

## PLATTEVILLE COMMON COUNCIL PROCEEDINGS

April 28, 2026

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Barbara Daus at 6:10 P.M. in the Council Chambers of the Municipal Building.

### ROLL CALL

Present: Barbara Daus, Bob Gates, Brian Whisenant, Lynne Parrott, Steven Badger, Kathy Kopp, Tony McFall

Excused: None

### CONSIDERATION OF CONSENT AGENDA

Motion by Badger, second by Kopp to approve the consent agenda as follows: Council Minutes-4/21/2026 Organizational, 4/21/2026 Regular; Regular Payment of Bills totaling \$1,570,247.71; Appointments to Boards and Commissions: None, but a reminder from Council President Daus to the rest of Council to get their Boards and Commissions requests in; Two-Year Operator Licenses – Alex A Schulz; Street Closing-Main Street from Chestnut Street to Water Street on Saturday, July 18 from 1:30 P.M. to 8:00 P.M. for “6th Annual Cruise-In On Main” by the Southwest Wisconsin Auto Club. Motion carried 7-0 on a roll call vote.

### CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Council President Daus thanked UW-Platteville students for attending and thanked the City Department Heads for their participation in Strategic Planning prior to the Council meeting.

### REPORTS

- A. Board/Commission/Committee Minutes (Council Representative) Community Safe Routes Committee, Housing Authority Board, Plan Commission, Airport Commission, Commission on Aging, Parks, Forestry, & Recreation Committee, Museum Board

### ACTION

- A. *Contract 7-26 – Street Maintenance (Thin Overlays)*– Motion by Gates, second by Badger, to award Contract 7-26, Street Maintenance Base Bid only to Iverson Construction for the proposed streets for thin overlay in the amount of \$103,263.05. Motion carried 7-0 on a roll call vote.
- B. *2025 Budget Carryovers to 2026, Budget Amendment #1* - Motion by Whisenant, second by Badger to approve the carryover of \$503,019 in the CIP Fund and \$27,486 in the General Fund per the attached schedules. Motion carried 7-0 on a roll call vote.
- C. *Ordinance 26-03 – Term Limits for Parks, Forestry, & Recreation Committee* - Motion by Badger, second by Kopp to amend Platteville Code §3.44(b)(2) to allow Parks, Forestry, and Recreation Committee resident members to serve two consecutive three-year terms prior to the required one-year absence and shall read as indicated on the attached ordinance accompanying this agenda item. Motion carried 7-0 on a roll call vote.
- D. *Walgreen Co. Excessive Tax Assessment Claim for 20251* - Motion by Kopp, second by Badger to disallow the claim of Walgreen Co. against the City of Platteville per recommendation of the attorney retained by the City’s insurer and because it involves a valuation dispute. Motion carried 7-0 on a roll call vote.

### INFORMATION AND DISCUSSION

- A. *Loan Extension with Fidelity Bank & Trust and LMN Investments* - Community Development Director Joe Carroll explained that in 2015, the RDA and City approved loans to assist with improvements to the building at 25 E. Main Street. The loans are with Ken and Judy Wall, d/b/a

LMN Investments LLC. The Redevelopment Authority (RDA) approved an original loan of \$80,000 at 1% interest with a 7-year balloon payment and a 20-year amortization. The City approved an original loan of \$172,000 at 3% interest with a 7-year balloon payment and a 20-year amortization. The City loan was made using loan funds from Fidelity Bank & Trust as a pass-through loan to LMN. In 2022 and 2024, the City and RDA approved two-year extensions to these loans to allow more time for the applicant to build up equity and work toward refinancing with a private lender. The balloon payment for the City loan with Fidelity Bank & Trust, and the LMN balloon payments to the City and RDA are all due in April. LMN is working with their bank to increase the amount of private financing in the project and pay down the City/RDA loans. At this time, it appears the property owners do not have enough equity to allow the bank to take on the additional debt to the City. An extension with Fidelity Bank and LMN will provide additional time for the owner to obtain other financing. To provide more time to resolve the loans to LMN, the City requested a two-year extension from Fidelity Bank & Trust for the remaining loan funds, which have a current principal balance of \$96,124.82. The proposed loan extension is for two years at a rate of 5.95%, and a monthly payment of \$1,037.90. This loan would represent a lower rate from the current 7.75% and a reduced payment from the current \$1,116.63. The City has the right to pay off all, or a portion, of this loan prior to the full two years. As a pass-through loan, LMN Investments is making payments to the City to cover our payments to Fidelity, but the City is liable for the debt if LMN fails to make the required payments. Due to this risk, the RDA's loans have typically been at a higher interest rate. Carroll gave a history of the property. Staff answered questions from Council. Staff recommends approval of the request for a loan extension with Fidelity Bank & Trust for an additional two years at a rate of 5.95% and a monthly payment of \$1,037.90, and a corresponding loan extension with LMN Investments for an additional two years at a rate of 6.95%.

