

THE CITY OF PLATTEVILLE, WISCONSIN

COMMON COUNCIL AGENDA

PUBLIC NOTICE is hereby given that a regular meeting of the Common Council of the City of Platteville shall be held on Tuesday, July 23, 2019 at 7:00 PM in the Council Chambers at 75 North Bonson Street, Platteville, WI.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING – Annexation and Rezoning – 275 W Business Highway 151 [7/9/19]

1. Staff Presentation
2. Applicant Statement
3. Public Statements in Favor
4. Public Statements Against
5. Public Statements in General
6. Council Discussion
7. Close Public Hearing
8. Common Council Action

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 – 7/9/19 Regular
- B. Payment of Bills
- C. Appointments to Boards and Commissions
- D. Licenses
 1. New “Class B” Combination Beer and Alcohol Licenses
 - a. MPK Rock, LLC, Platteville, WI (Lisa R Haas, Agent), for premises 130 Market Street (Fifty50)
 - b. Tina M Jerrett, Fennimore, for premises 75 N Second Street (The Gym)
 - c. Dougherty Enterprise, LLC, Dodgeville, WI (Chad Holstein, Agent), for premises 65 East Business Hwy 151 (Country Kitchen)
 2. Taxi Driver License
 3. One-Year and Two-Year Operator License to Sell/Serve Alcohol

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. Community Development Board (Stockhausen) 4/22/19
 2. Airport Commission (Daus) 5/13/19
 3. Commission on Aging (Stockhausen) 5/24/19
 4. Housing Authority Board (Kilian) 5/28/19
 5. Museum Board (Stockhausen) 6/19/19
 6. Community Safe Routes Committee 6/26/19

VII. ACTION

- A. Land Sale – Lot 46 of Platteville Industry Park No. 7 [7/9/19]
- B. Legion Park Event Center Funding [7/9/19]
- C. Development Agreement Amendment and Penalty Fee Waiver – 565 W Cedar Street and 420/440 Southwest Road
- D. Alderperson Resignation and Filling Corresponding Vacancy
- E. Selection of Search Firm for the Position of City Manager

VIII. INFORMATION AND DISCUSSION

- A. Parks and Recreation Master Plan
- B. 2019 City Goals – 2nd Quarter

IX. WORK SESSION – Long-Range Financial Plan – Part 2 (Relocate to Police Department Conference Room, 165 N 4th 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 9.

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: PUBLIC HEARING ITEM NUMBER: III.A.	TITLE: Annexation and Rezone – 275 W. Business Highway 151	DATE: July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Joe Carroll, Community Development Director		

Description:

The Chamber of Commerce has applied for annexation of a portion of their property at 275 W. Business Highway 151. The area to be annexed is the land where Katie’s Garden is located, just west of the Chamber building. The 2.16-acre property is contiguous to the municipal boundary on two sides.

After the annexation, the property will be rezoned to B-3 Highway Business, which is the same zoning as the other Chamber property, and the same as most of the properties along Business Highway 151.

Budget/Fiscal Impact:

None

Recommendation:

Staff recommends approval of the annexation of the property and rezoning to B-3 Highway Business.

The Plan Commission considered this request at their July 1st meeting and recommended approval of the annexation and rezoning.

Sample Affirmative Motion:

“Motion to approve the annexation of the property at 275 W. Business Highway 151 and the rezoning of the property to B-3 Highway Business.”

Attachments:

- Staff Report
- Location Maps
- Annexation Map.

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – July 1, 2019

Case #: PC19-MI03-16

Request: Consider a petition for direct annexation and rezoning.

Applicant: Platteville Chamber of Commerce

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Chamber of Commerce/ Katie's Garden	R-2 (ET)	Low Density Residential
North	Business	B-3	Mixed Use
South	Vacant/ Agricultural	A-T (ET)	Low Density Residential
East	Business	B-3	Business
West	Business/ Multi-family Residential	R-2	Mixed Use

BACKGROUND

1. The request is for annexation of the portion of the Chamber of Commerce property where Katie's Garden is located. This land is located just west of the Chamber building, and contains a gazebo, planting area and recreation trail.

PROJECT DESCRIPTION

2. As the owner, the applicant applied for "direct annexation by unanimous approval," pursuant to Chapter 66.0217 (2) of the Wisconsin Statutes. This method of annexation applies when all of the property owners and all of the electors residing on the property to be annexed have signed an annexation petition. In this case, there is only one property involved and there are no electors involved. Because of direct annexation, no referendum is necessary, and no public hearings are required, other than for the rezoning.
3. The property is triangular in shape and is 2.16 acres in area. The property is contiguous to the municipal boundary along two sides. City water and sewer mains are already located adjacent to the property, so connection is readily available. The property has frontage onto Business Highway 151.

4. After the annexation is approved, the property will be rezoned to B-3 Highway Business, which is the same zoning as the remaining Chamber property. The property is currently zoned A-T Agricultural Transition in the ET Zoning area.

STAFF ANALYSIS

5. The annexation request meets all of the requirements of the State statute. There is no proposed change in the use of the property, so there will be no adverse impacts on the neighborhood. The property is contiguous to the City boundary, and City streets and utilities are available to serve the property.
6. The requested B-3 zoning is the same as most of the properties in the vicinity.

STAFF RECOMMENDATION

7. Staff recommends approval of the annexation request, and also recommends approval of the rezoning of the property to B-3 Highway Business after annexation.

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

ATTACHMENTS:

1. Annexation Application
2. Property Location Map
3. Annexation Map

PETITION FOR DIRECT ANNEXATION

TO: City of Platteville
Attn: Candice Klaas
City Clerk
75 N. Bonson Street
Platteville, WI 53818

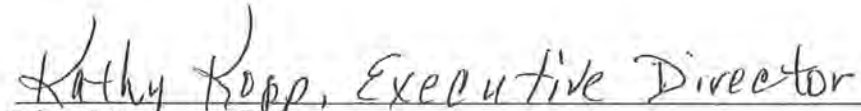
Town of Platteville
Attn: Jim Lory
Town Clerk
1717 Stumptown Road
Platteville, Wisconsin 53818

PLATTEVILLE AREA CHAMBER OF COMMERCE hereby petitions the City Council of Platteville, Wisconsin for the direct annexation of all of the real property in the territory more particularly described as Parcel #2 on the attached Attachment A: Plat of Survey. The population of the territory to be annexed is zero.

Dated this 18TH day of JUNE, 2019

PLATTEVILLE AREA CHAMBER OF COMMERCE


Signature


Printed Name and Title

NW COR
SEC 22 - T3N - R1W

PLAT OF SURVEY

LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 22, T3N, R1W
OF THE 4TH P.M., CITY & TOWN OF PLATTEVILLE, GRANT
COUNTY, WISCONSIN

S 89°58'41" W 2,662.16'
(S 60°01'52" E 2,662.28')

SHEET 1 OF 1

EXHIBIT A

16 16
21 22

15 15
22 22

SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE MADE SUCH SURVEY AND MAP BY THE DIRECTION OF THE PLATTEVILLE REGIONAL CHAMBER.
THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED THEREOF.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE REQUIREMENTS OF THE CITY OF PLATTEVILLE AND THE TOWN OF PLATTEVILLE, IN SURVEYING AND MAPPING THE SAME.

DATED THIS 15TH DAY OF JANUARY, 2019.

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53181
(608) 348-5355



CERTIFIED SURVEY MAP NO. 1553

BUSINESS HIGHWAY 151

CURVE #1:
ARC LENGTH=192.56'
RADIUS=1,579.68'
CHORD BRG=N 65°49'34" E
CHORD DIST=192.44'

PARCEL #1
1.86 ACRES
81,225 SQ.FT.

PARCEL #1 DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-TWO (22), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE GRANT COUNTY, WISCONSIN, CONTAINING 1.86 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-TWO (22);
THENCE SOUTH 01°04'45" EAST 465.21' ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWENTY-TWO (22);
THENCE SOUTH 89°58'14" EAST 940.95 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 00°46'13" WEST 361.58 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF BUSINESS HIGHWAY 151;
THENCE 192.56 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1,579.68 FEET AND A CHORD BEARING OF NORTH 65°49'34" EAST 192.44 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID BUSINESS HIGHWAY 151;
THENCE NORTH 69°19'05" EAST 23.94' ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID BUSINESS HIGHWAY 151;
THENCE SOUTH 00°46'13" EAST 449.07 FEET;
THENCE NORTH 89°58'14" WEST 199.14 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

PARCEL #2
2.16 ACRES
94,083 SQ.FT.

PARCEL #2 DESCRIPTION:

LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION TWENTY-TWO (22), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF PLATTEVILLE GRANT COUNTY, WISCONSIN, CONTAINING 2.16 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-TWO (22);
THENCE SOUTH 01°04'45" EAST 465.21' ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWENTY-TWO (22);
THENCE SOUTH 89°58'14" EAST 478.81 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BUSINESS HIGHWAY 151;
THENCE 585.98 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1,579.68 FEET AND A CHORD BEARING OF NORTH 51°42'25" EAST 582.63 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID BUSINESS HIGHWAY 151;
THENCE SOUTH 00°46'13" EAST 361.58 FEET;
THENCE NORTH 89°58'14" WEST 462.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID BUSINESS HIGHWAY 151 AND THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

ROUNTREE BRANCH

CURVE #2:
ARC LENGTH=585.98'
RADIUS=1,579.68'
CHORD BRG=N 51°42'25" E
CHORD DIST=582.63'

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION TWENTY-TWO (22);
THENCE SOUTH 01°04'45" EAST 465.21' ALONG THE WEST LINE OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION TWENTY-TWO (22);
THENCE SOUTH 89°58'14" EAST 478.81 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF BUSINESS HIGHWAY 151;
THENCE 585.98 FEET ALONG A CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAVING A RADIUS OF 1,579.68 FEET AND A CHORD BEARING OF NORTH 51°42'25" EAST 582.63 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID BUSINESS HIGHWAY 151;
THENCE SOUTH 00°46'13" EAST 361.58 FEET;
THENCE NORTH 89°58'14" WEST 462.14 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SAID BUSINESS HIGHWAY 151 AND THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

S 00°46'13" E 449.07'
(N 00°22'50" W 445.71')

PLAT OF SURVEY DATED 5/29/1904
BY LARRY AUSTEL

43005

RECEIVED
By Land Information Office at 11:35 am, Jan 15, 2019

WEST LINE OF THE NW1/4
SEC 22-T3N-R1W

POINT OF BEGINNING
PARCEL #2

POINT OF BEGINNING
PARCEL #1

S 89°58'14" E 940.95'
(EAST 945)

(WEST 200')
N 89°58'14" W 199.14'

LEGEND

- PROPERTY BOUNDARY LINE
- - - SECTION LINE
- - - CENTER LINE ROAD
- - - ROW / PROPERTY LINES
- CORPORATE LIMITS LINE

- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- ⊙ 1" DIA. IRON PIPE FOUND
- ⊙ 3/4" DIA. REBAR FOUND
- ⊙ 2" DIA. IRON PIPE FOUND
- ⊙ COUNTY MONUMENT FOUND
- ⊙ NO MONUMENT SET
- () RECORDED AS

FOR: PLATTEVILLE REGIONAL CHAMBER
275 W BUSINESS HWY 151
PLATTEVILLE, WI 53181

DATE(S) OF FIELDWORK: 12/14/18
FIELD CREW: S. DREESSENS, J. SEWELL
DRAWN BY: D. DREESSENS
REVIEWED BY: D. DREESSENS

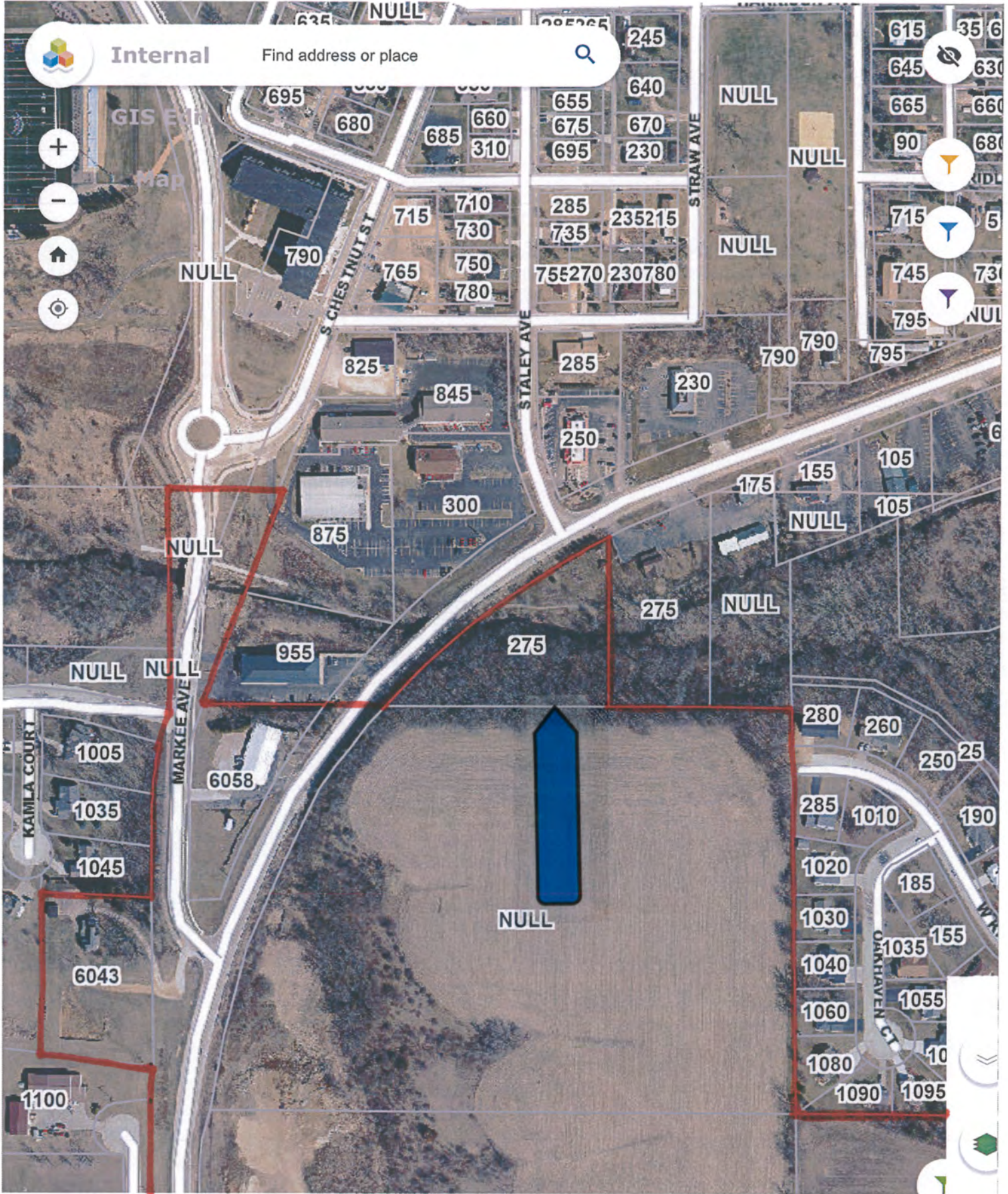
DELTA 3 PROJECT NO.: D18-149
DATA LOCATION: D18-149\CADEXISTING\D18-149_EXISTING.DWG



PROFESSIONAL CIVIL, MUNICIPAL & STRUCTURAL ENGINEERING ARCHITECTURE
GRANT COUNTY - LAND DEVELOPMENT - PLANNING & CAD SERVICES
875 SOUTH CHESTNUT STREET
PLATTEVILLE, WISCONSIN 53181
PHONE: (608) 348-5355

21 22 WEST COR
21 22 SEC 22 - T3N - R1W

SCALE: 1" = 60'



-90.483 42.726 Degrees

300ft

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: CONSIDERATION OF CONSENT CALENDAR ITEM NUMBER: IV.	TITLE: Council Minutes, Payment of Bills, Appointment to Boards and Commissions, and Licenses	DATE: July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Candace Koch, City Clerk		

Description:

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.

Budget/Fiscal Impact:

None

Sample Affirmative Motion:

"I move to approve all items listed under Consent Calendar"

Attachments:

- Council Minutes
- Payment of Bills
- Appointment of Boards and Commissions
- Licenses

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
July 9, 2019

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

ROLL CALL

Present: Eileen Nickels, Ken Kilian, Isaac Shanley, Cena Sharp, Barbara Daus, and Robin Cline. Excused: Barbara Stockhausen

PRESENTATION

Vice Chancellor for Administrative Services Paige Smith presented the University of Wisconsin-Platteville's 2019-24 Strategic Plan.

CONSIDERATION OF CONSENT CALENDAR

Motion by Shanley, second by Nickels to approve the consent calendar as follows: June 25th Regular Council Minutes; Payment of Bills in the amount of \$689,587.94; Financial Report for June; Appointment to Boards and Commissions, None; One Year Operator License, Andrew K Devroy, John O Eller, Brady L Gallagher, Chad M Heidesch, and Karla M Pluemer; Two Year Operator License, Ariel R Helt, Skyler J Herber, Michaela J Mariceau-Zielinski, Emily M Presta, Nicole M Price, Brockton M Russell, Emma R Speiss, Corey J Udelhofen, and Meghan C Wellnitz; Permits, Run/Walk – 5K Run/ 2 Mile Walk for Ben's Hope Awareness on Saturday, September 21 from 8:00am – 2:00pm; Street Closing – Division Street from S Chestnut to Bradford for 31st Annual Division Street Neighborhood Picnic on Thursday, July 11 from 5:30pm – Midnight; Grant County Highway Construction Aids – 2020. Motion carried 6-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS, AND PETITIONS, if any. None

REPORTS

- A. Board/Commission/Committee Minutes – Historic Preservation Commission
- B. Other Reports - Water & Sewer Financial Report, Airport Financial Report, and Department Progress Reports.

ACTION

- A. *Ordinance 19-06 – Amending Official Traffic Map – Yield Signs on West Adams Street at Short Street* – Motion by Nickels, second by Kilian to approve Ordinance 19-06 – Amending Official Traffic Map – Yield Signs on West Adams Street at Short Street. Motion carried 6-0 on a roll call vote.
- B. *Ordinance 19-07 – Amending Official Traffic Map – Yield Signs on Laura Street at Ellen Street* – An email was received by Bruce Delahanty, who wrote in general on the Ordinance. Motion by Nickels, second by Shanley to approve Ordinance 19-07 – Amending Official Traffic Map – Yield Signs on Laura Street at Ellen Street. Motion carried 6-0 on a roll call vote.
- C. *Ordinance 19-08 – Amending Official Traffic Map – One-Way Bonson Street between Furnace Street and Market Street* – Jack Luedtke, Director of the Main Street Program, spoke in favor. William Kloster, representing 190 & 150 Market Street, spoke for informational purposes only. Motion by Nickels, second by Shanley to approve Ordinance 19-08 Amending Official Traffic Map – One-Way Bonson Street between Furnace Street and Market Street with the following conditions. One angled stall that is marked as handicapped is placed in the southeastern corner of Bonson Street between Furnace Street and Market Street, the CenturyLink parking lot western opening is to be closed, and landscaping is to be placed on Bonson Street in the North bound lane. Staff is to provide the Common Council with a cost estimate and proposed source of funds at a future

Common Council meeting. This action is not to be implemented until the above conditions are met. Motion carried 5-1 on a roll call vote, with Daus voting against.

