City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Meeting Agenda - Final

Joint Review Board

Tuesday, May 30, 2023 | **2:00 PM** | **Mayor's Conference Room**

The meeting is open for in-person attendance and will also be conducted through video conferencing. The meeting can be viewed by Zoom: Join Zoom Meeting
https://cityoflacrosse-org.zoom.us/j/81532455235?pwd=NGhxaFlxTW9GU1oxaUt0Zk5ob3hLdz09
Meeting ID: 815 3245 5235; Passcode: JR23; Dial by your location +1 646 931 3860

If you wish to speak on an agenda item, arrive early to sign up before the meeting begins. If attending virtually and you wish to speak, contact the Department of Planning, Development and Assessment at the email or phone number below so we can provide you with the necessary information to join in.

Members of the public who would like to provide written comments on any agenda may do so by emailing tranea@cityoflacrosse.org, using a drop box outside of City Hall, or mailing the Department of Planning, Development and Assessment, 400 La Crosse Street, La Crosse WI 54601. Questions, call 608-789-7512.

1. Call to Order

2. Roll Call

Agenda Items:

3. Appointments:

Public member.

Chairperson.

4. Discuss responsibilities of the Joint Review Board

19-1708 Discuss responsibilities of the Joint Review Board

Attachments: Role of the Joint Review Board

5. Review and discuss draft Project Plans.

23-0583 Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 10.

Attachments: Plan Commission Resolution for TID 10.docx

Project Plan TID 10 DRAFT v1.pdf

23-0584 Resolution Approving an Amendment to the Project Plan and Boundaries of

Tax Incremental District No. 17.

Attachments: Plan Commission Resolution for TID 17.docx

Project Plan - 5.11.23 DRAFT v1.pdf

23-0585 Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 18.

Attachments: Plan Commission Resolution TID 18.docx

Project Plan 5.11.23 TID 18 Draft.pdf

23-0586 Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

Attachments: Plan Commission Resolution for TID 21.docx

Project Plan TID 21 5.11.23 DRAFT.pdf

6. Set next meeting date to consider approval of the TIDs.

7. Adjournment

Notice is further given that members of other governmental bodies may be present at the above scheduled meeting to gather information about a subject over which they have decision-making responsibility.

NOTICE TO PERSONS WITH A DISABILITY
Requests from persons with a disability who need assistance to participate in this meeting should call the City Clerk's office at (608) 789-7510 or send an email to ADAcityclerk@cityoflacrosse.org, with as much advance notice as possible.

Joint Review Board Members:
Mayor Mitch Reynolds, Charlie Handy, Christina Heit, Patricia Sprang, & Wayne Delegrave.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 19-1708

Agenda Date: 12/2/2019 **Version:** 1 **Status:** Agenda Ready

In Control: Joint Review Board **File Type:** General Item

Agenda Number:

Wisconsin Tax Incremental Financing Joint Review Board Information

(sec. 66.1105(4m), sec. 66.1106(3), sec. 60.85(4), Wis. Stats.)

Wisconsin Department of Revenue

PE-213 (R. 7/16) 2016

Purpose of the Joint Review Board (JRB)

Members of the JRB represent a taxing jurisdiction (municipal, county, school, technical college) have the responsibility to approve, deny or amend a Tax Incremental District (TID). If the JRB approves the TID, it viewed or heard convincing evidence of the vital need for TIF assistance to make this development a reality. The JRB jurisdictions are agreeing to sacrifice some amount of tax revenue for many years into the future.

What is Tax Incremental Financing (TIF)?

TIF is a financing tool available to local governing bodies to encourage economic development that would not occur without public assistance. It's a partnership between the taxing jurisdictions allowing municipalities to invest in infrastructure and other project improvements. These investments are funded by collecting property tax revenue from the newly developed property. As property values rise, the property tax paid on that development is used by the municipality to pay for the eligible project costs. After the project costs are paid off, the TID is closed and the whole value of the expanded tax base is shared by the municipality, school, county and technical college.

What is a Tax Incremental District (TID)?

It's a contiguous geographical area within a municipality consisting solely of whole property units assessed for general property tax purposes. A TID does not include railroad rights-of-way, rivers or highways, or wetlands under state law (sec. 23.32, Wis. Stats.). The municipality must declare a TID type in its municipal resolution where projects are identified to encourage and facilitate the desired development.

Who are the JRB members?

The JRB consists of one representative from the school district, technical college, county, municipality and public. When creating a multijurisdictional TID, each participating municipality may appoint one representative.

District representatives

- **School –** the school board president, or his/her designee with preference to the school district's finance director. If the TID is located in a union high school district, the school seat is shared by the union high school representative and school district representative; each having one-half vote.
- **Technical college –** the technical college district director, or his/her designee with preference to the district's chief financial officer
- **County –** the county executive or the county board chairperson, or this person's designee with preference to the county treasurer
- **City/village/town –** the mayor or city manager, or the village board president, or town board chairperson or this person's designee with preference to the person who administers the economic development programs or the municipal treasurer or another person with knowledge of local government finances
- **Public member –** this member is chosen by a majority of the other members at the JRB's first meeting (held before the public hearing and within 14 days of the public notice being published). There is no guidance with respect to who is eligible for this seat, but preference should be given to residents with knowledge of finance or economic development. A public member can be appointed as chairperson.
- **JRB chairperson –** the chair of the JRB is chosen by a vote of the other members at the first JRB meeting

If more than one school, union high school, elementary school, technical college or county district have the power to levy taxes on the property within the TID, the district with the greatest **value** chooses its representative to the JRB.

Examples:

- School District "A" serves 75 percent of the area in the TID, but only 40 percent of the TID value is in "A." School District "B" serves 25 percent of the area in the TID but has 60 percent of the TID value. "B" would become the JRB member.
- In the case of a territory amendment, if adding property from one county to the existing TID in a different county, the county where the added territory is located should choose the JRB member. Once the amendment is made, any future actions for the JRB require a new calculation to determine which county has the majority of the land value and voting representation on the JRB.

Under state law (sec. 66.1105(4m)(b)4m., Wis. Stats.), the JRB must notify every local governmental unit not represented on the JRB and has power to levy taxes on the property within the TID, of each JRB meeting and agenda. This includes special districts that do not have representation on the JRB.

JRB Procedures

JRB duties

When creating or amending a TID, the JRB has the power of final approval. Based on its review, the JRB can approve or deny the creation or amendment of the TID. A TID cannot be created or amended without JRB approval. At the JRB meetings, the members should take minutes, record votes and add them to the record for the TID.

- Before the public hearing notice appears, the municipality must send the overlying taxing jurisdictions a letter with a copy of the notice (by first class mail) to request a representative to serve on the JRB
- All JRB meetings held must be published as a class 1 notice, at least five days before the meeting under state law (ch. 985, sec. 66.1105 (4m)(e), Wis. Stats.). This does not apply to town or environmental remediation TIDs.
- Within 14 days after the public hearing notice is published and before the public hearing, all board members must be appointed and the first organizational meeting held. Required actions include selecting a public member and chairperson. The meeting may include explanations of the new or amended TID.
- Additional JRB meetings or public hearings may be held on request of any member

After receiving the municipal resolution, the JRB must act to approve or deny the resolution

- City/Village – within 45 days
- Town TIDs created under sec. 60.85, Wis. Stats. or Environmental Remediation TIDs created under sec. 66.1106 – between 10 days and 45 days

JRB must respond to the municipal officials

- Within seven days of making the JRB resolution adoption
- If the JRB rejects a plan, the JRB must cite in writing specific decision criteria that was lacking

JRB Document Review

The municipality must provide the JRB with specific information under state law (sec. 66.1105(4)(i), sec. 60.85(3)(k), sec. 66.1106 (3)(b), Wis. Stats.). JRB members may request missing information.

Information the JRB may request

- **Detailed list of project costs, resolutions and public records –** copies of the planning commission and municipal resolutions, meeting and project plan, public hearings minutes and affidavits from the newspaper, signed development agreement that includes cash grants
- **For multijurisdictional TIDs - copy of the intergovernmental cooperation agreement –** must sign an intergovernmental agreement under state law (sec. 66.0301, Wis. Stats.). The agreement should outline specific provisions required under sec. 66.1105 (18)(2), Wis. Stats.
- **Economic Feasibility Study –** to review a projection of the tax increments and estimates of increased property values

JRB Decision Criteria

The JRB must make a decision based on the documents/information it receives from the municipality. The JRB uses the "JRB standards of review" listed below, for approving or denying a proposal under state law (sec. 66.1105(4m)(c,), sec. 66.1106(3)(c), sec. 60.85(4)(c), Wis. Stats.).

Each standard is important to ensure the TIF project is beneficial for all taxpayers in the overlying districts. Many consider the first standard, the "but for test," the most important. The "but for test" gets its name from the phrase, "This development would not happen but for the financial support of TIF." This means that the developer would not consider the project economically viable without the use of TIF to pay for the infrastructure improvements.

JRB standards of review

a. Would the expected development occur without (but for) the use of TIF?
b. Will the development's economic benefits measured by increased employment, business and personal income and property value, compensate for the cost of the improvements?
c. Do the benefits outweigh the taxes residents of overlying districts are expected to pay?
d. How does this planned development fit with the rest of the development in my district?
e. Is there a more viable use for the development site, the tax revenue and the limited TIF capacity?
f. What is the general opinion of my district's residents on this TID?
g. How will my jurisdiction know what is spent and received for this TID?
h. How will the planned development affect the demand for services from my district's residents (schools, police, fire, EMS)?
i. What guarantees are in place to ensure the anticipated tax revenue is actually collected?
j. For towns – will the project costs relate directly to agricultural, forestry, manufacturing or tourism projects; residential development or related retail development? (sec. 60.85(2)(b), Wis. Stats.)

Passing the "but for test"

When deciding if a proposal passes the "but for test," the municipality and the developer must demonstrate that the development will only happen with financial support of the taxpayers. One way to show this would be to compare the development's expected revenues net present value to the anticipated cost of the improvements plus the cost of developing the TID.

Examples:

a. A developer wants to construct a mall on vacant parcels near a freeway interchange. A TIF request is made to pay for roads and the sewer line connections. It is denied, but the development proceeds anyway. The developer pays for the roads and sewer lines, along with the cost of constructing the building. The increase in property value resulting from the site improvements goes onto the tax roll, and the tax payments from the development go into the general fund, increasing collections. This is the way growth usually occurs.

b. Same scenario, but after the denial the developer decides not to proceed with the project because it is not profitable. The parcels are not developed and remain vacant. The small tax revenue from the vacant parcels continues to the general fund, no new jobs are created and the tax base doesn't grow.

c. This time, the local governing body negotiates with the developer and agrees to finance some of the desired projects. TIF assistance is approved since the developer shows how the public funding of infrastructure will make the project profitable and increase the municipal tax base. The value of the vacant land will be the base value of the TID. Further improvements (ex: construction of the mall) will increase the value and constitute the value increment. The difference in value between the base and current value is termed the increment. The increment creates the tax revenue that funds the roads and sewer lines project costs.

