Agenda Item 26-0585 (Julie Emslie)

Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 22.”

General Location

529 & 455 Park Plaza Drive.

Background Information.

The property owner of 455 Park Plaza Drive is actively working to redevelop this parcel into a multifamily, mixed use residential project. The property has already invested significant resources into getting the site ready for development. Preliminary review of the site plans and restrictions indicate that Tax Increment Financing (TIF) will be a necessary tool to make this development project feasible. Additionally, the neighboring parcel is currently vacant and underutilized and could likely benefit from TIF assistance as well.

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. The Comprehensive Plan identifies Medium-Density Residential as a desired use and High-Density Residential as an acceptable use 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

0 90 180 360 Feet

City of La Crosse Planning Department - 2026

PC 26-0585