- D. *Resolution 19-11 Regarding Successive Appointments to the Commission on Aging* – Motion by Kilian, second by Shanley to approve *Resolution 19-11 Regarding Successive Appointments to the Commission on Aging*. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Annexation – 275 W Business Highway 151* – Community Development Director Joe Carroll explained that the Chamber of Commerce has applied for annexation of a portion of their property at 275 W. Business Highway 151. The area to be annexed is the land where Katie’s Garden is located, just west of the Chamber building. The 2.16-acre property is contiguous to the municipal boundary on two sides. Should the annexation take place, the property would be rezoned to B-3 Highway Business, which is the same zoning as the other Chamber property, and the same as most of the properties along Business Highway 151. Staff recommend approval.
- B. *Land Sale – Lot 46 of Platteville Industry Park 7* – Community Development Director Joe Carroll explained that the City of Platteville has a land price formula whereby land in the industrial park is sold at a reduced rate to encourage tax base growth and job creation. PAIDC and City staff have been working on the sale of Lot 46 in the industrial park. The proposed purchaser is an auto parts distribution company. The proposal is for the company to purchase the ~~lot that is located~~. Faley Properties LLC proposes to purchase the 2-acre lot on the northeast corner of Vision Drive and Philips Road and construct a 10,000 sq. ft. building for use by IWI Motor Parts/Bumper to Bumper. The building would have an estimated value of \$600,000, and the business will initially employ four people at the Platteville location. Staff recommends approval of the land sale. Ela Kakde of PAIDC spoke to Council Member Kilian’s question on the amount of taxes that would come to the City and estimated approximately \$3,000.
- C. *Legion Park Event Center Funding* – Sheri Engelke of the Legion Park Event Center Committee spoke to the progress of the event center planning and fund-raising. The Council approved a \$50,000 Art Hall Challenge as part of the 2018 Capital Improvement Plan. A private fundraising group, the Legion Park Event Center Committee (LPECC), took on the challenge with the goal of replacing the existing building with a new 6,000 sq. ft. event center. Once built, the event center would be owned and managed by the City of Platteville. The LPECC reviewed their design plans for the new event center with the Planning Commission on May 6, 2019 and Common Council on May 28, 2019. The estimated cost to build the “base” event center building is \$792,000. This is higher than the original estimates, in part due to site preparation work, stormwater management and a required sprinkler system. With additional amenities such as epoxy floors, stonework on the front of the building and a divider wall, the total estimated cost is \$931,000. To date, the LPECC has raised \$735,355. To be able to begin building after Dairy Days, the LPECC needs to be able to sign a construction contract very soon. The LPECC is requesting that the City commit another \$100,000 to the project to ensure that the costs for the base building are covered and to help fund some of the additional amenities. The LPECC will continue to fundraise so that all of the proposed amenities can be completed. If, after fundraising is completed, less than \$100,000 is needed to close the gap between the total amount raised and the total project cost (to a maximum of \$931,000), the final amount requested from the City would be reduced proportionally. For example, if \$850,000 is raised and total project costs are \$931,000, only \$81,000 would be requested. Staff is proposing that \$50,000 of the request come from park impact fees. The remaining account balance would be \$35,726. Park impact fees can be used for new amenities being added to the park system but cannot go to the maintenance or replacement of existing items. Since the new event center will be fundamentally different than the existing Art Hall, it is considered a new feature. Staff is proposing the remaining \$50,000 requested come from the Orlo Clayton Trust Fund which is designated for Smith and Legion Parks. The remaining spendable Trust Fund balance would be approximately \$108,000. Another \$158,000 from the Orlo Clayton Trust has been placed into an endowment fund.

WORK SESSION

City Manager Karen Kurt presented a proposed transition plan to the Council. A search committee was formed by the Council to conduct search firm interviews, to assist with the job posting preparation and to work on the offer package. The estimated timeframe anticipates a start date for the new City Manager in early December.

ADJOURNMENT

Motion by Nickels, second by Sharp to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 9:17 PM.

Respectfully submitted,

Candace Klaas, City Clerk

DRAFT

SCHEDULE OF BILLS

MOUND CITY BANK:

7/5/2019	Schedule of Bills (ACH payments)	4042-4045	\$	52,773.72
7/5/2019	Schedule of Bills	68873-68875	\$	809.92
7/5/2019	Payroll (ACH Deposits)	153409-153574	\$	190,405.22
7/12/2019	Schedule of Bills (ACH payments)	4046	\$	459.03
7/12/2019	Schedule of Bills	68876-68883	\$	5,888.01
7/17/2019	Schedule of Bills (ACH payments)	4047-4080	\$	68,447.54
7/17/2019	Schedule of Bills	68884-68937	\$	58,627.83

	(W/S Bills amount paid with City Bills)	\$	(55,635.47)
	(W/S Payroll amount paid with City Payroll)	\$	(30,070.01)
Total		\$	<u>291,705.79</u>

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount	
4042									
07/19	07/05/2019	4042	INTERNAL REVENUE SE	FEDERAL INCOME TAX F	PR0629191	1	13,692.17	13,692.17	M
07/19	07/05/2019	4042	INTERNAL REVENUE SE	FEDERAL INCOME TAX S	PR0629191	2	11,166.76	11,166.76	M
07/19	07/05/2019	4042	INTERNAL REVENUE SE	FEDERAL INCOME TAX S	PR0629191	3	11,166.76	11,166.76	M
07/19	07/05/2019	4042	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR0629191	4	2,611.60	2,611.60	M
07/19	07/05/2019	4042	INTERNAL REVENUE SE	FEDERAL INCOME TAX	PR0629191	5	2,611.60	2,611.60	M
Total 4042:								41,248.89	
4043									
07/19	07/05/2019	4043	WI DEFERRED COMP BO	DEFERRED COMPENSAT	PR0629191	1	3,265.00	3,265.00	M
07/19	07/05/2019	4043	WI DEFERRED COMP BO	DEFERRED COMPENSAT	PR0629191	2	589.16	589.16	M
Total 4043:								3,854.16	
4044									
07/19	07/05/2019	4044	WI DEPT OF REVENUE	STATE INCOME TAX STA	PR0629191	1	7,571.59	7,571.59	M
Total 4044:								7,571.59	
4045									
07/19	07/05/2019	4045	WI SCTF	CHILD SUPPORT CHILD	PR0629191	1	99.08	99.08	M
Total 4045:								99.08	
4046									
07/19	07/12/2019	4046	RICOH USA INC	COPIES-FINANCE DEPT	5056978438	1	161.81	161.81	
07/19	07/12/2019	4046	RICOH USA INC	COPIES-WATER DEPT	5056978438	2	80.91	80.91	
07/19	07/12/2019	4046	RICOH USA INC	COPIES-SEWER DEPT	5056978438	3	80.91	80.91	
07/19	07/12/2019	4046	RICOH USA INC	COPIES-CITY MANAGER	5057008468	1	135.40	135.40	
Total 4046:								459.03	
4047									
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	1	326.34	326.34	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	2	56.10	56.10	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	LIBRARY CHARGES	06/04-07/02/	3	28.44	28.44	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	LIBRARY CHARGES	06/04-07/02/	4	5.43-	5.43-	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	LIBRARY CHARGES	06/04-07/02/	5	64.45	64.45	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	6	16.98	16.98	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	7	50.64	50.64	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	8	153.79	153.79	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	9	440.99	440.99	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	10	11.18	11.18	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	CITY MANAGER CHARGE	06/04-07/02/	11	687.27	687.27	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	CITY MANAGER CHARGE	06/04-07/02/	12	59.94	59.94	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	STREET DEPT CHARGES	06/04-07/02/	13	113.75	113.75	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	STREET DEPT CHARGES	06/04-07/02/	14	204.64	204.64	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	PARKS DEPT CHARGES	06/04-07/02/	15	10.29	10.29	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	SENIOR CENTER CHARG	06/04-07/02/	16	144.18	144.18	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	CLERK CHARGES	06/04-07/02/	17	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FINANCE DEPT CHARGE	06/04-07/02/	18	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MAINTENANCE DEPT CH	06/04-07/02/	19	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	POLICE DEPT CHARGES	06/04-07/02/	20	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	FIRE DEPT CHARGES	06/04-07/02/	21	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	STREET DEPT CHARGES	06/04-07/02/	22	49.90	49.90	M

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07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	23	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	SENIOR CENTER CHARG	06/04-07/02/	24	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	25	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	COMMUNITY PLANNING	06/04-07/02/	26	49.90	49.90	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	WATER DEPT CHARGES	06/04-07/02/	27	8.48	8.48	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	WATER DEPT CHARGES	06/04-07/02/	28	6.40	6.40	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	SEWER DEPT CHARGES	06/04-07/02/	29	8.48	8.48	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	SEWER DEPT CHARGES	06/04-07/02/	30	6.39	6.39	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	CEMETERY CHARGES	06/04-07/02/	31	315.45	315.45	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	POLICE DEPT CHARGES	06/04-07/02/	32	257.05	257.05	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	POLICE DEPT CHARGES	06/04-07/02/	33	1,092.27	1,092.27	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	POLICE DEPT CHARGES	06/04-07/02/	34	1,824.02	1,824.02	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	35	100.00-	100.00-	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	36	121.00	121.00	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	37	8.99	8.99	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	38	11.65	11.65	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	39	32.57	32.57	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	40	47.77	47.77	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	41	607.53	607.53	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	RECREATION DEPT CHA	06/04-07/02/	42	524.15	524.15	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	43	44.91	44.91	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	44	44.97	44.97	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	45	500.64	500.64	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	46	318.55	318.55	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	47	263.56	263.56	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	48	559.80	559.80	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	PARKS DEPT CHARGES	06/04-07/02/	49	423.12	423.12	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	PARKS DEPT CHARGES	06/04-07/02/	50	5.89	5.89	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	PARKS DEPT CHARGES	06/04-07/02/	51	1,003.55	1,003.55	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	52	15.37	15.37	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	53	19.22	19.22	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	54	27.31	27.31	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	55	105.65	105.65	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	56	17.99	17.99	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	MUSEUM CHARGES	06/04-07/02/	57	28.48	28.48	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	CLERK CHARGES	06/04-07/02/	58	51.97	51.97	M
07/19	07/17/2019	4047	CARDMEMBER SERVICE	CLERK CHARGES	06/04-07/02/	59	15.37	15.37	M
Total 4047:								11,081.10	
4048									
07/19	07/17/2019	4048	BADGER WELDING SUPP	MONTHLY CYLINDER RE	3538325	1	2.70	2.70	
07/19	07/17/2019	4048	BADGER WELDING SUPP	REFILL OXYGEN-PD	3539594	1	43.40	43.40	
Total 4048:								46.10	
4049									
07/19	07/17/2019	4049	BAKER IRON WORKS LL	REPAIRS-SEWER DEPT	76835	1	90.00	90.00	
Total 4049:								90.00	
4050									
07/19	07/17/2019	4050	BILLS PLUMBING & HEAT	REPAIRS-WATER DEPT	34289	1	102.80	102.80	
07/19	07/17/2019	4050	BILLS PLUMBING & HEAT	REPAIRS-WATER DEPT	34309	1	211.00	211.00	

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Total 4050:								313.80
4051								
07/19	07/17/2019	4051	CARRICO AQUATIC RES	POOL CHARGES	20193277	1	9.00	9.00
Total 4051:								9.00
4052								
07/19	07/17/2019	4052	COMELEC SERVICES IN	MAINTENANCE CONTRA	469404-IN	1	962.55	962.55
07/19	07/17/2019	4052	COMELEC SERVICES IN	CITY HALL DOORS	469532-IN	1	392.00	392.00
Total 4052:								1,354.55
4053								
07/19	07/17/2019	4053	DELTA 3 ENGINEERING I	CITY HALL IMPROVEMEN	15322	1	4,142.27	4,142.27
Total 4053:								4,142.27
4054								
07/19	07/17/2019	4054	ENVISIONWARE INC	ANNUAL MAINTENANCE-	INV-US-4344	1	1,157.55	1,157.55
Total 4054:								1,157.55
4055								
07/19	07/17/2019	4055	FIRE & SAFETY EQUIP III	ANNUAL SERVICE-MUSE	59879	1	250.35	250.35
07/19	07/17/2019	4055	FIRE & SAFETY EQUIP III	SEWER DEPT CHARGES	59897	1	114.88	114.88
07/19	07/17/2019	4055	FIRE & SAFETY EQUIP III	ANNUAL EXTINGUISHER-	59903	1	241.95	241.95
Total 4055:								607.18
4056								
07/19	07/17/2019	4056	GALE/CENGAGE LEARNI	BOOKS-LIBRARY	67380038	1	38.92	38.92
07/19	07/17/2019	4056	GALE/CENGAGE LEARNI	BOOKS-LIBRARY	67417237	1	91.97	91.97
Total 4056:								130.89
4057								
07/19	07/17/2019	4057	GALLS LLC	UNIFORM ITEMS-AUZ, NA	13141449	1	161.27	161.27
07/19	07/17/2019	4057	GALLS LLC	UNIFORM ITEMS-DROES	13141449	2	196.65	196.65
Total 4057:								357.92
4058								
07/19	07/17/2019	4058	GRANEY ELECTRIC LLC	PARKS DEPT CHARGES	1961	1	121.74	121.74
Total 4058:								121.74
4059								
07/19	07/17/2019	4059	INGERSOLL PLUMBING &	PARTS-PARKS	23051	1	83.10	83.10
Total 4059:								83.10
4060								
07/19	07/17/2019	4060	INGERSOLL WINDOW WA	WINDOW WASHING-LIBR	07/11/19	1	800.00	800.00

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Total 4060:								800.00
4061								
07/19	07/17/2019	4061	J & N STONE LLC	WATER DEPT CHARGES	8568	1	671.19	671.19
07/19	07/17/2019	4061	J & N STONE LLC	BREAKER HAULED & PL	8609	1	5,308.00	5,308.00
07/19	07/17/2019	4061	J & N STONE LLC	BREAKER HAULED & PL	8609	2	150.83	150.83
Total 4061:								6,130.02
4062								
07/19	07/17/2019	4062	J & R SUPPLY INC	STREET DEPT CHARGES	1907118-IN	1	660.00	660.00
Total 4062:								660.00
4063								
07/19	07/17/2019	4063	JOHNSON BLOCK & CO I	AUDIT CHARGES-CITY	464861	1	2,700.00	2,700.00
07/19	07/17/2019	4063	JOHNSON BLOCK & CO I	AUDIT CHARGES-WATER	464861	2	500.00	500.00
07/19	07/17/2019	4063	JOHNSON BLOCK & CO I	AUDIT CHARGES-SEWER	464861	3	500.00	500.00
Total 4063:								3,700.00
4064								
07/19	07/17/2019	4064	KEY BENEFIT CONCEPT	POST EMPLOYMENT-VAL	2260710	1	3,500.00	3,500.00
Total 4064:								3,500.00
4065								
07/19	07/17/2019	4065	KRAEMERS WATER STO	WATER	191864	1	16.95	16.95
Total 4065:								16.95
4066								
07/19	07/17/2019	4066	LIQUI-SYSTEMS INC	WATER DEPT SUPPLIES	251657	1	443.96	443.96
Total 4066:								443.96
4067								
07/19	07/17/2019	4067	MIDWEST BUSINESS PR	COPIES - PD	INV757488	1	75.65	75.65
Total 4067:								75.65
4068								
07/19	07/17/2019	4068	MONSON SEPTIC PUMPI	PORTABLE RESTROOM	19237	1	480.00	480.00
Total 4068:								480.00
4069								
07/19	07/17/2019	4069	MSA PROFESSIONAL SE	WRRF AERATION UPGRA	R00171048.0	1	24,676.00	24,676.00
Total 4069:								24,676.00
4070								
07/19	07/17/2019	4070	OREILLY AUTO PARTS	PARKS DEPT CHARGES	2324-394496	1	17.34	17.34

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Total 4070:								17.34
4071								
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-WATER DEPT	810426	1	340.94	340.94
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-POLICE DEPT	811383	1	194.08	194.08
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-SEWER DEPT	811393	1	14.07	14.07
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-STREET DEPT	811620	1	105.76	105.76
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-STREET DEPT	811702	1	90.38	90.38
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-FIRE DEPT	811708	1	35.61	35.61
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-SEWER DEPT	811865	1	50.83	50.83
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-SEWER DEPT	811955	1	14.48	14.48
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-SEWER DEPT	811969	1	56.03	56.03
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-STREET DEPT	812122	1	2.99	2.99
07/19	07/17/2019	4071	PLATTEVILLE AUTO SUP	SUPPLIES-STREET DEPT	812237	1	11.99	11.99
Total 4071:								917.16
4072								
07/19	07/17/2019	4072	PURKAPILE, KRISTINE	TRAVEL REIMBURSEME	06/16-06/21/	1	16.00	16.00
07/19	07/17/2019	4072	PURKAPILE, KRISTINE	TRAVEL REIMBURSEME	06/16-06/22/	1	62.41	62.41
Total 4072:								78.41
4073								
07/19	07/17/2019	4073	RURAL EXCAVATING LLC	BACKHOE	11730	1	2,800.00	2,800.00
Total 4073:								2,800.00
4074								
07/19	07/17/2019	4074	SOUTHWEST OPPORTU	JANITORIAL SERVICES-P	21323	1	1,617.00	1,617.00
Total 4074:								1,617.00
4075								
07/19	07/17/2019	4075	VIKING CHEMICAL COMP	CHEMICALS-WATER DEP	81153	1	816.75	816.75
07/19	07/17/2019	4075	VIKING CHEMICAL COMP	CHEMICALS-WATER DEP	81153	2	380.18	380.18
07/19	07/17/2019	4075	VIKING CHEMICAL COMP	CHEMICALS-WATER DEP	81153	3	210.64	210.64
07/19	07/17/2019	4075	VIKING CHEMICAL COMP	REFUND CONTAINER DE	81154	1	180.00-	180.00-
07/19	07/17/2019	4075	VIKING CHEMICAL COMP	REFUND CONTAINER DE	81154	2	180.00-	180.00-
Total 4075:								1,047.57
4076								
07/19	07/17/2019	4076	WALKERS CLOTHING & S	BOOTS SEWER DEPT-TI	9310	1	204.99	204.99
07/19	07/17/2019	4076	WALKERS CLOTHING & S	BOOTS-LOEFFELHOLZ, K	9310	2	15.50	15.50
07/19	07/17/2019	4076	WALKERS CLOTHING & S	BOOTS-LOEFFELHOLZ, K	9310	3	15.50	15.50
Total 4076:								235.99
4077								
07/19	07/17/2019	4077	WARRELL CORPORATIO	CANDY-MUSEUM GIFT S	PSI0099355	1	28.08	28.08
Total 4077:								28.08