Note: In example (c), the JRB is endorsing the use of property tax dollars to help bring growth that otherwise would not occur. A growing tax base can help control tax bill increases.

Department of Revenue (DOR) Review Procedure

Once the JRB reaches a decision and takes action to approve or deny the creation of the TID, the JRB has seven days to submit the decision to the municipality. Under state law (sec. 66.1105(4m)(b)4, Wis. Stats.), the JRB may request DOR review the facts contained in the documents listed on Page 3 in the "Information the JRB may request" section.

To request a DOR review

- A majority of the JRB members must support the request
- A written request must be submitted to DOR and must specify which fact or item the members believe is inaccurate or incomplete
- Within 10 working days of receiving a request for review that complies with the filing requirements, DOR will investigate the issues raised and send a written response to the JRB

What if the information does not comply or is inaccurate?

- If DOR determines the information does not comply with the law or contains a factual inaccuracy, DOR returns the proposal to the municipality
- The JRB may request, but may not require, that the municipality resubmit the proposal for review. If the proposal is resubmitted, the JRB votes to approve or disapprove as otherwise specified in TIF law. If the JRB requests a DOR review, the JRB must submit its decision to the municipality within 10 working days of receiving DOR's written response.
- If the municipality resubmits the proposal within 10 working days after the JRB receives DOR's written response, the JRB must submit its decision to the municipality within 10 working days after receiving the resubmitted proposal

What happens after the JRB approves the TID?

- JRB must issue a written resolution that includes the decision criteria (on page 3) the JRB used to make its decision in the "but for" finding
- As long as the TID is active, the JRB must meet yearly to review the annual performance of the TID based on the annual report (sec. 66.1105 (4m)(f), Wis. Stats.)
- Municipality sends DOR a request to approve certification and required documents. **If DOR determines procedures were followed correctly:**
  - » DOR certifies the new creation or amendment after January 1 of the year following the year in which the resolution was adopted
  - » **Exception:** For creations, territory amendments and base value redeterminations when the resolution was adopted between October 1 and December 31, certification will happen two calendar years later

For More Information

Visit the Tax Incremental Financing (TIF) Information page on our website.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0583

Agenda Date: 5/30/2023 **Version:** 1 **Status:** Agenda Ready

In Control: City Plan Commission **File Type:** Resolution

Agenda Number:

23-0583

Resolution Approving an Amendment to the Project Plan for Tax Incremental District No. 10.

WHEREAS, the City of La Crosse (the “City ”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City ; and

WHEREAS, Tax Incremental District No. 10 (the “District”) was created by the City on Jun 12, 2003; and

WHEREAS, the City now desires to amend the Project Plan of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the “Amendment”) has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of La Crosse School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 30, 2023 held a public hearing concerning the proposed amendments to the District’s Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of La Crosse that:

1. The boundaries of Tax Incremental District No. 10 will not change as a result of this Amendment and will remain as designated in Exhibit A of this Resolution.

2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Amendment of the District's Project Plan promotes orderly development in the City .

Adopted this _____ day of _____, 2023.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 10
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

May 11, 2023

PROJECT PLAN AMENDMENT [DRAFT]

City of La Crosse, Wisconsin

Tax Incremental District No. 10

Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 30
Public Hearing Held:	Scheduled for May 30
Approval by Plan Commission:	Scheduled for May 30
Adoption by Common Council:	Scheduled for July 13
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary 3

Map of Current District Boundary 5

Map Showing Existing Uses and Conditions 6

Equalized Value Test 7

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 7

Map Showing Proposed Improvements and Uses 13

Detailed List of Estimated Project Costs 15

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 16

Annexed Property 18

Estimate of Property to be Devoted to Retail Business 18

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances 18

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 19

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City 19

List of Estimated Non-Project Costs 20

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 21

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 22

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 10 (the "District") is a blighted area district created on June 12, 2003. The District was created to:

- Provide a financing tool to assist with redevelopment of the Park Plaza property on Barron Island.

The District was previously amended in 2005 to add projects and territory.

Purpose of Amendment

The purpose of this amendment, referred to hereinafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Amend the categories, locations or amount of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately $1,250,000 ("Project Costs") to undertake the projects listed in this Pan Amendment. Project Costs include an estimated $400,000 for water system improvements and $850,000 for surface parking improvements, which may occur on City-owned property, including parks.

Incremental Valuation

The City does not anticipate any new development as a result of implement this Plan Amendment.

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 26 (2028) of its allowable 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 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. The boundaries of the District are not being amended.

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

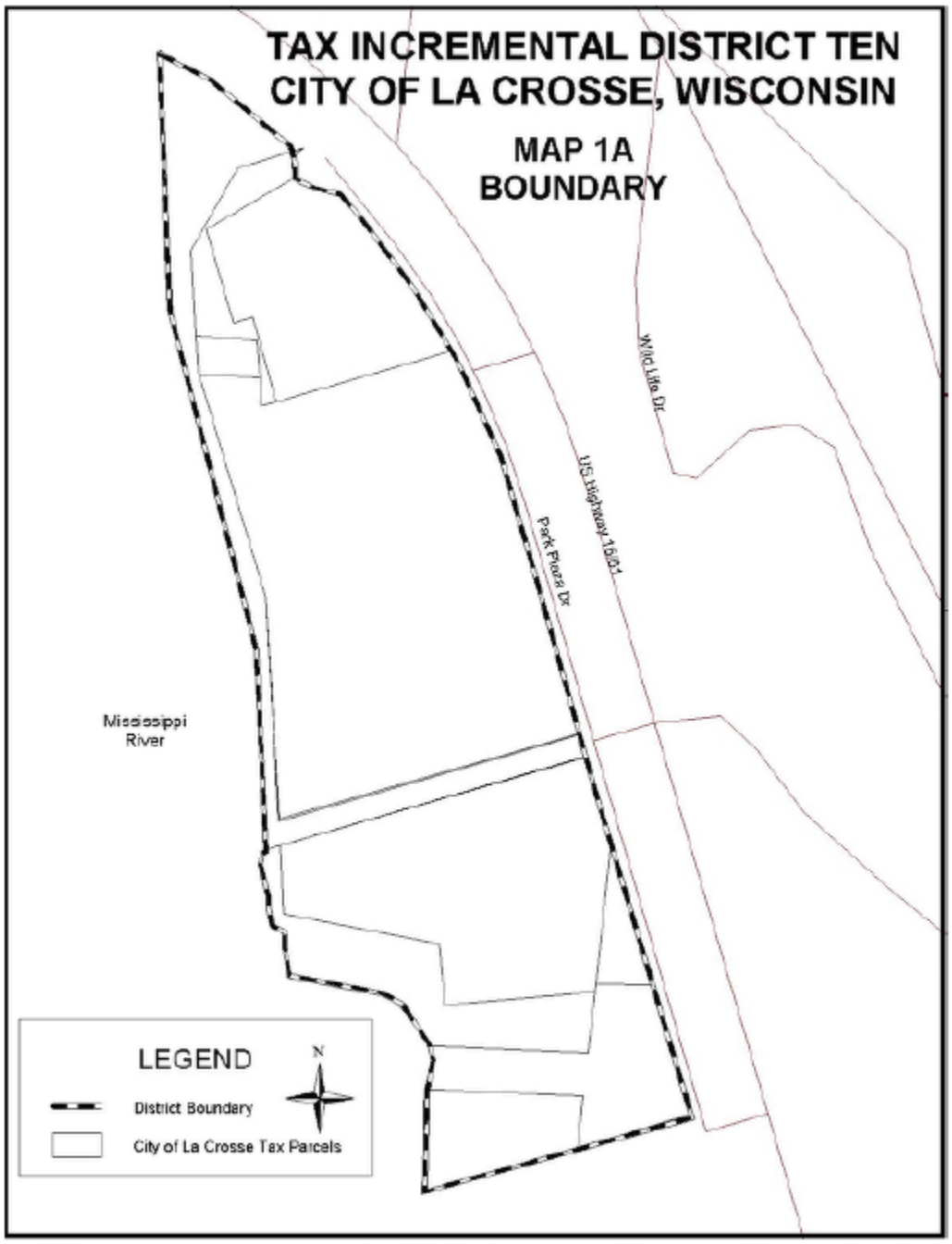
6. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

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

8. 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).

SECTION 2:
Map of Current District Boundary

A map identifying the current boundaries of the District is found below. The District's boundaries are not being amended.



SECTION 3:
Map Showing Existing Uses and Conditions

The District's boundaries are not being amended. The "Map Showing Existing Uses and Conditions" included within the District's amended Project Plan dated March 10, 2005 remains unchanged and is incorporated by reference as part of this Plan Amendment.

SECTION 4:
Equalized Value Test

No territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment.

SECTION 5:

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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. 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.

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan approved on June 12, 2003 and its subsequent amendment approved on March 10, 2005 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment.

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

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:

Water System Improvements	$400,000
Surface Parking Improvements	$850,000
Total	$1,250,000

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

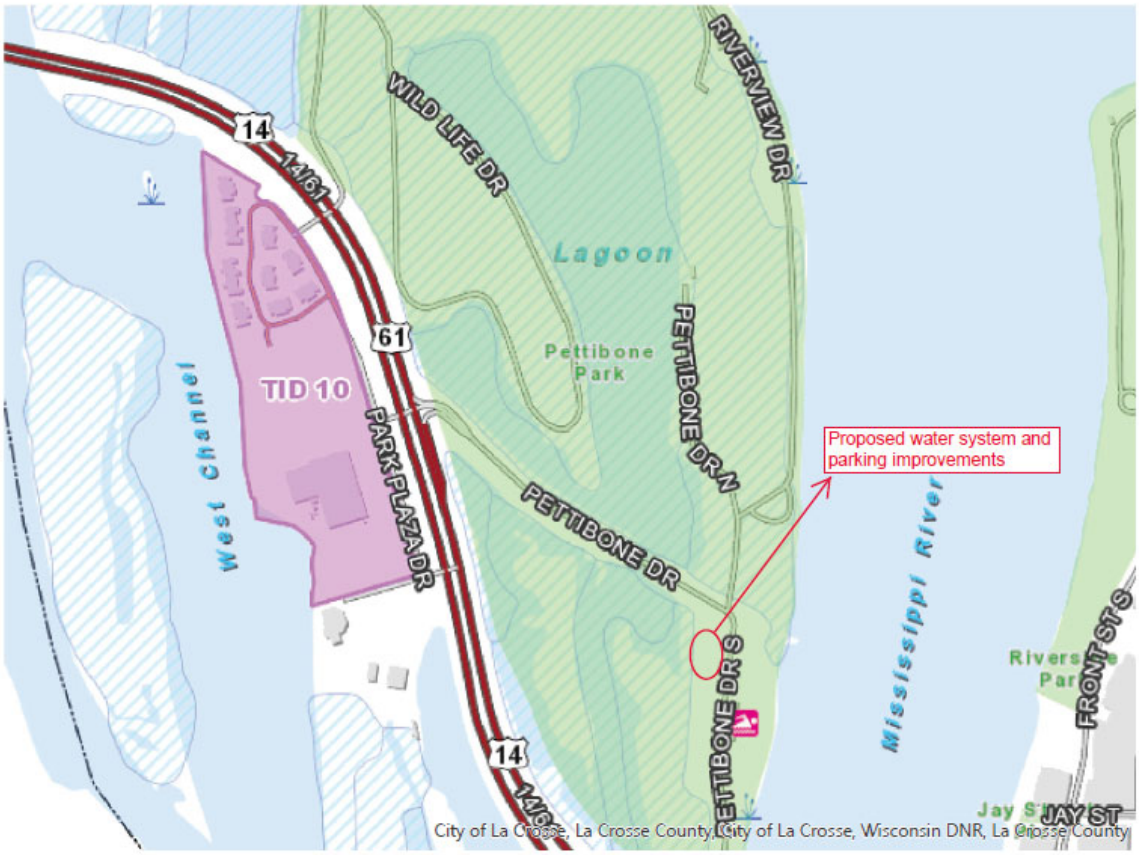
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

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 6:
Map Showing Proposed Improvements and Uses

Land uses throughout the District remain unchanged as a result of this Plan Amendment. The location of proposed improvements are displayed in the map on the following page. These costs are outside of, but within ½ mile of the District's boundaries.


