

**PROJECT PLAN
FOR
TAX INCREMENTAL DISTRICT
NUMBER TEN

CITY OF LA CROSSE, WISCONSIN**



JUNE 12, 2003

**PROJECT PLAN
FOR
TAX INCREMENTAL DISTRICT
NUMBER TEN**

CITY OF LA CROSSE, WISCONSIN

**PREPARED BY THE
LA CROSSE CITY PLANNING DEPARTMENT**

**Recommended by the La Crosse City Plan Commission
June 2, 2003**

**Adopted by the Common Council
June 12, 2003**

**Adopted by Joint Review Board
June 24, 2003**

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SECTION I. INTRODUCTION

Wisconsin's Tax Incremental Law was created in 1975 to help cities and villages rehabilitate blighted areas and improve or develop industrial sites. In creating Wisconsin's Tax Incremental Law, the State Legislature expressed its concern that cities and villages had neither the incentive nor the financial resources necessary to carry out projects that benefit not only the city or village, but all municipalities which share in the tax base.

Tax Increment Law gives cities and villages the authority, under certain conditions, to designate a specific area within its boundaries as a Tax Incremental District (TID) and requires them to prepare a plan to develop or redevelop the District. Cities or villages then may use all increased property taxes generated by the increased property value generated by such development or redevelopment to pay for eligible costs that they incur to improve the District. This law assumes that all governmental units that tax properties within the District will eventually benefit from the increased value that will be generated. In the meantime, because it is making the improvements, the municipality that created the District is allowed to retain the increased taxes generated during the existence of the District to pay for the costs of the public improvements.

State Statutes place certain limitations upon the creation of Tax Incremental Districts. The boundaries shall include only those whole parcels of property as assessed for general property tax purposes and which are contiguous can be included within a District. In addition, at least fifty per cent (50%) of the real property in a District must meet at least one of the following criteria:

1. It is a blighted area;
2. It is an area in need of conservation or rehabilitation work; or
3. It is an area suitable for industrial sites and has been zoned for industrial use.

It also must be found that:

1. The improvement of the area is likely to enhance significantly the value of substantially all the other real property in the district;
2. The project costs relate directly to eliminating blight, directly serve to rehabilitate or conserve the area or directly serve to promote industrial development; and
3. Either the equalized value of taxable property of the district plus all existing Districts does not exceed seven percent (7%) of the total equalized value of taxable property within the City or the equalized value of taxable property of the District plus the value increment of all existing Districts within the City does not exceed five percent (5%) of the total equalized value of taxable property within the City.

Before a Tax Incremental District is created, a Joint Review Board, which is comprised of representatives of the authorities having the power to levy taxes in the District and one public member, must approve the municipality's action relative to the creation of the District. With few exceptions, no expenditures to implement the Project Plan may be paid with tax increments if such expenditures are made later than seven years after the District is created.

A Tax Incremental District shall terminate when the earlier of the following occurs:

1. That time when the City has received aggregate tax increments with respect to such District in an amount equal to the aggregate of all project costs under the Project Plan and any amendments to the Project Plan for such District.
2. Sixteen years after the last expenditure identified in the Project Plan is made.
3. The local legislative body, by resolution, dissolves the District at which time the City shall become liable for all unpaid project costs actually incurred, except this paragraph does not make the City liable for any tax incremental bonds or notes issued.

SECTION II. LOCAL ACTION

Before a Tax Incremental District can be created, the City Plan Commission must hold a public hearing(s) on the proposed creation of a District and the proposed boundaries thereof and on the proposed Project Plan for the District. The public hearing on the creation of and the boundaries for the District may be held separately from or concurrent with a public hearing on the proposed Project Plan. After the public hearing(s), the Plan Commission must submit the Tax Incremental District boundaries and Project Plan to the local legislative body for action if it desires to create a District.

The local legislative body may adopt a resolution creating a Tax Incremental District after a 30-day period has elapsed since the public hearing(s) referenced above has been held. Before adopting such resolution, the local legislative body may amend both the District boundaries and the Project Plan. State Statutes require that the City that seeks to create a Tax Incremental District convene a Joint Review Board to review the proposal. The first meeting of the Board must be held within fourteen (14) days after the Notice of the above-referenced hearing(s) is published. For Tax Incremental Districts proposed by the City of La Crosse, the membership of the Joint Review Board would consist of a representative chosen by the City of La Crosse, a representative chosen by La Crosse County, a representative chosen by the Western Wisconsin Technical College District, a representative chosen by the School District of La Crosse and one public member. The public member and the Chairperson of the Joint Review Board must be selected by a majority vote of the other Board members. It is the responsibility of the Review Board to review the public record,

planning documents and the resolution passed by the local legislative body creating the District or City Plan Commission, if applicable, and to either approve or not approve such resolution based on certain criteria by a majority vote not less than ten days nor more than thirty days after receiving the resolution.

SECTION III. GENERAL DESCRIPTION OF TAX INCREMENTAL DISTRICT NUMBER TEN

Tax Incremental District Number Ten is being created as the primary local financing tool for the redevelopment of the Park Plaza property on Barron Island in the City of La Crosse. Within the boundaries of this Tax Incremental District is a site or sites suitable for business creation, residential development and/or mixed uses. This site is approximately six acres and the former Holiday Inn located there has been vacant for a number of years. A Holiday Inn, under different ownership, has since been constructed at a new location Downtown. A small portion of the site includes the Barron Island wastewater treatment plant. This plant will become obsolete once new sanitary sewer and water service is provided to the site and the City is including the property in the District for additional redevelopment land.

The vacant former Holiday Inn property has been acquired by La Crosse County as a site to prepare for future redevelopment. La Crosse County has entered into an intergovernmental agreement with the City of La Crosse and the Redevelopment Authority for creating a Tax Incremental District for the site. The project boundaries are described in the next section. With adoption of this Project Plan, the Common Council is enabled to make TID-eligible expenditures throughout a seven-year spending period. As with all municipal expenditures, each expenditure will require specific action of the Common Council.