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4078								
07/19	07/17/2019	4078	WEBER PAPER COMPAN	SUPPLIES-POOL	D073717	1	398.32	398.32
07/19	07/17/2019	4078	WEBER PAPER COMPAN	SUPPLIES-PARKS DEPT	D073904	1	617.92	617.92
Total 4078:								1,016.24
4079								
07/19	07/17/2019	4079	WI STATE JOURNAL	SUBSCRIPTION-LIBRARY	190-50004 6/	1	656.50	656.50
Total 4079:								656.50
4080								
07/19	07/17/2019	4080	WRIGHT, ANGELA	PATH PROJECT MANAGE	07/16/19	1	55.47	55.47
Total 4080:								55.47
68873								
07/19	07/05/2019	68873	MESSERLI & KRAMER PA	GARNISHMENT GARNIS	PR0629191	1	238.92	238.92
Total 68873:								238.92
68874								
07/19	07/05/2019	68874	VANTAGE TRANSFER AG	ICMA DEFERRED COMP	PR0629191	1	25.00	25.00
Total 68874:								25.00
68875								
07/19	07/05/2019	68875	WPPA/LEER	UNION DUES POLICE U	PR0629191	1	546.00	546.00
Total 68875:								546.00
68876								
07/19	07/12/2019	68876	CARDMEMBER SERVICE	SEWER DEPT CHARGES	05/29-06/26/	2	49.97	49.97
07/19	07/12/2019	68876	CARDMEMBER SERVICE	SEWER DEPT CHARGES	05/29-06/26/	3	74.97	74.97
07/19	07/12/2019	68876	CARDMEMBER SERVICE	SEWER DEPT CHARGES	05/29-06/26/	4	2.25	2.25
Total 68876:								127.19
68877								
07/19	07/12/2019	68877	CENTURYLINK	ADMIN PHONE CHARGE	07/03/19	1	353.52	353.52
07/19	07/12/2019	68877	CENTURYLINK	POLICE DEPT CHARGES	07/03/19	2	616.63	616.63
07/19	07/12/2019	68877	CENTURYLINK	MUSEUM DEPT PHONE C	07/03/19	3	67.10	67.10
07/19	07/12/2019	68877	CENTURYLINK	PHONE CHARGES-LIBRA	07/03/19	4	34.47	34.47
07/19	07/12/2019	68877	CENTURYLINK	PHONE CHARGES-AIRP	07/03/19	5	210.43	210.43
07/19	07/12/2019	68877	CENTURYLINK	WATER DEPT PHONE CH	07/03/19	6	251.12	251.12
07/19	07/12/2019	68877	CENTURYLINK	SEWER DEPT PHONE CH	07/03/19	7	181.68	181.68
Total 68877:								1,714.95
68878								
07/19	07/12/2019	68878	CENTURYLINK	AIRPORT LONG DISTANC	1471607158	1	.15	.15
07/19	07/12/2019	68878	CENTURYLINK	CITY MANAGER LONG DI	1471607158	2	9.71	9.71
07/19	07/12/2019	68878	CENTURYLINK	CITY CLERK LONG DISTA	1471607158	3	9.71	9.71
07/19	07/12/2019	68878	CENTURYLINK	ENGINEERING LONG DIS	1471607158	4	.10	.10
07/19	07/12/2019	68878	CENTURYLINK	LIBRARY LONG DISTANC	1471607158	5	5.62	5.62
07/19	07/12/2019	68878	CENTURYLINK	POLICE DEPT LONG DIST	1471607158	6	50.09	50.09

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
07/19	07/12/2019	68878	CENTURYLINK	SENIOR CENTER LONG	1471607158	7	.98	.98
07/19	07/12/2019	68878	CENTURYLINK	WATER LONG DISTANCE	1471607158	8	.29	.29
07/19	07/12/2019	68878	CENTURYLINK	SEWER LONG DISTANCE	1471607158	9	.28	.28
Total 68878:								76.93
68879								
07/19	07/12/2019	68879	CENTURYLINK	LABOR-CHECK PHONE LI	70511824	1	257.50	257.50
Total 68879:								257.50
68880								
07/19	07/12/2019	68880	GRANT CTY CLERK OF C	FINE-JOSE T GAYTAN-FL	07/09/19	1	500.00	500.00
07/19	07/12/2019	68880	GRANT CTY CLERK OF C	FINE-DEREK FURRER	07/10/19	1	482.00	482.00
07/19	07/12/2019	68880	GRANT CTY CLERK OF C	FINE-JOSHUA DEAN HAR	07/10/19	2	10.00	10.00
07/19	07/12/2019	68880	GRANT CTY CLERK OF C	BOND-MICHAEL WILLIAM	26171908	1	175.30	175.30
Total 68880:								1,167.30
68881								
07/19	07/12/2019	68881	GRANT CTY TREASURER	DONATED PROPERTY 27	271-01802-0	1	397.18	397.18
Total 68881:								397.18
68882								
07/19	07/12/2019	68882	SCENIC RIVERS ENERG	ELECTRICITY-STREET LI	1426600 07/	1	402.12	402.12
07/19	07/12/2019	68882	SCENIC RIVERS ENERG	ELECTRICITY-TRAIL LIGH	1426600 07/	2	5.70	5.70
Total 68882:								407.82
68883								
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	1	42.17	42.17
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	2	3.36	3.36
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	3	11.70	11.70
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	4	13.39	13.39
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	5	53.80	53.80
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	6	7.06	7.06
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	7	193.83	193.83
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	8	5.21	5.21
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	9	40.80	40.80
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	10	24.56	24.56
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	11	31.58	31.58
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	12	.54	.54
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	13	11.25	11.25
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	14	8.68	8.68
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	15	4.99	4.99
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	16	65.27	65.27
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	17	8.49	8.49
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	18	10.00	10.00
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	19	44.64	44.64
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	20	6.30	6.30
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	21	1.48	1.48
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	22	21.83	21.83
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	23	.18	.18
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	24	102.31	102.31
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	25	142.76	142.76

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	26	205.37	205.37
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	27	541.09	541.09
07/19	07/12/2019	68883	SECURIAN FINANCIAL G	LIFE INSURANCE PREMI	047102 AUG	28	136.50	136.50
Total 68883:								1,739.14
68884								
07/19	07/17/2019	68884	ADVANCE AUTO PARTS	STREET DEPT CHARGES	2584-387122	1	8.35	8.35
07/19	07/17/2019	68884	ADVANCE AUTO PARTS	PARKS DEPT CHARGES	2584-387664	1	22.06	22.06
Total 68884:								30.41
68885								
07/19	07/17/2019	68885	ADVANCED SYSTEMS IN	COPIES-LIBRARY	689501	1	16.86	16.86
Total 68885:								16.86
68886								
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-CITY	07/17/19	1	41.67	41.67
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-FIRE	07/17/19	2	651.42	651.42
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-EME	07/17/19	3	5.91	5.91
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-STR	07/17/19	4	217.27	217.27
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-STO	07/17/19	5	392.10	392.10
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-MUS	07/17/19	6	1,024.34	1,024.34
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-PAR	07/17/19	7	1,192.73	1,192.73
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC/HEATING-POO	07/17/19	8	49.65	49.65
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC-WATER	07/17/19	9	58.46	58.46
07/19	07/17/2019	68886	ALLIANT ENERGY/WP&L	ELECTRIC-SEWER	07/17/19	10	168.96	168.96
Total 68886:								3,802.51
68887								
07/19	07/17/2019	68887	ASPEN RIDGE HOME & G	PERENNIALS, TREES, SH	698	1	750.59	750.59
Total 68887:								750.59
68888								
07/19	07/17/2019	68888	BAKER & TAYLOR	BOOKS-LIBRARY	2034647509	1	20.27	20.27
07/19	07/17/2019	68888	BAKER & TAYLOR	BOOKS-LIBRARY	2034649471	1	307.94	307.94
Total 68888:								328.21
68889								
07/19	07/17/2019	68889	BLACKHAWK AREA COU	EXPLORER POST FEES-	07/13/19	1	312.00	312.00
Total 68889:								312.00
68890								
07/19	07/17/2019	68890	BLACKSTONE PUBLISHI	LIBRARY CHARGES	1125191	1	30.94	30.94
Total 68890:								30.94
68891								
07/19	07/17/2019	68891	CORE & MAIN LP	METER READING SYSTE	K799493	1	22,309.00	22,309.00
07/19	07/17/2019	68891	CORE & MAIN LP	WATER DEPT CHARGES	K809044	1	256.39	256.39
07/19	07/17/2019	68891	CORE & MAIN LP	WATER DEPT CHARGES	K810015	1	599.32	599.32

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 68891:								23,164.71
68892								
07/19	07/17/2019	68892	CUSHMANS GREENHOU	FLOWERS/PLANTS	13406	1	24.00	24.00
07/19	07/17/2019	68892	CUSHMANS GREENHOU	FLOWERS/PLANTS	13408	1	40.00	40.00
Total 68892:								64.00
68893								
07/19	07/17/2019	68893	DAUS, BARB	MEETING REIMBURSEM	06/26/19	1	18.00	18.00
Total 68893:								18.00
68894								
07/19	07/17/2019	68894	DEPT OF SAFETY & PRO	PERMIT TO OPERATE FE	505908	1	50.00	50.00
07/19	07/17/2019	68894	DEPT OF SAFETY & PRO	PERMIT TO OPERATE FE	505941	1	50.00	50.00
Total 68894:								100.00
68895								
07/19	07/17/2019	68895	EASTMAN CARTWRIGHT	STREET DEPT CHARGES	651	1	28.40	28.40
07/19	07/17/2019	68895	EASTMAN CARTWRIGHT	STREET DEPT CHARGES	655	1	64.26	64.26
Total 68895:								92.66
68896								
07/19	07/17/2019	68896	EMERGENCY APPARATU	SERVICE THE AERIAL - FI	105554	1	1,631.17	1,631.17
07/19	07/17/2019	68896	EMERGENCY APPARATU	SERVICE THE AERIAL - FI	107118	1	534.87	534.87
Total 68896:								2,166.04
68897								
07/19	07/17/2019	68897	ENTERPRISE LIGHTING L	LIGHTS	E14571	1	378.54	378.54
Total 68897:								378.54
68898								
07/19	07/17/2019	68898	FIRST SUPPLY LLC-DUB	SUPPLIES-SEWER DEPT	1898809-00	1	197.26	197.26
Total 68898:								197.26
68899								
07/19	07/17/2019	68899	GFC LEASING WI	COPIER LEASE-SEWER	I00524820	1	41.43	41.43
07/19	07/17/2019	68899	GFC LEASING WI	COPIER LEASE-WATER D	I00524820	2	41.44	41.44
Total 68899:								82.87
68900								
07/19	07/17/2019	68900	GRANT CTY CLERK OF C	FINE-TRYSTAN ALAN TU	07/11/19	1	175.30	175.30
07/19	07/17/2019	68900	GRANT CTY CLERK OF C	FINE-HOMOUD ALRASHE	07/11/19	2	210.50	210.50
Total 68900:								385.80
68901								
07/19	07/17/2019	68901	HOLMES, RICHARD	LEAD SERVICE LINE REI	LSL #438	1	1,140.00	1,140.00

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 68901:								1,140.00
68902								
07/19	07/17/2019	68902	JEFFERSON FIRE & SAF	FIRE DEPT GEAR	IN107353	1	325.89	325.89
07/19	07/17/2019	68902	JEFFERSON FIRE & SAF	FIRE DEPT CHARGES	IN107526	1	32.40	32.40
Total 68902:								358.29
68903								
07/19	07/17/2019	68903	KLINGE, SARA	DAY TRIP REFUND	07/17/19	1	75.00	75.00
Total 68903:								75.00
68904								
07/19	07/17/2019	68904	KMDJ LLC	REFUND WATER/SEWER	24-0010-15	1	66.53	66.53
Total 68904:								66.53
68905								
07/19	07/17/2019	68905	KNAUTZ, JON & DEB	LEAD PIPE GRANT REIM	07/15/19	1	1,140.00	1,140.00
Total 68905:								1,140.00
68906								
07/19	07/17/2019	68906	LANGUAGE LINE SERVIC	LANGUAGE INTERPRETA	4594919	1	235.92	235.92
Total 68906:								235.92
68907								
07/19	07/17/2019	68907	LAUFENBERG & LARSON	REFUND WATER/SEWER	15-0241-24	1	21.48	21.48
Total 68907:								21.48
68908								
07/19	07/17/2019	68908	LEIBFRIED FEED SERVIC	GRASS SEED-PARKS	4913	1	393.00	393.00
Total 68908:								393.00
68909								
07/19	07/17/2019	68909	LV LABORATORIES LLC	BACTERIOLOGICAL TES	18627	1	50.00	50.00
07/19	07/17/2019	68909	LV LABORATORIES LLC	BACTERIOLOGICAL TES	18674	1	100.00	100.00
Total 68909:								150.00
68910								
07/19	07/17/2019	68910	MENARDS	FIRE DEPT CHARGES	50473	1	6.18	6.18
07/19	07/17/2019	68910	MENARDS	MUSEUM CHARGES	50524	1	43.14	43.14
07/19	07/17/2019	68910	MENARDS	PARKS DEPT CHARGES	50535	1	92.79	92.79
07/19	07/17/2019	68910	MENARDS	SUPPLIES-SEWER DEPT	50539	1	23.39	23.39
07/19	07/17/2019	68910	MENARDS	PARKS DEPT CHARGES	50590	1	35.92	35.92
07/19	07/17/2019	68910	MENARDS	POLICE DEPT CHARGE	50767	1	27.12	27.12
07/19	07/17/2019	68910	MENARDS	LIBRARY CHARGES	50802	1	179.64	179.64
07/19	07/17/2019	68910	MENARDS	STREET DEPT CHARGES	50841	1	47.98	47.98
07/19	07/17/2019	68910	MENARDS	STREET DEPT CHARGES	50842	1	31.28	31.28
07/19	07/17/2019	68910	MENARDS	PARKS DEPT CHARGES	50843	1	15.98	15.98

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
07/19	07/17/2019	68910	MENARDS	STREET DEPT CHARGES	50844	1	23.99	23.99
07/19	07/17/2019	68910	MENARDS	STREET DEPT CHARGES	50878	1	27.96	27.96
07/19	07/17/2019	68910	MENARDS	STREET DEPT CHARGES	50920	1	31.95	31.95
Total 68910:								587.32
68911								
07/19	07/17/2019	68911	MORRISSEY PRINTING I	WATER DEPT CHARGES	41241	1	8.75	8.75
07/19	07/17/2019	68911	MORRISSEY PRINTING I	SEWER DEPT CHARGES	41241	2	8.75	8.75
07/19	07/17/2019	68911	MORRISSEY PRINTING I	DOOR HANGERS & WAT	42013	1	49.55	49.55
07/19	07/17/2019	68911	MORRISSEY PRINTING I	DOOR HANGERS & WAT	42013	2	49.55	49.55
07/19	07/17/2019	68911	MORRISSEY PRINTING I	POLICE DEPT CHARGES	42142	1	140.00	140.00
07/19	07/17/2019	68911	MORRISSEY PRINTING I	POLICE DEPT CHARGES	42160	1	147.85	147.85
07/19	07/17/2019	68911	MORRISSEY PRINTING I	BUSINESS CARDS-POLIC	42203	1	45.00	45.00
Total 68911:								449.45
68912								
07/19	07/17/2019	68912	ONEILL, DORIS M	LEAD SERVICE LINE REI	LSL #445	1	1,140.00	1,140.00
Total 68912:								1,140.00
68913								
07/19	07/17/2019	68913	PETTY CASH/MUSEUM	MISC EXPENSES-MUSEU	07/15/19	1	6.00	6.00
07/19	07/17/2019	68913	PETTY CASH/MUSEUM	OFFICE SUPPLIES-MUSE	07/15/19	2	2.66	2.66
07/19	07/17/2019	68913	PETTY CASH/MUSEUM	POSTAGE-MUSEUM	07/15/19	3	4.39	4.39
Total 68913:								13.05
68914								
07/19	07/17/2019	68914	PETTY CASH-SWIM TEA	STARTUP MONEY FOR C	07/09/19	1	370.00	370.00
Total 68914:								370.00
68915								
07/19	07/17/2019	68915	PICKEL, KIP M	REFUND WATER/SEWER	2-0560-01	1	104.00	104.00
Total 68915:								104.00
68916								
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-MUSEUM	10063	1	127.57	127.57
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-MUSEUM	10063 6/28/1	1	354.40	354.40
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-COUNCIL	1646 06/30/1	1	39.91	39.91
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-POLICE D	1646 06/30/1	2	124.00	124.00
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-CLERK DE	1646 06/30/1	3	219.38	219.38
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-ENGINEE	1646 06/30/1	4	162.00	162.00
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-COMMUNI	1646 06/30/1	5	54.00	54.00
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-ENGINEE	1646 06/30/1	6	122.50	122.50
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-CLERK DE	1646 06/30/1	7	37.13	37.13
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-POLICE D	1646 06/30/1	8	141.75	141.75
07/19	07/17/2019	68916	PLATTEVILLE JOURNAL,	ADVERTISING-FREUDEN	198821 101	1	26.00	26.00
Total 68916:								1,408.64
68917								
07/19	07/17/2019	68917	READER SERVICE	BOOKS-LIBRARY	JULY 2019 6	1	26.97	26.97

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Total 68917:								26.97
68918								
07/19	07/17/2019	68918	RITCHIE IMPLEMENT INC	2019 GRASSHOPPER 623	041487	1	3,700.00	3,700.00
Total 68918:								3,700.00
68919								
07/19	07/17/2019	68919	SCHLICHER, JOANNE	REFUND PERMIT CHARG	2000778.002	1	50.00	50.00
Total 68919:								50.00
68920								
07/19	07/17/2019	68920	SCOTT IMPLEMENT	SUPPLIES-FIRE DEPT	40362	1	420.81	420.81
07/19	07/17/2019	68920	SCOTT IMPLEMENT	SUPPLIES-CEMETERY	40421	1	63.75	63.75
07/19	07/17/2019	68920	SCOTT IMPLEMENT	SUPPLIES-STREET DEPT	40834	1	63.81	63.81
Total 68920:								548.37
68921								
07/19	07/17/2019	68921	SHARP ELECTRONICS C	COPIES-COMM DEV & PL	11969600	1	82.99	82.99
Total 68921:								82.99
68922								
07/19	07/17/2019	68922	SIMMONS RENTALS	LEAD SERVICE LINE REI	LSL APPLIC	1	1,140.00	1,140.00
Total 68922:								1,140.00
68923								
07/19	07/17/2019	68923	SLOAN IMPLEMENT	PARTS - PARKS DEPT	1683184	1	50.37	50.37
Total 68923:								50.37
68924								
07/19	07/17/2019	68924	SPEE-DEE	FREIGHT-WATER DEPT	3789092	1	26.63	26.63
07/19	07/17/2019	68924	SPEE-DEE	FREIGHT-WATER DEPT	3799370	1	26.63	26.63
Total 68924:								53.26
68925								
07/19	07/17/2019	68925	SW WI COMM ACT PROG	CDBG MONTHLY EXPEN	7885	1	831.85	831.85
Total 68925:								831.85
68926								
07/19	07/17/2019	68926	SYNCB/AMAZON	LIBRARY CHARGES	07/10/19	1	143.58	143.58
07/19	07/17/2019	68926	SYNCB/AMAZON	LIBRARY BOOKS	07/10/19	2	11.53	11.53
07/19	07/17/2019	68926	SYNCB/AMAZON	LIBRARY BOOKS	07/10/19	3	8.70	8.70
07/19	07/17/2019	68926	SYNCB/AMAZON	LIBRARY BOOKS	07/10/19	4	30.98	30.98
07/19	07/17/2019	68926	SYNCB/AMAZON	LIBRARY BOOKS	07/10/19	5	477.12	477.12
Total 68926:								671.91

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount	
68927	07/19	07/17/2019	68927	THOMPSON TRUCK & TR	PARTS-STREET DEPT	X201076178:	1	1,021.29	1,021.29
Total 68927:								1,021.29	
68928	07/19	07/17/2019	68928	TOTAL ENERGY SYSTEM	GENERATOR MAINTENA	325031	1	928.00	928.00
Total 68928:								928.00	
68929	07/19	07/17/2019	68929	UNEMPLOYMENT INSUR	UNEMPLOYMENT - STRE	9624704	1	261.40	261.40
Total 68929:								261.40	
68930	07/19	07/17/2019	68930	US CELLULAR	CELL PHONE CHARGES-	317100140	1	107.13	107.13
Total 68930:								107.13	
68931	07/19	07/17/2019	68931	US POSTAGE METER CE	SUPPLIES FOR POSTAG	U87605	1	652.15	652.15
Total 68931:								652.15	
68932	07/19	07/17/2019	68932	VISUAL LABS INC	BODY CAMERA SYSTEM	19516	1	2,475.00	2,475.00
Total 68932:								2,475.00	
68933	07/19	07/17/2019	68933	WARCO TRANSPORTATI	SENIOR CENTER TRIP	JULY 24 201	1	2,500.00	2,500.00
Total 68933:								2,500.00	
68934	07/19	07/17/2019	68934	WI DEPT OF JUSTICE	RECORD CHECKS - POLI	L2205T 06/3	1	371.00	371.00
Total 68934:								371.00	
68935	07/19	07/17/2019	68935	WI DEPT OF JUSTICE-TI	BADGER NET QUARTERL	455TIME-704	1	2,238.00	2,238.00
Total 68935:								2,238.00	
68936	07/19	07/17/2019	68936	WI STATE LAB OF HYGIE	WATER DEPT CHARGES	597703	1	26.00	26.00
Total 68936:								26.00	
68937	07/19	07/17/2019	68937	ZIEBELL WATER SERVIC	WATER DEPT CHARGES	246226-000	1	1,318.06	1,318.06
Total 68937:								1,318.06	

GL Period	Check Issue Date	Check Number	Payee	Description	Invoice Number	Invoice Seq	Invoice Amount	Check Amount
Grand Totals:								<u>187,006.05</u>



BOARDS AND COMMISSIONS VACANCIES LIST

As of 7/10/19

Board of Appeals (ET Zoning) (partial term ending 4/1/20)
Board of Appeals (ET Zoning) Alternate (3 year term ending 4/1/22)
Board of Appeals (Zoning) Alternate (3 year term ending 10/1/21)
Commission on Aging (partial term ending 7/1/21)
Commission on Aging (2 - 3 year terms ending 7/1/22)
Freudenreich Animal Care Trust Fund (3 year term ending 5/1/22)
Historic Preservation Commission Alternate (partial term ending 5/1/21)
Parks, Forestry, & Recreation Committee (2 - 3 year terms ending 6/1/2022)
Police & Fire Commission (5 year term ending 5/1/24)
Redevelopment Authority Board (5 year term ending 7/1/24)
Tourism Committee (1 year term ending 7/1/20)

UPCOMING VACANCIES - August 2019 - None

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. Please note that most positions require City residency.

