

## PUBLIC NOTICE

PUBLIC NOTICE is hereby given that a regular meeting of the Common Council of the City of Platteville shall be held on Tuesday, February 28, 2017 at 7:00 PM in the Council Chambers at 75 North Bonson Street, Platteville, WI.

### COMMON COUNCIL AGENDA

#### I. CALL TO ORDER

#### II. ROLL CALL

#### III. SPECIAL PRESENTATION – Acknowledge Dennis Moen 39 Years of Service to City of Platteville.

#### IV. CONSIDERATION OF CONSENT CALENDAR – The following items may be approved on a single motion and vote due to their routine nature or previous discussion. Please indicate to the Council President if you would prefer separate discussion and action.

- A. Council Minutes – 2/14/17 Regular
- B. Payment of Bills
- C. Appointments to Boards and Commissions
- D. Licenses
  - 1. One-Year and Two-Year Operator License to Sell/Serve Alcohol
  - 2. Temporary Class “B” Retailer’s License – St. Augustine University Parish for Fish Fry on 3/3/17 & 3/24/17
- E. Permits – Street Closing on Keyway Pky. from Progressive Pky. to Cornerstone Circle, and Cornerstone Circle on April 29 from 7 AM – 4 PM for 4<sup>th</sup> Annual Wisconsin Energy Efficient Vehicle Association Competition

#### V. CITIZENS’ COMMENTS, OBSERVATIONS and PETITIONS, if any – Please limit comments to no more than five minutes.

#### VI. REPORTS

- A. Board/Commission/Committee Minutes (Council Representative)
  - 1. Housing Authority Board (Kilian) 12/27/16
  - 2. Library Board (Westaby) 1/3/17
  - 3. Commission on Aging (Westaby) 1/20/17
  - 4. Museum Board (Seeboth-Wilson) 1/25/17
  - 5. Historic Preservation Commission (Kilian) 2/7/17

#### VII. ACTION

- A. Planned Unit Development – Specific Implementation Plan – Former Pioneer Ford Site [2-14-17]
- B. Development Agreement – Former Pioneer Ford Site [2-14-17]
- C. Ordinance 17-08 Creating Section 41.01(5) Misuse of 911 Emergency Services Number and Amending Section 1.10 Schedule of Cash Deposits [2-14-17]

- D. Ordinance 17-09 Amending Section 1.10 Schedule of Cash Deposits – Storm Water Management [2/14/17]
- E. Resolution 17-03 Conditional Use Permit – Asphalt Plant for Iverson Construction [2-14-17]
- F. Resolution 17-04 Amending the Fee Schedule [2-14-17]

**VIII. INFORMATION AND DISCUSSION**

- A. Resolution Closing Loopholes that Shift a Greater Property Tax Burden from Commercial to Residential Homeowners – Dark Store

**IX. WORK SESSION** – Long Range Financial Plan [1/24/17] (Move to Police Department Conference Room, 165 N. 4<sup>th</sup> Street)

**X. ADJOURNMENT**

*If your attendance requires special accommodation, write City Clerk, P.O. Box 780, Platteville, WI 53818 or call (608) 348-9741 Option 6.*

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS  
FEBRUARY 14, 2017**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Nickels at 7:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, Katherine Westaby, and Amy Seeboth-Wilson. Absent: None.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Daus to approve the consent calendar as follows: January 24 Regular Council Minutes; Payment of Bills in the amount of \$3,807,016.76; January Financial Report; Appointment of Ellen Stepflug as an Alternate to the Zoning Board of Appeals (partial term ended 10/1/18); Extension of Licensed Premises at 74 N Second Street (Nick's) on May 6-7 for 3<sup>rd</sup> Annual Derby Days; Two-Year Operator License to Wyatt J Scheck; Taxi Driver License to Mark W Henry; Taxi Vehicle License to Good Plan Van Plate 206-TRT; and Walk Permit to WI MS Society for Walk MS 2017 on April 23 as presented. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Public Transportation Committee, Museum Board, Plan Commission, and Historic Preservation Commission.
- B. Other Reports – Other reports submitted included the January City Attorney Itemized Report, January Water & Sewer Financial Report, January Airport Financial Report, and Department Progress Reports.

ACTION

Dan DRESSSENS from Delta 3 Engineering provided a comprehensive PowerPoint presentation explaining the purpose and intent of three storm water related ordinances required by the Wisconsin Dept of Natural Resources under the storm water management permit issued last year. Public Works Director Howard Crofoot reviewed some changes suggested by Councilor Kilian such as adding the words (WisDOT only) to 46.04(1)(b)1, adding the same language as in Chapter 48 to find the Technical Standards on the DNR website into Chapters 46 and 47, adding the word “system” after storm sewer in 47.03(1)(d), and correcting a couple typos. Forfeitures and permit fees will be addressed at the next meeting.

- A. *Ordinance 17-03 Repealing and Recreating Chapter 46 Construction Site Erosion and Sediment Control* – Motion by Kilian, second by Seeboth-Wilson to adopt Ordinance 17-03 Repealing and Recreating Chapter 46 Construction Site Erosion and Sediment Control with the aforementioned changes. Motion carried 7-0 on a roll call vote.
- B. *Ordinance 17-04 Creating Chapter 47 Post-Construction Storm Water Management* – Motion by Kilian, second by Nall to adopt Ordinance 17-04 Creating Chapter 47 Post-Construction Storm Water Management with the aforementioned changes. Motion carried 7-0 on a roll call vote.
- C. *Ordinance 17-05 Creating Chapter 48 Storm Sewer Illicit Discharge and Connection* – Motion by Nall, second by Seeboth-Wilson to adopt Ordinance 17-05 Creating Chapter 48 Storm Sewer Illicit Discharge and Connection as presented. Motion carried 7-0 on a roll call vote.

- D. *Ordinance 17-06 Repealing Section 3.47 Rountree Gallery Board* – Motion by Daus, second by Kilian to adopt Ordinance 17-06 Repealing Section 3.47 Rountree Gallery Board which will dissolve the Rountree Gallery Board and allow the gallery transition team to move forward with their plan to transition the Rountree Gallery to a private non-profit independent of City funding or staffing as presented. Motion carried 7-0 on a roll call vote.
- E. *Ordinance 17-07 Amending Section 24.05(b) Application for Permit* – Motion by Seeboth-Wilson, second by Daus to adopt Ordinance 17-07 Amending Section 24.05(b) Application for Permit for Burning a Building by the Platteville Fire Department as presented. Motion carried 7-0 on a roll call vote.

#### INFORMATION AND DISCUSSION

- A. *Ordinance Creating Section 41.01(5) Misuse of 911 Emergency Services Number and Amending Section 1.10 Schedule of Cash Deposits* – Proposed ordinance would allow for the police department to cite offenders who make fictitious, nuisance, or unwarranted 911 calls to the Police or Sheriff's Department. The ordinance would not be used to cite people for making accidental 911 calls. Action at next meeting.
- B. *Conditional Use Permit – Asphalt Plant for Iverson Construction* – Proposed resolution would allow the asphalt plant located at 1100 E Mineral Street to operate for the upcoming season in the same manner as in previous years. Action at next meeting.
- C. *Planned Unit Development: Specific Implementation Plan (SIP) – Former Pioneer Ford Site* – The SIP is the second part of the PUD approval for the former Pioneer Ford site redevelopment project. The Council previously approved the first part, the GDP with some conditions at the January 10 meeting. All of the conditions of the GDP have been addressed in the revised plans except the pedestrian crossing improvements, which the developer will work on with the City. The Plan Commission recommended approval of the SIP on February 6 with some recommendations: a) additional pedestrian crossing signage, b) salvage/recycle as many materials as possible from the old apartment building/former Gates hotel building on Oak St before demolishing, and c) some type of formal recognition of the Gates Hotel be provided on the property. Daus asked for more detail on the carpools and landscaping adjacent to Pine St and suggested the usage of wrought iron similar to other areas in the downtown area. Developer Josh Hafron from General Capital responded to questions from Kilian regarding building materials, air handlers, room soundproofing, doors, appliances, water softeners, fire protections, etc. and will follow up prior to the next meeting. Garry Prohaska of 280 Division St spoke against the project, specifically the demolition of the Gates Hotel, and asked the Council to hold off with going forward until the State makes a decision on the historical designation application submittal. Public hearing and action at next meeting.
- D. *Development Agreement – Former Pioneer Ford Site* – Proposed development agreement with General Capital Development LLC outlines the terms of the former Pioneer Ford Site development and conditions of the sale. Main provisions of the agreement include: a) General Capital will redevelop the property per the approved Planned Unit Development; b) City will assist with the environmental remediation of the site to the extent covered by the Site Assessment Grant; c) City will deed the property to General Capital for \$1; d) City will provide \$1,300,000 in TIF assistance to General Capital; e) General Capital will guaranty repayment of the City's cost for providing the TIF assistance with the payments being adequate to cover the base taxes on the site; and f) the project construction is contingent upon General Capital securing project financing. If all approvals are obtained, project construction would begin the fall of 2017 and complete in 2018. Kilian distributed and read through a two-page handout where he stated that he doesn't think the proposed development agreement is a wise use of taxpayer money and suggested multiple counterproposals. Action at next meeting.

## WORK SESSION

- A. *Museums Update* – Museum Director Diana Bolander gave an overview of the process the Museums used to make a plan for the 2017 and anticipated 2018 budget cuts to the Museums Dept. The plan includes staying open year-round, closing on Mondays and Tuesdays, eliminating the Curator position, and a fundraising push in order to keep the Museum Educator position. The private Friends Organization is making changes to their bylaws and activities to support the Museums given the changes.
- B. *Rountree Gallery Update* – Museum Director Bolander reported that a 7-member transition team is working on planning and administrative changes due to the absence of funding in the 2017 budget. The Friends of Our Gallery is working on altering bylaws to adjust for its new purpose as a nonprofit entity. Upcoming exhibits include exhibits at the Rock School, Nohr Gallery at UWP, Permanent Collection in the Library, and a possible Pop-Up Exhibit later this year. They are looking for guidance on what they need to do to get the Beining Trust funds and property transferred.
- C. *Economic Development Partner Update – Main Street* – Jack Luedtke, Executive Director of Platteville Main Street provided an overview of the 2016 Platteville Main Street Program goals and performance measures, parklet project, state reporting, Work Plan Summary report which is required in order to be nationally accredited), Walking Guide to Historic Downtown (collaborative effort with the UW, Museums, Senior Center), Facebook page updated, Free WiFi outdoors along Main St and in City Park, new storefront/downtown businesses update, informational work sessions and consultants from the State, State Awards (Outdoor Guest Wifi and Spa Boutique at Barbershop Rock) and thanked the Council for the financial support and City staff for all their help.
- D. *Sale of EMS Property and Possible Sale of Other City Lots* – The Council discussed the following options regarding the EMS building and adjacent City-owned lots: 1) keep the building and sell the vacant land; 2) sell the building and vacant land separately; 3) sell all the properties together. The appraised estimated land value for the EMS site is \$25,000 and the estimated building value \$95,244 for a total of \$120,244. The adjacent lots were not appraised, but estimated to be worth \$15,000-\$20,000 as individual single-family lots, or \$25,000-\$35,000 if combined for a duplex lot. The City owns 78.4% of the EMS building (\$74,671) and the participating townships own the remaining 21.6% (\$20,573). President Nickels stated her preference was to sell/remove the EMS building and pay the participating townships, and then decide whether to sell or keep the vacant land. No consensus was reached. The Council also discussed what to do with a couple remnants of land that were left over in the right-of-way from the Water Street round-a-bout project. The consensus was to check and see if the property owners have changed and see if they want the land.

## ADJOURNMENT

Motion by Nall, second by Westaby to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 10:52 PM.

Respectfully submitted,

Jan Martin, City Clerk

## SCHEDULE OF BILLS

**MOUND CITY BANK:**

2/9/2017	Schedule of Bills (ACH payments)	1452-1458	\$	98,127.99
2/9/2017	Schedule of Bills	64137-64153	\$	3,026,871.87
2/17/2017	Payroll (ACH Deposits)	145482-145589	\$	163,166.44
2/17/2017	Payroll	Expense reimbursement	\$	-
2/20/2017	Schedule of Bills (ACH payments)	1456 void	\$	-
2/22/2017	Schedule of Bills (ACH payments)	1459-1484	\$	290,484.77
2/22/2017	Schedule of Bills	64154-64199	\$	136,684.97

	(W/S Bills now paid with City Bills)		\$	(83,825.84)
Total			\$	<u>3,631,510.20</u>

**02/22/2017 Travel Reimbursements**

\$ -

\$ -

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount	
<b>1452</b>									
02/17	02/17/2017	1452	AFLAC	MONTHLY PREMIUMS N	PR0128171	1	421.08	421.08	M
02/17	02/17/2017	1452	AFLAC	MONTHLY PREMIUMS FL	PR0128171	2	571.03	571.03	M
02/17	02/17/2017	1452	AFLAC	MONTHLY PREMIUMS N	PR0211171	1	421.06	421.06	M
02/17	02/17/2017	1452	AFLAC	MONTHLY PREMIUMS FL	PR0211171	2	570.95	570.95	M
Total 1452:								1,984.12	
<b>1453</b>									
02/17	02/17/2017	1453	INTERNAL REVENUE SE	FEDERAL INCOME TAX F	PR0211171	1	14,656.11	14,656.11	M
02/17	02/17/2017	1453	INTERNAL REVENUE SE	FEDERAL INCOME TAX S	PR0211171	2	9,450.23	9,450.23	M
02/17	02/17/2017	1453	INTERNAL REVENUE SE	FEDERAL INCOME TAX S	PR0211171	3	9,450.23	9,450.23	M
02/17	02/17/2017	1453	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR0211171	4	2,210.16	2,210.16	M
02/17	02/17/2017	1453	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR0211171	5	2,210.16	2,210.16	M
Total 1453:								37,976.89	
<b>1454</b>									
02/17	02/17/2017	1454	WI DEFERRED COMP BO	DEFERRED COMPENSAT	PR0211171	1	4,147.30	4,147.30	M
02/17	02/17/2017	1454	WI DEFERRED COMP BO	DEFERRED COMPENSAT	PR0211171	2	250.00	250.00	M
Total 1454:								4,397.30	
<b>1455</b>									
02/17	02/17/2017	1455	WI DEPT OF REVENUE	STATE INCOME TAX STA	PR0211171	1	6,947.30	6,947.30	M
Total 1455:								6,947.30	
<b>1456</b>									
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ADD	PR0128171	1	25.00	25.00	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ADD	PR0128171	1	25.00-	25.00-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0128171	2	6,166.58	6,166.58	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0128171	2	6,166.58-	6,166.58-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0128171	3	2,971.47	2,971.47	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0128171	3	2,971.47-	2,971.47-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0128171	4	1,618.52	1,618.52	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0128171	4	1,618.52-	1,618.52-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0128171	5	6,166.58	6,166.58	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0128171	5	6,166.58-	6,166.58-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0128171	6	4,900.35	4,900.35	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0128171	6	4,900.35-	4,900.35-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0128171	7	1,618.52	1,618.52	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0128171	7	1,618.52-	1,618.52-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ADD	PR0211171	1	25.00	25.00	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ADD	PR0211171	1	25.00-	25.00-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0211171	2	6,185.29	6,185.29	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0211171	2	6,185.29-	6,185.29-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0211171	3	2,978.80	2,978.80	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0211171	3	2,978.80-	2,978.80-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0211171	4	1,606.45	1,606.45	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT EER	PR0211171	4	1,606.45-	1,606.45-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0211171	5	6,185.29	6,185.29	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0211171	5	6,185.29-	6,185.29-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0211171	6	4,731.03	4,731.03	M
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0211171	6	4,731.03-	4,731.03-	V
02/17	02/17/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0211171	7	1,606.45	1,606.45	M

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount	
02/17	02/20/2017	1456	WI RETIREMENT SYSTE	WRS RETIREMENT ERR	PR0211171	7	1,606.45-	1,606.45-	V
Total 1456:								.00	
<b>1457</b>									
02/17	02/17/2017	1457	WI SCTF	CHILD SUPPORT CHILD	PR0211171	1	218.00	218.00	M
Total 1457:								218.00	
<b>1458</b>									
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	1	25.00	25.00	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	2	6,166.58	6,166.58	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	3	2,971.47	2,971.47	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	4	1,618.52	1,618.52	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	5	6,166.58	6,166.58	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	6	4,719.40	4,719.40	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	7	1,618.52	1,618.52	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	8	25.00	25.00	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	9	6,185.29	6,185.29	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	10	2,978.80	2,978.80	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	11	1,606.45	1,606.45	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	12	6,185.29	6,185.29	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	13	4,731.03	4,731.03	M
02/17	02/17/2017	1458	WI RETIREMENT SYSTE	WISCONSIN RETIREMEN	FEBRUARY	14	1,606.45	1,606.45	M
Total 1458:								46,604.38	
<b>1459</b>									
02/17	02/22/2017	1459	BADGER WELDING SUPP	REFILL OXYGEN - PD	248767	1	29.25	29.25	
02/17	02/22/2017	1459	BADGER WELDING SUPP	MONTHLY CYLINDER RE	3389159	1	2.79	2.79	
Total 1459:								32.04	
<b>1460</b>									
02/17	02/22/2017	1460	COMELEC SERVICES IN	POLICE DEPT CHARGE	452634-IN	1	198.00	198.00	
02/17	02/22/2017	1460	COMELEC SERVICES IN	TAXI/BUS CHARGES	452688-IN	1	118.50	118.50	
Total 1460:								316.50	
<b>1461</b>									
02/17	02/22/2017	1461	COMPUNET INTERNATIO	IT SERVICES	44794	1	5,666.67	5,666.67	
Total 1461:								5,666.67	
<b>1462</b>									
02/17	02/22/2017	1462	CORE TECHNOLOGY CO	SUPPORT TALON INCIDE	66355	1	1,970.00	1,970.00	
Total 1462:								1,970.00	
<b>1463</b>									
02/17	02/22/2017	1463	ED M FELD EQUIP CO IN	FIRE DEPT CHARGES	307294-IN	1	213.00	213.00	
Total 1463:								213.00	
<b>1464</b>									
02/17	02/22/2017	1464	FAHERTY INC	GARBAGE & RECYCLING	133264	1	84.35	84.35	



GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 1464:								84.35
<b>1465</b>								
02/17	02/22/2017	1465	FASTENAL COMPANY	WATER DEPT SUPPLIES	WIPIA85711	1	55.47	55.47
Total 1465:								55.47
<b>1466</b>								
02/17	02/22/2017	1466	GALLS LLC	UNIFORM ITEMS-STRAN	6936581	1	307.31	307.31
Total 1466:								307.31
<b>1467</b>								
02/17	02/22/2017	1467	GORDON FLESCH COMP	COPIES-CLERK	IN11813778	1	30.00	30.00
02/17	02/22/2017	1467	GORDON FLESCH COMP	COPIES-COUNCIL	IN11813778	2	15.00	15.00
02/17	02/22/2017	1467	GORDON FLESCH COMP	COPIES-CITY MANAGER	IN11813778	3	296.25	296.25
02/17	02/22/2017	1467	GORDON FLESCH COMP	COPIES-WATER DEPT	IN11815077	1	5.96	5.96
Total 1467:								347.21
<b>1468</b>								
02/17	02/22/2017	1468	HARLEYS CAR CARE & T	TOW TO IMPOUND - PD	3347	1	100.00	100.00
02/17	02/22/2017	1468	HARLEYS CAR CARE & T	TOW TO IMPOUND - PD	3400	1	70.00	70.00
Total 1468:								170.00
<b>1469</b>								
02/17	02/22/2017	1469	JOHNSON BLOCK & CO I	AUDIT CHARGES-CITY	434627	1	300.00	300.00
02/17	02/22/2017	1469	JOHNSON BLOCK & CO I	AUDIT CHARGES-W/S	434627	2	125.00	125.00
02/17	02/22/2017	1469	JOHNSON BLOCK & CO I	AUDIT CHARGES-W/S	434627	3	125.00	125.00
02/17	02/22/2017	1469	JOHNSON BLOCK & CO I	HOUSE AUTH AUDIT	434627	4	100.00	100.00
Total 1469:								650.00
<b>1470</b>								
02/17	02/22/2017	1470	KNOERNSCHILD, RYAN	REIMB TRAINING EXPEN	2/5-2/7/2017	1	45.22	45.22
Total 1470:								45.22
<b>1471</b>								
02/17	02/22/2017	1471	MCKINLEY, DOUGLAS	TRAINING REIMB.	2/12-2/15/17	1	50.00	50.00
Total 1471:								50.00
<b>1472</b>								
02/17	02/22/2017	1472	PIONEER FORD SALES L	SENIOR CTR CHARGE	23509	1	21.84	21.84
Total 1472:								21.84
<b>1473</b>								
02/17	02/22/2017	1473	PLATTEVILLE AUTO SUP	SUPPLIES-POLICE DEPT	1/31/2017	1	32.11	32.11
02/17	02/22/2017	1473	PLATTEVILLE AUTO SUP	SUPPLIES-FIRE DEPT	1/31/2017	2	62.38	62.38
02/17	02/22/2017	1473	PLATTEVILLE AUTO SUP	SUPPLIES-STREET DEPT	1/31/2017	3	295.35	295.35
02/17	02/22/2017	1473	PLATTEVILLE AUTO SUP	SUPPLIES-STREET DEPT	1/31/2017	4	30.37	30.37
02/17	02/22/2017	1473	PLATTEVILLE AUTO SUP	WATER DEPT SUPPLIES	1/31/2017	5	42.99	42.99

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
02/17	02/22/2017	1473	PLATTEVILLE AUTO SUP	WATER DEPT SUPPLIES	1/31/2017	6	4.00	4.00
Total 1473:								467.20
<b>1474</b>								
02/17	02/22/2017	1474	REHLINGER, PAUL	TRAINING EXPENSES-P	2/5-2/10/17	1	155.22	155.22
Total 1474:								155.22
<b>1475</b>								
02/17	02/22/2017	1475	RUNDE AUTO GROUP	PARTS/SUPPLIES-STREE	449865	1	115.07	115.07
Total 1475:								115.07
<b>1476</b>								
02/17	02/22/2017	1476	RYDIN	PARKING PERMITS	327904	1	853.30	853.30
Total 1476:								853.30
<b>1477</b>								
02/17	02/22/2017	1477	SCOTT, PAMELA	REIMB MEDICAL CHGS.	02/22/2017	1	25.12	25.12
Total 1477:								25.12
<b>1478</b>								
02/17	02/22/2017	1478	SIRCHIE	SUPPLIES-POLICE DEPT	288526-IN	1	120.40	120.40
Total 1478:								120.40
<b>1479</b>								
02/17	02/22/2017	1479	SOUTHWEST OPPORTU	JANITORIAL SERVICES-P	18325	1	1,426.00	1,426.00
Total 1479:								1,426.00
<b>1480</b>								
02/17	02/22/2017	1480	SPARKLING CLEAN CLEA	MONTHLY CLEANING SE	982	1	1,532.32	1,532.32
02/17	02/22/2017	1480	SPARKLING CLEAN CLEA	MONTHLY CLEANING SE	982	2	2,659.07	2,659.07
02/17	02/22/2017	1480	SPARKLING CLEAN CLEA	MONTHLY CLEANING SE	982	3	208.61	208.61
Total 1480:								4,400.00
<b>1481</b>								
02/17	02/22/2017	1481	TRICOR INC	POLICE DEPT BLG & CO	20665,751,7	1	7,055.00	7,055.00
02/17	02/22/2017	1481	TRICOR INC	FIRE DEPT INSURANCE	20665,751,7	2	9,300.00	9,300.00
02/17	02/22/2017	1481	TRICOR INC	STREET DEPT INSURAN	20665,751,7	3	11,524.00	11,524.00
02/17	02/22/2017	1481	TRICOR INC	MUSEUM INSURANCE	20665,751,7	4	38.00	38.00
02/17	02/22/2017	1481	TRICOR INC	SENIOR CENTER INSUR	20665,751,7	5	1,144.00	1,144.00
02/17	02/22/2017	1481	TRICOR INC	PARKS DEPT INSURANC	20665,751,7	6	1,364.00	1,364.00
02/17	02/22/2017	1481	TRICOR INC	BUILDING INSPECTION I	20665,751,7	7	336.00	336.00
02/17	02/22/2017	1481	TRICOR INC	ENGINEERING DEPT INS	20665,751,7	8	548.00	548.00
02/17	02/22/2017	1481	TRICOR INC	PROPERTY INSURANCE	20665,751,7	9	76,653.00	76,653.00
02/17	02/22/2017	1481	TRICOR INC	WORKERS COMP INSUR	20665,751,7	10	85,897.00	85,897.00
02/17	02/22/2017	1481	TRICOR INC	BOND INSURANCE	20665,751,7	11	269.00	269.00
02/17	02/22/2017	1481	TRICOR INC	WORKERS COMP INSUR	20676 & 207	1	10,851.60	10,851.60
02/17	02/22/2017	1481	TRICOR INC	WORKERS COMP INSUR	20676 & 207	2	11,548.40	11,548.40
02/17	02/22/2017	1481	TRICOR INC	LIABILITY INSURANCE	20676 & 207	3	10,192.25	10,192.25

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02/17	02/22/2017	1481	TRICOR INC	LIABILITY INSURANCE	20676 & 207	4	30,576.75	30,576.75
02/17	02/22/2017	1481	TRICOR INC	VEHICLE INSURANCE	20676 & 207	5	4,204.50	4,204.50
02/17	02/22/2017	1481	TRICOR INC	VEHICLE INSURANCE	20676 & 207	6	5,862.50	5,862.50
02/17	02/22/2017	1481	TRICOR INC	UMBRELLA INSURANCE	20676 & 207	7	2,016.00	2,016.00
02/17	02/22/2017	1481	TRICOR INC	UMBRELLA INSURANCE	20676 & 207	8	2,016.00	2,016.00
Total 1481:								271,396.00
<b>1482</b>								
02/17	02/22/2017	1482	VANDER VELDEN, ANTH	TRAINING REIMB-POLIC	2/5-2/10/17	1	168.63	168.63
Total 1482:								168.63
<b>1483</b>								
02/17	02/22/2017	1483	VIKING CHEMICAL COMP	CHEMICALS	43357	1	1,282.10	1,282.10
Total 1483:								1,282.10
<b>1484</b>								
02/17	02/22/2017	1484	WEBER PAPER COMPAN	SUPPLIES-PARKS	D023545	1	54.42	54.42
02/17	02/22/2017	1484	WEBER PAPER COMPAN	SUPPLIES-SR CTR	D023625	1	43.35	43.35
02/17	02/22/2017	1484	WEBER PAPER COMPAN	SUPPLIES-CITY HALL	D023626	1	48.55	48.55
Total 1484:								146.32
<b>64137</b>								
02/17	02/17/2017	64137	DEAN CLINIC	101205135 ACCT	02/17/2017	1	17.06	17.06
Total 64137:								17.06
<b>64138</b>								
02/17	02/17/2017	64138	GRAND RIVER MEDICAL	12245 ACCT	02/17/2017	1	56.45	56.45
Total 64138:								56.45
<b>64139</b>								
02/17	02/17/2017	64139	GRANT CTY CLERK OF C	FORFEITURES	02/13/2017	1	150.00	150.00
02/17	02/17/2017	64139	GRANT CTY CLERK OF C	FORFEITURES	02/15/2017	1	185.30	185.30
02/17	02/17/2017	64139	GRANT CTY CLERK OF C	BOND-ROBERT S BONNE	19679958	1	477.00	477.00
Total 64139:								812.30
<b>64140</b>								
02/17	02/17/2017	64140	GRANT CTY TREASURER	TAX SETTLEMENT	TAXES 2016	1	775,162.75	775,162.75
Total 64140:								775,162.75
<b>64141</b>								
02/17	02/17/2017	64141	GRANT CTY TREASURER	MATCHING FUNDS-ST. R	02/15/2017	1	2,000.00	2,000.00
Total 64141:								2,000.00
<b>64142</b>								
02/17	02/17/2017	64142	IOWA CTY CLERK OF CO	FORFEITURES	02/14/2017	1	250.90	250.90

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Total 64142:								250.90
<b>64143</b>								
02/17	02/17/2017	64143	MEDICAL ASSOCIATES C	289679 ACCT	02/17/2017	1	16.80	16.80
02/17	02/17/2017	64143	MEDICAL ASSOCIATES C	285991 ACCT	02/17/2017	2	47.93	47.93
02/17	02/17/2017	64143	MEDICAL ASSOCIATES C	285991 ACCT	02/17/2017	3	271.59	271.59
Total 64143:								336.32
<b>64144</b>								
02/17	02/17/2017	64144	PLATTEVILLE VETERINA	DONATION FROM FREUD	12/31/2016	1	1,004.23	1,004.23
Total 64144:								1,004.23
<b>64145</b>								
02/17	02/17/2017	64145	R & H REHABILITATION L	64853 ACCT	02/17/2017	1	79.30	79.30
Total 64145:								79.30
<b>64146</b>								
02/17	02/17/2017	64146	ROSEMEYER JONES CHI	5443 DEAN	02/17/2017	1	35.70	35.70
Total 64146:								35.70
<b>64147</b>								
02/17	02/17/2017	64147	SCHOOL DISTRICT OF P	TAX SETTLEMENT	TAXES 2016	1	1,997,759.22	1,997,759.22
Total 64147:								1,997,759.22
<b>64148</b>								
02/17	02/17/2017	64148	SHULLSBURG CLINIC	ACCT 49287	02/17/2017	1	141.44	141.44
Total 64148:								141.44
<b>64149</b>								
02/17	02/17/2017	64149	SOUTHWEST HEALTH CE	899418 ACCT	02/17/2017	1	61.83	61.83
02/17	02/17/2017	64149	SOUTHWEST HEALTH CE	ACCT #886402	02/17/2017	2	42.54	42.54
02/17	02/17/2017	64149	SOUTHWEST HEALTH CE	849013 ACCT	02/17/2017	3	32.39	32.39
02/17	02/17/2017	64149	SOUTHWEST HEALTH CE	849013 ACCT	02/17/2017	4	32.39	32.39
Total 64149:								169.15
<b>64150</b>								
02/17	02/17/2017	64150	SOUTHWEST TECHNICA	TAX SETTLEMENT	TAXES 2016	1	248,521.33	248,521.33
Total 64150:								248,521.33
<b>64151</b>								
02/17	02/17/2017	64151	UPLAND HILLS HEALTH	750027191 ACCT	02/17/2017	1	235.32	235.32
Total 64151:								235.32
<b>64152</b>								
02/17	02/17/2017	64152	VANTAGE TRANSFER AG	ICMA DEFERRED COMP	PR0211171	1	250.00	250.00

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Total 64152:								250.00
<b>64153</b>								
02/17	02/17/2017	64153	WKM PSYCHOLOGY	64512190SRB	02/17/2017	1	40.40	40.40
Total 64153:								40.40
<b>64154</b>								
02/17	02/22/2017	64154	1ST AYD CORPORATION	STREET DEPT CHARGES	PSI97377	1	114.16	114.16
Total 64154:								114.16
<b>64155</b>								
02/17	02/22/2017	64155	A-C SERVICE PLATTEVIL	REPAIRS-WWTP	02/15/2017	1	169.12	169.12
Total 64155:								169.12
<b>64156</b>								
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-POLI	02/22/2017	1	33.54	33.54
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-EME	02/22/2017	2	1.22	1.22
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-STR	02/22/2017	3	844.84	844.84
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-STR	02/22/2017	4	291.26	291.26
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-STO	02/22/2017	5	326.93	326.93
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-MPO	02/22/2017	6	69.41	69.41
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-LIBR	02/22/2017	7	1,469.85	1,469.85
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-MUS	02/22/2017	8	627.51	627.51
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-POO	02/22/2017	9	13.75	13.75
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-CITY	02/22/2017	10	200.22	200.22
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC-WATER	02/22/2017	11	36.70	36.70
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	GAS/HEATING-WATER	02/22/2017	12	63.42	63.42
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC-SEWER	02/22/2017	13	36.70	36.70
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	GAS/HEATING-SEWER	02/22/2017	14	63.41	63.41
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC-WATER	02/22/2017	15	109.35	109.35
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	GAS/HEATING-WATER	02/22/2017	16	160.59	160.59
02/17	02/22/2017	64156	ALLIANT ENERGY/WP&L	ELECTRIC-SEWER	02/22/2017	17	64.21	64.21
Total 64156:								4,412.91
<b>64157</b>								
02/17	02/22/2017	64157	ANTOINE, MARY	SPEAKER WINTER LYCE	02/21/2017	1	100.00	100.00
Total 64157:								100.00
<b>64158</b>								
02/17	02/22/2017	64158	BUSCH, CONNIE	SENIOR CTR CHARGES	01/04/2017	1	186.68	186.68
Total 64158:								186.68
<b>64159</b>								
02/17	02/22/2017	64159	CARDMEMBER SERVICE	FIRE DEPT CHARGES	1/4-2/1/2017	1	1,345.50	1,345.50
02/17	02/22/2017	64159	CARDMEMBER SERVICE	FIRE DEPT CHARGES	1/4-2/1/2017	2	365.85	365.85
02/17	02/22/2017	64159	CARDMEMBER SERVICE	CLERK CHARGES	1/4-2/1/2017	3	133.97	133.97
02/17	02/22/2017	64159	CARDMEMBER SERVICE	ELECTION CHARGES	1/4-2/1/2017	4	379.00	379.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	COMMUNITY PLANNING	1/4-2/1/2017	5	27.45-	27.45-
02/17	02/22/2017	64159	CARDMEMBER SERVICE	MAINTENANCE DEPT CH	1/4-2/1/2017	6	8.31	8.31

