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

N W E S

0 120 240 480 Feet

City of La Crosse Planning Department - 2026

PC 26-0587