Manager within 30
36 days for any funds advanced by Manager from Manager's funds on Owner's behalf.

37 **MANAGEMENT FEE** Manager's compensation shall be paid on a regular monthly basis or _____
38 _____. Owner and Manager agree Manager's commission shall be calculated as follows: _____
39 _____

40 Owner and Manager also agree Manager shall be due the following fees: CHECK AND COMPLETE AS APPLICABLE :
41 ☐ A leasing/renewal fee in the amount of _____ payable
42 upon execution of an original Lease or Rental Agreement and upon any renewal of a Lease or Rental Agreement;

43 ☐ Termination fee in the amount of _____
44 if the sale of the Property's terminates this Agreement;

45 ☐ Collection fee in the amount of _____ for bad debts collected by Manager;
46 ☒ Other: 300.00 flat rate monthly

47
48 **COMPENSATION TO OTHERS:** Manager will offer the following commission to cooperating firms working with tenants
49 as tenant representatives or subagents when renting the Units: N/A
50 _____

51 **There is no standard market commission rate. Commissions and types of service may vary by Manager or firm**
52 **and are negotiable based on the Manager or firm you hire.**

NOTICE: Manager has the authority under section 779.32 of the Wisconsin Statutes to file a broker lien for commissions or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial real estate, if any, that is the subject of this Agreement. "Commercial real estate" includes all real estate except (a) real property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not contain any buildings or structures, and (c) real property that is zoned for agricultural purposes.

MANAGER'S AUTHORITY Owner authorizes Manager to perform the following property management duties. Manager agrees to use professional knowledge and skill and reasonable efforts to fulfill the following tasks:

☐ **Marketing:** Advertise the availability of rental Units by reasonable means, including, without limitation, the Internet, multiple listing services, social media, "For Rent" and other appropriate signs.

☐ **Showings:** Show rental Units at reasonable times and upon reasonable advance notice as required by law.

☐ **Select Tenants:** Solicit, review and verify tenant applications; and qualify and approve prospective tenants in accordance with Owner's written tenant screening standards and fair housing and other applicable law. Attach Owner's written tenant screening standards per lines 334-336.

☐ **Execute Rental Agreements:** Prepare Leases, Rental Agreements and other legally required disclosures and documents using forms provided by or approved by Owner (all forms shall identify Owner or an attorney as drafter); and negotiate, sign (as agent of Owner), renew and terminate rental agreements for the rental Units in accordance with Owner's rental criteria and standards attached to this Agreement in accordance with lines 334-336. Lease terms shall be no longer than one year without prior written authorization of Owner.

☐ **Legal Action:** Sign and serve, as agent of the Owner, such notices as may be appropriate. To the extent allowed by law, initiate appropriate legal action as agent of the Owner, including but not limited to, legal action to terminate tenancies, evict tenants, recover possession of Property, recover rents and other money due Owner; and settle, compromise and release such actions and reinstate such tenancies as deemed necessary by Manager. Manager may retain legal counsel on Owner's behalf, upon Owner's prior written approval, to provide legal advice or take legal action on behalf of Owner.

☒ **Maintenance and Repairs:** Make all necessary repairs, improvements, and alterations required to maintain the Property in a good state of repair and appearance; purchase or lease on behalf of the Owner, all equipment, tools, appliances, materials and supplies necessary for the continuous maintenance and operation of the Property; and hire outside contractors as necessary. Attach any itemized schedule of maintenance and repair items and responsibilities in accordance with lines 334-336. Manager agrees to secure the prior approval of the Owner on all expenditures in excess of \$750.00 for any one item, except when, in the opinion of the Manager, such maintenance or repairs are necessary to protect the Property from damage or to maintain required services to the tenants ("Emergency Maintenance or Repairs"). Manager will promptly notify Owner of any Emergency Maintenance or Repairs.

☒ **Utilities and Service Contracts:** Enter into utility and service contracts as agent of Owner, including but not limited to, contracts for electricity, gas, fuel, water, telephone, cleaning, trash removal, snow removal, lawn care, pest control and other contracts for goods and services as Manager shall deem advisable and necessary for the efficient operation and maintenance of the Property. Owner approval is required for contracts exceeding three (3) years or the term of this Agreement.

☐ **Employees:** Employ, discharge, and supervise, as agent of the Owner, any on-site managers, maintenance staff and other employees required for the efficient operation and maintenance of the Property. All such on-site managers, maintenance staff and other employees shall be, for all purposes, employees of (Owner) (Manager) **STRIKE ONE** ("Manager" if neither is stricken) (hereinafter "Employer"). Employer shall be solely responsible for injuries and damages caused by employees' acts or omissions except for injuries and damages caused by the other party's negligence or intentional wrongdoing. Employer shall obtain Worker's Compensation coverage if applicable.

☐ **Other:** Snow removal, lawn care and/or regular maintenance needs to maintain the integrity of property.

Attach addenda per lines 334-336, if needed.

BOOKS OF ACCOUNT AND RECORDS Manager shall maintain full and complete accounting books and records with correct entries for all income and expenses resulting from the operation and management of the Property. Such accounting books and records shall be the property of the Owner and shall at all times be available electronically or during regular business hours at Manager's principal place of business, for inspection by Owner or a duly authorized representative of Owner. Manager shall furnish to Owner a detailed statement of all income and expense for each month on the following schedule: As needed.

Within 30 days after the close of Owner's accounting year Manager shall deliver to Owner a detailed statement of all income and expense of such accounting year and shall, if instructed by Owner, cause to be prepared at Owner's expense and delivered to Owner, an accounting year-end balance sheet and a profit and loss statement of the Property for such accounting year, which shall be prepared by an accountant designated by Owner.

112 **OWNER COOPERATION** Owner agrees to:

- 113 (1) Make available to Manager all data, accounting, financial and tenant records, copies of all code violation orders and
 114 notices, information and reports regarding any lead-based paint (LBP) and other conditions affecting the Property,
 115 and other documents and materials required in connection with management of the Property;
 116 (2) Provide or approve tenant screening criteria, a Rental Agreement, nonstandard rental provisions, any rental
 117 agreement addenda, rules and regulations, and related forms and materials for Manager's use with tenants; and
 118 (3) Cooperate fully with Manager in Manager's actions under this Agreement and immediately provide to Manager, in
 119 writing, the names and any contact information for any prospective tenant known to Owner.