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02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	7	33.82	33.82
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	8	18.98	18.98
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	9	33.00	33.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	10	33.00	33.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	11	20.00	20.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	PARKS CHARGE	1/4-2/1/2017	12	195.00	195.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	PARKS CHARGE	1/4-2/1/2017	13	22.95	22.95
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	14	11.00	11.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	15	191.85	191.85
02/17	02/22/2017	64159	CARDMEMBER SERVICE	LIBRARY CHARGES	1/4-2/1/2017	16	43.90	43.90
02/17	02/22/2017	64159	CARDMEMBER SERVICE	MUSEUM CHARGES	1/4-2/1/2017	17	66.71	66.71
02/17	02/22/2017	64159	CARDMEMBER SERVICE	FINANCE CHARGES	1/4-2/1/2017	18	472.00	472.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	POLICE DEPT CHARGES	1/4-2/1/2017	19	6.68	6.68
02/17	02/22/2017	64159	CARDMEMBER SERVICE	POLICE DEPT CHARGES	1/4-2/1/2017	20	180.78	180.78
02/17	02/22/2017	64159	CARDMEMBER SERVICE	FIRE DEPT CHARGES	1/4-2/1/2017	21	267.16	267.16
02/17	02/22/2017	64159	CARDMEMBER SERVICE	FIRE DEPT CHARGES	1/4-2/1/2017	22	139.98	139.98
02/17	02/22/2017	64159	CARDMEMBER SERVICE	MUSEUM CHARGES	1/4-2/1/2017	23	115.00	115.00
02/17	02/22/2017	64159	CARDMEMBER SERVICE	COMPUTER CHARGES	1/4-2/1/2017	24	1,320.87	1,320.87
02/17	02/22/2017	64159	CARDMEMBER SERVICE	STREET DEPT CHARGES	1/4-2/1/2017	25	250.86	250.86
02/17	02/22/2017	64159	CARDMEMBER SERVICE	STREET DEPT CHARGES	1/4-2/1/2017	26	42.89	42.89
02/17	02/22/2017	64159	CARDMEMBER SERVICE	RECYCLING CHARGES	1/4-2/1/2017	27	117.60	117.60
02/17	02/22/2017	64159	CARDMEMBER SERVICE	SENIOR CENTER CHARG	1/4-2/1/2017	28	41.45	41.45
02/17	02/22/2017	64159	CARDMEMBER SERVICE	POLICE DEPT CHARGES	1/4-2/1/2017	29	774.47	774.47
02/17	02/22/2017	64159	CARDMEMBER SERVICE	POLICE DEPT CHARGES	1/4-2/1/2017	30	471.78	471.78
02/17	02/22/2017	64159	CARDMEMBER SERVICE	POLICE DEPT CHARGES	1/4-2/1/2017	31	244.52	244.52
02/17	02/22/2017	64159	CARDMEMBER SERVICE	POLICE DEPT CHARGES	1/4-2/1/2017	32	61.85	61.85
Total 64159:								7,383.28
<b>64160</b>								
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-ADMI	02/03/2017	1	638.49	638.49
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-POLIC	02/03/2017	2	1,019.87	1,019.87
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-FIRE	02/03/2017	3	153.60	153.60
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-EMER	02/03/2017	4	142.23	142.23
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-STRE	02/03/2017	5	98.42	98.42
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-MUSE	02/03/2017	6	49.49	49.49
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-SENI	02/03/2017	7	39.71	39.71
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-PARK	02/03/2017	8	52.16	52.16
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-POOL	02/03/2017	9	35.31	35.31
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-RECR	02/03/2017	10	48.43	48.43
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-LIBRA	02/03/2017	11	112.42	112.42
02/17	02/22/2017	64160	CENTURYLINK	PHONE CHARGES-AIRP	02/03/2017	12	183.16	183.16
02/17	02/22/2017	64160	CENTURYLINK	PHONE BILLS-WATER DE	02/03/2017	13	21.17	21.17
02/17	02/22/2017	64160	CENTURYLINK	PHONE BILLS-SEWER D	02/03/2017	14	21.17	21.17
02/17	02/22/2017	64160	CENTURYLINK	PHONE BILLS-WATER DE	02/03/2017	15	104.42	104.42
02/17	02/22/2017	64160	CENTURYLINK	PHONE BILLS-WATER DE	02/03/2017	16	254.89	254.89
02/17	02/22/2017	64160	CENTURYLINK	PHONE BILLS-SEWER D	02/03/2017	17	177.91	177.91
Total 64160:								3,152.85
<b>64161</b>								
02/17	02/22/2017	64161	CENTURYLINK	AIRPORT LONG DISTANC	01/31/2017	1	.14	.14
02/17	02/22/2017	64161	CENTURYLINK	GALLERY LONG DISTAN	01/31/2017	2	.07	.07
02/17	02/22/2017	64161	CENTURYLINK	RECREATION LONG DIST	01/31/2017	3	.07	.07
02/17	02/22/2017	64161	CENTURYLINK	CITY MANAGER LONG DI	01/31/2017	4	.06	.06
02/17	02/22/2017	64161	CENTURYLINK	CITY CLERK LONG DISTA	01/31/2017	5	.06	.06

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02/17	02/22/2017	64161	CENTURYLINK	ENGINEERING LONG DIS	01/31/2017	6	.07	.07
02/17	02/22/2017	64161	CENTURYLINK	FIRE DEPT LONG DISTAN	01/31/2017	7	.14	.14
02/17	02/22/2017	64161	CENTURYLINK	LIBRARY LONG DISTANC	01/31/2017	8	.14	.14
02/17	02/22/2017	64161	CENTURYLINK	MUSEUM LONG DISTANC	01/31/2017	9	.14	.14
02/17	02/22/2017	64161	CENTURYLINK	PARKS DEPT LONG DIST	01/31/2017	10	.07	.07
02/17	02/22/2017	64161	CENTURYLINK	POLICE DEPT LONG DIST	01/31/2017	11	72.03	72.03
02/17	02/22/2017	64161	CENTURYLINK	RECREATION LONG DIST	01/31/2017	12	.07	.07
02/17	02/22/2017	64161	CENTURYLINK	SENIOR CENTER LONG	01/31/2017	13	1.20	1.20
02/17	02/22/2017	64161	CENTURYLINK	WATER LONG DISTANCE	01/31/2017	14	.37	.37
02/17	02/22/2017	64161	CENTURYLINK	SEWER LONG DISTANCE	01/31/2017	15	.36	.36
Total 64161:								74.99
<b>64162</b>								
02/17	02/22/2017	64162	CHIROPRACTIC ASSOCI	11258 ACCT	02/22/2017	1	24.00	24.00
02/17	02/22/2017	64162	CHIROPRACTIC ASSOCI	11258 ACCT	02/22/2017	2	24.00	24.00
Total 64162:								48.00
<b>64163</b>								
02/17	02/22/2017	64163	CINTAS CORPORATION #	CLEANING SUPPLIES-PO	446175515	1	136.28	136.28
02/17	02/22/2017	64163	CINTAS CORPORATION #	CLEANING SUPPLIES-PO	446178198	1	217.43	217.43
Total 64163:								353.71
<b>64164</b>								
02/17	02/22/2017	64164	CRESCENT ELECTRIC S	WATER DEPT CHARGES	90647	1	52.31	52.31
Total 64164:								52.31
<b>64165</b>								
02/17	02/22/2017	64165	EMMI ROTH USA INC	PAY AS YOU GO FINANCI	02/13/2017	1	75,024.16	75,024.16
Total 64165:								75,024.16
<b>64166</b>								
02/17	02/22/2017	64166	FIRST SUPPLY LLC-DUB	WATER SUPPLIES	1490013-00	1	256.13	256.13
Total 64166:								256.13
<b>64167</b>								
02/17	02/22/2017	64167	FOUR SEASONS LANDS	SNOW & ICE REMOVAL	02/1-02/2/20	1	540.00	540.00
Total 64167:								540.00
<b>64168</b>								
02/17	02/22/2017	64168	FRANCOTYP-POSTALIA I	QTRLY MAINTENANCE-M	R1103152067	1	300.00	300.00
Total 64168:								300.00
<b>64169</b>								
02/17	02/22/2017	64169	GLYMPH-MARTIN, TONI	WWTP SUPPLIES	02/09/2017	1	62.00	62.00
Total 64169:								62.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
64170								
02/17	02/22/2017	64170	GRAND RIVER MEDICAL	128396 ACCT	02/22/2017	1	18.45	18.45
02/17	02/22/2017	64170	GRAND RIVER MEDICAL	159684 ACCT	02/22/2017	2	8.32	8.32
Total 64170:								26.77
<b>64171</b>								
02/17	02/22/2017	64171	GRANT CTY CLERK OF C	BOND-GARY J CULLEN	19731150	1	57.00	57.00
02/17	02/22/2017	64171	GRANT CTY CLERK OF C	BOND-CAMERON SCHMI	19737473	1	263.50	263.50
02/17	02/22/2017	64171	GRANT CTY CLERK OF C	FORFEITURES	2/21/2017	1	263.50	263.50
Total 64171:								584.00
<b>64172</b>								
02/17	02/22/2017	64172	HD SUPPLY WATERWOR	METERS	G730142	1	1,164.72	1,164.72
02/17	02/22/2017	64172	HD SUPPLY WATERWOR	WATER METER EXPENS	G760902	1	9.74	9.74
Total 64172:								1,174.46
<b>64173</b>								
02/17	02/22/2017	64173	HEALTH AWARENESS	REFUND DAMAGE DEPO	07/22/2016	1	30.00	30.00
Total 64173:								30.00
<b>64174</b>								
02/17	02/22/2017	64174	IWI MOTOR PARTS	SUPPLIES-STREET DEPT	1183914	1	41.81	41.81
Total 64174:								41.81
<b>64175</b>								
02/17	02/22/2017	64175	LANGUAGE LINE SERVIC	LANGUAGE INTERPRETA	4000738	1	14.57	14.57
Total 64175:								14.57
<b>64176</b>								
02/17	02/22/2017	64176	MENARDS	SUPPLIES - FIRE DEPT A/	94754	1	49.42	49.42
02/17	02/22/2017	64176	MENARDS	WWTP SUPPLIES	95107	1	13.04	13.04
Total 64176:								62.46
<b>64177</b>								
02/17	02/22/2017	64177	MIDWEST BUSINESS PR	COPIES - PD	347624	1	222.93	222.93
Total 64177:								222.93
<b>64178</b>								
02/17	02/22/2017	64178	MILESTONE MATERIALS	SUPPLIES-STREET DEPT	3500035822	1	668.04	668.04
Total 64178:								668.04
<b>64179</b>								
02/17	02/22/2017	64179	MOORE, LINDA	REFUND DAMAGE DEPO	2000570.002	1	50.00	50.00
Total 64179:								50.00



GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
<b>64180</b>								
02/17	02/22/2017	64180	MORRISSEY PRINTING I	MUSEUM CHARGES	37160	1	25.00	25.00
02/17	02/22/2017	64180	MORRISSEY PRINTING I	ENVELOPES-WATER/SE	37175	1	231.78	231.78
02/17	02/22/2017	64180	MORRISSEY PRINTING I	ENVELOPES-WATER/SE	37175	2	231.79	231.79
02/17	02/22/2017	64180	MORRISSEY PRINTING I	POLICE DEPT CHARGES	37204	1	341.41	341.41
Total 64180:								829.98
<b>64181</b>								
02/17	02/22/2017	64181	NCL OF WISCONSIN INC	WWTP SUPPLIES	385348	1	253.72	253.72
Total 64181:								253.72
<b>64182</b>								
02/17	02/22/2017	64182	OFFICE DEPOT	SUPPLIES-PD	8994830220	1	17.19	17.19
02/17	02/22/2017	64182	OFFICE DEPOT	OFFICE SUPPLIES-PD	9018917550	1	151.40	151.40
Total 64182:								168.59
<b>64183</b>								
02/17	02/22/2017	64183	PLATTEVILLE REGIONAL	ANNUAL CELEBRATION T	1023-17	1	25.00	25.00
02/17	02/22/2017	64183	PLATTEVILLE REGIONAL	GIFT CERTS-POLL WORK	1039-17	1	125.00	125.00
Total 64183:								150.00
<b>64184</b>								
02/17	02/22/2017	64184	PLATTEVILLE TOWNSHIP	ANNEXED PARCELS IN 2	2016 TAXES	1	1,134.63	1,134.63
02/17	02/22/2017	64184	PLATTEVILLE TOWNSHIP	ANNEXED PARCELS IN 2	2016 TAXES	2	48.91	48.91
Total 64184:								1,183.54
<b>64185</b>								
02/17	02/22/2017	64185	PRECISION AUTOMOTIV	WWTP CHARGES	24637	1	147.95	147.95
Total 64185:								147.95
<b>64186</b>								
02/17	02/22/2017	64186	Q & T MACHINING INC	WWTP SUPPLIES	5229	1	550.00	550.00
Total 64186:								550.00
<b>64187</b>								
02/17	02/22/2017	64187	SCHMIDT ELECTRICAL C	SERVICE CALL-POLICE D	922	1	879.82	879.82
Total 64187:								879.82
<b>64188</b>								
02/17	02/22/2017	64188	SHRAKE, PETER	SPEAKER WINTER LYCE	02/21/2017	1	100.00	100.00
Total 64188:								100.00
<b>64189</b>								
02/17	02/22/2017	64189	SOUTHWEST HEALTH CE	NEW HIRES DRUG & ALC	1145295 2/2/	1	207.00	207.00
02/17	02/22/2017	64189	SOUTHWEST HEALTH CE	RANDOM DRUG & ALCO	850225-02/0	1	70.75	70.75
02/17	02/22/2017	64189	SOUTHWEST HEALTH CE	RANDOM DRUG & ALCO	850225-02/0	2	35.37	35.37
02/17	02/22/2017	64189	SOUTHWEST HEALTH CE	RANDOM DRUG & ALCO	850225-02/0	3	35.38	35.38

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 64189:								348.50
<b>64190</b>								
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	ACCT #844771	02/22/2017	1	81.22	81.22
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	1053808 ACCT	02/22/2017	2	75.96	75.96
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	847907 ACCT	02/22/2017	3	28.00	28.00
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	847907 ACCT	02/22/2017	4	149.59	149.59
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	847907 ACCT	02/22/2017	5	140.99	140.99
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	1105920 ACCT	02/22/2017	6	66.64	66.64
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	997722 ACCT	02/22/2017	7	128.97	128.97
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	997722 ACCT	02/22/2017	8	222.56	222.56
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	997722 ACCT	02/22/2017	9	576.42	576.42
02/17	02/22/2017	64190	SOUTHWEST HEALTH CE	997722 ACCT	02/22/2017	10	236.62	236.62
Total 64190:								1,706.97
<b>64191</b>								
02/17	02/22/2017	64191	SPEE-DEE	FREIGHT	3226314	1	17.35	17.35
02/17	02/22/2017	64191	SPEE-DEE	FREIGHT	3228527	1	17.39	17.39
Total 64191:								34.74
<b>64192</b>								
02/17	02/22/2017	64192	SYMBIONT	GRAPHIC INFO SYSTEM	45378	1	912.00	912.00
Total 64192:								912.00
<b>64193</b>								
02/17	02/22/2017	64193	THOMSEN, TAMARA	SPEAKER WINTER LYCE	02/21/2017	1	100.00	100.00
Total 64193:								100.00
<b>64194</b>								
02/17	02/22/2017	64194	TRUCK COUNTRY OF IO	PARTS-STREET DEPT	X101386172:	1	44.16	44.16
Total 64194:								44.16
<b>64195</b>								
02/17	02/22/2017	64195	UBERSOX CHRYSLER LL	TIF #6 TAX INCREMENT	02/22/2017	1	33,154.83	33,154.83
Total 64195:								33,154.83
<b>64196</b>								
02/17	02/22/2017	64196	UNITYPOINT HEALTH	327235465 ACCT	02/22/2017	1	99.36	99.36
Total 64196:								99.36
<b>64197</b>								
02/17	02/22/2017	64197	US CELLULAR	CELL PHONE CHGS-SEW	177220544	1	180.43	180.43
02/17	02/22/2017	64197	US CELLULAR	CELL PHONE CHGS-WAT	177220544	2	180.43	180.43
02/17	02/22/2017	64197	US CELLULAR	CELL PHONE CHGS-PAR	177225436	1	30.83	30.83
02/17	02/22/2017	64197	US CELLULAR	CELL PHONE CHGS-AIRP	177225436	2	30.83	30.83
02/17	02/22/2017	64197	US CELLULAR	CELL PHONE CHGS.-STR	177225436	3	61.65	61.65
02/17	02/22/2017	64197	US CELLULAR	CELL PHONE CHGS. - PD	177225436	4	323.10	323.10

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 64197:								807.27
<b>64198</b>								
02/17	02/22/2017	64198	VON BRIESEN & ROPER	PERSONNEL	10867	1	88.00	88.00
Total 64198:								88.00
<b>64199</b>								
02/17	02/22/2017	64199	WI DEPT OF FINANCIAL I	NOTARY-SCOTT, PAMELA	NOTARY P S	1	20.00	20.00
Total 64199:								20.00
Grand Totals:								3,552,169.60



## **BOARDS AND COMMISSIONS VACANCIES LIST**

As of 2/15/17

**Board of Review** (5 year term ending after 2021 session)

**Historic Preservation Commission Alternate** (3 year term ending 5/1/19)

**UPCOMING VACANCIES - April 1, 2017**

**Board of Appeal (ET Zoning)** (2 - 3 year terms)

Application forms for the City of Platteville Boards and Commissions are available in the City Clerk's office in the Municipal Building at 75 N Bonson Street, Platteville, WI or online at [www.platteville.org](http://www.platteville.org). Please note that most positions require City residency.

## **PROPOSED LICENSES**

**February 28, 2017**

### **Temporary Class "B"/"Class B" Retailers License to serve Fermented Malt Beverages and Wine**

- St Augustine University Parish, 135 S Hickory Street, in the Dining Room on March 3 and March 24 from 4:30 PM – 8 PM for Fish Fry

### **1 Year Operator License**

- Kimberly R Coyle

### **2 Year Operator License**

- Kim K Lowery
- Carl J Spangler
- Mioshi C Stanford

# APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$10 Rec'd 2/10/17

Application Date: 2-14-2017

Town  Village  City of Platteville County of Grant

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.  
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning March 3, 2017, 4:30<sup>pm</sup> and ending March 3, 2017 <sup>8pm</sup> and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box)  Bona fide Club  Church  Lodge/Society  Veteran's Organization  Fair Association

(a) Name St. Augustine University Parish

(b) Address 135 S. Hickory St. Platteville WI  
(Street)  Town  Village  City

(c) Date organized 1974

(d) If corporation, give date of incorporation 1974

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

President Robert C. Morlino, P O Box 44983, Madison, WI 53744

Vice President James Bartylla, P O Box 44983, Madison, WI 53744

Secretary Faustino Ruiz, 135 S. Hickory St., Platteville, WI 53818

Treasurer John Del Priore, 135 S. Hickory St., Platteville, WI 53818

(g) Name and address of manager or person in charge of affair:

John Del Priore, 135 S. Hickory St. Platteville WI 53818

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 135 S. Hickory St. Platteville

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Dining Room

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. NAME OF EVENT

(a) List name of the event Fish Fry

(b) Dates of event March 3, 2017

### DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

St. Augustine University Parish  
(Name of Organization)

Officer \_\_\_\_\_  
(Signature/date)

Officer [Signature]  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Date Filed with Clerk 2/15/17

Date Reported to Council or Board 2/28/17

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

# APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10 Rec# 2.10.151 Application Date: 2-14-17

Town  Village  City of Platteville County of Grant

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
- A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Mar. 24, 2017, 4:30<sup>pm</sup> and ending Mar. 24, 2017, 8pm and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box)  Bona fide Club  Church  Lodge/Society  Veteran's Organization  Fair Association

(a) Name St. Augustine University Parish

(b) Address 135 S. Hickory St. Platteville WI  
(Street)  Town  Village  City

(c) Date organized 1974

(d) If corporation, give date of incorporation 1974

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers:

- President Robert C. Morlino, P O Box 44983, Madison, WI 53744
- Vice President James Bartylla, P O Box 44983, Madison, WI 53744
- Secretary Faustino Ruiz, 135 S. Hickory St., Platteville, WI 53818
- Treasurer John Del Priore, 135 S. Hickory St., Platteville, WI 53818

(g) Name and address of manager or person in charge of affair:  
John Del Priore, 135 S. Hickory St. Platteville WI 53818

2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 135 S. Hickory St. Platteville

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Dining Room

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:

3. NAME OF EVENT

(a) List name of the event Fish Fry

(b) Dates of event March 24, 2017

### DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer \_\_\_\_\_ (Signature/date)      Officer X [Signature] (Signature/date)  
St. Augustine University Parish (Name of Organization)

Officer \_\_\_\_\_ (Signature/date)      Officer \_\_\_\_\_ (Signature/date)

Date Filed with Clerk 2/15/17      Date Reported to Council or Board 2/28/17

Date Granted by Council \_\_\_\_\_      License No. \_\_\_\_\_

# City of Platteville

## Street/Alley Closing Permit Application Form

Describe Street/Alley to be Closed:

Keystone Parkway, from Progressive Parkway to Cornerstone Circle, and Cornerstone Circle.

Date(s): Saturday, April 29, 2017

Beginning Time: 7:00 AM

Ending Time: 4:00 PM

List Names and Street Addresses of all Persons/Businesses Affected Below:

Approval

<i>Rob P...</i>	1600	CORNERSTONE Cir, Platteville	53818	(Y)	or N
<i>McHant</i>	1560	Cornerstone Cir, Platteville	53818	(Y)	or N
<i>David B...</i>	1595	Cornerstone Cir Platteville	53818	(Y)	or N
<i>Julie R...</i>	147	Keystone Pkwy Platteville	53818	(Y)	or N
<i>Meredith O...</i>	147	Keystone Pkwy Platteville	53818	(Y)	or N
				Y	or N

**NOTE: Attach additional sheets if necessary or use back side.**

Name of Requestor: Dr. Francis X. Steck, Chair, Department of Industrial Studies

Address of Requestor: 409 Pioneer Tower, UW-Platteville, 1 University Avenue, Platteville, WI 53818

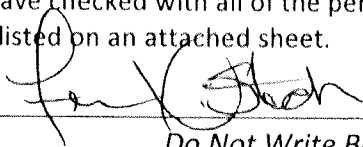
Requestor's Contact Number: (608) 342-1246

Reason for Request: 4<sup>th</sup> Annual Wisconsin Energy Efficient Vehicle Association competition.

**NOTE: Call the City Garage at 348-8828 to request barricades if needed. If City barricades are used, they must be picked up no later than 2 PM on the Thursday before usage! City personnel will not be called in on Friday, Saturday, or Sunday if this is forgotten.**

I affirm that I have checked with all of the persons that are affected by this requested street closing. The objections are listed on an attached sheet.

Signature:



Date:

2/15/2017

*Do Not Write Below this Line—For Office Use Only*

Police Department Review:

Street Department Review:

Common Council Review Date:

2-28-17

Decision:

Approved

or

Denied

City Clerk:

Date:



PLATTEVILLE HOUSING AUTHORITY ANNUAL BOARD MEETING  
December 27, 2016

---

The monthly meeting of the Platteville Housing Authority Board was held on December 27, 2016 at 3:30 p.m. in the GAR room. Let the records show that the meeting agenda was properly posted according to the Open Meeting Law. A quorum was met. Marilyn Gottschalk, Board Chair, called the meeting to order.

Members Present: Ken Kilian, Marilyn Gottschalk, Christine Wunderlin, Liz Throop, Melissa Duve

Others Present: Jen Weber

APPROVAL OF PREVIOUS MINUTES

Motion by Wunderlin and second by Throop to amend and approve the November, 2016 regular board minutes. Motion Carried.

CLIENT UPDATE

The Board reviewed the current waiting and voucher lists. There are currently 69 families on the waiting list. The month of December, 2016 included 8 applications, 2 vouchers were issued, 1 placement and 2 end of participations. Motion by Throop and second by Kilian to approve the client update. Motion Carried.

APPROVAL OF VOUCHERS AND OPERATIONAL EXPENSES

Landlord and operational expense checks were reviewed. Motion by Kilian and second by Wunderlin to approve operational checks 1366-1371 and landlord checks 1372-1421. Motion Carried.

OLD BUSINESS

Weber notified the board that additional research was done on Project Based Vouchers (PBV) in order to provide a more in depth response to the Pioneer Ford developers. The board requested that any further inquiries be directed to them.

NEW BUSINESS

The 2017 Utility Allowance was reviewed by the board. The 2017 Fair Market Rents (FMR) were **reviewed by the board. Throop moved to approve the 2017 FMR's. Second by Wunderlin. Motion Carried.**

**Weber informed the board that the 2017 Budget Authority (BA) for the housing authority's 2017** funding is not expected to be available until June. This is much later than usual. Weber will keep the board informed as more information becomes available.

Motion by Throop and second by Kilian to adjourn the meeting. Motion carried.

Respectfully submitted by Jen Weber.

The Platteville Public Library Board of Trustees Board Meeting

Tuesday, January 3, 2017 \* 6:00 P.M.

Meeting Room- Platteville Public Library

**Minutes**

Attendees: Jessie Lee-Jones, Page Leahy, Marilyn Gottschalk, Betsy Ralph-Tollefson, Kelly Podach Francis, Troy Maggied, Carol Ann Hood, Anne Otto

Excused: Katherine Westaby

Guests: Nancy Kies, Cindy Tang

- I. The meeting was called to order by Betsy Ralph Tollefson at 6:03 PM
- II. **CONSIDERATION OF CONSENT AGENDA** - Motion to accept Leahy/Hood seconded, motion carried.
- III. **CITIZENS' COMMENTS, OBSERVATIONS and PETITIONS, if any:** none
- IV. **REPORTS**
  - A. Municipal Financial report
  - B. Director's report
  - C. City Council report
  - D. Foundation report
    - o \$453,533 as of this afternoon
    - o 35 who have given 500 for the 500 families
    - o naming rights discussion - Hickey two windows - 5,000 each
    - o Cindy, Jessie, and Karen had a meeting to discuss a public relations plan
    - o Jessie will apply for reimbursement for expenditures to collect the grant funds awarded by PCF
    - o Nancy would like to have board members and patrons writing letters to the editor in support
- V. **BUSINESS**
  - A. Approval of December and January Bills – Motion to approve bills- Podach Francis moved, Maggied seconded, motion carried.
  - B. Job description updates - Library Associates Position - Otto moved to approve job descriptions as updated, Podach Francis seconded, motion carried.
  - C. A/V contract with Lifeline - This contract will cover the A/V for the Community Room, Large Group Study Room, Conference Room, 2 Study Rooms, 2 digital signs, and security cameras. Podach Francis moved to approve contract with Lifeline and Tollefson seconded the motion, motion carried.
  - D. Moving and furniture sales - Tentative moving schedule April 15-April 25 the library will be closed for the move, reopen the 26th. Jessie will invite the area library directors in to see if they would like to buy any of the furniture that won't be moved to the new library.
  - E. New Library discussion - Volunteers will be recruited a month ahead in March. Volunteers to help clean in two hour increments. Volunteers to bring food. Elm Street will be under construction in April therefore we will plan our grand opening after everything is all set up and the street is done.

**ADJOURNMENT** Maggied motioned to adjourn the meeting at 7:09, Hood seconded the motion to adjourn, motion carried.

**Next Regular Library Board Meeting: February 7, 2017 6:00 P.M.**

## Commission on Aging

January 20, 2017

### Platteville Senior Center

**Present:** Linda Appenzeller, Bill Cramer, Pauline Gerhardt, Josephine Kischer, John Klosterman, Debara Mayo, Sr.Ctr. Manager Jon Meidinger, Recreation Coordinator Luke Peters, Council Liaison Katherine Westaby, Janet Sudmeier; from the Task force Faye Engler and Gary Pothour and two guests, Cheryl Bloom, Arlene Bonin

Not present: Dick Bonin

- I. Meeting is called to order at 9:00 a.m.
- II. Motion to approve Minutes of Dec. 16<sup>th</sup> by Debara Mayo, second Pauline Gerhardt, all in favor, Minutes approved.
- III. Reports:
  - a. Senior Center Manager Jon Meidinger reports on the many activities at the Center during the last month.  
The Center closes because of weather whenever the ADRC Grant County Nutrition sites are closed.
  - b. Katherine Westaby reports that the Pioneer Ford site purchase was approved. Police Association contract has been approved.  
Debara Mayo questions how the Council arrived at the purchase price of \$900,000. Katherine does not have the details but will try to get that information. This is a TIF District site.
- IV. Business:  
Task Force chair Debara Mayo reviews their Minutes of January 17<sup>th</sup>, 2017.
- V. John Klosterman asks about the mission statement of the Task Force. Debara refers to the Dec. 16<sup>th</sup> Minutes of the CoA, and asks the Commission to either establish whether they should follow this or another direction. John Klosterman makes the following motion: "The Task Force is charged with developing a five year plan to provide needed

services to a growing population". Bill Cramer seconds. Discussion ensues as Debara questions the "five year" plan. Is this economic, social, or what is this plan, as 5 years seems narrow. John explains that 5 years is a starting point and leaves the activities and time frame open. Debara suggests an amendment to add "future" instead of five years, as this may seem as a limitation. After this all vote in favor, motion is carried. Pauline notes that the Task Force has to establish its purpose. The Mission Statement of the Task Force will be formulated and presented to the Commission on Aging for approval. Faye says she has an application for this year's Holiday Auction to benefit the Center. Luke suggests contacting the Thrift Shop because they choose an organization to benefit each month.

- VI. Next meeting is on February 17, 2017 at 9:00 a.m.
- VII. Motion to adjourn Janet Sudmeier, second Pauline Gerhardt, all in favor. Meeting adjourns at 9:35 a.m.

Submitted by

Josephine Kischer, Secretary



## Platteville Museum Board Minutes January 25, 2017

**Board Members Present:** Marilyn Gottschalk, Tracey Roberts, Jeff Schave (acting JMA President), Bill Van Deest

**Absent:** Eric Fatzinger, Amy Seeboth-Wilson, Garrett Jones, Herb Reichelt, Deb McWilliams

**Board Liaison:** Diana Bolander    **Others:** David Ralph

**Call to order** at 5:02 by Board President Roberts

**Minutes** - Approval and corrections of minutes from Dec. 14, 2016 – Motion by Jeff, second by Bill, approved

**Accessions/Deaccessions** – none

**Director's Monthly Report** - Diana will now do one report for this Board and the City, since the Gallery is no longer City funded. Work proceeds on a fund raising letter and an associated committee. MLK Day program had 42 attendees in very bad weather. See attachments for Director's full report.

**Friends' Monthly Report-** Jeff Shave, acting President of the Friends of the Mining and Rollo Jamison Museums Deb Jenny is a new Board member. By-law changes were approved at January Friends Board meeting. The full membership will vote on these changes on February 16 at 7:00 pm at the Museum.

**Subcommittees** - Tracey discussed the formation of a subcommittee to develop a volunteer program. This subcommittee would help recruit volunteers and create a volunteers' training manual. Diana would spearhead the committee. Jeff is interested in being on this sub-committee. Marilyn moved to create the subcommittee. Bill seconded. Motion passed.

**Old Business** - The Museum Assessment Program (MAP) is underway. A webinar was viewed by Diana, Stephanie, and Tracey. The program will continue into September. New Museum hours have been adopted. Museum closed Monday and Tuesday. Open weekends.

**New Business-Programming:** Working from the Cost Overview sheet previously prepared, Diana focused on 2 programs that take large amounts of time, storage space, and money.

1. Christmas Exhibit: one month for set up. 2 weeks for take down. No revenue. A full room required for storage. Suggestions were to move the program to City Auditorium along with the tree and associated appurtenances.

2. Toy Train Exhibit: Storage space for the tables, trains etc. is a large burden. Once set up the main exhibit hall is unusable. Suggestions included cutting total time for set up; display and take down to first 20 days in February; actively seeking revenue; discontinuing if attendance falters.

Diana focused on new programs that are mission and revenue oriented such as a Mine reopening celebration and broader Lyceum series.

### Announcements

Adjourn 6:30 p.m. – Motion by Bill, second by Marilyn - approved      Submitted by Bill VanDeest, acting Secretary

**MINUTES**  
**PLATTEVILLE HISTORIC PRESERVATION COMMISSION**

February 7, 2017 at 6:00 p.m.  
Council Chambers at City Hall

**MEMBERS PRESENT:** Ken Kilian, Tammy Black, Paul Mariskanish

**ALTERNATE MEMBERS PRESENT:** Garry Prohaska

**MEMBERS ABSENT:** Arlene Siss

**MEMBERS EXCUSED:** Charlotte Eversoll

**STAFF PRESENT:** Joe Carroll, Ric Riniker

**OTHERS PRESENT:** Adam Johnson, Eileen Nickels, Tracy Roberts

**APPROVAL OF MINUTES**

January 17, 2017: Motion by Prohaska to approve the minutes. Second by Black. Motion approved.

**CERTIFICATE OF APPROPRIATENESS**

None.

**55 S. OAK STREET**

Prohaska reviewed the packet that was sent by the State Historical Society regarding the former Gates Hotel property. The information was provided to the City Manager on Friday, which went to Kilian via his mail box. The information was regarding Samuel Moore and the former Gates Hotel property.

Prohaska has been working on what information the State would like to see regarding a nomination. This information wasn't included in the earlier historic survey, because the property wasn't contiguous to the other properties in the downtown district.

Prohaska mentioned that the Plan Commission recommended to the Council proceeding with the PUD approval to remove the building as part of the redevelopment project. Previously he had offered to have Toben Murdock come up and look at the property, and possibly meet with interested individuals. He plans on sending additional information to the State so they have the information.

At the Plan Commission meeting, it was mentioned that the process of designating the property can take over a year. This timeframe depends on the property and the information provided.

Adam Johnson provided some information about himself; he is an architect specializing in historic buildings. He discussed other projects he worked on – the Potosi Brewery, properties in Galena, Dubuque, and Gena's Restaurant in Platteville. Has looked at the building and feels it is in very good shape for a vacant building. The building is still very straight and plum and has no major structural issues. There appears to be no visible issues why the building couldn't be saved and reused. In his opinion, it should be feasible to restore the building. The renovations and alterations are fairly obvious, but it is primarily intact from a historical standpoint. He feels the property would be eligible for designation. There are good adaptive reuse options for the building based on its condition and location. He feels it would be cheaper to provide parking elsewhere than to remove the building and turn that location into parking.

Prohaska mentioned that the City obtained two grants to assist with the redevelopment, including a \$150,000 grant to assist with the remediation and building demolition.

Johnson mentioned that he has worked with the alternative developer Prohaska has contacted on other restoration projects. This developer has an understanding of what's involved and how to make this project happen. This developer was unable to attend this meeting, but he has indicated he would be interested in a tax credit project for this building. The developer would process this request, not the City. If completed, the project would result in a good restoration. The developer feels the restoration would be economically feasible. More information would be desired, but they have not been able to view the building. Photos have been provided to him, but a viewing of the interior would be preferable.

Riniker mentioned that the property is already tied up with another developer, so it isn't available to other developers.

Prohaska believes the process isn't complete until the deed changes hands, and the property is actually sold to the developer.

Black agrees the restoration project may be viable, but until the Council removes it from the overall development, there isn't anything the Commission can do.

Prohaska just wanted to provide additional information to the Commission and the public.

Mariskanish asked what the role of the Commission is in this type of issue. He joined to help protect historic structures. There are a lot of politics involved, but he wants to fight to protect this building. He would like to see the structure incorporated into the larger development. The restored historic building would be much better than a parking lot. This building is worth preserving. The City should be ashamed to allow that to happen. Since the City owns the building, they probably won't allow the designation.

