



Tim Kabat
Mayor
City of La Crosse

TO: La Crosse Common Council Members
FROM: Mayor Tim Kabat *Tim Kabat*
DATE: March 11, 2020
RE: Legistar Item #20-0256 transferring certain property from the Planned Development District - General to the Planned Development District - General at 1325 St. Andrew Street (STAR Center)

For your information, concerns about this project have been shared with me. I suggest the Common Council pass a 90-day referral on the STAR Center's rezoning application. In speaking with our staff, a number of significant questions remain unanswered. The time to gather this information is now, prior to adopting the zoning change.

Requests for planned development zoning approvals like the STAR Center must include detailed information so that the Common Council has a true understanding about the project, its operation, and its impacts. This information includes applicable enrollment, residence employment, attendance, the social and economic characteristics of the development, vocational rehabilitation and workforce impacts, and the programming and space benefits to the community.

There is strong community support for this project. We all want the project to succeed and be financially sustainable for the long-term. However, we must get more detailed information and answers so as to best understand the service, financial, social, and economic impacts to our City.

The reason for the 90-day referral includes providing time for the applicant to answer/address the following questions:

1. The estimated final value of the building and improvements. This value is needed to calculate the amount for the payment in lieu of taxes.
2. Financial, social, and economic impacts to the community. The list of needed information can be found in Section 115-156 of the municipal code.
3. Funding commitments, estimated operating costs including expenses, revenues, any debt service and the payment for municipal services.

Please let me know if you have any questions or need additional information. Thank you.