DRAFT AS OF MAY 19, 2026

PROJECT PLAN

City of La Crosse, Wisconsin

Tax Incremental District No. 23

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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	June 1, 2026
Public Hearing Held:	June 1, 2026
Action by Plan Commission:	June 1, 2026
Action by City Council:	July 9, 2026
Action by the Joint Review Board:	TBD

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 23 ("District") is a proposed blighted area district comprising approximately 98.35 acres located in and around the former Trane USA, Inc headquarters. The District will be created to pay the costs of public infrastructure and development incentives needed ("Project"). In addition to the incremental property value that will be created, the City expects the Project will result in the elimination of blighted or obsolete conditions by stimulating (re)development.

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $10,443,400 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include development incentives, public infrastructure, interest on long-term debt, financing costs, and ongoing planning and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $25,000,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable maximum term of 27 years.

SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary and private investment to allow for (re)development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.

9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

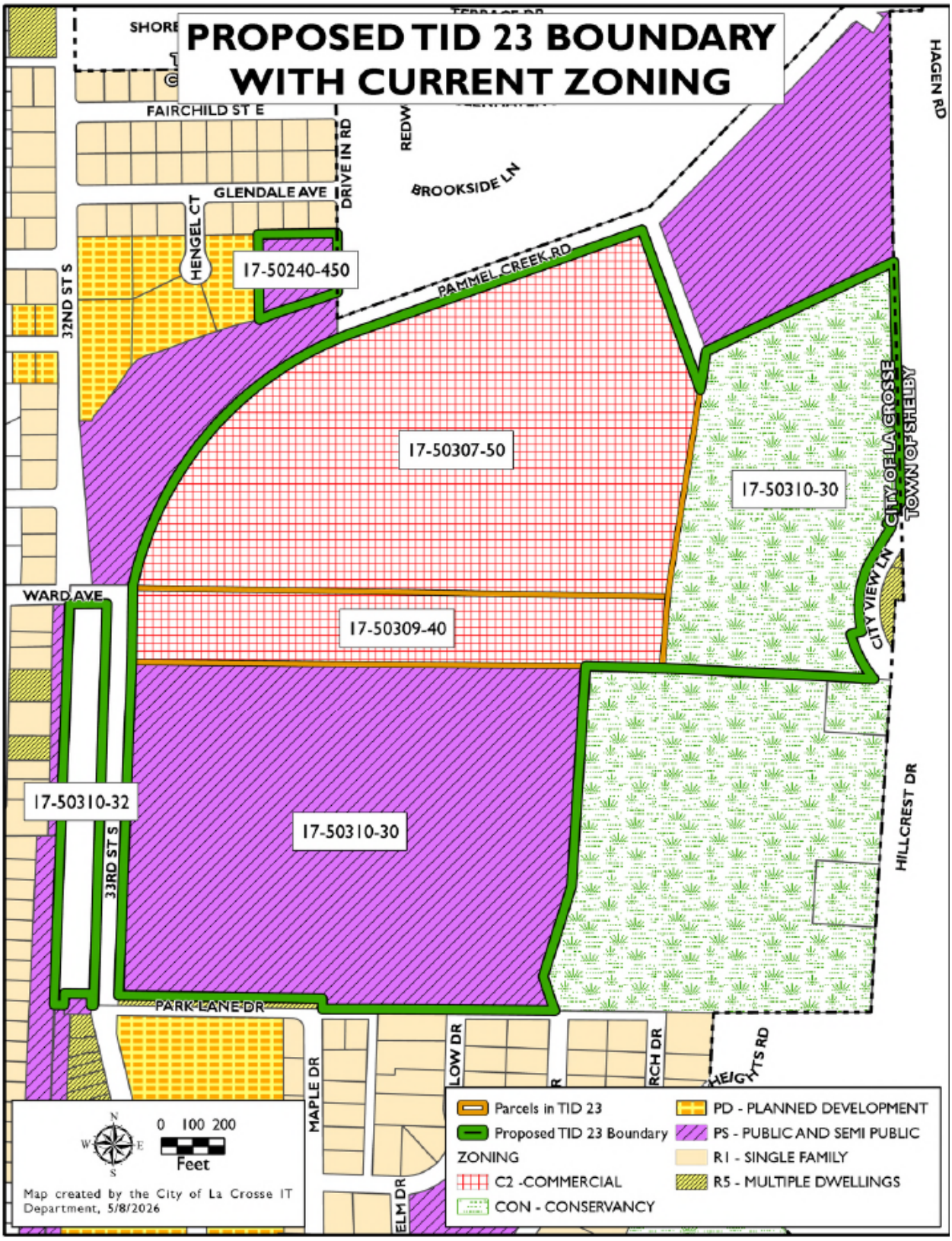
SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