SECTION IV. PROJECT BOUNDARIES

The boundary for Tax Incremental District Number Ten is delineated on Figure 1. The District encompasses an area bounded by Park Plaza Boulevard on the east, Hoeschler owned water-front property on the west (People's Ice & Fuel), Skipperliner Industries on the north, and the Company Store owned properties on the south.

The description of the boundary of the Tax Incremental District is Part of Hoeschler's Park Plaza Addition to the City of La Crosse, La Crosse County, Wisconsin described as follows:

Part 1:

All of Lot 2; all of Lot 3; and that part of Lot 4 of said addition described as follows:

Beginning at the Southeast corner of said Lot 4; thence along the arc of a 1,163.24 foot radius curve, concave to the West, the chord of which bears North 27 degrees 27 minutes 36 seconds West and measures 80.52 feet; thence South 72 degrees 52 minutes 00 seconds West 293.40 feet; thence North 05 degrees 18 minutes 00 seconds West 41.78 feet; thence North 87 degrees 43 minutes 55 seconds West 90.68 feet; thence South 17 degrees 42 minutes 52 seconds East 150.49 feet; thence North 72 degrees 52 minutes 00 seconds East 383.28 feet to the point of beginning.

Part 2:

Part of Lot 4 of said addition described as follows:

Commencing at the southeast corner of said Lot 4; Thence along the arc of a 1,163.24 foot radius curve, concave to the west, the chord of which bears North 27 degrees 27' 36" West and measures 80.52 feet; Thence South 72 degrees 52' West 293.40 feet; Thence North 5 degrees 18' West 41.78 feet to the point of beginning; Thence continue North 5 degrees 18' West 55.05 feet; Thence North 86 degrees 18' West 91.08 feet to the westerly line of said Lot 4; Thence along said westerly line South 4 degrees 13' East 52.54 feet; Thence continue along said westerly line South 17 degrees 42' 52" East 4.94 feet; Thence South 87 degrees 43' 55" East 90.68 feet to the point of beginning.

The Tax Incremental District Number Ten boundary was delineated as a result of an agreement between the City of La Crosse and La Crosse County. As per this agreement, the City will create the Tax Increment District and make all of the expenditures and incur all of the project costs for this redevelopment project. Please note that the City will provide sanitary sewer and water service to the site only once a development agreement is signed by a developer for the property. The Statutes require that no more than 25% of the land within a Tax Incremental District formed under the "blight determination" be vacant for the past seven years unless it is suitable for industrial sites. The boundary was drawn to incorporate this six-acre site that has been underutilized for approximately three years and is ready for redevelopment.

The City of La Crosse's 2002 total equalized value is \$2,292,173,800. The City can only include up to seven percent (7%) of the total equalized value of the community in existing and new Tax Incremental Districts. Seven percent (7%) in the City of La Crosse is \$160,452,166. The alternative method for calculating Tax Incremental District capacity is to measure the value increment for all existing Tax Incremental Districts and determine whether that figure exceeds five percent (5%) of the total equalized value. The chart below identifies the existing Tax Incremental Districts with their present certified value. This information has been provided by the Department of Revenue in their yearly recertification of existing Districts effective August 1, 2002. The Department of Revenue will recertify the values in the existing Tax Incremental Districts on or about September 1, 2003, which will then identify the new 2003 increment(s). The base value of creating Tax Incremental District Number Ten is zero, because the County-owned property is tax exempt. The City Assessor is required to assign a value to the City-owned property to be included within the District; however the

Assessor has indicated that the City-owned waste water treatment plant has no value as an obsolete waste water treatment plant that must be demolished. The actual value of this District will not be certified by the Department of Revenue until approximately September of 2003.

CAPACITY TO CREATE TAX INCREMENTAL DISTRICTS

August 1, 2002, Total Equalized Value (including Tax Incremental Districts)	\$2,292,173,800
Five percent (5%) of Total Equalized Value in growth of existing TIF's	\$ 114,608,690
TIF Capacity (5% rule) 2002	\$ (5,672,910)
Seven percent (7%) of Total Equalized Value	\$ 160,452,166
TIF Capacity (7% rule) 2002	\$ (3,854,234)

DISTRICT	WHEN CREATED	BASE VALUE	INCREMENT	% INC. VALUE	TOTAL VALUE	%TOTAL VALUE
No. 1	05/01/78	12,613,200	46,483,000	2.03	59,096,200	2.58
No. 2	Retired					0
No. 3	Dissolved					0
No. 4	08/18/87	0	28,397,600	1.24	28,397,600	1.24
No. 5	03/12/92	894,800	7,129,700	0.31	8,024,500	0.35
No. 6	04/14/94	33,884,800	26,722,200	1.17	60,607,000	2.64
No. 7	08/14/97	9,705,000	2,296,100	0.10	12,001,100	0.52
No. 8	07/10/97	3,689,000	2,146,300	0.09	5,835,300	0.25
No. 9	06/22/99	1,442,900	7,106,700	0.31	8,549,600	0.37
SUB TOTAL	---	62,229,700	120,281,600	5.25	182,511,300 (18,204,900) overlap 164,306,400	7.17
Proposed No. 10	06/2003	0				
TOTAL	---	62,229,700	120,281,600	5.25	164,306,400	7.17

Source: Wisconsin Department of Revenue and City of La Crosse, 2003

*Estimated Base Value, not certified by State.

As stated, the City is creating Tax Incremental Finance (TIF) District Number Ten with zero additional base value. The amounts shown in the TIF capacity table represents growth within

existing TIF Districts and future capacity is not impacted by the creation of TIF Number Ten. The City should carefully monitor the growth within the existing Tax Incremental Districts as well as the capacity to create additional Tax Incremental Districts in order to allow the City to create additional TIDs as the need arises.

