



OFFICE OF  
THE CITY ASSESSOR  
CITY HALL  
400 LA CROSSE STREET  
LA CROSSE WI 54601-3396  
608-789-7525

September 24, 2015

Honorable Mayor Kabat  
Common Council Members  
City of La Crosse

Re: Benefit analysis of Kwik Trip annexation from Town of Medary near Shiftar Road

Dear Mayor and Common Council,

In regard to the captioned matter referred to me, I am providing an analysis of assessment and tax related data of the subject properties for your review. As of the 2015 assessment date of January 1, 2015:

Total area:	Estimated 25.76 acres
Total taxable area:	Estimated 9.51 acres
Zoning:	Various (see attached)
Uses:	Industrial, Utility, vacant land
Total 2015 Medary assessed value:	784,500

This proposed annexation is located southeasterly and adjacent to the existing Kwik Trip campus bounded on the north by Kwik Trip Way, on the east by River Valley Drive, and on the south by the intersection of County Road B and River Valley Drive.

Of the approximate 9.51 acres of the currently taxable lands owned by Kwik Trip, approximately 2 acres are located in the 100 year flood zone. According to company representatives, they have permission to fill these lands to bring them out of the flood zone and allow them to be developed. The balance of the exempt lands is entirely within the 100 year flood zone. For this analysis, the currently exempt lands located within the flood zone are being considered to stay that way for the foreseeable future. Proposed zoning after annexation is Heavy Industrial for all parcels.

Based on discussions with Kwik Trip representatives, they plan on commencing construction of a fleet services building as soon as possible on the southeastern portion of their properties within this proposed annexation. Their rough estimate of costs for this building and land improvements is about \$4.5 million. They expect to complete this project by fall of 2016. They also mentioned

that based on future decisions, possible additional development costs on this parcel could be around \$2 million within two to three years. This is not included in the projection following.

Estimated potential assessment base after annexation and proposed initial development:

As of January 1, 2016: 2,350,000

As of January 1, 2017: 5,450,000

Estimated potential annual tax impact with FULL mil rate @ .029:

As of January 1, 2016: \$68,200

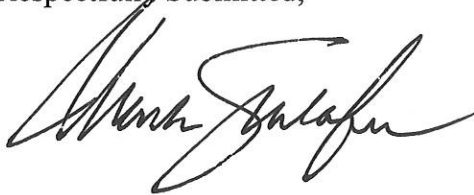
As of January 1, 2017: \$158,000

Estimated potential annual tax impact with CITY ONLY mil rate @ .0124:

As of January 1, 2016: \$29,100

As of January 1, 2017: \$67,600

Respectfully Submitted,



Mark Schlafer  
City Assessor

Attachments (2)

