



Progress on the storm sewer facility in River Point District, April, 2023

River Point District

RDA Monthly Report, April, 2023

JBG Planning LLC

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Project Management Update-April, 2023

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Monthly Activity Summary

Public infrastructure

Chippewa Concrete and Gerke Excavating are under contract for phase 1 improvements which are expected to require the 2023 construction season for installation. SEH is coordinating private utility (Xcel) installation as part of this phase of construction (Xcel), for which the cost is expected to be born by the City/RDA. Additionally, the ownership of the public infrastructure by the RDA should be considered for its maintenance and lifecycle costs. Additional notes from the March SEH Update:

- All site environmental testing for private investment parcels should be coordinated with Torey Leonard at SEH
- The City is still working through requirements by the state to impose a 40 foot setback along Copeland due to the platting protocols. Engineering anticipates an application for variance with the WisDOT Secretaries Office.
- Current progress on River Bend Dr/First Phase of infrastructure-pile driving taking place for large stormwater facility, dewatering moving along faster than expected although more challenging with the high water conditions. Water and sanitary mains have been installed from Causeway Blvd to the storm sewer tank., Lunda will pour tank floor.
- Phase 3 and 4 design, May RDA meeting cycle for review.
- Work on the Platting (Subdivision Documents) continues with some emphasis on the transportation plat which illustrates right of way areas
- Xcel Energy will need to locate transformer boxes and City Engineering is assisting in the review of the locations to ensure they are located in Outlot areas. See attention to the scale, location and aesthetic of these facilities should be considered.

Parks

- Parks has engaged University of Wisconsin La Crosse students as well as the Friends of the Marsh. They are working on refining the master plan for the public lands around River Point District including the Black River shoreline and future boating facilities. Discussion with JBG Planning and Julie Emslie in Economic Development on grant opportunities is underway.

Engineering/Design

- Phase Three design is pending Council approval this month. This includes the engineering design work for the majority of the interior local streets in River Point District which are shown in the Infrastructure Phasing Map contained in this report. Funding for this work is expected to come from both the remaining funds from phase 1 work as well as Tax Incremental Financing funds (from donor TIF 13). A copy of the engineering proposal for phase three submitted by SEH is included in this report. It is anticipated the design work will require 10 months, with 2024 construction expected after a late winter '23-'24 bidding process. Some discussion on the possibility of breaking phase 3 into two parts is being considered for both the efficiency of design, favorable bidding timing and priority implementation in the 2024 construction season.
- Additional consideration is being given to the construction of Causeway Blvd, which is expected for construction in 2024 as well after plan review around the first week of May and anticipated bidding in September of '23. WisDNR environmental review is also underway on the lift station on the west end of Causeway Blvd.
- Timing of private investment is dependent upon both safe and efficient construction access to the private development sites, but also the timing of the access to the future water, sewer and storm sewer facilities so developers must coordinate carefully with the public infrastructure timing to sync/coordinate their projects.

Monthly Activity Summary

Investor/developer activity

Since last RDA Meeting: Meetings with Merge, RyKey, 360 Real Estate and several others who remain confidential.

Option Extensions and New options to be Considered:

- Merge (Attached)
- 360 Real Estate
- RyKey Development
- Premier Hotel Group

Planned private investment construction schedule:

MSP: July-August, 2023

F Street: Target: June, 2024

Red Earth: Pending TIF and Land Transfer Consideration

Merge: Update TBD

[See Smartsheet Tool.](#)

Additional developer activity includes the review of several updated financial statements and TIF requests including MSP, Merge and those associated with pending option agreements.

Urban Density and Parking Analysis

JBG has conducted an urban density-parking analysis for the site which is made available as part of this report. The analysis shows the impact of infrastructure investment, density and the developer-driven public and private parking investment, discusses city policies such as transportation demand management and the trade-offs of public private partnerships to facilitate density and investment.

Partnership Activity

JBG Planning LLC continues to meet with several stakeholder organizations including the International Gardens representatives, energy interests, LADCO, BizNews, The La Crosse Economic Development Fund, city officials (recent meeting with Fire and Inspection on the Fire District), architects and consultants and scheduled meetings with additional partners such as ORA, several financial institutions, the Family and Children's Center and Gundersen Health Systems.