SECTION V. ECONOMIC FEASIBILITY STUDY

Purpose

The purpose of this section is to determine whether the projected income expected to be generated from the tax increments generated by the development of land within the District could finance the costs associated with the implementation of the Project Plan.

Development Potential and Debt Financing

The emphasis of this section is on the projection of new development and its corresponding increment value. Table I shows the projected tax increments expected from the District from 2003 through 2025. The debt incurred for the \$3,130,000 worth of improvements to be made in the Tax Incremental District is expected to be retired in sixteen years. Table III shows the proposed debt retirement schedule for the funds the City intends to use to pay for the improvements it is proposing to make and the annual tax increments and annual accumulative tax increment deficit/surplus expected to be generated. As can be seen in Table III, the pay back period for the estimated debt to be incurred to make improvements for the Tax Incremental District that would result from the projected development would be the year 2019. This table clearly shows that the Project Plan for Tax Incremental District Number Ten is financially feasible in that all debt incurred for the improvement of the District can be retired with tax increments generated by new development.

The approach to Tax Incremental District Number Ten is comprehensive and not totally reliant on a single development proposal. The concept is to create the possibility of additional increment from adjacent development projects, because of improvement to the now vacant and deteriorated property. This parcel has been underutilized for approximately three years and a tax incremental district approach may be the necessary catalyst to encourage the redevelopment of this parcel.

The projections of tax increment revenues contained in this section are based on the potential development of certain buildings and/or sites. Projections of development within a three- to five-year period are based on the City staff's understanding of the general market conditions and feasibility of attracting new development to this site. These projections are summarized in Table II.

The proposed public works expenditures are activities that are not developer/project specific but that are necessary for the overall improvement of this District. However, new City water and sewer service will only be provided once a development agreement has been signed by a developer for the property. This Tax Incremental District Project Plan is comprehensive so that broader public works activities, not developer/project specific, can be achieved from surplus increments. In this Project Plan, surplus increments are defined as the maximum increments that can be generated over the life of the Tax Incremental District after the developer-project specific costs have been feasibly funded by the Tax Incremental District. The economic feasibility projections are based on the full utilization of the allowed tax increment collection period (23 years).

The economic feasibility analysis should be considered as a baseline projection that is annually monitored to ensure that projection targets are being met. The projected increments may be achieved by projects other than those identified in Table II. The annual monitoring should attempt to ensure that a total increment value is being achieved rather than whether a specific identified project created those increments. Public borrowing and/or expenditures should be based on this annual review process. It is the intent of this Project Plan to maximize the potential of Tax Incremental District Number Ten to accomplish the proposed public improvements identified in Table IV.

Table II and Figure 3 summarize the development assumptions that are used in the economic feasibility analysis. These development assumptions are projected by the year in which such development could be reasonably anticipated. More detailed market studies and/or reliance upon developer agreements will be required if the City intends to borrow solely based on the projections in Tables I and II. The City may choose to proceed with some TID-project spending based on the expectation that spending for project activities is necessary to stimulate developer interest. That is a decision, however, that the City should make in an annual case-by-case risk assessment.

Each projection in Table II includes a specific assumption as to the land use square footage that could be anticipated in identified redevelopment project areas. These assumptions of development should be viewed as minimum development targets when negotiating development agreements with private developers. Assumptions of the taxable value by type of use are based on a review of comparable real estate values occurring within the La Crosse trade area.

The assumptions of increment, projected in Table 1, are not estimates of construction costs but are factored to equate to the anticipated equalized value to which an annual mill rate will be applied. The actual construction values would be higher than those projected because those values include soft costs not assessed by the City. Table 1 does not include any projection of personal property

value. This has been done because valuation of personal property can significantly fluctuate from year to year. It should be understood that by not including personal property in the increment projections, the figures should then be considered conservative. Real estate valuation can also significantly fluctuate from year to year. For these reasons, there should be an annual review and evaluation of the stability of the increment value prior to making annual borrowing and/or spending decisions.

In compliance with the statutory requirements of tax incremental financing, a finding has been made that the private development activities projected would "not otherwise occur without the use of tax incremental financing". It must be understood that these projected private development increments will not naturally occur without the proactive implementation of this Project Plan. The City will need to be aggressive in stimulating the identified private development projects. The posture cannot be to expect that private developers will have financially feasible projects without implementation of the public improvement activities identified in this Plan.

Each of the development increments projected will require some form of public/private relationship. Noting the City's recent experience with competition from nearby Wisconsin communities, many industrial and commercial retention/expansion projects are not capable of supporting the identified developments without such a partnership.

The economic feasibility analysis for Tax Incremental District Number Ten is presented in Tables I & II. Table I shows the projected tax increments from the District based on the development assumptions made in Table II. The projections assume that there will be a development value of \$310,000 in 2004; \$1,550,000 in 2005; \$4,092,000 in 2006; \$4,960,000 in 2007; and \$6,200,000 in 2008. After 2008, the \$6,200,000 value of development will increase by a four percent (4%) amount each year to a value of \$12,076,983 in the year 2025. Table I further estimates tax increments to be paid by the development assumptions on a yearly basis.

Table III shows the proposed debt retirement schedule for the funds the City intends to use to pay for the improvements it is proposing to make and the annual tax increments and annual accumulative tax increment deficit/surplus expected to be generated by the proposed development assumptions in Table II. This Table indicates that the tax increments that are expected to be generated by the proposed development assumptions would be sufficient to pay for the debt incurred in sixteen years or the year 2019.

The retirement of the District, taking into consideration the assumptions identified in Table II (Development Increment Assumptions) and Table IV (Proposed Public Improvements Summary), is based on the property tax collection that was in place at the time of the Public Hearing held on April 28, 2003.

