



GRAND RIVER • GREAT CITY
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REDEVELOPMENT AUTHORITY

May 5, 2023

Common Council
400 La Crosse St
La Crosse, WI 54601

Re: River Point District

The Redevelopment Authority of La Crosse (RDA) is requesting that the parcels depicted in the attached maps and application be rezoned to Planned Development District- Specific for the development of medium to high intensity residential, office, and commercial uses and dedicated public open space. This request also includes approval of the attached Planned Development District document and temporary use of a portable concrete batch plant.

The Common Council approved the rezoning of the River Point District to Planned Development District - General at their October 2019 meeting. This rezoning included a PDD document that provided performance zoning standards for the entire development, including both public and private spaces which include land uses, area standards, design standards and infrastructure/parking standards. It also allowed investors to prepare design and construction documents for each site within the development with a degree of predictability in gaining approval for their final plans and PDD-Final submittals.

This rezoning is required to establish final zoning for the site so that developers can apply for any associated permits from the City. It is anticipated that permits could be applied for as early as Fall 2023.

Updates and revisions were made to the PDD Document. Maps were updated to reflect current conditions of the site. Design standards were revised to reflect feedback the RDA has received from developers during conceptual plan review. Additional language was added to assist developers with other City ordinances. A plan review process was also added. Plan Development District-Specific zoning typically requires that final development plans are attached. In lieu of those plans the RDA is requesting approval of the attached PDD Document. This document is intended to express to developers the standards the RDA has established for the district regarding site and building design. If developers meet these standards approval of their final plans would occur only through the RDA and the Design Review Committee. This would not require every individual development to be approved by the Common Council per zoning and help streamline the process.



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Specific Comprehensive Development Plan Additional Information.

1. *A plat plan including all information required for a preliminary plat and applicable provision of Wis. Stat. ch. 236, together with areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements. For commercial, industrial, public or semi-public, or mixed-use developments, a detailed site plan showing the dimensions and locations of all proposed structures, areas to be reserved for vehicular and pedestrian traffic, utilities, parking, public uses and easements.*

See attached River Point District Plat.

2. *A legal description of the boundaries of lands included in the proposed Planned Development District.*

See list of parcels and legal descriptions attached to the zoning petition.

3. *A description of the relationship between the lands included in the proposed Planned Development District and surrounding properties.*

The land within the proposed area consists of wetlands and a former brownfield site that has been remediated for commercial/office/residential use. Surrounding neighborhood uses are residential, festival grounds, commercial, and parks and open space to the south, the Mississippi/Black Rivers to the west, commercial and retail to the east, and light industrial to the north. The proposed/desired uses of residential, commercial, retail, parks and open space are all compatible with the surrounding uses. More information can be found under Section 1.0 in the attached PDD document.

4. *The location of public and private roads, driveways and parking facilities.*

See attached River Point District Plat. The plat depicts all public roads. There are no public driveways. There may be opportunities for shared public and private parking facilities. There will be no private roads. Any private driveways and parking facilities will need to meet any requirements stated in the attached PDD document and considered as part of specific development proposals within the district. More information can be found in the attached PDD document.



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5. *The size, arrangement and location of any individual building sites and proposed building groups on each individual lot (not applicable to single-family attached or detached residential projects).*

See attached River Point District Plat to see the size, arrangement, and location of the individual building sites/lots. More specific details regarding physical building size, arrangement and design are determined by the design standards proposed in the attached PDD document. More information can be found in the attached PDD document.

6. *The location of institutional, recreational and open space areas, common areas and areas reserved or dedicated for public uses, including schools, parks and drainageways.*

See attached River Point District Plat. Outlot 6 will be reserved for public use as a mix of common areas, parks, and open space. Outlots 2, 3 & 4 will be used for drainageways. No schools will be dedicated as part of this development. More information can be found in attached PDD document.

7. *The type, size and location of all temporary advertising signs and permanent entrance features or signs.*

It is anticipated that gateway signs and a limited number of ground monument signs will be located at, or near the entrances to the River Pointe District. Ground monument signs for individual buildings will also be permitted. More information can be found under Section 3.2 in the attached PDD document.