**Benefit Analysis of Kwik Trip Annexation near Shiftar Rd  
September 2015**

**2015 Town of Medary parcel information**

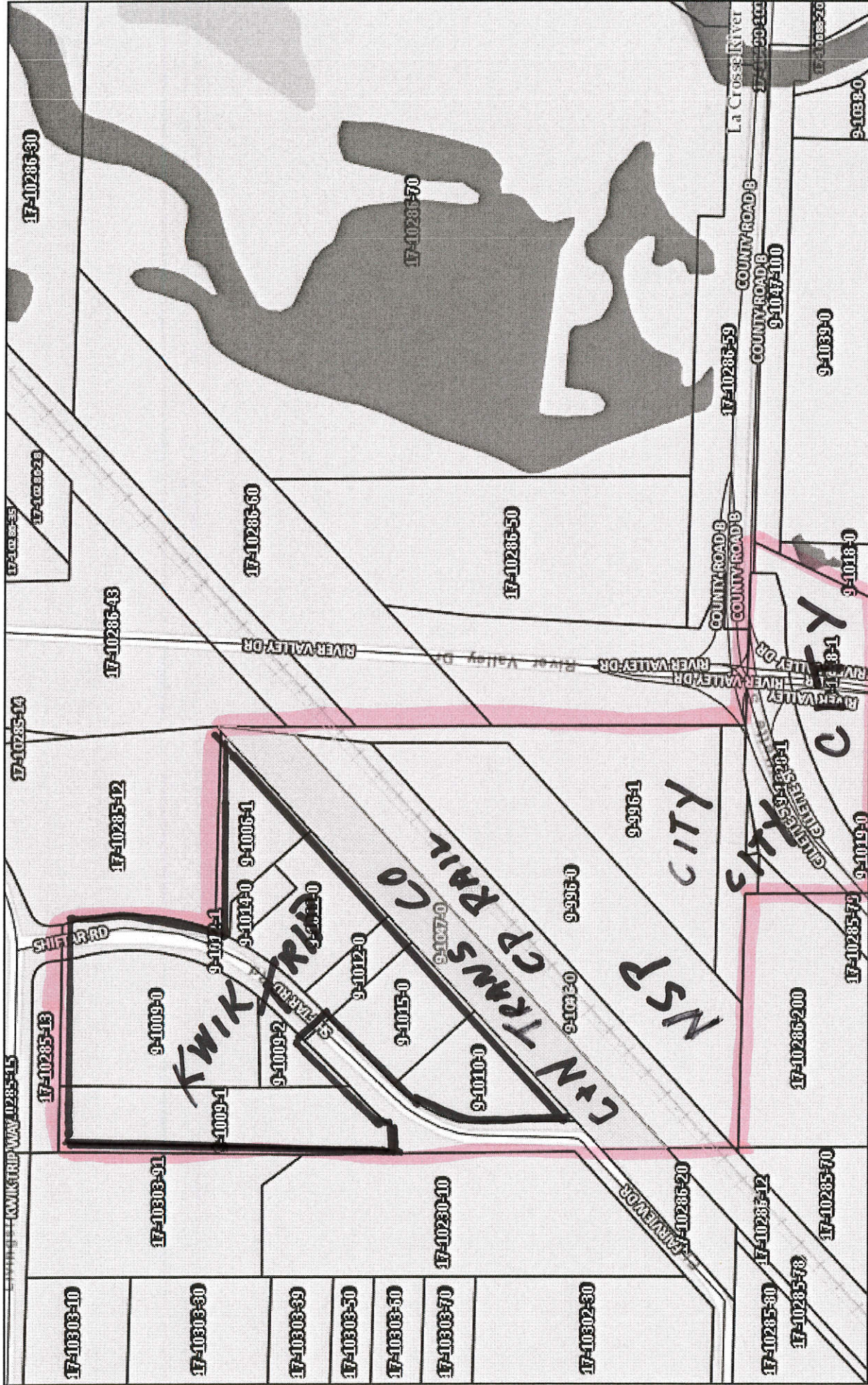
<u>Parcel #</u>	<u>Owner</u>	<u>Address</u>	<u>Acrage</u>	<u>Zoning</u>	<u>Assmt Class</u>	<u>Land</u>	<u>Bldgs</u>	<u>Total</u>
9-1006-1	Kwik Trip	N3558 Shiftar Rd	0.84	LI	G1	37,000	-	37,000
9-1009-0	Kwik Trip	N3567 Shiftar Rd	2.00	LI	G2	151,200	337,100	488,300
9-1009-1	Kwik Trip	Shiftar Rd	1.88	IND	G2	37,400	-	37,400
9-1009-2	Kwik Trip	Shiftar Rd	0.36	IND	G2	7,200	-	7,200
9-1010-0	Kwik Trip	N3528 Shiftar Rd	1.03	RES A	G1	40,700	40,000	80,700
9-1011-0	Kwik Trip	N3550 Shiftar Rd	1.03	LI	G1	38,700	19,700	58,400
9-1012-0	Kwik Trip	N3542 Shiftar Rd	0.35	LI	G1	20,500	-	20,500
9-1012-1	Kwik Trip	Shiftar Rd	0.88	LI	G1	12,400	-	12,400
9-1014-0	Kwik Trip	N3554 Shiftar Rd	0.23	LI	G1	9,100	-	9,100
9-1015-0	Kwik Trip	N3538 Shiftar Rd	<u>0.91</u>	COM	G1	32,400	1,100	33,500
<b>Kwik Trip totals</b>						<b>386,600</b>	<b>397,900</b>	<b>784,500</b>

9-1047-0	C&N Trans Co		2.68	RU	X4	-	-	-
9-1046-0	CP Rail		2.52	RU	X4	-	-	-
9-996-0	NSP Co		4.15	PI	X4	-	-	-
9-996-1	City of La Crosse	River Valley Dr	3.37	Res A	X4	-	-	-
9-1019-0	City of La Crosse	River Valley Dr	0.72	ROW	X4	-	-	-
9-1020-1	City of La Crosse	River Valley Dr	1.66	ROW	X4	-	-	-
9-1018-1	City of La Crosse	River Valley Dr	<u>1.15</u>	ROW	X4	-	-	-
<b>Exempt totals</b>						0	0	0

<b>All property totals</b>						<b>386,600</b>	<b>397,900</b>	<b>784,500</b>
			<b>25.76</b>					



# ArcGIS Web Map

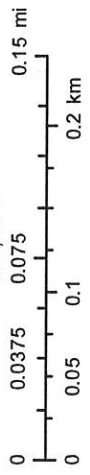


September 21, 2015

Search by Tax Parcel Number\_ Query Result

- Override 1
- County Limits
- Federal & State Roads
- County & Town Roads
- Railroad Center Lines
- Burlington Northern Santa Fe
- CP Rail
- Spur Track
- Stream Labels
- Streams

1:4,514



La Crosse County, WI  
Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp.,