14
14/61
61
14
14/61
WILD LIFE DR
RIVERVIEW DR
Lagoon
Pettibone Park
PETTIBONE DR N
TID 10
West Channel
PARK PLAZA DR
PETTIBONE DR
Proposed water system and parking improvements
Mississippi River
PETTIBONE DR S
FRONT ST S
JAY ST
City of La Crosse, La Crosse County, City of La Crosse, Wisconsin DNR, La Crosse County

SECTION 7:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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.

Water System Improvements	$400,000
Surface Parking Improvements	$850,000
Total	$1,250,000

SECTION 8:
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 an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

No additional development is anticipated as a result of this Plan Amendment. Assuming the City's current equalized TID Interim tax rate of $23.38 per thousand of equalized value, and no economic appreciation or depreciation, the District would generate $3,211,496 in incremental tax revenue over the 27-year term of the District as shown in Table 1.

Table 1 – Tax Increment Projection Worksheet

Tax Increment District No. 10 (Park Plaza / Barron Field)
Tax Increment Projection Worksheet

Type of District	Blighted Area	Actual Base Value	2,540,100
Actual Creation Date	6/12/2003	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2003	Property Appreciation Factor	0.00%
Maximum Life (In Years)	27	Current Tax Rate (Per $1,000 EV)	23.38
Expenditure Period (In Years)	22	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	27 | 2031	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	6/12/2025	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	6/12/2030		
Eligible for Extension/No. of Years	Yes | 4	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	Yes	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2020	0	2021	0	12,889,700	2022	23.38	301,342
2	2021	0	2022	0	13,831,100	2023	23.38	323,350
3	2022	0	2023	0	13,831,100	2024	23.38	323,350
4	2023	0	2024	0	13,831,100	2025	23.38	323,350
5	2024	0	2025	0	13,831,100	2026	23.38	323,350
6	2025	0	2026	0	13,831,100	2027	23.38	323,350
7	2026	0	2027	0	13,831,100	2028	23.38	323,350
8	2027	0	2028	0	13,831,100	2029	23.38	323,350
9	2028	0	2029	0	13,831,100	2030	23.38	323,350
10	2029	0	2030	0	13,831,100	2031	23.38	323,350
		0		0				

Future Value of Increment: 3,211,496

Financing and Implementation

The City anticipates funding the costs set forth in this Plan Amendment with a combination of available cash resources of the District, and an advance from another City fund that will be repaid with surplus tax increment.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 2), the District is projected to accumulate sufficient funds by the year 2028 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 2 – Cash Flow

Tax Increment District No. 10 (Park Plaza / Barron Field)
Cash Flow Pro Forma

	As of Dec. 31, 2021:	
Cash and Investments:	**$0**	**(A)**
Future Debt Service Requirements:	**$2,901**	**(B)**
Advances from Other Funds (General Fund):	**$202,364**	**(C)**

	Revenues				Expenditures					Balances			
Year	Tax Increments	Exempt Computer Aids	Other Revenue	**Total Revenues (D)**	Debt Service Transfers	Allocation to County	Other Exp.	Admin	Total Expenses (E)	Annual (F) (D - E)	Cumulative (G)	Future Deb Service (H)	Year
						45.00%							
2022	301,342	0		**301,342**	2,901	118,978		10,000	**131,879**	169,463	371,827	0	2022
2023	323,350	0		**323,350**		118,978		10,000	**128,978**	194,372	566,199	0	2023
2024	323,350	0		**323,350**		118,978	1,250,000	10,000	**1,378,978**	(1,055,628)	(489,428)	0	2024
2025	323,350	0		**323,350**		118,978		10,000	**128,978**	194,372	(295,056)	0	2025
2026	323,350	0		**323,350**		118,978		10,000	**128,978**	194,372	(100,683)	0	2026
2027	323,350	0		**323,350**		118,978		10,000	**128,978**	194,372	93,689	0	2027
2028	323,350	0		**323,350**		113,121		10,000	**123,121**	200,229	293,918	0	2028
2029	323,350	0		**323,350**				10,000	**10,000**	313,350	607,269	0	2029
2030	323,350	0		**323,350**				10,000	**10,000**	313,350	920,619	0	2030
2031	323,350	0		**323,350**				10,000	**10,000**	313,350	**1,233,970**	0	2031
Total	**3,211,496**	**0**	**0**	**3,211,496**	**2,901**	**826,989**	**1,250,000**	**100,000**	**2,159,890**				

Final Balance (G - C): 1,031,606

NOTES:

1. Cumulative Balance includes existing Cash and Investments plus annual excess cash flow
2. Debt Service Transfers reduce Future Debt Service Requirements
3. City shall transfer an allocable share of revenues to La Crosse County as development partner, which percentage is (re)calculated annually based on actual expenditures

SECTION 9:

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. No territory is being added to the District as part of this Plan Amendment.

SECTION 10:

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 11:

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

Zoning Ordinances

The proposed Plan Amendment 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 Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for redevelopment.

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 Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 12:
Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued 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 13:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly (re)development of the City by eliminating blighted area, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. 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 opportunities and housing opportunities.

SECTION 14:
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 15:
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

SAMPLE

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

RE: Project Plan Amendment for Tax Incremental District No. 10

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 amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of La Crosse Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 16:
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.

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

Statement of Taxes Data Year:	2022	
		Percentage
County	12,239,970	11.24%
Special District	0	0.00%
Municipality	51,359,729	47.16%
School District	40,141,396	36.86%
Technical College	5,156,687	4.74%
Total	108,897,782	

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2023	36,344	0	152,503	119,192	15,312	323,350	2023
2024	36,708	0	154,028	120,384	15,465	326,584	2024
2025	37,075	0	155,568	121,588	15,620	329,850	2025
2026	37,445	0	157,124	122,804	15,776	333,148	2026
2027	37,820	0	158,695	124,032	15,933	336,480	2027
2028	38,198	0	160,282	125,272	16,093	339,845	2028
2029	38,580	0	161,885	126,525	16,254	343,243	2029
2030	38,966	0	163,503	127,790	16,416	346,675	2030
2031	39,356	0	165,138	129,068	16,580	350,142	2031
	340,491	0	1,428,724	1,116,653	143,449	3,029,317	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0584

Agenda Date: 5/30/2023 **Version:** 1 **Status:** Agenda Ready

In Control: City Plan Commission **File Type:** Resolution

Agenda Number:

23-0584

Resolution Approving an Amending to the Project Plan and Boundaries of Tax Incremental District No. 17.

WHEREAS, the City of La Crosse (the “City ”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City ; and

WHEREAS, Tax Incremental District No. 17 (the “District”) was created by the City on September 29, 2015 as a mixed-use district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.
c. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
d. An economic feasibility study;
e. A detailed list of estimated project costs;
f. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
g. A map showing existing uses and conditions of real property in the District;
h. A map showing proposed improvements and uses in the District;
i. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
j. A list of estimated non-project costs;
k. A statement of the proposed plan for relocation of any persons to be displaced;
l. A statement indicating how the District promotes the orderly development of the City ;
m. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of La Crosse School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 30, 2023 held a public hearing concerning the proposed amended boundaries of the District and the proposed amendments to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of La Crosse that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 17 be amended with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Amendment of the District's Project Plan and boundaries promotes orderly development in the City .

Adopted this _____ day of _____, 2023.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 17
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

May 11, 2023

PROJECT PLAN AMENDMENT

City of La Crosse, Wisconsin

Tax Incremental District No. 17

Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 30
Public Hearing Held:	Scheduled for May 30
Approval by Plan Commission:	Scheduled for May 30
Adoption by Common Council:	Scheduled for July 13
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary 3

Preliminary Map of Original District Boundary and Territory to be Added 6

Map Showing Existing Uses and Conditions Within the Territory to be Added 7

Preliminary Identification of Parcels to be Added ..... **Error! Bookmark not defined.**

Equalized Value Test 9

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 10

Map Showing Proposed Improvements and Uses Within the Territory to be Added ..... **Error! Bookmark not defined.**

Detailed List of Estimated Project Costs 17

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 18

Annexed Property 21

Estimate of Property to be Devoted to Retail Business 21

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances 21

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 22

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City 22

List of Estimated Non-Project Costs 23

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 24

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 25

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 17 ("District") Mixed Use District created on September 29, 2015. The District was created to:

- Provide for redevelopment and revitalization of the north side of the City's downtown with a focus on providing structure parking for the economic benefit of this business district, as well as multi-family housing throughout the District's boundaries.

The District was previously amended in the following manner:

- 2019 – amended the boundaries and eligible expenditures
- 2019 – allocation amendment to allow the sharing of increment with TID 12
- 2020 – allocation amendment to allow the sharing of increment with TID 18

Purpose of Amendment

The purpose of this amendment, referred to hereinafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the second of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately $4,000,000 ("Project Costs") to undertake the projects listed in this Plan Amendment. Project Costs include an estimated $2 million for property acquisition and development incentives, respectively.

Incremental Valuation

The City does not immediately anticipate incremental taxable value as a result of this Plan Amendment. There is currently sufficient excess tax increment revenue to provide for the additional expenditures contemplated as a part of this Plan. A table detailing cash flow assumptions 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 19 of its allowable 20 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 redevelop existing sites, acquire and potentially assemble property, and provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund the necessary expenditures.

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 private (re)development 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, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).

5. Based on the foregoing finding, the District remains designated as a mixed-use district.

6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a., or being located in a conservation subdivision as defined in Wis. Stat. § 66.1027(1)(a)., or being in a traditional neighborhood development as defined in Wis. Stat. § 66.1027(1)(c).