The assumptions on when development will occur or "the rate of absorption" are based on a review of market conditions that exist in 2003. If the state or national economy takes a downswing, these projections on absorption will have to be modified. To that end, it is expected and recommended that the City Plan Commission and Common Council annually review the financial condition of Tax Incremental District Number Ten. The preliminary economic feasibility analysis projects that Tax Incremental District Number Ten is feasible, provided that the development assumptions are being achieved as a total estimated value of future development. The City should not spend at levels projected in Table IV without a developer agreement that guarantee repayment of expenditures or without a "risk assessment" that defines the City's financial exposure that the Council finds acceptable. The City should analyze the fiscal condition of Tax Incremental District Number Ten on the basis of how well the development assumptions are being met. Decisions to continue spending annually should be based on this analysis.

SECTION VI. PROPOSED PUBLIC WORKS AND IMPROVEMENTS

This section of the Project Plan outlines the proposed public improvements within Tax Incremental District Number Ten. The proposed public works improvements, site improvements and demolition to be provided in Tax Incremental District Number Ten are presented in Table IV. This table lists project elements by type and shows estimated costs and the year when such costs are expected to be incurred. It also provides information on the method of initial financing. The location, number and size of the proposed improvements are shown, when appropriate, on Figure 1.

The project costs are estimates only at this point in time. As development moves forward and specific project activities are undertaken, refinement in the scope of project activity as well as preparation of plans and specifications will further define project activity costs. Table IV identifies proposed public improvements that can be predetermined as necessary improvements for achieving future development. Since it is impossible to project all the potential activities and improvements that might be needed over a full seven-year tax incremental-spending period, this Project Plan outlines projects that reflect public improvements which should occur throughout the District over the next seven years. These public improvement projects could be used as economic incentives and

accelerated in time and must be consistent with the Tax Incremental Statutory requirements and must be approved on a case-by-case basis by the Common Council as funding is obtained annually.

SECTION VII. FINANCING

Financing for the project will be done primarily as General Obligation Bonds, Revenue Bonds or loans. It is proposed that the City initially finance all expected project costs through funds obtained from issuance of Promissory Notes and State of Wisconsin Trust Fund Notes. La Crosse County will be providing reimbursement to the City for costs associated with their responsibilities as defined in the intergovernmental agreement. Other sources of funds include State grant programs, Community Development Block Grant Funds, private activity bonds, State of Wisconsin Trust Fund loans and similar type general obligation bonding. The accounting for Tax Incremental District Number Ten will be done as a separate fund. The City will make its final decision on where and how to borrow funds on a case-by-case basis and with the advice of the City's financial consultant, the Plan Commission, the Finance and Personnel Committee and the Director of Finance through the City's annual update of the capital improvement budget. It is expected that the tax incremental borrowing may be done annually or on a project-specific basis. It is not anticipated that the total amount of project costs would ever be considered for one borrowing.

Tables I through IV, which were also referenced in the Economic Feasibility Study section, give a summary of expected tax increments by year, expected project income, the proposed debt retirement schedule, and project costs during the expected duration of the Tax Incremental District. As can be seen in Table III, it is projected that all project costs ultimately will be paid for by tax increments and project income within the 23-year Statutory-required retirement period. The Tax Incremental District Project Plan has been written to enable project costs to be completed in order to encourage new development within the District boundaries. An annual analysis should be made to strategize financing alternatives in consideration of potential shortfalls between tax increments collected and debt service required to pay bonds. Excess tax increments will be available to cover potential shortfalls with repayment to the City prior to retirement of the Tax Incremental District. The City will, on a case-by-case basis and annually, review the proposed expenditures and decide the economic feasibility of the District prior to authorizing additional expenditures.

Non-tax revenues are defined as revenues from sources other than tax increments. It is recommended that the City review potential funding sources and annually submit application(s) for the identified funding sources and to develop any special assessment formulas as part of a funding

strategy as each specific project is implemented. Funding strategies will be recommended to the appropriate board or commission with final action to be taken by the City Council. However, until the time that application is made, the availability of funding is not known. Consequently, the economic feasibility of the Tax Incremental District Project Plan is based only on Tax Incremental funding.

The total scope of activities is estimated within the project cost estimates in Table IV. Any non-tax revenues received will reduce the applicable Tax Incremental project expenditure that, in turn, will reduce the total amount of Tax Incremental project costs. This reduction will allow the City Council more flexibility in determining the time frame for other project expenditures.

SECTION VIII. EXISTING LAND USES AND CONDITIONS

Figure 2 shows the existing use of land within the boundaries of the District. As can be seen on this map, land within the District is presently either underutilized (the former Holiday Inn site) and soon to be obsolete (the Barron Island wastewater treatment plant that will be taken off-line). Figure 3 shows the proposed land use for the district. These two figures should be used in combination when studying the Project Plan. The present condition of the real estate in the District is found to be blighted according to the tax increment law, State Statutes 66.1105(2)(a)1.a.&b. The former Holiday Inn buildings are deteriorated and will be demolished as a part of the public works improvements that will take place on the site. As stated previously, the Barron Island wastewater treatment plant will be obsolete upon the provision of new sanitary sewer and water service to the area. The wastewater treatment plant will also be demolished and removed from the site.

The criteria applicable in the creation of this Tax Incremental District is that the area is blighted and in need of rehabilitation work. It is the purpose and intent of this Tax Incremental District to clean up a blighted area, prepare the site for future development and reinvestment, to strengthen the feasibility of developing new businesses and to increase the tax base in the City of La Crosse.

SECTION IX. PROPOSED LAND USE

Land use proposed in Tax Incremental District Number Ten is shown on Figure 3. These uses reflect the existing uses in the area as well as the need for eventually converting the existing abandoned hotel into commercial, residential and/or mixed uses. These proposed land uses are in conformance with the recommendations contained in “Confluence: The La Crosse Comprehensive Plan,” dated December of 2002, which has been adopted by the La Crosse Common Council.

The Tax Incremental District will promote the orderly development of the City by helping to foster mixed-use development in a portion of the City that is suitable for these uses as recommended by its Comprehensive Plan. Such action also is considered necessary to assist La Crosse County in redeveloping this vacant deteriorated property thereby improving the area and attracting future tax base to the City.

