



MEMORANDUM

"...meeting community needs...enhancing quality of life."

TO: Community & Economic Development Committee (CEDC)
FROM: Monica Stage, Deputy Director
DATE: September 20, 2018
RE: Approval of engineering services for uplatted land in Southpoint Commerce Park east of Eisenhower Drive and west of Coop Road

Southpoint Commerce Park is located on the southeast side of the City and is bound by Plank Road, Coop Road and Midway Road. It provides continued growth opportunities for Appleton's business and industrial markets, especially with the Northeast Business Park having only four acres of City-owned land available for sale. In total, Southpoint Commerce Park (Southpoint) offers up to 359 acres among lots of varying sizes to support growth of industry for many years to come.

Over the last two years, staff has worked on alternative options for the uplatted land east of Eisenhower Drive and west of Coop Road (north of Midway Road). This area is home to a large, high-quality wooded wetland and adjacent low-quality meadow wetlands. The City worked with Stantec Consulting over the course of 2017 and into early 2018 to pursue the potential of creating a wetland mitigation bank for this property. The purpose of the wetland mitigation bank would have been to serve Appleton's needs as wetlands would be impacted on a variety of projects.

After submission of a draft prospectus for the creation the wetland mitigation bank to the Interagency Review Team (comprised of the Army Corp of Engineers, EPA and WDNR), we received feedback on our plan that was not encouraging. Staff and Stantec followed-up by hosting members of the Interagency Review Team for a site visit at Southpoint this summer, and their views of our proposed bank did not change. Concerns over adjacent development, the need for us to re-create a wooded wetland, and overall hydrology to serve the bank were some key concerns. This essentially ended our efforts to use this area for a wetland mitigation bank.

As we evaluate options to create benefit for the City, provide opportunities for growth of business and industry, and protect the high-quality wetlands, we reached out to R.A. Smith for technical expertise to provide conceptual engineering plans for this area.

R.A. Smith has a Master Agreement for engineering services with the City of Appleton; however, this task addition exceeds \$25,000 and, per City Policy, requires Committee and Common Council approval. The task order scope of work and itemization of time and cost are attached for your reference. The proposed maximum engineering fees are \$43,000; of that amount, \$30,312 are funded by Community & Economic Development budget and \$12,688 are funded by DPW Stormwater budget.

Staff Recommendation:

The engineering services for the uplatted lands in Southpoint Commerce Park east of Eisenhower Drive and west of Coop Road by R.A. Smith for \$43,000 **BE APPROVED**.