PROPOSED TID 23 BOUNDARY
TOWN OF SHELBY
CITY OF LA CROSSE
FAIRCHILD ST E
GLENHAVEN DR
REDWOOD CT
DRIVE IN RD
GLENDALE AVE
BROOKSIDE LN
HENGEL CT
32ND ST S
17-50240-450
PAMMEL CREEK RD
17-50307-50
17-50310-30
CITY OF LA CROSSE
TOWN OF SHELBY
CITY VIEW LN
WARD AVE
17-50309-40
17-50310-32
17-50310-30
33RD ST S
HILLCREST DR
PARK LANE DR
MAPLE DR
WILLOW DR
CLIFFSIDE DR
EASTER RD
BIRCH DR
EASTER HEIGHTS RD
ELM DR
Parcels in TID 23
Proposed TID 23 Boundary
0 100 200
Feet
Map created by the City of La Crosse IT Department, 5/8/2026

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


PROPOSED TID 23 BOUNDARY
WITH CURRENT ZONING
FAIRCHILD ST E
GLENDALE AVE
DRIVE IN RD
BROOKSIDE LN
HENGEL CT
32ND ST S
17-50240-450
PAMMEL CREEK RD
HAGEN RD
17-50307-50
17-50310-30
CITY OF LA CROSSE
TOWN OF SHELBY
CITY VIEW LN
WARD AVE
17-50309-40
17-50310-32
33RD ST S
17-50310-30
HILLCREST DR
PARK LANE DR
MAPLE DR
ELM DR
0 100 200
Feet
Map created by the City of La Crosse IT Department, 5/8/2026
Parcels in TID 23
Proposed TID 23 Boundary
ZONING
C2 -COMMERCIAL
CON - CONSERVANCY
PD - PLANNED DEVELOPMENT
PS - PUBLIC AND SEMI PUBLIC
R1 - SINGLE FAMILY
R5 - MULTIPLE DWELLINGS

SECTION 4:
Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Address	Owner	Acres	Blighted
Existing TID				0.00	0.00
N/A	ROW Areas			0.00	
1	17-50307-50	3600 PAMMEL CR	TRANE US INC	32.76	32.76
2	17-50309-40	3500 WARD AVE	TRANE US INC	8.89	8.89
3	17-50310-30	2851 33RD ST S	LACROSSE COUNTY	51.84	51.84
4	17-50310-32	33RD ST S	CITY OF LACROSSE	3.56	3.56
5	17-50240-450	2421 HENGEL CT	CITY OF LACROSSE	1.30	1.30
TOTALS				**98.35**	**98.35**

Percentage of TID Area Designated as Blighted (at least 50%)	**100%**
Percentage of TID Area Not Designated as Blighted	**0%**

Calculation of Estimated Base Value[1]

	Assessed Value			Equalized Value[2]		
Parcel	Land	Improvement	Total	Land	Improvement	Total
17-50307-50	579,000	2,625,300	**3,204,300**	603,500	2,736,400	**3,339,900**
17-50309-40	188,200	107,500	**295,700**	196,200	112,000	**308,200**
17-50310-30	0	0	**0**	0	0	**0**
17-50310-32	0	0	**0**	0	0	**0**
17-50240-450	0	0	**0**	0	0	**0**
TOTALS	**767,200**	**2,732,800**	**3,500,000**	**799,700**	**2,848,400**	**3,648,100**

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 95.94%.

