

May 11, 2023

PROJECT PLAN AMENDMENT

City of La Crosse, Wisconsin

Tax Incremental District No. 17



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BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	May 30, 2023
Public Hearing Held:	May 30, 2023
Approval by Plan Commission:	May 30, 2023
Adoption by Common Council:	July 13, 2023
Approval by the Joint Review Board:	August 7, 2023

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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.

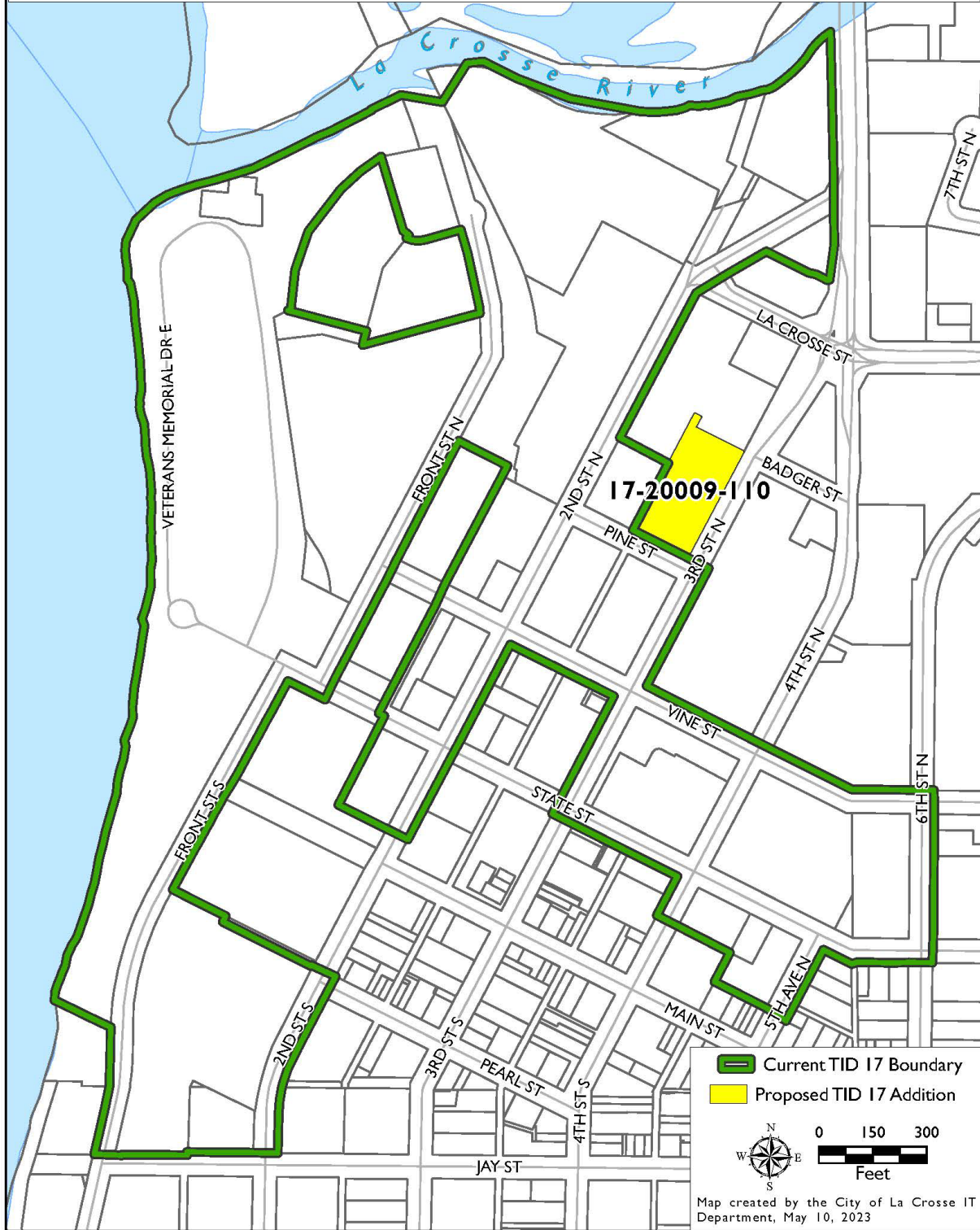
Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined 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.