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 within the territory to be added to 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 Plan for the District is feasible and is in conformity with the Master Plan of the City.

10. 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).

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

SECTION 2:
Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

SECTION 3:
Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

SECTION 4:
Preliminary Identification of Parcels to be Added

City of La Crosse, Wisconsin

Tax Increment District # 17

Base Property Information

Property Information								Assessment Information				Equalized Value					District Classification				
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Suitable for Mixed Use
	17-20020-50	115 4TH ST N	117 NORTH 4TH ST, LLC	0.43				370,300	385,900		756,200	100.00%	370,300	385,900	0	756,200		0.43			0.43
	17-20009-95	224 LA CROSSE ST	CLIFFORD LECLEIR REVOCABLE TRUST	0.47			11	405,100	0		405,100	100.00%	405,100	0	0	405,100		0.47			0.47
	17-20009-110	401 3RD ST N	CLIFFORD LECLEIR REVOCABLE TRUST	1.32			11	981,400	513,400		1,494,800	100.00%	981,400	513,400	0	1,494,800		1.315			1.32
																					0.00
																					0.00
Less Wetland Acreage				0.00																	
			Total Acreage	2.21				1,756,800	899,300	0	2,656,100		1,756,800	899,300	0		0	2.205	0	0	2.205
																	0.00%	100.00%	0.00%	0.00%	100.00%
The above values are as of January 1, 2022. Actual base value certification of the territory will be based on January 1, 2023 assessed values.													Estimated Base Value Subject to 12% Test			756,200					

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 proposed to be added to the 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 value of those parcels located within Tax Incremental District No. 11 that will be overlaid are not included as part of the base value of the territory addition as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals $538.055.800. This value is less than the maximum of $615,753,456 in equalized value that is permitted for the City.

City of La Crosse, Wisconsin

Tax Increment District # 17

Valuation Test Compliance Calculation

District Creation Date	9/29/2015
	Valuation Data Currently Available 2022
Total EV (TID In)	5,131,278,800
12% Test	615,753,456
Increment of Existing TIDs	
Total Existing Increment	537,299,600
Projected Base of New or Amended District	756,200
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	538,055,800
Compliance	PASS

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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. 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.

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan and its subsequent amendments is further amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment.

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

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 Within the Territory to be Added

Map Found on Following Page.

SECTION 8:
Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. 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 # 17

Estimated Project List

Project ID	Project Name/Type	Future Years	Total (Note 1)
1	Property Acquisition	2,000,000	2,000,000
2	Development Incentives	2,000,000	2,000,000
3			0
4			0
5			0
Total Projects		4,000,000	4,000,000

Notes:

Note 1 Project costs are estimates and are subject to modification

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 an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The City does not immediately anticipate additional economic value as a result of this Plan Amendment, as the costs are primarily related to preserving tax base through viable redevelopment opportunities. Assuming the City's current equalized TID Interim tax rate of $23.38 per thousand of equalized value, and no economic appreciation or depreciation, the District would generate $$27,180,901 in incremental tax revenue over the District's remaining, un-extended term as shown in Table 1.

Table 1 – Tax Increment Projection Worksheet

Tax Increment District No. 17 (Downtown North)
Tax Increment Projection Worksheet

Type of District	Mixed Use	Actual Base Value	11,744,600
Actual Creation Date	9/29/2015	Pre-Amendment Base Value (Actual)	N/A
Valuation Date	Jan. 1, 2015	Property Appreciation Factor	0.00%
Maximum Life (In Years)	20	Current Tax Rate (Per $1,000 EV)	$23.88
Expenditure Period (In Years)	15	Tax Rate Adjustment Factor (Next 2 Years)	0.00%
Revenue Periods/Final Rev Year	20 | 2036	Tax Rate Adjustment Factor (Following 2 Years)	0.00%
End of Expenditure Period	9/29/2030	Tax Rate Adjustment Factor (Thereafter)	0.00%
Latest Termination Date	9/29/2035		
Eligible for Extension/No. of Years	Yes | 3	Discount Rate 1 for NPV Calculation	N/A
Eligible Recipient District	No	Discount Rate 2 for NPV Calculation	N/A

	Construction Year	Value Added	Valuation Year	Inflation Increment	Valuation Increment	Revenue Year	Tax Rate	Tax Increment
1	2020	0	2021	0	90,320,600	2022	23.38	2,111,561
2	2021	0	2022	0	76,594,600	2023	23.38	1,790,667
3	2022	0	2023	0	76,594,600	2024	23.38	1,790,667
4	2023	0	2024	0	76,594,600	2025	23.38	1,790,667
5	2024	0	2025	0	76,594,600	2026	23.38	1,790,667
6	2025	0	2026	0	76,594,600	2027	23.38	1,790,667
7	2026	0	2027	0	76,594,600	2028	23.38	1,790,667
8	2027	0	2028	0	76,594,600	2029	23.38	1,790,667
9	2028	0	2029	0	76,594,600	2030	23.38	1,790,667
10	2029	0	2030	0	76,594,600	2031	23.38	1,790,667
11	2030	0	2031	0	76,594,600	2032	23.38	1,790,667
12	2031	0	2032	0	76,594,600	2033	23.38	1,790,667
13	2032	0	2033	0	76,594,600	2034	23.38	1,790,667
14	2033	0	2034	0	76,594,600	2035	23.38	1,790,667
15	2034	0	2035	0	76,594,600	2036	23.38	1,790,667
		0		0				

Future Value of Increment: 27,180,901

Financing and Implementation

The City intends to utilize available tax increment of TID 17 to implement the Plan Amendment as the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 2), the District is projected to accumulate sufficient funds by the year 2034 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 2 – Cash Flow

Tax Increment District No. 17 (Downtown North)
Cash Flow Pro Forma

	As of Dec. 31, 2021:	
Cash and Investments:	**$986,080**	**(A)**
Future Debt Service Requirements:	**$12,098,328**	**(B)**
Advances from Other Funds (General Fund):	**$0**	**(C)**

	Revenues				Expenditures						Balances			
Year	Tax Increments	Exempt Computer Aids	Other Revenue	**Total Revenues (D)**	Debt Service Transfers	DA Payments 333 Front	Capital Outlay	Other Expenses	Admin	**Total Expenses (E)**	Annual (F) (D - E)	Cumulative (G)	Future Debt Service	Year
2022	2,111,561	0	0	**2,111,561**	1,079,431	0	0	0	41,750	**1,121,181**	990,379	1,976,459	11,018,897	2022
2023	1,790,667	0	0	**1,790,667**	1,079,231	0	120,000	0	41,750	**1,240,981**	549,686	2,526,145	9,939,665	2023
2024	1,790,667	0	0	**1,790,667**	1,078,031	0	1,066,900	1,000,000	40,000	**3,184,931**	(1,394,264)	1,131,881	8,861,634	2024
2025	1,790,667	0	0	**1,790,667**	1,080,831	0		200,000	40,000	**1,320,831**	469,836	1,601,717	7,780,803	2025
2026	1,790,667	0	0	**1,790,667**	1,077,431	280,000		1,200,000	40,000	**2,597,431**	(806,764)	794,953	6,703,372	2026
2027	1,790,667	0	0	**1,790,667**	1,070,681	280,000		200,000	40,000	**1,590,681**	199,986	994,939	5,632,690	2027
2028	1,790,667	0	0	**1,790,667**	1,062,431	280,000		200,000	40,000	**1,582,431**	208,236	1,203,175	4,570,259	2028
2029	1,790,667	0	0	**1,790,667**	1,064,544			200,000	40,000	**1,304,544**	486,123	1,689,298	3,505,715	2029
2030	1,790,667	0	0	**1,790,667**	1,063,150			200,000	40,000	**1,303,150**	487,517	2,176,815	2,442,565	2030
2031	1,790,667	0	0	**1,790,667**	1,065,188			200,000	40,000	**1,305,188**	485,480	2,662,295	1,377,378	2031
2032	1,790,667	0	0	**1,790,667**	1,377,378			200,000	40,000	**1,617,378**	173,290	2,835,585	0	2032
2033	1,790,667	0	0	**1,790,667**				200,000	40,000	**240,000**	1,550,667	4,386,252	0	2033
2034	1,790,667	0	0	**1,790,667**				200,000	40,000	**240,000**	1,550,667	5,936,919	0	2034
2035	1,790,667	0	0	**1,790,667**				0	40,000	**40,000**	1,750,667	7,687,586	0	2035
2036	1,790,667	0	0	**1,790,667**				0	40,000	**40,000**	1,750,667	9,438,253	0	2036
Total	**27,180,901**	**0**	**0**	**27,180,901**	**12,098,328**	**840,000**	**1,186,900**	**4,000,000**	**603,500**	**18,728,728**				

Final Balance (G - C): 9,438,253

NOTES:
Other Expenses are those included in this Plan Amendment

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 territory proposed to be added to the District 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 Amendment 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 Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use development.

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 Amendment 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 the continued 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 Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. 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 housing 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)

SAMPLE

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

RE: Project Plan Amendment for Tax Incremental District No. 17

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 amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of La Crosse Tax Incremental District No. 17 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.

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

Statement of Taxes Data Year:	2022	
		Percentage
County	12,239,970	17.80%
Special District	0	0.00%
Municipality	51,359,729	74.70%
School District		0.00%
Technical College	5,156,687	7.50%
Total	68,756,386	

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2023	318,773	0	1,337,595	0	134,299	1,790,667	2023
2024	321,961	0	1,350,971	0	135,642	1,808,574	2024
2025	325,181	0	1,364,480	0	136,998	1,826,660	2025
2026	328,433	0	1,378,125	0	138,368	1,844,926	2026
2027	331,717	0	1,391,906	0	139,752	1,863,375	2027
2028	335,034	0	1,405,826	0	141,150	1,882,009	2028
2029	338,384	0	1,419,884	0	142,561	1,900,829	2029
2030	341,768	0	1,434,083	0	143,987	1,919,838	2030
2031	345,186	0	1,448,423	0	145,427	1,939,036	2031
2032	348,638	0	1,462,908	0	146,881	1,958,426	2032
2033	352,124	0	1,477,537	0	148,350	1,978,011	2033
2034	355,645	0	1,492,312	0	149,833	1,997,791	2034
2035	359,202	0	1,507,235	0	151,331	2,017,769	2035
2036	362,794	0	1,522,308	0	152,845	2,037,946	2036
	4,764,841	0	19,993,592	0	2,007,423	26,765,857	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0585

Agenda Date: 5/30/2023 **Version:** 1 **Status:** Agenda Ready

In Control: City Plan Commission **File Type:** Resolution

Agenda Number:

23-0585

Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 18.