120 **OWNER REPRESENTATIONS** Owner warrants and represents to Manager that:

- 121 (1) Owner has no notice or knowledge of any of the following conditions affecting the Property unless indicated at lines
 122 311-333, in an addendum per lines 334-336, or disclosed in other documentation Owner has provided to Manager:
 123 (a) Uncorrected code violations as described in Wis. Stat. § 704.07(2)(bm);
 124 (b) A lack of hot or cold running water;
 125 (c) Plumbing or sewage disposal facilities that are not in good operating condition;
 126 (d) Heating facilities serving any rental unit that are not in safe operating condition, or are not capable of
 127 maintaining a temperature, measured in occupied areas at the approximate center of the room, midway between
 128 floor and ceiling, of not less than 67° F (19° C) during all seasons of the year that the rental unit is occupied;
 129 (e) A lack of electrical service, or electrical wiring, outlets, fixtures or other components of the electrical system that
 130 are not in safe operating condition;
 131 (f) Any structural or other conditions in the Property which constitute a substantial hazard to the health or safety of
 132 the tenant(s), or create an unreasonable risk of personal injury as a result of any reasonably foreseeable use of the
 133 Property other than negligent use or abuse of the Property by tenant(s); and
 134 (g) Other conditions or occurrences that would significantly reduce the value of the rental interest to a reasonable
 135 person with knowledge of the nature and scope of the condition or occurrence.
 136 (2) Owner has made no rent concessions or other agreements affecting the Property.
 137 (3) Owner agrees to make the following repairs and build-outs to the Property: N/A

138
 139 Exceptions to representations stated in lines 121-135: _____
 140 _____
 141 _____

142 **INSURANCE** Owner agrees to carry comprehensive insurance covering the Property in the amount Owner deems
 143 appropriate for replacement coverage, with a minimum of _____ Dollars
 144 (\$ _____) liability coverage, and to direct the company issuing the insurance to name Manager and
 145 Manager's on-site managers, maintenance staff and other employees, as additional insureds under the policy's liability
 146 coverage.

147 **INDEMNIFICATION** Owner agrees to indemnify and hold Manager harmless for losses, damages, costs and
 148 expenses, including attorney's fees, arising out of this Agreement unless caused by the gross negligence or intentional
 149 wrongdoing of Manager.

150 **DEFAULT** In the event of a material default by either party to this Agreement, this Agreement may be terminated by
 151 the non-defaulting party if such default is not cured within ten (10) days after delivery of written notice of such default to
 152 the defaulting party. In the event any legal proceeding (including appellate proceedings) arises as a result of any default
 153 under this Agreement, the prevailing party shall be entitled to reimbursement of any costs and expenses, including
 154 reasonable attorney fees, incurred by the prevailing party in connection therewith.

155 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Agreement, delivery of
 156 documents and written notices to a party shall be effective only when accomplished by one of the following methods:

157 (1) **Personal**: giving the document or written notice personally to the party, or the party's agent for delivery if named.

158 Name of Owner's agent for delivery, if any: Andrea Trane

159 Name of Manager's agent for delivery, if any: Heather Fischer

160 ☐ (2) **Fax**: fax transmission of the document or written notice to the following number:

161 Owner: (_____) _____

Manager: (_____) _____

162 ☐ (3) **Commercial**: depositing the document or written notice, fees prepaid or charged to an account, with a
 163 commercial delivery service, addressed either to the party, or to the party's agent for delivery, for delivery to the party's
 164 address at line 167 or 168.

165 ☐ (4) **U.S. Mail**: depositing the document or written notice, postage prepaid, in the U.S. Mail, addressed either to
 166 the party, or to the party's agent for delivery, for delivery to the party's address at line 167 or 168.

167 Address for Owner: _____

168 Address for Manager: _____

169 ☐ (5) **E-Mail**: electronically transmitting the document or written notice to the e-mail address.

170 E-Mail address for Owner: tranea@cityoflacrosse.org

171 E-Mail address for Manager: hfischer@cbrivervalley.com

MISCELLANEOUS PROVISIONS This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin. This Agreement represents the entire agreement of the Parties. All prior negotiations and discussions have been merged into this Agreement. No modification or waiver of this Agreement or any part hereof the State of Wisconsin. This Agreement represents the entire agreement of the Parties. All prior negotiations and Agreement shall be deemed to be a waiver of any other subsequent breach or condition, whether of like or different nature. The validity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their personal representatives, successors, and assigns.

DEFINITIONS

■ **ADVERSE FACT:** "Adverse fact" means any of the following:

(a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

- 1) Significantly and adversely affecting the value of the Property;
- 2) Significantly reducing the structural integrity of improvements to real estate; or
- 3) Presenting a significant health risk to occupants of the Property.

(b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

■ **DEADLINES – DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the event occurred and counting subsequent calendar days.

■ **LEASE:** "Lease" means an agreement, whether oral or written, for transfer of possession of real property, or both real and personal property, for a definite period of time. A Lease is for a definite period of time if it has a fixed commencement date and a fixed expiration date or if the commencement and expiration can be ascertained by reference to some event, such as completion of a building. An agreement for transfer of possession of only personal property is not a Lease.

■ **MATERIAL ADVERSE FACT:** "Material adverse fact" means an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

■ **RENTAL AGREEMENT:** "Rental Agreement" means an oral or written agreement between a landlord and tenant, for the rental or Lease of a specific dwelling unit or premises, in which the landlord and tenant agree on the essential terms of the tenancy, such as rent. Rental Agreement includes a Lease. Rental Agreement does not include an agreement to enter into a Rental Agreement in the future.

NON DISCRIMINATION Owner and Manager and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

DISPUTE RESOLUTION The Parties understand that if there is a dispute about this Agreement or an alleged breach, and the Parties cannot resolve the dispute by mutual agreement, the Parties may consider alternative dispute resolution instead of judicial resolution in court. Alternative dispute resolution may include mediation and binding arbitration. Should the Parties desire to submit any potential dispute to alternative dispute resolution, it is recommended that the Parties add such in Additional Provisions or in an Addendum.

NOTE: Wis. Stat. § 452.142 places a time limit on the commencement of legal actions arising out of this Agreement.

DISCLOSURE TO CLIENTS **Note:** The language on lines 217-283 is required by Wis. Stat. § 452.135(2) in an agency agreement for brokerage services, such as real estate rentals, between a manager who is a real estate licensee and an owner/client.

Under Wisconsin law, a brokerage firm (herein firm) and its brokers and salespersons (hereinafter agents) owe certain duties to all parties to a transaction:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See lines 195-198.)
- (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your confidential information or the confidential information of other parties. (See lines 284-301.)
- (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

**BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.
A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect your transaction, unless you release the firm from this duty.
- (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse Facts.
- (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests that are within the scope of the agency agreement.
- (d) The firm and its agents will negotiate for you, unless you release them from this duty.
- (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless required by law, give information or advice to other parties who are not the firm's clients, if giving the information or advice is contrary to your interests.
- If you become involved in a transaction in which another party is also the firm's client (a "multiple representation relationship"), different duties may apply.

MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY

- A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a party in the same transaction. If you and the firm's other clients in the transaction consent, the firm may provide services through designated agency, which is one type of multiple representation relationship.
- Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations. Each client will be able to receive information, opinions, and advice that will assist the client, even if the information, opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal any of your confidential information to another party unless required to do so by law.
- If a designated agency relationship is not authorized by you or other clients in the transaction you may still authorize or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions, and advice which may favor the interests of one client over any other client. Under this neutral approach, the same agent may represent more than one client in a transaction.
- If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage services to more than one client in the transaction.