SECTION X. EXISTING AND PROPOSED ZONING

The existing zoning of properties located within the boundaries of Tax Incremental District Number Ten is Light Industrial. Proposed zoning for the property will be a Planned Development District (PDD), which will allow the City and future property owner's flexibility in developing creative and attractive uses for the site.

SECTION XI. BUILDING CODES AND CITY ORDINANCES

No changes are currently being anticipated in the City's Building Code or other City Codes as a result of the creation of Tax Incremental District Number Ten, City of La Crosse, Wisconsin. It should be noted that the City amends its City Ordinances from time to time and there have been discussions pertaining to updating the City's land development regulations including zoning and subdivision regulations. These amendments do not specifically relate to the creation of this Tax Incremental District.

SECTION XII. RELOCATION

If acquisition occurs within Tax Incremental District Number Ten that may cause displacements due to implementation of these specific projects, the City will conform to the requirements as set forth by the Department of Commerce and all pertinent Federal and State of Wisconsin Relocation Laws.

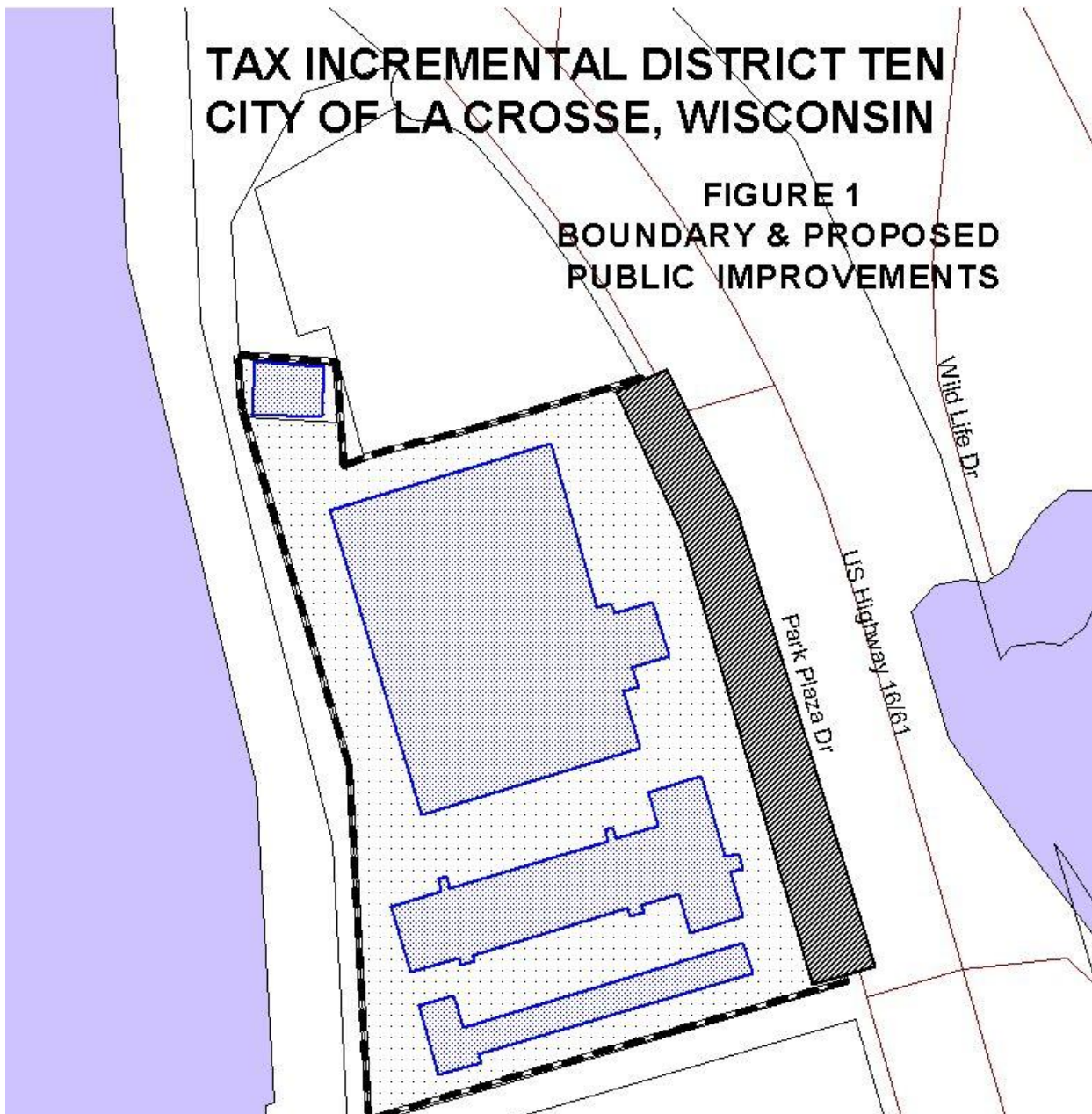
SECTION XIII. OPINION OF CITY ATTORNEY

I, Patrick J. Houlihan, City Attorney for the City of La Crosse, Wisconsin, do hereby state that I have reviewed the Project Plan for Tax Incremental District Number Ten, City of La Crosse, Wisconsin, dated June 12, 2003, and have found that it is complete and complies with Section 66.1105, Wisconsin Statutes.

