

**Agenda Item 26-0587 (Julie Emslie)**

Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 24.”

**General Location**

1411 & 1433 Rose Street.

**Background Information.**

The property at 1411 Rose Street is currently for sale, and there has been interest expressed by several developers to redevelop this site. By creating a Tax Increment District for this site and including the neighboring parcel, it will enable Tax Increment Financing to be a possible tool to support the redevelopment of this site to the highest and best use.

**Recommendation of Other Boards and Commissions**

This item will go before the Joint Review Board at 9am on the same day as the June 1, 2026 Plan Commission meeting.

**Consistency with Adopted Comprehensive Plan**

Use of TIF and creation of TIDs is encouraged in the Comprehensive Plan. It identifies Medium Density Residential, High-Density Residential, High-Intensity Mixed Use, Neighborhood Retail/Commercial and Commercial as desired uses for this area.

**Staff Recommendation**

Approval

**Routing** Common Council 7.9.26; Joint Review Board, between July 23-Aug 20, 2026



## 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
	City Limits
	SUBJECT PROPERTY