PROPOSED LICENSES

July 23, 2019

"Class B" Combination Beer and Liquor - contingent upon passing all inspections

- MPK Rock, LLC, Platteville, WI (Lisa R Haas, Agent), for premises 130 Market Street (Fifty50)
- Tina M Jerrett, Fennimore, for premises 75 N Second Street (The Gym)
- Dougherty Enterprise, LLC, Dodgeville, WI (Chad Holstein, Agent), for premises 65 East Business Hwy 151 (Country Kitchen)

Taxi Driver License

- Jon D Schleicher

One Year Operator License

- Robert A Bailey
- Lyrica J Daentl
- Cody J Kolpack
- Kelly L Krowne

Two Year Operator License

- Anne T Arvidson
- Christopher S Haack
- Tammy M Kaiser
- Susan L Lynch
- Theresa L Lynch
- Bonnie L Martioski
- Michelle L Pluemer
- Mason A Spencer
- Michael P Sullivan
- Anita M Wepking

pioneering the Good Life

PLATTEVILLE

W I S C O N S I N

Home of the University of Wisconsin-Platteville

NEW RENEWAL

TAXI DRIVERS LICENSE APPLICATION

ANNUAL FEE \$10.00
(January 1 - December 31)

2019

Re No: 13.001964
~~13.001964~~

Valid Driver's License Required
*****PLEASE PRINT CLEARLY*****

Drivers License Number S426 4245 7161 09	Date of Birth 05-01-57	Phone Number 608 642-1026
Male <input checked="" type="checkbox"/> Female <input type="checkbox"/>	First Name JON	Middle Name DAVID
Last Name SCHLEICHER		
Street Address 930 ST JAMES CIR	City PLATTEVILLE	State Zip WI 53818
Name of Business (Where are you using this license?) PLATTEVILLE TRANSIT	Street Address of Business 1250 E. BUSINESS HWY 151 SUITE I	

1. Have you EVER been convicted of any offense classified as a felony, misdemeanor, or ordinance violation under any Federal, State, County, or local law? Yes No (if Yes, please explain):

2. Have you ever changed your name? Yes No (if Yes, list all other names you have had):

3. Have you ever been denied insurance? Yes No (if Yes, please explain):

4. Are there CRIMINAL charges or traffic or other ordinance violations PENDING against you? Yes No (if Yes, please explain):

Please be advised that the Police Department will review and verify the information on your application. If any information is omitted, incomplete, or incorrect, it is likely that the Police Department will reject your license application.

APPLICANT'S STATEMENT

I hereby certify that the answers on this application are true and correct to the best of my knowledge. I agree, in consideration of the granting of this license, to comply with the laws of the State of Wisconsin, and to the provisions of the City of Platteville Municipal Code.

Signature Jon Schlicher Date 7-12-19

Office Use Only:

Date Received: 7-12-19 Receipt #: 13.001964 Police Action and Date: (A) or D DFM #300
Council Action and Date: A or D _____ License #: _____ Date Issued: _____

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: REPORTS ITEM NUMBER: VI.	TITLE: Board, Commission, and Committee Minutes	DATE: July 23, 2019 VOTE REQUIRED: None
PREPARED BY: Colette Steffen, Administrative Assistant II		

Description:

Approved minutes from recent Boards and Commissions meetings. Council representative may give a summary of the meeting.

Budget/Fiscal Impact:

None

Attachments:

- Community Development Board
- Airport Commission
- Commission on Aging
- Housing Authority Board
- Museum Board
- Community Safe Routes Committee

**CITY OF PLATTEVILLE
COMMUNITY DEVELOPMENT BOARD
April 22, 2019**

A Meeting of the City of Platteville Community Development Board was held at 5:00 p.m. in the GAR Room in City Hall.

PRESENT: Joe Carroll, Lauren Furrer, Kay Wilkins, Barb Stockhausen, Nicola Maurer, Staci Strobl,
Karen Kurt

EXCUSED: None

ABSENT: None

OTHERS PRESENT: Lori Olson-Pink

CALL TO ORDER

The meeting was called to order at 5:00 p.m.

Lori Olson-Pink provided an overview of the Community Development program and the duties of the Board.

MINUTES

Motion by Stockhausen to approve the minutes from December 9, 2015. Second by Furrer. Motion approved.

FINANCIAL STATEMENT

Financial Statement from March 2019 was provided.

Motion by Maurer to accept the financial statement. Second by Furrer. Motion approved.

REHABILITATION PROJECTS

SWCAP-01-SFR-2019

Request to provide assistance with single family rehab project, including siding, soffit and fascia, gutters and downspouts, window replacement, and minor plumbing. Fair Market Value \$149,700. No current debt on property. Project cost estimate is \$21,072. Equity available after rehab is \$126,628. Female head of household.

The project cost is based on lowest qualifying bid. Only one bid was submitted.

This will be a 0% deferred payment loan, secured by a mortgage. Payment is made when the property is no longer occupied by the applicant.

Motion by Furrer to approve the project. Second by Stockhausen. Motion approved.

DISCLOSURE OF POTENTIAL CONFLICT OF INTEREST

No conflicts identified.

There was a suggestion to meet at least once, maybe twice a year – possibly April and December – if no other meetings are scheduled.

ADJOURNMENT

Motion by Kurt to adjourn. Second by Carroll. Meeting adjourned.

Submitted by

Joe Carroll
Community Development Director

Minutes of the May 13th, 2019 meeting as amended and approved at the June 17th meeting.
Submitted by Doug Stephens, June 28th, 2019

Airport Commission Meeting
May 13th, 2019, 6:00 pm
Platteville Municipal Airport
5157 Highway 80, Platteville, Wisconsin 53818

- I. Commission Meeting Call to Order: by Kloster, Chairman @ 6:00 pm
Commission Members (P = Present, A = Absent): Barb Daus (City of Platteville Common Council, Airport Representative) (P), Doug Du Plessis (P), Bill Kloster (P), Dennis Cooley (P), Danny Xiao (P), Steven Pluska (P), Doug Stephens (A). Others: Alaine Olthafer-Lange, Nicola Maurer (City of Platteville, Administrative Director), and student team from UW-Platteville working on the Solar Project.
- II. Approval of Minutes, April 8th, 2019
Motion by Daus, to approve the April 8th minutes. 2nd by Du Plessis. Passes unanimously.
- III. Public Hearing in the Matter of State and Federal Aid for Improvements at the Platteville Municipal Airport. A State and Public Hearing was called, in which a brief explanation of the Federal State Aid Approval Process was given. No people in attendance offered comments.
- IV. Citizens Comments, Observations and Petitions
None
- V. Commission Resolution on Six-Year Plan and Aid Petition
Kloster explained the Resolution. The Resolution is titled "Resolution Requesting the Platteville Common Council to Petition the Secretary of Transportation for Airport Improvement Aid for the Platteville Municipal Airport" dated May 13, 2019. Motion by Cooley, to approve the Resolution, 2nd by Daus. Passes unanimously. The Resolution is included at the end of these minutes.
- VI. Fuel Farm Update, Branding, Insurance Claim
Olthafer-Lange stated that the fuel tank may be delayed. The pollution insurance has \$50k deductible.
- VII. Update on Phase I Master Plan
Kloster updated that the Master Plan contract is still at BOA. Strand will start working on the Plan after the contract is signed.
- VIII. Treasurer's Report, Apr-19
 - a. Monthly Income, from Financial Report: \$82,591.59
 - b. Monthly Expense, from Financial Report: \$9,931.58

- c. Monthly Invoice Payment, from Financial Report: \$14,448.61
- d. Total fund equity, from Financial Report: \$231,966.07
- e. Motion by Du Plessis, to approve the treasurer's report and pay the bill. 2nd by Cooley.
Passes unanimously.

IX. Manager's Report

Olthafer-Lange stated that the Agriculture land lease contract will end this year. Potential new land lease can be considered. Paper should be ready in September. A new 10-year land lease contract will be going into effect next year. It will start in September 2019, and the Commission has already negotiated with the current renter. The rationale for the 10-year lease is that it gives the Airport a more-steady income. The lease includes an escalator tied to the price of corn. Motion made by Cooley to approve the 10-year lease. Second by Doug Du Plessis. Passes Unanimously.

X. Report on Student Solar Project Study

- f. The student team presented the Solar Project.
- g. They conducted the FAA reflection study and concluded that the solar farm will not impact flight safety.
- h. They recommend to consider leasing the land to utility companies (\$300 vs. \$80 for agriculture). The estimated cost to build the solar farm is \$260k without any battery setup. Corporation with utility company (e.g. Alliant Energy) is needed because of the high cost.
- i. The battery life is about 10 yrs. and solar panel about 25 years.
- j. They recommend to build a solar farm at the 2-acre land to produce power for runway lights and airport usage.
- k. Other possible initiatives could include City of Platteville, community solar garden (similar to the Fennimore project and Middleton project).
- l. Kloster will attend the final presentation of this project at UW-Platteville campus.

XI. Report on Landscaping Proposals, Funding Proposals

Kloster explained the proposals and recommended to start with the shade area. City will complete the cleanup, the cost is estimated to be \$2000. Low maintenance plants will be planted. Sponsorship is possible to attract businesses and share the cost.

XII. June Meeting Date

June 17 Monday 6-7pm.

XIII. Adjournment

Motion to Adjourn by Du Plessis, 2nd by Xiao. Adjourned at 7:10 PM

Meeting notes recorded by Danny Xiao and reviewed by Doug Stephens. Amended and approved at the June 17th meeting.

**Resolution Requesting the Platteville Common Council to Petition the Secretary
of Transportation for Airport Improvement Aid for the Platteville Municipal
Airport, May 13, 2019**

WHEREAS, the City of Platteville owns and operates a Municipal Airport that is eligible to receive aid from the Department of Transportation for specified improvements and

WHEREAS the Airport is operating in good standing and

WHEREAS, the Airport Commission has established a Six-Year Improvement Plan for the Airport and

WHEREAS, the Airport owner, the City, must file a Petition to be eligible for the Aid which is necessary to complete the projects and

WHEREAS, the Six-Year Plan is endorsed by the Commission and supports the anticipated needs of the Airport and

WHEREAS, the projects listed in the Six-Year Plan are dependent on the outcome of the Master Planning process and could be amended and

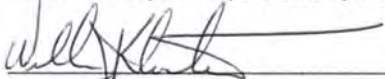
WHEREAS, the Commission understands the projects are subject to competition and availability of funds and

WHEREAS, the projects once fully defined will be subject to further review of the Planning Commission and Common Council

WHEREAS the Commission recognizes the Aid comes with a local match of 5% for Federally funded projects and 20%-50% for State funded projects, and

THEREFORE, BE IT RESOLVED, by the Commission that the Six-Year Plan be adopted and that the Commission requests the Common Council of Platteville act to Petition the Secretary of Transportation for the projects included in the Six-Year Plan.

Resolution adopted May 13, 2019 by the Platteville Airport Commission;



William J. Kloster
Commission Chairman

Commission On Aging

May 24, 2019

155 W. Lewis Street, Platteville, WI

Present: Joyce Bos, Debra Browning, Bill Cramer, Jill Goffinet, Josephine Kischer, Jon Meidinger, Barbara Stockhausen, ShanShan Thompson

Absent: John Klosterman, Ellen Stellpflug

- I. Meeting is called to order by Bill Cramer at 9:08 a.m.
- II. Jon introduces new council liaison Barb Stockhausen.
- III. Reports:

Barb Stockhausen recommends that we have our Minutes included in the Council Package and that we report to the Council with regularity if we expect to receive money from the City. We should also present programs at clubs like Optimists, Rotary, etc. She suggests that two or three representatives present the "5 Year Plan" to the Council, perhaps with a power point presentation.

Jon reports that "Hearing Loop" has been installed, paid with Platteville Community Fund grant money, labor was donated by Mike Mair.

"Live with Hearing Loss" will be presented on May 29th at 10 a.m.

Jeff Haas from the Police Department has connected the Center with "Code Red" a message service for community and police announcements.

Jon was asked to sit in on the hiring process for our new Librarian.

PEAK has started using the Taxi for one day a week with help from the Eckstein Foundation grant, because ADRC has discontinued transporting Seniors to our meal site.

Jon received grant money for "Men Shed". A pilot project will use the Roundtree Gallery building basement. Deb suggests that she will contact Pat Clare again. He owns the building across from Medical Associates; it would be perfect for the Men Shed activities.

Jill: Mystery Trip will be July 24th; last day for reservations is July 10th. The Center will have a Blood Drive for Mississippi Valley on June 19th from 11 a.m. – 2 p.m.

Fifty-five people participated in the AARP Safe Driver program. CarFit will be Friday, May 31st from 9:00 a.m. – 1:00 p.m

On June 8th there will be a program “We Need to Talk” for caregivers and family members of older citizens.

There will be a drug return program at the Center in the near future. The Senior Picnic will be on August 21st with several organizations participating.

On June 21st the Center will be one of the sites for a “Music Day” performance. On June 3rd there will be an inter-generational history program with Page Jenny’s 6th grade class.

PASS – Joyce Bos: The Brat sale on May 18th was very successful; we netted \$1,094. The next Brat sale will be on June 22nd. Jill has reserved the Ubersox Ad for that week.

- IV. Discussion of several projects within the City of Platteville, such as public transportation, benches and shelters at bus stops, availability of parking at various locations, etc.
- V. No other motions.
- VI. Next meeting will be on June 21st at 9:00 a.m.
- VII. Motion to adjourn by Josephine, second Bill, all in favor; meeting adjourns at 10:40 a.m.

Submitted by Josephine Kischer,
Secretary

PLATTEVILLE HOUSING AUTHORITY BOARD MEETING
May 28, 2019

The regular board meeting of the Platteville Housing Authority Board was held on May 28, 2019 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, Jane Peoples, Marilyn Gottschalk, James Wages & Melissa Duve

Others Present: Jen Weber

APPROVAL OF PREVIOUS MINUTES

Motion by Kilian and second by Wages to approve the May 2019 board minutes. Motion Carried.

CLIENT UPDATE

The Board reviewed the current waiting and voucher lists. There are currently 64 families on the waiting list. The month of May 2019 included 7 applications, 3 vouchers were issued, 2 placements, 1 end of participation and a total of 93 current program participants. Motion by Peoples 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 Peoples and second by Wages to approve operational checks 3151-3156 and 3157-3209. Motion Carried.

OLD BUSINESS

Further discussion was held over the process in which to handle potential conflict of interest. Weber informed the board that she emailed all of the application information regarding an application of someone close to her to Toni Coats, Executive Director in Evansville. She reviewed everything submitted by the applicant and gave her feedback with notes. Working with neighboring PHAs (Public Housing Authorities) to review applicant and tenant information will be the most ideal practice moving forward. We will continue to better define definitions and processes. This will be implemented into our Administrative Plan when complete. Weber provided the board with the documents required to be signed and submitted to Mound City Bank in order to add Peoples as an authorized check signer. A resolution will be presented and **approved at the June board meeting. Transition of the Platteville Housing Authority's office is complete.** The new office space is pleasant and offers more privacy for tenants and others stopping for assistance. Wages inquired if a secretary or assistant would be hired for Weber. It was explained that **the Platteville Housing Authority's administrative funding is the only source** to manage all monthly expenses. The administrative funding is always prorated below the 100% estimated to manage the program, currently at 79%. Wages expressed serious concerns that the **program seems drastically underfunded. He was surprised to learn Weber's position does not** include insurance, retirement and other common benefits. All agreed this limitation proves to be a challenge to many programs like ours and it is important to continue to manage spending and funding successfully.

NEW BUSINESS

Weber gave a brief budget update.

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

Respectfully submitted by Jen Weber.

Platteville Museum Board Minutes

June 19, 2019

Board Members Present: Mike Hahn, Deb Rice, Mark Stead

Absent: Dee Woolf, Barb Stockhausen, Garrett Jones

Others Present: Erik Flesch (Board Liaison)

Call to order at 4:00 by Bill Van Deest

Minutes of May 15, 2019 Museum Board meeting approved on motion by Mike, second from Mark. Approved unanimously.

Director's Monthly Report: Presented by Erik Flesch. Mike motion to approve directors report, second by Deb. Approved unanimously.

Collections Report: Staff presented proposed accession item from two donors. Staff advised accepting gifts from Pamela Davis. Mike motioned and Mark seconded accepting staff recommendations on accessions. Approved unanimously.

New Business: Mark motioned (and Mike seconded) for one year to have any surplus funds allocated to reducing the funds that the Friends of the Museums are responsible for raising; and if the Friends raise \$50k, the surplus may be allocated to Museums Trust Fund or Store Account. Motion carried.

The Museum Board is invited to participate in a second August meeting (advisory meeting) on Aug. 28 to review proposed 2020 budget.

Adjournment at 5:00 on motion by Mark and second by Deb.