CHECK ONLY ONE OF THE THREE BELOW:

- ☒ The same firm may represent me and the other party as long as the same agent is not representing us both (multiple representation relationship with designated agency).
- ☐ The same firm may represent me and the other party, but the firm must remain neutral regardless if one or more different agents are involved (multiple representation relationship without designated agency).
- ☐ The same firm cannot represent both me and the other party in the same transaction (I reject multiple representation relationships).

NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your agency agreement the commission or fees that you may owe to your firm. If you have any questions about the commission or fees that you may owe based upon the type of agency relationship you select with your firm, you should ask your firm before signing the agency agreement.

SUBAGENCY

Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by providing brokerage services for your benefit. A subagent firm and the agents with the subagent firm will not put their own interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to other parties if doing so is contrary to your interests.

PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

284 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** Manager and its agents will keep confidential any information given to
 285 Manager or its agents in confidence, or any information obtained by Manager and its agents that a reasonable person
 286 would want to be kept confidential, unless the information must be disclosed by law or you authorize Manager to
 287 disclose particular information. Manager and its agents shall continue to keep the information confidential after Manager
 288 is no longer providing brokerage services to you.

289 The following information is required to be disclosed by law:

290 1) Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 195-198).

291 2) Any facts known by Manager and its agents that contradict any information included in a written inspection report
 292 on the property or real estate that is the subject of the transaction.

293 To ensure that Manager and its agents are aware of what specific information you consider confidential, you may list
 294 that information below (see lines 296-298). At a later time, you may also provide Manager with other information you
 295 consider to be confidential.

296 **CONFIDENTIAL INFORMATION:** _____

299 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by Manager and its agents): _____

302 **LEAD-BASED PAINT PROVISIONS** If Property includes "target housing" (pre-1978 residential dwelling units) Owner
 303 shall be responsible for identification and elimination of lead-based paint ("LBP") hazards and compliance with all
 304 applicable LBP laws. Manager shall (a) advise Owner of Owner's obligations under the LBP laws, (b) ensure that
 305 Owner discloses known LBP, (c) ensure that Owner provides available LBP reports, the EPA's "Protect Your Family
 306 From Lead in Your Home" pamphlet, and the required warning language to tenants, and (d) obtain required signatures
 307 and the tenants' written acknowledgments.

308 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and
 309 persons registered with that registry by contacting the Wisconsin Department of Corrections on the Internet at
 310 <http://www.doc.wi.gov> or by telephone at (608)240-5830.

311 **ADDITIONAL PROVISIONS** Property Management Agreement is in place as a vacant building with
 312 a current Listing Contract for Lease is active with Coldwell Banker Commercial River
 313 Valley. A new Property Management Agreement will be proposed at the time a tenant is
 314 secured.

334 **ADDENDA** Any attached schedule of units, tenant screening standards, rental standards and criteria, detailed
 335 schedule of repair and maintenance responsibilities and _____
 336 _____ are made part of this Agreement.

337 **TERM** The term of this Agreement shall be: 1 Year

338 ☐ **Automatic Renewal of One-Year Term.** This Agreement shall be automatically renewed each year on an ongoing
 339 basis for additional one-year terms unless Owner or Manager delivers a written termination notice to the other at least
 340 30 days before the original or renewal expiration date.

341 **CAUTION: If Signed, This Agreement Can Create a Legally Enforceable Contract. Real Estate Brokers May**
 342 **Provide a General Explanation of The Provisions of This Agreement or Other Contracts But Are Prohibited By**
 343 **Law From Giving Advice or Opinions Concerning the Owner's Legal Rights Under this Agreement or Any Other**
 344 **Contract. An Attorney Should Be Consulted If Legal Advice Is Needed.**

345 **WIRE FRAUD WARNING!** Wire Fraud is a real and serious risk. Never trust wiring instructions
 346 sent via email. Funds wired to a fraudulent account are often impossible to recover.

347 Criminals are hacking emails and sending fake wiring instructions by impersonating a real
 348 estate agent, Firm, lender, title company, attorney or other source connected to your
 349 transaction. These communications are convincing and professional in appearance but are
 350 created to steal your money. The fake wiring instructions may even be mistakenly forwarded to
 351 you by a legitimate source.

352 DO NOT initiate ANY wire transfer until you confirm wiring instructions IN PERSON or by YOU
 353 calling a verified number of the entity involved in the transfer of funds. Never use contact
 354 information provided by any suspicious communication.

355 **Real estate agents and Firms ARE NOT responsible for the transmission, forwarding, or**
 356 **verification of any wiring or money transfer instructions.**

357 All persons signing below on behalf of an Owner Entity represent that they have proper legal authority to sign for and
 358 bind that Entity.

359 Owner Entity Name (if any): Redevelopment Authority of La Crosse

360 (x) _____
 361 Authorized Signature ▲ Print Name & Title Here ► Date ▲

362 (x) _____
 363 Authorized Signature ▲ Print Name & Title Here ► Date ▲

364 Owner Entity Name (if any): _____

365 (x) _____
 366 Authorized Signature ▲ Print Name & Title Here ► Date ▲

367 (x) _____
 368 Individual Owner's Signature ▲ Print Name Here ► Date ▲

369 Manager Entity Name (if any): _____

370 (x) _____
 371 Authorized Signature ▲ Print Name & Title Here ► Date ▲

372 (x) _____
 373 Individual Manager's Signature ▲ Print Name Here ► Date ▲

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 No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1429

Agenda Date: 12/18/2025

Version: 1

Status: Agenda Ready

In Control: Redevelopment Authority

File Type: Status Update

Agenda Number: 4.