- B. *Industry Park Land Sale – Lot 47* - Community Development Director Joe Carroll explained that the Platteville Area Industrial Development Corporation (PAIDC) and City Staff have been working on the sale of land in the industry park. The property consists of Lot 47 of Platteville Industry Park #7, which is located at 305 Philips Road, in the northwest portion of the park. The purchaser would like to acquire approximately 1.5 acres of the current 2.69-acre parcel. They would also like a Right of First Refusal to allow them an option to purchase the remaining 1.19-acre portion of the lot within 5 years. The lot will be sold to a company that provides water testing services to municipalities, industries, and private wells. The building will include a laboratory and office space and will have an area of 7,200 sq. ft. and an estimated construction cost of \$650,000. The business will have 8 full-time employees. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$175,000 per acre, but the final purchase price is reduced based on the value of the building constructed, and the number and wage rate for the jobs created. In some situations, the land can be sold for \$1 per acre. For projects that have a value under \$1,000,000, the purchase price is determined on a case-by-case basis. PAIDC has negotiated a purchase price of \$45,000 for the 1.5 acres. The purchaser will be responsible for constructing a stormwater pond sized to accommodate the development of the entire Lot 47, but will receive a pay-as-you-go TIF incentive to cover 50% of the estimated \$62,000 pond construction cost (not to exceed \$35,000). The purchaser will also be responsible for ongoing maintenance of the pond. The proceeds from the sale of the property and the tax increase resulting from the development will assist with the revenue for TID #9. Executive Director of PAIDC Abby Haas explained that the minimum construction cost would be \$650,000, but construction estimates have costs closer to \$950,000-\$1,100,000. Haas confirmed that the lot size would be 1.34 acres.

The PAIDC Board recommends approval of the land sale. Carroll said that a draft of the agreements has been sent to the purchaser and the City Attorney. Finalized documents should be available for the next Council meeting. Carroll and Haas answered questions from Council. Staff recommends approval of the land sale subject to a Development Agreement, a Construction Deadline and Repurchase Agreement, and a TIF Assistance Agreement. Staff also recommends approval of the Option to Purchase for the remaining portion of Lot 47.


- C. *Comprehensive Plan Update* – Community Development Director Joe Carroll explained that the City is working with the Southwestern Wisconsin Regional Planning Commission on an update to the comprehensive plan. The plan is being updated to achieve compliance with the requirements of Wisconsin Statutes Sec 66.1001. A particular focus of the plan is to provide guidance related to future land uses and development, which is then achieved through the administration of the zoning and subdivision ordinances. This will be the fifth comprehensive plan the City has developed. The first City comprehensive plan was approved in 1982 and was written by Owen Ayres & Associates. The next one was adopted in 1995 and prepared by the Discovery Group. The State passed a law as part of the 1999-2001 budget that required all municipalities to have a comprehensive plan that met certain content requirements, which is outlined in Wisconsin Statutes Sec 66.1001. At that time, the State also provided grants to assist with the cost of creating plans to meet these requirements. The City and Town joined together to develop a plan that was adopted in 2003 and prepared by Schreiber/Anderson Associates. This plan was updated in 2013 by the Southwestern Wisconsin Regional Planning Commission. The Town had representatives involved with that update, but did not provide any funding. No comprehensive plan updates have been completed since 2013, but a housing study was completed in 2019. The Town has declined to participate in the current update. Numerous open houses were held to gather input, and a survey was also sent out. The Plan Commission held a public hearing on March 2nd. Carroll gave a brief overview of the plan and noted that there is an error in housing densities, but will have it updated for the final draft. The original schedule was to have the Plan Commission vote on the plan at this meeting and send it forward to the Council. However, a new State law has been approved (Assembly Bill 453, now Wisconsin Act 173) that requires additional information to be included in Comprehensive Plans. The law doesn't take effect until January 1, 2028, but it makes more sense to amend the draft plan now rather than approve the plan and then make an amendment within the next 2 years. The Plan Commission reviewed the additional information at its April 6th meeting, but would like to see all the information incorporated into a draft plan document prior to voting on the plan. Carroll took questions from Council. To reduce the amount of time this process is being delayed, the tentative plan is to have the draft plan come to the Council for information and discussion at the April 28th meeting, then go back to the Plan Commission for review and recommendation at the May 4th meeting, and then to the Council for information at the May 12th meeting and action at the May 26<sup>th</sup> meeting. The cost of updating the plan has already been included in the budget. Gene Weber, 1285 Union Street, spoke for informational purposes. The Plan Commission will be reviewing the document and will be making a recommendation at the May 4th meeting. Staff will be making a recommendation after the May 4th Plan Commission meeting.

#### ADJOURNMENT

Motion by Whisenant, second by Parrott to adjourn. Motion carried 7-0 on a roll call vote.

The meeting was adjourned at 7:12 P.M.

Respectfully submitted,



Craig Stout, City Clerk