Financial Highlights

JBG Planning LLC has prepared and is expanding a P-5 Funding Database to assist investors in discovering sources for projects. JBG Planning is also working with GIS to map all existing real estate values in and around RPD in order to illustrate the changing values as they are impacted by new investment. [See Smartsheet Resource.](#)

Design and PDD reviews

JBG Planning LLC continues to work with City staff and RINKA architects on the impending PDD amendments which are expected to go through the rezoning process in the June cycle. An executive summary of these changes will be provided to adjust for current needs and establish a PDD Final Implementation Plan. Generally, the document is being amended to promote density and mixed use in accordance with the vision of the River Point Master Plan and current market conditions. Specific details such as parking flexibility are also being considered.

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. Obtain the costs for the private infrastructure installation (Xcel) and plan for these costs-expected in April from Lori Gustafson, Design Eng. at Xcel. Investigate third party funding opportunities (grants) or potential utility participation based on the projected investment and utility user profile.
3. Unclassified excavation (contaminated soil) is always a potential cost challenge. Soil disposal costs \$100/cy at the La Crosse County Landfill.
4. Update expired or near-expired option agreements with extensions where feasible. A list of current option agreements is available in Smartsheet.
5. Anticipate the investment in the relocation and costs of the large electrical distribution line along the Black River frontage.
6. Inflation costs are still substantial, long lead times on pipe material, bid early and anticipate delays

Opportunities:

1. Review the potential for district energy and other forms of energy efficiency and the implications relative to cost, real estate and investor impact to determine if the concept will help the City achieve its affordable housing, climate and other goals.
2. Continue to market the development opportunity with prospective investors
3. Costs of parks/recreation improvements should be coordinated with grant application opportunities (JBG Planning has a pending meeting with City Parks/Jim Flottmeyer).
4. Stormwater system could be a substantial public relations story-climate action related-JBG will Set up interview with SEH team-also follow up with transportation story.

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. JBG also asked SEH to keep him abreast of funding challenges which may require gap funding.

Partnership solutions and strategies

Pending WEDC and MRRPC and others having delegation authority for federal funding in economic development/infrastructure investment in the US to determine if there are emerging or existing funding opportunities. JBG is developing an e-mail list for RDA reports to keep transparent communications open to major stakeholders. New RDA reports will include an "Immediate Release" section to facilitate ongoing project updates with city PIO.

Ongoing investor/developer contacts/communications

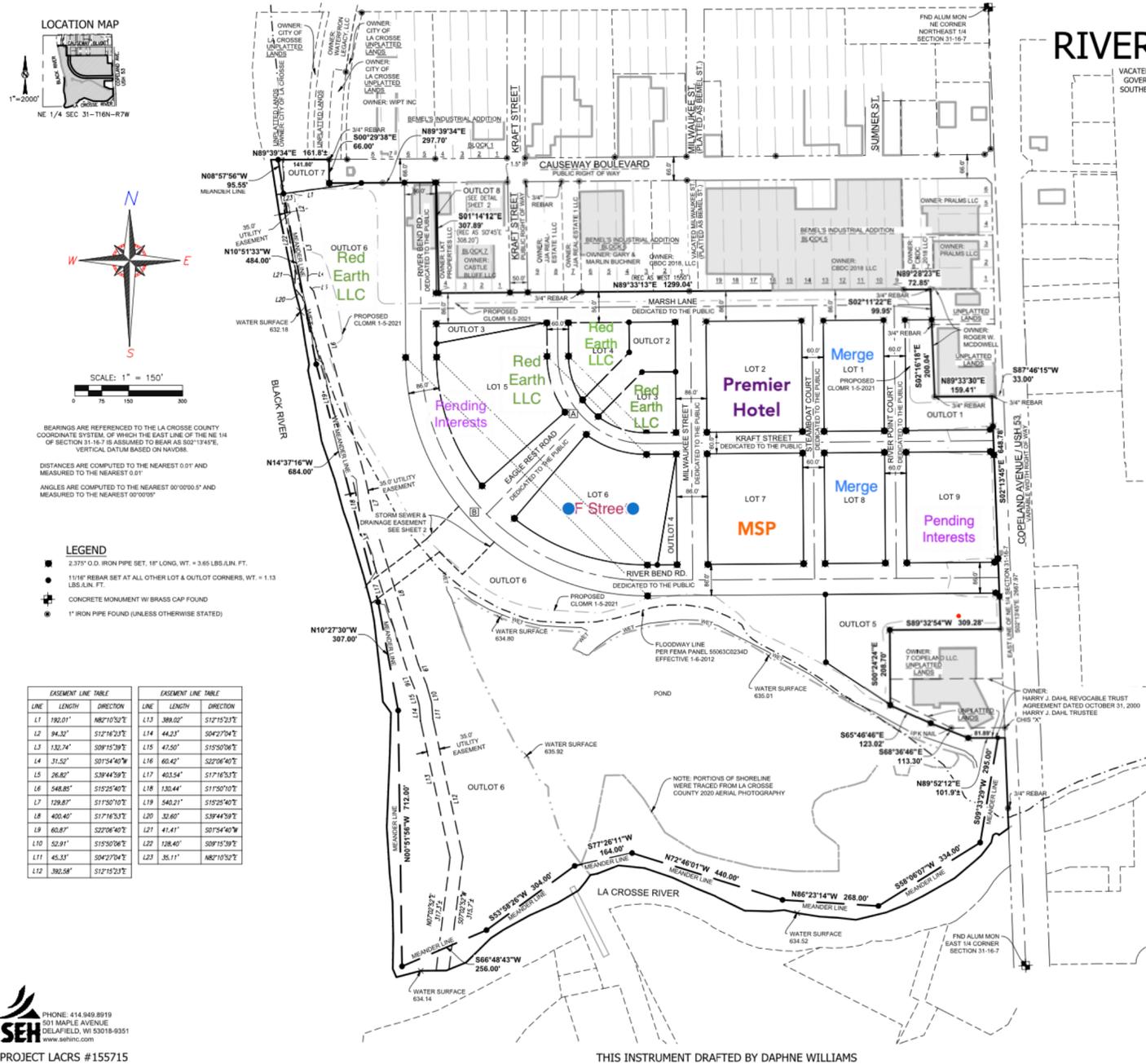
Meetings with both currently engaged investors and prospective investors are underway by JBG Planning LLC. Since some of these meetings involved RDA negotiations, communications on these meetings will need to be handled in closed session.