BALANCE SHEET

	Type of Statement:	Co. Prep's										
	Date of Statement:	1/31/2025	2/28/2025	3/31/2025	4/30/2025	5/31/2025	6/30/2025	7/31/2025	8/31/2025	9/30/2025	10/31/2025	11/30/2025
ASSETS												
Cash - SB Checking		\$5,000	\$11,632	\$175,924	\$5,100	\$55,570	\$315,390	\$94,265	\$5,000	\$40,210	\$5,000	\$118,504
Cash - SB MM (Operating, UR)		\$1,254,507	\$1,246,717	\$1,084,374	\$889,459	\$881,355	\$873,048	\$866,565	\$847,984	\$834,915	\$841,845	\$832,962
Cash - SB MM Restricted Planning Option Agreement Deposits		\$159,795	\$153,896	\$153,896	\$153,896	\$153,896	\$153,566	\$153,136	\$162,086	\$166,626	\$163,976	\$163,976
Total Current Assets		\$1,419,302	\$1,412,245	\$1,414,194	\$1,048,455	\$1,090,821	\$1,342,005	\$1,113,966	\$1,015,070	\$1,041,751	\$1,010,821	\$1,115,442
Land - Estimated Value		\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000	\$7,000,000
Land - 200-206 Causeway Blvd		\$0	\$0	\$0	\$331,697	\$331,697	\$331,697	\$331,697	\$331,697	\$331,697	\$331,697	\$331,697
63 Kraft Street		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,360,802	\$1,360,802
Note Receivable - Gorman (02/28/2034)		\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Total Assets		\$8,719,302	\$8,712,245	\$8,714,194	\$8,680,152	\$8,722,518	\$8,973,702	\$8,745,663	\$8,646,767	\$8,673,448	\$10,003,320	\$10,107,941
LIABILITIES												
Contract Commitment - JBG Project Mgr		\$111,600	\$102,300	\$102,300	\$83,700	\$74,400	\$65,100	\$55,800	\$46,500	\$37,200	\$27,900	\$18,600
Contract Commitment - SEH Phase III Admin		\$104,027	\$104,027	\$90,499	\$67,254	\$31,687	\$3,907	\$1,198	\$1,198	\$1,198	(\$0)	(\$0)
Contract Commitment - SEH Phase IV		\$0	\$0	\$0	\$151,723	\$136,720	\$109,072	\$92,430	\$65,333	\$72,833	\$27,556	\$27,556
Contract Commitment - Chippewa Concrete Phase II		\$534,143	\$534,143	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Contract Commitment - Integrity Grading and Excavation		\$1,000,140	\$1,000,140	\$1,000,140	\$1,000,140	\$545,130	\$502,291	\$158,065	\$158,065	\$158,065	\$158,065	\$158,065
Total Liabilities		\$1,749,910	\$1,740,610	\$1,192,939	\$1,302,817	\$787,937	\$680,370	\$307,492	\$271,096	\$269,296	\$213,520	\$204,220
Net investment in capital assets		\$7,000,000	\$7,000,000	\$7,000,000	\$7,331,697	\$7,331,697	\$7,331,697	\$7,331,697	\$7,331,697	\$7,331,697	\$8,692,499	\$8,692,499
Unrestricted Funds		\$1,259,507	\$1,258,349	\$1,260,298	\$894,559	\$936,925	\$1,188,439	\$960,830	\$852,984	\$875,125	\$846,845	\$951,466
Restricted Funds		\$159,795	\$153,896	\$153,896	\$153,896	\$153,896	\$153,566	\$153,136	\$162,086	\$166,626	\$163,976	\$163,976
Unassigned Funds		(\$1,449,910)	(\$1,440,610)	(\$892,939)	(\$1,002,817)	(\$487,937)	(\$380,370)	(\$7,492)	\$28,904	\$30,704	\$86,480	\$95,780
Net Position		\$6,969,392	\$6,971,635	\$7,521,255	\$7,377,335	\$7,934,580	\$8,293,331	\$8,438,170	\$8,375,671	\$8,404,152	\$9,789,799	\$9,903,720
Total Liabilities & Net Position		\$8,719,302	\$8,712,245	\$8,714,194	\$8,680,152	\$8,722,518	\$8,973,702	\$8,745,663	\$8,646,767	\$8,673,448	\$10,003,320	\$10,107,941



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 25-1428

Agenda Date: 12/18/2025

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In Control: Redevelopment Authority

File Type: Status Update

Agenda Number: 5.



River Point District

Project Management Report-December, 2025

JBG Planning LLC

Contents

Project Management Update-December, 2025

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

Monthly Construction Activity Summary

- Causeway construction complete
- Landscape architecture design for the parkway underway, coordination on outlots
- Snow removal coordination underway



The Lofts by RyKey on Lot 8 Progress, December, 2025

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting:

1. Coordination with RyKey on RFEI response and lot 8 progress
2. Coordination with 360 Real Estate on 2025-2026 Schedule and acquisitions
3. Coordination on commercial tenant prospects with developers-boat rental business
5. Coordination on Renter Equity programs and LCF Grant (Grant Awarded) , meetings with housing agencies, ULI outreach underway
6. Contact with interested developer teams-RyKey, Cowboy Jacks, Local Investors and meetings on site (Lot 1 and 2)
7. RFEI coordination and tours with prospective investors
8. Assistance with land assembly and acquisitions Kraft Street
10. Engaged UW Department and student on health performance metrics and impending study-phase two underway

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.

Lot 6 Option-Draft complete for MSP-Option for 6 months executed

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

Red Earth/War Eagle: Closed and under construction

Red Earth, Lots 3 and 4 and 5: 12 month extension approved to September 26, 2025-On Hold

Partnership Activity

JBG Planning LLC has met with the following stakeholders:

- Fielding inquiries from interested investors and future residents-local builder working on missing middle housing
- Field progress photography
- Snow removal coordination
- Telephone Inquiries from developer/investors and prospective residents
- Ongoing communications with new investor on RFEI land opportunities
- Updating Smartsheet database on construction schedule
- 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) 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.
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.

Opportunities:

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

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.

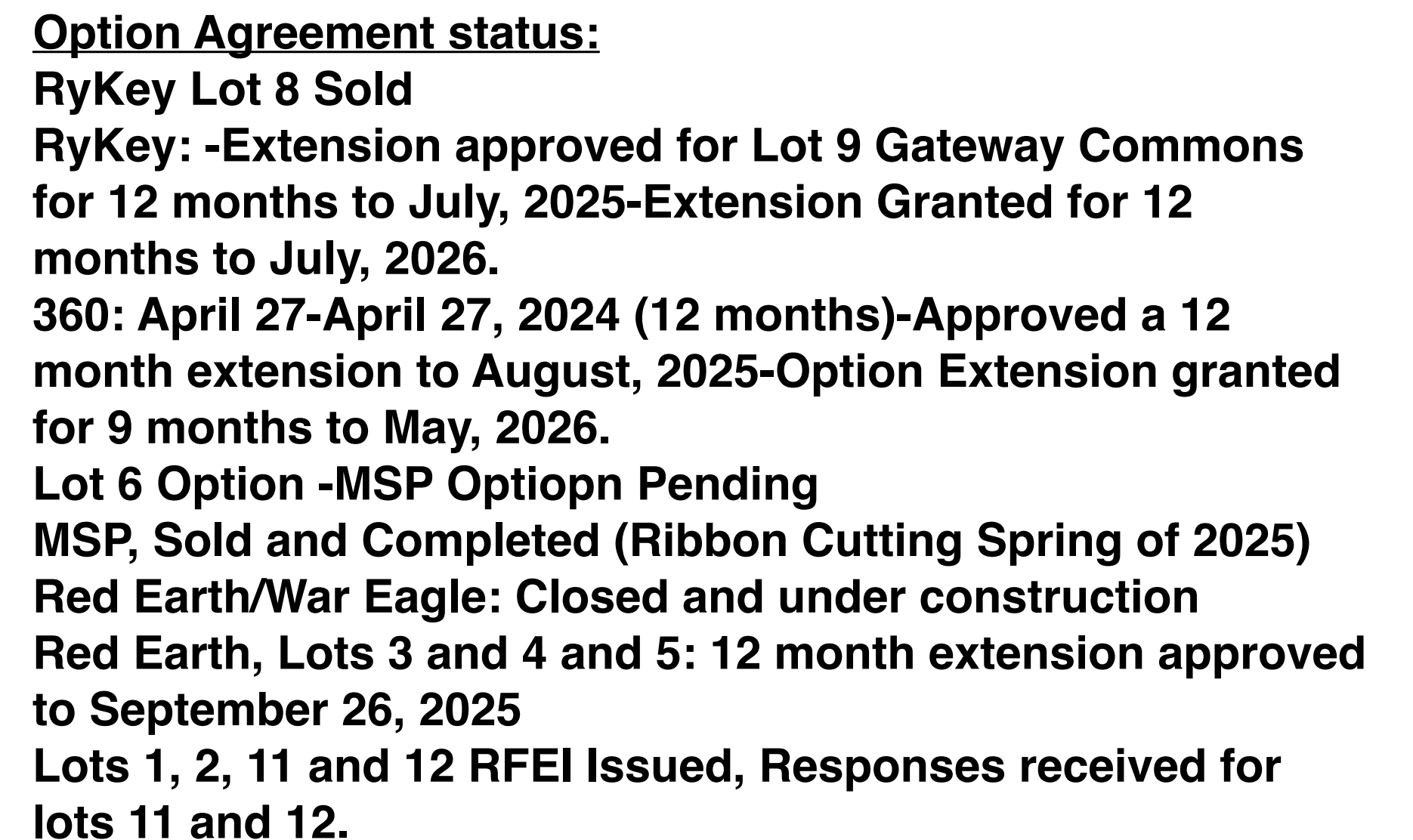
Ongoing investor/developer contacts/communications