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $659,305,900. This value is less than the maximum of $716,459,292 in equalized value that is permitted for the City.

City of La Crosse, Wisconsin
Tax Increment District No. 23
Valuation Test Compliance Calculation

Calculation of City Equalized Value Limit		
City TID IN Equalized Value (Jan. 1, 2025)	$	5,970,494,100
TID Valuation Limit @ 12% of Above Value	**$**	**716,459,292**
Calculation of Value Subject to Limit		
Estimated Base Value of Territory to be Included in District	$	3,648,100
Plus: Assumed change for Jan. 1, 2026 assessment	$	-
Incremental Value of Existing Districts (Jan. 1, 2025)	$	655,657,800
Total Value Subject to 12% Valuation Limit	**$**	**659,305,900**
Total Percentage of TID IN Equalized Value		11.04%
Residual Value Capacity of TID IN Equalized Value	$	57,153,392

Note: Incremental value of existing districts is net of the value increment of TID No. 14 ($95,645,400), which shall be terminated prior to creation of TID 22

SECTION 6:
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or

expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications,

including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program ***(Development Incentives)***

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

Street and stormwater improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

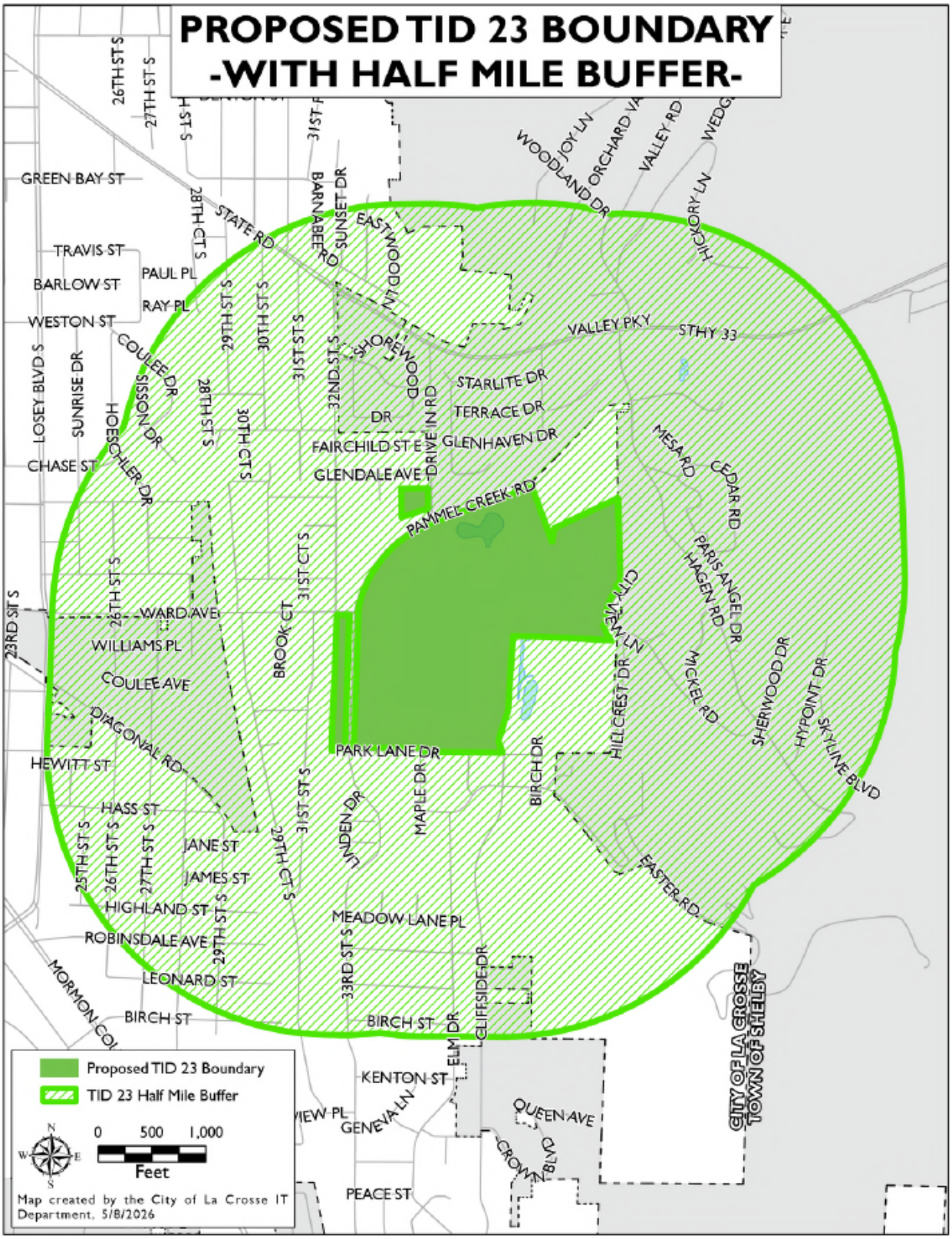
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:
Map Showing Proposed Improvements and Uses

