



MEMORANDUM

“...meeting community needs...enhancing quality of life.”

TO: Community & Economic Development Committee (CEDC)
FROM: Monica Stage, Deputy Director
DATE: October 31, 2019
RE: Approval of Engineering Services for Wetland Delineation in Southpoint
Commerce Park

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 1.44 acres of City-owned land available for sale.

Between 2015 and 2016, Southpoint Commerce Park was delineated for wetlands using the team from R.A. Smith. Numerous isolated wetlands were delineated, as well as a large, high-quality wooded wetland and adjacent low-quality meadow wetlands in the area east of Eisenhower Drive. See the attached wetlands map.

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 the high-quality wooded wetland 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 of the wetland mitigation bank to the Interagency Review Team [comprised of the Army Corp of Engineers, Environmental Protection Agency (EPA) and WI Department of Natural Resources (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 in the summer of 2018, 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 evaluated 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 east of Eisenhower Drive. R.A. Smith provided the engineering report for this area in early fall 2019, and staff is working closely with the Department of Public Works on the next phases for infrastructure in this area.

In the meantime, the five-year statutory life of the wetland delineations for the entire area is coming up, and staff solicited two proposals to complete full delineations of Southpoint Commerce Park (not dividing it into multiple areas which has created some confusion).

The NES Ecological Services, a division of Robert E. Lee & Associates, Inc. proposal was submitted at \$20,143.36 in total, and the R.A. Smith proposal was submitted at \$20,300.00 in total. Both proposals did have an allowance to reduce the cost should sales continue to close and lots transfer to private ownership, thereby eliminating the City's need to delineate that area. The \$156.64 difference in the proposals was considered by staff, and given the professional nature of these services to be delivered and existing knowledge of Southpoint, staff is recommending the contract to be awarded to R.A. Smith. The contingency allowance requested from staff is to allow for additional time (if needed) to file for wetland exemption request(s) and jurisdictional approval from the Department of Natural Resources and the Army Corp of Engineers, respectively.

The funds to pay for the contract are included in the 2019 Industrial Park Land Fund (IPLF) budget. The funds had initially been designated to address wetlands/drainage improvements at the property the City owns at 210 W. Edgewood Drive. Staff continues to work with the Department of Public Works Engineering and Inspections staff to address the issues at Edgewood Drive via enforcement efforts.

Unfortunately, due to the current weather conditions, completing the field work for the wetland delineation will not be possible in 2019. However, by approving this contract now, it allows for the City to secure 2019 pricing as well as placement on the R.A. Smith schedule for fieldwork as conditions allow in 2020.

Staff Recommendation:

The wetland delineation services for Southpoint Commerce Park by R.A. Smith in the amount of \$20,300 with a contingency of \$3,045, for a project total not to exceed \$23,345 **BE APPROVED**.