WHEREAS, the City of La Crosse (the “City ”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City ; and

WHEREAS, Tax Incremental District No. 18 (the “District”) was created by the City on July 9, 2020; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District (the “Amendment”) in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.
c. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
d. An economic feasibility study;
e. A detailed list of estimated project costs;
f. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
g. A map showing existing uses and conditions of real property in the District;
h. A map showing proposed improvements and uses in the District;
i. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
j. A list of estimated non-project costs;
k. A statement of the proposed plan for relocation of any persons to be displaced;
l. A statement indicating how the District promotes the orderly development of the City ;
m. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of La Crosse School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property located within the territory proposed to be added to the District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 30, 2023 held a public hearing concerning the proposed amended boundaries of the District and the proposed amendments to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of La Crosse that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 18 be amended with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Amendment of the District's Project Plan and boundaries promotes orderly development in the City .

Adopted this _____ day of _____, 2023.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 18
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

May 11, 2023

PROJECT PLAN AMENDMENT

City of La Crosse, Wisconsin

Tax Incremental District No. 18

Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 30
Public Hearing Held:	Scheduled for May 30
Approval by Plan Commission:	Scheduled for May 30
Adoption by Common Council:	Scheduled for July 13
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary 3

Preliminary Map of Original District Boundary and Territory to be Added 6

Map Showing Existing Uses and Conditions Within the Territory to be Added 7

Preliminary Identification of Parcels to be Added ..... **Error! Bookmark not defined.**

Equalized Value Test 9

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 10

Map Showing Proposed Improvements and Uses Within the Territory to be Added ..... **Error! Bookmark not defined.**

Detailed List of Estimated Project Costs 16

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 16

Annexed Property 18

Estimate of Property to be Devoted to Retail Business 18

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances 19

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 19

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City 20

List of Estimated Non-Project Costs 20

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 21

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 22

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 18 (the "District") is a Blighted Area District created on July 9, 2020. The District was created to:

- Provide a primary financing tool to redevelop the River Point District redevelopment area.

The project plan for the District was previously amended in 2022.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District. The intent is to include property that is to be combined with parcels within the District's boundaries as a result of re-platting the area. This will ensure only whole tax parcels are included in the District's boundaries.

Estimated Total Project Cost Expenditures

The City is not seeking to amend the amount, type, or categories of projects contained in the District's existing project plan, as amended.

Incremental Valuation

The additional property to be included within the District's boundaries is largely comprised of City-owned property that will not be available for development purposes. The City is undergoing a re-platting of the entire area in and around the River Point District. This re-platting will result in only parts of whole tax parcels being included in the District's boundaries, which will be non-compliance with statutory requirements. Therefore, the City is seeking to add territory primarily as a means of maintaining compliance with existing law. The City is not anticipating additional, incremental valuation as a result of this Plan Amendment.

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 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 raise the area out of the floodplain, mitigate the impact of poor soils, provide the public infrastructure necessary, and establish a means to directly incentive development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of necessary expenditures.

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, as amended, is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1., or was a blighted area at the time the District was created.
5. Based on the foregoing finding, the District remains 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 within the territory to be added to 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.

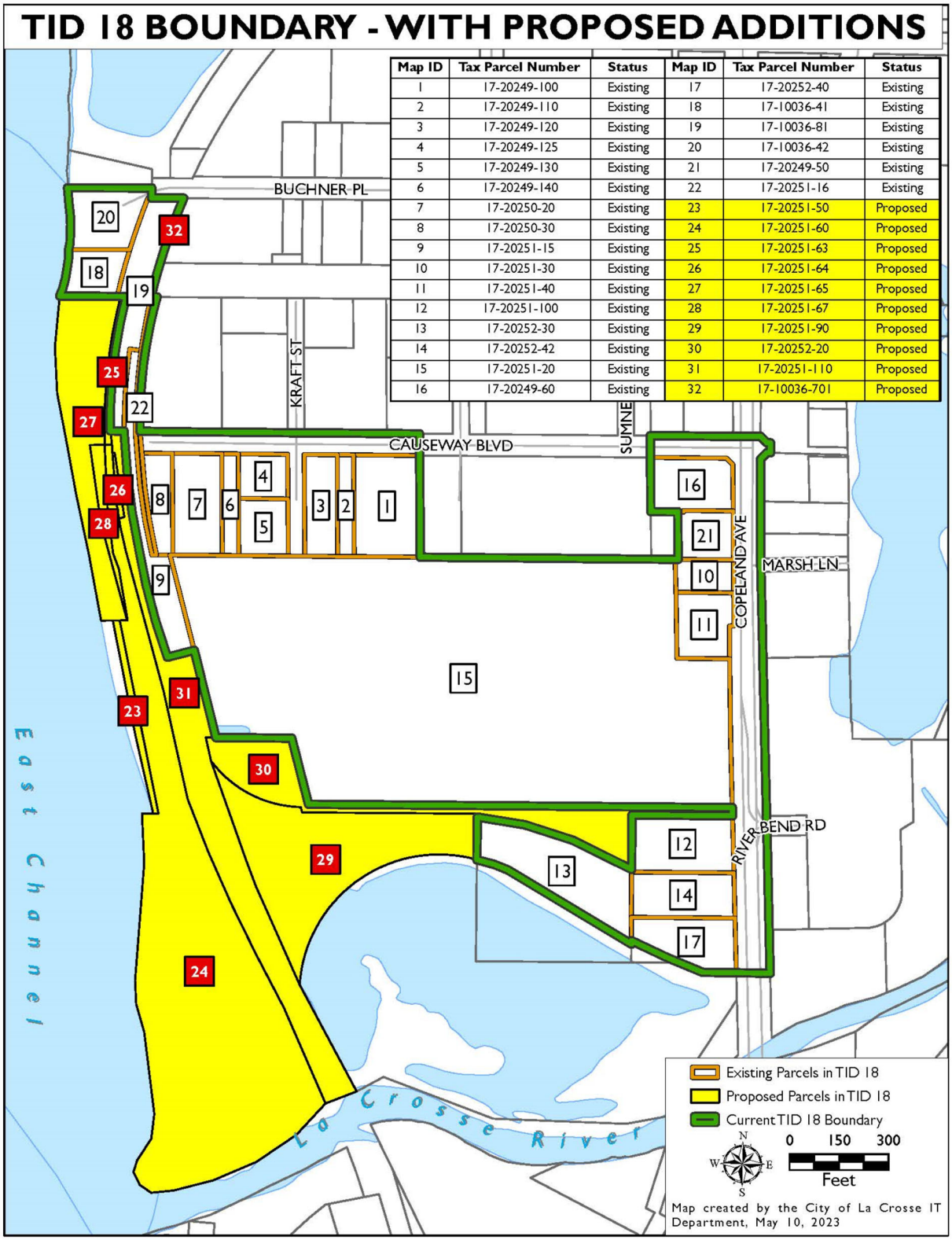
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

10. 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).

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

SECTION 2:
Preliminary Map of Original District Boundary and Territory to be Added

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.



Map ID	Tax Parcel Number	Status	Map ID	Tax Parcel Number	Status
1	17-20249-100	Existing	17	17-20252-40	Existing
2	17-20249-110	Existing	18	17-10036-41	Existing
3	17-20249-120	Existing	19	17-10036-81	Existing
4	17-20249-125	Existing	20	17-10036-42	Existing
5	17-20249-130	Existing	21	17-20249-50	Existing
6	17-20249-140	Existing	22	17-20251-16	Existing
7	17-20250-20	Existing	23	17-20251-50	Proposed
8	17-20250-30	Existing	24	17-20251-60	Proposed
9	17-20251-15	Existing	25	17-20251-63	Proposed
10	17-20251-30	Existing	26	17-20251-64	Proposed
11	17-20251-40	Existing	27	17-20251-65	Proposed
12	17-20251-100	Existing	28	17-20251-67	Proposed
13	17-20252-30	Existing	29	17-20251-90	Proposed
14	17-20252-42	Existing	30	17-20252-20	Proposed
15	17-20251-20	Existing	31	17-20251-110	Proposed
16	17-20249-60	Existing	32	17-10036-701	Proposed

SECTION 3:
Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Being Prepared

SECTION 4:
Preliminary Identification of Parcels to be Added

Property Information								Assessment Information				Equalized Value					District Classification						District Classification		
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Other	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant
	17-20251-65	100 CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	2.42			12	0	0	0	0	100.00%	0	0	0	0					2.42	0.00			
	17-20251-63	CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.17			12	0	0	0	0	100.00%	0	0	0	0					0.17	0.00			
	17-20251-110		REDEVELOPMENT AUTHORITY OF LA CROSSE	3.79	X		12	0	0	0	0	100.00%	0	0	0	0					3.79	0.00			
	17-20251-60	100 CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	9.26	X		12	0	0	0	0	100.00%	0	0	0	0					9.261	0.00			
	17-20251-67	CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.27			12	0	0	0	0	100.00%	0	0	0	0					0.271	0.00			
	17-20251-64	CAUSEWAY BLVD	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.06			12	0	0	0	0	100.00%	0	0	0	0					0.06	0.00			
	17-20251-50	35 COPELAND AVE	REDEVELOPMENT AUTHORITY OF LA CROSSE	0.315			12	0	0	0	0	100.00%	0	0	0	0					0.32	0.00			
	17-20252-20	25 COPELAND AVE	REDEVELOPMENT AUTHORITY OF LA CROSSE	2.55			12	0	0	0	0	100.00%	0	0	0	0					2.55	0.00			
	17-20251-90	29 COPELAND AVE	REDEVELOPMENT AUTHORITY OF LA CROSSE	3.78	X		12	0	0	0	0	100.00%	0	0	0	0					3.78	0.00			
	17-10036-701	122 BUCHNER PL	MARTIN WAREHOUSING, LLC	1.45				251,300	1,053,600		1,304,900	100.00%	251,300	1,053,600	0	1,304,900		1.45				1.45	1.45		0.00
Less Wetland Acreage				0.00																					
			Total Acreage	**24.07**				251,300	1,053,600	0	1,304,900		251,300	1,053,600	0		0	1.45	0	0		1.45	1.45	0	0
																	0.00%	6.02%	0.00%	0.00%		6.02%	6.02%	0.00%	0.00%
The above values are as of January 1, 2022. Actual base value certification of the territory will be based on January 1, 2023 assessed values.															**Estimated Base Value**	**1,304,900**									

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 proposed to be added to the 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 value of the territory proposed to be added to the District, totals $538,604,500. This value is less than the maximum of $615,753,456 in equalized value that is permitted for the City.

City of La Crosse, Wisconsin

Tax Increment District # 18

Valuation Test Compliance Calculation

District Creation Date	7/9/2020
	Valuation Data Currently Available 2022
Total EV (TID In)	5,131,278,800
12% Test	615,753,456
Increment of Existing TIDs	
Total Existing Increment	537,299,600
Projected Base of New or Amended District	1,304,900
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	538,604,500
Compliance	PASS

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 ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The City is not seeking to amend the list, type, or categories of Project Costs as a part of this Plan Amendment. For ease of reference, a general description of eligible expenditures is set forth in the remainder of this section, although these descriptions should not be considered all-inclusive or controlling.