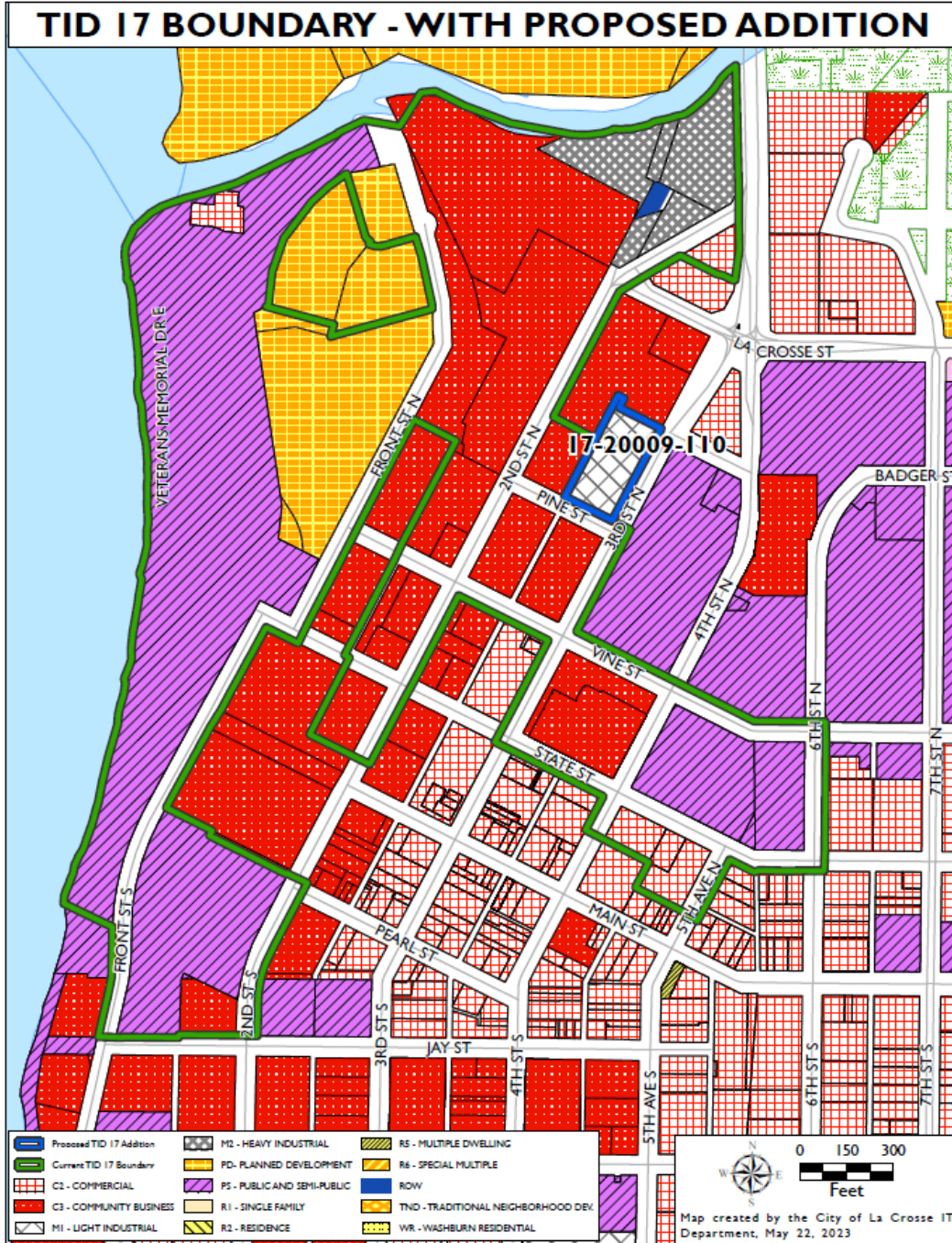
SECTION 2: Preliminary Map of Original District Boundary and Territory to be Added



TID 17 BOUNDARY - WITH PROPOSED ADDITION



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



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	
	17-20009-110	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
								981,400	513,400	0	1,494,800		981,400	513,400	0		0	1.315	0	0	0	1.315
Less Wetland Acreage																	0	1.315	0	0	0	1.315
				Total Acreage	1.32							Estimated Base Value Subject to 12% Test					0					
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.																						