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



RIVER POINT DISTRICT

VACATED CAUSEWAY BLVD AND PART OF GOVERNMENT LOT 1 AND PART OF GOVERNMENT LOT 2 LOCATED IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWN 16 NORTH, RANGE 7 WEST IN THE CITY OF LA CROSSE, LA CROSSE COUNTY, WISCONSIN

OVERALL DETAIL

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
CITY OF LA CROSSE
400 LA CROSSE ST.
LA CROSSE, WI 54601-3374

GENERAL NOTES:

- 1) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 2) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 3) THE SITE FALLS WITHIN ZONE AE, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55063C0234D AND 55063C0253D, EFFECTIVE DATE JANUARY 6, 2012.
- 4) ALL STRUCTURES SHALL NOT HAVE A FLOOR ELEVATION BELOW 648.00'
- 5) SITE SUBJECT TO AIRPORT HEIGHT RESTRICTIONS.
- 6) ANY LAND BELOW THE ORDINARY HIGH WATER MARK (OHW) OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.



REVISED THIS 31ST DAY OF OCTOBER, 2022
DATED THIS 25TH DAY OF OCTOBER, 2022

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

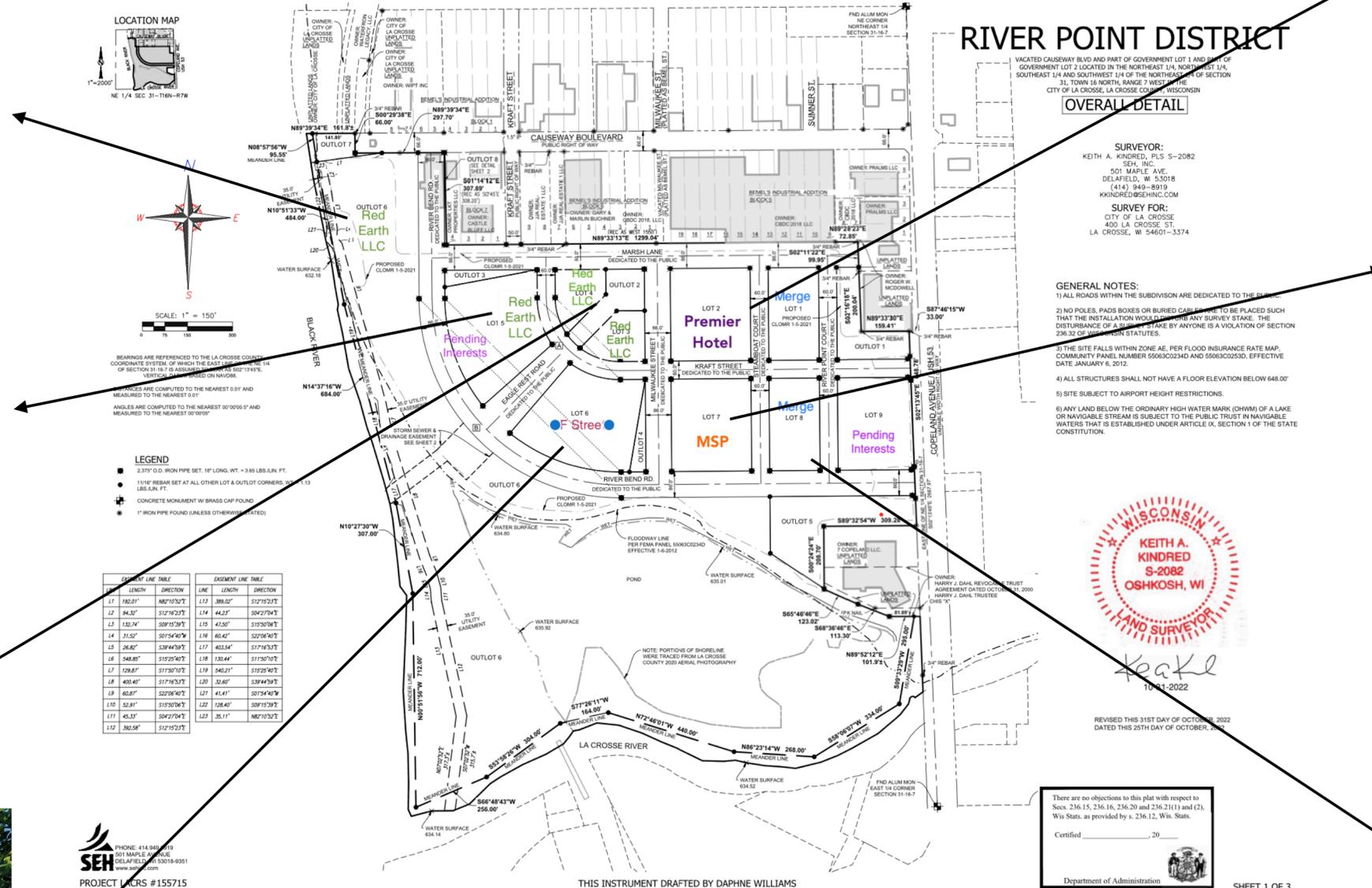
Certified _____, 20__

Department of Administration

SHEET 1 OF 3

Note: Some option Agreements require extensions and/or updating. JBG Planning LLC will be meeting with the developers listed and making Arrangements for extensions where applicable.

Investment Character Reference-Current Options



Infrastructure Phasing Map



RIVER POINT DISTRICT - PHASING PLAN

- RIVER POINT - PHASE 2
- RIVER POINT - PHASE 3
- RIVER POINT - PHASE 4
- RIVER POINT - CAUSEWAY BLVD

This map depicts the planned infrastructure phasing as of February, 2023, however, these phases are subject to alteration depending on the action of the Redevelopment Authority of the City of La Crosse which may be precipitated by investment activity, funding opportunities or constraints, the contracting and construction climate, environmental variables, partnerships and general economic conditions.

Phase 1 (2023 Construction Season) is expected to require the entire 2023 construction season to complete.

SEH Project	LACRS163627	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	SFA	1	RELEASED FOR PERMITTING	03.17.2022			
Designed By	CMR	2	RELEASED FOR BIDDING	06.03.2022			
Checked By	DAS	3	RELEASED FOR REBID	07.29.2022			



RIVER POINT DISTRICT
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PROJECT OVERVIEW

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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.](#)

For Immediate Release

1. The Redevelopment Authority of the City of La Crosse is considering several new option agreements with developers and one extension in the month of April. These agreements become public once the agreements are executed and will likely produce more concept imagery so residents and other stakeholders can see what is being planned on the site.
2. Infrastructure work is well underway on the site with utilities now in place between Causeway Blvd and the new cutting edge underground stormwater system. More to come in the next month!
3. The Parks Department has managed several public meetings with UW La Crosse students to better understand public interest in the future parks investment work. The data will become the basis for future planning and a report will be released in May.