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.

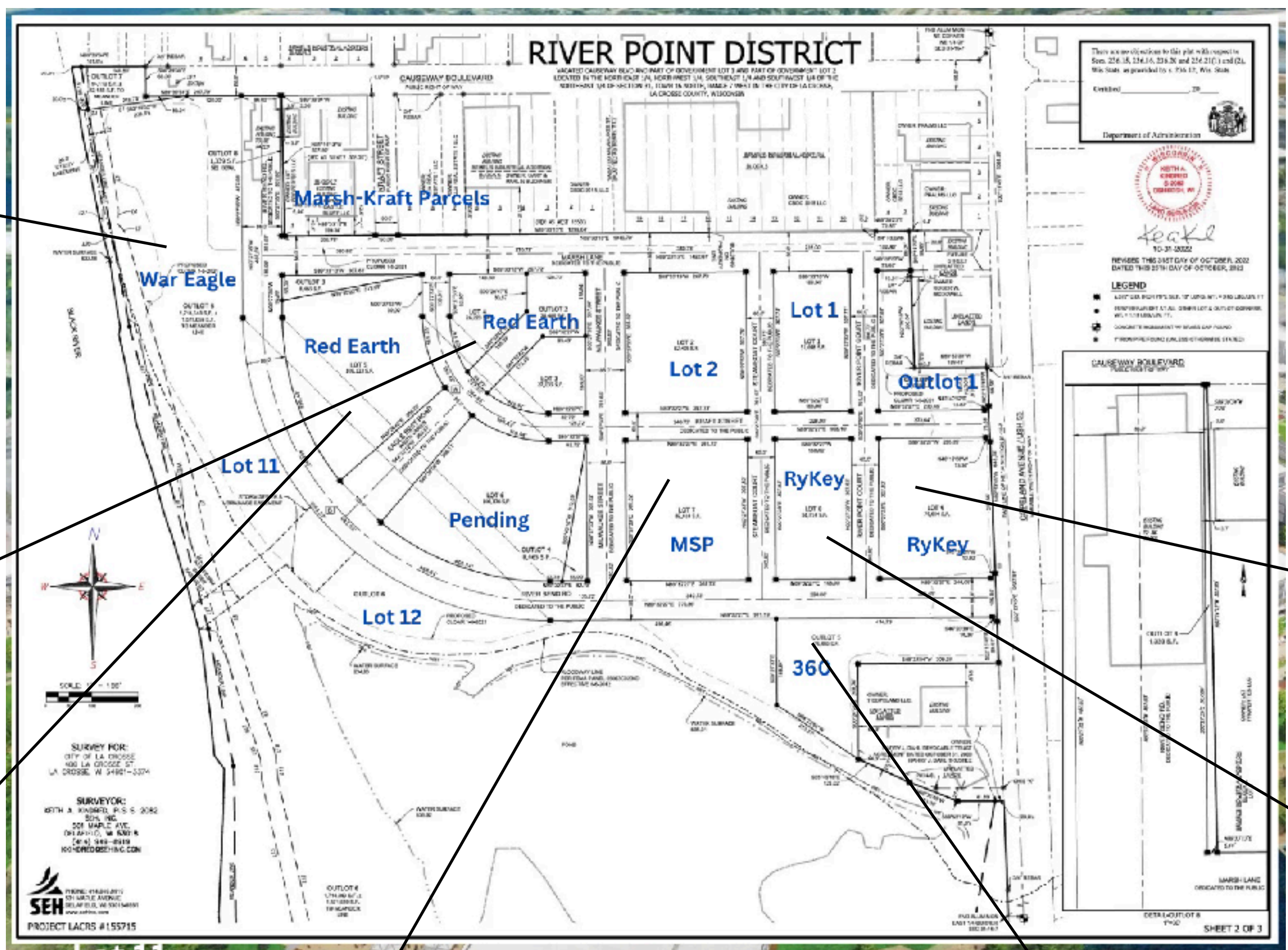
Public/media relations and communications updates

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.

Anticipated Private Investment Based on Current Option Agreements



Investment Character Reference-Current Options



2025 Housing and Space Proposed

River Point District, 2025

Housing Proposed by Parcel

Lot 8, RyKey Development:

52-1 bdrm
4-2 bdrm
56 Units

Lot 1 and 2-Roush

200 UNITS (ESTIMATED)
Undetermined Mix

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-RFEI Issued

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, Roush

60 Units+6K Commercial Space
60-1 bdrm

LOT 12 Roush

36 Units+ 12K Commercial Space
36-1 bdrm

LOT 13 360 Real Estate

21 Units
21 studio units+ 12K Commercial Space

Outlot 5 360 Real Estate

92 Units
36 1 bdrm
28 2bdrm
28 Studio

Total Housing Units Proposed as of 02/29/2025

1,019 Units

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



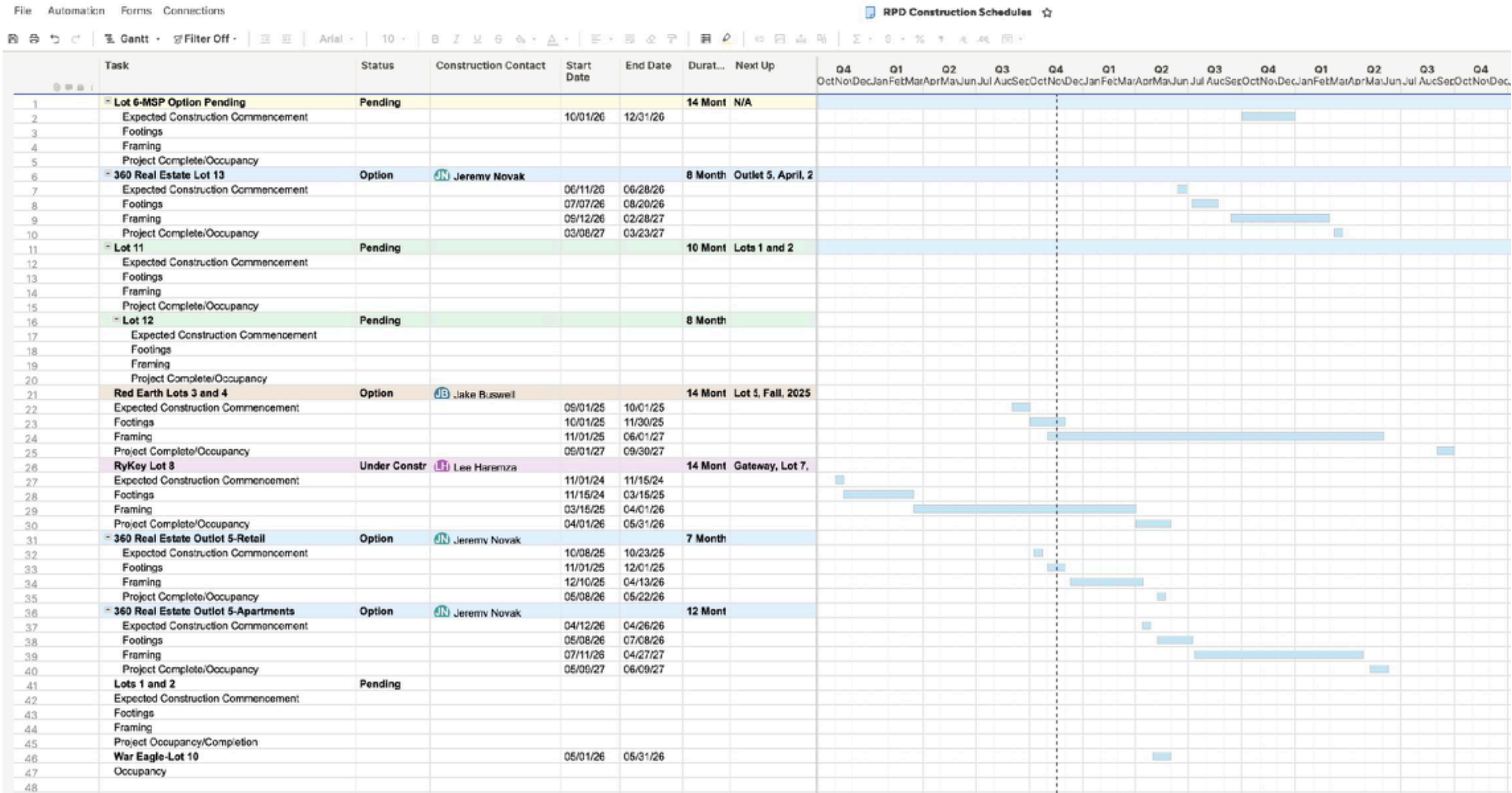
Anticipated Development Schedule

2025

2026

2027

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 2027	360 Real Estate	Lot 13	21 Units 21 studio units+ 12K Commercial Space	2025: 21 Units
October, 2027	Red Earth Condominiums	Lots 3 and 4	18 Townhouse Condominium Units All 3 bdrm units	
06/2026	RyKey The Lofts at River Point	Lot 8	59 Units 56-1 bdrm 3-2 bdrm	2026: 59 Units
06/2026	360 Real Estate	Outlot 5	92 Units 36 1 bdrm 28 2bdrm	21 Units
11/2026	Available	Lot 11		
07/2027	Available	Lot 12		
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	Available	Lot 1 and 2	200 UNITS (ESTIMATED) Undetermined Mix	
09/2027	Red Earth	Lot 5	206 UNITS 16-Studio 36-1 bdrm	
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.