Prohaska mentioned that the City-selected developer agreed to allow the process to proceed, but needed a deadline that wouldn't interfere with his project. The timeline was an issue. Prohaska suggested that they extend the decision to February 28<sup>th</sup>, but the Plan Commission didn't agree with that recommendation. Prohaska would still like to proceed with sending the information to the State. Prohaska suggested they consider a motion to send the information to the State to start the designation process.

Mariskanish agreed it would be considered historic.

Prohaska mentioned the State Board meets four times per year. They only decide if the property is historic or not historic. The meetings are open to the public.

Motion by to Mariskanish to submit the historic designation application form and information to the State. Second by Black.

Riniker asked what is the purpose of the submitting the information. The process will determine if the property is historic and eligible for designation. The owner would have to agree to actually have the property designated.

Motion approved 4-0.

**ANNOUNCEMENTS**

Prohaska mentioned that the agenda wasn't posted at the Library.

**ADJOURN**

Motion by Black to adjourn. Second by Prohaska. Motion approved.

Submitted by Joe Carroll



**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

<input type="checkbox"/> Original <input checked="" type="checkbox"/> Update	
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**Title:**  
Planned Unit Development: Specific Implementation Plan - Former Pioneer Ford site

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

This project is proposed on the former site of the Pioneer Ford dealership, as well as some adjacent properties. The properties are currently owned by the City, but the intent is to sell the site to General Capital for redevelopment.

The project will involve the construction of a mixed-use building attached to the remodeled former dealership building on the corner of Pine Street and Oak Street. The existing building is 2 stories tall and the addition will be 4 stories tall. The building will contain 71 residential apartments, which will be a combination of 1-BR, 2-BR and 3-BR unit types. In addition, there will be some common areas for the apartment building and approximately 5,300 square feet of commercial space on the ground floor. The U-shaped building will surround a private courtyard for use by the building tenants. A surface parking lot with approximately 41 spaces will be located on the north side of the building, with an entrance driveway from Water Street and an entrance/exit driveway onto Oak Street. An additional 49-stall parking lot will be provided via the existing parking lot along Pine Street between Oak Street and Second Street. The total amount of off-site vehicle parking available for this project will be approximately 90 spaces.

This is the second part of the PUD approval. The Council previously approved the General Development Plan (GDP) with some conditions. All the conditions of the GDP have been addressed in the revised plans except the pedestrian crossing improvements on Pine Street. The developer has indicated they are willing to provide the improvements and will work with the City to determine the best method of fulfilling this recommendation.

**Recommendation:**

The Plan Commission considered this request at their February 6<sup>th</sup> meeting and recommended approval with the following recommendations:

- a. Additional pedestrian crossing signage, and possible an additional pedestrian crossing, should be provided on Pine Street near the Oak Street intersection.
- b. The developer should salvage/recycle as many materials as possible from the old apartment building/former hotel building on Oak Street before demolition.
- c. Some type of a formal recognition of the Gates Hotel be provided on the property.

Staff recommends approval of the Planned Unit Development – Specific Implementation Plan.

The Historic Preservation Commission considered this request at their January 4<sup>th</sup> meeting and recommends to the Council that a feasibility study for historic restoration be undertaken before they consider demolition of the building at 45/55 S. Oak Street.

**Impact Of Adopting Proposal:**

The impact of adopting the request will allow the redevelopment of the site as proposed, pending approval of the development agreement.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Decreases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

Approval of the request will result in an increase in the tax value of the property after the development is completed.



# STAFF REPORT

## CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Dates:** Plan Commission – February 6, 2017  
Common Council – February 14, 2017 (Information)  
Common Council – February 28, 2017 (Action)

**Re:** Former Pioneer Ford Site Redevelopment Project: Planned Unit Development - SIP

**Case #:** PC16-PUD03-16

**Applicant:** General Capital

**Location:** Northwest corner of Water Street and Pine Street, and Northeast corner of Oak Street and Pine Street

### Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Commercial	PUD	Mixed Use
North	Multi-family Residential, Parking	B-2	Mixed Use
South	Commercial	B-2	Mixed Use
East	Commercial	B-2	Mixed Use
West	Commercial	B-2	Mixed Use

### BACKGROUND

1. This project is proposed on the former site of the Pioneer Ford dealership, as well as some adjacent properties. The properties are currently owned by the City, but will be privately developed. The City acquired the properties for the purpose of encouraging redevelopment of this area and will be selling them to General Capital.
2. The first part of the PUD approval, the General Development Plan (GDP), has already been approved by the Plan Commission and Council. The second step now requires approval of the Specific Implementation Plan (SIP), which provides more information and detail on the project, primarily the specific building design and materials, landscaping plans, final grading, and other site details that weren't approved as part of the GDP. A formal development agreement will also be approved by the Council.

3. The GDP was approved with several conditions related to modifications of the site layout and the building design. The approval also included a recommendation to remove the existing apartment building on Oak Street to allow for an expanded parking lot and improved access to Oak Street.

## PROJECT DESCRIPTION

4. The site consists of approximately the south half of the block bounded by Pine Street, Oak Street, Main Street and Water Street. The existing parking lot along Pine Street between Oak Street and Second Street will remain as parking for the project. The development site currently contains four buildings; the two former dealership buildings, the former drycleaner building, and an apartment building. The drycleaner building, the apartment building and the arched-roof dealership building will be demolished. The former dealership building on the corner of Pine Street and Oak Street will be remodeled and added onto as part of the project.
5. The project will involve the construction of a mixed-use building attached to the remodeled former dealership building. The existing building is 2 stories tall and the addition will be 4 stories tall. The building will contain 71 residential apartments, which will be a combination of 1-BR, 2-BR and 3-BR unit types. In addition, there will be some common areas for the apartment building and approximately 5,300 square feet of commercial space on the ground floor. The U-shaped building will surround a private courtyard for use by the building tenants. Sidewalks will be provided along all sides of the building and within the courtyard area.
6. A 38-space surface parking lot will be located on the north side of the building, with an entrance driveway from Water Street, and a driveway onto Oak Street. An additional 49-space parking lot will be provided via the existing parking lot along Pine Street between Oak Street and Second Street. Ten of the parking spaces located along Pine Street will be covered via a proposed carport structure. The total amount of off-site vehicle parking available for this project will be 87 spaces, which is an increase from the 72 spaces shown in the GDP. The site plan also proposes adding 8 additional parking spaces in Oak Street, which will be accomplished by removing driveways.

## STAFF ANALYSIS

7. The General Development Plan was approved with the following recommendations:
  - a) The ground floor of the building at the corner of Pine St and Water St should have additional landscaping, architectural features, a sculptural element, or other features to break up the blank wall.
  - b) Increasing the building setback, providing a landscape buffer, and/or altering the elevations should be considered to improve the privacy for some of the ground floor residential units.
  - c) Bicycle parking areas needs to be provided for residents of the building, as well as visitors to the apartment building and commercial spaces.

- d) The proposed yellow façade on one of the buildings should be changed to a different color, or changed to a different façade so it isn't as visible from the street.
  - e) Additional pedestrian crossing signage, and possible additional pedestrian crossing, should be provided on Pine St near the Oak St intersection.
  - f) The old apartment building/former hotel building on Oak St should be removed and replaced with additional parking and an access drive to Oak St, and if additional parking is needed, they should look at leasing spaces offsite.
8. The recommendations listed above have been addressed in the submitted SIP plans, except there is no information related to pedestrian crossing improvements on Pine Street.

**STAFF RECOMMENDATION**

9. Staff recommends approval of the proposed project with the following conditions and recommendations:
- a) Additional pedestrian crossing signage, and possible additional pedestrian crossing, should be provided on Pine St near the Oak St intersection.

**ATTACHMENTS:**

1. Site Plans, Building Drawings and Project Information

**Pioneer Ford Redevelopment  
Planned Unit Development  
SIP Plan Set**

Water Street at Pine Street  
Platteville, WI 53818

Specific Implementation Plan



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• Civil: Utility Plan	10
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OWNER



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LANDSCAPE



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LIGHTING



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Email: DanC@me-pe.com

CIVIL



**Terry Meyer, P.E.**  
Project Engineer  
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Milwaukee, WI 53233  
p: 414.643.4200  
tmeyer@thesigmagroup.com



Vicinity Map











**SITE PLAN**  
**PIONEER FORD REDEVELOPMENT**  
 PLATEVILLE, WISCONSIN

NO. REVISION DATE BY

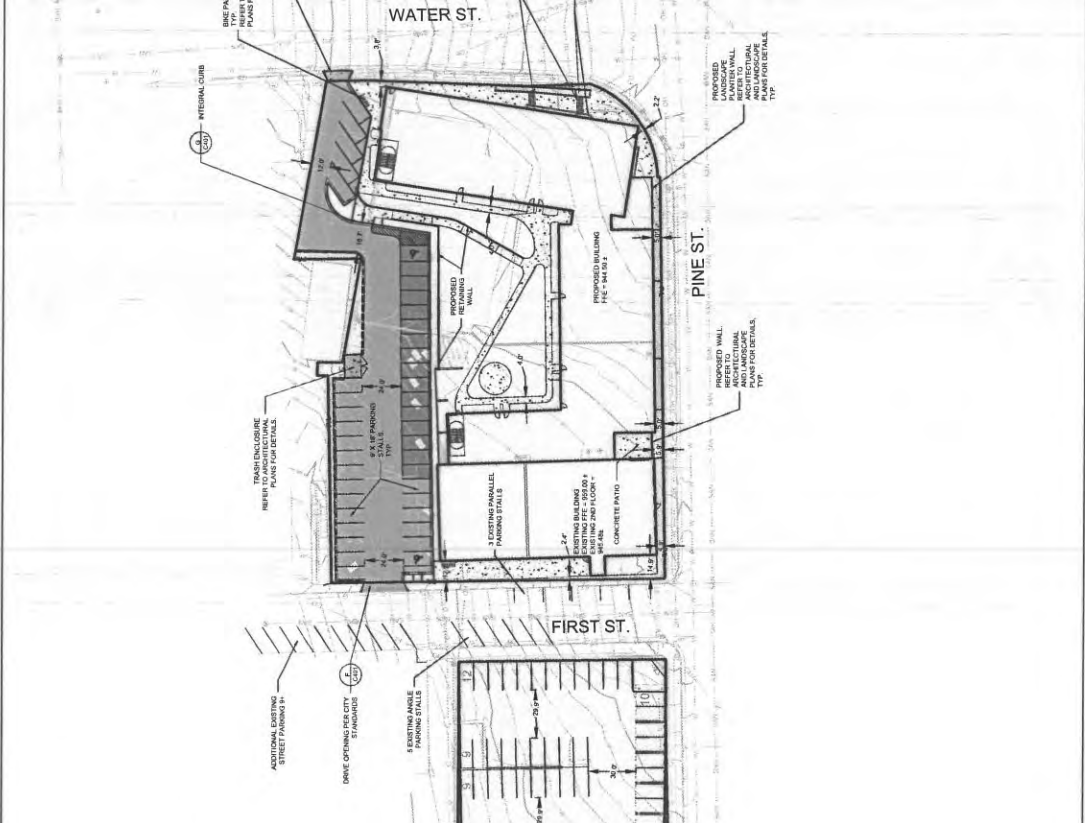
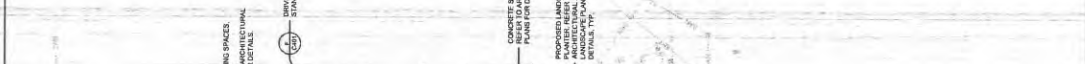
DRAWING NO.	10071 - SITE PLAN
DATE	7/24/11
DRAWN BY	MEET
CHECKED BY	MEET
APPROVED BY	CCJ
SHEET NO.	C 100

**GENERAL NOTES:**

- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND UTILITY COMPANIES. THE LOCATION AND DEPTH OF UTILITIES SHOWN ON THIS DRAWING MAY BE ADDITIONAL UNDERGROUND UTILITIES THAT ARE NOT SHOWN.
- VERIFY ACTUAL LOCATIONS AND INVERTS IN THE EXISTING RECORDS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE.
- ELECTRONIC COPIES ARE AVAILABLE UPON REQUEST. PRINTED COPIES SHALL BE LIMITED TO 100 COPIES AND SHALL BE LIMITED TO 100 COPIES. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- ALL DIMENSIONS SHALL BE LIMITED TO 100 FEET UNLESS OTHERWISE NOTED.
- CURBS AND OTHER ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY REQUIREMENTS AND STANDARDS.

**LEGEND:**

- 5" THICK CONCRETE WALK
- CONCRETE PAVEMENT
- ASPHALT SURFACE
- POROUS ASPHALT
- CURB & GUTTER (ASBEST)
- CURB & BUTTER (P&J/CCT)



**SITE INFORMATION:**

PARKING LOT SITE	4.33 ACRES
BUILDING SITE	1.48 ACRES
TOTAL SITE	5.81 ACRES
TOTAL DISTURBED AREA	1.24 ACRES
EXISTING IMPERVIOUS AREA (PARKING SITE)	0.38 ACRES
TOTAL EXISTING IMPERVIOUS AREA	1.66 ACRES
PROPOSED IMPERVIOUS AREA (PARKING SITE)	4.38 ACRES
TOTAL PROPOSED IMPERVIOUS AREA	6.04 ACRES
ADJ. PARKING STALLS	97 STALLS
EXISTING STREET PARKING	17 STALLS

**QUAL QUOTES HISTORY**

DATE: 7/24/11

BY: MEET

SCALE: 1" = 40'

REV. 100-110













Table with 2 columns: DIMENSIONS, COMMENTS. Includes rows for DWGNO, DWGDATE, DATE, PROJECT NO, and DRAWING NO.

PIONEER FORD REDEVELOPMENT
PLATTEVILLE, WISCONSIN
SPECIFICATIONS

Table with 2 columns: NO. REVISION, DATE BY. Includes rows for DWGNO, DWGDATE, DATE, PROJECT NO, and DRAWING NO.

GENERAL:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLATTEVILLE, WISCONSIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PLATTEVILLE, WISCONSIN.

SEWER:
1. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE CITY OF PLATTEVILLE, WISCONSIN.
2. ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE CITY OF PLATTEVILLE, WISCONSIN.

WATER:
1. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE CITY OF PLATTEVILLE, WISCONSIN.
2. ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE CITY OF PLATTEVILLE, WISCONSIN.

CONCRETE:
1. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE CITY OF PLATTEVILLE, WISCONSIN.
2. ALL CONCRETE SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THE CITY OF PLATTEVILLE, WISCONSIN.



Table with 2 columns: NO, REVISION, DATE BY

PIIONEER FORD REDEVELOPMENT
PLATTEVILLE, WISCONSIN
SPECIFICATIONS

C 501

SEGMENTAL RETAINING WALL CONT.:
CONCRETE SHALL BE CASTED THROUGH THE PILES OF EACH COURSE INTO RECEIVING SLITS IN THE PREVIOUS COURSE. WALLS SHALL BE POURED FORWARD TO REMOVE ANY OBSTRUCTIONS IN THE JOINT CONNECTION.
REINFORCEMENT SHALL BE PLACED IN THE WALL AS SHOWN. WALLS SHALL BE CHECKED AND CORRECTED WHERE NECESSARY BEFORE THE NEXT COURSE IS PLACED.
LAYOUT OF CHAINS AND CORNERS SHALL BE LEVEL AND ACCORDANCE WITH THE WALL LAYOUTS OR GENERAL NOTES.
PROCEEDERS ABOVE SHALL BE REPEATED UNTIL REINFORCEMENT OF WALL UNITS IS BELOW THE HEIGHT OF THE CAP UNITS.
REINFORCEMENT SHALL BE PLACED IN THE WALL AS SHOWN. WALLS SHALL BE CHECKED AND CORRECTED WHERE NECESSARY BEFORE THE NEXT COURSE IS PLACED.
LAYOUT OF CHAINS AND CORNERS SHALL BE LEVEL AND ACCORDANCE WITH THE WALL LAYOUTS OR GENERAL NOTES.
PROCEEDERS ABOVE SHALL BE REPEATED UNTIL REINFORCEMENT OF WALL UNITS IS BELOW THE HEIGHT OF THE CAP UNITS.

SEGMENTAL RETAINING WALL:
WORK SHALL CONSIST OF PREPARING DETAIL SHEET, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL AS SHOWN ON THE DRAWINGS AND SPECIFICATIONS AND IN ACCORDANCE WITH THE GENERAL NOTES AND SPECIFICATIONS.
REINFORCEMENT SHALL BE PLACED IN THE WALL AS SHOWN. WALLS SHALL BE CHECKED AND CORRECTED WHERE NECESSARY BEFORE THE NEXT COURSE IS PLACED.
LAYOUT OF CHAINS AND CORNERS SHALL BE LEVEL AND ACCORDANCE WITH THE WALL LAYOUTS OR GENERAL NOTES.
PROCEEDERS ABOVE SHALL BE REPEATED UNTIL REINFORCEMENT OF WALL UNITS IS BELOW THE HEIGHT OF THE CAP UNITS.

CONCRETE PAVING:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE CONCRETE PAVING (PART 02) STANDARD SPECIFICATIONS AND LOCAL, NATIONAL, REQUIREMENTS AND SPECIFICATIONS.
MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS AND SHALL BE TESTED AND APPROVED BY THE ENGINEER BEFORE USE.
CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE CURED AND PROTECTED AS SPECIFIED.
REINFORCEMENT SHALL BE PLACED IN THE CONCRETE AS SHOWN ON THE DRAWINGS AND SHALL BE TESTED AND APPROVED BY THE ENGINEER BEFORE USE.

ASPHALT PAVING:
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF THE ASPHALT PAVING (PART 02) STANDARD SPECIFICATIONS AND LOCAL, NATIONAL, REQUIREMENTS AND SPECIFICATIONS.
MATERIALS SHALL BE AS SPECIFIED IN THE SPECIFICATIONS AND SHALL BE TESTED AND APPROVED BY THE ENGINEER BEFORE USE.
CONCRETE SHALL BE PLACED AND FINISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE CURED AND PROTECTED AS SPECIFIED.

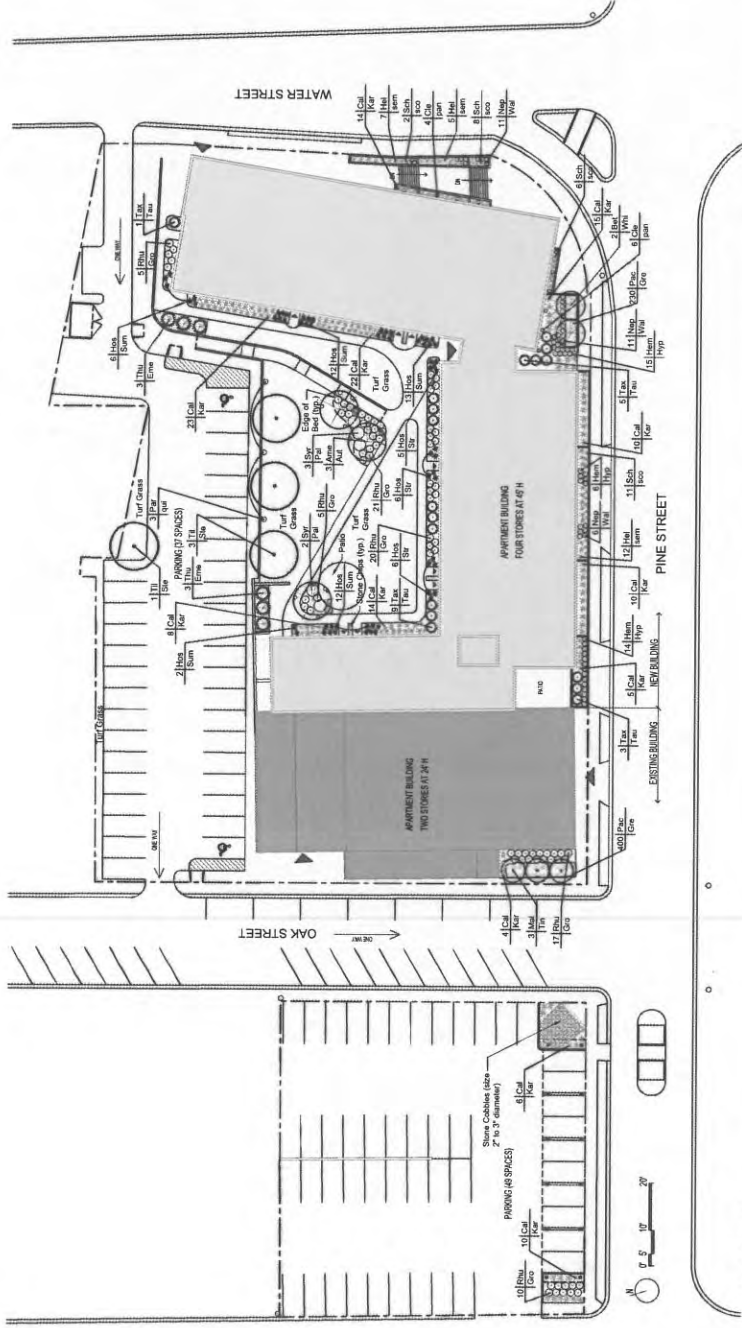
# Landscaping: Plan



Pioneer Ford  
Redevelopment  
Water Street at Pine Street  
Platteville, WI 53818

General  
Capital Group

## Landscape Plan



1 LANDSCAPE PLAN  
SCALE: 1"=20'

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	Planting 1" Caliper	10	each	100	1000
2	Planting 2" Caliper	20	each	200	4000
3	Planting 3" Caliper	30	each	300	9000
4	Planting 4" Caliper	40	each	400	16000
5	Planting 6" Caliper	50	each	500	25000
6	Planting 8" Caliper	60	each	600	36000
7	Planting 10" Caliper	70	each	700	49000
8	Planting 12" Caliper	80	each	800	64000
9	Planting 14" Caliper	90	each	900	81000
10	Planting 16" Caliper	100	each	1000	100000
11	Planting 18" Caliper	110	each	1100	121000
12	Planting 20" Caliper	120	each	1200	144000
13	Planting 24" Caliper	130	each	1300	169000
14	Planting 28" Caliper	140	each	1400	196000
15	Planting 32" Caliper	150	each	1500	225000
16	Planting 36" Caliper	160	each	1600	256000
17	Planting 40" Caliper	170	each	1700	289000
18	Planting 44" Caliper	180	each	1800	324000
19	Planting 48" Caliper	190	each	1900	361000
20	Planting 52" Caliper	200	each	2000	400000
21	Planting 56" Caliper	210	each	2100	441000
22	Planting 60" Caliper	220	each	2200	484000
23	Planting 64" Caliper	230	each	2300	529000
24	Planting 68" Caliper	240	each	2400	576000
25	Planting 72" Caliper	250	each	2500	625000
26	Planting 76" Caliper	260	each	2600	676000
27	Planting 80" Caliper	270	each	2700	729000
28	Planting 84" Caliper	280	each	2800	784000
29	Planting 88" Caliper	290	each	2900	841000
30	Planting 92" Caliper	300	each	3000	900000
31	Planting 96" Caliper	310	each	3100	961000
32	Planting 100" Caliper	320	each	3200	1024000
33	Planting 104" Caliper	330	each	3300	1089000
34	Planting 108" Caliper	340	each	3400	1156000
35	Planting 112" Caliper	350	each	3500	1225000
36	Planting 116" Caliper	360	each	3600	1296000
37	Planting 120" Caliper	370	each	3700	1369000
38	Planting 124" Caliper	380	each	3800	1444000
39	Planting 128" Caliper	390	each	3900	1521000
40	Planting 132" Caliper	400	each	4000	1600000
41	Planting 136" Caliper	410	each	4100	1681000
42	Planting 140" Caliper	420	each	4200	1764000
43	Planting 144" Caliper	430	each	4300	1849000
44	Planting 148" Caliper	440	each	4400	1936000
45	Planting 152" Caliper	450	each	4500	2025000
46	Planting 156" Caliper	460	each	4600	2116000
47	Planting 160" Caliper	470	each	4700	2209000
48	Planting 164" Caliper	480	each	4800	2304000
49	Planting 168" Caliper	490	each	4900	2401000
50	Planting 172" Caliper	500	each	5000	2500000
51	Planting 176" Caliper	510	each	5100	2601000
52	Planting 180" Caliper	520	each	5200	2704000
53	Planting 184" Caliper	530	each	5300	2809000
54	Planting 188" Caliper	540	each	5400	2916000
55	Planting 192" Caliper	550	each	5500	3025000
56	Planting 196" Caliper	560	each	5600	3136000
57	Planting 200" Caliper	570	each	5700	3249000
58	Planting 204" Caliper	580	each	5800	3364000
59	Planting 208" Caliper	590	each	5900	3481000
60	Planting 212" Caliper	600	each	6000	3600000
61	Planting 216" Caliper	610	each	6100	3721000
62	Planting 220" Caliper	620	each	6200	3844000
63	Planting 224" Caliper	630	each	6300	3969000
64	Planting 228" Caliper	640	each	6400	4096000
65	Planting 232" Caliper	650	each	6500	4225000
66	Planting 236" Caliper	660	each	6600	4356000
67	Planting 240" Caliper	670	each	6700	4489000
68	Planting 244" Caliper	680	each	6800	4624000
69	Planting 248" Caliper	690	each	6900	4761000
70	Planting 252" Caliper	700	each	7000	4900000
71	Planting 256" Caliper	710	each	7100	5041000
72	Planting 260" Caliper	720	each	7200	5184000
73	Planting 264" Caliper	730	each	7300	5329000
74	Planting 268" Caliper	740	each	7400	5476000
75	Planting 272" Caliper	750	each	7500	5625000
76	Planting 276" Caliper	760	each	7600	5776000
77	Planting 280" Caliper	770	each	7700	5929000
78	Planting 284" Caliper	780	each	7800	6084000
79	Planting 288" Caliper	790	each	7900	6241000
80	Planting 292" Caliper	800	each	8000	6400000
81	Planting 296" Caliper	810	each	8100	6561000
82	Planting 300" Caliper	820	each	8200	6724000
83	Planting 304" Caliper	830	each	8300	6889000
84	Planting 308" Caliper	840	each	8400	7056000
85	Planting 312" Caliper	850	each	8500	7225000
86	Planting 316" Caliper	860	each	8600	7396000
87	Planting 320" Caliper	870	each	8700	7569000
88	Planting 324" Caliper	880	each	8800	7744000
89	Planting 328" Caliper	890	each	8900	7921000
90	Planting 332" Caliper	900	each	9000	8100000
91	Planting 336" Caliper	910	each	9100	8281000
92	Planting 340" Caliper	920	each	9200	8464000
93	Planting 344" Caliper	930	each	9300	8649000
94	Planting 348" Caliper	940	each	9400	8836000
95	Planting 352" Caliper	950	each	9500	9025000
96	Planting 356" Caliper	960	each	9600	9216000
97	Planting 360" Caliper	970	each	9700	9409000
98	Planting 364" Caliper	980	each	9800	9604000
99	Planting 368" Caliper	990	each	9900	9801000
100	Planting 372" Caliper	1000	each	10000	10000000
<b>TOTAL:</b>					<b>128</b>





# Photometric: Site Plan



**MURPHY MORGAN**  
Sustainable Architecture

**PIONEER FORD REDEVELOPMENT**

**PLATTVILLE, WI**

Project Number: \_\_\_\_\_

Client: \_\_\_\_\_

Scale/Date: \_\_\_\_\_

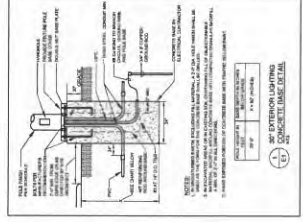
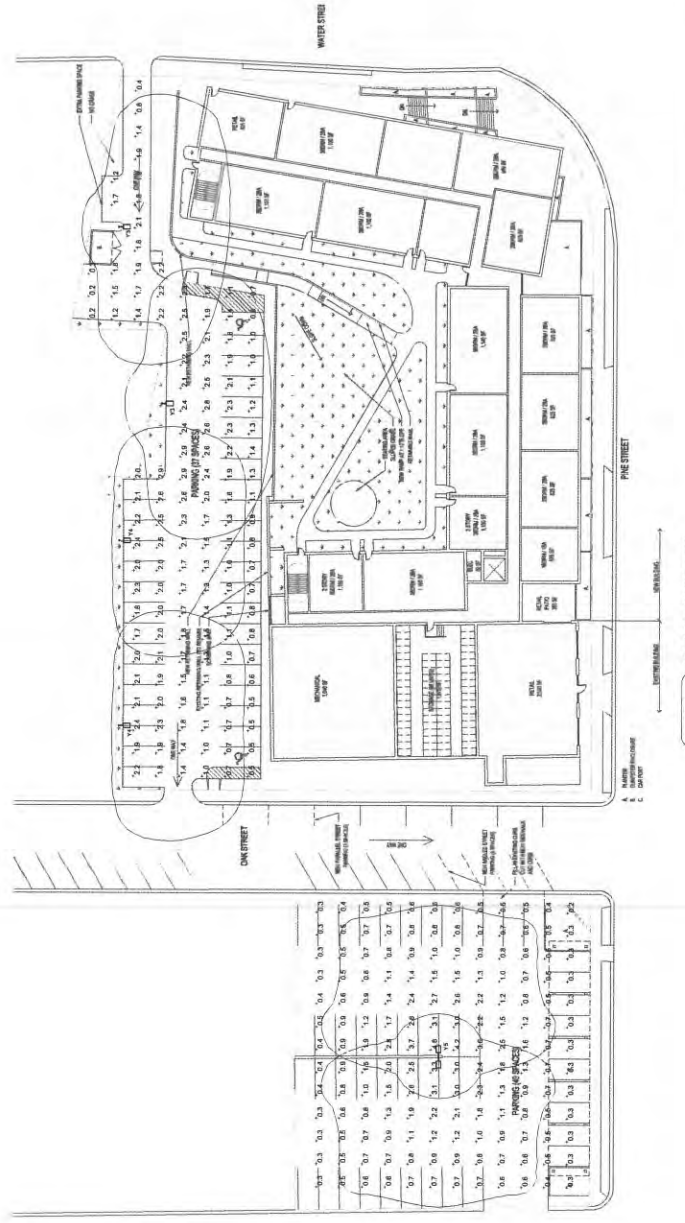
Sheet No. **1/E1**

Sheet Title **SITE PLAN - PHOTOMETRIC**

Drawn by: DC

Checked by: OK

Sheet Number **E1**



**GENERAL NOTES:**

1. ALL FOUNDATIONS SHALL BE CONCRETE ON GRADE.
2. ALL EXTERIOR WALLS SHALL BE CONCRETE BLOCK.
3. ALL ROOFS SHALL BE AS SHOWN.
4. ALL ROOF DECKS SHALL BE CONCRETE ON GIRTS.
5. ALL ROOF DECKS SHALL BE FINISHED WITH 2" POLYURETHANE INSULATION.
6. ALL ROOF DECKS SHALL BE FINISHED WITH 1" GYP BOARD.
7. ALL ROOF DECKS SHALL BE FINISHED WITH 1" POLYURETHANE INSULATION.
8. ALL ROOF DECKS SHALL BE FINISHED WITH 1" GYP BOARD.
9. ALL ROOF DECKS SHALL BE FINISHED WITH 1" POLYURETHANE INSULATION.
10. ALL ROOF DECKS SHALL BE FINISHED WITH 1" GYP BOARD.

**PLATTVILLE SITE FIXTURE SCHEDULE**

TYPE	DESCRIPTION	QUANTITY	MANUFACTURER	NOTES
1	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
2	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
3	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
4	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
5	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
6	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
7	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
8	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
9	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE
10	10' x 10' AREA LIGHT FIXTURE	10	PHILIPS	10' x 10' AREA LIGHT FIXTURE











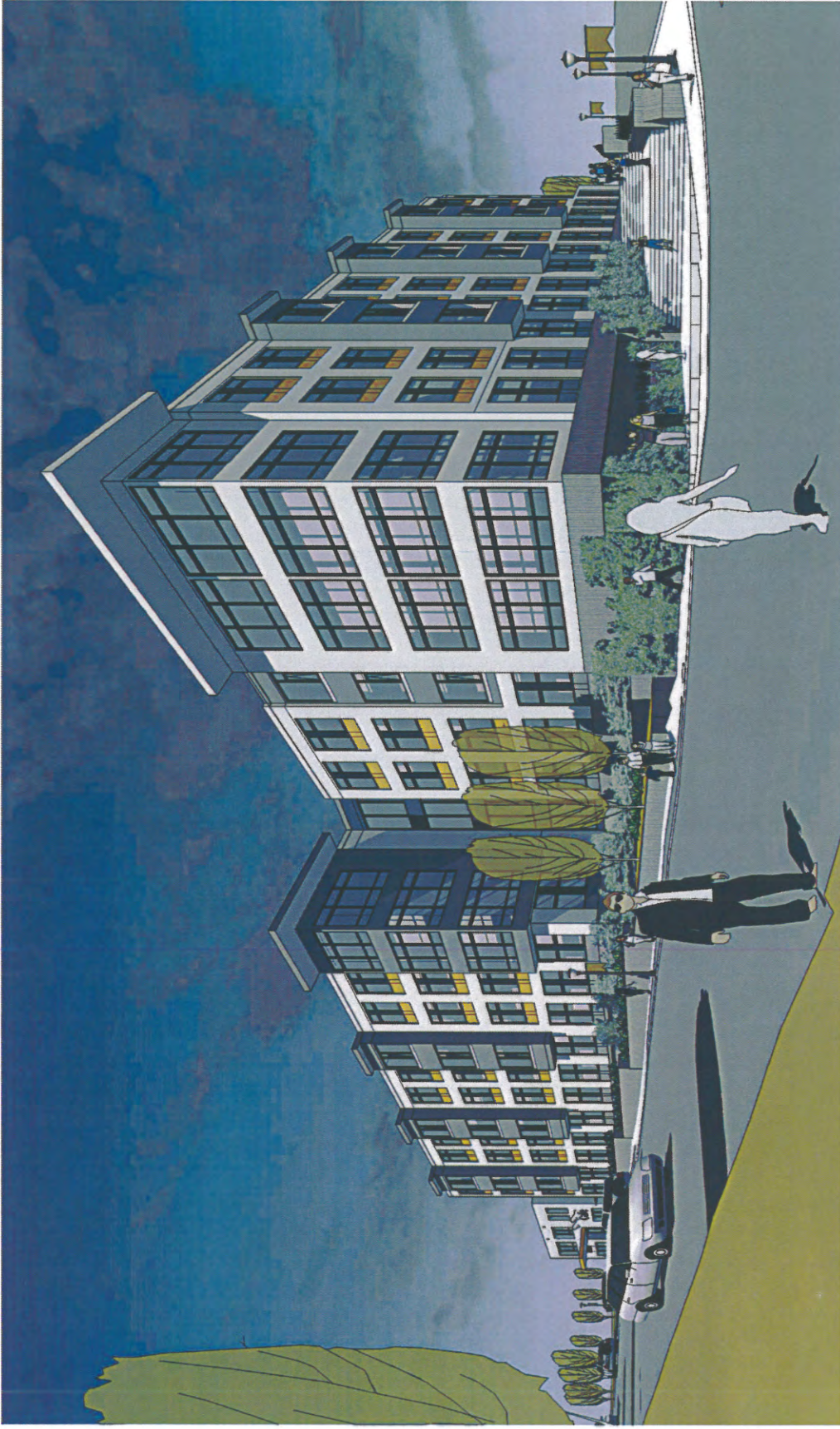




Architectural: Perspectives



Architectural: Perspectives



Architectural: Perspectives





CITY OF PLATTEVILLE  
**Community Planning & Development**

75 North Bonson Street, Platteville, WI 53818 (608) 348-9741

## MEMO:

---

To: Council  
From: Joe Carroll, Community Planning & Development Director  
Date: February 21, 2017  
Re: General Capital Project

---

Below are the questions Alder Killian asked at the February 7<sup>th</sup> meeting, with the responses from General Capital.