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

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 Within the Territory to be Added

There are no additional improvements as a result of this Plan Amendment.

SECTION 8:

Detailed List of Estimated Project Costs

This Plan Amendment incorporates by reference the adopted Project Plan for the District, as amended.

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 current forecast of the District's tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible. This Amendment is Primarily being undertaken to include property that is to be combined with parcels within the District's boundaries as a result of re-platting the area. This will ensure only whole tax parcels are included in the District's boundaries.

Key Assumptions

Assuming the City's current equalized TID Interim tax rate of $23.38 per thousand of equalized value, no economic appreciation or depreciation, anticipated expenditures of the District, existing financing arrangements, and including transfers from eligible donor districts, the District would generate $59,378,090 in incremental tax revenue over the 27-year term of the District as shown in Table 1.

Table 1 – Tax Increment Projection & Cash Flow Worksheet

City of La Crosse, WI

Tax Increment District No. 18

Cash Flow Projection

Year	REVENUES										EXPENDITURES													BALANCES		Year
	Tax Increments	TID 11 Donor Revenues	TID 13 Donor Revenues	TID 14 Donor Revenues	TID 15 Donor Revenues	TID 16 Donor Revenues	TID 17 Donor Revenues	Land Sale Proceeds	Debt Proceeds	Total Revenues	Phase I Fill RDA Rev $3,000,000 2021	Causeway / A RDA Rev $3,890,000 2022	Phase III Streets B-G $8,750,000 2023	Phase III Streets C, D, F $1,750,000 2024	Develop. Incentives	Master Developer Pmts.	Valuation Success Fees	Property Acquisition	Capital Costs	Operating Costs	Engineering, etc.	Admin.	Total Expenditures	Annual	Cumulative	
											1.89% Int. Only	2.75% Int. Only Estimated	3.50% Int. Only	3.50% Int. Only												
2020																							0	0	(9,409)	2020
2021	0	0	2,000,000	0	0	0	0	0	3,000,000	5,000,000						0			3,000,000	100,000	868,200	20,000	3,988,200	1,011,800	1,002,391	2021
2022	14,415	0	4,600,000	4,000,000	0	0	0	0	3,890,000	12,504,415	55,598							1,000,000	11,600,000	100,000	716,000	20,000	13,491,598	(987,182)	15,209	2022
2023	0	0	600,000	1,000,000	0	0	0	0	8,750,000	10,350,000	56,700	103,409							9,750,000	100,000		20,000	10,030,109	319,891	335,100	2023
2024	0	0	325,000	1,500,000	0	0	0	0	1,750,000	3,575,000	56,700	106,975	306,250			50,000			3,250,000	100,000		20,000	3,889,925	(314,925)	20,175	2024
2025	0	0	175,000	1,000,000	0	0	0	0	0	1,175,000	56,700	106,975	306,250	61,250						100,000		20,000	651,175	523,825	544,000	2025
2026	0	0	3,176,700	750,000	0	0	0	0	0	3,926,700	3,056,700	106,975	306,250	61,250						100,000		20,000	3,651,175	275,525	819,525	2026
2027	0	0	3,996,975	750,000	0	0	0	0	0	4,746,975		3,996,975	306,250	61,250						100,000		20,000	4,484,475	262,500	1,082,025	2027
2028	0	0	9,200,000		0	0	0	0	0	9,200,000			9,056,250	61,250						100,000		20,000	9,237,500	(37,500)	1,044,525	2028
2029	0	0	2,000,000		0	0	0	0	0	2,000,000				1,811,250		100,000				100,000		20,000	2,031,250	(31,250)	1,013,275	2029
2030	0	0	6,900,000		0	0	0	0	0	6,900,000										100,000		20,000	120,000	6,780,000	7,793,275	2030
2031	0	0			0	0	0	0	0	0										100,000		20,000	120,000	(120,000)	7,673,275	2031
2032	0				0	0	0	0	0	0										100,000		20,000	120,000	(120,000)	7,553,275	2032
2033	0				0	0	0	0	0	0										100,000		20,000	120,000	(120,000)	7,433,275	2033
2034	0				0	0	0	0	0	0										100,000		20,000	120,000	(120,000)	7,313,275	2034
2035	0					0	0	0	0	0												20,000	20,000	(20,000)	7,293,275	2035
2036	0						0	0	0	0												20,000	20,000	(20,000)	7,273,275	2036
2037	0							0	0	0												20,000	20,000	(20,000)	7,253,275	2037
2038	0							0	0	0												20,000	20,000	(20,000)	7,233,275	2038
2039	0							0	0	0												20,000	20,000	(20,000)	7,213,275	2039
2040	0							0	0	0												20,000	20,000	(20,000)	7,193,275	2040
2041	0							0	0	0												20,000	20,000	(20,000)	7,173,275	2041
2042	0							0	0	0												20,000	20,000	(20,000)	7,153,275	2042
2043	0							0	0	0												20,000	20,000	(20,000)	7,133,275	2043
2044	0							0	0	0												20,000	20,000	(20,000)	7,113,275	2044
2045	0							0	0	0												20,000	20,000	(20,000)	7,093,275	2045
2046	0							0	0	0												20,000	20,000	(20,000)	7,073,275	2046
2047	0							0	0	0												20,000	20,000	(20,000)	7,053,275	2047
2048	0							0	0	0												20,000	20,000	(20,000)	7,033,275	2048
Total	14,415	0	32,973,675	9,000,000	0	0	0	0	17,390,000	59,378,090	3,282,398	4,421,309	10,281,250	2,056,250	0	150,000	0	1,000,000	27,600,000	1,400,000	1,584,200	560,000	52,335,407			Total

Notes:

** Donor TID revenues are estimated based on projected expenditure requirements. Revenue can be shared from any eligible donor TID.*

** Borrowed proceeds are not shown as revenues. Expenditures are shown net of costs funded from borrowed proceeds.*

** Eligible Donor TIDs: 11, 13, 14, 15, 16, 17*

Financing and Implementation

The District's financing plan will not change as a result of this Amendment. The City, by and through its RDA, has established debt financing for capital improvement projects throughout the District. The City has also amended various other tax increment districts to allow for the sharing of positive tax increments with the District.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 1), the District is projected to accumulate sufficient funds to pay off all Project cost liabilities and obligations. The projected closure date cannot be presently forecasted with confidence and would be 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.

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 territory proposed to be added to the District 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 Amendment 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 Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mix-use development.

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 Amendment 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 the continued 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 Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating opportunities for mixed use development, eliminating blighted areas, providing necessary public infrastructure improvements, as well as appropriate financial incentives for private development projects. 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 housing 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)

SAMPLE

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

RE: Project Plan Amendment for Tax Incremental District No. 18

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 amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of La Crosse Tax Incremental District No. 18 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. The District is presently in decrement and collects no tax increment in 2023.

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

Statement of Taxes Data Year:	2022	
		Percentage
County	12,239,970	17.80%
Special District	0	0.00%
Municipality	51,359,729	74.70%
School District		0.00%
Technical College	5,156,687	7.50%
Total	68,756,386	

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2023	0	0	0	0	0	0	2023
2024	0	0	0	0	0	0	2024
2025	0	0	0	0	0	0	2025
2026	0	0	0	0	0	0	2026
2027	0	0	0	0	0	0	2027
2028	0	0	0	0	0	0	2028
2029	0	0	0	0	0	0	2029
2030	0	0	0	0	0	0	2030
2031	0	0	0	0	0	0	2031
2032	0	0	0	0	0	0	2032
2033	0	0	0	0	0	0	2033
2034	0	0	0	0	0	0	2034
2035	0	0	0	0	0	0	2035
2036	0	0	0	0	0	0	2036
2037	0	0	0	0	0	0	2037
2038	0	0	0	0	0	0	2038
2039	0	0	0	0	0	0	2039
2040	0	0	0	0	0	0	2040
2041	0	0	0	0	0	0	2041
2042	0	0	0	0	0	0	2042
2043	0	0	0	0	0	0	2043
2044	0	0	0	0	0	0	2044
2045	0	0	0	0	0	0	2045
2046	0	0	0	0	0	0	2046
2047	0	0	0	0	0	0	2047
2048	0	0	0	0	0	0	2048
	0	0	0	0	0	0	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.

City of La Crosse, Wisconsin

City Hall
400 La Crosse Street
La Crosse, WI 54601

Text File

File Number: 23-0586

Agenda Date: 5/30/2023 **Version:** 1 **Status:** Agenda Ready

In Control: City Plan Commission **File Type:** Resolution

Agenda Number:

Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 21.

WHEREAS, the City of La Crosse (the “City ”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City ; and

WHEREAS, Tax Incremental District No. 21 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City ;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of La Crosse County, the School District of La Crosse School District, and the Western Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on May 30, 2023 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of La Crosse that:

1. It recommends to the Common Council that Tax Incremental District No. 21 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City .

Adopted this _____ day of _____, 2023.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

EXHIBIT A -

TAX INCREMENTAL DISTRICT NO. 21
BOUNDARY MAP

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

May 11, 20223

PROJECT PLAN

City of La Crosse, Wisconsin

Tax Incremental District No. 21

Prepared by:

Ehlers

N19W24400 Riverwood Drive,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for May 30
Public Hearing Held:	Scheduled for May 30
Approval by Plan Commission:	Scheduled for May 30
Adoption by Common Council:	Scheduled for July 13
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary 3

Preliminary Map of Proposed District Boundary 5

Map Showing Existing Uses and Conditions 6

Preliminary Parcel List and Analysis 7

Equalized Value Test 8

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District 9

Map Showing Proposed Improvements and Uses 16

Detailed List of Estimated Project Costs 17

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 18

Annexed Property 23

Estimate of Property to Be Devoted to Retail Business 23

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances 23

Statement of the Proposed Method for the Relocation of any Persons to be Displaced 24

How Creation of the Tax Incremental District Promotes the Orderly Development of the City 24

List of Estimated Non-Project Costs 25

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 26

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 27

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 21 (the "District") is a proposed In Need of Rehabilitation or Conservation District comprising approximately 2.00 acres. The District will be created to assist with the potential rehabilitation of the Lincoln Elementary School, which is presently owned and operated by the La Crosse School District. The school will be decommissioned by the School District following the end of the 2022/2023 school year. The City's goal is to preserve tax increment financing as a tool for both the rehabilitation of the school for other purposes and/or redevelopment of the site as a whole. Additionally, the City seeks to protect the character of the surrounding residential neighborhood and its associated tax base.

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 $4,350,000 ("Project Costs") to undertake the projects listed in this Project Plan ("Plan").

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $11,000,000 will result from implementation of the Project Plan. 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 26 of its allowable 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 rehabilitate the property and to allow for any additional 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 in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.

6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.