For Immediate Release

1. Progress-War Eagle, December, 2025

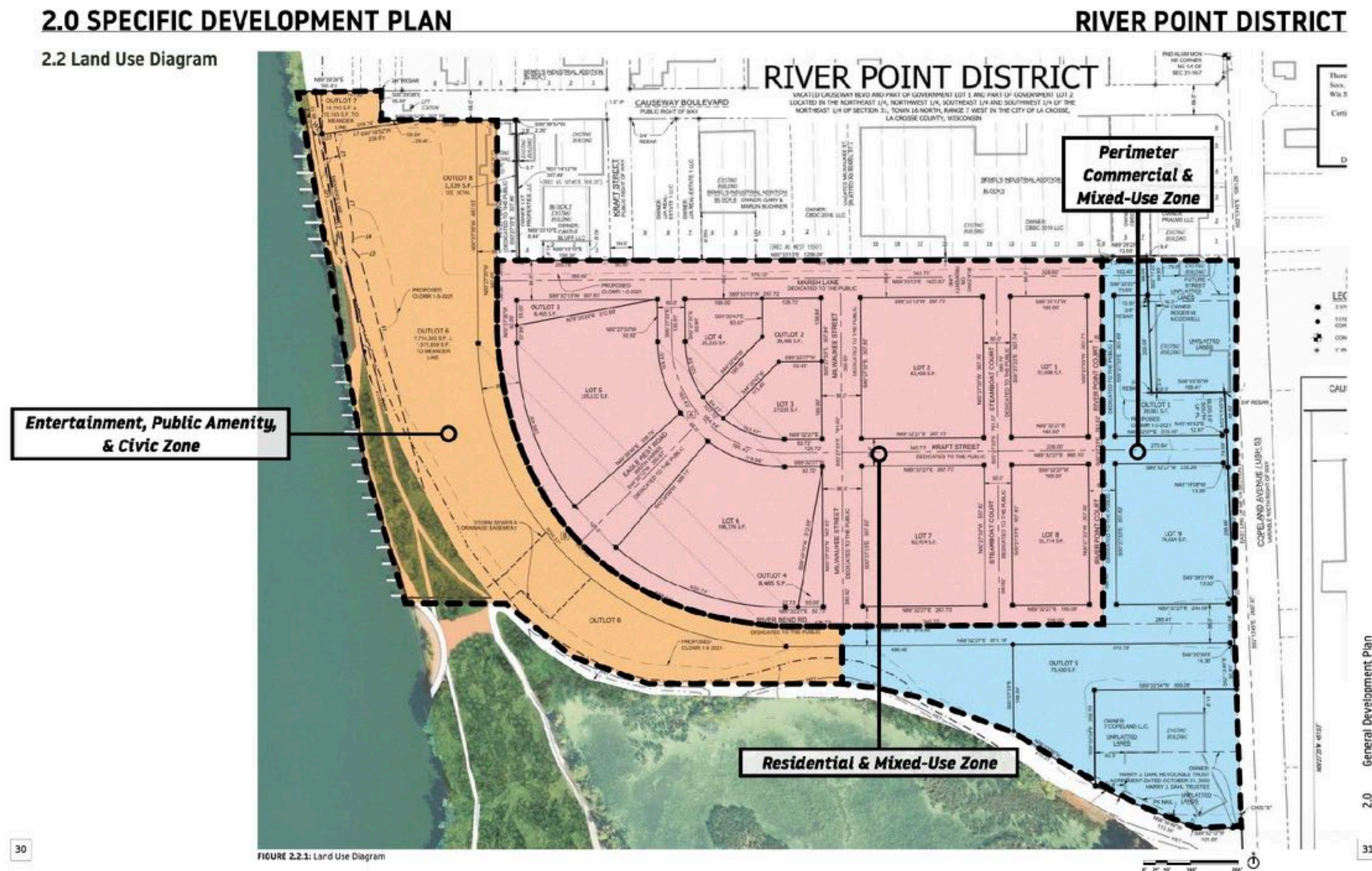


Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

2.2 Land Use Diagram



Appendix

PDD General Land Use Map-Newly Revised

2.0 SPECIFIC DEVELOPMENT PLAN

RIVER POINT DISTRICT

2.3 Development Summary

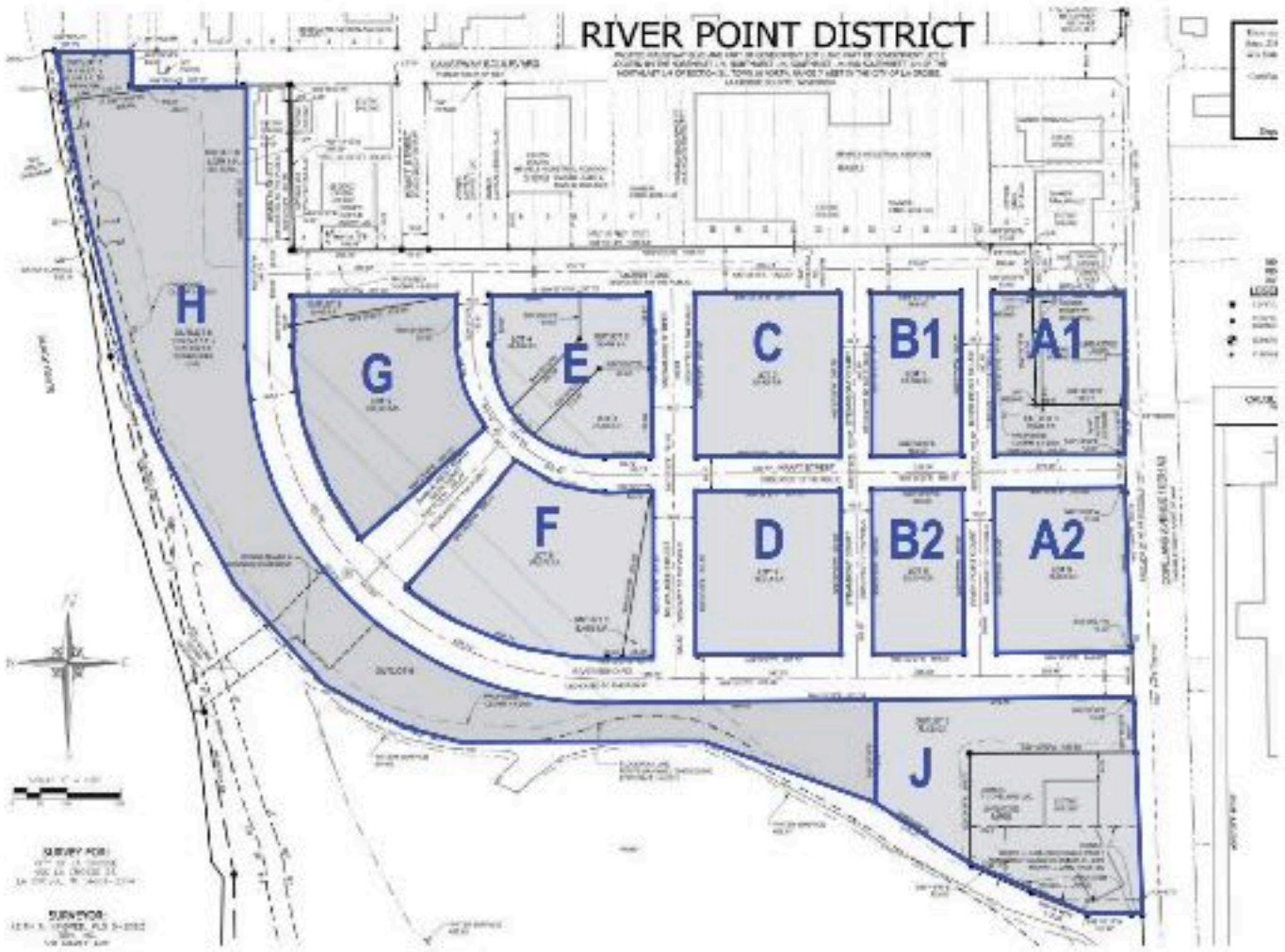
The development summary below outlines the approximate lot sizes, possible parking estimates, and potential building uses based on the conceptual masterplan illustrated in this PDD document. The below table in no way limits the use or size of individual buildings within the masterplan.

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	1.75	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