1. What are building exterior materials and percentages of each? Approximately 15% masonry and majority HardyPlank, Nichiha or similar brand high quality cementitious siding. NO VINYL on the project.
2. What is maintenance requirements of exterior materials? Very minimal. 25-year warranty on all siding color, so painting is usually required only after 15 years.
3. Where will air conditioning units be housed? On the roof.
4. Describe soundproofing that will be provided between units. "staggered stud" construction with insulation between units and the hallway wall. Sound isolating drywall clips on ceiling assembly. Sound matt under all flooring.
5. What type of doors will be used? No hollow core doors anywhere. Solid core laminate facing on unit entry doors, solid core painted doors for interior doors.
6. Appliance package in units? Energy Star appliances in all units.
7. Will we have a water softener? We will test local water and if needed, will add system wide softening. We have only had to do that on two properties. And we DON'T like doing it because there is no way to control soft water being used for drinking in kitchens, which is generally not recommended. We will not separate out "hard" and "soft" water lines because it would require duplicative plumbing throughout.
8. What is building type construction? Stick built. "Type VA" fully sprinklered construction.
9. What type of fire protection will be included for stick built? NFPA 13R fully protected,



# Former Pioneer Ford Site Project Overview and Development Agreement

CITY COUNCIL PRESENTATION

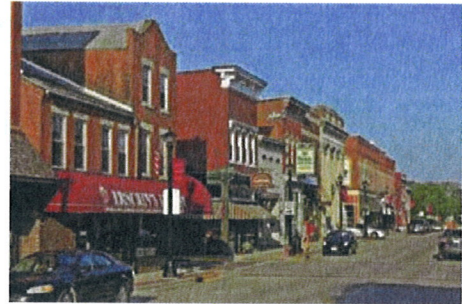
## Former Pioneer Ford Site



## Downtown Master Plan

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Vision: Downtown Platteville is a vibrant place and the cultural heart and identity of the community. A diverse business mix is thriving and profiting. Arrival to the downtown district is distinctive and appealing and parking is easy to find. Visitors discover reasons to linger and explore and more people choose to live downtown”



Former Pioneer Ford site is one of 13 redevelopment sites identified.

## History – Part 1

---

January 2011—Downtown Master Plan adopted

September 2011—Property is listed for sale by owner

April 2015—City signs offer to purchase property

Summer 2015 - City obtains grants to help with acquisition, environmental assessment and demolition costs

October 2015 - Phase 1 and 2 environmental assessment is completed with no major findings

December 2015 - City closes on property

December 2015 – Community visioning session for future of site

December 2015 – RFP for development issued with responses due in April

February 2016 – Council appoints Task Force to evaluate RFP responses

## Community Vision

About 45 people attend session. Questions asked include:

- ❖ What types of features would help establish this as a gateway to downtown?
- ❖ What types of uses should be considered for the site?
- ❖ What don't we want to see on this site?
- ❖ When the project is done I hope we can say \_\_\_\_\_ about the project.

Similar online survey also conducted.

## Visioning Guiding Principles

**Serve as a Gateway** – the project uses architectural and art themes to signify and invite people into the downtown area

**Be Smart with Parking** – The project takes advantage of topography to maximize and hide parking. Consider uses that make shared parking possible.

**Include Multi-story, Multi-Use Building** – The project combines retail, office and/or housing uses. All three are prominent in the downtown area.

**Complement Platteville's Historic Downtown** – The project's building façade and site design compliment the historic nature of the downtown area.

**Connect to the Outdoors and Street** – The project provides pedestrian-friendly features and green spaces in the site design; possible through the use of outdoor gathering spaces such as splash pad, sculpture garden, water feature and/or outdoor dining.

**Grow the Tax-Base** – The project improves the City's tax base in the downtown district.

## History – Part 2

December 2015 – RFP for development issued with responses due in April

February 2016 – Council appoints Task Force to evaluate RFP responses

June 2016 – Task Force recommends the proposal submitted by General Capital

July 2016 – Council selects General Capital as developer for the site

December 2016 – Plan Commission approves PUD-GDP for project

January 2016 – Council approves PUD-GDP

February 2016 – Plan Commission approves PUD-SIP

## Site Acquisition and Remediation Financing

	Expenses	Revenue	Net Cost
Purchase Price	\$982,426		
Environmental Review/Site Clearance	\$180,000 (est)		
CDBG Grant*		\$500,000	
WEDC Site Assessment Grant		\$150,000	
<b>Totals</b>	<b>\$1,162,426 (est)</b>	<b>\$650,000</b>	<b>\$512,426 (est)</b>

\* The City must secure a developer before it can receive full reimbursement for the CDBG grant.

## Project Financing

Source	Amount
Developer Loans/Grants/Equity	\$2,571,597
Tax Credits	\$9,010,980
City TIF Assistance*	\$1,300,000
<b>Total Investment</b>	<b>\$12,882,577</b>

The City would deed the property to the Developer for \$1 (net cost to City is \$512,426).

\* If the developer is able to secure a HOME program loan, they have the option of paying back part of the TIF assistance/loan immediately.

### Developer will pay:

Principal payment on TIF assistance/loan  
 + Interest payment on TIF assistance/loan  
 + Any borrowing costs associated with TIF assistance/loan  
 + \$21,469 which represents the taxes generated by the property prior to the City's purchase  
 = Annual Guaranteed Tax Payment

## Tax Increment District (TID) 7

### Impact:

- ❖ The guaranteed tax payments will cover all of the costs associated with the TIF assistance/loan and the TIF assistance/loan will not have a negative impact on TID 7
- ❖ Guaranteed tax payment will cover taxes previously generated by site prior to City acquisition
- ❖ City receives full reimbursement for CDBG grant and Site Assessment Grant

### Costs/Risks of Inaction:

- ❖ Property remains off tax roll
- ❖ City must request extension to CDBG grant reimbursement, Site Assessment Grant and seek new developer

### General Fund Impact:

- ❖ Approving or not approving this project will not have an impact on the projected shortfall in the City's General Fund budget.
- ❖ Not approving this project will not result in additional operating funds for the Museum, Senior Center or other operating expenses.

## Timeline

---

- ❖ Project is contingent on the developer securing WHEDA tax credits. Submission to WHEDA would occur in March 2017 with award of the credits in April 2017.
- ❖ Construction would start in fall of 2017 with anticipated completion by end of 2018.

Handed out at Council Meeting 2/28/17

Pioneer Ford Redevelopment  
Planned Unit Development  
SIP Plan Set

Water Street at Pine Street  
Platteville, WI 53818

Specific Implementation Plan



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• Civil: Land Title Survey	6
• Civil: Erosion Control + Site Preparation Plan	7
• Civil: Site Plan	8
• Civil: Grading Plan	9
• Civil: Utility Plan	10
• Civil: Details	11
• Landscaping: Plan	15
• Landscaping: Details	16
• Photometric Site Plan	17
• Architectural Elevations	18
• Architectural: Plans	21
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OWNER



**Sig Strautmanis**  
6938 N. Santa Monica Boulevard  
Fox Point, WI 53217  
p: 414.228.3500  
Email: sig@generalcapitalgroup.com

ARCHITECT



**Jason Korb AIA LEED AP**  
President  
648 N. Plankinton Ave, Suite 240  
Milwaukee, WI 53203  
p: 414.988.7430  
Email: jkorb@kaa-arch.com

CIVIL



**Terry Meyer, P.E.**  
Project Engineer  
1300 W. Canal Street,  
Milwaukee, WI 53233  
p:414.643.4200  
tmeyer@thesigmagroup.com

LANDSCAPE



**Rosheen Styczinski**  
1409 N. 54th Street  
Milwaukee, WI 53208  
p: 414.530.1080  
Email: newedenlandscape.com

LIGHTING



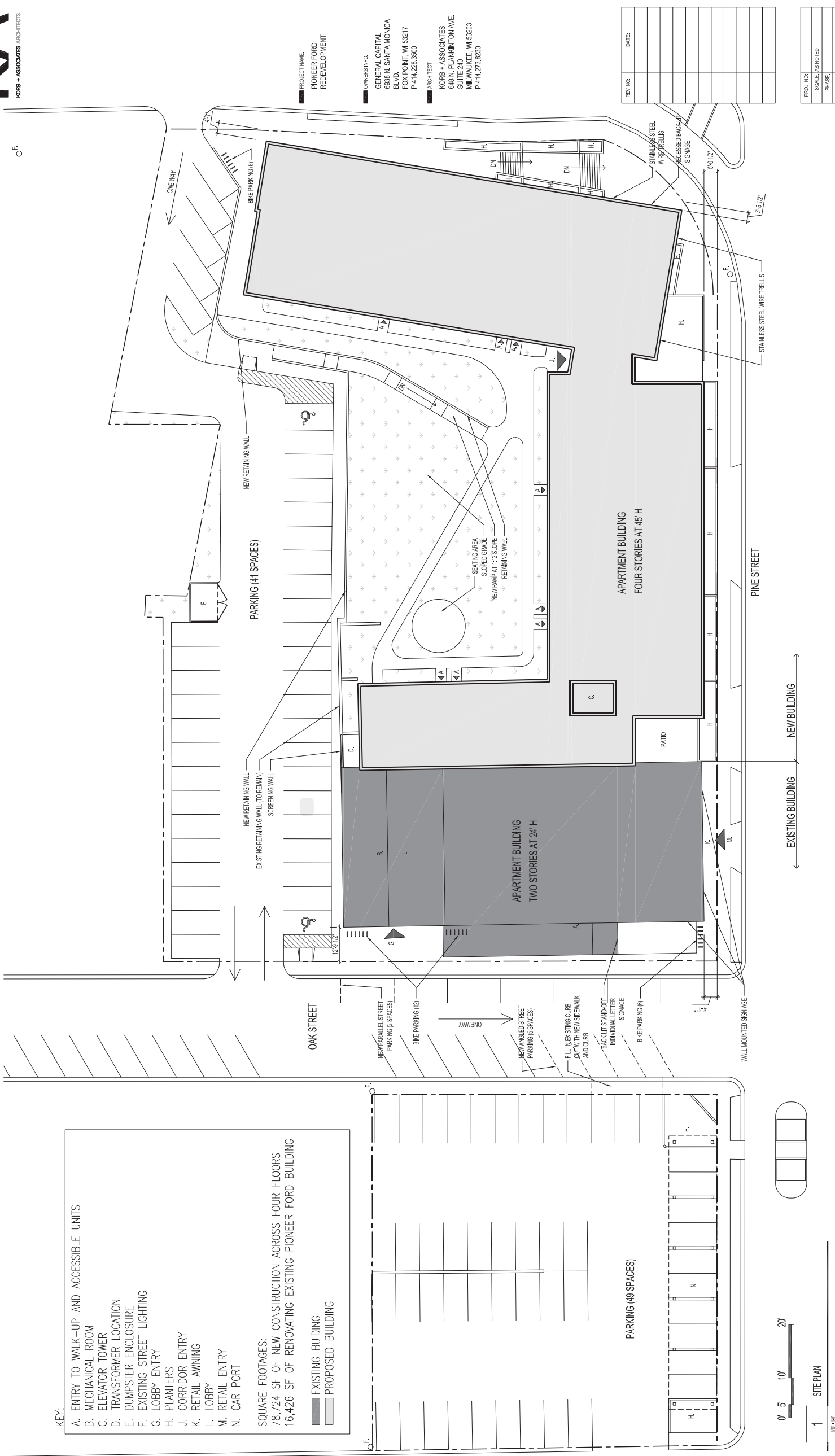
**Dan Cedeno**  
116 Fremont Street P.O. Box 235  
Kiel, WI 53042  
p: 920.585.5547  
Email: DanC@me-pe.com

Vicinity Map





- KEY:
- A. ENTRY TO WALK-UP AND ACCESSIBLE UNITS
  - B. MECHANICAL ROOM
  - C. ELEVATOR TOWER
  - D. TRANSFORMER LOCATION
  - E. DUMPSTER ENCLOSURE
  - F. EXISTING STREET LIGHTING
  - G. LOBBY ENTRY
  - H. PLANTERS
  - J. CORRIDOR ENTRY
  - K. RETAIL AWNING
  - L. LOBBY
  - M. RETAIL ENTRY
  - N. CAR PORT
- SQUARE FOOTAGES:  
 78,724 SF OF NEW CONSTRUCTION ACROSS FOUR FLOORS  
 16,426 SF OF RENOVATING EXISTING PIONEER FORD BUILDING
- EXISTING BUILDING
  - PROPOSED BUILDING



PROJECT NAME:  
**PIONEER FORD REDEVELOPMENT**

OWNERS REF:  
 GENERAL CAPITAL  
 8538 N. SANTA MONICA BLVD.  
 FOX POINT, WI 53217  
 P 414.228.3500

ARCHITECT:  
 KORB + ASSOCIATES  
 648 N. PLANKINTON AVE.  
 SUITE 240  
 MILWAUKEE, WI 53203  
 P 414.273.8230

REV. NO.	DATE

PROJ. NO.	SCALE/AS NOTED
PHASE	DATE: 01-15-2017

SITE PLAN  
**AS100**  
Copyright 2017 - Korb + Associates Architects Inc.

SIGMA logo and contact information: www.thesignmagroup.com, 300 West Canal Street, Milwaukee, WI 53212, Phone: 414-643-4200, Fax: 414-643-4210

LEGEND table listing symbols for various features like structures, utility lines, easements, and other survey elements.

ALTANSPS LAND TITLE SURVEY
86 S SECOND STREET
PLATVILLE, WISCONSIN
50 & 70 S. WATER STREET
45, 70, 75 S. OAK STREET

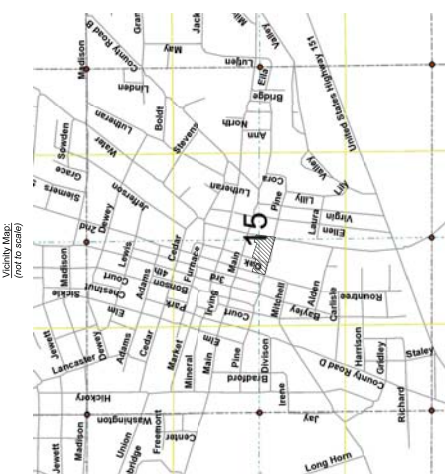
North arrow pointing up and a graphic scale bar showing 0, 30, and 60 feet.

Table with columns: NO. REVISION, DATE BY, DRAWING NO., DRAWN BY, DATE, PROJECT NO., CHECKED BY, APPROVED BY, SHEET NO. (1 OF 1)

GENERAL NOTES:

- 1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES...
2. THE SITE WAS SURVEYED ON 12-20-2016 AND WAS SNOW AND ICE COVERED AT THE TIME...
3. HORIZONTAL DATUM FOR THE PROJECT SURVEY IS WISCONSIN COUNTY COORDINATE SYSTEM - GRANT COUNTY...
4. CURRENT ZONING IS CENTRAL BUSINESS...
5. PARCEL AREAS: PARCEL I & II 63,835 SQ. FT. +/-, PARCEL II 17,119 SQ. FT. +/-
6. FEMA PARCEL FALLS WITHIN ZONE X AREAS OF MINIMAL FLOOD HAZARD, PER FEMA FIRM PANEL 550420378F, DATED 2/03/2016.

DRAFT



Surveyor's Certification: To: Tri-County Title Services, LLC, Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys... Date of Map December 23, 2016.

Baba M. Inzile, PLS - 2351

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES... COMPLETENESS CANNOT BE GUARANTEED.

Legal description per Tri-County Title Services Commitment No. TC-4690, with an effective date of June 19, 2015.

Parcel I Part of Block 44 of the Original Plat of the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat... Parcel II Beginning at a point located South 67°30' East 19 feet, 8 inches from the center of Sec. 15, T.3 N., R.1 W. in Grant County, Wisconsin...

Parcel III Lot 3 and 4 in Block 43 of the Original Plat of the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereon.

Property Address: Parcel I: 45 S. Oak Street, Platteville, WI 53818; Parcel II: 70 S. Oak Street, Platteville, WI 53818; Parcel III: 50 S. Water Street, Platteville, WI 53818

Par. Tri-County Title Services Commitment No. TC-4690, with an effective date of June 19, 2015, the following items appear in Schedule B II as exceptions: 10. Public or private rights, if any, in such portion of the subject premises as may be presently used, laid out or dedicated in any manner...

11. Terms, conditions, limitations and restrictions upon any right in shared walls or party walls, including but not limited to any obligation relating to the repair, maintenance, replacement or servicing of the walls. 12. Terms, conditions, limitations and restrictions upon any right in the easement described in Schedule A, including but not limited to any obligation relating to the repair, maintenance, replacement or servicing of the easement.

13. AGREEMENT between Benjamin Richards and Emma Richards, his wife, to Richard W. Brobeck and Helen Brobeck, co-partners doing business as Brobeck Realty, Inc., dated July 5, 1962, in the Grant County Register of Deeds Office Volume 328 of Deeds on Page 407 as Document No. 271162, (Parcel I and III) AFFECTS PARCEL AS SHOWN ON MAP, September 29, 1955 in Volume 328 of Deeds on Page 407 as Document No. 271162, (Parcel I and III) AFFECTS PARCEL AS SHOWN ON MAP.

14. Easement and common Right of Way set forth in the Warranty Deed dated May 2, 1962, and recorded July 5, 1962, in the Grant County Register of Deeds Office in Volume 376 of Deeds at Page 372, (Parcel III) AFFECTS PARCEL AS SHOWN ON MAP, DEPOSITION IS APPROXIMATE.

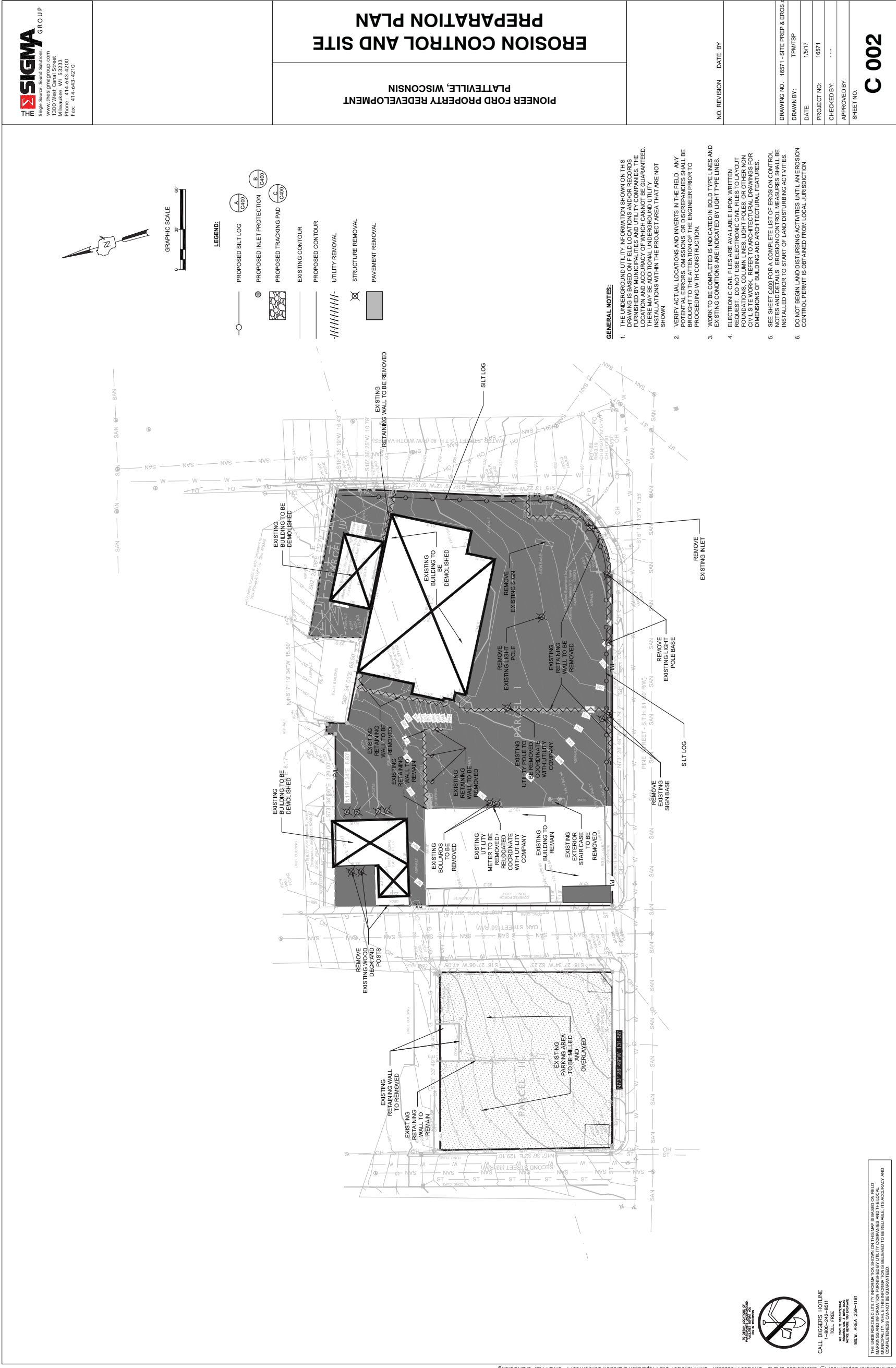
15. AWARD OF DAMAGES from City of Platteville in the name of State of Wisconsin, to Brobeck Realty Corporation by instrument dated July 5, 1962, in the Grant County Register of Deeds Office in Volume 328 of Deeds on Page 407 as Document No. 271162, (Parcel I) SHOW ON MAP FOR REFERENCE ONLY, LIMITED EASEMENT APPEARS TO HAVE EXPIRED.

16. EASEMENT between Charles L. and Stella J. Stelinger, his wife, both individually and as such wife, and Roger Oates and Virginia J. Oates, his wife, both individually and as such wife, by instrument dated July 11, 1980 in Volume 539 of Records on Page 230 as Document No. 477126, RELATES TO PRIVATE SEWER TO CONNECT WITH SEWER ON MAIN STREET, UNABLE TO RETRACE FROM DESCRIPTION PROVIDED.

17. EASEMENT in Wisconsin Power and Light Company by instrument dated June 14, 1969 and recorded in the Grant County Register of Deeds Office June 19, 1969 in Volume 592 of Records on Page 230 as Document No. 479346, AFFECTS PARCEL AS SHOWN ON MAP, DEPOSITION IS APPROXIMATE.

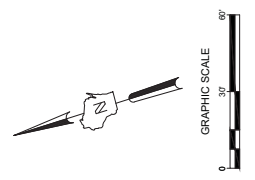
18. Terms and conditions of EASEMENT between the Grant Lodge of Wisconsin, Independent Order of Odd Fellows, and Wilson J. Bolt and Ronald J. Bock, Co-Partners of a Partnership, by instrument dated March 10, 1989 in the Grant County Register of Deeds Office March 22, 1988 in Volume 644 of Records on Page 565 as Document No. 523941 (Parcel I) AFFECTS PARCEL AS SHOWN ON MAP.

19. Temporary Limited Easement as shown on TRANSPORTATION PROJECT PLAT NO. 5035-02-21-01 recorded in the Grant County Register of Deeds Office July 28, 2011 in Cabinet C of Plats on Page 25 as Document No. 737338, (Parcel I and III) DOCUMENT PROVIDED IS ILLEGIBLE, TEMPORARY LIMITED EASEMENT MAY HAVE EXPIRED.



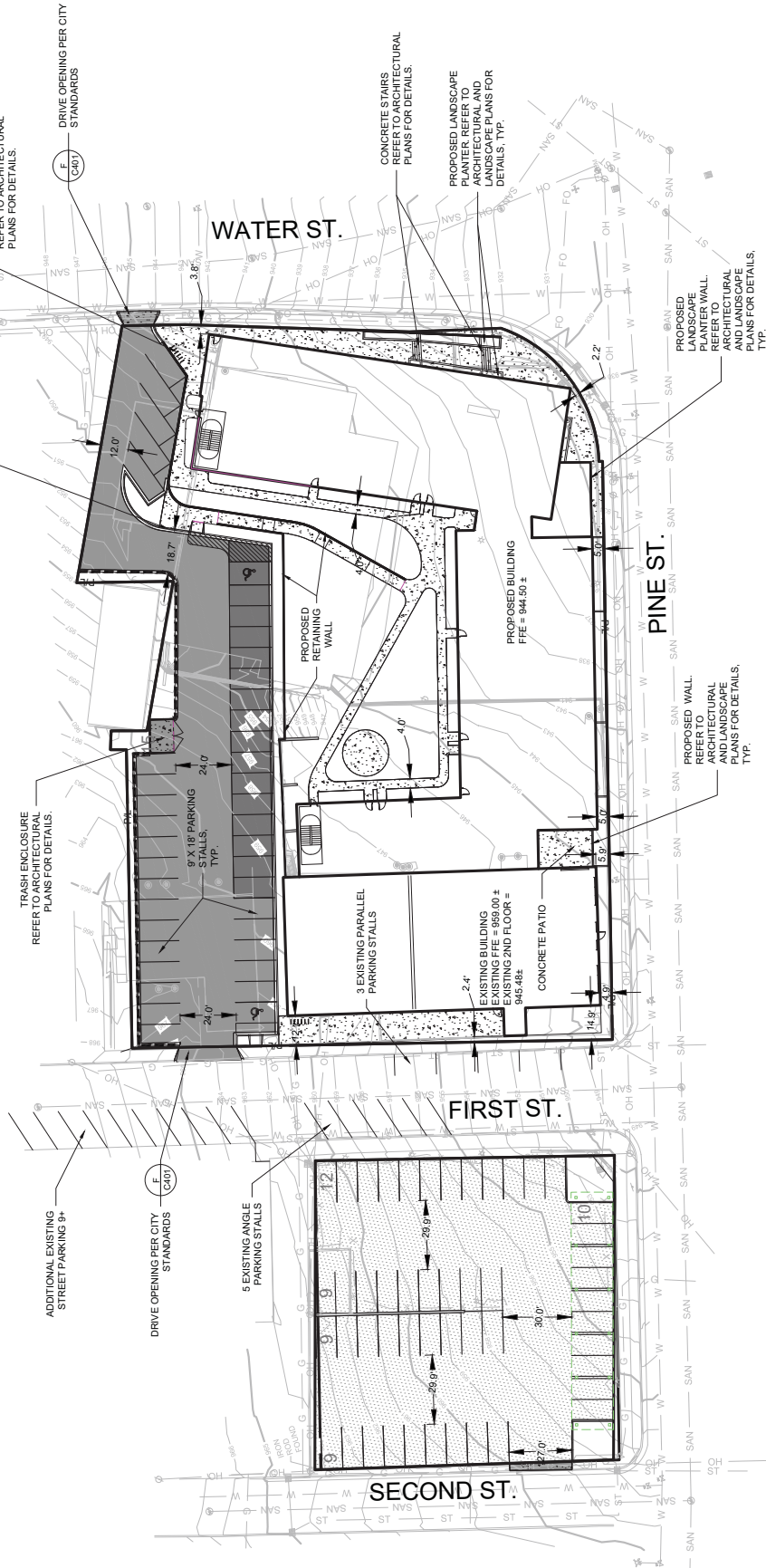


**SITE INFORMATION:**  
 PARKING LOT SITE = 0.39 ACRES  
 BUILDING SITE = 1.46 ACRES  
 TOTAL SITE = 1.85 ACRES  
 TOTAL DISTURBED AREA = 1.26 ACRES  
 EXISTING IMPERVIOUS AREA (PARKING SITE) = 0.39 ACRES  
 EXISTING IMPERVIOUS AREA (BUILDING SITE) = 1.46 ACRES  
 PROPOSED IMPERVIOUS AREA (PARKING SITE) = 0.36 ACRES  
 PROPOSED IMPERVIOUS AREA (BUILDING SITE) = 1.22 ACRES  
 TOTAL PROPOSED IMPERVIOUS AREA = 1.58 ACRES  
 ADA PARKING STALLS = 2 STALLS  
 TOTAL PARKING STALLS = 94 STALLS  
 EXISTING STREET PARKING = 17 STALLS



**LEGEND:**

	5' THICK CONCRETE WALK (C40)
	CONCRETE PAVEMENT (C40)
	ASPHALT SURFACE (A40)
	POROUS ASPHALT (A40P)
	CURB & GUTTER (ACCEPT)
	CURB & GUTTER (REJECT)



**SITE PLAN**  
**PIONEER FORD REDEVELOPMENT**  
**PLATEVILLE, WISCONSIN**

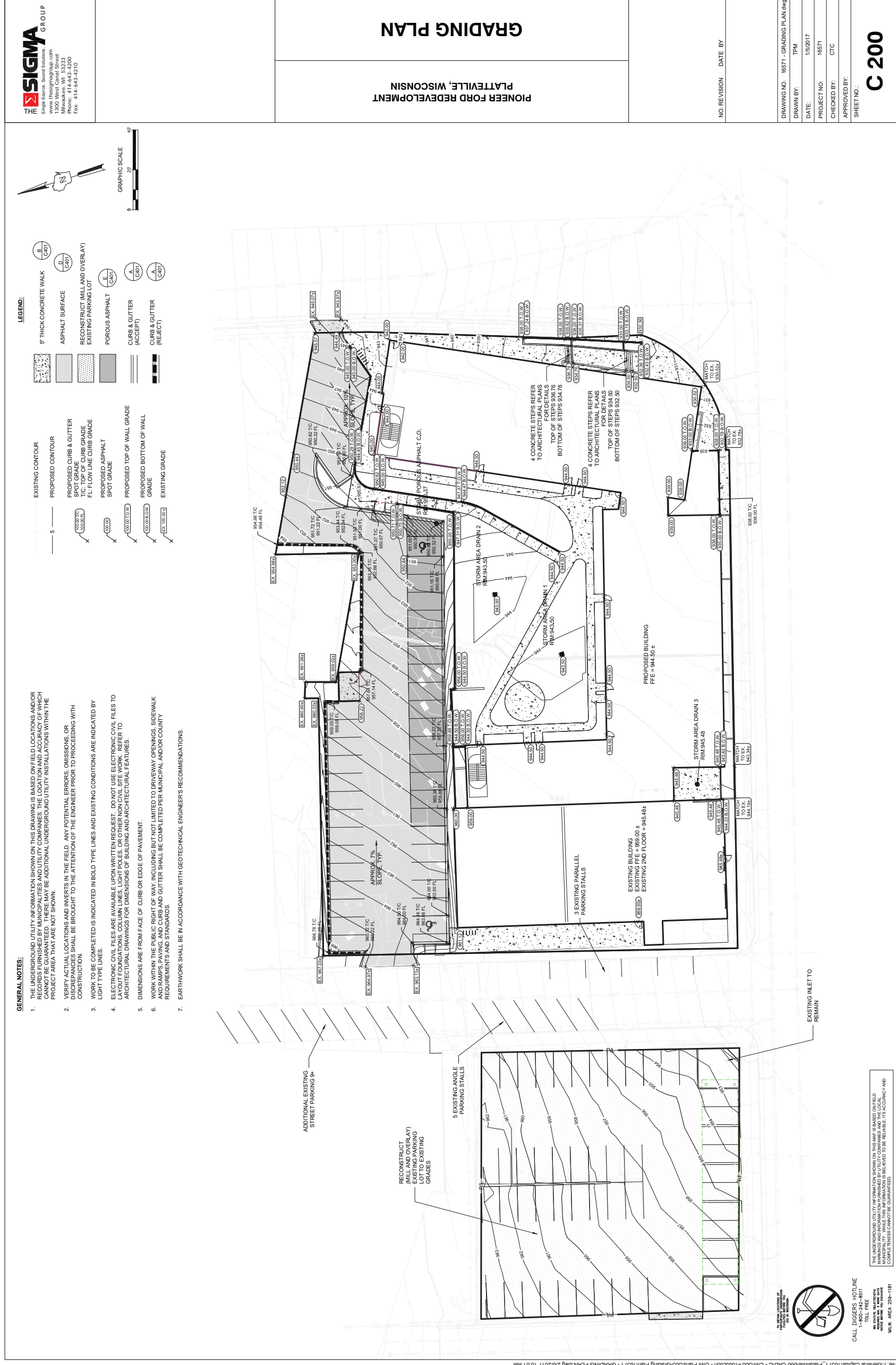
- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS BASED ON RECORD DRAWINGS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. ANY DISCREPANCIES WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND DEPTHS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, OR REBAR. ALL DIMENSIONS SHALL BE TAKEN FROM THE REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

NO. REVISION	DATE BY
DRAWING NO. 16571 - SITE PLAN.dwg	
DRAWN BY:	TPM
DATE:	1/5/2017
PROJECT NO.:	16571
CHECKED BY:	CTC
APPROVED BY:	
SHEET NO.:	<b>C 100</b>

CALL DIGGERS HOTLINE  
 1-800-485-8511  
 TOLL FREE  
 WE EXCAVE, REPAIR/REPLACE  
 AND RESTORE YOUR DRIVEWAY  
 M.I.K. AREA 259-1181

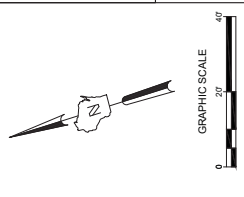
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- GENERAL NOTES:**
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
  2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
  3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
  4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
  5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
  6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK OPENINGS, AND GUTTERS SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
  7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEO TECHNICAL ENGINEER'S RECOMMENDATIONS.