Map Found on Following Page.


PROPOSED TID 23 BOUNDARY
-WITH HALF MILE BUFFER-
Proposed TID 23 Boundary
TID 23 Half Mile Buffer
0 500 1,000
Feet
Map created by the City of La Crosse IT Department, 5/8/2026
GREEN BAY ST
TRAVIS ST
BARLOW ST
WESTON ST
PAUL PL
RAY PL
STATE RD
BARNABEE RD
SUNSET DR
EAST WOOD LN
WOODLAND DR
JOY LN
ORCHARD VA
VALLEY RD
HICKORY LN
VALLEY PKY
STHY 33
STARLITE DR
TERRACE DR
GLENHAVEN DR
FAIRCHILD ST E
GLENDALE AVE
DRIVE IN RD
PAMMEL CREEK RD
MESA RD
CEDAR RD
PARIS ANGEL DR
HAGEN RD
MICKEL RD
SHERWOOD DR
HYPOINT DR
SKYLINE BLVD
CITY VIEW LN
HILLCREST DR
BIRCH DR
EASTER RD
PARK LANE DR
MAPLE DR
LINDEN DR
MEADOW LANE PL
CLIFFSIDE DR
ELM DR
BIRCH ST
KENTON ST
GENEVA LN
QUEEN AVE
CROWN BLVD
PEACE ST
CITY OF LA CROSSE
TOWN OF SHELBY
LOSEY BLVD S
SUNRISE DR
CHASE ST
COULEE DR
SISSON DR
HOESCHLER DR
WARD AVE
WILLIAMS PL
COULEE AVE
DIAGONAL RD
HEWITT ST
HASS ST
JANE ST
JAMES ST
HIGHLAND ST
ROBINSDALE AVE
LEONARD ST
BIRCH ST
MORMON COL
BROOK CT
23RD ST S
26TH ST S
27TH ST S
28TH CT S
29TH ST S
30TH ST S
31ST ST S
32ND ST S
33RD ST S
25TH ST S
29TH CT S
31ST CT S

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of La Crosse, Wisconsin

Tax Increment District No. 23

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost Phase I	Phase II	Phase III	Phase IV	Ongoing	Totals
1	Public Infrastructure	2,000,000	2,000,000		1,360,000		**5,360,000**
2	Development Incentives			1,750,000			**1,750,000**
3	Interest on Long Term Debt	1,012,000	1,012,000		679,400		**2,703,400**
4	Financing Costs	195,000	195,000		80,000		**470,000**
5	Ongoing Planning & Administrative Costs						**0**
Total Projects		**3,207,000**	**3,207,000**	**1,750,000**	**2,119,400**	**160,000**	**10,443,400**

Notes:

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create $25 million in incremental value by 2032. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $19.02 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $11,220,409 in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of La Crosse, Wisconsin

