

**CITY OF LA CROSSE, WISCONSIN  
CITY PLAN COMMISSION  
REPORT  
July 29, 2019**

➤ **AGENDA ITEM – 19-1029 (Andrea Schnick)**

Resolution appropriating funds for Trane Park from Tax Incremental District 15.

➤ **ROUTING:** F&P 8/1/19

➤ **BACKGROUND INFORMATION:**

The All Abilities Trane Park is designed to create a play environment for people in La Crosse County with cognitive, sensory and/or other physical challenges. According to the park's website, there is no other park in the state of Wisconsin that is designed to meet the specific needs of these individuals.

Although there has been public and private community investment, the fundraising has fallen short and an additional \$450,000 is needed to move forward with the bid documents for the final construction. The project budget to date, including privation donations, city funding and in-kind, is \$4,612,527.04.

The Project Plan for the creation of TID #15 was approved by the Common Council August 8, 2013 and by the Joint Review Board on September 13, 2013. This Plan identified the Trane Park project with a 2013 cost estimate of \$600,000, based on prices at that time and preliminary estimates. The Plan also allows for the City to reserve "the right to increase certain project costs to the extent others are reduced or not implemented, without amending the Plan." There have been other projects not implemented such as development incentives and scenic corridor enhancements (billboard acquisitions) that would allow for the change in funding to support the completion of Trane Park. Through the 2017 – 2019 CIPs, \$1,650,000 in TIF has already been allocated to this project. According to the Finance Department, as of 7/22/19, TID 15 has over \$3M in cash available to date for this and future projects. This TID generates approximately \$700K in increment per year and does not have any outstanding debt service payments.

➤ **GENERAL LOCATION:**

The property address of Trane Park is 2401 15<sup>th</sup> St S. (listed as 1501 Chase St in the Comprehensive Plan) and is in Common Council District 10 and within the boundary of TID 15.

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

N/A

➤ **CONSISTENCY WITH ADOPTED COMPREHENSIVE PLAN:**

The Comprehensive Plan prioritizes enhancing and maintaining the existing system of parks and recognizes the importance of inclusive facility investment for people of all needs and abilities. The Comprehensive Plan also promotes the prudent use of Tax Increment Financing to catalyze investment in the City through strategic investment in infrastructure including park and recreation facilities.

- **PLANNING RECOMMENDATION:**  
**Planning staff recommend approval.**