- LEGEND:**
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - PROPOSED CURB & GUTTER
  - SPOT GRADE
  - FL FLOW LINE CURB GRADE
  - PROPOSED ASPHALT
  - PROPOSED TOP OF WALL GRADE
  - PROPOSED BOTTOM OF WALL GRADE
  - EXISTING ASPHALT
  - EXISTING GRADE
  - 5 THICK CONCRETE WALK
  - ASPHALT SURFACE
  - RECONSTRUCT MILL AND OVERLAY
  - EXISTING PARKING LOT
  - POROUS ASPHALT
  - CURB & GUTTER (ACCEPT)
  - CURB & GUTTER (REJECT)



**PIONEER FORD REDEVELOPMENT  
PLATTEVILLE, WISCONSIN  
GRADING PLAN**

NO REVISION DATE BY

DRAWING NO.:	16571 - GRADING PLAN.dwg
DRAWN BY:	TPM
DATE:	1/2/2017
PROJECT NO.:	16571
CHECKED BY:	CTC
APPROVED BY:	
SHEET NO.:	<b>C 200</b>

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- LEGEND:**
- W --- PROPOSED WATER SERVICE
  - SAN --- PROPOSED SANITARY SERVICE
  - S --- PROPOSED STORM SEWER
  - PROPOSED STORM INLET
  - PROPOSED STORM MANHOLE

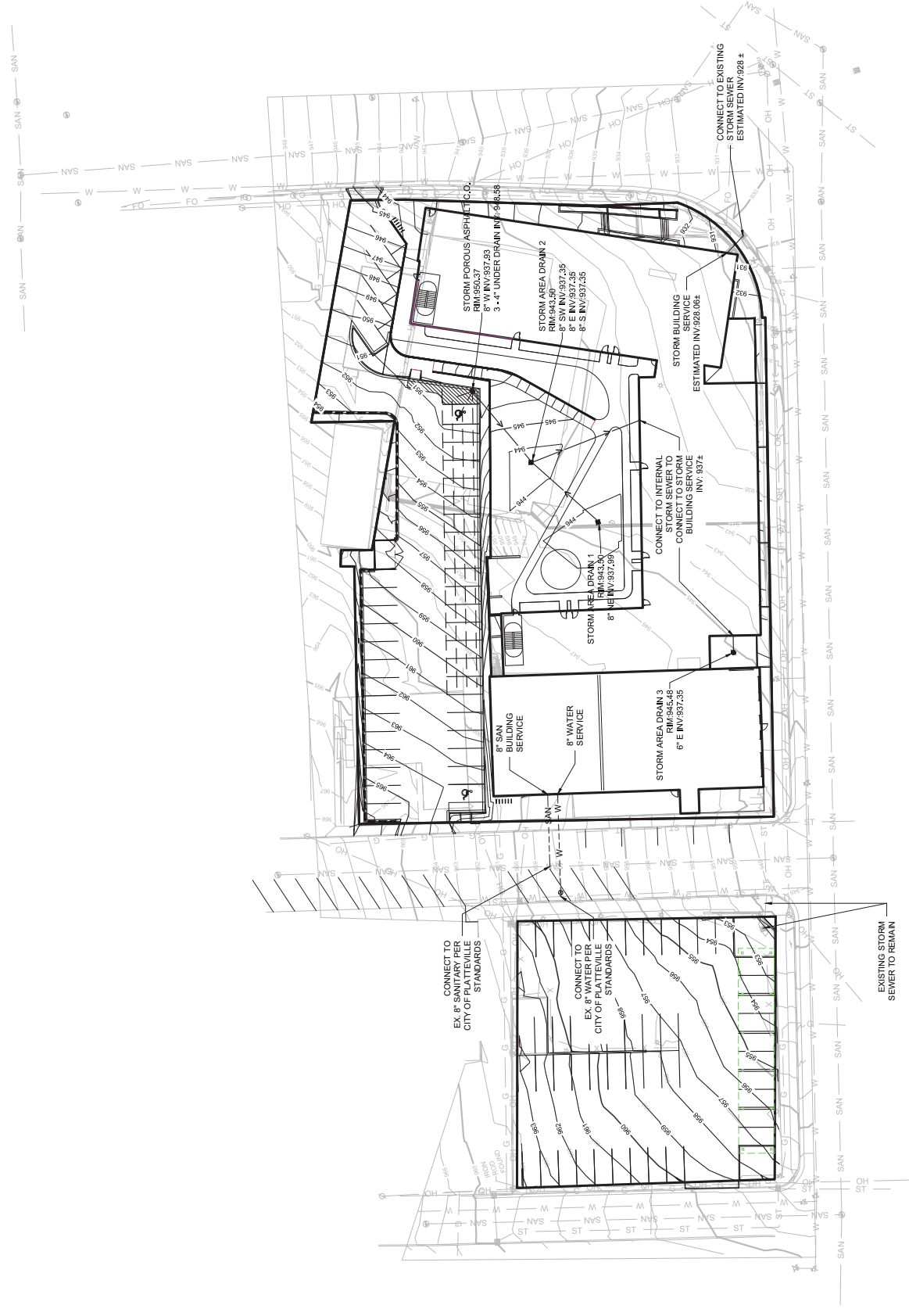
**GENERAL NOTES:**

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THE ENGINEER HAS CONDUCTED VISUAL SURVEY AND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON-CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS OR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUDS OF 10 FEET IN TWO DIRECTIONS FOR EACH STORM INLET IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC. ALL PRIVATE STORM SEWERS SHALL BE 15' MINIMUM COVER CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGNED UNDER THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.

**PIONEER FORD REDEVELOPMENT  
PLATTEVILLE, WISCONSIN  
UTILITY PLAN**

DRAWING NO.	16571 - UTILITY PLAN.dwg
DRAWN BY:	TPM
DATE:	11/20/17
PROJECT NO.:	16571
CHECKED BY:	CTC
APPROVED BY:	
SHEET NO.:	<b>C 300</b>

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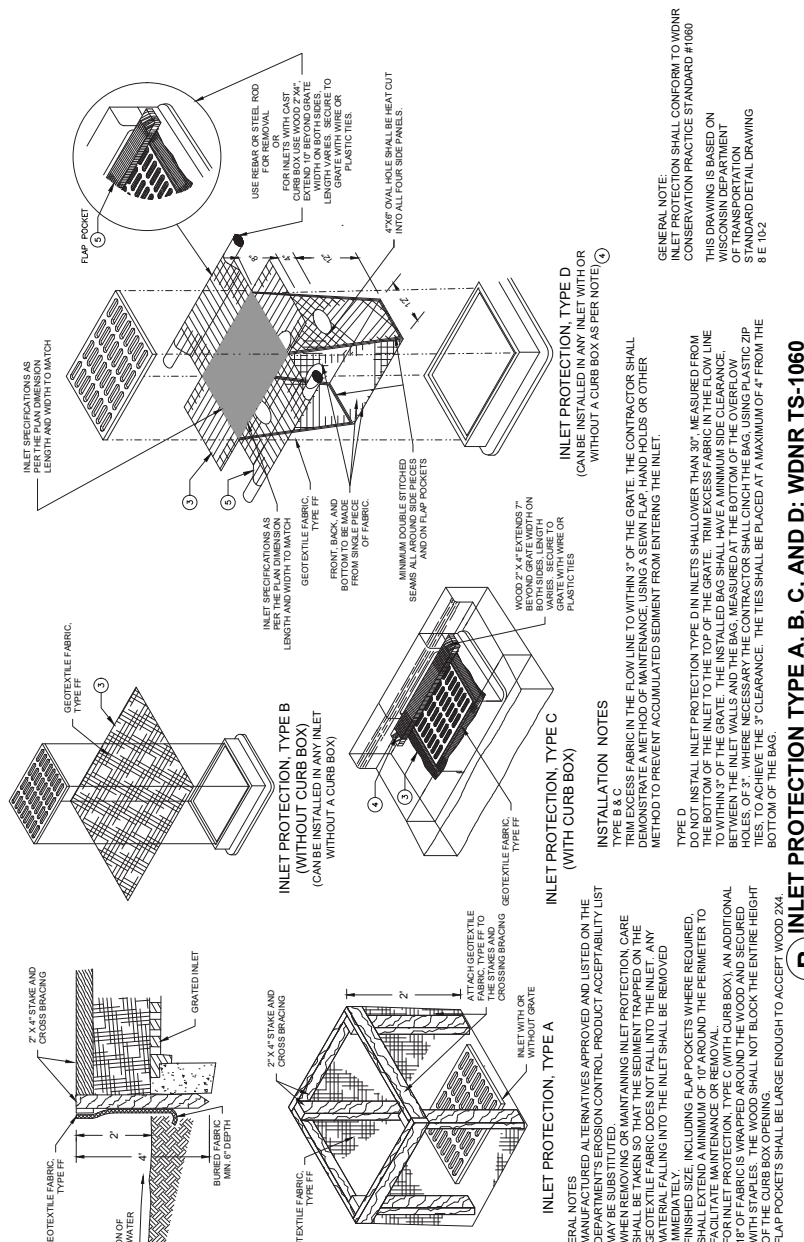


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**DETAILS**

**PIONEER FORD REDEVELOPMENT  
 PLATTEVILLE, WISCONSIN**

**A SEDIMENT LOG**  
NOT TO SCALE

**SECTION NTS**

**PLAN NTS**

**B INLET PROTECTION TYPE A, B, C, AND D: WDNR TS-1060**  
NOT TO SCALE

**C CONSTRUCTION ENTRANCE/  
 EXIT DETAIL: WDNR TS-1057**  
NOT TO SCALE

**GENERAL NOTES:**

- CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
- FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
- PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
- SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
- SITE DEWATERING, WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
- WASTE AND MATERIAL DISPOSAL - ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
- TRACKING - EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ADJACENT PROPERTIES. TRACKING SHALL BE PREVENTED BY THE USE OF TRACKING PADS. TRACKING PADS SHALL BE INSTALLED IN THE MANNER SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. FULFILLING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY MUNICIPALITY OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
- SEMENT CLEANUP - ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, INCLUDING SOILING, COVERING WITH PERMANENT TURF OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. PERMANENT TURF OR PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SOILING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
- SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
- WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
- NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
- OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
- REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGEWAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
- KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
- CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
- WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
- CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
- PERMANENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDING WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
- IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1059. INSPECT ANONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY.

**INSTALLATION NOTES**

- TYPE B & C: INSTALL GEOTEXTILE FABRIC IN THE BLOCKS TO WITHIN 1/2" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
- TYPE D: INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE LOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW. THE BAG SHALL BE SECURED TO THE INLET WALLS WITH 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

**CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:**

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL SILT FENCING AND INLET PROTECTION.
- INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
- STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
- CONSTRUCT STORM WATER BASIN AND INSTALL TEMPORARY OUTLET AND EMERGENCY OVERFLOW. BASIN IS TO BE USED AS A SEDIMENTATION BASIN DURING THE COURSE OF CONSTRUCTION.
- CONSTRUCT DIVERSION SWALES, DIRECT RUNOFF TO STORM BASIN. INSTALL ASSOCIATED DITCH CHECKS.
- INSTALL RIP-RAP AT STORM WATER BASIN AS SHOWN ON THE PLANS.
- STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE. PLACE SILT FENCE AROUND STOCKPILE(S).
- PERFORM ROUGH SITE GRADING, STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059, AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 4 INCHES.
- PREPARE BUILDING PAD AND BEGIN FOUNDATIONS WORK FOR BUILDING.
- INSTALL UTILITIES. INSTALL ANY ADDITIONAL INLET PROTECTION ON NEW STORM SEWER AND INSTALL RIP-RAP AT NEW STORM SEWER OUTFALLS.
- PERFORM FINE SITE GRADING AND INSTALL STONE BASE(S).
- REMOVE TEMPORARY OUTLET CONTROL STRUCTURE ON BASIN AND INSTALL PAVEMENTS.
- LANDSCAPE AND STABILIZE REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
- REMOVE EXCESS SEDIMENT FROM STORMWATER BASINS AND RETURN BASINS TO THEIR DESIGN DIMENSIONS AND VOLUMES.
- REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

**GENERAL NOTE:**

STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

**GENERAL NOTE:**

INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060

**GENERAL NOTE:**

THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 102

**GENERAL NOTE:**

4"x6" OVAL HOLE SHALL BE HEAT CUT INTO ALL FOUR SIDE PANELS.

**GENERAL NOTE:**

USE REBAR OR STEEL ROD FOR REMOVAL FOR INLETS WITH CAST EXTERIOR SURFACES. REBAR SHALL BE PLACED WITHIN 1/2" OF GRATE WITH WIRE OR PLASTIC TIES.

**GENERAL NOTE:**

MINIMUM DOUBLE STITCHED SEAMS SHALL BE USED ON FLAP POCKETS AND ON RIP-PAP POCKETS.

**GENERAL NOTE:**

WOOD 2"x4" EXTENDS 7" FROM INLET WALLS WITH BOTH SIDES. LENGTH VARIES. SECURE TO EXISTING ASPHALT, CONCRETE OR GRASS SURFACE.

**GENERAL NOTE:**

EXISTING ASPHALT, CONCRETE OR GRASS SURFACE.

**GENERAL NOTE:**

3" TO 6" CLEAR OR WASHED STONE.

**GENERAL NOTE:**

STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057

**GENERAL NOTE:**

NOT TO SCALE

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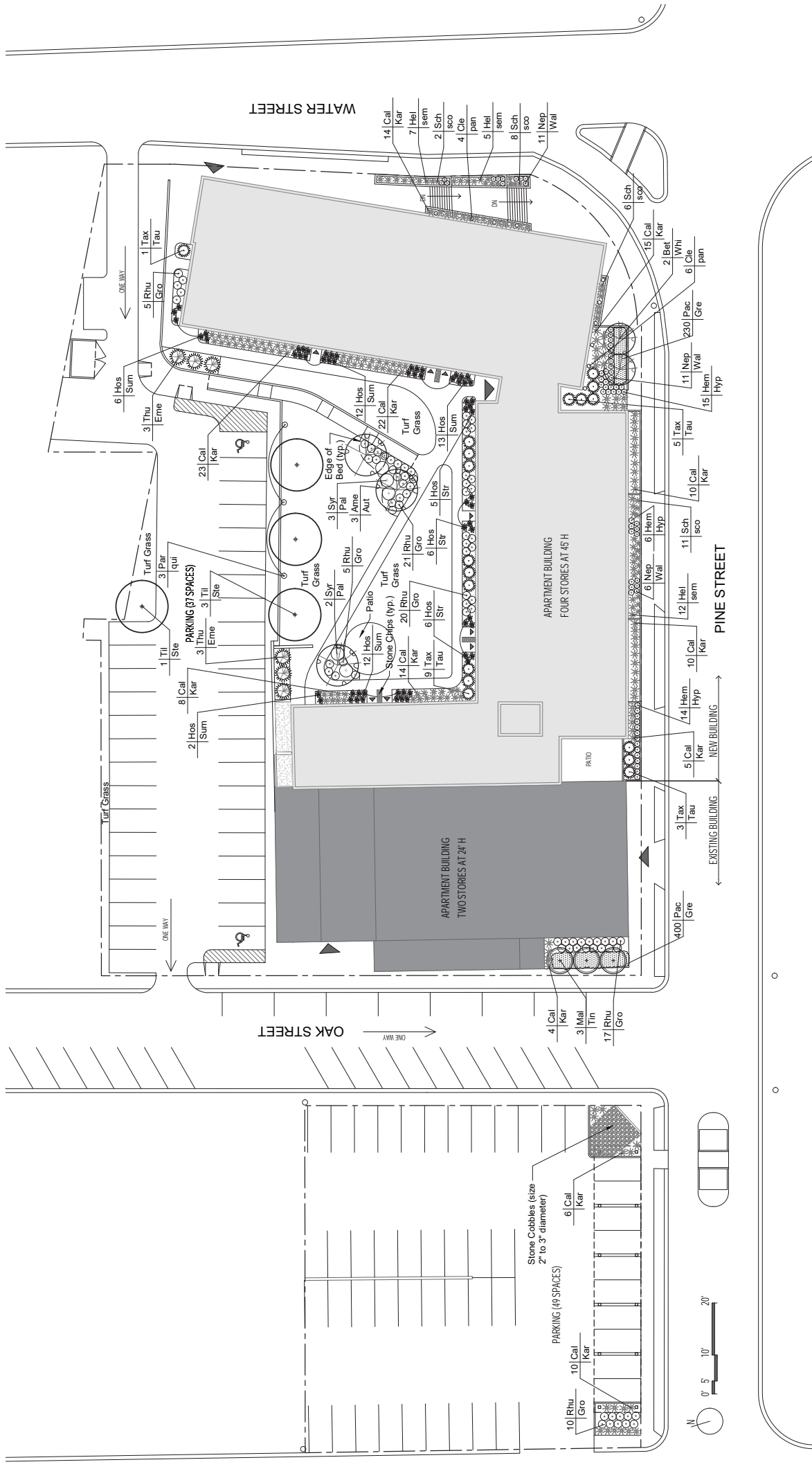




Pioneer Ford  
Redevelopment  
Water Street at Pine Street  
Platteville, WI 53818

General  
Capital Group

Landscape  
Plan



1 LANDSCAPE PLAN

SCALE: 1" = 20'

REVISIONS:

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT NOTES	AVERAGE MATURE SIZE (ft)	P/S (ft)	PLANT
Dec. Tree	3	Asterischer x grandifolius 'Autumn Brilliance'	Asterisk Balance Senecoberry	1 1/2' x 2'	BB	25 ft x 25' spread	30	90
Dec. Tree	2	Bakula japonica 'Whitepearl'	Whitepearl Bark	2 1/2' x 3'	BB	35 ft x 25' spread	50	100
Dec. Tree	3	Melia azadirachta 'Tara'	Tara Sargent Crabapple	1 1/2' x 2'	BB	5 ft x 8' spread	20	40
Dec. Tree	4	Tilia tomentosa 'Sterling'	Sterling Linden	2 1/2' x 3'	BB	45 ft x 25' spread	50	200
Tree / Shrub	18	Taxus media 'Taunton'	Taunton Yew	24" - 30"	Cont.	4 ft x 8' spread	10	180
Tree / Shrub	6	Thuja occidentalis 'Smaragd'	Emerald Arborvitae	4" - 5 ft	BB	18 ft x 4' spread	30	180
Dec. Shrub	78	Rhus aromatica 'Gro-low'	Gro-low Sumac	2 gallon	Cont.	3 ft x 7' spread	5	300
Shrub / Tree	5	Symphytum tuberosum 'Faubert'	Dwarf Korean Lilac	24" - 30"	Cont.	5 ft x 6' spread	10	50
Perennial	141	Galium aparine 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gallon	Cont.	2 ft x 2' spread	0	0
Perennial	10	Chamaecrista nictitans	Sweet Autumn Clematis	1 gallon	Cont.	2 ft x 2.5' spread	0	0
Perennial	24	Helianthus scaberrimus	Blue Out Grass	1 gallon	Cont.	2 ft x 2.5' spread	0	0
Perennial	35	Hemerocallis x Hyacinth	Hipocrene Daylily	1 gallon	Cont.	1.5 ft x 2.5' spread	0	0
Perennial	17	Hosia 'Stipasee'	Stipasee Hosta	1 gallon	Cont.	1.5 ft x 2.5' spread	0	0
Perennial	45	Hosia 'Sum and Substance'	Sum and Substance Hosta	1 gallon	Cont.	2.5 ft x 6' spread	0	0
Perennial	28	Nepeta 'Walker's Low'	Walker's Low Catmint	1 gallon	Cont.	1 ft x 2.5' spread	0	0
Perennial	3	Parthenocissus quinquefolia 'Engelmann'	Green Carpet Plectanthera	4"	Cont.	8" o.c. spacing	0	0
Perennial	1	Schizanthus litoralis	Engelmann Ivy	1 gallon	Cont.	0.5 ft x 2' spread	0	0
Perennial	27	Schizanthus litoralis	Little Bluestem	1 gallon	Cont.	1.5 ft x 1.5' spread	0	0
							<b>TOTAL:</b>	<b>1250</b>

















PROJECT NAME:  
PIONEER FORD  
REDEVELOPMENT

OWNER(S) INFO:  
GENERAL CAPITAL  
6888 N. SANTA MONICA  
BLVD.  
FOX POINT, WI 53217  
P 414.228.3500

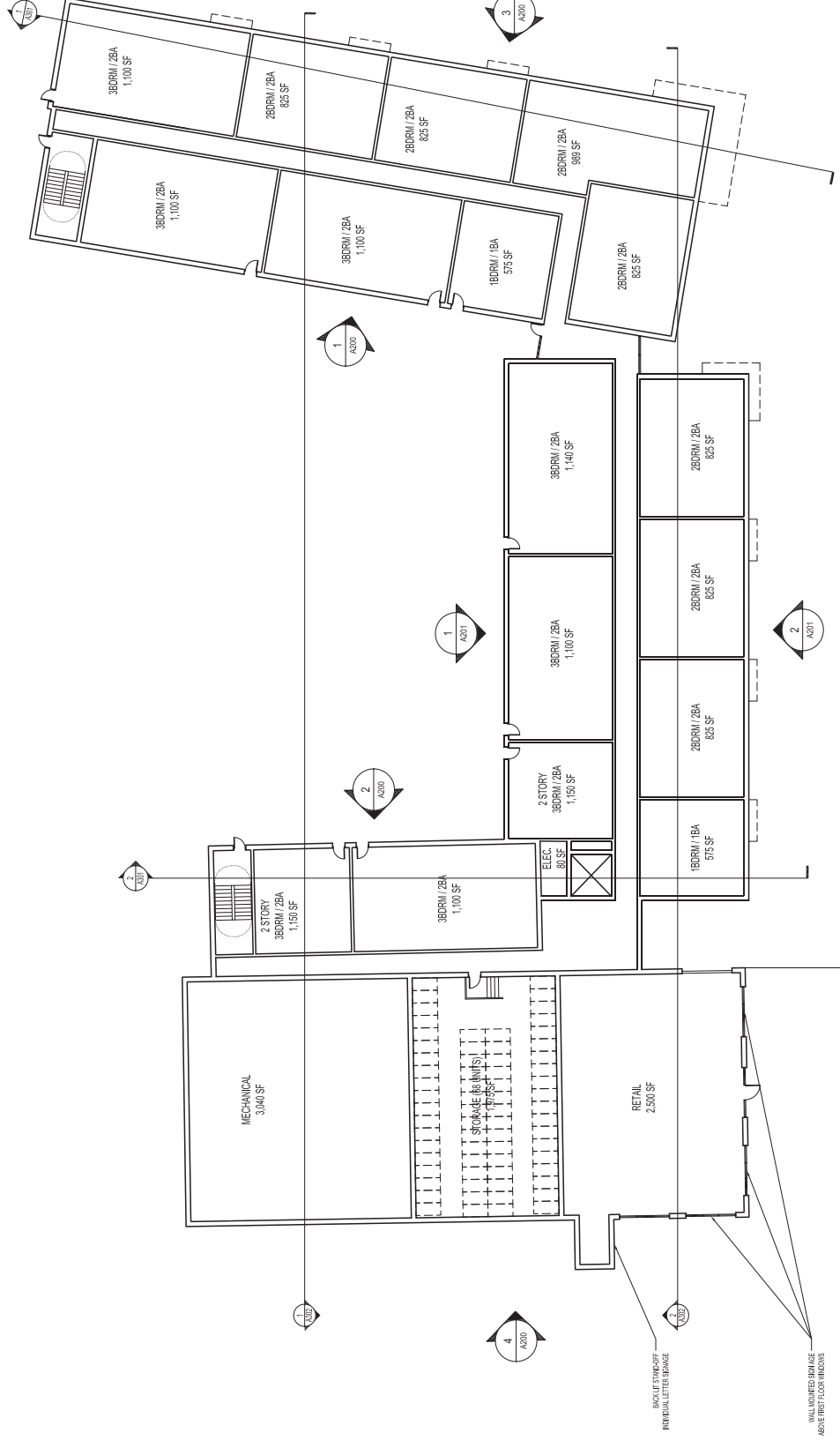
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KORB + ASSOCIATES  
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SUITE 240  
MILWAUKEE, WI 53203  
P 414.273.8230

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PHASE:	
DATE:	04-15-2017

FIRST FLOOR PLAN  
**A100**

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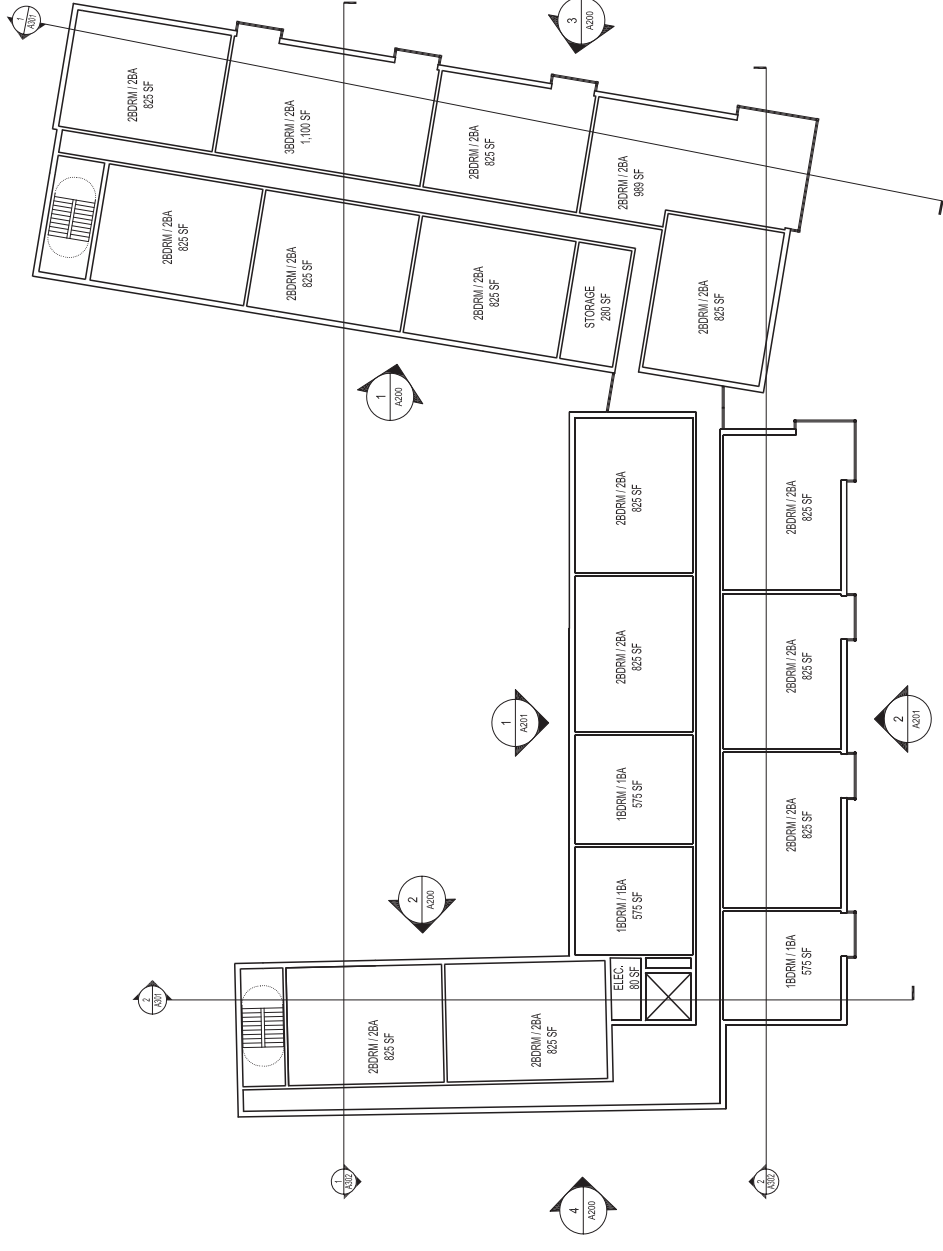


1 FIRST FLOOR PLAN  
1/8" = 1'-0"





# Architectural: Plans - Third + Fourth Floors



1 THIRD + FOURTH FLOOR PLAN

100% RVP



**PROJECT NAME:**  
PIONEER FORD  
REDEVELOPMENT

**OWNERS INFO:**  
GENERAL CAPITAL  
6938 N. SANTA MONICA  
BLVD.  
FOX POINT, WI 53217  
P. 414.228.3500

**ARCHITECT:**  
KORB + ASSOCIATES  
648 N. PLANKINTON AVE.  
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P. 414.273.8230

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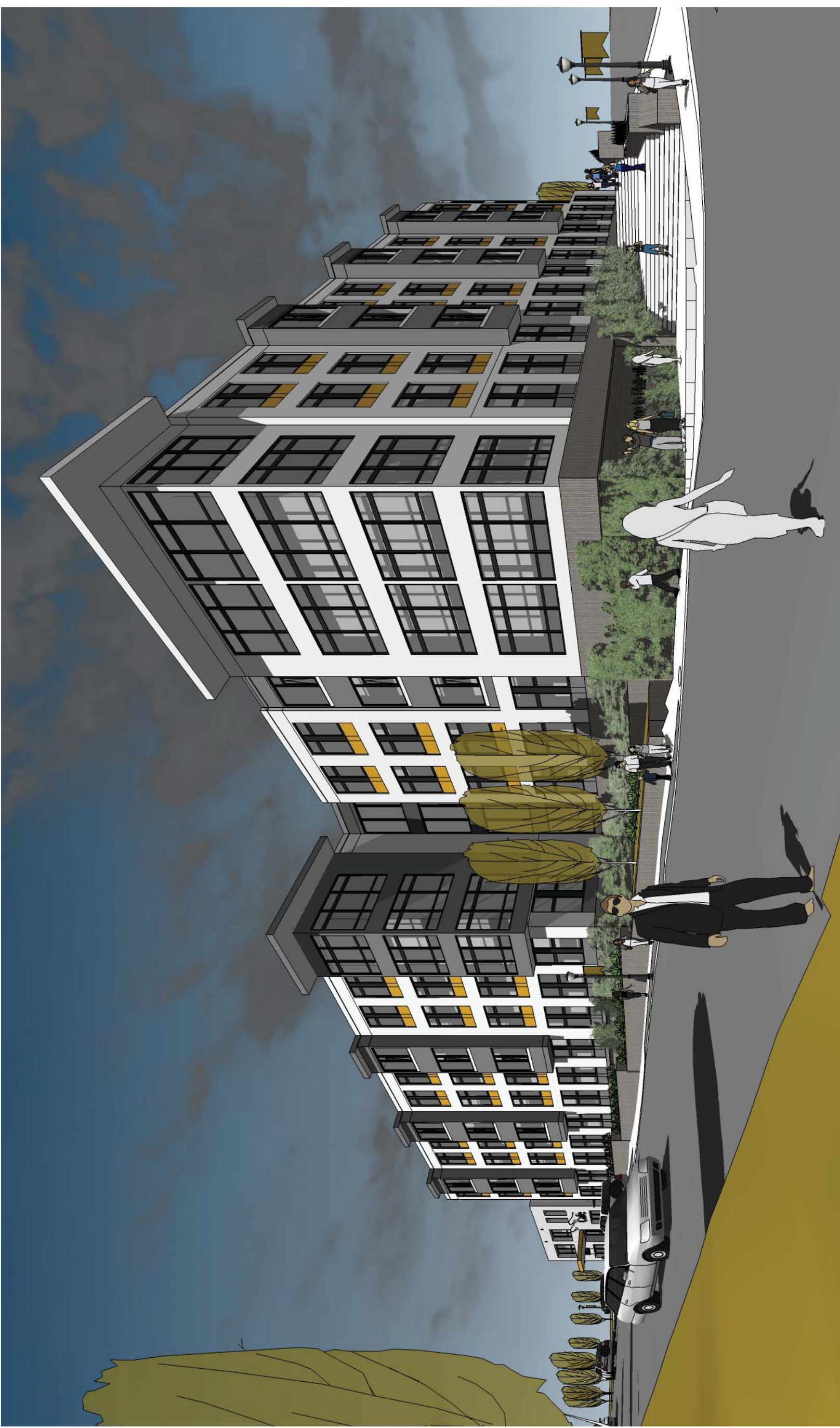
PROJ. NO.	SCALE (AS NOTED)
PHASE	DATE (11-16-2017)

THIRD + FOURTH FLOOR PLAN

# A102

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CITY OF PLATTEVILLE  
**Community Planning & Development**

75 North Bonson Street, Platteville, WI 53818 (608) 348-9741

**MEMO:**

---

To: Council  
From: Joe Carroll, Community Development Director  
Date: February 27, 2017  
Re: General Capital Project

---

I have received several questions and requests for additional information regarding the costs and financing for the proposed General Capital Project on the former Pioneer Ford Site. There have also been some questions regarding how this project compares to the Villas at Pool Park project. Below is a summary of the project costs for both of these projects. Please note that I do not have as much information regarding the financing for the Villas at Pool Park project.

**Former Pioneer Ford Site/General Capital Redevelopment Project**

Below are the current estimated costs and funding sources for the proposed General Capital project:

Property Acquisition:	\$482,426 – City (49.1%) <u>\$500,000</u> – CDBG grant (50.9%) \$982,426 Total
Environmental/Site Clearance:	\$30,000+ - City (17%) <u>\$150,000</u> – Site Assessment Grant (83%) \$180,000 + Total (estimated)
Project Construction:	\$1,300,000 - TIF Loan from City (10.1%) \$1,123,240 - Private Loan – Developer (8.7%) \$1,350,000 - Grant/Loan – Developer (10.5%) \$9,010,980 - Tax Credits – Developer (69.9%) <u>\$ 98,357</u> - Owner Equity – Developer (0.8%) \$12,882,577 Total (estimated)
Total Project Costs:	\$982,426 - Property Acquisition (7%) \$180,000 - Environmental/Site Clearance (1.3%) <u>\$12,882,576</u> – Construction (91.7%) \$14,045,002 Total (estimated)
Project Funding:	\$512,426 – City Direct Cost (3.6%) \$1,300,000 – TIF/City Loan (9.3%) <u>\$12,232,576</u> – Developer Loan/Tax Credits/Grants/Equity (87.1%) \$14,045,002 Total (estimated)

## Villas at Pool Park/Grant Platteville Inc. Project

Below are the estimated costs and funding sources for the recently-completed Villas at Pool Park project:

Project Funding:                    \$100,000 – City Cash Grant (3%)  
    \$265,000 – City Loan (7.9%)  
    \$2,994,000 - Developer Loan/Tax Credits/Grants/Equity (89.1%)  
    \$3,359,000 Total (building cost as shown on building permits)

City provided an additional \$110,000 of infrastructure improvements during the Fourth Street reconstruction project to support redevelopment on the site.

## Potential Historic Designation

I have also received questions regarding the potential historic designation of the property at 41-55 S. Oak Street (former Gates Hotel) and the impacts of a designation. There are two different types of historic designation: local designation and State/National designation (listing on the State/National Register of Historic Places).