8. *Detailed landscaping plans including plant listings.*

See attached Phase 2 landscaping plan along River Bend Road. Phases 3 & 4, which includes the remaining public road in the district, will have similar landscaping treatments. Approval of these final plans by the Redevelopment Authority and the Parks, Recreation, and Forestry Department is requested as part of this application. Each private development will be required to meet any landscaping requirements stated under Section 4.0 in the attached PDD document.

9. *Final architectural plans, elevations and drawings and sketches illustrating the design and character of proposed structures (not applicable to single-family attached or detached residential projects).*



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There are currently no final architectural plans for the district. There are conceptual drawings located in the Appendix of the attached PPD document. The Redevelopment Authority has developed a guiding document with design standards for new construction and a plan review process to approve projects as they develop. Plans would be reviewed and approved by both Redevelopment Authority and the City's Design Review Committee per the attached PDD document. Any exceptions (waivers) to these standards would need to be approved by the Common Council.

10. *The existing and proposed location of public sanitary sewer, water supply facilities and stormwater drainage facilities in the form of engineering plans.*

See attached River Bend Rd Water-Sewer-Storm plans.

11. *The existing and proposed location of all private utilities or other easements.*

Each buildable lot will be served by private utilities such as gas, electric, and communication. Final plans are currently being completed. Approval of the final plans by the Redevelopment Authority and the Engineering Department is requested as part of this application.

12. *Characteristics of soils related to contemplated specific uses.*

See attached Geotechnical Report and Soils Management Plan for soil information.

13. *Existing topography on-site with contours at no greater than two-foot intervals City Datum.*

See attached Grading Plan and FEMA information addressing the floodplain.

14. *Provide for anticipated uses of adjoining lands, whether owned by the developer or not, in regard to roads, surface water drainage, utilities, and compatibility with existing adjacent land uses.*

The primary street (River Bend Road) through the district connects to Causeway Blvd and Copeland Ave, both existing, adjacent streets. Stormwater management utilizes the adjacent bodies of water after treatment. The proposed uses of commercial/office/residential/public open space are the same uses located to the



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south, east and portions of the area to the north. It is anticipated that further redevelopment will occur to the north as opportunities arise.

15. *If the development is to be staged, a staging plan describing each stage of the development and how it will function by itself and the relationship to other development stages/units within the district or on adjacent property.*

See attached Phasing Plan. Public Infrastructure, which includes streets, sidewalks, curb & gutter, stormwater management facilities, and utilities (sewer, water, sanitary), will be installed in four phases. Private Development will occur as plans are submitted, reviewed, and approved by the Redevelopment Authority and Design Review Committee.

16. *All restrictive covenants.*

There are no proposed restrictive covenants for the district. There may be individual developer agreements between the developer and Redevelopment Authority and/or the developer and City/Economic and Community Development Commission.

17. *Proposed erosion control plan and final grading plan in conformance with article II of [chapter 105](#).*

See attached Erosion, Grading, and Stormwater Management Plans.

18. *All conditions agreed to by the applicant which are not included in the written documentation required under subsection (2)c.1 through 12 of this section shall be part of the development plan.*

The Redevelopment Authority would also like approval from the Common Council to allow for a Portable concrete batch plant to be located within the district for the duration of phases 2, 3, &4. These phases include the construction of the public streets, sidewalks, curb & gutter, utilities (water/storm/sewer) and stormwater management infrastructure. The concrete produced by this plant will only be used for the River Point District and Causeway Blvd.

A portable concrete batch plant will allow for the more efficient delivery of concrete to the site for paving operations, specifically related to dump trucks. Although the number of truckloads may be the same, the overall time for depositing concrete is much faster as well as reducing construction traffic throughout the city. The plant will be equipped with a dust collection system



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which collects dust via bag filters that are pneumatically cleaned allowing for the recovery and reuse in the operation. No odors are emitted from the plant of bag house.

The plant will be located approximately where Lot 4 is in the district but may be relocated within the district's boundary as needed.

Please let me know if you have any questions.

Sincerely,

Andrea Trane
Executive Director, Redevelopment Authority