Appendix

PDD General Land Use Map

Land Use Diagram



FIGURE 2.1.5: Land Use Diagram

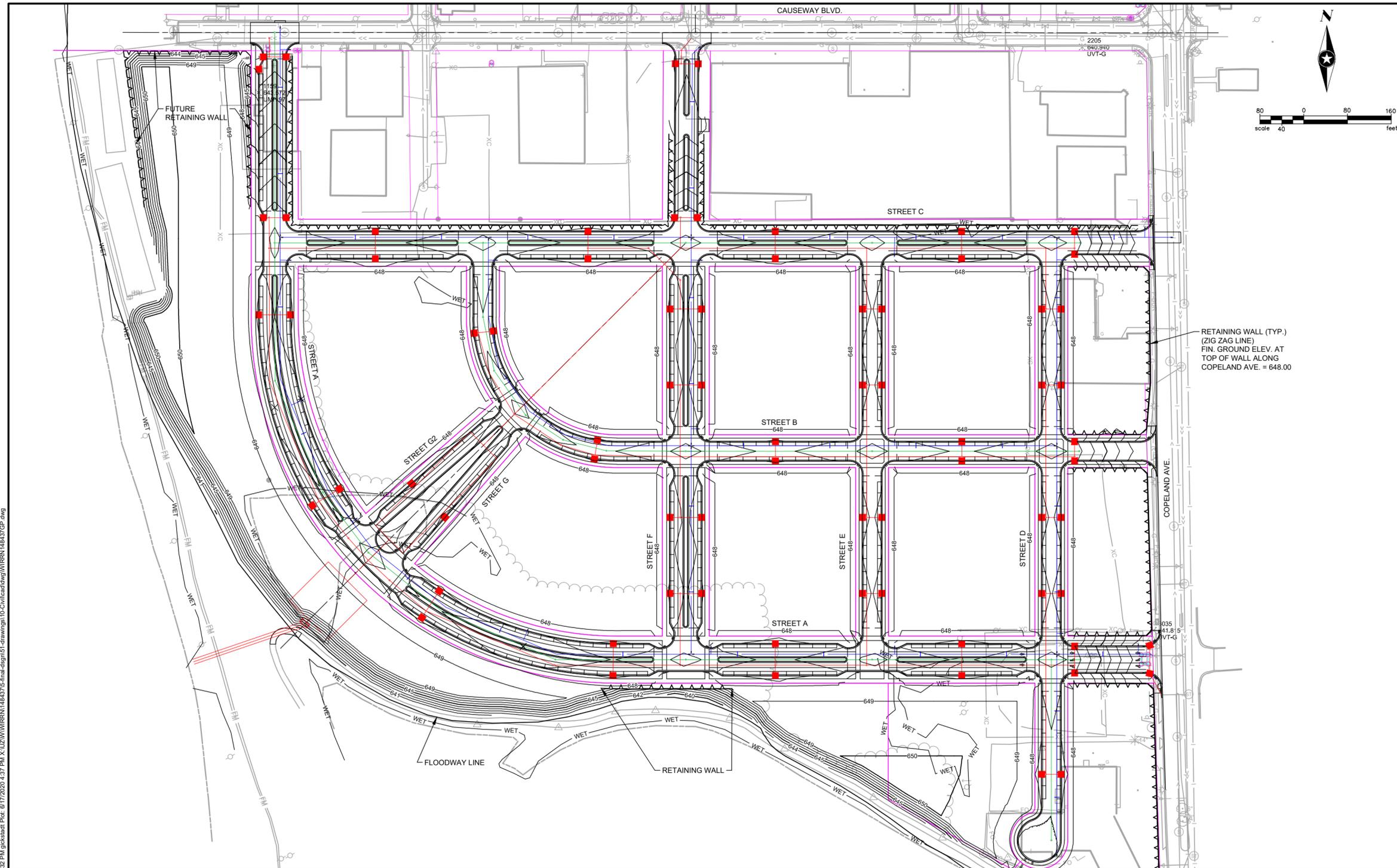
Appendix

PDD Master Plan-Reference Parcel Map

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



Appendix-Planned On-Street Parking Map



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DRAWN BY:	X			
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RIVER POINT DISTRICT
 CITY OF LA CROSSE, WISCONSIN
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GRADING PLAN
 FINISHED GROUND

FILE NO. 9
 WIRRN 148437
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Appendix-Plat Lot Size Map

