

**CITY OF LA CROSSE, WISCONSIN
CITY PLAN COMMISSION
REPORT
January 30, 2017**

➤ **AGENDA ITEM – 17-0068 (Andrea Schnick)**

Resolution Designating Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 14, City of La Crosse, Wisconsin.

➤ **ROUTING:** JRB, F&P Committee

➤ **BACKGROUND INFORMATION:**

TID #14 includes Gundersen Health System campus. TID #14 has an expenditure period ending in August, 2021 and a sunset date of 2026.

The amendment proposes an amendment to the boundary of this district to include a parcel on Green Bay Street that is currently being developed into a multi-family housing project, half of the property already exists in the TID boundary. This also includes other parcels on that street which have redevelopment opportunities, potential redevelopment sites along South Avenue, parcels to the south of the district to include the other half of Eagle Crest South, and the Zahn building on Hood Street which may be combined with the tennis courts for a redevelopment project.

➤ **GENERAL LOCATION:**

Tax parcels 17-50781-483, 17-50781-484, 17-30039-41, 17-30038-130, 17-30038-120, 17-30038-140, 17-30039-10, 17-30039-20, 17-30039-50, 17-30039-70, 17-30012-60, 17-50280-120, 17-50281-60.

➤ **RECOMMENDATION OF OTHER BOARDS AND COMMISSIONS:**

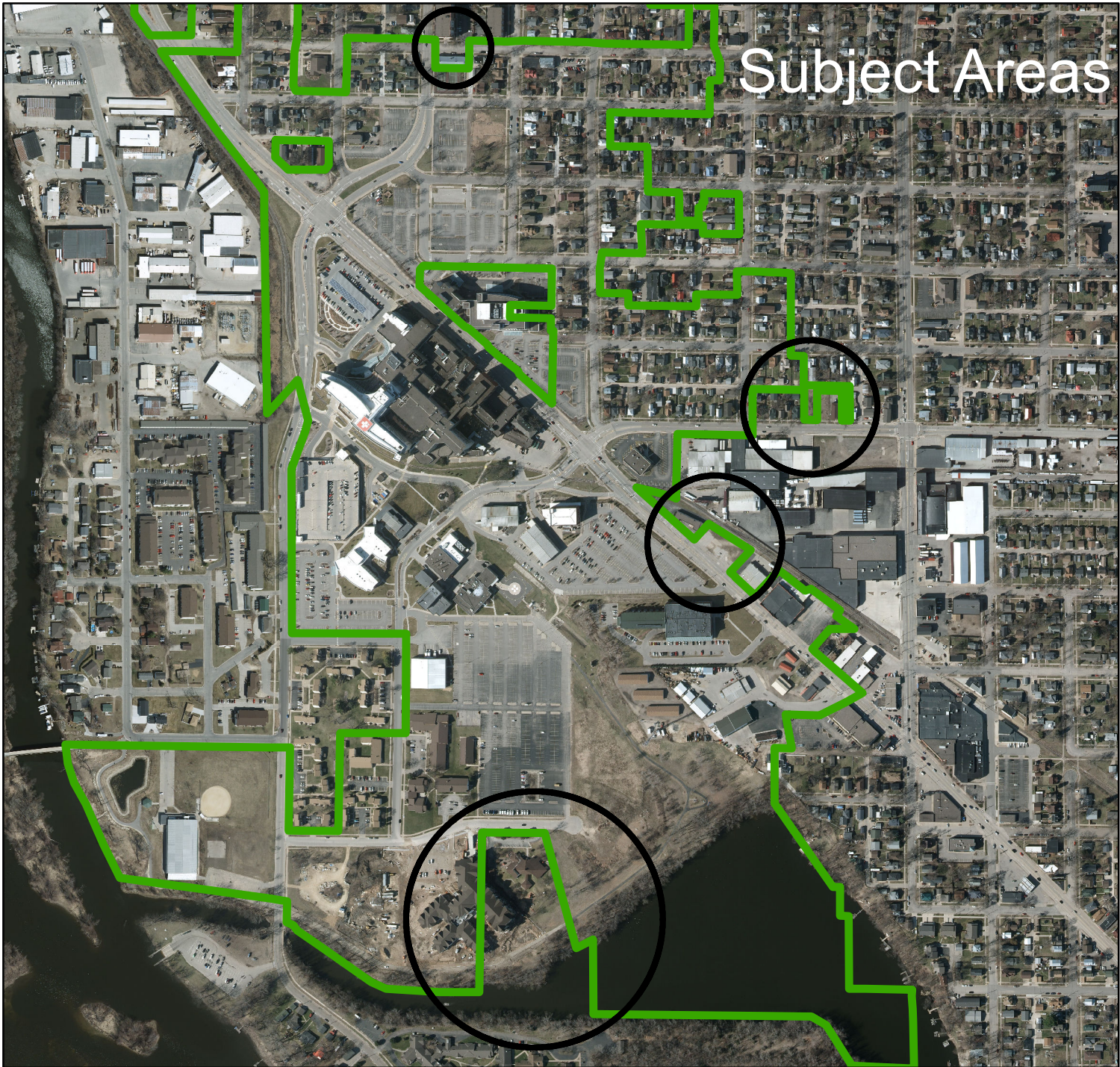
The Joint Review Board met 1/20 to review the plan and decide on a date for future consideration of the amendment. The next date will be set after confirming JRB members' availability in March.