33

32

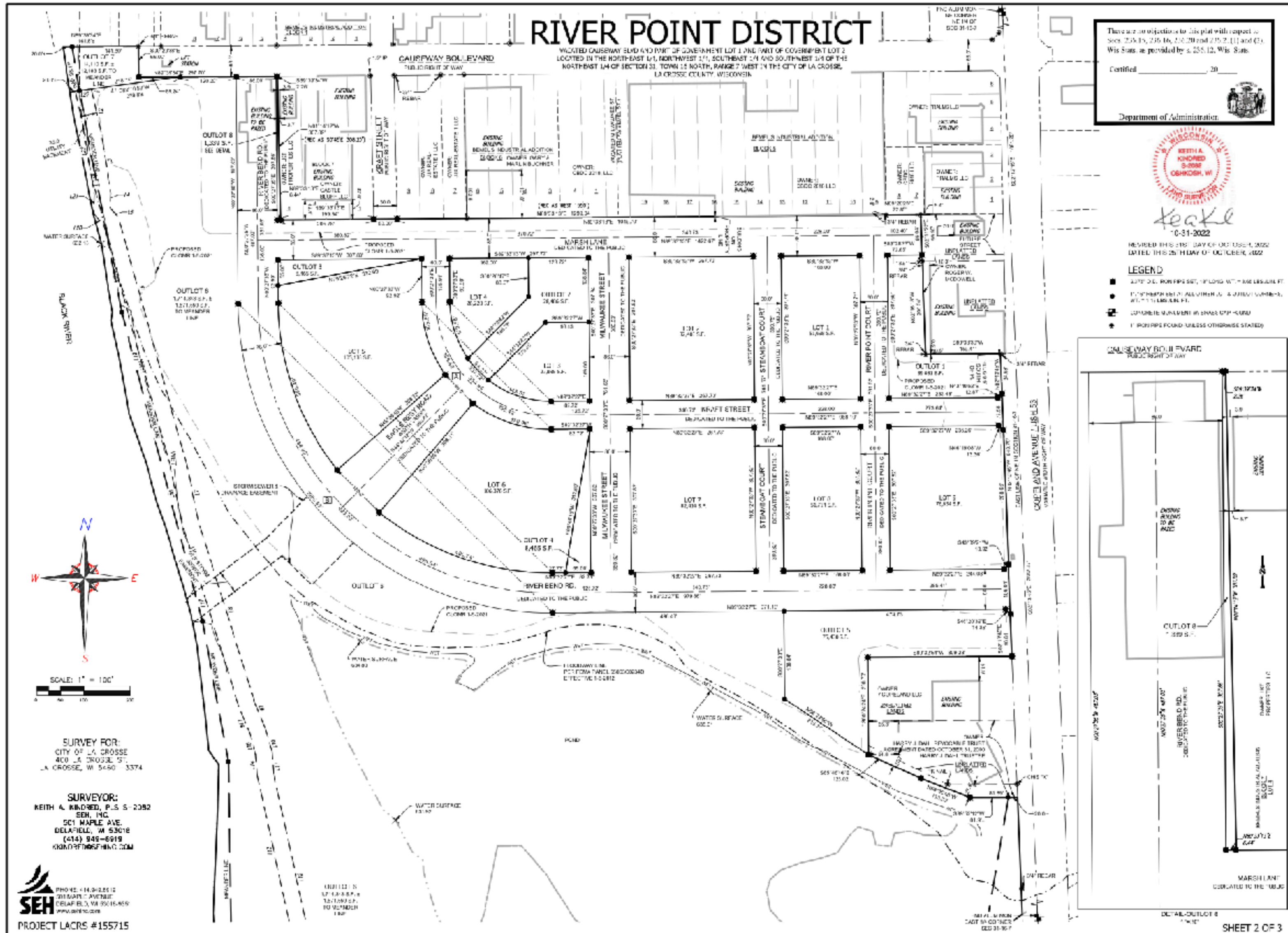
Appendix

PDD Master Plan-Reference Parcel Map

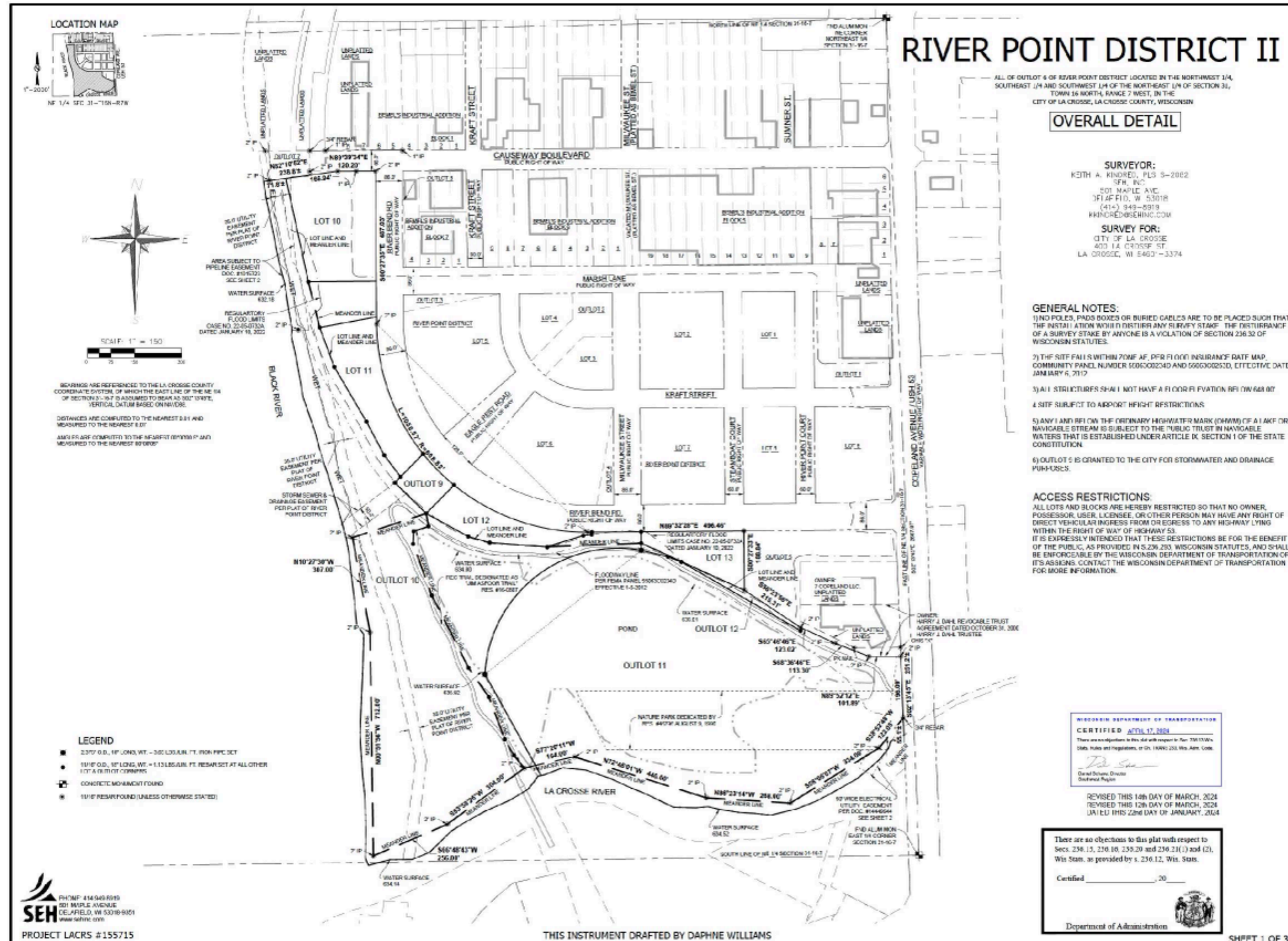
FIGURE 2.3.1: Site plan with labeled zones corresponding to the development summary.



Appendix-Plat Lot Size Map



Appendix-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

RFEI-Responses



RyKey Proposal, Lots 11 and 12

RFEI-Responses

Cowboy Jacks Proposal, Lot 11





City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

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City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

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