Tax Increment District No. 23

Development Assumptions

	Construction Year	Development Sites	**Annual Total**
1	2026		**0**
2	2027		**0**
3	2028	5,000,000	**5,000,000**
4	2029	10,000,000	**10,000,000**
5	2030	5,000,000	**5,000,000**
6	2031	5,000,000	**5,000,000**
7	2032		**0**
8	2033		**0**
9	2034		**0**
10	2035		**0**
11	2036		**0**
12	2037		**0**
13	2038		**0**
14	2039		**0**
15	2040		**0**
16	2041		**0**
17	2042		**0**
18	2043		**0**
19	2044		**0**
20	2045		**0**
21	2046		**0**
22	2047		**0**
23	2048		**0**
24	2049		**0**
25	2050		**0**
26	2051		**0**
27	2052		**0**
	Totals	**$25,000,000**	**$25,000,000**

Notes:

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin

Tax Increment District No. 23

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	July 9, 2026	
Valuation Date	Jan 1,	2026
Max Life (Years)	27	
End of Expenditure Period	22	7/9/2048
Revenue Periods/Final Year	27	2054
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	3,648,100
Economic Change Factor	0.00%
Apply to Base Value	
Base Tax Rate	$19.02
Rate Adjustment Factor	0.00%

	Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate[1]	Tax Increment
1	2026	0	2027	0	0	2028	$19.02	**0**
2	2027	0	2028	0	0	2029	$19.02	**0**
3	2028	5,000,000	2029	0	5,000,000	2030	$19.02	**95,088**
4	2029	10,000,000	2030	0	15,000,000	2031	$19.02	**285,265**
5	2030	5,000,000	2031	0	20,000,000	2032	$19.02	**380,353**
6	2031	5,000,000	2032	0	25,000,000	2033	$19.02	**475,441**
7	2032	0	2033	0	25,000,000	2034	$19.02	**475,441**
8	2033	0	2034	0	25,000,000	2035	$19.02	**475,441**
9	2034	0	2035	0	25,000,000	2036	$19.02	**475,441**
10	2035	0	2036	0	25,000,000	2037	$19.02	**475,441**
11	2036	0	2037	0	25,000,000	2038	$19.02	**475,441**
12	2037	0	2038	0	25,000,000	2039	$19.02	**475,441**
13	2038	0	2039	0	25,000,000	2040	$19.02	**475,441**
14	2039	0	2040	0	25,000,000	2041	$19.02	**475,441**
15	2040	0	2041	0	25,000,000	2042	$19.02	**475,441**
16	2041	0	2042	0	25,000,000	2043	$19.02	**475,441**
17	2042	0	2043	0	25,000,000	2044	$19.02	**475,441**
18	2043	0	2044	0	25,000,000	2045	$19.02	**475,441**
19	2044	0	2045	0	25,000,000	2046	$19.02	**475,441**
20	2045	0	2046	0	25,000,000	2047	$19.02	**475,441**
21	2046	0	2047	0	25,000,000	2048	$19.02	**475,441**
22	2047	0	2048	0	25,000,000	2049	$19.02	**475,441**
23	2048	0	2049	0	25,000,000	2050	$19.02	**475,441**
24	2049	0	2050	0	25,000,000	2051	$19.02	**475,441**
25	2050	0	2051	0	25,000,000	2052	$19.02	**475,441**
26	2051	0	2052	0	25,000,000	2053	$19.02	**475,441**
27	2052	0	2053	0	25,000,000	2054	$19.02	**475,441**
	Totals	**25,000,000**		**0**			**Future Value of Increment**	**11,220,409**

Notes:
1) Tax rate shown is actual 2024/25 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Development Incentives are anticipated to be financed with a pay-as-you-go structure based on the amount of tax increment revenue that is generated by each proposed development project. Public Infrastructure costs are anticipated to be financed by general obligation debt in 2028, 2029, and 2032. **Table 3.** provides a summary of the District's financing plan.