Submitted by Erik Flesch, Museum Director

Community Safe Routes Committee
June 26, 2019
6:00 p.m.
75 North Bonson Street, Platteville, WI
G.A.R. – City Hall

MINUTES

Anticipated Attendees: Kristina Fields, ~~Gena Sharp~~, Cindy Tang, ~~Maureen Vorwald~~, Robin Fatzinger, Danica Larson, Dave Ralph

Anticipated Staff Attendees: Katherine Westaby, ~~Luke Peters~~

Guests: Matt Wunderlin, pastor of Rolling Hills Church; Victor Wolbrink, Architect for Rolling Hills Church

1. Call to order at 6:00 pm
2. Approval of Minutes May 16, 2019 meeting – motion by Dave Ralph, second by Robin Fatzinger, motion passed unanimously.
3. Citizen Comments, Observations, & Petitions
 - a. Katherine: CIP budget process for annual year January-Dec 2020 is starting soon and will be part of the July agenda
 - b. Dave: Dave wrote and submitted an article to Platteville's 53818 magazine about our new pedestrian flags. It is anticipated that the article would be published in the September 2019 edition. Thank you, Dave, for writing this article and sharing the CSRC work with the community.
 - c. Cindy: the Lancaster Community fund provides bicycle helmets and bike safety education to 3rd/4th graders. This is an idea for Platteville.
4. Old Business
 - a. Update on Business 151 project:
 - i. WisDOT approved the amendment:
 1. to add additional width for bicycle accommodation. The addition of the two-way left turn lane had taken the space for the existing bicycle accommodation between Dairy Queen and Staley Avenue.
 2. to include all four legs of the crosswalk and pedestrian signals at the Business 151 and Water Street intersection.
 - ii. Consultant selection will start soon.
 - b. Rolling Hills Church project – the site design was presented by Pastor Wunderlin and their architect, Victor Wolbrink, for a proposed church in the western part of the City of Platteville – south of County B (Main Street) and west of the Creek Court stub off of Moonlight Drive and north of the Rountree Branch river. The CSRC reviews site plans to provide recommendations to developers and Common Council on how to provide safe pedestrian and bicycle connectivity throughout Platteville.

- i. Here are the CSRC comments on the importance of providing pedestrian/bike connectivity. Existing sidewalks are at:
 1. County B north side from Western Avenue through downtown.
 2. County B south side to Moonlight Drive
 3. Crosswalk at County B connecting the sidewalk at the north side of County B and the sidewalk on the east side of Western Avenue. These sidewalks and crosswalk connect this section of town to the university and downtown and other neighborhoods.
 4. There is an existing sidewalk along the east side of Western Avenue, which leads to Westview Elementary School (grades 1-4), neighborhoods, Smith Park, the Pool, Platteville Middle School (grades 5-8), Legion Park, etc. In order to continue to provide pedestrian (and bicycle, since some children/people feel more comfortable riding their bicycle on the sidewalk, which is legal at this location) connectivity.
- ii. There is proposed medium and high-density residential use to the south and west of the Rolling Hills church development. Providing pedestrian connectivity between this part of town and the rest of Platteville is key and we must plan for that with this development. We should realize the challenges of having the Fox Ridge Apartment residents have no separate pedestrian accommodation between their homes and Platteville and that is unfortunate. The Rolling Hills church and future development in this area needs to have pedestrian connection to the rest of Platteville. It is realistic to walk to school (Westview Elementary, UW-Platteville, downtown Platteville, and other residential areas are all within walking distance of this development area).
- iii. To continue this connectivity, the CSRC recommends the following addition of sidewalk to access the proposed church (motion by Kristina Fields, second by Dave Ralph, motion passed unanimously):

“CSRC recommends the following:

- A. Moonlight Drive sidewalk connection: That sidewalk be installed along the two Moonlight Drive properties in order to connect the existing County B sidewalks to the new extension of Creek Court. CSRC recommends that the Moonlight Drive sidewalk be added to the west side of the roadway due to the larger setback between the curb and the houses.
- B. Creek Court sidewalk connection: That sidewalk be installed along the north side of Creek Court in two phases:
 - a. Phase 1: Moonlight Drive to the property’s driveway. The City will clarify the accessible connection from that sidewalk to the front door of the property via the current US Access Board American’s with Disabilities Act and City Ordinances.
 - b. Phase 2: If and when Creek Court gets extended, the property owner will install the continuation of the sidewalk along their property if their property is adjacent to Creek Court.

5. Adjourn at 7 pm – motion by Dave, second by Robin, motion passed unanimously.

Minutes written by Kristina Fields, June 28, 2019

If attendance requires special accommodation, please contact (608)348-9741, Ext. 2238

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: ACTION ITEM NUMBER: VIII.A.	TITLE: Land Sale – Lot 46 Industry Park No. 7	DATE: July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Joe Carroll, Community Development Director		

Description:

The City of Platteville has a land price formula whereby land in our industrial park is sold at a reduced rate to encourage tax base growth and job creation. PAIDC and City Staff have been working on the sale of Lot 46 in the industrial park to an auto parts distribution company. The proposal is for the company to purchase the 2-acre lot that is located on the northeast corner of Vision Drive and Philips Road. Faley Properties LLC would purchase the property and construct a 10,000 sq. ft. building for use by IWI Motor Parts/Bumper to Bumper. The building would have an estimated value of \$600,000, and the business will initially employ 4 people at that location.

Budget/Fiscal Impact:

The proceeds from the sale of the property and the tax increase resulting development will assist with the revenue for TID #6.

Recommendation:

Staff recommends approval of the land sale.

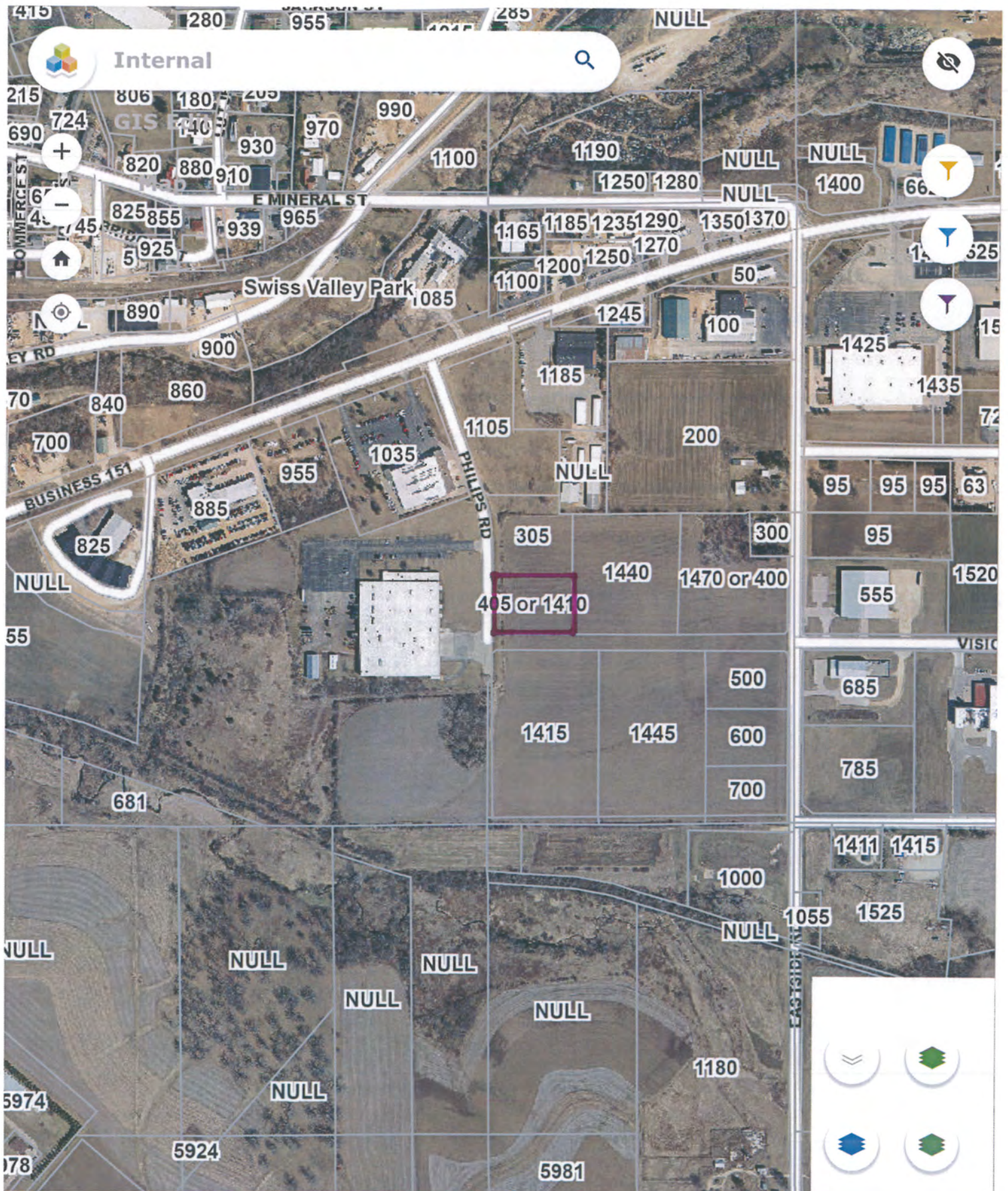
The PAIDC Board also recommends approval of the land sale.

Sample Affirmative Motion:

“Motion to approve the sale of Lot 46 in Industry Park 7 following the land price formula to Faley Properties LLC for use as an auto parts distribution building operated by IWI Motor Parts.”

Attachments:

- Location Maps
- Sale Request Letter
- Preliminary Site Plan and Building Drawings
- Photos of Similar Building
- Land Price Formula and Incentive Calculations.



-90.460 42.729 Degrees

600ft



Platteville Industry Park No. 7

BEING A REPLAT OF LOT 1 CERTIFIED SURVEY MAP #1686 LOCATED IN THE SW 1/4 OF SECTION 14, T3N, R1W, OF 4th P.M., THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, Stanley J. King, Registered Wisconsin Land Surveyor, do hereby certify:
 That I have surveyed, divided and mapped Platteville Industry Park No. 7, located in the Southwest One-Quarter(1/4) of Section Fourteen (14), Town Three North (T3N), Range One West (R1W) of the Fourth Principal Meridian (4th P.M.), City of Platteville, Grant County, Wisconsin.
 That I have made such survey, land-division, and plat by the direction of the owner listed herein, containing 46.10 acres, more or less, and being described as follows:

Commencing at the South 1/4 corner of said Section 14 and proceeding being the points of beginning:
 Thence N 02°27'20" W 147.37 along the east line of the SW 1/4 of said Section 14;
 Thence N 02°27'20" W 148.57 along the South line of C.S.M. No. 6;
 Thence N 02°27'20" W 143.37 along the West line of C.S.M. No. 8 to the North line of the SW 1/4 of the SW 1/4;
 Thence N 02°27'20" W 425.37 along the North line of the SW 1/4 of the SW 1/4;
 Thence N 02°27'20" W 83.57 to the Southeast corner of C.S.M. No. 1183;
 Thence S 02°27'20" E 212.57 along the South line of C.S.M. No. 1183 to the Southeast corner;
 Thence S 02°27'20" E 32.77 to the west line of Philip Road;
 Thence S 02°27'20" E 40.40 along the east line of Philip Road to the east of said road;
 Thence S 02°27'20" E 421.37 along the East line of Philip Road to the end of said road;
 Thence S 02°27'20" E 18.27 along the South line of said road to the East line of C.S.M. No. 6;
 Thence N 02°27'20" W 121.27 along the East line of said C.S.M. No. 6 to the South line of the Southwest 1/4 of said Section 14;
 Thence N 02°27'20" E 326.77 along the South line of said SW 1/4 to the Point of Beginning.
 That such map be a correct representation of all the exterior boundaries of the land surveyed and the subdivision made thereon.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the City of Platteville, in surveying, dividing and mapping the same.

Dated this ____ day of _____, 20__

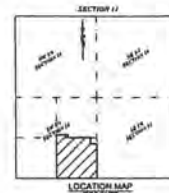
Revised this ____ day of _____, 20__

Stanley J. King, S-3001

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20__
 Department of Administration

Legend

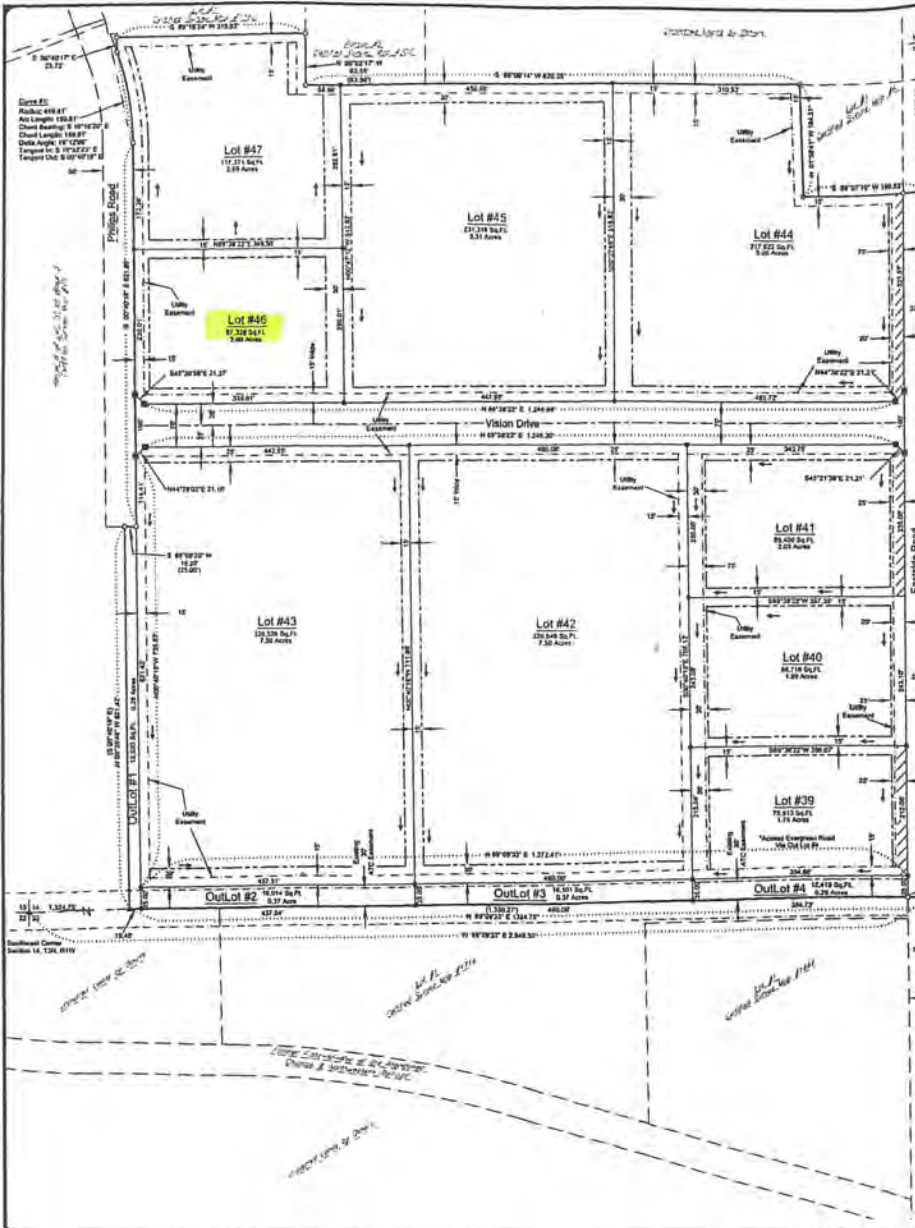
- No. 18" REBAR SET
- No. 8 REBAR FOUND
- No. 16 REBAR FOUND
- ★ STAR NAIL FOUND
- △ 7" DIAMETER IRON PIPE FOUND
- SET NO. 4 18" REBAR - WT = 1.50 ALL
- SURVEYOR'S BOUNDARY
- LOT LINE
- BUILDING SETBACK LINE (Based on 64' Zoning)
- SECTION LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE (RIGHT-OF-WAY)
- PROPOSED UTILITY EASEMENT LINE
- ACCESS RESTRICTION
- DRAINAGE ARROW

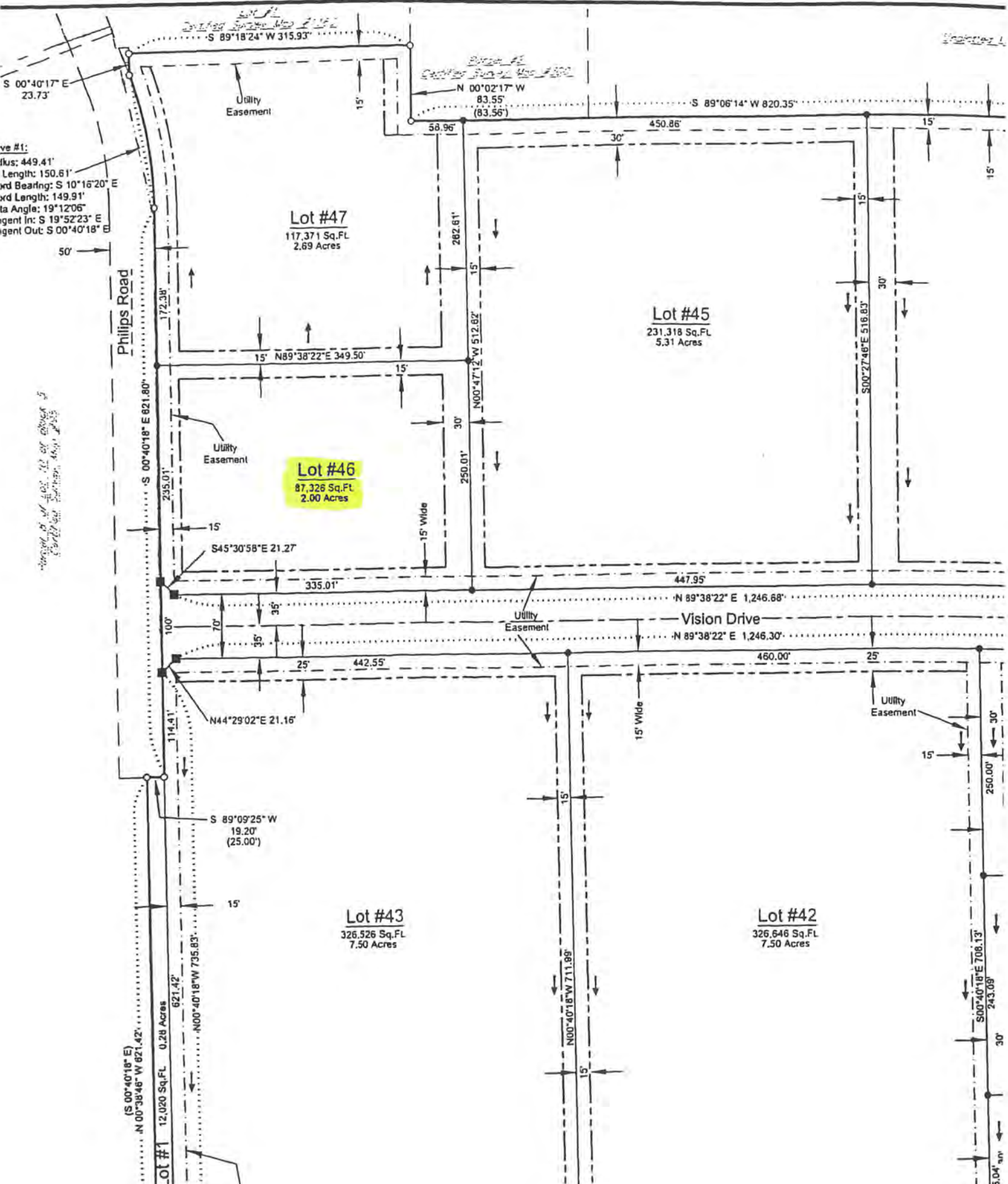


Professional Civil/Architect & Structural Engineers
 Civil/Structural/Architectural/Planning & GDD Services
 875 South Chestnut Street, Platteville, WI 53589
 Phone: (608) 785-3374 Fax: (608) 785-3480
 Email: info@delta3eng.com Website: www.delta3eng.com



DATE: 04-01-2014
 REVISION DATE:
 DRAWN BY: J. Szymanski
 APPROVED BY: G. Grogan
 SURVEY CREW: S. Grogan
 Date: 02/09/2012
 Drawing: 02/09/2012 13112 Platteville 2014 Industry Park Improvement CAD/Plat/Map/Job Log





Curve #1:
 Radius: 449.41'
 Length: 150.61'
 Chord Bearing: S 10°16'20" E
 Chord Length: 149.91'
 Central Angle: 19°12'06"
 Tangent In: S 19°52'23" E
 Tangent Out: S 00°40'18" E

Distance of 462.12' of Curve #1
 from the East End of Phillips Road

Lot #47
 117,371 Sq.Ft.
 2.69 Acres

Lot #45
 231,318 Sq.Ft.
 5.31 Acres

Lot #46
 87,326 Sq.Ft.
 2.00 Acres

Lot #43
 326,526 Sq.Ft.
 7.50 Acres

Lot #42
 326,646 Sq.Ft.
 7.50 Acres

Lot #1
 (S 00°40'18" E)
 N 00°38'48" W 621.42'
 12,020 Sq.Ft.
 0.28 Acres

Phillips Road

Vision Drive

Utility Easement

Utility Easement

Utility Easement

Utility Easement

Proposed
 Center Line
 of
 Phillips Road
 N 00°02'17" W
 83.55'
 (83.56')

Proposed
 Center Line
 of
 Vision Drive
 S 89°06'14" W 820.35'

Lot #1
 (S 00°40'18" E)
 N 00°38'48" W 621.42'
 12,020 Sq.Ft.
 0.28 Acres

N 00°40'18" W 735.83'

S 89°09'25" W
 19.20'
 (25.00')

N 44°29'02" E 21.16'

S 45°30'58" E 21.27'

S 00°40'18" E 621.80'

S 89°18'24" W 315.93'

N 89°38'22" E 349.50'

335.01'

442.55'

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Faley Properties, LLC

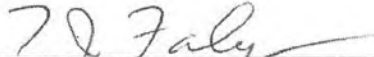
Fed Tax ID 20-4479721
1550 Innovation Drive
Dubuque, IA 52002

June 28, 2019

To the Platteville City Council:

Faley Properties, LLC is requesting to be on the July 9th and 23rd City Council Meetings. We are interested in purchasing 2-acre parcel, Lot 46 (A & B) in the Platteville Industrial Park. Our intentions are to construct a 10,000 square foot building at the projected cost of \$600,000.00. In accordance with the PAIDC formula, the land should be priced at \$1 per acre. (See Attached)

Our intentions are to operate a new branch for our Auto Parts Distribution network, IWI Motor Parts/ Bumper to Bumper.