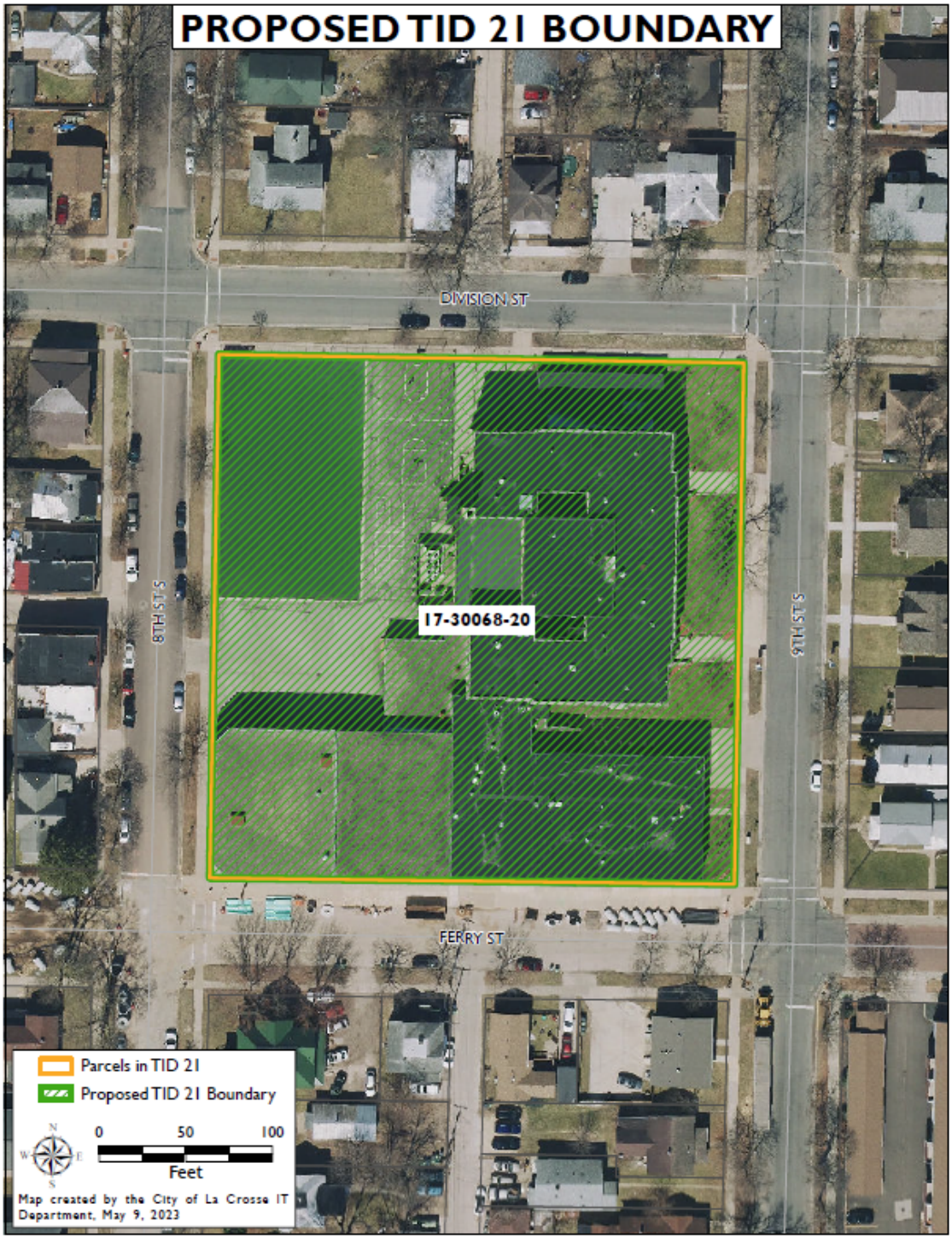
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

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.

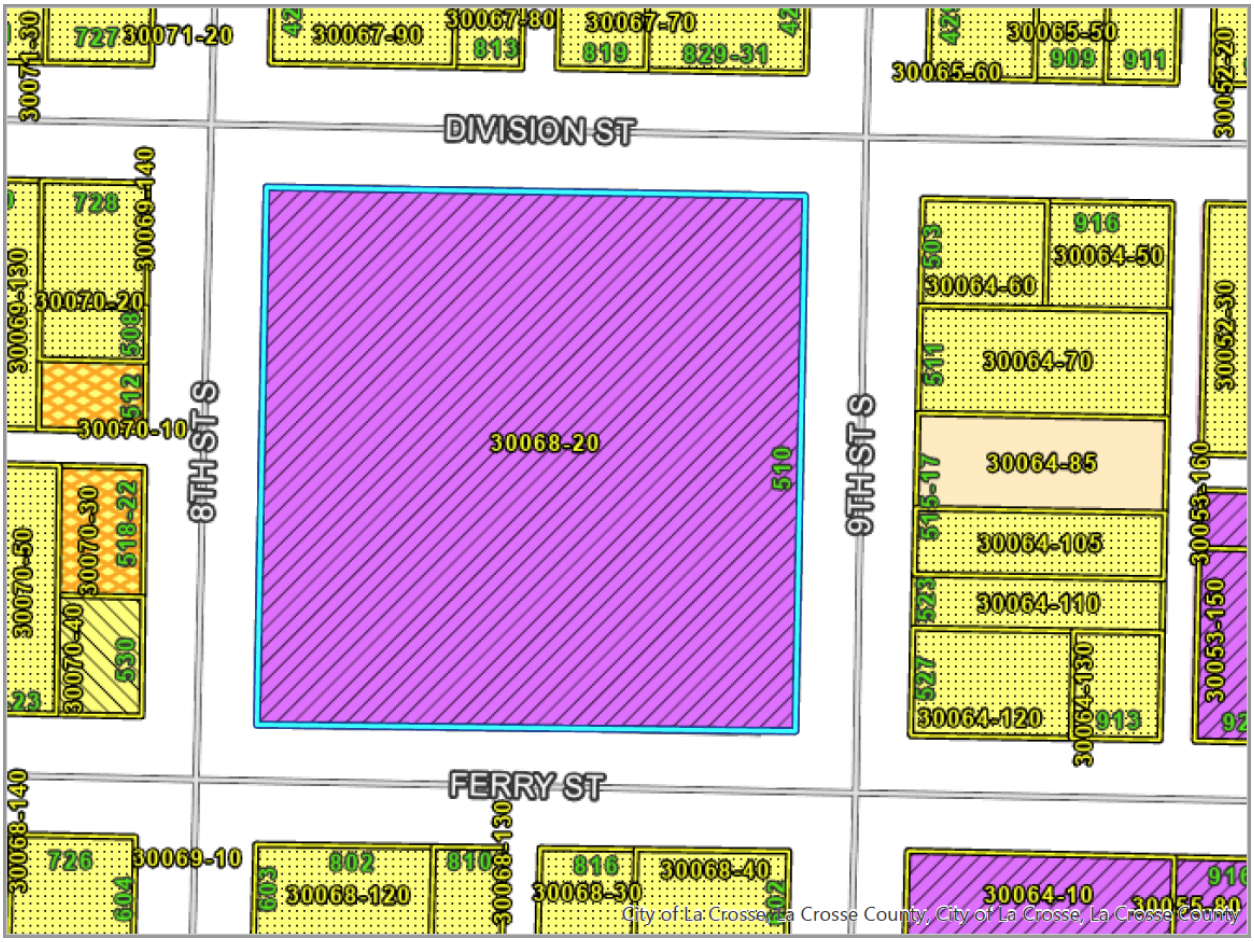
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

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

SECTION 2:
Preliminary Map of Proposed District Boundary



SECTION 3:
Map Showing Existing Uses and Conditions



The property is presently entirely used as an elementary school. The parcel is zoned "Public and Semi Public," and all surrounding property is zoned for residential use.

SECTION 4:
Preliminary Parcel List and Analysis

City of La Crosse, Wisconsin
Tax Increment District # 21
Base Property Information

Property Information								Assessment Information				Equalized Value					District Classification						District Classification		
Map Ref #	Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total	Industrial (Zoned and Suitable)	Commercial/ Business	Existing Residential	Newly Platted Residential	Other	Suitable for Mixed Use	Blighted	Rehab/ Conservation	Vacant
	17-30068-20	807 EAST AVE S	SCHOOL DISTRICT OF LA CROSSE	2.07	0.00	No	No	0	0		0	100.00%	0	0	0	0					2.07	0.00		2.07	
											0	100.00%	0	0	0	0						0.00			
											0	100.00%	0	0	0	0						0.00			
											0	100.00%	0	0	0	0						0.00			
											0	100.00%	0	0	0	0						0.00			
Less Wetland Acreage				0.00																					
			Total Acreage	**2.07**				0	0	0	0		0	0	0		0	0	0	0		0	0	2.066	0
																	0.00%	0.00%	0.00%	0.00%		0.00%	0.00%	100.00%	0.00%
The above values are as of January 1, 2022. Actual base value certification of the territory will be based on January 1, 2023 assessed values.														**Estimated Base Value**		**0**									

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 $537,299,600. This value is less than the maximum $615,753,456 in equalized value that is permitted for the City.

City of La Crosse, Wisconsin

Tax Increment District # 21

Valuation Test Compliance Calculation

District Creation Date	7/13/2023
	Valuation Data Currently Available 2022
Total EV (TID In)	5,131,278,800
12% Test	615,753,456
Increment of Existing TIDs	
Total Existing Increment	537,299,600
Projected Base of New or Amended District	0
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	537,299,600
Compliance	PASS

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

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:

All costs set out in Section 8 of this plan are eligible within ½ mile of the District's boundaries.

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

As a single parcel tax increment district, all projects will occur in a single location, unless within the ½ mile area, which would generally only include improvements within the surrounding right-of-way.