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 \$538,794,400. 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	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 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

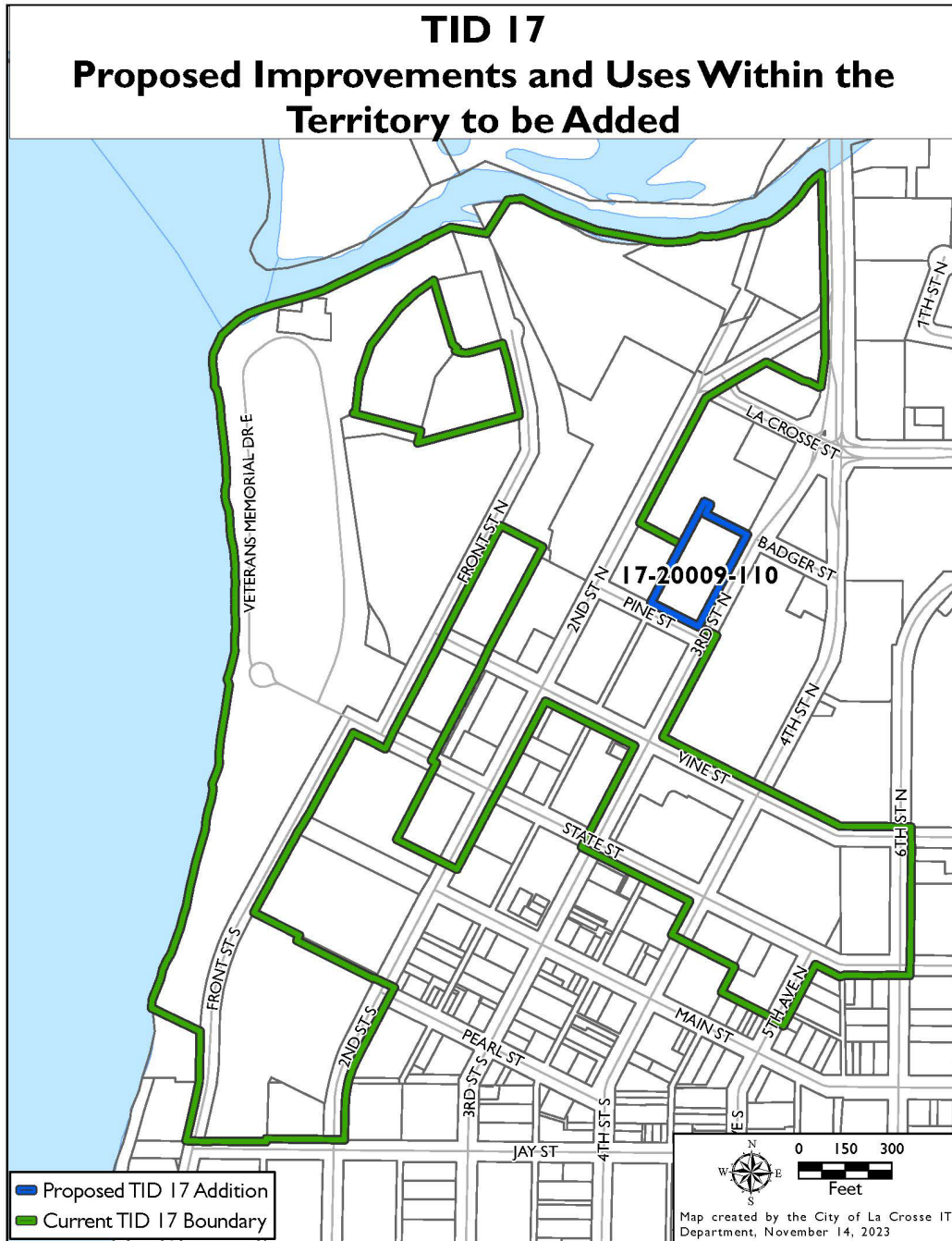
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

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

All additional projects will occur only on the parcel being added to the District.



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		<u>4,000,000</u>	<u>4,000,000</u>
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			Discount Rate 1 for NPV Calculation	N/A		
Eligible for Extension/No. of Years	Yes	3		Discount Rate 2 for NPV Calculation	N/A		
Eligible Recipient District	No						

	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

											<u>As of Dec. 31, 2021:</u>			
Tax Increment District No. 17 (Downtown North)											Cash and Investments:			\$986,080 (A)
Cash Flow Pro Forma											Future Debt Service Requirements:			\$12,098,328 (B)
											Advances from Other Funds (General Fund):			\$0 (C)
Year	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	
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				

NOTES:

Other Expenses are those included in this Plan Amendment

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

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)



LEGAL DEPARTMENT
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Ellen R. Atterbury
Assistant City Attorney

May 23, 2023

Mayor Mitch Reynolds
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,


Stephen F. Matty
City Attorney

SFM:blb



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
	<u>4,764,841</u>	<u>0</u>	<u>19,993,592</u>	<u>0</u>	<u>2,007,423</u>	<u>26,765,857</u>	
Notes:							
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.							