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan promotes the prudent use of Tax Incremental Financing for redevelopment.
























➤ **PLANNING RECOMMENDATION:**


The Department of Planning and Development recommends the approval of the TID boundary amendment subject to the public hearing outcome.

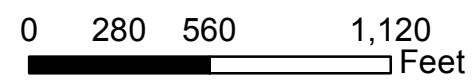


Subject Areas

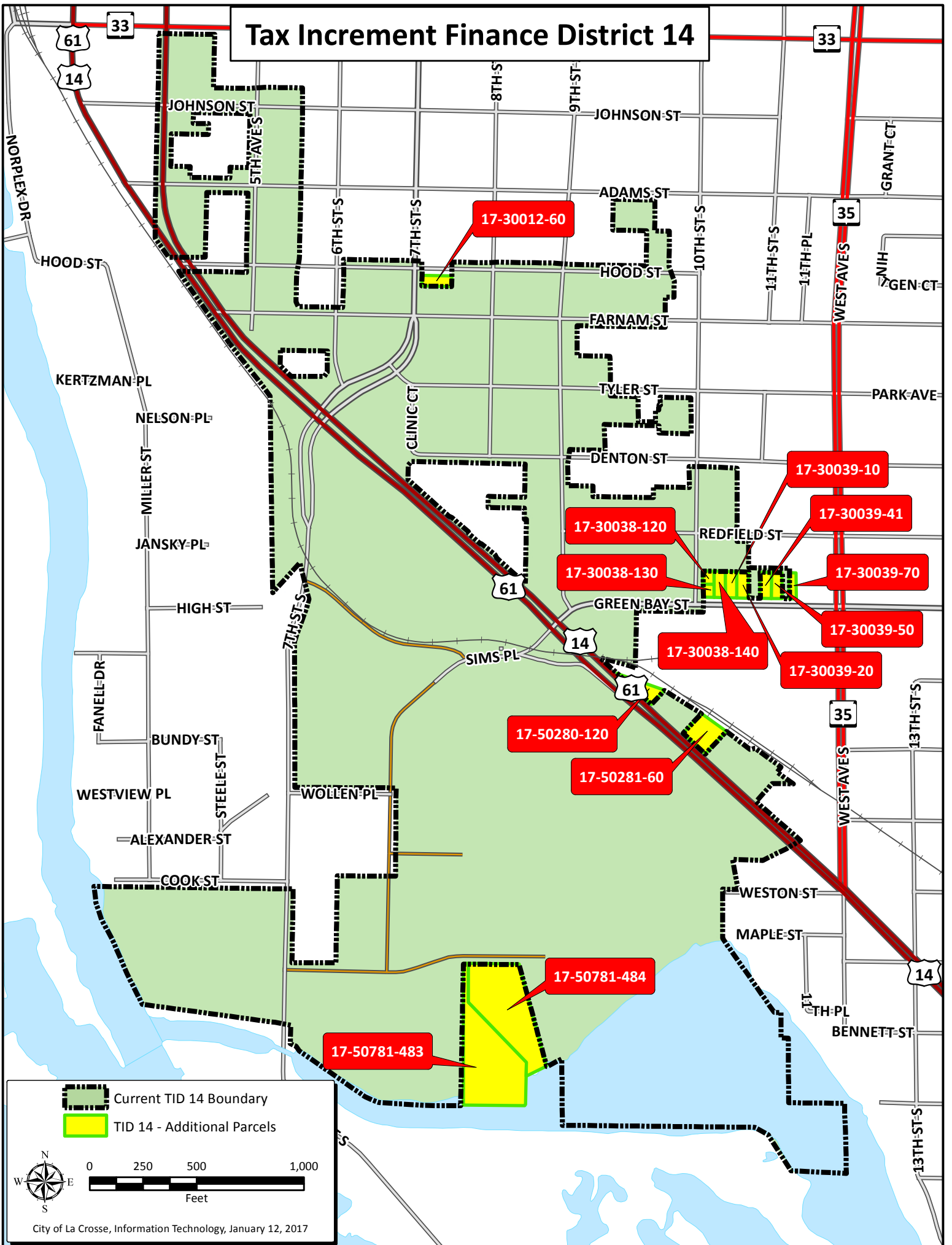
BASIC ZONING DISTRICTS

	R1 - SINGLE FAMILY
	R2 - RESIDENCE
	WR - WASHBURN RES
	R3 - SPECIAL RESIDENCE
	R4 - LOW DENSITY MULTI
	R5 - MULTIPLE DWELLING
	R6 - SPECIAL MULTIPLE
	PD- PLANNED DEVELOP
	TND - TRAD NEIGH DEV.
	C1 - LOCAL BUSINESS
	C2 - COMMERCIAL
	C3 - COMMUNITY BUSINESS
	M1 - LIGHT INDUSTRIAL
	M2 - HEAVY INDUSTRIAL
	PS - PUBLIC & SEMI-PUBLIC
	PL - PARKING LOT
	UT - PUBLIC UTILITY
	CON - CONSERVANCY
	FW - FLOODWAY
	A1 - AGRICULTURAL
	EA - EXCLUSIVE AG
	TID 14
	SUBJECT PROPERTY





Tax Increment Finance District 14



17-30012-60

17-30039-10

17-30039-41

17-30038-120

17-30039-70

17-30038-130

17-30039-50

17-30038-140

17-30039-20

17-50280-120

17-50281-60

17-50781-483

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