Patrick J. Houlihan
City Attorney

TAX INCREMENTAL DISTRICT TEN CITY OF LA CROSSE, WISCONSIN

FIGURE 1 BOUNDARY & PROPOSED PUBLIC IMPROVEMENTS

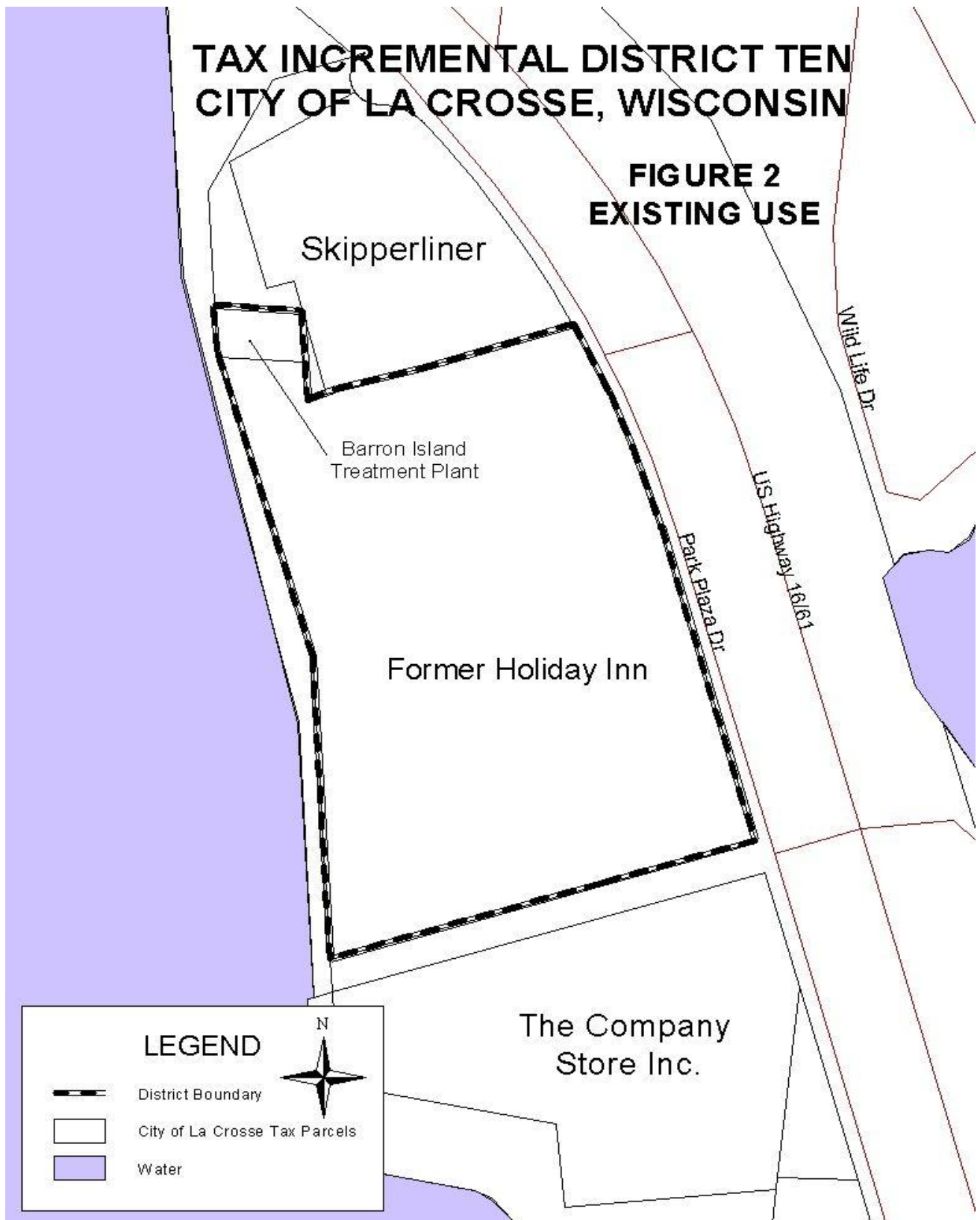


LEGEND

- | | | | |
|---|---|--|-------------------------------|
|  | District Boundary |  | Clear & Fill |
|  | Street Scaping & New Sanitary Sewer & Water Service |  | City of La Crosse Tax Parcels |
|  | Demolish & Asbestos Removal |  | Water |