The process for local historic designation is provided in Chapter 27 of the Municipal Code and is all conducted at the City level. The Historic Preservation Commission will begin this process by holding a public hearing on March 6<sup>th</sup> at 6:00 p.m. to consider whether or not the property should be designated as a local historic site. After the public hearing, the Commission will make a recommendation to the Council regarding the designation of the property. The actual decision whether or not to designate the property as a local historic site is made by the Council. This decision will likely be made by the Council at the second meeting in March. If approved by the Council, a local designation will require the Historic Preservation Commission to review and approve any changes to the exterior of the building or the property, including building demolition.

The process for State/National designation begins with the submittal of a preliminary application and general information regarding the property to the State Historical Society (SHS). The staff at the SHS reviews this information and provides an opinion whether or not the property is eligible for designation. For the Gates Hotel property, this process was started and the SHS staff has indeed provided a letter stating that, in their opinion, the property is eligible for listing on the State and National Register of Historic Places. At this point in time, this is only an opinion. The next step in that process requires the submittal of a National Register of Historic Places Registration Form, and the submittal of additional information regarding the property to the SHS. This step typically requires hiring a consultant to gather the required information and complete the application. This part of the process has not been started. Once this information is submitted to the SHS, they send the request to the State Historic Preservation Review Board, which makes the actual determination. If approved, the information is then sent on to the Department of the Interior for potential Federal designation. This entire process can take up to 18 months to complete. If approved, (because the property is owned by a government entity), any changes to the property that could have a negative impact on the historic nature of the property would need to be reviewed by the SHS. The State Historic Preservation Officer would negotiate with the City to modify the project in an effort to reduce the negative impact of the proposed project. Because there are federal funds involved with this project (CDBG grant), that would also require the involvement of the SHS.

As of today, neither the historic designation process that was started at the state level, nor the process at the local level will have an impact on the ability of the Council to approve the SIP or the development agreement for the General Capital project. The local designation will be a decision that the Council will need to make, and the process for a potential State/National designation would take place well after this project has begun. The only way either process will impact the proposed project is if the Council desires to make a change to the project to save the building.

## **Removing the Gates Hotel from the Project**

City staff have had several conversations with the developer about removing the Gates Hotel from the project based on the concerns raised by the Historic Preservation Commission. In theory, it would be possible to alter the development agreement to allow for an additional two months to secure an alternative developer for the Gates Hotel site if value of the parcel was still included as part of the financing of the project (ie: City provides equivalent value of cash and/or land). The downsides to this approach are 1) it introduces uncertainty into the project which may be viewed unfavorably during the review process for the awarding of tax credits, 2) it would likely lower the overall value of the proposed development, and 3) concerns regarding access/egress and parking onsite would not be addressed.

**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

Original       Update

**Title:**  
Development Agreement - Former Pioneer Ford site

**Policy Analysis Statement:**

**Brief Description and Analysis of Proposal:**

The City purchased the former site of the Pioneer Ford dealership and some adjacent properties in 2015 in order to pursue redevelopment of the area. After completing a Request for Proposal process, the City selected General Capital as the developer for the property. General Capital is proposing the construction of a mixed-use building that has been submitted for PUD approval. One of the conditions of the final approval and sale of the property will be the execution of a development agreement that will outline the terms of the development and conditions of the sale.

Attached is draft development agreement that includes the following main provisions:

- General Capital will redevelop the property per the approved Planned Unit Development.
- City will assist with the environmental remediation of the site to the extent covered by the Site Assessment Grant.
- City will deed the property to General Capital for \$1.
- City will provide \$1,300,000 in TIF assistance to General Capital.
- General Capital will guaranty repayment of the City's cost for providing the TIF assistance. The payments will also be adequate to cover the base taxes on the site.
- The project construction is contingent upon General Capital securing project financing.

If all approvals are obtained, the project construction would begin in the fall of 2017 and completed in 2018.

**Recommendation:**

Staff recommends approval of the development agreement.

**Impact of Adopting Proposal:**

The impact of adopting the request will allow the sale and redevelopment of the site as proposed.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect  
 Creates new expenditure account  
 Creates new revenue account  
 Decreases expenditures  
 Increases revenues  
 Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget  
 No change to budget required  
 Expenditure not authorized in budget  
 Budget amendment required

**Vote Required:**

- Majority       Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

Approval of the request will result in an increase in the tax value of the property after the development is completed.

**Expenditure/Revenue Changes:**

Budget Amendment No.				No Budget Amendment Required <input checked="" type="checkbox"/>					
Account Number				Account Name		Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object						
<b>Totals</b>									

**Prepared By:**

**Department:** Community Planning & Development

**Prepared By:** Joe Carroll

**Date:** February 7, 2017

February 2, 2017

**DEVELOPMENT AGREEMENT**  
**PIONEER PROPERTY REDEVELOPMENT**

THIS DEVELOPMENT AGREEMENT (“Agreement”), made as of the \_\_\_\_ day of February, 2017, by and between the City of Platteville, Wisconsin (“City”), and General Capital Development, LLC, or its assignee, (“Developer”), (individually, each of the foregoing is a “Party” and collectively, the “Parties”).

**RECITALS**

WHEREAS, City desires to encourage development, expand the tax base, create new jobs and eliminate and prevent blight within the City; and

WHEREAS, for these purposes, City has created Tax Incremental District No.7 (“TID No. 7”) pursuant to Wisconsin Statutes; and

WHEREAS, Developer desires to purchase the property located at the corner of Pine and Water Street, Platteville, Tax Key Nos. 271002990000 and 271002940000 (the “Property”), within TID No. 7, which Property is more fully described in Exhibit A; and

WHEREAS, The Property currently contains four buildings consisting of (a) a small retail building (the “Retail Building”), (b) a vacant building that was a Dick’s Grocery Store (the “Grocery Building”), (c) a building known as the Pioneer Ford Building (the “Pioneer Building”) and (d) a historic hotel (the “Hotel Building”). The redevelopment of the Property proposed by Developer consists of the demolition of the Grocery Building and the Retail Building and the conversion and expansion of the Pioneer Building into an affordable and market rate apartment complex with some retail space (the “Project”). The Hotel Building will be demolished and replaced with parking for the Project.

WHEREAS, Developer intends to make improvements to the Property in conjunction with its planned use of the Property for approximately 71 residential units and 3,700 square feet of commercial space (the “Project”); and

WHEREAS, Developer has requested Tax Incremental Finance (“TIF”) assistance from the City with regard to certain expenses, including, but not limited to, remodeling, repair or reconstruction of the existing buildings and parking and drive areas and public works infrastructure, all of which will constitute qualified expenditures for which TIF assistance may be afforded Developer, pursuant to sec. 66.1105, Wis. Stats; and

WHEREAS, City has determined that (1) redevelopment of the Property and construction of the Project will serve to encourage development, eliminate and prevent blight within City, is in the best interests of City and its residents, and is consistent with the City’s Comprehensive Plan; (2) the Property is located within TID No. 7; and; (3) Developer’s request for TIF assistance from City is permitted under Sec. 66.1105, Wis. Stats; and

WHEREAS, Developer has filed, or will file, with City:

1. A schedule showing the name of Developer and the mailing address and telephone number of Developer's representatives for the Project, incorporated by reference herein as Exhibit B.
2. Zoning approval by City, incorporated herein by reference as Exhibit C.
3. The plans, specifications, documents and exhibits ("Plans and Specifications"), if and as required by City, for the redevelopment of the Property and the Project, it being acknowledged some of the foregoing may be submitted for approval after execution of this Agreement and attached at the time of approval, incorporated by reference herein as Exhibit D.
4. Developer's Project cost budget and other information as may be required by City, on a confidential basis. City has reviewed said submission and has determined that the Project is not economically feasible without the assistance to Developer by City, as provided in this Agreement. Developer will reimburse City for the costs associated with the review under this paragraph, which are estimated to be between \$5,000 and \$10,000.

AND WHEREAS, Developer has filed or will file with City an application for use and occupancy approvals for the Property, and applications for construction of the Project, City having given favorable conceptual approval to the proposed Project;

NOW, THEREFORE, in consideration of the foregoing Recitals, which are incorporated herein, and the following promises and mutual obligations of the Parties hereto, each of them does hereby covenant and agree, as follows:

**ARTICLE I  
DEFINITIONS; CONDITIONS PRECEDENT**

Section 1.1 Definitions. All capitalized terms used and not otherwise defined herein shall have the following meanings unless a different meaning clearly appears from the context:

"Agreement" means this Development Agreement, as the same may hereafter be from time to time modified, amended or supplemented in accordance with its terms;

"Base Value" means the Value of the Property in Article IV;

"City" means the City of Platteville, Wisconsin;

"Developer" means General Capital Development, LLC;

"Differential" means the amount to be paid by Developer as the shortfall, if any, between the Guaranteed Annual Payment and the amount of taxes actually billed, for any year, commencing with calendar year 2019;

“Guaranteed Annual Payment” means the amount specified in Section 3.1(6)(b) of this Agreement which is not yet known, but which has been estimated to be \$122,493;

“Incentive Payments” means the payments specified in Section 3.2(2) of this Agreement;

“Incentive Payments Loan” means the loan incurred by the City to enable the Incentive Payments;

“Plans and Specifications” means the plans and specifications for the Project, to be prepared by Developer and approved by City, including Exhibit C attached hereto;

“Prime Rate” means the prime rate as established from time to time by Citibank, N.A.;

“Project” means the redevelopment of the Property in accordance with the Plans and Specifications;

“Property” means the property located at the corner of Pine and Water Street, Platteville, Tax Key Nos. 271002990000 and 271002940000, in the City of Platteville, Wisconsin, described in Exhibit A;

“Property Taxes” means the amount expressed in the real estate property tax bill and does not include personal property taxes, special assessments, special charges or any taxes paid to jurisdictions or for purposes that are not included on the Wisconsin Department of Revenue Tax Increment Calculation Worksheet.

“Term” has the meaning set forth in Section 8.11 of this Agreement;

“Valuation Date” means the dates specified in Section 3.1(6)(a) of this Agreement;

“Value” means equalized assessed value and does not include the value of any government subsidy or program.

#### Section 1.2 Condition Precedent.

This Agreement shall have no force or effect, unless Developer acquires the Property by December 31, 2017.

## **ARTICLE II REPRESENTATIONS AND WARRANTIES**

Section 2.1 Representations and Warranties of City. City makes the following representations and warranties:

(1) The City is a municipal corporation of the State of Wisconsin and has the power to enter into this Agreement and carry out its obligations hereunder.

(2) City makes no other representation or warranty, either express or implied, as to the Property, or its conditions or the soil conditions thereon, or that the Property shall be suitable for Developer's purposes or needs.

(3) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any law, ordinance, charter, contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which City is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(4) The execution, delivery and the consummation of the transactions contemplated hereby have been duly authorized and approved by City and no other or further acts or proceedings of City are necessary. This Agreement constitutes the legal, valid, and binding agreement and obligations of City, enforceable against it in accordance with its respective terms, except as enforceability thereof may be limited by applicable bankruptcy, insolvency, reorganization, or similar laws affecting the enforcement of creditors' rights generally and by general principles of equity.

Section 2.2 Representations and Warranties of Developer. Developer makes the following representations and warranties:

(1) Developer is a Wisconsin Limited Liability Company in good standing and is authorized to conduct business in Wisconsin.

(2) Developer will cause the Project to be constructed in accordance with the terms of this Agreement, the Plans and Specifications and all local, state and federal laws, ordinances and regulations (including, but not limited to, environmental, zoning, energy conservation, building code and public health laws, ordinances and regulations), except for staff approved non-substantive changes to the Plans and Specifications during construction which will not have a material adverse effect on the Project.

(a) Commencement of Construction. It is understood and agreed between the parties that prior to Developer causing any work, construction or installation of the Project improvements to begin, Developer must first receive or complete the following:

(1) The following items shall be completed or received prior to the beginning of construction by Developer on the Property regarding excavating, footings & foundations, construction of the retaining wall on the north side of the Property, and work in the public right-of-way:

a. Permits or approvals as required by the Platteville Municipal Code, State of Wisconsin Commercial Building Code and the Wisconsin Department of Natural Resources.



b. Written authorization from the City Engineer expressly stating that work to be conducted within the public right-of-way may commence. The City may require work completed prior to written authorization to be removed, reconstructed or replaced as determined by the City Engineer.

c. Developer provides Financial Security, as required below.

d. Erosion and sedimentation controls are installed, as required below.

(2) The following items shall be completed or received prior to the beginning of construction by Developer on the Property regarding the building, parking or other site improvements:

a. Permits or approvals as required by the Platteville Municipal Code, State of Wisconsin Commercial Building Code and the Wisconsin Department of Natural Resources.

b. Developer pays all fees required by City ordinances, regulations or other agreements.

c. Recording of the Certified Survey Map for the Property with the Grant County Register of Deeds.

d. This Agreement is duly signed, acknowledged and delivered.

(b) Soil Erosion, Sedimentation Control, And Control Of Water Pollution. No changes in the contours of the Property, and no grading, excavating, removing or destruction of topsoil, trees or other vegetative cover on the Property by Developer shall be made until such time as a plan for minimizing soil erosion and sedimentation has been reviewed and approved by the City. Developer shall comply with the plan during the course of construction. Developer shall use all care possible to prevent siltation and other pollution of the waters of the State of Wisconsin, even if measures exceeding those set forth on approved plans prove necessary.

(c) Financial Security. Developer agrees to provide to the satisfaction of the City, security in the form of a Performance Bond, Letter of Credit or certified check (Financial Security), to insure that the work, construction, installation and completion of the improvements made within the City's street right-of-way are accomplished in a timely manner and according to and in compliance with City standards.

(1) The Financial Security shall be in a form approved by the City's Attorney and shall be in an amount equal to or greater than the Certified Estimate of the City to be provided by City prior to closing of the Purchase of the Property.

(2) The Financial Security provided to the City by the Developer must be approved by the City's Attorney and filed with the Office of the City Clerk prior to Developer

beginning any work, construction or installation of the improvements to begin. In the event security satisfactory to the City's Attorney is not provided to the City within two (2) months from the date of the City Engineer's certified Estimate, the City Engineer may then revise and/or update his estimate and require Developer or its successors to provide to the City additional amounts of security, if such be requested, over and above the amount of the initial Certified Estimate.

(3) All costs of providing the Financial Security shall be paid by the Developer.

(d) Protection of Reasonable Access During Construction. At all times during the construction of the Development, Developer and its contractors and subcontractors shall conduct their work in such manner as to insure that there is a minimum obstruction to traffic and inconvenience of the general public, the residences and/or the commercial establishments adjacent to the Property. No materials shall be stored upon any streets unless such storage is approved by the City. Any materials which are stored upon such streets shall be placed so as to cause as little obstruction to traffic as possible. Fire hydrants on or adjacent to the Property shall be kept accessible to fire apparatus at all times, and no materials or obstructions shall be placed within fifteen (15) feet of any such hydrant. All storm drainage and storm sewer inlets shall be kept unobstructed at all times. Developer shall maintain such barricades and warning lights or flares as are necessary during the course of construction to protect traffic and the public in general. Any work in a street which is unfinished for any reason shall be left in such a condition as to make the Property accessible at all points to fire and other emergency apparatus.

(e) Waste Materials and Maintenance of Sanitary Facilities During Construction. Developer shall collect and properly discard all waste material, such as paper, cartons and the like, and shall prevent the same from being deposited, and then either thrown or blown upon the lands adjacent to the Property or upon the Property itself. In addition, Developer shall require that all contractors, subcontractors, and material suppliers shall comply with the provisions of this paragraph. All rubbish and unused materials and tools shall be removed promptly from the Project and, as work progresses, the Property shall be kept clean of any rubbish or refuse. Developer shall maintain the Property in a clean condition by removing all debris from the Property or otherwise disposing of such debris in an appropriate fashion. If Developer or any of its contractors, subcontractors or material suppliers shall fail to comply with any of these conditions, the City shall have the right to enter upon the Property and perform such cleaning and disposal with its own employees or with its contractors, and the City may draw upon Developer's Financial Security to reimburse itself for such expense.

(f) Damage To Existing Streets and Other Facilities. In the event any existing City streets, sidewalks, curb & gutter, drainage structures, utilities or other facilities are disturbed, subjected to excessive wear and tear, damaged or destroyed during the course of the development of the Project, including but not limited to damages resulting from openings into streets to install under-ground facilities or resulting from travel or use by vehicles or construction equipment, Developer agrees, at its cost, to repair or, if necessary, replace such facilities.

(g) Completion of Construction.

(1) Developer further agrees that the improvements within the public right-of-way and improvements to the public utilities referenced herein shall be constructed, installed and satisfactorily completed by Developer, at its own expense, unless some other method of financing is agreed to in writing by the City. The Developer further agrees that the improvements referenced herein shall be constructed, installed and satisfactorily completed by it according to and in compliance with the City's standards. The Developer further agrees that the improvements referenced herein shall be constructed, installed and satisfactorily completed within eighteen (18) months from receiving written authorization to proceed from the City Engineer, unless the City, at the City's sole discretion, agrees in writing to extend the completion date for the improvements for an additional period of time not to exceed one (1) full year. Prior to seeking such an extension, Developer shall submit to the City Engineer, at least sixty (60) days prior to the completion deadline, a written statement concerning the difficulty of completion, if any, that has been encountered regarding construction of the improvements. Thereafter, the City Engineer may either approve or deny in writing any requested extension. In the event the City Engineer recommends extending the completion date, such extension may be granted with certain conditions, including that Developer providing extended security coverage in an additional amount for the construction and maintenance of the improvements. Developer further agrees that in the event the required improvements are not timely completed, for any reason, within said eighteen (18) month period, unless extended as provided for herein; or the improvements are not constructed, installed or completed according to and in compliance with the City's standards; or the improvements do not endure without the need of any repairs; then the City may, at its option, cause such improvements to be constructed, installed, completed or maintained and recover the costs and expenses so incurred it from Developer.

(2) It is further understood and agreed to by the parties that the Certified Estimate of the City Engineer, which establishes the amount of the Financial Security required herein, is not a guarantee by the City that the improvements Developer shall make can be constructed, installed or completed, for the amount set forth in the Certified Estimate. Therefore, it is further agreed to by the Parties that, in the event Developer fails to timely or satisfactorily construct, install and complete, for any reason, the improvements required herein, then the Developer shall remain responsible for the improvements, notwithstanding that the amount of money needed by the City to remedy the Developer's failure exceeds the amount of the Financial Security. Consequently, in the event the City draws upon the Financial Security and thereafter determines that the cost to satisfactorily construct, reconstruct, install or complete the improvements will exceed the amount of the security, the City Engineer shall mail written notice thereof to the Developer, along with its construction bids, construction contracts or such other supporting documentation, setting forth the costs required to satisfactorily complete the improvements pursuant to and in compliance with the standards. Thereafter, Developer agrees to pay the City, within twenty (20) days of the mailing of the notice, the amount of costs in excess of the Financial Security, which the City required to satisfactorily complete the improvements.

(3) It is further understood and agreed to by the parties that the Certified Estimate shall include, but not be limited to, the following items:

- a. Repair or replacement of sidewalks within the right-of-way for the street frontages of the Property as needed for work related to the Project.
- b. Repairs to Pine Street, Oak Street, Water Street and Second Street as needed for work related to the Project.
- c. New water and sanitary sewer services to the Property line.
- d. Parking space line painting within Oak Street.

(h) Number of Dwelling Units. It is further understood and agreed between the Parties that the number of dwelling units located within the Project, for the purposes of determining the park impact fees required under Chapter 28 of the Municipal Code and the number of rental licenses required under Chapter 33 of the Municipal Code, shall be seventy one (71) units.

(i) Waiver of Liens. It is further understood and agreed between the Parties that following the completion of the construction and installation of the improvements in the City's right of way, but prior to the written approval of same by the City Engineer, Developer shall deliver to the City's Attorney, complete and legally effective release or waivers of all liens which could arise out of or be filed in connection with the construction installation and completion of the improvements referenced herein. Developer shall also provide the City's Attorney with an affidavit signed by both Developer and its Contractor(s), that the releases or waivers provided include all labor, services, material and equipment for which a lien could be filed, and that the payrolls, material and equipment bills, and any other indebtedness connected with the improvements, have been paid or otherwise satisfied. Any releases, waivers or affidavits shall be in a form satisfactory to and approved by the City's Attorney.

(j) Signs and Barricades. Developer further agrees that during the period of time the improvements are being worked upon, constructed or installed, Developer shall insure that any roads being worked upon will be closed and made inaccessible to public travel. Toward that end, the Developer shall cause to be erected and maintained two (2) Type III barricades (10'), with a 48" x 30" "ROAD CLOSED" sign on each barricade, at each point where said roads intersect with a public road. The barricades may be staggered during work hours to allow entry of construction vehicles to the work site. During that period of time said improvements are being worked upon, constructed or installed, if work takes place near or adjacent to public roads, Developer shall erect and maintain warning signs on the public roads to adequately warn the traveling public. All signing of every kind required herein shall be designed, erected and maintained according to and in compliance with the latest edition of the Manual of Uniform Traffic Control Devices (MUTCD), and must be approved by the City Engineer in writing prior to being erected. Further, all barricades and related warning signs shall be erected by Developer prior to Developer commencing any work, construction or installation of said improvements to begin. All barricades and related warning signs shall be maintained by Developer in good condition until

the construction has been determined by the City Engineer, in writing, to have been completed in an acceptable manner.

(k) Field Inspections. The City Engineer or his or her designate may make unannounced visits to the job site during various stages of the construction to observe the progress and quality of the work being done within the public right-of-way and improvements to the public utilities, and to determine in general if the work is proceeding according to and in compliance with the City's standards. It is also agreed between the Parties that the City may, at its sole discretion, utilize a private consultant to perform construction inspections and observations, and that the actual costs of these inspections shall be billed to Developer and shall be paid in full prior to the issuance of any occupancy permits for buildings located within the Project. The amount billed to Developer shall not exceed \$10,000. It is further agreed between the Parties, that neither the City nor any of its officers, employees or agents shall be held liable or responsible, in any manner whatsoever by Developer, should it be determined by the City Engineer or his or her designate, at any time prior to final written approval of the improvements, that Developer or its Contractor failed to cause the improvements to be constructed and installed according to and in compliance with the City's standards and said improvements are therefore required to be removed and/or reconstructed in a manner satisfactory to the City, prior to receiving City approval.

(l) Engineer and Surveyor. It is further understood and agreed between the Parties that Developer shall employ, at its own expense, a licensed professional engineer to design any and all improvements within the public right-of-way and improvements to the public utilities according to and in compliance with the City's standards, and to inspect the construction to insure that the improvements are built according to the lines, grades and dimensions on the approved plans. All public improvements to be constructed and dedicated to the City shall be located within the right-of-way of the public streets or within public easements.

(m) Indemnification, Hold Harmless and Warranty. Developer shall assume, pay and hold the City harmless from and against any and all claims, demands, suits, liens, or causes of action for injury or damage to persons or property (hereinafter "claims") which may be made or asserted against the City at any time, arising from or in connection with the Project, regardless of whether such claims are false, fraudulent, meritless or meritorious. Developer further agrees to investigate, handle, respond to, provide defenses for and defend the City against any such claims at its sole expense and agrees to bear all costs and expenses related thereto, even if such claims are false, groundless or fraudulent. Developer further warrants the public improvements to be constructed and installed by Developer shall endure without need for repair or replacement for a period of one year after final written approval by the City Engineer and the formal written acceptance by the City of the obligation to maintain such improvements, and should such improvements need repair or replacement during said time, to make such repairs or replacements at no charge to the City.

(3) The implementation of the Project would not be undertaken by Developer, and, in the opinion of Developer, would not be economically feasible within the reasonably foreseeable future, without the assistance to Developer by City as provided in this Agreement.

(4) Developer will use its commercially reasonable and diligent efforts to obtain, or cause to be obtained, in a timely manner, all required permits, licenses and approvals for the Project, and will comply, in a timely manner, with all ordinances and regulations which must be met before the Project may be lawfully implemented or occupied.

(5) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in the breach of, the terms, conditions or provision of any contractual restriction, evidence of indebtedness, agreement or instrument of whatever nature to which Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

### **ARTICLE III UNDERTAKINGS BY DEVELOPER AND CITY**

Section 3.1 Developer Obligations. Developer undertakes the following obligations, in consideration of City obligations in Section 3.2, below.

(1) Developer will develop the Project at its sole cost under the Plans and Specifications, submitted to City by Developer, and thereafter approved by City, provided that Developer's obligation to complete the Project pursuant to this Agreement is contingent on obtaining all required approvals from City and other government authorities having jurisdiction, and if such approvals have not been obtained on or before March 1, 2017, Developer may terminate this Agreement without further notice or obligation.

(2) Following receipt of all approvals for the Project, Developer will commence improvements and commence building the Project, as shown on Exhibit D, not later than June 1, 2018.

(3) Developer shall diligently pursue construction activities for the Project with the objective of completing all elements of the Project, on or before June 1, 2019.

(4) Developer agrees to develop the Project in accordance with the Plans and Specifications, as filed and approved in final form by City. However, during the progress of the Project, Developer may make changes to the Plans and Specifications as may be in furtherance of the general objectives of the Plans and Specifications and this Agreement and as site conditions or other issues of feasibility may dictate, to further Developer's development objectives; provided, however, any such change shall comply with all applicable laws of City, and Developer may not make any change without the written consent of City (not to be unreasonably withheld, conditioned or delayed). Unless the change requires an amendment to the approved Planned Unit Development, City agrees to consider and approve or reject any proposed change within 30 days after submittal by Developer to City or such approval shall be deemed given; provided, if City's approval is needed within a shorter period of time due to Developer's construction schedule or its obligations under Sections 3.1 (2) or (3) of this Agreement, City shall provide such approval or rejection within 10 days of request, and City will reasonably cooperate with Developer to facilitate

and expedite such review process. Such requests for approval shall be submitted to the Director of the City Department of Community Development, as representative of City.

(5) Prior to conveyance of the Property pursuant to Section 3.2(5), below, Developer agrees to prepare and submit to City, for processing and for recording with the Grant County Register of Deeds, a Certified Survey Map that consolidates the various parcels located within the Property, as necessary to allow the Project to proceed.

(6) Developer further agrees to the following:

(a) The Guaranteed Annual Payments shall start with calendar year 2019.

(b) Developer guarantees an annual payment (“Guaranteed Annual Payment”) in an amount that is equal to the City’s annual cost of providing the tax increment financing funds (which will include principal and interest payments, plus the base taxes as of 2015 which are \$21,469, in addition to any fees, expenses or administration costs charged or incurred in connection with the issuance of the funds) Developer agrees that, in the event the Property Taxes due for any year covered by this Agreement are less than the Guaranteed Annual Payment, Developer shall pay the difference, if any, between the Property Taxes due for that year and the Guaranteed Annual Payment (the “Differential”). Michael Weiss is guarantor of the Guaranteed Annual Payment and has joined in the execution of this agreement as such Guarantor.

(c) In the event the Property Taxes due for any year covered by this Agreement are more than the Guaranteed Annual Payment, Developer shall pay no Differential.

(d) Property Taxes shall be paid by Developer to City, in accordance with the options provided on the relevant tax bill. Differential shall be paid by Developer to City by the last option payment date specified in the relevant tax bill.

(e) Developer will not file an objection to a real property assessment of the Property which is \$3,500,000, or less, for all years of this Agreement, commencing with 2019.

(f) Developer agrees to pursue a subordinate loan on the Project from HOME funds, or a yet-to-be-determined source, in the amount of approximately \$500,000. If Developer is successful in receiving such funds, they will be forwarded to City as a principal payment on the \$1,300,000 tax increment funds provided by City for the Project. However, in the event Developer deems these additional funds necessary to maintain Project feasibility and/or if the funds are necessary to maintain compliance with WHEDA scoring criteria, Developer may elect to retain such funds and not make a principal repayment. If the principal prepayment occurs, the amount of the debt and the required amount of the Guaranteed Annual Payment shall be reduced accordingly.

(g) Because the maturity of the Incentive Payments Loan may occur after the closing of TID No. 7, there may be an unpaid balance owed on the Incentive Payments Loan at the time of closing TID No. 7. Developer has the option to either pay the balance of the Incentive Payments Loan by the time of closing TID No. 7, or to continue to pay the remaining balance in

accordance with the schedule of payments in effect at the time of closing TID No. 7, in addition to taxes due on the Property.

Section 3.2 City Obligations. City undertakes the following obligations, in consideration of the obligations of Developer, in Section 3.1, above.

(1) City shall timely process all necessary or required development and use approvals for the Project, pursuant to applicable City Ordinances.

(2) City shall make payments (“Incentive Payments”) to Developer, or its designee, as follows:

(a) \$400,000 contemporaneously with the sale of the Property by City to Developer, as provided in Section 3.2(5), below.

(b) \$900,000 contemporaneously with the issuance of building permit(s) to Developer for construction of the Project.

(3) City will demolish the Grocery Building, Retail Building and Hotel Building on the Property and remove all improvements related to such buildings including, without limitation, footings and foundations. The plans and specifications for such work must be mutually acceptable to Developer and City. Developer shall provide a detailed scope of work for City’s review. City shall complete all of such work before it sells the Property to Developer.

(4) City will remediate hazardous substances located on the Property to the extent the work is an eligible expense under the Site Assessment Grant Agreement between City and the Wisconsin Economic Development Corporation (Contract #SAG FY15-23019 as shown on Attachment 1). City agrees to apply for additional Brownfield grant funds to assist with additional remediation activities, if available and needed, and to perform such additional remediation if such grant funds are awarded. The scope of any remediation must be mutually acceptable to Developer and City. Developer shall provide a detailed scope of remediation work for City’s review. City will complete all remediation work before it sells the Property to Developer.

(5) City will sell the Property, upon completion of all of the work described in Sections 3.2(3) and (4), above to Developer for the sum of \$1. City and Developer, anticipate that such sale will occur in the fall of 2017.



**ARTICLE IV  
PROPERTY BASE VALUE**

City represents and agrees that the base year Value of the Property is the real property assessment of the Property on January 1, 2015, which was \$946,000. The base year taxes, as of 2015, were \$21,469.

**ARTICLE V  
COVENANTS RUNNING WITH THE LAND**

This Agreement constitutes the entire Agreement between the Parties, and all provisions of this Agreement shall be deemed to be covenants running with the lands described in Exhibit A and shall be binding upon successors and assigns, for the Term of this Agreement. A Memorandum of this Agreement shall be recorded by City in the Office of the Grant County Register of Deeds.

**ARTICLE VI  
REMEDIES**

Section 6.1 Time of the Essence. Time is of the essence as to all dates under this Agreement.

Section 6.2 Event of Default. In the event any Party defaults under this Agreement, which default is not cured within thirty (30) days after written notice thereof to the defaulting Party or within such extended period required to cure the default, provided cure efforts are undertaken in good faith within the foregoing thirty (30) day period and the defaulting Party is diligently pursuing such cure, the non-defaulting Party shall have all rights and remedies available under law or equity with respect to the default, except as otherwise set forth in this Agreement. In the event of any default by any Party in making a payment required to another Party, the cure period for such monetary default shall be ten days after delivery of notice thereof. In addition, and without limitation, any of the Parties shall have the following specific rights and remedies following such notice and failure to cure:

- (1) Injunctive relief,
- (2) Action for specific performance; and
- (3) Action for money damages.

Notwithstanding the foregoing, in no event may City exercise or seek any rights of injunction or specific performance for Developer's failure to acquire the Property.

Section 6.3 Reimbursement. The actual, itemized amounts expended by the non-defaulting Party in enforcing this Agreement, including reasonable attorneys' fees actually incurred and invoiced, together with interest provided for below, shall be reimbursed or paid to the non-defaulting Party which prevails in any such enforcement.

Section 6.4 Interest. Unless otherwise specified in this Agreement, interest shall accrue on all amounts required to be reimbursed by the defaulting Party to the non-defaulting Party at the Prime Rate as established from time to time by Citibank, N.A. plus two percent (2%) per annum, from the date of payment by the non-defaulting Party until the date reimbursed in full with accrued interest.

Section 6.5 Remedies are Cumulative. Except as specified in this Agreement, all remedies provided herein shall be cumulative and the exercise of one remedy shall not preclude the use of any other or all of said remedies.

Section 6.6 Failure to Enforce Not Waiver. Failure to enforce any provision contained herein shall not be deemed a waiver of that Party's rights to enforce such provision or any other provision in the event of a subsequent default.

Section 6.7 Mediation. Prior to litigation, and as a condition precedent to bringing litigation, any Party deeming itself aggrieved under this Agreement shall be obligated to request nonbinding mediation of the dispute. Mediation shall proceed before a single mediator. The Parties shall agree upon a mediator and if they fail to do so within 30 days, either Party may apply to the Chief Judge of the Circuit Court for Grant County, Wisconsin, for the designation of a mediator. In the event the Parties do not accept the mediator's recommendation, the aggrieved Party may then commence an action. However, the Parties shall agree to alternative dispute resolution, if ordered by the Court.

## **ARTICLE VII AMENDMENT**

This Agreement may be rescinded, modified or amended, in whole or in part, by mutual agreement of the Parties hereto, their successors and/or assigns, only in writing signed by the Parties.

## **ARTICLE VIII MISCELLANEOUS PROVISIONS**

Section 8.1 Execution in Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

Section 8.2 Construction. The Parties acknowledge and represent that this Agreement has been the subject of negotiation by all Parties and that all Parties together shall be construed to be the drafter hereof and this Agreement shall not be construed against any Party individually as drafter.

Section 8.3 Legal Relationship. Nothing in this Agreement shall be construed to create an employer/employee relationship, joint employer, joint venture or partnership relationship, or a principal/agent relationship.

Section 8.4 Survival. All agreements, representations, covenants and warranties made herein shall survive the execution of this Agreement and the making of the grants hereunder. This Agreement shall be binding upon the Parties, their respective successors and assigns.

Section 8.5 No Waiver. The failure of any Party to require strict performance of any provision of this Agreement will not constitute a waiver of the provision or of any other of that Party's rights under this Agreement. Rights and obligations under this Agreement may only be waived or modified in writing. A writing waiving a right must be signed by the Party waiving the right. If an obligation of a Party is being waived or released, the writing must be signed by the affected Parties. Waiver of one right, or release of one obligation, will not constitute a waiver or release of any other right or obligation of any Party. Waivers and releases shall affect only the specific right or obligation waived or released and will not affect the rights or obligations of any other Party that did not sign the waiver or release.

Section 8.6 Severability of Provisions. If any provision of this Agreement shall be held or declared to be invalid, illegal or unenforceable by reason of its being contrary to any applicable law, such provision shall be deemed to be deleted from this Agreement without impairing or prejudicing the validity, legality or enforceability of the remaining provisions.

Section 8.7 Law Governing. This Agreement will be governed and construed in accordance with the laws of the State of Wisconsin.

