



City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Minutes

Redevelopment Authority

Thursday, May 25, 2023

4:00 PM

Council Chambers

Call to Order

Chair Adam Hatfield called the meeting to order at 4:00pm.

Roll Call

Present: 6 - Karen Dunn, Barb Janssen, Edward R Przytarski, Adam Hatfield, Gus Fimple, Julie Henline

Absent: 1 - Michael Sigman

Approval of Minutes from the April 27, 2023 meeting.

A motion was made by Przytarski, seconded by Fimple, that these minutes be APPROVED . The motion carried by voice vote.

Agenda Items:

- 1 [23-0621](#) Introduction of Council Member Janssen as the new Redevelopment Authority Member.
- 2 [23-0622](#) Update from SEH on Phase 2 project and Phase 3 timeline.
- 3 [23-0623](#) Update from Red Earth.

Attachments: [G1 and G2 Presentation.pptx](#)

- 4 [23-0533](#) AN ORDINANCE to amend Subsection 115-110 of the Code of Ordinances of the City of La Crosse by transferring certain property from the Heavy Industrial District and Planned Development District-General to the Planned Development District-Specific allowing for the development of medium to high density residential, office, and commercial uses and dedicated public open spaces within the River Point District.

Attachments: [Ordinance 5250](#)
[Ordinance](#)
[Cover Letter](#)
[Rezoning Petition](#)
[River Point District Phasing Plan](#)
[Revised River Point District PDD Document 5.17.2023](#)
[River Point District PDD document 5.5.2023](#)
[CVT Geotechnical Report - Pavements and Utilites](#)
[Erosion Control & Stormwater Management Plan](#)
[FEMA Information](#)
[Grading Plan - Phase 1](#)
[Phase 2 Landscaping Plan](#)
[River Bend Rd Water-Sewer-Storm Plans](#)
[Soils Management Plan](#)
[River Point District Plat](#)
[Notice of Hearing](#)
[Property Owner Buffer Map](#)
[Property Owner Buffer List](#)
[Undeliverable Notice - Resent 5.18.23](#)
[CPC Staff Report 053023; 23-0533](#)
[CPC Recommendation Report - 5.30.2023](#)
[Affidavit of Publication - Notice of Hearing](#)

A motion was made by Janssen, seconded by Fimple, that the Ordinance be RECOMMENDED TO BE ADOPTED and sent to Judiciary & Administration Committee. The motion carried by voice vote.

- 5 [23-0625](#) May 2023- Monthly Report from River Point District Project Manager.
- Attachments:** [May 2023.pdf](#)
- 6 [23-0619](#) May 2023 - Monthly Financial Update
- Attachments:** [May 2023 Financials.pdf](#)
- 7 [23-0626](#) Reminder: Next month's meeting has been switched to Thursday June 29, 2023.
- Michael Sigman joined the meeting online.**
- 8 [23-0624](#) Consideration and Possible Action on Proposal for G2 and G3 from Red Earth and Planning Option Agreement.
(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.)

Attachments: [Red Earth Planning Option Agreement.pdf](#)

A motion was made by Przytarski, seconded by Janssen, that they go into CLOSED SESSION . The motion carried by voice vote.

A motion was made by Przytarski, seconded by Janssen that this item and the next agenda item be taken together, and both be referred for 30 days to the Redevelopment Authority for more information. The motion carried by voice vote.

- 9** [23-0630](#) Consideration and possible action on proposal from Rykey on G2 and G3. *(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.)*
- See previous item notes.**

Adjournment

A motion was made by Fimple, seconded by Sigman, that the meeting be adjourned. The motion carried by voice vote. Chair Adam Hatfield adjourned the meeting at 5:13pm in closed session.

Redevelopment Authority Members:

Adam Hatfield, Edward Przytarski, Gus Fimple, Karen Dunn, Michael Sigman, Julie Henline & Barb Janssen.