Teddy Jo Faley, Member

6/28/2019
Date

Construction Management and Contact Information:

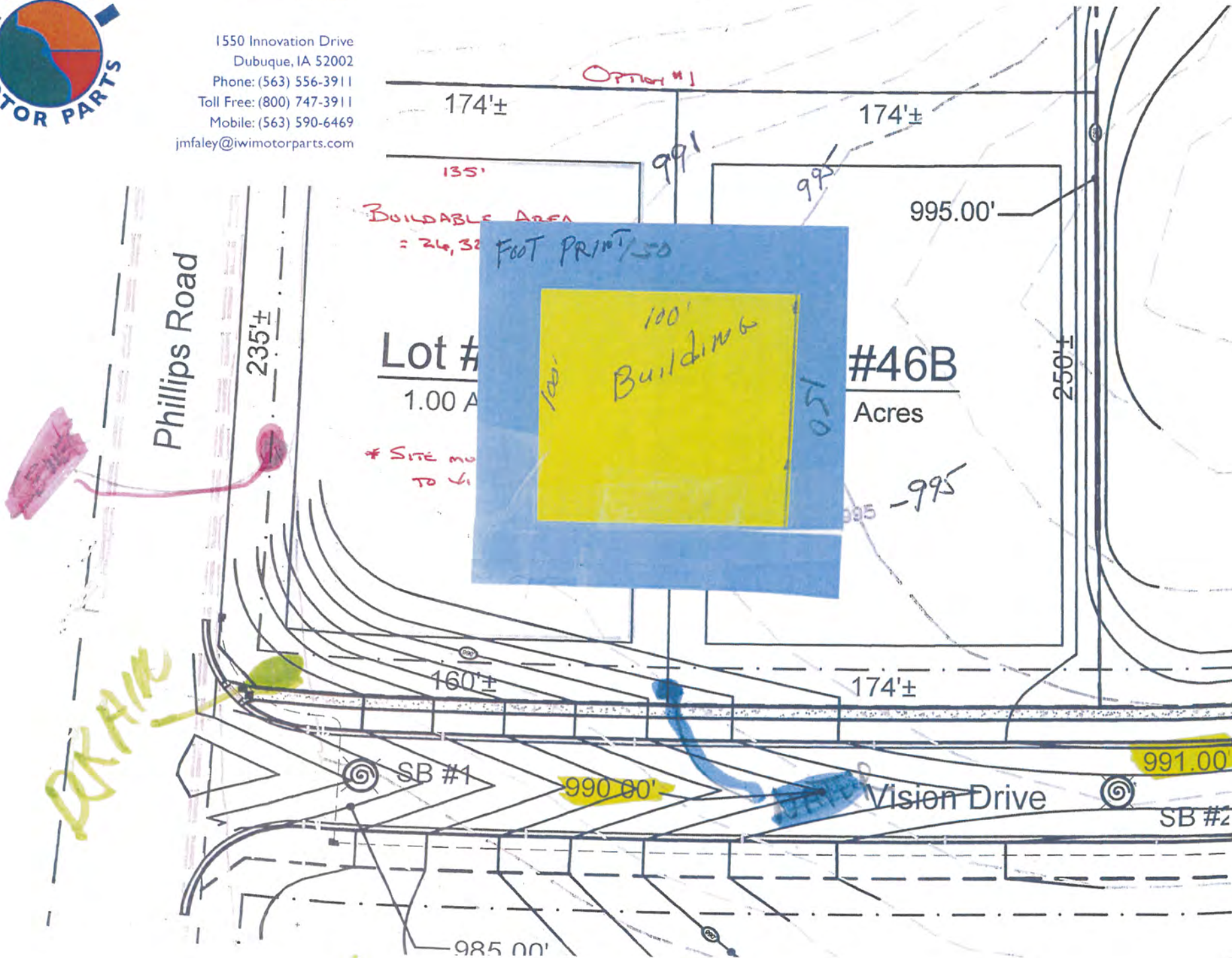
J. Michael Faley	563-590-6469	jmfaley@iwimotorparts.com
Tim Faley	563-590-6467	timf@iwimotorparts.com



J. Michael Faley
Treasurer

1550 Innovation Drive
Dubuque, IA 52002
Phone: (563) 556-3911
Toll Free: (800) 747-3911
Mobile: (563) 590-6469
jmfaley@iwimotorparts.com

50' PER 1"



PHILLIPS ROAD

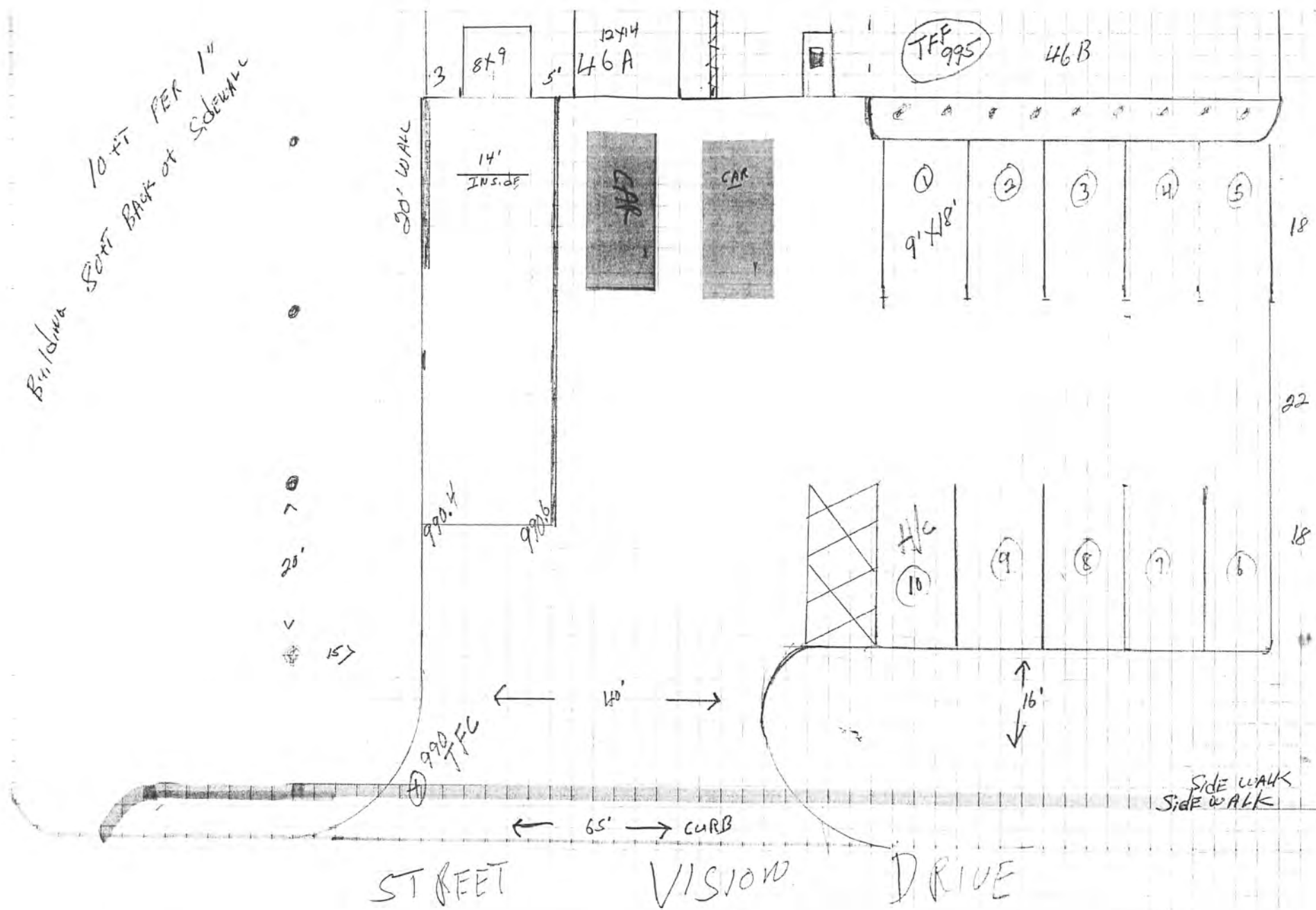
BUILDING
10 FT PER 1"
SOFT BACK OF SIDEWALK

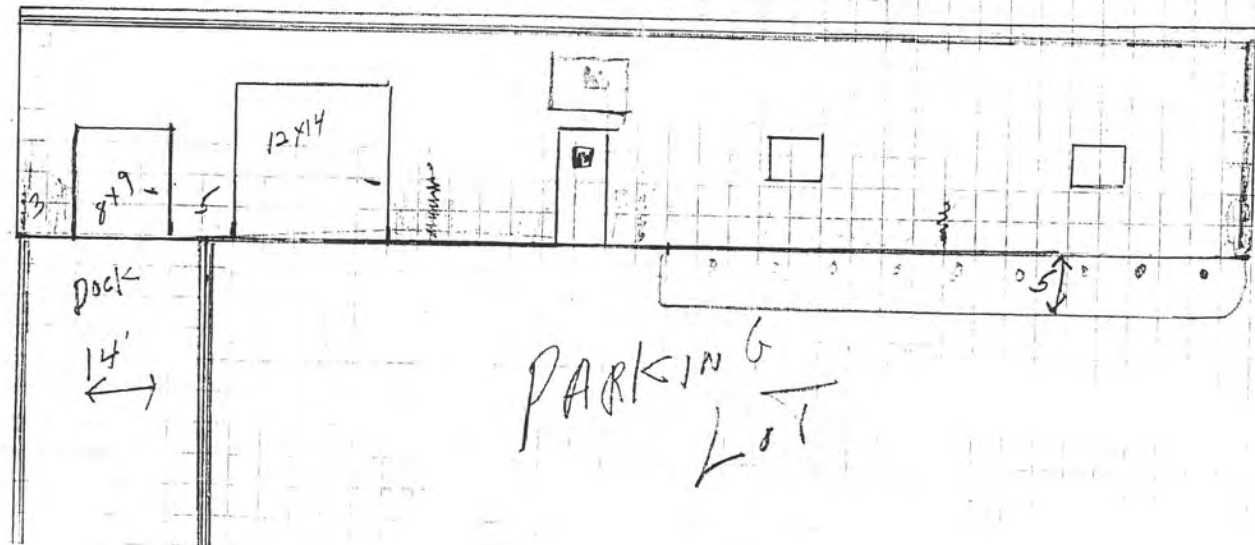
STREET

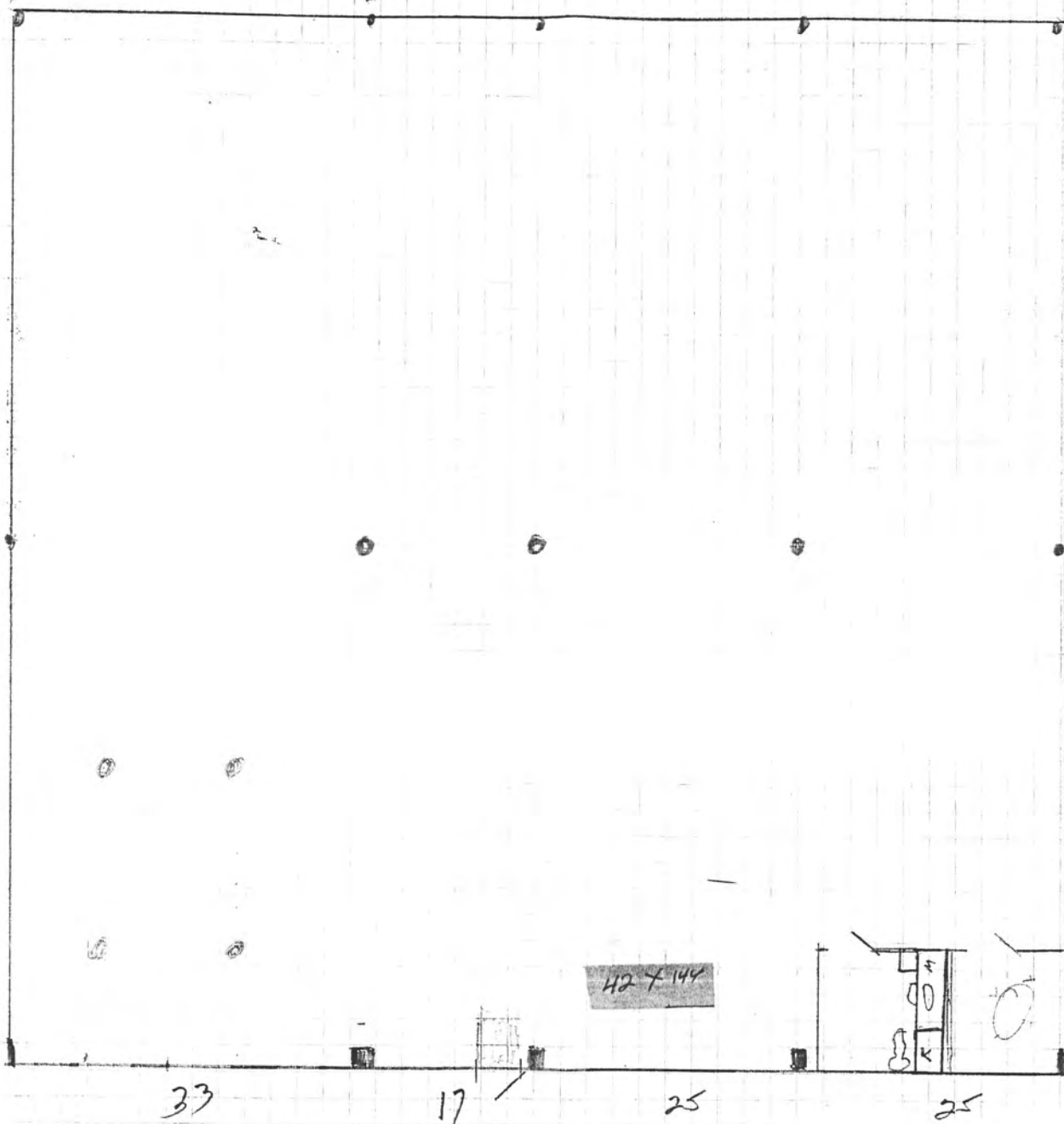
VISION DRIVE

DRIVE

SIDE WALK
SIDE WALK









Platteville Industrial Park
Land Price Formula
Approved 3/8/16

The price for Industrial Park real estate is based upon the following land price formula:

- Base land price - \$67,500/acre
- Credit is allowed for project costs exceeding \$250,000
- Less \$4,000 for each \$10,000 cost of improvement to the land in excess of \$250,000 within 24 months of date of closing
- Less \$1000 for each Level 1 job (less than \$10-15/hr. including cost of benefits) created within 24 months of the date of closing
- Less \$2000 for each Level 2 job (\$15-\$20/hr. including cost of benefits) created within 24 months of the date of closing
- Less \$3,000 for each Level 3 job (\$20-\$30/hr. including cost of benefits) created within 24 months of the date of closing
- Less \$4,000 for each Level 4 job (\$30+/hr. including cost of benefits) created within 24 months of the date of closing

The final land price shall be based on the above criteria, and in no event shall the final land price be below \$1.00/acre. The Platteville Industrial Development Corporation will be responsible for determining whether a job that is created is to be classified as Level 1,2, 3 or 4 based upon information to be provided by buyer.

Platteville Area Industrial Development Corporation (PAIDC)
 Client: IWI

Local Incentives			
Land	List	Lot # # Acres	Total Value
Land Price	\$67,500	2	\$135,000
Job Creation	# Jobs	\$ Incentive	
Level 1 Jobs (\$10-\$15/hour including benefits)	4	\$1,000	\$4,000
Level 2 Jobs (\$15-\$20/hour including benefits)	0	\$2,000	\$0
Level 3 Jobs (\$20-\$30/hour including benefits)	0	\$3,000	\$0
Level 4 Jobs (>\$30/hour including benefits)	0	\$4,000	\$0
Job Creation Incentive			\$4,000
Improvements	\$600,000		
Total			
Incentive	\$4,000 per \$10,000 > \$250,000		
Improvements Incentive			\$140,000
Total Incentive			\$144,000
Land Price			-\$9,000
Land Price per acre			-\$4,500.00
if price (-), the \$1/ acre, if + then that is the amt. per acre			
Minimum Price			\$2.00
<i>price cannot be less than \$1 per acre</i>			

Platteville Area Industrial Development Corporation (PAIDC)
 Client: IW1

Local Incentives

Land	List	Lot # # Acres	Total Value
Land Price	\$67,500	1.5	\$101,250

Job Creation

	# Jobs	\$ Incentive	
Level 1 Jobs (\$10-\$15/hour including benefits)	4	\$1,000	\$4,000
Level 2 Jobs (\$15-\$20/hour including benefits)	0	\$2,000	\$0
Level 3 Jobs (\$20-\$30/hour including benefits)	0	\$3,000	\$0
Level 4 Jobs (>\$30/hour including benefits)	0	\$4,000	\$0
Job Creation Incentive			\$4,000

Improvements

Total	\$490,000	
Incentive	\$4,000 per \$10,000 > \$250,000	
Improvements Incentive		\$96,000
Total Incentive		\$100,000

Land Price	\$1,250
Land Price per acre	\$833.33

if price (-), the \$1/ acre, if + then that is the amt. per acre

Minimum Price	\$1.50
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price cannot be less than \$1 per acre

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: ACTION ITEM NUMBER: VII.B.	TITLE: Legion Park Event Center Funding	DATE July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Karen M. Kurt, City Manager		

Description:

The Council approved a \$50,000 Art Hall Challenge as part of the 2018 Capital Improvement Plan. A private fundraising group, the Legion Park Event Center Committee (LPECC), took on the challenge with the goal of replacing the existing building with a new 6,000 sq. ft. event center. Once built, the event center would be owned and managed by the City of Platteville. The LPECC reviewed their design plans for the new event center with the Planning Commission on May 6, 2019 and Common Council on May 28, 2019.