Section 8.8 Notices and Demands. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any Party to any other shall be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered personally, and

(a) in the case of Developer is addressed to or delivered to:

General Capital Development, LLC  
6938 North Santa Monica Blvd.  
Fox Point, WI 53217  
Attn: David Weiss

(b) in the case of City is addressed to or delivered to:

Platteville City Hall  
75 Bonson Street  
Platteville, WI 53818  
Attn: City Manager

or at such other, or additional, address with respect to any such Party as that Party may, from time to time, designate in writing and forward to the other, as provided in this Section.

Section 8.9 Recording. A Memorandum of this Agreement shall be recorded which will require Developer to pay the Guaranteed Annual Payment. This Memorandum shall be recorded prior to any mortgage on the Property and shall be a first priority obligation binding upon Developer and any successor owner.

Section 8.10 Force Majeure. As used herein, the term "Force Majeure" shall mean any accident, breakage, war, insurrection, civil commotion, riot, act of terror, act of God or the elements, governmental action (except for governmental action by City with respect to obligations of City under this Agreement) alteration, strike or lockout, picketing (whether legal or illegal), inability of a Party or its agents or contractors, as applicable, to obtain fuel or supplies, unusual weather conditions, or any other cause or causes beyond the reasonable control of such Party or its agents or contractors, as applicable. No Party to this Agreement shall be in default hereunder for so long as such Party or its agents and contractors, if applicable, are prevented from performing any of its obligations hereunder due to a Force Majeure occurrence.

Section 8.11 Term. Subject to Section 3.1(1) of this Agreement, this Agreement shall continue from the effective date above indicated until the earlier of December 31, 2038 or December 31 of the year during which the Incentive Payments Loan has been fully paid.

Section 8.12 Restrictions of Sale, Transfer, Conveyance and Ownership. During the Term of this Agreement, neither Developer nor any future owner shall use, sell, transfer or convey ownership of any of the Property to any person or entity without the prior written consent of City (not to be unreasonably withheld, conditioned or delayed). During the Term of this Agreement, neither Developer nor any future owner shall use, sell, transfer or convey ownership of any of the Property to any person or entity, in any manner which would render all or any part of the Property exempt from real property taxation, or would render the personal property located on any of the Property exempt from personal property taxation, without the prior written consent of City. This section of the Agreement constitutes a deed restriction effectuating these provisions.

**[SIGNATURE PAGES TO FOLLOW]**







## **EXHIBIT LIST**

- Exhibit A – Description of Property
- Exhibit B – Developer’s Contacts
- Exhibit C – Zoning Approval by City
- Exhibit D - Plans and Specifications



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**EXHIBIT B**  
**DEVELOPER'S CONTACTS**

**EXHIBIT C**  
**ZONING APPROVAL BY CITY**

**EXHIBIT D**

**PLANS AND SPECIFICATION**

**City of Platteville  
STAFF REPORT AND FISCAL  
NOTE**

Original       Update

**Title:**

An Ordinance Creating Section 41.05 (5) Misuse of 911 Emergency Services Number and Amending Section 1.10 Schedule of Cash Deposits of the Ordinances of the City of Platteville

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

The City of Platteville does not currently have a specific ordinance prohibiting unlawful, fake or nuisance calls made to the Police Department or the Sheriff's Department via the 911 phone lines. These calls require the immediate attention of the on-duty Telecommunicator and they potentially create delays in response to true emergencies. The City's Disorderly Conduct Ordinance (41.02 (1)) and the Unlawful Use of Telephone Ordinance (41.05 (45)) do not accurately address the instances in which a suspect calls 911 without a true emergency or to report a fictitious fact situation. This proposed ordinance would not be used to cite people for making accidental calls to the PD or Grant County via the 911 phone lines.

**Recommendation:**

I recommend the City adopt the proposed Ordinance and amend the Schedule of Cash Deposits as requested for this Ordinance.

**Impact Of Adopting Proposal:**

The Officers of the Platteville PD will have a specific Ordinance to use to cite offenders who make fictitious or unwarranted 911 calls to the Police Department or the Sheriff's Department.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

None

**Expenditure/Revenue Changes:**

Budget Amendment No. _____				No Budget Amendment Required _____				
Account Number				Account Name	Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object					
				<b>Totals</b>				

**Prepared By: Doug McKinley**

**Department:  
Platteville PD  
Prepared By: DFM #300**

**Date: February 14, 2017**

**ORDINANCE NO. 17-08**

**ORDINANCE CREATING SECTION 41.01(5) MISUSE OF 911  
EMERGENCY SERVICES NUMBER AND  
AMENDING SECTION 1.10 SCHEDULE OF CASH DEPOSITS**

The Common Council of the City of Platteville, Wisconsin do ordain as follows:

**Section 1.** Section 41.01(5) Misuse of 911 Emergency Services Number is hereby created as follows:

41.01(5) Misuse of 911 Emergency Services Number.

(a) No person shall dial the telephone number “911” to report a situation or circumstance which is not, in fact an emergency situation or circumstance.

(b) No person shall intentionally dial the telephone number “911” to report an emergency, knowing that the fact situation which he or she reports does not exist.

**Section 2.** Section 1.10 Schedule of Cash Deposits for violations of Section 41.01(5) Misuse of 911 Emergency Services Number is created as follows:

	Offenses Within One Year		
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
41.01(5) Misuse of 900 Emergency Services Number	\$100	\$150	\$200

**Section 3.** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Approved and adopted by the Common Council of the City of Platteville on a vote of \_\_\_ to \_\_\_ this 28th day of February, 2017.

\_\_\_\_\_  
Eileen Nickels, Council President

Attest:

\_\_\_\_\_  
Jan Martin, City Clerk

Published:

**City of Platteville  
STAFF REPORT AND FISCAL  
NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update
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**Title: Ordinance 17-09 Amending Section 1.10 Schedule of Cash Deposits**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

This is follow up to the 3 Storm Water related Ordinances that were passed on February 14, 2017.

Enclosed is the Ordinance relating to forfeitures for violations of Chapters 46, 47 and 48.

Chapter 46: Construction Site Erosion and Sediment Control. Staff is proposing forfeitures of \$100/\$300/\$500 for the first, second third or more offenses within one year.

Chapter 47: Post-Construction Storm Water Management. Staff is proposing forfeitures of \$100/\$300/\$500 for the first, second third or more offenses within one year.

Chapter 48: Storm Sewer Illicit Discharge and Connection. Staff is proposing forfeitures of \$100/\$500/\$1,000 for the first, second third or more offenses within one year.

The Common Council needs to be aware that after the meeting on February 14, 2017, Staff noted that in the two different examples of the Ordinance, it was not clear that the forfeitures for each Chapter were in the approved version of the ordinance. Staff wanted to bring this to Council’s attention.

- Chapter 46 paragraph 46.13 (6) (b) reads: “...Any person violating any of the provisions of this ordinance shall be subject to a forfeiture of not less than \$100 nor more than \$500 and the costs of prosecution for each violation. Each day a violation exists shall constitute a separate offense.”
- Chapter 47 paragraph 47.13 (9) (b) reads: “...Any person violating any of the provisions of this ordinance shall be subject to a forfeiture of not less than \$100 nor more than \$500 and the costs of prosecution for each violation. Each day a violation exists shall constitute a separate offense.”
- Chapter 48 paragraph 48.09 (6) (d) reads: “...In the event the alleged violator fails to take the remedial measures set forth in the notice of violation or otherwise fails to cure the violations described therein within the set time period specified by the Director of Public Works, after he/she has taken one or more of the actions described above, such person shall be subject to a forfeiture of not less than \$100 nor more than \$1,000 in addition to the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes. Each day a violation exists shall constitute a separate offense. ... “

**Recommendation:**

**Staff recommends approval of the enclosed Ordinance 17-09 Amending Section 1.10 Schedule of Cash Deposits.**

**Impact Of Adopting Proposal:**

This Ordinance allows for cash deposits for forfeitures for violations of Chapters 46, 47 and 48.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

This will create some revenues if there are violations of the Ordinance.

**Expenditure/Revenue Changes:**

<b>Budget Amendment No.</b> _____	<b>No Budget Amendment Required</b> <input checked="" type="checkbox"/>	<b>Budget</b>		<b>Amended</b>
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Account Number				Account Name	Prior to Change	Debit	Credit	Budget
Fund	CC	Account	Object					
				<b>Totals</b>				

**Prepared By:**

<p><b>Department:</b> Public Works</p> <p><b>Prepared By:</b> Howard B. Crofoot, P.E.</p>	<p><b>Date:</b> February 20, 2017</p>
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**ORDINANCE NO. 17-09**

**ORDINANCE AMENDING SECTION 1.10 SCHEDULE OF CASH DEPOSITS**

The Common Council of the City of Platteville, Wisconsin do ordain as follows:

**Section 1.** Section 1.10 Schedule of Cash Deposits is hereby amended to include violations of Chapters 46, 47, and 48 as follows:

**Chapter 46 – Construction Site Erosion and Sediment Control**

	Offenses Within One Year		
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
All Violations of Chapter 46	\$100	\$300	\$500

**Chapter 47 – Post-Construction Storm Water Management**

	Offenses Within One Year		
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
All Violations of Chapter 47	\$100	\$300	\$500

**Chapter 48 – Storm Sewer Illicit Discharge and Connection**

	Offenses Within One Year		
	1 <sup>st</sup>	2 <sup>nd</sup>	3 <sup>rd</sup>
All Violations of Chapter 48	\$100	\$500	\$1000

**Section 3.** All other provisions of Chapter 1 shall remain in full force and effect unless specifically modified herein.

**Section 4.** This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Approved and adopted by the Common Council of the City of Platteville on a vote of \_\_\_ to \_\_\_ this 28th day of February, 2017.

\_\_\_\_\_  
Eileen Nickels, Council President

Attest:

\_\_\_\_\_  
Jan Martin, City Clerk

Published:

**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update
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**Title:**  
Conditional Use Permit for Asphalt Plan – Iverson Construction

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

The subject property is a rock quarry owned by Rosemeyer Properties LLC, which is located at 1100 E. Mineral Street. Iverson Construction has operated an asphalt plant on the property since 1993. Section 22.0511(C) lists “asphalt plants” as a Conditional Use in the M-2 District. No changes are requested in the operation from previous years.

The City has received complaints in the past about dust coming from the roadway leading to the plant. In response, the applicant paved the driveway leading to the quarry, and has provided dust control through chemical spraying.

**Recommendation:**

Staff recommends approval of the Conditional Use Permit with the following conditions:

- a) The Conditional Use Permit shall expire at the end of the asphalt-producing season.
- b) The permit shall apply only to the subject property.
- c) The applicant provides dust control as needed along the driveway where it intersects with Mineral Street.

The Plan Commission considered this request at their February 6<sup>th</sup> meeting and recommended approval.

**Impact Of Adopting Proposal:**

Approval will allow the asphalt plant to operate for the upcoming season in the same manner as in previous years.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

This is an annual request, which will have no fiscal impact.

**Expenditure/Revenue Changes:**

Budget Amendment No.				No Budget Amendment Required <input checked="" type="checkbox"/>				
Account Number				Account Name	Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object					
				<b>Totals</b>				

**Prepared By:**

**Department:** Community Planning & Development  
**Prepared By:** Joe Carroll

**Date:** February 7, 2017

**RESOLUTION NO. 17-03**

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT**

WHEREAS, Iverson Construction has applied for a Conditional Use Permit to operate an asphalt plant in the rock quarry owned by Rosemeyer Properties LLC, which is located at 1100 East Mineral Street; and,

WHEREAS, the property is zoned M-2 Heavy Manufacturing District, which allows asphalt plants to operate with an approved Conditional Use Permit; and

WHEREAS, the asphalt plant has received an annual Conditional Use Permit to operate at that location since 1993; and

WHEREAS, the City did not receive any complaints after the 2016 season regarding the operation of the plant; and

WHEREAS, the Planning Commission of the City of Platteville reviewed the request at their February 6, 2017 meeting and recommended approval.

NOW, THEREFORE, the Common Council of the City of Platteville hereby approves a Conditional Use Permit to allow an asphalt plant to be operated in the rock quarry at 1100 East Mineral Street, subject to the following conditions:

1. The Conditional Use Permit shall expire at the end of the asphalt-producing season.
2. The permit shall apply only to the subject property.
3. The applicant provides dust control as needed.

Approved and adopted by the Common Council of the City of Platteville this 28<sup>th</sup> day of February, 2017.

THE CITY OF PLATTEVILLE,

\_\_\_\_\_  
By: Eileen Nickels, Council President

ATTEST:

\_\_\_\_\_  
Jan Martin, City Clerk

## STAFF REPORT

# CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Dates:** Plan Commission – February 6, 2017  
Council – February 14, 2017 – Discussion  
Council – February 28, 2017 – Action

**Re:** Conditional Use Permit for an asphalt plant.

**Case #:** PC17-CU01-03

**Applicant:** Iverson Construction

**Location:** 1100 East Mineral Street

### Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Rock quarry and asphalt plant	M-2	Industrial
North	Vacant	M-1; R-3	Floodplain; Residential
South	Salvage yard	M-2	Industrial
East	Vacant; farmland	A-T (ET)	Commercial; Agriculture
West	J&N Stone/ Rural Excavating	M-1; R-2; R-3	Floodplain; Residential

### I. BACKGROUND

1. The subject property is a rock quarry owned by Rosemeyer Properties LLC. Iverson Construction operates an asphalt plant on the property. The plant has been in operation since 1993. Section 22.0511 (C) lists “asphalt plants” as a Conditional Use in the M-2 District.
2. The plant first received a Conditional Use Permit for a 6-month period in 1993. In each succeeding year, the plant has re-applied for the permit. However, in some of those years, the weather allowed the plant to be open beyond the time limit imposed by the City via the Conditional Use Permit. In those years, the plant applied for, and received, an extension. In 1995 it was determined that it would be easier to grant the permit for a full year, negating the need for extensions. Since then, the permit has been approved with the condition that it expires at the end of the season (when weather conditions are too cold to allow for the making of asphalt).
3. The City received a complaint about dust coming from the roadway leading to the plant at the end of the 2002 season. In response, the applicant paved a portion of the driveway leading to the quarry. That paving solved the problem for several years,

however, the City again received some complaints regarding dust coming from the driveway at the end of the 2012 season. It appears that the trucks had been "cutting the corner" of the paved driveway when entering and leaving the site. This resulted in the trucks driving on unpaved portions of the driveway. The result was an increase in the amount of dust coming from the driveway. In response the applicant provided some increased dust control. No complaints have been received since that time.

## II. PROJECT DESCRIPTION

4. No changes are requested from previous years. The asphalt plant consists of machinery that is brought to the quarry site. The machinery is placed so as to take advantage of truck travel patterns through the quarry site.

## III. STAFF ANALYSIS

5. Section 22.13 lists the requirements for obtaining a Conditional Use Permit. The Plan Commission may recommend approval of Conditional Use Permits to the Common Council "provided that such conditional uses and structures are in accordance with the purpose and intent of this Ordinance and are found not be hazardous, harmful, offensive otherwise adverse to the environment or the value of the neighborhood or the community" (Section 22.13 (A)). This Section also states that the City may impose conditions upon the use, such as time limit.

## IV. STAFF RECOMMENDATION

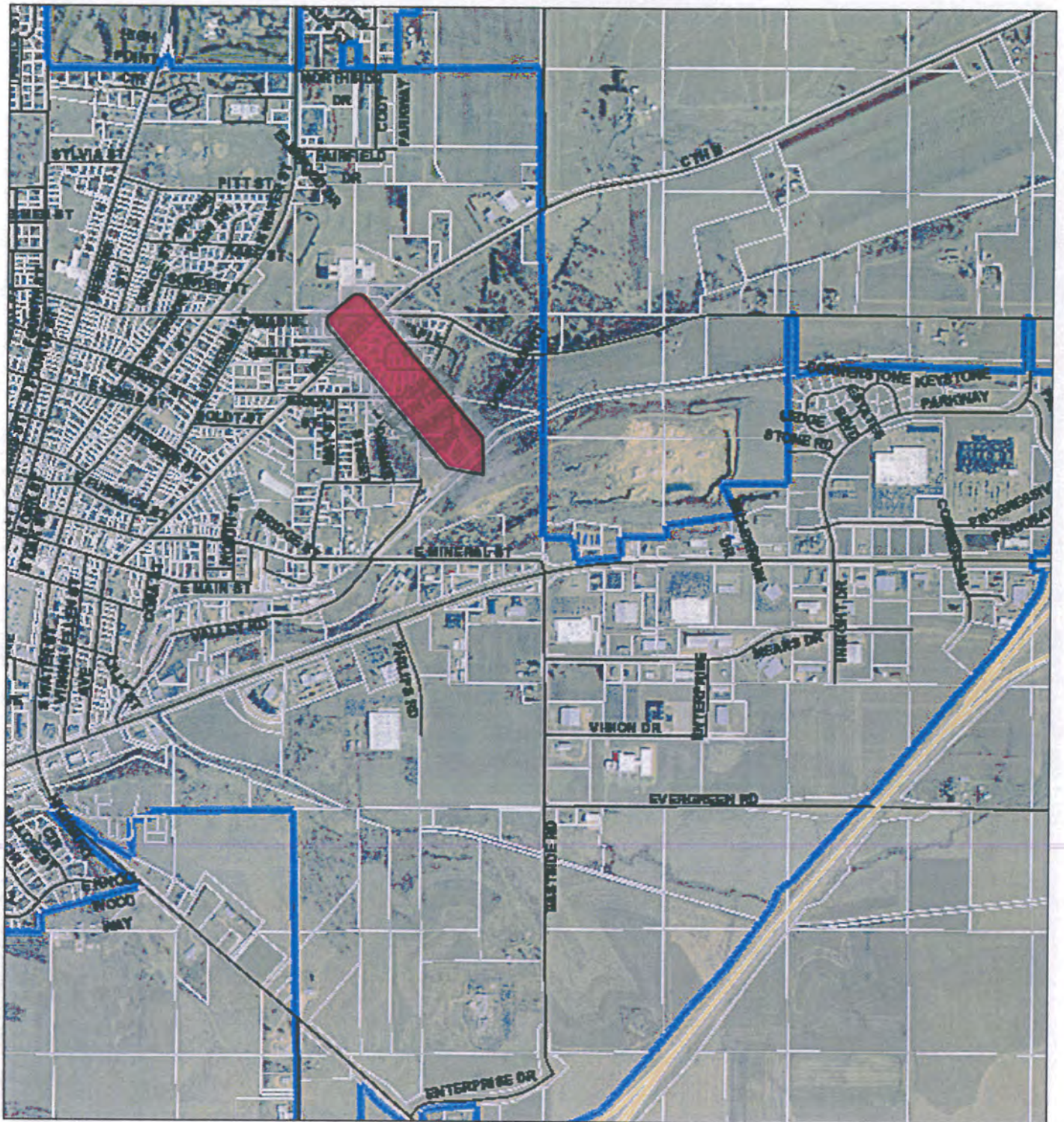
6. Staff recommends approval of the Conditional Use Permit with the following conditions:
  - a) The Conditional Use Permit shall expire at the end of the asphalt-producing season.
  - b) The permit shall apply only to the subject property.
  - c) The applicant provides dust control as needed.

The above constitutes the opinion and report of the Community Planning and Development Department.

## ATTACHMENTS:

1. Application
2. Location map

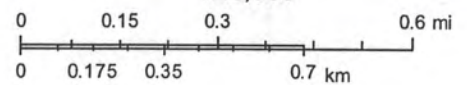
# City of Platteville GIS



January 24, 2017

1:18,056

- |                    |   |                    |
|--------------------|---|--------------------|
| Centerline         | — | StPrivate          |
| <all other values> | — | centerline         |
| Private            | — | Municipal Boundary |
| StHwy              | — | Parcel2016         |
| StNameLocalTwn     | — |                    |



**City of Platteville  
STAFF REPORT AND FISCAL  
NOTE**

Original       Update

**Title: Resolution 17-04 Amending the Fee Schedule**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

This is follow up to the 3 Storm Water related Ordinances that were passed on February 14, 2017.

Chapter 46 requires the Building Inspector to approve a permit for land disturbance activities and conduct inspections to ensure the developer is following the Ordinance. Staff is proposing the following fee schedule:

One- and Two-Family Residential – New Construction: \$75.00  
One- and Two-Family Residential – Addition: \$50.00

Commercial – Up to One Acre: \$150.00  
Commercial – Each additional acre or portion thereof: \$50.00

Chapter 47 requires the Director of Public Works to approve a permit for post-construction storm water management to ensure the developer is following the Ordinance. Staff is proposing the following fee schedule:

Up to One Acre: \$125  
Each additional acre or portion thereof: \$175.00

Any fees for consultants to assist the Director of Public Works to administer the Ordinance shall be included in the fees.

**Recommendation:**

**Staff recommends approval of the enclosed Resolution amending the Fee Schedule to include the fees as proposed.**

**Impact Of Adopting Proposal:**

These fees are to cover additional efforts by Staff and recover consultant costs if needed.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply)**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_ Fund

**Budget Effect:**

- Expenditure authorized in budget
- No change to budget required
- Expenditure not authorized in budget
- Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

This will create some revenues for permit fees to offset staff and consultant costs.

**Expenditure/Revenue Changes:**

Budget Amendment No. _____				No Budget Amendment Required <input checked="" type="checkbox"/>				
Account Number				Account Name	Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object					
				<b>Totals</b>				

**Prepared By:**

<b>Department:</b> Public Works	
<b>Prepared By:</b> Howard B. Crofoot, P.E.	
	<b>Date:</b> February 16, 2017

**RESOLUTION 17-04**

**AMENDING THE FEE SCHEDULE – STORM WATER MANAGEMENT AND  
EROSION CONTROL PERMIT FEES**

WHEREAS, the City of Platteville approved the Fee Schedule on January 26, 2016; and

WHEREAS, recent changes to Chapter 46 Construction Site Erosion and Sediment Control and the creation of Chapter 47 Post-Construction Storm Water Management created separate permit fees.

NOW, THEREFORE BE IT RESOLVED, the Common Council hereby directs that the Fee Schedule be amended, effective immediately, as follows:

**Building Inspection Department**

Erosion Control Permit

1 & 2 Family Residential - New – \$75

1 & 2 Family Residential - Addition – \$50

Commercial - Up to 1 Acre – \$150

Commercial – Each Additional Acre or portion thereof – \$50

**Public Works Department**

Post-Construction Storm Water Management Permit

Up to 1 Acre – \$125

Each Additional Acre or portion thereof – \$175

PASSED BY THE COMMON COUNCIL on the 28<sup>th</sup> of February, 2017.

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Eileen Nickels, Council President

ATTEST:

---

Jan Martin, City Clerk



**City of Platteville  
STAFF REPORT AND FISCAL NOTE**

<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Update	
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**Title: Resolution – Dark Store Tax Loophole Legislation**

**Policy Analysis Statement:**

**Brief Description And Analysis Of Proposal:**

One of the League of Wisconsin Municipalities’ top legislative goals is to address what is known as the “dark store” tax loophole. In essence, the Dark Store strategy is a tax loophole being used by big box retailers and other national chains to lower the amount they pay in property taxes. Retailers such as Lowe’s, Target, Meijer, Home Depot, and Menards are arguing that the market value of their thriving store should be based on the sales of similar size “comparable” properties that are vacant and abandoned. When these retailers are successful in lowering their assessment, the tax burden shifts to residential property owners and other businesses. This issue has the potential to impact Platteville because our community is home to a number of big box retailers.

The League has asked cities to consider passing a resolution in support of their legislative efforts. A copy of a sample resolution and more information on the issue is attached.

**Recommendation:**

Recommend to adopt the attached Resolution.

**Impact Of Adopting Proposal:**

Supporting legislation to close this tax loophole could help stop a potential property tax burden shift from big box retailers and other national chains to homeowners and other businesses.

**Fiscal Estimate:**

**Fiscal Effect (check/circle all that apply):**

- No fiscal effect
- Creates new expenditure account
- Creates new revenue account
- Increases expenditures
- Increases revenues
- Increases/decreases fund balance - \_\_\_\_\_  
Fund

**Budget Effect:**

- Expenditure authorized in budget – No change to budget required
- Expenditure not authorized in budget – Budget amendment required

**Vote Required:**

- Majority
- Two-Thirds

**Narrative/assumptions About Long Range Fiscal Effect:**

**Expenditure/Revenue Changes:**

Budget Amendment No. _____				No Budget Amendment Required _____				
Account Number				Account Name	Budget Prior to Change	Debit	Credit	Amended Budget
Fund	CC	Account	Object					
				<b>Totals</b>				

**Prepared By**

<b>Department: City Manager</b> <b>Prepared By: Karen Kurt, City Manager</b>	<b>Date: February 23, 2017</b>
---	--------------------------------

**RESOLUTION \_\_\_\_\_**

**CLOSE LOOPHOLES THAT SHIFT A GREATER PROPERTY TAX BURDEN FROM  
COMMERCIAL TO RESIDENTIAL HOMEOWNERS**

WHEREAS, homeowners in Wisconsin already pay 70% of the total statewide property tax levy; and

WHEREAS, that disproportionate burden is about to get much worse unless the Legislature addresses tax avoidance strategies that national chains like Walgreens, and big box retail establishments like Target and Lowe's are using across the country to gain dramatic reductions in their property tax bills at the expense of homeowners and other taxpayers; and

WHEREAS, a carefully-orchestrated wave of 100s of lawsuits in Wisconsin is forcing assessors to slash the market value of thriving national retail stores, shifting their tax burden to local mom and pop shops and homeowners; and

WHEREAS, Walgreens and CVS stores in Wisconsin have argued in communities across the state that the assessed value of their property for property tax purposes should be less than half of their actual sale prices on the open market; and

WHEREAS, in many cases the courts have sided with Walgreens and CVS, requiring communities to refund tax revenue back to the stores; and

WHEREAS, there are over 200 Walgreens stores located in Wisconsin's cities and villages; and

WHEREAS, Target, Lowe's, Meijer, Menards and other big box chains are using what is known as the "Dark Store Theory" to argue that the assessed value of a new store in a thriving location should be based on comparing their buildings to sales of vacant stores in abandoned locations from a different market segment; and

WHEREAS, the Republican-controlled Indiana state Legislature has on two occasions in the last two years overwhelmingly passed legislation prohibiting assessors from valuing new big box stores the same as nearby abandoned stores from a different market segment; and

WHEREAS, the Michigan state house overwhelmingly passed similar legislation in May of 2016.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Platteville urges the Governor and the Legislature to protect homeowners and main street businesses from having even more of the property tax burden shifted to them by passing legislation clarifying that:

1. Leases are appropriately factored into the valuation of leased properties; and
2. When using the comparable sale method of valuation, assessors shall consider as comparable only those sales within the same market segment exhibiting a similar highest and best use rather than similarly sized but vacant properties in abandoned locations.

PASSED AND ADOPTED BY THE COMMON COUNCIL on the \_\_\_ day of March, 2017.

\_\_\_\_\_  
Eileen Nickels, Council President

ATTEST:

\_\_\_\_\_  
Jan Martin, City Clerk

DRAFT



131 W. Wilson St., Suite 505  
Madison, Wisconsin 53703  
phone (608) 267-2380; (800) 991-5502  
fax: (608) 267-0645  
league@lwm-info.org; www.lwm-info.org

## Issue Briefing: Dark Store Tax Shift

### Court rulings giving tax cuts to chain stores result in tax increases for homeowners

Property taxes for homeowners and main street businesses are increasing in Wisconsin as national retailers pay less. A carefully-orchestrated wave of 100s of lawsuits in Wisconsin is forcing assessors to slash the market value of thriving national retail stores, shifting their tax burden to local mom and pop shops and to their home-owning customers. If the Legislature fails to close this loophole, we estimate that millions of dollars in property taxes will shift from large commercial properties to homeowners and other taxpayers over the next few years.

The table below shows what assessors estimate the tax increases that homeowners in select communities will experience when the Dark Store theory is fully-implemented. Calculations are based on amount of national chain retail, 2015 mill rates, and median home values:

City	Estimated Tax Increase	Average increase per home per year
Brookfield	5%	\$233.50
Hudson	9%	\$374.58
La Crosse	7%	\$197.12
Oconomowoc	8%	\$360.96
Pleasant Prairie	17%	\$892.50
Wauwatosa	7%	\$382.12
West Bend	8%	\$253.89

This is not a new problem, nor is it exclusive to Wisconsin. Wisconsin is merely the latest state to experience this coordinated legal attack on in-state taxpayers. Indiana and Michigan have already experienced it. In Indiana, the Legislature promptly slammed the door on this court-created loophole. A similar legislative fix is pending in Michigan. Wisconsin must do the same.

**Loophole #1: It's just a big empty box.** Tax attorneys for Target, Meijer, and other big box chains are using what is known as the "**Dark Store Theory**" to argue that the assessed value of a new, thriving store should be based on the value of vacant or abandoned buildings of similar size. They argue that regardless of their new location or how updated their building is the value for 'property tax purposes' should be based on the value of the buildings and locations they abandoned prior to moving into the new store at their new location.

**Real World Example from Wauwatosa:** The Lowe's store at 12000 W. Burleigh St. is currently challenging the city's assessed valuation. The City assessed the property at \$13.6 million. The City's expert believes the market value is actually \$17.7 million. Lowe's argues the property's current value is \$7.1 million of which \$3 million is attributed to land. Yet, the land was purchased in 2007 for \$9,012,800. Lowe's built a

140,000 square foot building in 2006 for approximately \$7 million, they then subsequently purchased the land after constructing the building. Altogether, Lowe's spent in excess of \$16 million to acquire the land and build the structure. Now, Lowe's argues that the land was devalued from \$9 million to \$3 million because the big box store was constructed. Lowe's insists that under Wisconsin law (based on the *Walgreens* decision) only vacant dark stores, such as the vacated big box stores near the former Northridge shopping area, can be used as comparables. The City disagrees, but their only options are costly litigation or settling with the property owner on a compromise value.

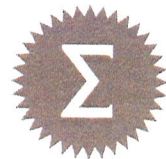
**Loophole #2: Gold box on Wall Street, cardboard box on Main Street.** Walgreens and CVS stores use a different, but related strategy, to argue that the assessed value of their properties should be less than half of actual sale prices on the open market. The two have already sued more than 100 Wisconsin communities, claiming the rent they pay for their newly-constructed, highly-visible corner locations doesn't accurately reflect its market value. These properties are developed to the retailer's specifications and leased to them with no landlord responsibility other than collecting rent. More than 80% of Walgreen stores and 95% of CVS stores operate under a lease arrangement. This arrangement is so desirable that drugstores have become the most popular single-tenant properties in the national real estate investment market. But attorneys for Walgreen and CVS argue that their actual sale prices don't represent market value and the underlying leases are the wrong tool for determining the property's value for 'property tax purposes.' Instead, they say, the assessments should hinge on the amount the landlord could get if the drugstore moved out and a different retailer moved in.

**Real World Example from Oshkosh:** Walgreens challenged the City of Oshkosh's assessments of two of its stores. The city based its assessment on the actual amounts for which the properties were sold. The court rejected the city's approach and ordered that the two Walgreens be refunded for several tax years. The total amount of the refunds equaled \$305,672. Other taxpayers in Oshkosh now have to pick up Walgreen's former share of the tax burden. There are over 200 Walgreens located in Wisconsin's cities and villages.

**Other states have stopped this tax shift.** The Republican-controlled Indiana Legislature overwhelmingly passed bipartisan legislation in 2015 and 2016 prohibiting assessors from valuing new big box stores the same as abandoned stores in a different market segment. The Michigan legislature is considering similar proposals. In May 2016 the Michigan house passed a dark store fix bill by a vote of 97-11. The bill is pending in the Michigan Senate.

**Solution:** Follow Indiana's lead and pass legislation in Wisconsin closing off these tax strategies and stopping the tax shift to home owners. Pass legislation clarifying that:

1. Leases are appropriately factored into the valuation of leased properties; and
2. When using the comparable sale method of valuation, assessors shall consider as comparable only those sales within the same market segment exhibiting a similar highest and best use rather than similarly sized but vacant properties in abandoned locations. 11/1/16



**EHLERS**  
LEADERS IN PUBLIC FINANCE

# City of Platteville Financial Management Plan

Workshop No. 2



# Workshop Agenda

- Review Assumptions for reporting model
  - General Fund
  - Taxi Fund
  - Capital Project Fund
  - Debt Service Fund
- Discuss Next Steps



# Forecast Assumptions

GENERAL CODES			
CODE	DEFINITION		EXPLANATION
Z	Zero		Sets the value in all five years of the forecast period to zero.
L	Last		Sets the value in all five years of the forecast period to the value in the most recent budget or actual column.
A	Average		Sets the value in all five years of the forecast period to the average of the prior five year's values.