Table 3 – Financing Plan

City of La Crosse, Wisconsin
Tax Increment District No. 23
Estimated Financing Plan

	DEBT ISSUES			MUNICIPAL REVENUE	
	G.O. Promissory Note 2028	G.O. Promissory Note 2029	G.O. Promissory Note 2032	Municipal Revenue Obligation (MRO) 2029	Totals
Projects					
Phase I	2,000,000				2,000,000
Phase II		2,000,000			2,000,000
Phase III				1,750,000	1,750,000
Phase IV			1,360,000		1,360,000
Total Project Funds	2,000,000	2,000,000	1,360,000	1,750,000	7,110,000
Other Funds					
Debt Service Reserve					
Capitalized Interest	87,000	87,000	0		
Estimated Finance Related Expenses	108,000	108,000	80,000		
Net Issue Size	2,195,000	2,195,000	1,440,000	1,750,000	7,580,000

Notes:

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2053 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of La Crosse, Wisconsin
Tax Increment District No. 23
Cash Flow Projection

	Projected Revenues		Projected Expenditures						Balances			
Year	Tax Increments	**Total Revenues**	2028 G.O. Promissory Note $2,195,000 Issue Total	2029 G.O. Promissory Note $2,195,000 Issue Total	2032 G.O. Promissory Note $1,440,000 Issue Total	MRO #1 2029 $1,750,000	Ongoing Planning & Administration	**Total Expenditures**	Annual	Cumulative	Liabilities Outstanding	Year
2026		-	-	-	-		20,000	**20,000**	(20,000)	(20,000)	0	2026
2027		-	-	-	-		5,000	**5,000**	(5,000)	(25,000)	0	2027
2028	-	-	-	-	-		5,000	**5,000**	(5,000)	(30,000)	2,195,000	2028
2029	-	-	-	-	-		5,000	**5,000**	(5,000)	(35,000)	6,055,000	2029
2030	95,088	**95,088**	87,800	-	-		5,000	**92,800**	2,288	(32,712)	5,880,000	2030
2031	285,265	**285,265**	172,800	87,800	-	15,000	5,000	**280,600**	4,665	(28,047)	5,680,000	2031
2032	380,353	**380,353**	174,400	172,800	-	25,000	5,000	**377,200**	3,153	(24,894)	6,900,000	2032
2033	475,441	**475,441**	175,800	174,400	107,600	10,000	5,000	**472,800**	2,641	(22,253)	6,640,000	2033
2034	475,441	**475,441**	177,000	175,800	105,600	10,000	5,000	**473,400**	2,041	(20,212)	6,375,000	2034
2035	475,441	**475,441**	173,000	177,000	103,600	15,000	5,000	**473,600**	1,841	(18,371)	6,095,000	2035
2036	475,441	**475,441**	174,000	173,000	106,600	15,000	5,000	**473,600**	1,841	(16,530)	5,805,000	2036
2037	475,441	**475,441**	174,800	174,000	104,400	15,000	5,000	**473,200**	2,241	(14,289)	5,510,000	2037
2038	475,441	**475,441**	170,400	174,800	107,200	15,000	5,000	**472,400**	3,041	(11,248)	5,200,000	2038
2039	475,441	**475,441**	171,000	170,400	104,800	20,000	5,000	**471,200**	4,241	(7,007)	4,875,000	2039
2040	475,441	**475,441**	171,400	171,000	107,400	15,000	5,000	**469,800**	5,641	(1,366)	4,540,000	2040
2041	475,441	**475,441**	171,600	171,400	104,800	20,000	5,000	**472,800**	2,641	1,275	4,190,000	2041
2042	475,441	**475,441**	171,600	171,600	107,200	20,000	5,000	**475,400**	41	1,316	3,820,000	2042
2043	475,441	**475,441**	171,400	171,600	104,400	20,000	5,000	**472,400**	3,041	4,357	3,435,000	2043
2044	475,441	**475,441**	176,000	171,400	106,600	15,000	5,000	**474,000**	1,441	5,798	3,040,000	2044
2045	475,441	**475,441**	175,200	176,000	108,600	10,000	5,000	**474,800**	641	6,439	2,635,000	2045
2046	475,441	**475,441**	174,200	175,200	105,400	15,000	5,000	**474,800**	641	7,080	2,215,000	2046
2047	475,441	**475,441**	173,000	174,200	107,200	15,000	5,000	**474,400**	1,041	8,121	1,950,000	2047
2048	475,441	**475,441**	171,600	173,000	103,800	20,000	5,000	**473,400**	2,041	10,162	1,845,000	2048
2049	475,441	**475,441**	-	171,600	105,400	150,000	5,000	**432,000**	43,441	53,604	1,605,000	2049
2050	475,441	**475,441**	-	-	106,800	250,000	5,000	**361,800**	113,641	167,245	1,260,000	2050
2051	475,441	**475,441**	-	-	108,000	350,000	5,000	**463,000**	12,441	179,686	810,000	2051
2052	475,441	**475,441**	-	-	104,000	350,000	5,000	**459,000**	16,441	196,127	360,000	2052
2053	475,441	**475,441**	-	-	0	360,000	5,000	**365,000**	110,441	**306,568**	**0**	2053
2054	475,441	**475,441**	-	-	0	0	5,000	**5,000**	470,441	777,009	0	2054
	$11,220,409	**$11,220,409**	**$3,207,000**	**$3,207,000**	**$2,119,400**	**$1,750,000**	**$160,000**	**$10,443,400**				