The estimated cost to build the “base” event center building is \$792,000. This is higher than the original estimates, in part due to site preparation work, stormwater management and a required sprinkler system. With additional amenities such as epoxy floors, stonework on the front of the building and a divider wall, the total estimated cost is \$1,011,000. To date, the LPECC has raised \$735,355.

To be able to begin building after Dairy Days, the LPECC needs to be able to sign a construction contract very soon. The LPECC is requesting that the City commit another \$100,000 to the project to ensure that the costs for the base building are covered and to help fund some of the additional amenities. The LPECC will continue to fundraise so that all of the proposed amenities can be completed. If, after fundraising is completed, less than \$100,000 is needed to close the gap between the total amount raised and the total project cost (to a maximum of \$1,011,000), the final amount requested from the City would be reduced proportionally. For example, if \$950,000 is raised and total project costs are \$1,011,000, only \$61,000 would be requested.

Budget/Fiscal Impact:

Staff is proposing that \$50,000 of the request come from park impact fees. The remaining account balance would be \$35,726. Park impact fees can be used for new amenities being added to the park system but cannot go to the maintenance or replacement of existing items. Since the new event center will be fundamentally different than the existing Art Hall, it is considered a new feature. Staff is proposing the remaining \$50,000 requested come from the Orlo Clayton Trust Fund which is designated for Smith and Legion Parks. The remaining spendable fund balance would be approximately \$108,000. Another \$158,000 from the Orlo Clayton Trust has been placed into an endowment fund.

Recommendation:

Staff recommends approving the LPECC request. Staff also recommends that the \$50,000 from the Orlo Clayton Trust be recognized under his name.

Sample Affirmative Motion:

“I move to approve \$50,000 from park impact fees and \$50,000 from the Orlo Clayton Trust account to the Legion Park Event Center with the understanding that if fundraising exceeds \$1,011,000, the amount requested will be reduced proportionally and credited first to the park impact fee account.”

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: ACTION ITEM NUMBER: VII.C	TITLE: Development Agreement Amendment and Penalty Fee Waiver	DATE: July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Joe Carroll, Community Development Director		

Description:

The City became the owners of several residential rental properties through a legal judgment in 2013. The previous property owner failed to maintain the properties in compliance with the City’s rental and property maintenance codes. After several years of writing citations for the various code violations on the properties, the City was able to use the value of the forfeitures on these properties to purchase the properties through a Court-approved process.

The City then sold these properties through a Request for Proposals (RFP) process. The intent was to sell the properties to developers that would remodel and improve the structures or remove the structures and construct new housing on the properties. The property sales were contingent upon the approval of development agreements that included conditions regarding the construction, deadlines for meeting those conditions, and penalties if the conditions were not met in the required period. The remodeling projects were given 1 year to complete the project, and the new construction projects were given 2 years to achieve completion.

River to Valley Initiatives (RVI) acquired several of these properties. They removed the houses from three of these properties to allow for new construction, however, the properties are still vacant. RVI is trying to sell the properties at 565 W. Cedar Street, 420 Southwest Road and 440 Southwest Road to another developer. Droessler Properties, LLC is interested in purchasing all three of these properties. Droessler Properties, LLC also acquired two properties from the City during the RFP process (185 Center Street and 430 S. Chestnut Street), which have successfully been redeveloped.

Performance Penalty Waiver

There are liens and encumbrances against the properties and other conditions that are creating difficulties with the sale. The liens against the properties exceed the proposed sale price, and the existing development agreements need to be addressed.

Because RVI has not completed the redevelopment construction within the required period of time, non-performance penalties have accrued on the 565 W. Cedar Street property in the amount of \$6,124.84. All of the liens on the property exceed the \$16,000 sale price. Forward Community Investments is the primary lender for the construction projects on two of the RVI properties that are located on Division Street, and the vacant parcels owned by RVI were used as collateral on the loan. As a result, Forward Community Investments has mortgages on all the properties. To allow the sale to be completed, Forward Community Investments is asking the City to waive the \$6,124.84 in performance penalties that are currently a lien on the 565 W. Cedar Street property.

Development Agreement Approval

The development agreements for these properties contain specific requirements regarding the buildings that would be constructed on these properties. Droessler Properties, LLC is proposing new construction that would be similar to, but not exactly the same as, the buildings RVI had proposed. In addition, the current agreements mention removing the existing structures, which has already occurred, and the deadlines in the original agreements have passed. To eliminate these issues the purchasers are asking the City to approve new development agreements that would replace the existing agreements. The primary difference in the development agreements is the modifications to the proposed construction details and the new construction completion deadlines.

Existing: 565 W. Cedar Construction Proposal – River to Valley Initiatives

The redevelopment construction for the property at 565 W. Cedar Street will consist of demolishing the existing house structure and replacing it with the construction of a new dwelling. The new dwelling will be a two-story single-family structure. The dwelling will have a minimum of three bedrooms, two baths and approximately 1,800 sq. ft. The home will be constructed using energy-efficient materials and new products. The dwelling is intended to be used for resale to an owner-occupied resident. The construction shall provide an increase in the value of the property to achieve a minimum Fair Market Value of \$165,000 by January 1, 2017.

Proposed: 565 W. Cedar Construction Proposal – Droessler Properties, LLC

The redevelopment construction for the property at 185 Center Street will consist of the construction of a new raised ranch or two-story single-family structure. The dwelling will be constructed using energy-efficient materials and new products. The dwelling is intended to be used for college rental purposes. The construction shall provide an increase in the value of the property to achieve a minimum Fair Market Value of \$125,000 by January 1, 2022.

Existing: 420/440 Southwest Road Construction Proposal – River to Valley Initiatives

The redevelopment construction for the properties at 420 and 440 Southwest Road will consist of demolishing the existing house structures and replacing them with a new structure containing three dwelling units. The project will require the consolidation of the two properties into one parcel via an approved and recorded Certified Survey Map. The project will consist of the construction on the resulting combined parcel a townhome configuration of one building that contains three dwelling units for resale to an owner-occupied resident. The structure will contain three townhouses each with a minimum of 3 bedrooms, 2.5 baths and an open floor plan. The first floor would include kitchen, living room, dining room, half bath and laundry room. Each townhouse would have an exposed basement with future useable space. Exterior features of the structure would include 30-year architectural shingles, cement board siding, architectural trim, low-E energy efficient windows, sustainable products for deck construction, maintenance free porch columns, 11' basement wall height and insulated exterior doors. The interior will include energy-efficient products and new materials. The construction shall provide an increase in the value of the property to achieve a minimum Fair Market Value of \$450,000 by January 1, 2017.

Proposed: 420/440 Southwest Road Construction Proposal – Droessler Properties, LLC

The redevelopment construction for the properties at 420 and 440 Southwest Road will require the consolidation of the two properties into one parcel via an approved and recorded Certified Survey Map. The project will consist of building a new structure containing three dwelling units, with each unit containing either 2 or 3 bedrooms per unit. The structure will include energy-efficient products and new

materials. The construction shall provide an increase in the value of the property to achieve a minimum Fair Market Value of \$375,000 by January 1, 2023.

Budget/Fiscal Impact:

Approving the penalty waiver will result in the City not receiving the \$6,124.84 payment, but the resulting sale and redevelopment construction will result in an increase in property taxes from the properties.

Recommendation:

Staff recommends approval of new development agreements with Droessler Properties, LLC.

Staff recommends waiving the \$6,124.84 non-performance penalty fee lien on the property at 565 Cedar Street to allow the property to be sold.

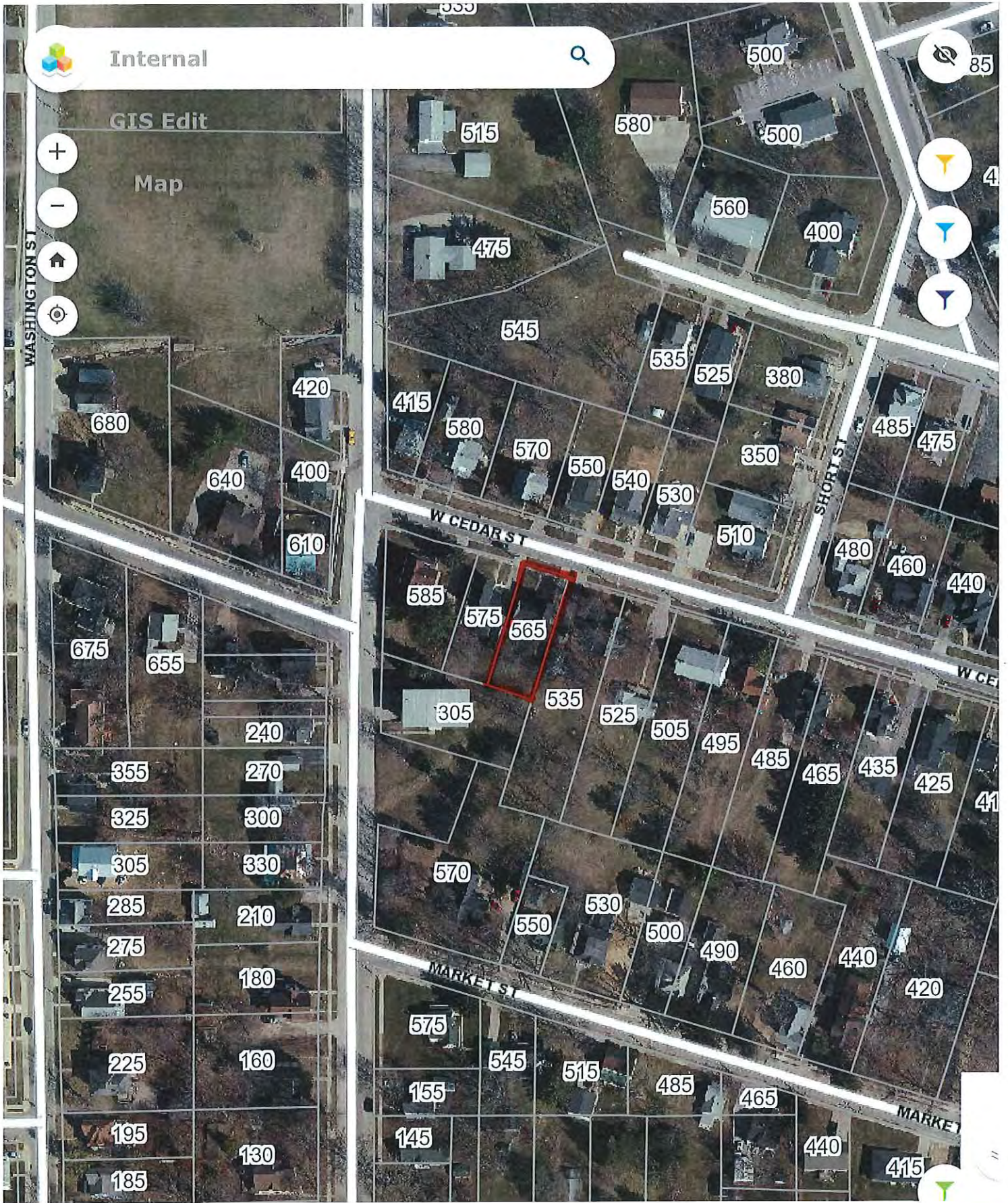
Sample Affirmative Motion:

“Motion to approve waiving the \$6,124.84 non-performance penalty fee lien on the property at 565 Cedar Street to allow the property to be sold.”

“Motion to approve new development agreements with Droessler Properties, LLC for the properties at 565 W. Cedar Street and 420/440 Southwest Road.”

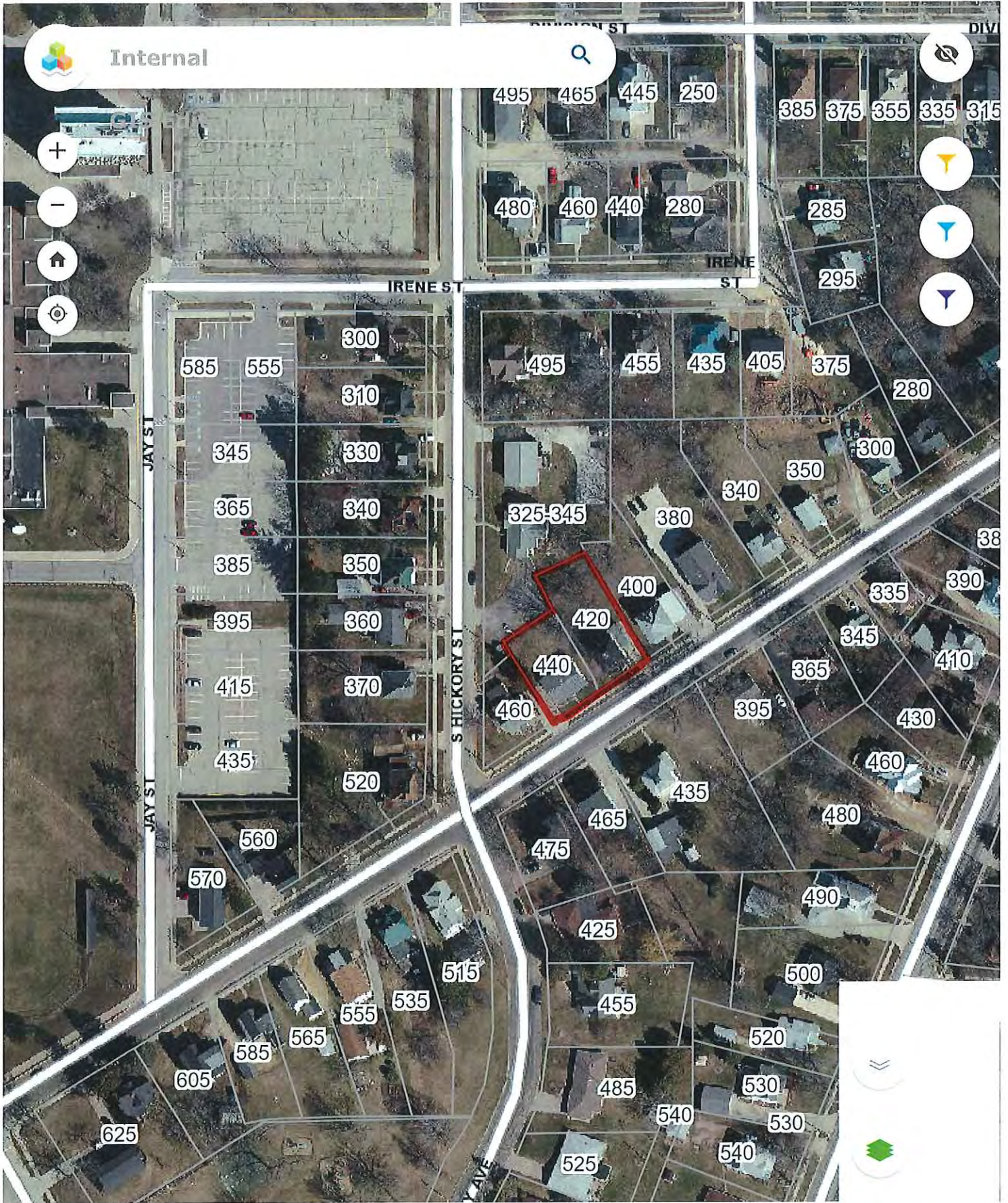
Attachments:

- Location Maps
- Letter from Forward Community Investments
- Schedule B, Part II of Title Policy for 565 W. Cedar Street
- Existing Development Agreement example



-90.483 42.738 Degrees





-90.484 42.731 Degrees





2045 Atwood Ave, Ste 101A • Madison WI 53704
t 608.257.3863 • 1.866.687.1468 f 608.257.2372
www.forwardci.org

July 17, 2019

Mr. Joe Carroll, Community Development Director
City of Platteville
75 N. Bonson Street
Platteville, WI 53818

RE: 565 Cedar Street, Platteville, WI / River to Valley Initiatives

Dear Joe,

My name is Salli Martyniak, president of Forward Community Investments (FCI) – a statewide nonprofit community development financial institution (CDFI) with a mission of providing financial resources and technical assistance to organizations that are addressing issues of racial inequities and socioeconomic disparities. To that end, FCI was a lender to River to Valley Initiatives (RVI) when they purchased several properties in Platteville with the expectation of developing them into single-family affordable houses. Unfortunately, not all of their plans materialized; today, one of those properties is a vacant lot located at 565 Cedar Street in Platteville.

FCI holds the first mortgage on this property and is working with RVI to dispose of it as expeditiously as possible. Earlier this year, the property was appraised at \$27,000. Through some active sales efforts, RVI attracted a buyer [for this vacant lot] who made an offer of \$16,000. While it is significantly lower than the appraised price, FCI would like to get this property sold during the summer months while the weather is conducive for construction.

Just days before the closing, we learned that the City of Platteville had special assessments totaling \$6,124.84 levied against the property. This would significantly reduce the proceeds received from the sale of this property. While we were willing to take a price cut of \$11,000 (appraised price versus sales price), a further \$6,000 decrease to the net sales proceeds would make us think twice as to whether we approve the sale.

To that end, we would appreciate it if the City of Platteville would give consideration and approval to waiving the \$6,124.84 special assessments against the property located at 565 Cedar Street. I believe it is in both of our best interests to get this vacant property sold and developed, sooner rather than later.

If you have any questions, I can be reached at 608-516-0879. In the meantime, I do thank you for your consideration of our request.

Sincerely,

A handwritten signature in black ink that reads "Salli Martyniak".

President, Forward Community Investments

Cc: Todd Geltemeyer, Senior Community Lender, Forward Community Investments

SCHEDULE B, PART II
(continued)
Exceptions

Commitment Number: TC-6926

11. DEVELOPMENT AGREEMENT between Judith Wall and Julia Henley d/b/a River to Valley Initiatives, Inc., with its principal office located at 109 E. Blackhawk Avenue, Prairie du Chien, WI 53821, and the City of Platteville, Grant County, Wisconsin, a municipality organized under the laws of the State of Wisconsin, by instrument dated December 11, 2014 and recorded in the Grant County Register of Deeds office December 23, 2014 in Volume 1412 of Records on Page 336 as Document No. 767586.
12. REAL ESTATE MORTGAGE from River to Valley Initiatives, Inc. to Forward Community Investments, Inc. in the originally stated amount of \$500,000.00 by instrument dated December 18, 2014 and recorded in the Grant County Register of Deeds office December 23, 2014 in Volume 1412 of Records on Page 345 as Document No. 767587 and in the Crawford County Register of Deeds office December 23, 2014 as Document No. 325187.
13. ASSIGNMENT OF RENTS AND LEASES from River to Valley Initiatives, Inc. to Forward Community Investments, Inc. by instrument dated December 18, 2014 and recorded in the Grant County Register of Deeds office December 23, 2014 in Volume 1412 of Records on Page 349 as Document No. 767588 and in the Crawford County Register of Deeds office December 23, 2014 as Document No. 325188.
14. LIS PENDENS wherein Forward Community Investments, Inc., plaintiff vs. River to Valley Initiatives, Inc., defendant by instrument dated May 10, 2019 and recorded in the Grant County Register of Deeds office on May 15, 2019 as Document No. 801831. Case No. 19-CV-192.
15. The 2018 real estate taxes are shown delinquent (exclusive of fee or interest) in the amount of \$352.63.
16. Non-performance penalties in the amount of \$6,124.84 (exclusive of fee and interest) as stated on Special Assessment Letter dated June 10, 2019.

