



MEMORANDUM

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

TO: Community & Economic Development Committee (CEDC)

FROM: Matt Rehbein, Economic Development Specialist

DATE: March 9, 2022

RE: Approval of Engineering Services for Final Engineering and Stormwater Management 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 no City-owned land available for sale. In total, Southpoint Commerce Park (Southpoint) is comprised of 359 acres with lots of varying sizes to support growth of industry. At this time, Southpoint only has 64 acres of fully improved land available for sale that are unencumbered by offers to purchase.

Recognizing the need for additional land to recruit and retain manufacturing, warehousing, and distribution businesses, the City has invested in the following work to evaluate and design land between Coop Road and Eisenhower Drive.

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.

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, 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 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 30% conceptual engineering plans for this area east of Eisenhower Drive. R.A. Smith provided the 30% engineering report for this area in 2019.

Due to the five-year statutory life of the wetland delineations, a new wetland delineation was completed for the entire area in 2020.

In 2021, staff contracted with Westwood Professional Services to complete a soil infiltration study in conjunction with help from Department of Public Works Engineers and the City Surveyor.

The next step in the process of preparing this area for installation of infrastructure is final design work and stormwater management. CEDD staff coordinated with DPW staff to create a scope of work to finalize the engineering and stormwater management for this area.

R.A. Smith has a Master Agreement for engineering services with the City of Appleton; however, this task 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 \$53,000. The 2022 Budget, approved by Council on November 10, 2021, includes funds in the industrial park land fund (IPLF) for this work.

Staff Recommendation:

The Park Expansion Final Engineering and Stormwater Management for Southpoint Commerce Park by R.A. Smith in the amount not to exceed \$53,000 **BE APPROVED.**