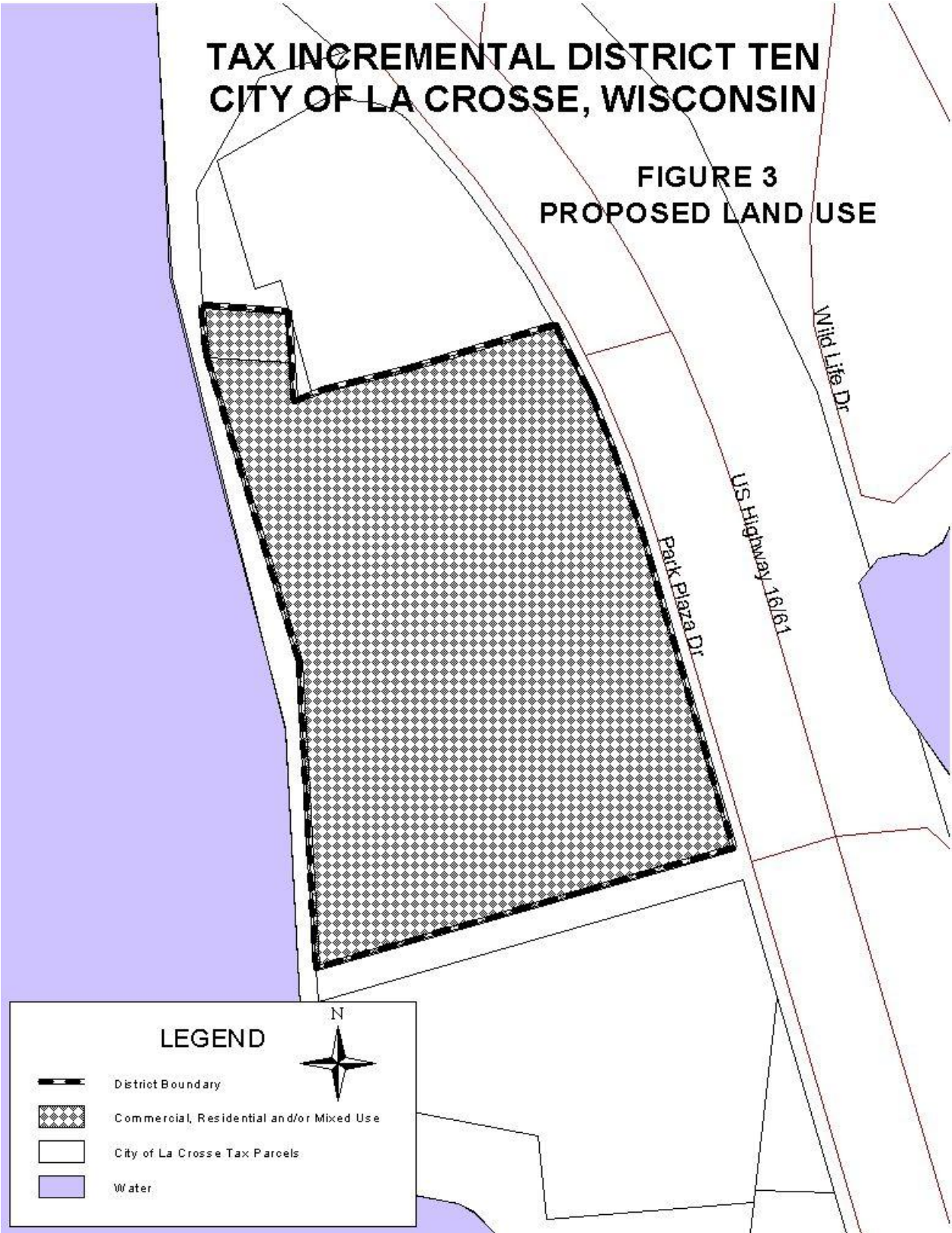
TAX INCREMENTAL DISTRICT TEN CITY OF LA CROSSE, WISCONSIN

FIGURE 2 EXISTING USE



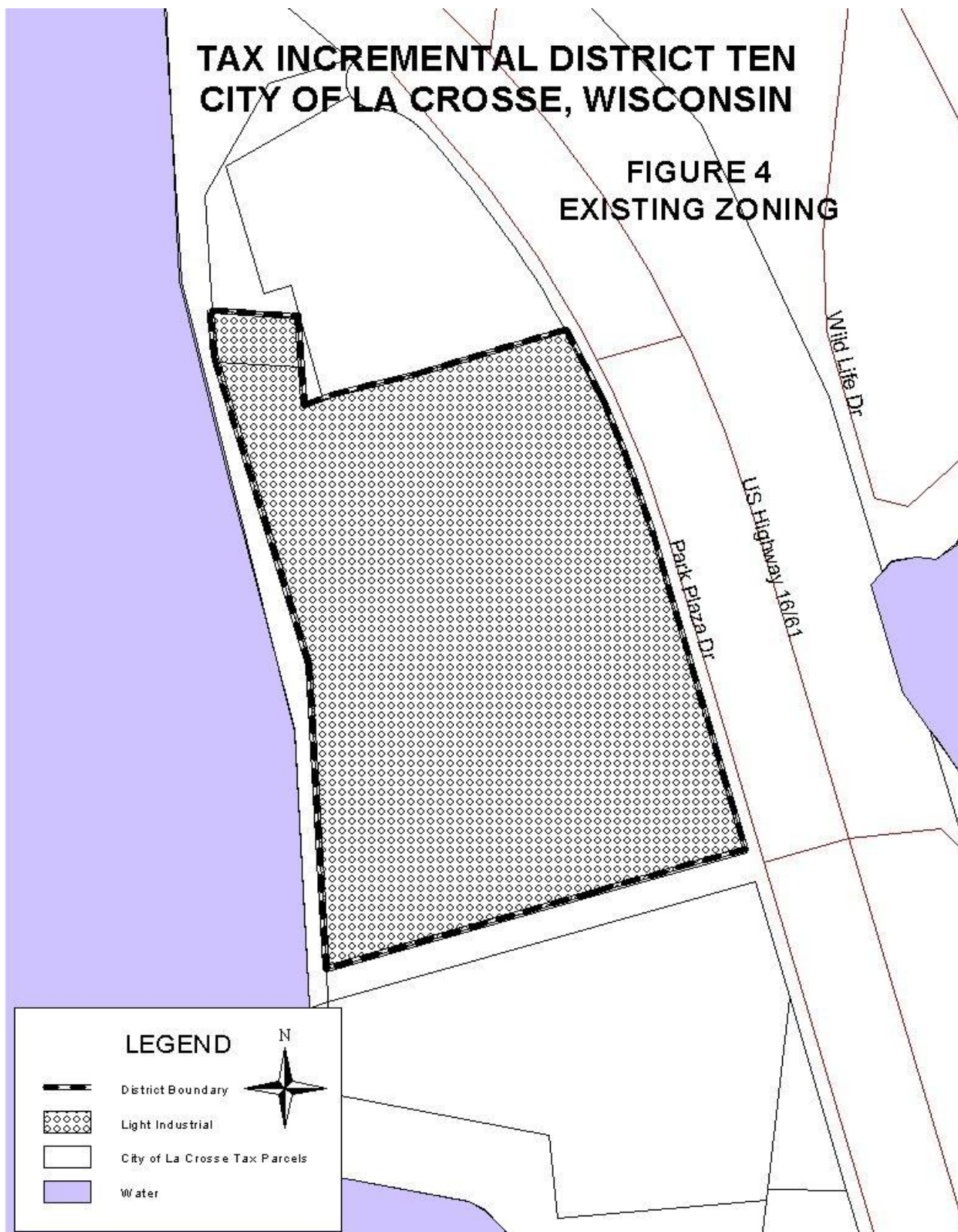
TAX INCREMENTAL DISTRICT TEN CITY OF LA CROSSE, WISCONSIN

FIGURE 3 PROPOSED LAND USE



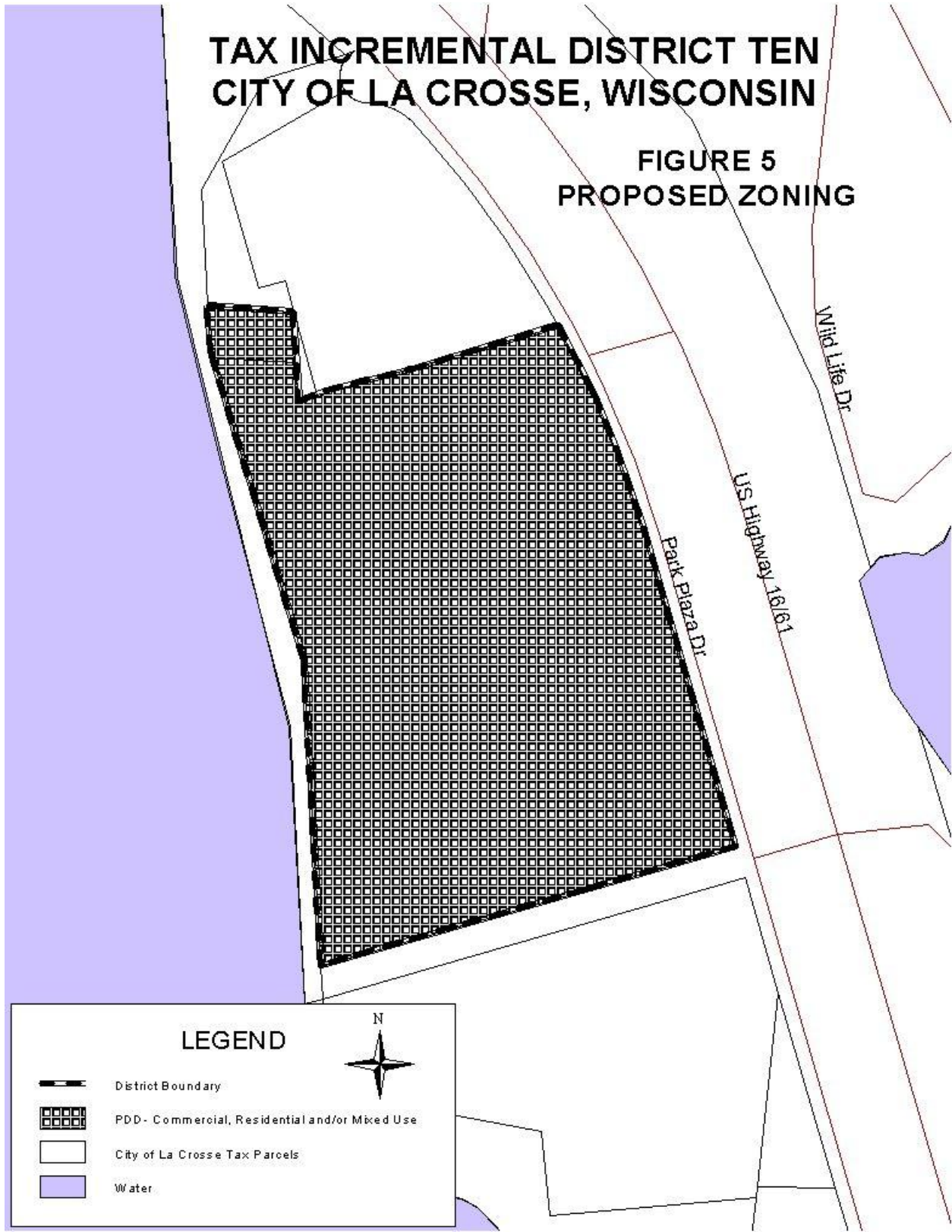
TAX INCREMENTAL DISTRICT TEN CITY OF LA CROSSE, WISCONSIN

FIGURE 4 EXISTING ZONING



TAX INCREMENTAL DISTRICT TEN CITY OF LA CROSSE, WISCONSIN

FIGURE 5 PROPOSED ZONING



APPENDIX A

LEGAL DESCRIPTION TAX INCREMENTAL DISTRICT NUMBER TEN CITY OF LA CROSSE, WISCONSIN

The legal description of the boundary of Tax Incremental District Number Ten, City of La Crosse, Wisconsin is as follows:

Part of Hoeschler's Park Plaza Addition to the City of La Crosse, La Crosse County, Wisconsin described as follows:

Part 1:

All of Lot 2; all of Lot 3; and that part of Lot 4 of said addition described as follows: Beginning at the Southeast corner of said Lot 4; thence along the arc of a 1,163.24 foot radius curve, concave to the West, the chord of which bears North 27 degrees 27 minutes 36 seconds West and measures 80.52 feet; thence South 72 degrees 52 minutes 00 seconds West 293.40 feet; thence North 05 degrees 18 minutes 00 seconds West 41.78 feet; thence North 87 degrees 43 minutes 55 seconds West 90.68 feet; thence South 17 degrees 42 minutes 52 seconds East 150.49 feet; thence North 72 degrees 52 minutes 00 seconds East 383.28 feet to the point of beginning.

Part 2:

Part of Lot 4 of said addition described as follows:

Commencing at the southeast corner of said Lot 4; Thence along the arc of a 1,163.24 foot radius curve, concave to the west, the chord of which bears North 27 degrees 27' 36" West and measures 80.52 feet; Thence South 72 degrees 52' West 293.40 feet; Thence North 5 degrees 18' West 41.78 feet to the point of beginning; Thence continue North 5 degrees 18' West 55.05 feet; Thence North 86 degrees 18' West 91.08 feet to the westerly line of said Lot 4; Thence along said westerly line South 4 degrees 13' East 52.54 feet; Thence continue along said westerly line South 17 degrees 42' 52" East 4.94 feet; Thence South 87 degrees 43' 55" East 90.68 feet to the point of beginning.

APPENDIX B
PROOF OF PUBLICATION