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 # 21

Estimated Project List

Project ID	Project Name/Type	Phase I 2024	Phase II 2025	Phase III Ongoing	Total (Note 1)
1	Property Acquisition	750,000			750,000
2	Demolition	400,000			400,000
3	Site Prepation Activities		400,000		400,000
4	Development Incentives			2,000,000	2,000,000
5	Utility Improvements		500,000		500,000
6	Administration			300,000	300,000
7					0
8					0
9					0
10					0
Total Projects		1,150,000	900,000	2,300,000	4,350,000

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Any dollars not allocated to demolition may be directed towards Development Incentives

Note 3 All projects are eligible outside the boundaries, but within 1/2 mile of the District

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

Project Costs the City plans to make are expected to create $11 million in incremental value by 2031. Estimated valuations and timing for construction of the Projects are included in **Table 1.** Assuming the City's current equalized TID Interim tax rate of $23.38 per thousand of equalized value, and no economic appreciation or depreciation, the Projects would generate $6,195,304 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 # 21

Development Assumptions

Construction Year		Actual	School Site	Construction Year	
1	2023			2023	1
2	2024		6,000,000	2024	2
3	2025			2025	3
4	2026			2026	4
5	2027		3,000,000	2027	5
6	2028			2028	6
7	2029			2029	7
8	2030		2,000,000	2030	8
9	2031			2031	9
10	2032			2032	10
11	2033			2033	11
12	2034			2034	12
13	2035			2035	13
14	2036			2036	14
15	2037			2037	15
16	2038			2038	16
17	2039			2039	17
18	2040			2040	18
19	2041			2041	19
20	2042			2042	20
21	2043			2043	21
22	2044			2044	22
23	2045			2045	23
24	2046			2046	24
25	2047			2047	25
26	2048			2048	26
27	2049			2049	27
	Totals	0	11,000,000		

Notes:

Values include the transition from public (non-taxable) to private (taxable) ownership of the property

Table 2 – Tax Increment Projection Worksheet

City of La Crosse, Wisconsin

Tax Increment District # 21

Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	0	
District Creation Date	July 13, 2023		Appreciation Factor	0.00%	Apply to Base Value
Valuation Date	Jan 1,	2023	Base Tax Rate	$23.38	
Max Life (Years)	27		Rate Adjustment Factor		
Expenditure Period/Termination	22	7/13/2045			
Revenue Periods/Final Year	27	2051			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	4.25%	
Eligible Recipient District	Yes		Taxable Discount Rate	5.75%	

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2023	0	2024	0	0	2025	$23.38	0	0	0
2	2024	6,000,000	2025	0	6,000,000	2026	$23.38	140,271	118,758	112,162
3	2025	0	2026	0	6,000,000	2027	$23.38	140,271	232,675	218,226
4	2026	0	2027	0	6,000,000	2028	$23.38	140,271	341,948	318,522
5	2027	3,000,000	2028	0	9,000,000	2029	$23.38	210,407	499,175	460,787
6	2028	0	2029	0	9,000,000	2030	$23.38	210,407	649,992	595,316
7	2029	0	2030	0	9,000,000	2031	$23.38	210,407	794,660	722,530
8	2030	2,000,000	2031	0	11,000,000	2032	$23.38	257,164	964,269	869,560
9	2031	0	2032	0	11,000,000	2033	$23.38	257,164	1,126,964	1,008,595
10	2032	0	2033	0	11,000,000	2034	$23.38	257,164	1,283,026	1,140,071
11	2033	0	2034	0	11,000,000	2035	$23.38	257,164	1,432,725	1,264,398
12	2034	0	2035	0	11,000,000	2036	$23.38	257,164	1,576,322	1,381,964
13	2035	0	2036	0	11,000,000	2037	$23.38	257,164	1,714,065	1,493,138
14	2036	0	2037	0	11,000,000	2038	$23.38	257,164	1,846,192	1,598,268
15	2037	0	2038	0	11,000,000	2039	$23.38	257,164	1,972,933	1,697,681
16	2038	0	2039	0	11,000,000	2040	$23.38	257,164	2,094,506	1,791,688
17	2039	0	2040	0	11,000,000	2041	$23.38	257,164	2,211,124	1,880,584
18	2040	0	2041	0	11,000,000	2042	$23.38	257,164	2,322,988	1,964,646
19	2041	0	2042	0	11,000,000	2043	$23.38	257,164	2,430,291	2,044,138
20	2042	0	2043	0	11,000,000	2044	$23.38	257,164	2,533,219	2,119,308
21	2043	0	2044	0	11,000,000	2045	$23.38	257,164	2,743,810	2,316,337
22	2044	0	2045	0	11,000,000	2046	$23.38	257,164	2,842,542	2,387,419
23	2045	0	2046	0	11,000,000	2047	$23.38	257,164	2,937,249	2,454,637
24	2046	0	2047	0	11,000,000	2048	$23.38	257,164	3,028,096	2,518,199
25	2047	0	2048	0	11,000,000	2049	$23.38	257,164	3,115,239	2,578,305
26	2048	0	2049	0	11,000,000	2050	$23.38	257,164	3,198,829	2,635,143
27	2049	0	2050	0	11,000,000	2051	$23.38	257,164	3,279,011	2,688,891
	Totals	11,000,000		0			Future Value of Increment	6,195,304		

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

The City anticipates financing projects costs of the District through a combination of debt, advances from other funds to support any annual deficits, and use of annual tax increment. Anticipated debt financing is set forth in **Table 3.**

Table 3 – Financing Plan

City of La Crosse, Wisconsin

Tax Increment District # 21

Estimated Financing Plan

	G.O. Bond 2024	Totals
Projects		
Phase I	1,150,000	1,150,000
Phase II	900,000	900,000
Total Project Funds	2,050,000	2,050,000
Estimated Finance Related Expenses	100,000	
Total Financing Required	2,150,000	
Rounding	0	
Net Issue Size	2,150,000	2,150,000

Notes:
The City reserves the right to issue debt for other eligible project costs

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 2049 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 # 21

Cash Flow Projection

	Projected Revenues				Expenditures						Balances			
Year	Tax Increments	Interest Earnings/ (Cost)	Other Revenue	Total Revenues	G.O. Bond 2,150,000 Dated Date: 06/01/24 Principal	Est. Rate	Interest	Dev. Incentives	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2023				0					20,000	20,000	(20,000)	(20,000)		2023
2024				0					10,000	10,000	(10,000)	(30,000)		2024
2025	0			0	70,348	4.25%	91,375		10,000	171,723	(171,723)	(201,723)		2025
2026	140,271			140,271	73,337	4.25%	88,385	100,000	10,000	271,723	(131,452)	(333,174)		2026
2027	140,271			140,271	76,454	4.25%	85,268	100,000	10,000	271,723	(131,452)	(464,626)		2027
2028	140,271			140,271	79,704	4.25%	82,019	100,000	10,000	271,723	(131,452)	(596,078)		2028
2029	210,407			210,407	83,091	4.25%	78,632	100,000	10,000	271,723	(61,316)	(657,394)		2029
2030	210,407			210,407	86,622	4.25%	75,100	100,000	10,000	271,723	(61,316)	(718,710)		2030
2031	210,407			210,407	90,304	4.25%	71,419	100,000	10,000	271,723	(61,316)	(780,026)		2031
2032	257,164			257,164	94,142	4.25%	67,581	100,000	10,000	271,723	(14,559)	(794,585)		2032
2033	257,164			257,164	98,143	4.25%	63,580	100,000	10,000	271,723	(14,559)	(809,144)		2033
2034	257,164			257,164	102,314	4.25%	59,409	100,000	10,000	271,723	(14,559)	(823,703)		2034
2035	257,164			257,164	106,662	4.25%	55,061	100,000	10,000	271,723	(14,559)	(838,262)		2035
2036	257,164			257,164	111,195	4.25%	50,527	100,000	10,000	271,723	(14,559)	(852,821)		2036
2037	257,164			257,164	115,921	4.25%	45,802	100,000	10,000	271,723	(14,559)	(867,380)		2037
2038	257,164			257,164	120,848	4.25%	40,875	100,000	10,000	271,723	(14,559)	(881,940)		2038
2039	257,164			257,164	125,984	4.25%	35,739	100,000	10,000	271,723	(14,559)	(896,499)		2039
2040	257,164			257,164	131,338	4.25%	30,385	100,000	10,000	271,723	(14,559)	(911,058)		2040
2041	257,164			257,164	136,920	4.25%	24,803	100,000	10,000	271,723	(14,559)	(925,617)		2041
2042	257,164			257,164	142,739	4.25%	18,984	100,000	10,000	271,723	(14,559)	(940,176)		2042
2043	257,164			257,164	148,805	4.25%	12,917	100,000	10,000	271,723	(14,559)	(954,735)		2043
2044	257,164			257,164	155,130	4.25%	6,593	100,000	10,000	271,723	(14,559)	(969,294)		2044
2045	257,164			257,164				100,000	10,000	110,000	147,164	(822,131)		2045
2046	257,164			257,164					10,000	10,000	247,164	(574,967)		2046
2047	257,164			257,164					10,000	10,000	247,164	(327,804)		2047
2048	257,164			257,164					10,000	10,000	247,164	(80,640)		2048
2049	257,164			257,164					10,000	10,000	247,164	166,524		2049
2050	257,164			257,164					10,000	10,000	247,164	413,687		2050
2051	257,164			257,164					10,000	10,000	247,164	660,851		2051
Total	6,195,304	0	0	6,195,304	2,150,000		1,084,453	2,000,000	300,000	5,534,453				Total

Notes:

Projected TID Closure

As a Rehab/Conservation District, the City could consider amending certain other tax increment districts to allocate surplus tax increments to TID 21 as an eligible recipient of shared increments

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 identifying the area as appropriate for primarily residential and complimentary uses.

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 Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, mitigating the potential for blight as a result of vacant or dilapidated property, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. 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 housing 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)

SAMPLE

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

RE: Project Plan for Tax Incremental District No. 21

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. 21 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.

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

Statement of Taxes Data Year:	2022	
		Percentage
County	12,239,970	11.21%
Special District	0	0.00%
Municipality	51,359,729	47.05%
School District	40,410,875	37.02%
Technical College	5,156,687	4.72%
Total	109,167,261	

Revenue Year	County	Special District	Municipality	School District	Technical College	Total	Revenue Year
2025	0	0	0	0	0	0	2025
2026	15,727	0	65,993	51,925	6,626	140,271	2026
2027	15,727	0	65,993	51,925	6,626	140,271	2027
2028	15,727	0	65,993	51,925	6,626	140,271	2028
2029	23,591	0	98,990	77,887	9,939	210,407	2029
2030	23,591	0	98,990	77,887	9,939	210,407	2030
2031	23,591	0	98,990	77,887	9,939	210,407	2031
2032	28,833	0	120,987	95,195	12,148	257,164	2032
2033	28,833	0	120,987	95,195	12,148	257,164	2033
2034	28,833	0	120,987	95,195	12,148	257,164	2034
2035	28,833	0	120,987	95,195	12,148	257,164	2035
2036	28,833	0	120,987	95,195	12,148	257,164	2036
2037	28,833	0	120,987	95,195	12,148	257,164	2037
2038	28,833	0	120,987	95,195	12,148	257,164	2038
2039	28,833	0	120,987	95,195	12,148	257,164	2039
2040	28,833	0	120,987	95,195	12,148	257,164	2040
2041	28,833	0	120,987	95,195	12,148	257,164	2041
2042	28,833	0	120,987	95,195	12,148	257,164	2042
2043	28,833	0	120,987	95,195	12,148	257,164	2043
2044	28,833	0	120,987	95,195	12,148	257,164	2044
2045	28,833	0	120,987	95,195	12,148	257,164	2045
2046	28,833	0	120,987	95,195	12,148	257,164	2046
2047	28,833	0	120,987	95,195	12,148	257,164	2047
2048	28,833	0	120,987	95,195	12,148	257,164	2048
2049	28,833	0	120,987	95,195	12,148	257,164	2049
2050	28,833	0	120,987	95,195	12,148	257,164	2050
2051	28,833	0	120,987	95,195	12,148	257,164	2051
	694,625	0	2,914,694	2,293,340	292,645	6,195,304	

Notes:

The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.