

	CDA Agenda Item
Meeting Date:	09/21/2023
Agenda Item:	Discussion and Possible Action Regarding Development Agreement – James Richter - Request to Extend Construction Deadline
Staff Contact (name, email, phone):	Bonnie Miller, CDA Administrative Assistant bmiller@whiewater-wi.gov 262-473-0149

BACKGROUND

(Enter the who, what when, where, why)

The CDA entered into a Development Agreement on 02/15/2022 with James Richter (Developer) for a project to be developed on a vacant parcel now owned by Developer located on Executive Drive in the Business Park. Pursuant to the terms of the Development Agreement, construction was required to begin by 08/12/2023. Tanis Construction is the contractor engaged to construction the building and has scheduled construction of the building in the second quarter of 2024. Developer has submitted a request to extend the construction deadline.

PREVIOUS ACTIONS – COMMITTEE RECOMMENDATIONS

(Dates, committees, action taken)

FINANCIAL IMPACT

(If none, state N/A)

STAFF RECOMMENDATION

Staff recommends extension of the construction deadline to commence by April, 2024.

ATTACHMENT(S) INCLUDED

(If none, state N/A)

Preliminary Grading Plan received 09/12/2023.
Correspondence from Jim Richter dated 09/12/2023.
Development Agreement dated 02/15/2022.

From: Jim Richter <richterexcavatingllc@gmail.com>
Sent: Tuesday, September 12, 2023 8:37 PM
To: Bonnie Miller <BMiller@whitewater-wi.gov>
Cc: Jim Richter <richterexcavatingllc@gmail.com>; mrichter1223@outlook.com
Subject: Whitewater Business Park - Richter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bonnie Miller,

I am writing in regards to Lot 2 of certified survey map No. 4996 located off Universal Blvd in Whitewater, WI 53190. We are hereby requesting an extension to the development agreement signed February 15, 2022 with the City of Whitewater. Per the agreement, the "Construction Deadline" as defined therein was August 15, 2023 (eighteen (18) months following the closing date). We are requesting another 18 month extension to be added to the agenda for the CDA board discussion on September 21, 2023. Due to multiple factors including material shortages, pricing obstacles, contractor availability and economic challenges, we kept pursuit cost spending to a minimum until solutions were obtained. If granted the extension, our goal for 2023 and 2024 are outlined below.

Our plan for 2023 is to obtain an approved Engineering plan, secure a site permit, and begin site related construction activities. So far, we have a preliminary civil set prepared by Cardinal Engineering, that was sent to you on 9/11/2023. We will take 30 days to review the preliminary set and provide comments to Cardinal Engineering. Once the comments are received, Cardinal Engineering will have another 30 days to revise the design and provide a final set in preparation for permit submission. Once completed, we plan to submit the civil engineering set to the required jurisdiction in November 2023. Pending the timeline needed for the jurisdiction to review, we hope to have both their comments and our plans adjusted by the end of the year so we can secure our site permit. If we can obtain the site permit in 2023, we will begin light sitework before winter. This will include rough grading and wet utility (water and sewer) installation.

Our plan for 2024 is to continue all site related activities started in 2023. This would include continuing rough grading, wet utility installation, parking lot base and pad build out. Once we complete the sitework, we will have Tanis Construction begin the process on the building structure. Tanis Construction will provide the pricing, design and permitting with the required jurisdiction. Once the building permit is secured, Tanis Construction has us on their schedule for Q2 of next year to erect the structure. As you can see, most builders are booked solid for months. We hope to have the structure erected by the end of 2024 with all final trim outs and interior finishes ongoing and off the development timeline.

If you or anyone else with staff have any further questions prior to the CDA board discussion on September 21, please do not hesitate to reach out.

James Richter

SEP 12 2023

BLm

GRADING PLAN



GENERAL NOTE:
CONTRACTOR RESPONSIBLE FOR
VERIFYING GRADES SET IN RELATION
GRADING PLAN SHOWN.

CALCULATIONS
FOR FLOOR AND EXTERIOR GRADES IN
COORDINATION WITH
ARCHITECTURAL/STRUCTURAL PLANS,
AND ANY DISCREPANCIES THEREIN.

COMMENCING CONSTRUCTION IS ACCEPTANCE OF VERIFICATION AND INFORMATION SHOWN AND CARDINAL ENGINEERING SHALL BE HELD HARMLESS FOR ANY CHANGES FURTHER REQUIRED

FURTHER CALCULATIONS ARE REQUIRED BEYOND WHAT IS SHOWN ON THIS PLAN FOR WALLS IN OTHER LOCATIONS OF THE STRUCTURAL PLANS. CONTRACTORS

LATEST INFORMATION AVAILABLE AT THE DATE OF THIS SHEET RELEASE.

1 1

RESTORATION NOTES:
1. MINIMUM 4" TOPSOIL REQUIRED IN ALL
LAWN AREAS.

3. UTILIZE WIGDOT TYPE A FERTILIZER,

4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS UNLESS SPECIFIED OTHERWISE.

5. UTILIZE TYPE B MATTING OF SAME CLASS 1 ALONG CENTERLINE OF SWALE.

6. PROPERLY ANCHORED MULCH
REQUIRED IN ALL AREAS NOT STABILIZED
WITH EROSION MATTING.

7. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING AND MATTING.

SQUARE FOOTAGE: 28,338
ACRES: 0.65

A994600001 N UNIVERSAL BLVD
CITY OF WHITEWATER

GRADING PLAN

PRELIMINARY



13 CARDINAL
PLAN•SURVEY•ENGINEER
DESIGNING IN TRUE DIRECTIONS

1200 LA SALLE STREET,
LAKE GENEVA, WI 53147
262-757-8776
PLANSURVEYENGINEER.COM

[illegible]

1 OF 1