Notes:

PROJECTED CLOSURE YEAR
END OF EXP. PERIOD

SECTION 10:
Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Creation of the Tax Incremental District Promotes the Orderly (Re)Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly (re)development of the City by eliminating blighted areas, providing necessary public infrastructure improvements, providing appropriate financial incentives for private development projects, and the incentives necessary to induce private investment. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and economic development opportunities.

SECTION 15:
List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

SAMPLE

Mayor
City of La Crosse
400 La Crosse St
La Crosse, Wisconsin 54601

RE: Project Plan for Tax Incremental District No. 23

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of La Crosse, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of La Crosse Tax Incremental District No. 23 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

City of La Crosse, Wisconsin

Tax Increment District No. 23

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Revenue Year	La Crosse County	City of La Crosse	La Crosse School District	Onalaska School District	Technical College District	Total	Revenue Year
2028	0	0	0	0	0	0	2028
2029	0	0	0	0	0	0	2029
2030	10,401	48,733	31,359	384	4,211	95,088	2030
2031	31,202	146,200	94,078	1,151	12,634	285,265	2031
2032	41,602	194,933	125,438	1,535	16,845	380,353	2032
2033	52,003	243,666	156,797	1,919	21,056	475,441	2033
2034	52,003	243,666	156,797	1,919	21,056	475,441	2034
2035	52,003	243,666	156,797	1,919	21,056	475,441	2035
2036	52,003	243,666	156,797	1,919	21,056	475,441	2036
2037	52,003	243,666	156,797	1,919	21,056	475,441	2037
2038	52,003	243,666	156,797	1,919	21,056	475,441	2038
2039	52,003	243,666	156,797	1,919	21,056	475,441	2039
2040	52,003	243,666	156,797	1,919	21,056	475,441	2040
2041	52,003	243,666	156,797	1,919	21,056	475,441	2041
2042	52,003	243,666	156,797	1,919	21,056	475,441	2042
2043	52,003	243,666	156,797	1,919	21,056	475,441	2043
2044	52,003	243,666	156,797	1,919	21,056	475,441	2044
2045	52,003	243,666	156,797	1,919	21,056	475,441	2045
2046	52,003	243,666	156,797	1,919	21,056	475,441	2046
2047	52,003	243,666	156,797	1,919	21,056	475,441	2047
2048	52,003	243,666	156,797	1,919	21,056	475,441	2048
2049	52,003	243,666	156,797	1,919	21,056	475,441	2049
2050	52,003	243,666	156,797	1,919	21,056	475,441	2050
2051	52,003	243,666	156,797	1,919	21,056	475,441	2051
2052	52,003	243,666	156,797	1,919	21,056	475,441	2052
2053	52,003	243,666	156,797	1,919	21,056	475,441	2053
2054	52,003	243,666	156,797	1,919	21,056	475,441	2054
Totals	**1,227,269**	**5,750,521**	**3,700,417**	**45,280**	**496,922**	**11,220,409**	