EXPENDITURE CODES			
CODE	DEFINITION	INCREASE	EXPLANATION
C	Commodities	1.00%	Fuel & Mileage, Office Supplies, Operating Supplies, Utilities, Uniforms, Office Furniture & Equipment
E	Employee Insurance	5.00%	Health, Dental & Life Insurance, Post Employment Health Plan, Long Term Disability Health Insurance increase 9% in 2018
I	Insurance	0.00%	Property & Liability
S	Services	1.00%	Advertising & Printing, Communications, Contractual Services, Dues & Memberships, Janitorial Services, Maintenance Agreements, Meetings & Training, Professional Services, Publications & Subscriptions, Repairs & Maintenance, Postage
W	Wages	2.00%	Regular & Seasonal Wages, Overtime, Holiday & Misc. Compensation, Longevity, Premium Pay, Social Security, Retirement, Unemployment Compensation





# Base Scenario

- Cost to Continue
  - Number of FTE Positions Held Constant
  - \$105,000 Reduction in Museum in 2018
  - \$30,000 Reduction in Senior Center in 2018
  - \$50,000 Reduction in PW in 2018
  - Funds Five-Year Capital Improvements Plan As Proposed

CIP Year	Amount (Levy Allocated Only)
2017	266,500
2018	1,019,000
2019	407,500
2020	922,800
2021	678,000
2022	750,000
<b>Total</b>	<b>4,043,800</b>



# CIP Financing Plan Sizing



## Capital Improvement Plan Debt Issue Summary Alternate A - SPU Issues Separate W&L Revenue Bonds



	2017		2018		2019		2020		2021		2022	
	Levy	Series 2017A G.O. Bonds	Levy	Series 2018A G.O. Bonds	Levy	Series 2019A G.O. Bonds	Levy	Series 2020A G.O. Bonds	Levy	Series 2021A G.O. Bonds	Levy	Series 2022A G.O. Bonds
<b>Capital Projects</b>												
Streets & Storm Sewer Improvements	1,700,000	1,700,000	1,337,000	1,337,000	1,972,000	1,972,000	2,199,000	2,199,000	2,093,000	2,093,000	2,000,000	2,000,000
		0		0		0		0		0		0
<b>Subtotal Capital Projects</b>	<b>1,700,000</b>	<b>1,700,000</b>	<b>1,337,000</b>	<b>1,337,000</b>	<b>1,972,000</b>	<b>1,972,000</b>	<b>2,199,000</b>	<b>2,199,000</b>	<b>2,093,000</b>	<b>2,093,000</b>	<b>2,000,000</b>	<b>2,000,000</b>
<b>Estimated Issuance Expenses</b>												
Municipal Advisor (Ehlers)	18,200	18,200	16,400	16,400	19,400	19,400	19,900	19,900	20,000	20,000	19,400	19,400
Bond Counsel (Quarles & Brady LLP)	8,500	8,500	8,000	8,000	9,000	9,000	10,000	10,000	10,000	10,000	10,000	10,000
Rating Fee (S&P Global)	11,500	11,500	11,500	11,500	12,000	12,000	12,000	12,000	12,500	12,500	12,500	12,500
Contingency	5,100	5,100	4,800	4,800	5,400	5,400	6,000	6,000	6,000	6,000	6,000	6,000
Maximum Underwriter's Discount	22,063	22,063	17,438	17,438	25,563	25,563	28,438	28,438	27,125	27,125	25,938	25,938
<b>Estimated Cost of Issuance</b>	<b>43,300</b>	<b>43,300</b>	<b>40,700</b>	<b>40,700</b>	<b>45,800</b>	<b>45,800</b>	<b>47,900</b>	<b>47,900</b>	<b>48,500</b>	<b>48,500</b>	<b>47,900</b>	<b>47,900</b>
<b>Underwriting Discount Allowance<sup>2</sup></b>	<b>22,063</b>	<b>22,063</b>	<b>17,438</b>	<b>17,438</b>	<b>25,563</b>	<b>25,563</b>	<b>28,438</b>	<b>28,438</b>	<b>27,125</b>	<b>27,125</b>	<b>25,938</b>	<b>25,938</b>
<b>Total Financing Required</b>	<b>1,765,363</b>	<b>1,765,363</b>	<b>1,395,138</b>	<b>1,395,138</b>	<b>2,043,363</b>	<b>2,043,363</b>	<b>2,275,338</b>	<b>2,275,338</b>	<b>2,168,625</b>	<b>2,168,625</b>	<b>2,073,838</b>	<b>2,073,838</b>
Estimated Interest Earnings <sup>3</sup>	(1,063)	(1,063)	(836)	(836)	(1,233)	(1,233)	(1,374)	(1,374)	(1,308)	(1,308)	(1,250)	(1,250)
Rounding	700	700	698	698	2,870	2,870	1,037	1,037	2,683	2,683	2,413	2,413
<b>NET ISSUE SIZE</b>	<b>1,765,000</b>	<b>1,765,000</b>	<b>1,395,000</b>	<b>1,395,000</b>	<b>2,045,000</b>	<b>2,045,000</b>	<b>2,275,000</b>	<b>2,275,000</b>	<b>2,170,000</b>	<b>2,170,000</b>	<b>2,075,000</b>	<b>2,075,000</b>
<b>BANK QUALIFICATION ANALYSIS</b>		<b>2017</b>		<b>2018</b>		<b>2019</b>		<b>2020</b>		<b>2021</b>		<b>2022</b>
G.O. NOTES		0		0		0		0		0		0
G.O. BONDS		1,765,000		1,395,000		2,045,000		2,275,000		2,170,000		2,075,000
UTILITY REVENUE BONDS (SEWER)		0		0		0		0		0		0
UTILITY REVENUE BONDS (SPU)		0		0		0		0		0		0
<b>TOTAL</b>		<b>1,765,000</b>		<b>1,395,000</b>		<b>2,045,000</b>		<b>2,275,000</b>		<b>2,170,000</b>		<b>2,075,000</b>
<b>BANK QUALIFIED</b>		<b>YES</b>		<b>YES</b>		<b>YES</b>		<b>YES</b>		<b>YES</b>		<b>YES</b>

**NOTES:**

<sup>1</sup>Includes Street Reconstruction, Street Pavement Rehabilitation, Storm water improvements

<sup>2</sup>Discount allowance of 1.25% for G.O. Bonds

<sup>3</sup>Assumes 0.25% interest earnings for three months on temporary investment of funds.

For Discussion Only



# CIP Financing Plan



## Projected Debt Service Impact of Proposed 2017 - 2022 CIP Water & Sewer Issues Separate Water & Sewer Revenue Bonds



Existing Debt Only						
Year	Equalized Value Projection (TID OUT)		Annual P&I Payment	Less Abatement Sources	Net Debt Service Levy	Projected Tax Rate for Debt Service
2017	574,874,400	4.10%	2,434,845	(961,327)	1,473,517	2.56
2018	586,086,488	1.95%	2,326,044	(565,453)	1,760,591	3.00
2019	604,601,475	3.16%	2,407,948	(576,462)	1,831,485	3.03
2020	615,813,563	1.85%	2,258,574	(397,461)	1,861,113	3.02
2021	627,025,650	1.82%	2,527,967	(640,854)	1,887,113	3.01
2022	638,237,738	1.79%	2,863,936	(786,741)	2,077,194	3.25
2023	649,449,825	1.76%	2,794,470	(694,961)	2,099,509	3.23
2024	660,661,913	1.73%	1,365,290	(524,096)	841,194	1.27
2025	671,874,000	1.70%	1,352,848	(524,040)	828,808	1.23
2026	683,086,088	1.67%	1,204,790	(522,936)	681,854	1.00
2027	694,298,175	1.64%	897,415	(418,915)	478,500	0.69
2028	705,510,263	1.61%	782,425	(267,425)	515,000	0.73
2029	716,722,350	1.59%	269,885	(269,885)	0	0.00
2030	727,934,438	1.56%	266,863	(266,863)	0	0.00
2031	739,146,525	1.54%	273,250	(273,250)	0	0.00
2032	750,358,613	1.52%	264,125	(264,125)		
2033	761,570,700	1.49%	254,750	(254,750)		
2034	772,782,788	1.47%				
2035	783,994,875	1.45%				
2036	795,206,963	1.43%				
2037	806,419,050	1.41%				
2038	817,631,138	1.39%				
2039	828,843,225	1.37%				
2040	840,055,313	1.35%				
2041	851,267,400					
<b>TOTALS</b>			<b>24,545,422</b>	<b>(8,209,542)</b>	<b>16,335,880</b>	

Estimated Future Issue Debt Service and Levy Impact										
Series 2017A Bonds	Series 2018A Bonds	Series 2019A Bonds	Series 2020A Bonds	Series 2021A Bonds	Series 2022A Bonds	Net Debt Service Levy	Percent Increase	Projected Tax Rate for Debt Service		
						1,473,517	15.82%	2.56		2017
48,538	22,669					1,831,797	24.31%	3.13		2018
48,538	45,338	33,743				1,959,103	6.95%	3.24		2019
48,538	89,606	67,485	40,381			2,107,123	7.56%	3.42		2020
98,538	93,063	111,743	80,763	41,230		2,312,448	9.74%	3.69		2021
107,163	91,438	115,175	80,763	82,460	26,168	2,580,359	11.59%	4.04		2022
125,513	89,813	113,525	80,763	82,460	52,335	2,643,917	2.46%	4.07		2023
218,313	186,563	185,638	267,390	278,660	249,685	2,227,442	-15.75%	3.37		2024
213,500	181,688	230,688	265,556	271,060	244,235	2,235,534	0.36%	3.33		2025
208,688	176,813	249,500	273,368	268,365	243,463	2,102,049	-5.97%	3.08		2026
203,875	171,938	242,900	265,913	270,385	242,340	1,875,850	-10.76%	2.70		2027
199,063	167,063	236,300	258,458	272,025	235,830	1,883,738	0.42%	2.67		2028
194,250	162,188	229,700	251,003	263,475	229,005	1,329,620	-29.42%	1.86		2029
189,438	157,313	223,100	243,548	254,925	221,970	1,290,293	-2.96%	1.77		2030
184,625	152,438	216,500	236,093	246,375	214,725	1,250,755	-3.06%	1.69		2031
179,813	0	209,900	228,638	237,825	210,788	1,066,963	-14.69%	1.42		2032
0	0	203,300	221,183	229,275	210,263	864,020	-19.02%	1.13		2033
0	0	0	213,728	0	0	213,728	-75.26%	0.28		2034
0	0	0	0	0	0	0	-100.00%	0.00		2035
0	0	0	0	0	0	0		0.00		2036
0	0	0	0	0	0	0		0.00		2037
0	0	0	0	0	0	0		0.00		2038
0	0	0	0	0	0	0		0.00		2039
0	0	0	0	0	0	0		0.00		2040
0	0	0	0	0	0	0		0.00		2041
<b>2,268,388</b>	<b>1,787,925</b>	<b>2,669,195</b>	<b>3,007,543</b>	<b>2,798,520</b>	<b>2,380,805</b>	<b>31,248,255</b>			<b>TOTALS</b>	

NOTES

<sup>2</sup>Estimated rates are average rate for February Aa3 rated issue plus .50 in 2018 and 2019 and .25 in 2020, 2021 and 2022.

For Discussion Only



# Debt Capacity



## Current and Projected Debt Limit Calculations



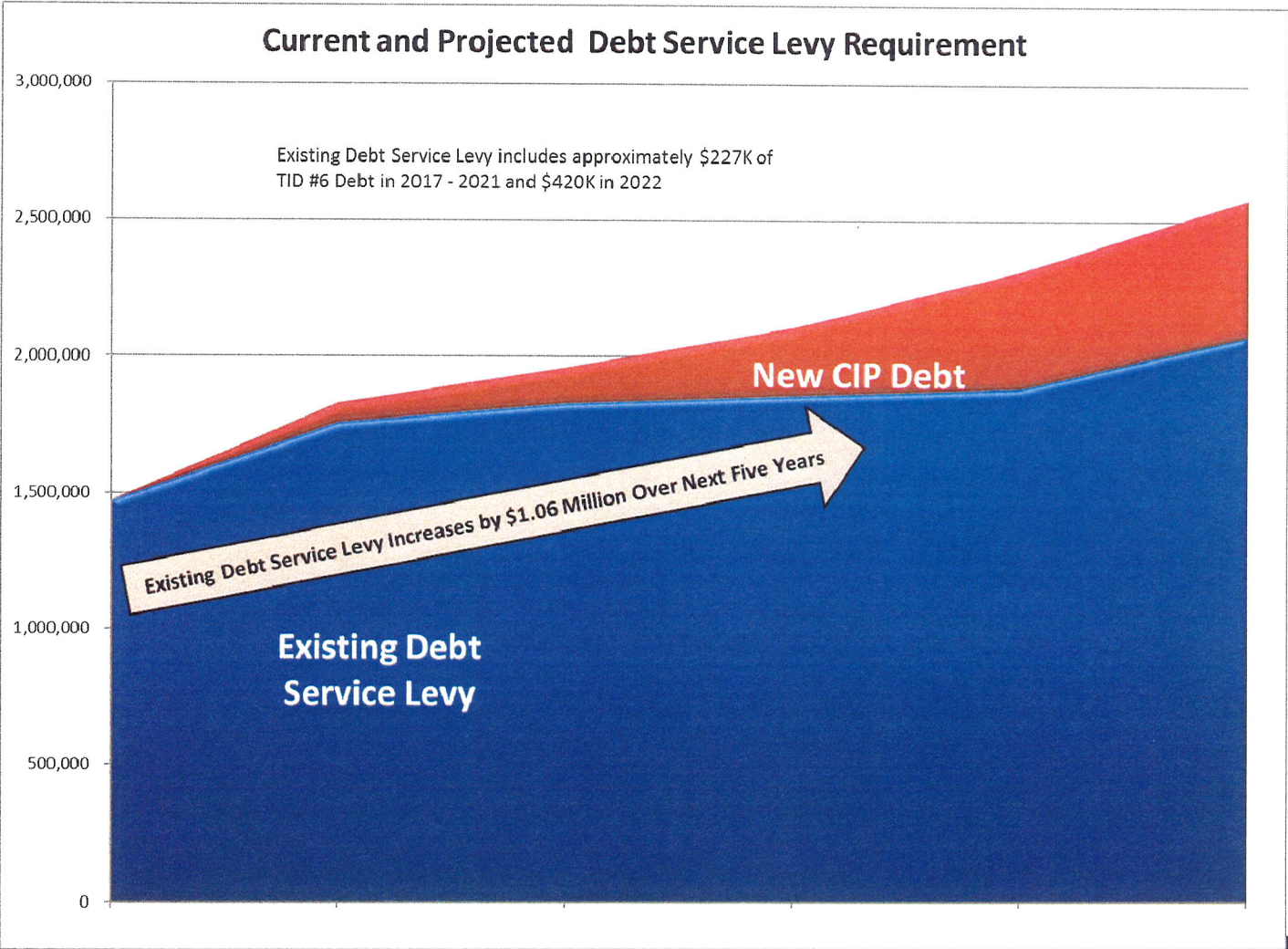
Year	PROJECTED EV (TD IN) <sup>1</sup>	% EV CHANGE	DEBT LIMIT @ 5%	EXIST DEBT PRIN OUTS	% OF LIMIT	2017A BONDS	2018A BONDS	2019A BONDS	2020A BONDS	2021A BONDS	2022A BONDS	COMB EXIST & NEW PRIN	% OF LIMIT	RESIDUAL CAPACITY	DIRECT DEBT BURDEN	Year
2016	651,905,300	2.93%	32,595,265	21,162,648	64.93%							21,162,648	64.93%	11,432,618	3.25%	2016
2017	665,437,750	2.08%	33,271,888	19,249,073	57.85%	1,765,000						21,014,073	63.16%	12,257,814	3.16%	2017
2018	678,970,200	2.03%	33,948,510	17,390,319	51.23%	1,765,000	1,395,000					20,550,319	60.53%	13,398,191	2.73%	2018
2019	692,502,650	1.99%	34,625,133	15,412,593	44.51%	1,765,000		2,045,000				20,617,593	59.55%	14,007,540	2.68%	2019
2020	706,035,100	1.95%	35,301,755	13,544,797	38.37%	1,765,000	1,350,000	2,045,000	2,275,000			20,979,797	59.43%	14,321,958	2.36%	2020
2021	719,567,550	1.92%	35,978,378	11,366,844	31.59%	1,715,000	1,300,000	2,000,000	2,275,000	2,170,000		20,826,844	57.89%	15,151,534	2.30%	2021
2022	733,100,000	1.88%	36,655,000	8,800,000	24.01%	1,655,000	1,250,000	1,950,000	2,275,000	2,170,000	2,075,000	20,175,000	55.04%	16,480,000	2.18%	2022
2023	746,632,450	1.85%	37,331,623	6,240,000	16.72%	1,575,000	1,200,000	1,900,000	2,275,000	2,170,000	2,075,000	17,435,000	46.70%	19,896,623	1.78%	2023
2024	760,164,900	1.81%	38,008,245	5,045,000	13.27%	1,400,000	1,050,000	1,775,000	2,085,000	1,970,000	1,875,000	15,200,000	39.99%	22,808,245	1.49%	2024
2025	773,697,350	1.78%	38,684,868	3,835,000	9.91%	1,225,000	900,000	1,600,000	1,890,000	1,770,000	1,675,000	12,895,000	33.33%	25,789,868	1.22%	2025
2026	787,229,800	1.75%	39,361,490	2,745,000	6.97%	1,050,000	750,000	1,400,000	1,680,000	1,565,000	1,470,000	10,660,000	27.08%	28,701,490	0.96%	2026
2027	800,762,250	1.72%	40,038,113		0.00%	875,000	600,000	1,200,000	1,470,000	1,350,000	1,260,000	6,755,000	16.87%	33,283,113	0.51%	2027
2028	814,294,700	1.69%	40,714,735		0.00%	700,000		1,000,000	1,260,000	1,125,000	1,050,000	5,135,000	12.61%	35,579,735	0.35%	2028
2029	827,827,150	1.66%	41,391,358		0.00%	525,000		800,000	1,050,000	900,000	840,000	4,115,000	9.94%	37,276,358	0.27%	2029
2030	841,359,600	1.63%	42,067,980		0.00%	350,000		600,000	840,000	675,000	630,000	3,095,000	7.36%	38,972,980	0.20%	2030
2031	854,892,050	1.61%	42,744,603		0.00%	175,000		400,000	630,000	450,000	420,000	2,075,000	4.85%	40,669,603	0.12%	2031
2032	868,424,500	1.58%	43,421,225		0.00%	0		200,000	420,000		210,000	830,000	1.91%	42,591,225	0.02%	2032
2033	881,956,950	1.56%	44,097,848		0.00%	0		0	210,000		0	210,000	0.48%	43,887,848	0.00%	2033
2034	895,489,400	1.53%	44,774,470		0.00%	0		0	0		0	0	0.00%	44,774,470	0.00%	2034
2035	909,021,850	1.51%	45,451,093		0.00%	0		0	0		0	0	0.00%	45,451,093	0.00%	2035
2036	922,554,300	1.49%	46,127,715		0.00%	0		0	0		0	0	0.00%	46,127,715	0.00%	2036
2037	936,086,750	1.47%	46,804,338		0.00%	0		0	0		0	0	0.00%	46,804,338	0.00%	2037
2038	949,619,200	1.45%	47,480,960		0.00%	0		0	0		0	0	0.00%	47,480,960	0.00%	2038
2039	963,151,650	1.43%	48,157,583		0.00%	0		0	0		0	0	0.00%	48,157,583	0.00%	2039
2040	976,684,100	1.41%	48,834,205		0.00%	0		0	0		0	0	0.00%	48,834,205	0.00%	2040

NOTES:

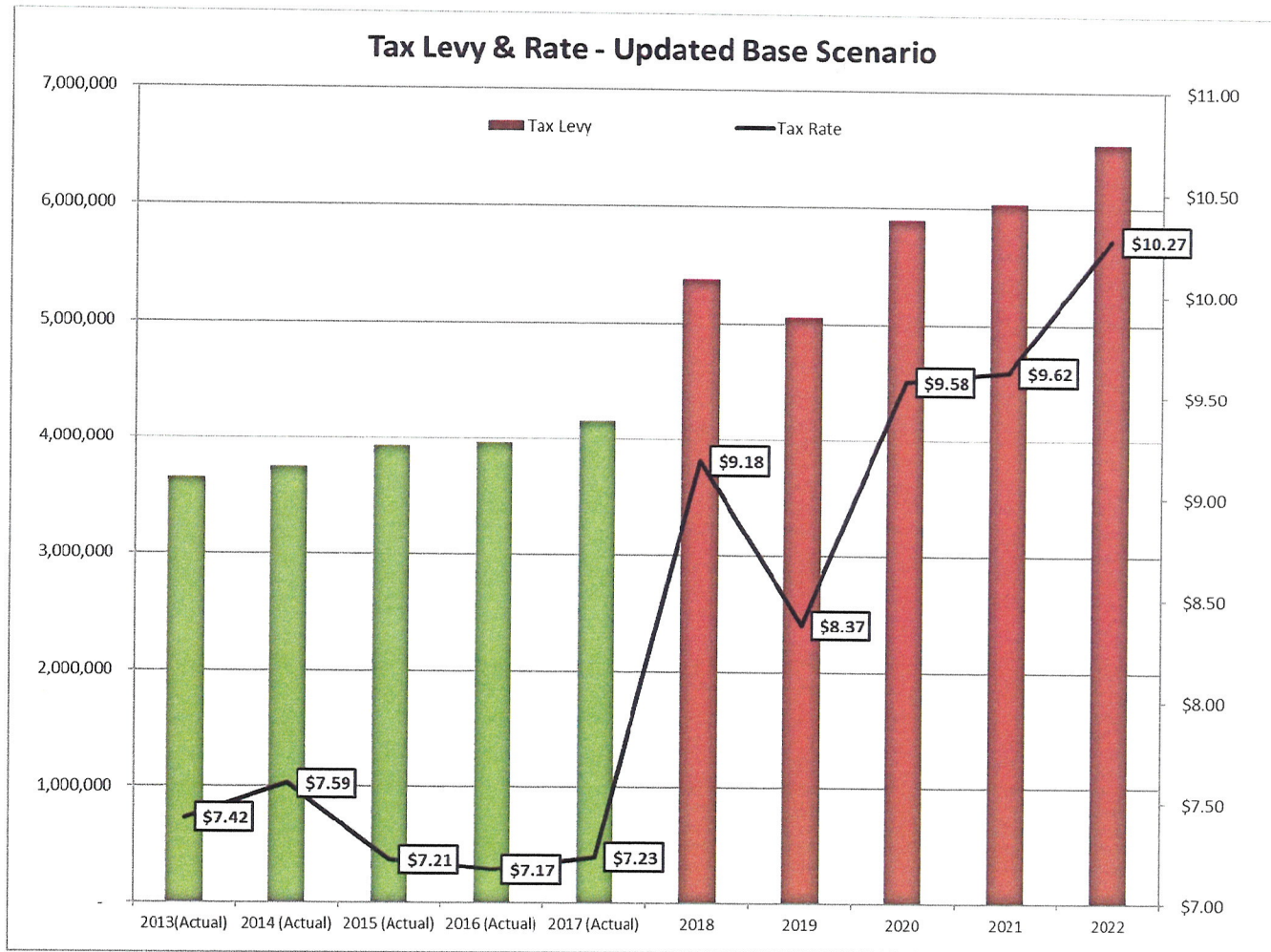
<sup>1</sup>Equalized value shown for 2016 is actual.



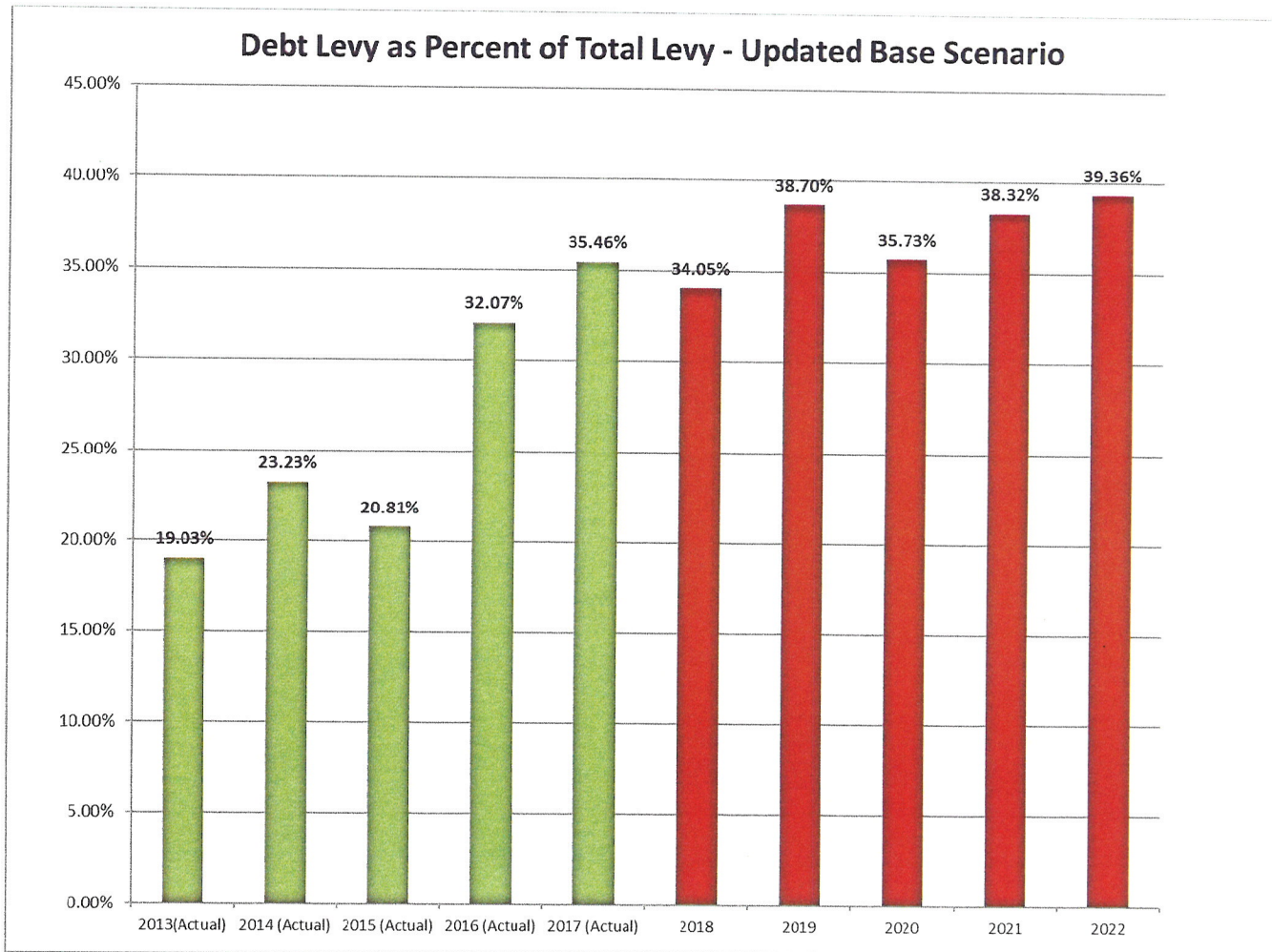
# Base Scenario (cont.)



# Base Scenario (cont.)



# Base Scenario (cont.)



# Tax Rate Impact

## - Base Scenario

Year	Economic Appreciation	Tax Rate	Equalized Value	Local Taxes	Annual Change	Cumulative Change
2017		\$ 7.23	250,000	\$ 1,807.06		
2018	1.33%	\$ 9.18	253,328	\$ 2,325.41	\$ 518.35	\$ 518.35
2019	1.31%	\$ 8.37	256,635	\$ 2,148.97	\$ (176.43)	\$ 341.92
2020	1.27%	\$ 9.58	259,883	\$ 2,488.96	\$ 339.99	\$ 681.91
2021	1.24%	\$ 9.62	263,113	\$ 2,532.42	\$ 43.46	\$ 725.37
2022	1.22%	\$ 10.27	266,324	\$ 2,735.70	\$ 203.27	\$ 928.64







# Key Issues

- Levy Limits
- Expenditure Restraint
- Debt Issuance Strategy

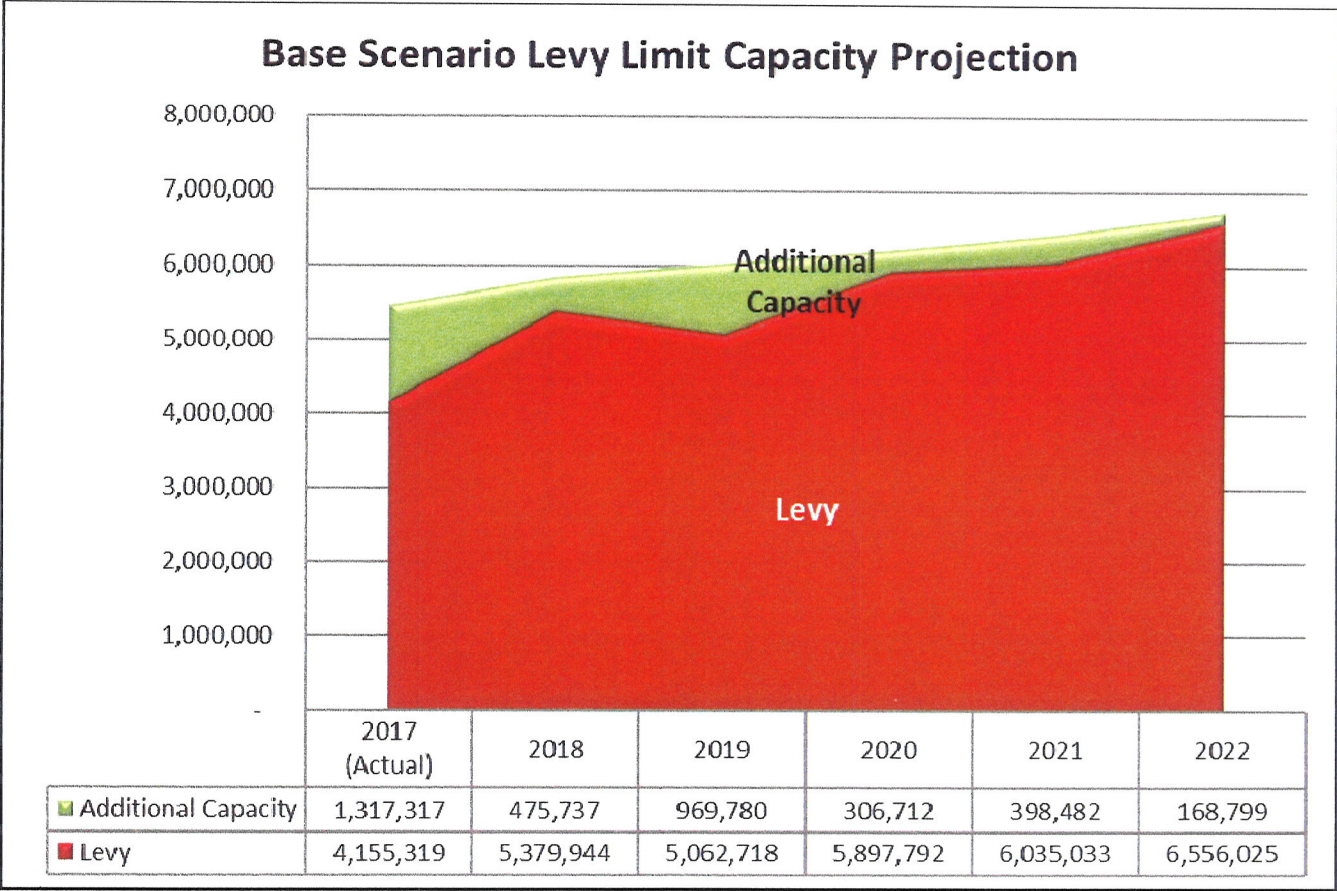


# Levy Limits

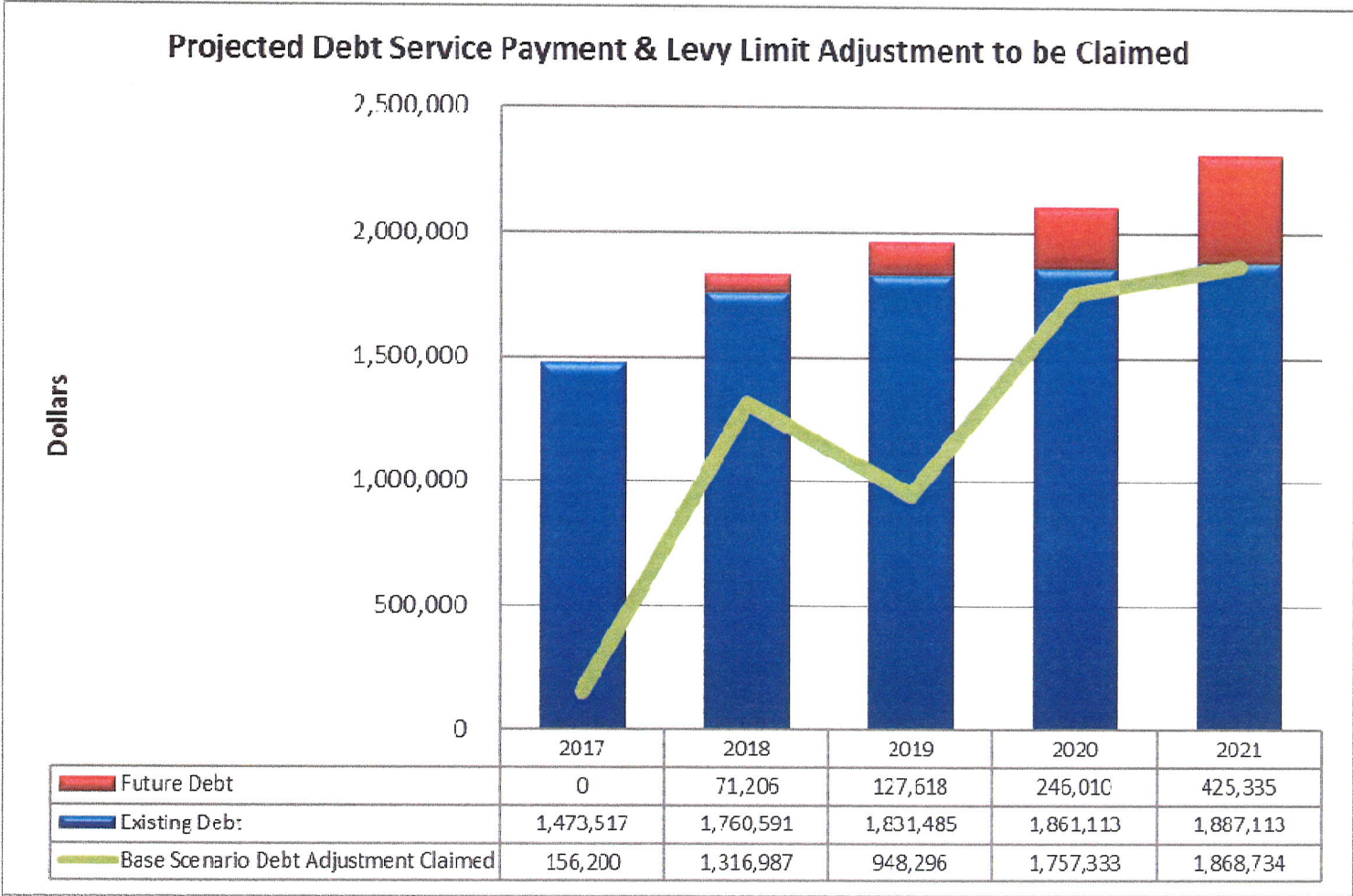
- First applicable to 2005 levy
  - General rule allows an annual increase equal to net new construction amount
  - Numerous adjustments available
- City has substantial levy limit flexibility as a result of its available G.O. debt adjustments
  - At present, about \$1.3 million in unused capacity
  - Base Scenario: diminishes to \$168,799 by 2022



# Levy Limits (cont.)



# Levy Limits (cont.)



# Expenditure Restraint (cont.)

## Base Scenario

Budget Year	2018	2019	2020	2021	2022
Payment Year	2019	2020	2021	2022	2023
Forecasted Net New Construction (60%)*	0.44%	0.43%	0.42%	0.41%	0.41%
Forecasted CPI-U Increase	0.35%	1.00%	1.50%	2.00%	2.50%
Maximum Increase to Qualify	0.79%	1.43%	1.92%	2.41%	2.91%
<b>Projected Increase</b>	<b>9.02%</b>	<b>-4.82%</b>	<b>7.83%</b>	<b>-0.72%</b>	<b>2.70%</b>
<b>Qualify</b>	<b>No</b>	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>Yes</b>

\*Net New Construction Capped @ 2% Under Current Law



# Next Steps

- Council discussion and feedback on
  - Assumptions made
  - Key issues
  - Additional model iterations desired if applicable