Real Estate Taxes through the year 2017 are paid in full.

Page 2 of 2

This page is only a part of a 2016 ALTA[®] Commitment for Title Insurance[issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].



DEVELOPMENT AGREEMENT

This agreement entered into this 11th day of December, 2014 by and between Judith Wall and Julia Henley, d/b/a River to Valley Initiatives, Inc., with its principal office located at 109 E. Blackhawk Avenue, Prairie du Chien, WI 53821, (the forgoing as the "Developer") and the City of Platteville, Grant County, Wisconsin, a municipality organized under the laws of the State of Wisconsin (the "City"). Upon any sale, transfer or conveyance of all or any portion of the Property, the term Developer shall include any subsequent fee title owner.

WHEREAS, the City has expressed a need to eliminate blight and expand the tax base of the City and to promote residential growth, and

WHEREAS, the participants in this Agreement wish to redevelop property and eliminate blight within the City of Platteville, and

WHEREAS, Developer wishes to undertake the redevelopment of the property at 565 W. Cedar Street, further described as Lot 1 of Block C of the Rountree Northwest Addition to the City of Platteville, Grant County, Wisconsin (the "Property"); and

WHEREAS, the parties believe it to be in their mutual best interest to enter into a written Development Agreement which sets forth the terms of understanding.

NOW, THEREFORE, it is hereby agreed as follows:

- I. **Purchase.** Developer shall purchase the Property from the City according to the terms and conditions as set forth in the Residential Offer To Purchase ("The Offer") dated September 15, 2014.
 - A. This transaction is to be closed at the office of the City Manager, or other mutually agreeable location, as set forth in The Offer.
 - B. At the closing, upon payment of the purchase price of \$20,349.76 (Twenty Thousand Three Hundred Forty Nine dollars and Seventy Six cents), the City shall convey the property by quit claim deed, and the City shall complete and execute the documents necessary to record the conveyance.
 - C. Legal possession and occupancy of the Property shall be given to Developer on the date of closing. Developer may have reasonable access to the Property at any time prior to the date of closing, provided however, Developer shall undertake no

construction or excavation activities prior to the date of closing without the prior written consent of the City.

II. **City Obligations.** In consideration of the construction to be undertaken by Developer, the City agrees to do the following:

- A. The Offer notwithstanding, the City shall pay the real estate taxes due on the property for 2013 and prior years, with the 2014 taxes payable in 2015 prorated through the date of closing.
- B. The City shall pay all delinquent or outstanding sewer and water bills for the property.

III. **Developer Obligations.** The Developer shall have the following duties and obligations:

- A. Developer shall apply for and obtain any necessary zoning approvals and permits from the City and shall comply with all applicable requirements of the Platteville Municipal Code.
- B. Developer shall obtain all necessary building permits from the City and construction shall comply with the State of Wisconsin Uniform Dwelling Code.
- C. Developer shall undertake and complete Redevelopment Construction, in the form of site and building improvements to the Property as described in EXHIBIT A of this Agreement.
- D. The redevelopment construction shall be substantially completed on or before June 1, 2016. Substantial completion shall be considered achieved when the property receives an occupancy permit from the City Building Inspector.
- E. Developer shall provide hard-surfaced, off-street parking for each dwelling unit as necessary to meet the requirements of Chapter 22 of the Platteville Municipal Code prior to the issuance of the Occupancy permit for each dwelling unit, or as soon as weather conditions allow, as determined by the City Building Inspector.
- F. If applicable, the Property shall be inspected to determine compliance with Chapter 33 of the Municipal Code, and the Developer shall obtain a valid rental license for each unit prior to allowing occupancy.

- G. The Redevelopment Construction undertaken by the Developer on the Property shall provide an increase in the value of the Property to achieve a minimum Fair Market Value of \$165,000 by January 1, 2017, and each year thereafter for the term of this Agreement. For purposes of this Agreement, the Fair Market Value shall be the value of the Property as shown on the Real Estate Tax bill for the Property, beginning January 1, 2017.
- H. Developer shall keep the grass and weeds on the Property mowed and trimmed and maintain the Property free of junk and debris so as to comply with Chapter 5 and Chapter 23 of the Municipal Code. Developer shall also locate building materials used for the project behind the buildings structures to reduce their visibility from the street as much as possible. Developer shall not store or locate building materials or other items on the property that are not associated with the construction or remodeling of buildings located on the Property.

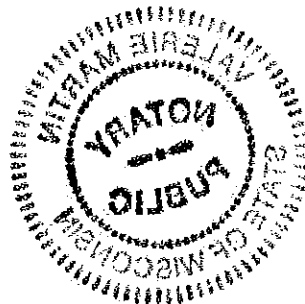
- IV. **Non-performance Penalty.** If the Developer fails to provide the redevelopment construction on the Property necessary to achieve the minimum required Fair Market Value for any given year or if the Property or any portion of the Property is exempt from taxation for any given year, then the City shall impose a Non-performance Penalty on the Developer.
- A. Computation of Non-performance Penalty. The Non-performance Penalty imposed for any given year shall be the difference between the amount of real estate taxes that would have been generated from the Property if the minimum Fair Market Value requirements had been met, and subtracting the actual amount of real estate taxes generated from the Property.
- B. Payment of Non-performance Penalty. Payment of the Non-performance penalty shall be in a single installment due on or before December 31st of each year a penalty is due. The City shall provide the Developer with a written notice that includes the calculation of the amount of payment due. However, failure of the City to provide Developer with a notice of Non-performance Penalty or otherwise enforce payment of the Non-performance Penalty in one or more years shall not be deemed a waiver of the right to enforce payment at a later time.

- C. Interest Costs and Reasonable Fees. If Developer fails to pay any Non-performance penalty when due, then the City may in its sole discretion commence proceedings to collect any unpaid penalty, plus interest and reasonable administrative costs and attorney's fees. The interest shall be calculated at the rate of 12% per annum, computed on the principal amount of the Non-performance penalty from the date payment is due. In addition, if the Developer fails to pay the non-performance penalty, the amount of the penalty and related costs may be imposed by the City as a special charge against the Property which has been conveyed to the Developer, regardless of whether Developer may have conveyed such lot(s) subsequent to the date of this Agreement, and the amount due may then be placed on the real estate tax roll for collection.
- V. **Additional Non-performance Penalty.** If the Developer fails to comply with the Developer Obligations provided in Section III of this Agreement, the City may also issue citations for any violations as set forth in the Municipal Code.
- VI. **Term.** The term of this Agreement shall be until the Developer obligations specified in Section III of this Agreement are completed. The duties, obligations and benefits of the parties as specified herein shall exist for the entire term of this Agreement unless otherwise provided herein.
- VII. **Nonassignability.** The rights and obligations contained in this Agreement are non-assignable without written approval of both parties, which will not be unreasonably withheld. Developer shall not transfer, sell or convey any legal or equitable interest in the Property, or any portion of the property (by deed, land contract, option, long term lease or in any way) or Developer's rights and obligations under this Agreement to a tax-exempt entity. Any sale or conveyance in violation of this Section VII shall be void and shall permit the City to impose a non-performance penalty under Section IV of this Agreement.

VIII. **Complete Agreement.** This Agreement represents the complete agreement of the parties and may be amended only by a writing signed by both parties.

IX. **Severability.** In the event that any single term of this document is found to be illegal or unenforceable, the remaining terms of the document shall be given full force and effect.

X. **Applicable Law.** It is understood and agreed that the terms and conditions of this Agreement shall be governed by the laws of the State of Wisconsin and that, in the event of a dispute, venue shall lie for all parties in Grant County, Wisconsin.



IN WITNESS WHEREOF, the parties hereto have set their hands below.

CITY OF PLATTEVILLE, WISCONSIN

By: *Larry Bierke*
Larry Bierke, City Manager

ATTEST:

(SEAL)

Jan Martin
Jan Martin, City Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

BE IT REMEMBERED, that on this 11th day of December, 2014, before me, the undersigned, a notary public in and for the county and state aforesaid, came Larry Bierke and Jan Martin, personally known to me to be the persons who executed the foregoing instrument and such persons duly acknowledged the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

Valerie Martin
Notary Public



My Commission Expires:

5/1/17

IN WITNESS WHEREOF, the parties hereto have set their hands below.

RIVER TO VALLEY INITIATIVES, INC, DEVELOPER

By: Judith Wall TREAS. RVI
Judith Wall

By: Julia Henley
Julia Henley

PERSONAL GUARANTEE

The undersigned, for valuable consideration, hereby guarantees payment and performance of all obligations, including sums due or to become due by the Developer under the above Development Agreement including (without limitation) principal, interest and expenses of collection.

Dated: Dec. 18th, 2014.

Dated: 12-18, 2014.

Judith Wall - RVI - TREAS
Judith Wall, Guarantor

Julia Henley
Julia Henley, Guarantor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

Personally came before me on 12-18-14,
the above named Judith Wall
to me known to be the person who executed the
foregoing instrument and acknowledged the
same.

Personally came before me on 12-18-14,
the above named Julia Henley
to me known to be the person who executed the
foregoing instrument and acknowledged the
same.

Heath J. Hartwig
* Heath J. Hartwig

Heath J. Hartwig
* Heath J. Hartwig

Notary Public, State of Wisconsin

Notary Public, State of Wisconsin

My Commission Expires: 7-28-2017

My Commission Expires: 7-28-2017

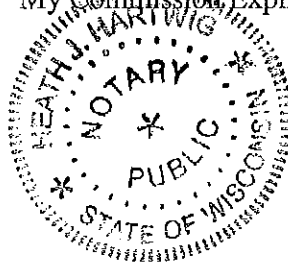
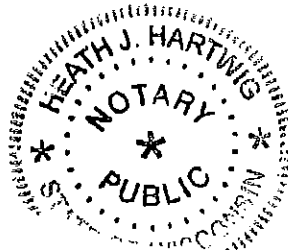


EXHIBIT A**Redevelopment Construction Description**

The redevelopment construction for the property at 565 W. Cedar Street will consist of demolishing the existing house structure and replacing it with the construction of a new dwelling. The new dwelling will be a two-story single-family structure. The dwelling will have a minimum of three bedrooms, two baths and approximately 1,800 sq. ft. The home will be constructed using energy-efficient materials and new products. The dwelling is intended to be used for resale to an owner-occupied resident.

**DEVELOPMENT
AGREEMENT**

This Development Agreement pertains to the following described real estate:

Lot One (1) in Block "C" in Rountree's Northwestern Addition to the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof,

Address of the Property: 565 Cedar Street
Platteville, WI 53818

Name and Return Address:

City of Platteville
c/o Community Development Director
75 N. Bonson Street
P.O. Box 780
Platteville, WI 53818

Parcel Identification Numbers:

22-271-2490-0000

THIS INSTRUMENT DRAFTED BY:

William S. Cole
Attorney at Law
Axley Brynson, LLP
2 E. Mifflin St., Ste. 200
Madison, WI 53703

DEVELOPMENT AGREEMENT

This agreement entered into this _____ day of _____, 2019 by and between Zachary R. Droessler and Gina Droessler, d/b/a Droessler Properties, LLC, with its principal office located at 3762 Wiederholt Drive, Cuba City, Wisconsin 53807, (the "Developer") and the City of Platteville, Grant County, Wisconsin, a municipality organized under the laws of the State of Wisconsin (the "City"). Upon any sale, transfer or conveyance of all or any portion of the Property, the term Developer shall include any subsequent fee title owner.

WHEREAS, the City has expressed a need to eliminate blight and expand the tax base of the City and to promote residential growth, and

WHEREAS, the participants in this Agreement wish to redevelop property and eliminate blight within the City of Platteville, and

WHEREAS, Developer wishes to undertake the redevelopment of the property at 565 West Cedar Street, Platteville, Wisconsin, further described in EXHIBIT A (the "Property"); and

WHEREAS, the City previously entered into a development agreement (the "Prior Development Agreement") with River Valley Initiatives, Inc. ("RVI") to redevelop the Property, but RVI has been unable to do so; and

WHEREAS, the parties believe it to be in their mutual best interest to enter into a written Development Agreement which sets forth the terms of understanding.

NOW, THEREFORE, it is hereby agreed as follows:

- I. **Purchase.** Developer shall purchase the Property from RVI, obtain fee simple interest in the Property, all legal right to redevelop the Property, and obtain financing sufficient to redevelop the Property.

- II. **City Obligations.** In consideration of the Developer entering into this Agreement and undertaking the redevelopment of the Property, the City agrees to consent to the sale of the Property from RVI to the Developer, and to release RVI from the terms of the Prior Development Agreement under terms agreeable to RVI and the City.

- III. **Developer Obligations.** The Developer shall have the following duties and obligations:
- A. Developer shall apply for and obtain any necessary zoning approvals and permits from the City and shall comply with all applicable requirements of the Platteville Municipal Code.
 - B. Developer shall obtain all necessary building permits from the City and construction shall comply with the State of Wisconsin Uniform Dwelling Code.
 - C. Developer shall undertake and complete Redevelopment Construction, in the form of site and building improvements to the Property as described in EXHIBIT B of this Agreement.
 - D. The redevelopment construction shall be substantially completed on or before August 1, 2021. Substantial completion shall be considered achieved when the entire Property receives an occupancy permit from the City Building Inspector.
 - E. Developer shall provide hard-surfaced, off-street parking for each dwelling unit as necessary to meet the requirements of Chapter 22 of the Platteville Municipal Code prior to the issuance of the Occupancy permit for each dwelling unit, or as soon as weather conditions allow, as determined by the City Building Inspector.
 - F. The redevelopment construction undertaken by the Developer on the Property shall provide an increase in the value of the Property to achieve a minimum Fair Market Value of \$125,000 by January 1, 2022, and each year thereafter for the term of this Agreement. For purposes of this Agreement, the Fair Market Value shall be the value of the Property as shown on the Real Estate Tax bill for the Property, beginning January 1, 2022.
 - G. Developer shall keep the grass and weeds on the Property mowed and trimmed and maintain the Property free of junk and debris so as to comply with Chapter 5 and Chapter 23 of the Platteville Municipal Code. Developer shall also locate building materials used for the project behind the buildings structures to reduce their visibility from the street as much as possible. Developer shall not store or locate building materials or other items on the property that are not associated with the construction or remodeling of buildings located on the Property.

IV. **Non-performance Penalty.** If the Developer fails to provide the redevelopment construction on the Property necessary to achieve the minimum required Fair Market Value for any given year or if the Property or any portion of the Property is exempt from taxation for any given year, then the City shall impose a Non-performance Penalty on the Developer.

- A. Computation of Non-performance Penalty. The Non-performance Penalty imposed for any given year shall be the difference between the amount of real estate taxes that would have been generated from the Property if the minimum Fair Market Value requirements had been met, and subtracting the actual amount of real estate taxes generated from the Property.
- B. Payment of Non-performance Penalty. Payment of the Non-performance Penalty shall be in a single installment due on or before December 31st of each year a penalty is due. The City shall provide the Developer with a written notice that includes the calculation of the amount of payment due. However, failure of the City to provide Developer with a notice of Non-performance Penalty or otherwise enforce payment of the Non-performance Penalty in one or more years shall not be deemed a waiver of the right to enforce payment at a later time.
- C. Interest Costs and Reasonable Fees. If Developer fails to pay any Non-performance Penalty when due, then the City may in its sole discretion commence proceedings to collect any unpaid penalty, plus interest and reasonable administrative costs and attorney's fees. The interest shall be calculated at the rate of 12% per annum, computed on the principal amount of the Non-performance penalty from the date payment is due. In addition, if the Developer fails to pay the Non-performance Penalty, the amount of the penalty and related costs may be imposed by the City as a special charge against the Property which has been conveyed to the Developer, regardless of whether Developer may have conveyed such lot(s) subsequent to the date of this Agreement, and the amount due may then be placed on the real estate tax roll for collection.

V. **Additional Non-performance Penalty.** If the Developer fails to comply with the Developer Obligations provided in Section III of this Agreement, the City may also issue citations for any violations as set forth in the Platteville Municipal Code.

- VI. **Term.** The term of this Agreement shall be until the Developer obligations specified in Section III of this Agreement are completed. The duties, obligations and benefits of the parties as specified herein shall exist for the entire term of this Agreement unless otherwise provided herein.
- VII. **Nonassignability.** The rights and obligations contained in this Agreement are non-assignable without written approval of both parties, which will not be unreasonably withheld. Developer shall not transfer, sell or convey any legal or equitable interest in the Property, or any portion of the property (by deed, land contract, option, long term lease or in any way) or Developer's rights and obligations under this Agreement to a tax-exempt entity. Any sale or conveyance in violation of this Section VII shall be void and shall permit the City to impose a non-performance penalty under Section IV of this Agreement.
- VIII. **Complete Agreement.** This Agreement represents the complete agreement of the parties and may be amended only by a writing signed by both parties.
- IX. **Severability.** In the event that any single term of this document is found to be illegal or unenforceable, the remaining terms of the document shall be given full force and effect.
- X. **Applicable Law.** It is understood and agreed that the terms and conditions of this Agreement shall be governed by the laws of the State of Wisconsin and that, in the event of a dispute, venue shall lie for all parties in Grant County, Wisconsin.

IN WITNESS WHEREOF, the parties hereto have set their hands below.

CITY OF PLATTEVILLE, WISCONSIN

By: _____
Karen Kurt, City Manager

ATTEST: (SEAL)

Candace Klaas, City Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

BE IT REMEMBERED, that on this _____ day of _____, 2019, before me, the undersigned, a notary public in and for the county and state aforesaid, came Karen Kurt and Candace Klaas, personally known to me to be the persons who executed the foregoing instrument and such persons duly acknowledged the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

*

Notary Public, State of _____

My Commission Expires: _____

DROESSLER PROPERTIES, LLC

By: _____
Zachary R. Droessler, Authorized Member

By: _____
Gina Droessler, Authorized Member

PERSONAL GUARANTEE

The undersigned, for valuable consideration, hereby jointly and severally guarantees payment and performance of all obligations, including sums due or to become due by the Developer under the above Development Agreement including (without limitation) principal, interest and expenses of collection.

Dated: _____, 2019.

Dated: _____, 2019.

Zachary R. Droessler, Guarantor

Gina Droessler, Guarantor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

Personally came before me on _____,
the above named Zachary R. Droessler, to me
known to be the person who executed the
foregoing instrument and acknowledged the
same.

Personally came before me on _____,
the above named Gina Droessler, to me known
to be the person who executed the foregoing
instrument and acknowledged the same.

* _____

* _____

Notary Public, State of _____

Notary Public, State of _____

My Commission Expires: _____

My Commission Expires: _____

**DEVELOPMENT
AGREEMENT**

This Development Agreement pertains to the following described real estate:

SEE ATTACHED EXHIBIT A.

Address of the Property: 420 Southwest Road
Platteville, WI 53818

440 Southwest Road
Platteville, WI 53818

Name and Return Address:

City of Platteville
c/o Community Development Director
75 N. Bonson Street
P.O. Box 780
Platteville, WI 53818

Parcel Identification Numbers:

22-271-2154-0000, 22-271-2155-0000

THIS INSTRUMENT DRAFTED BY:

William S. Cole
Attorney at Law
Axley Brynerson, LLP
2 E. Mifflin St., Ste. 200
Madison, WI 53703

DEVELOPMENT AGREEMENT

This agreement entered into this _____ day of _____, 2019 by and between Zachary R. Droessler and Gina Droessler, d/b/a Droessler Properties, LLC, with its principal office located at 3762 Wiederholt Drive, Cuba City, Wisconsin 53807, (the "Developer") and the City of Platteville, Grant County, Wisconsin, a municipality organized under the laws of the State of Wisconsin (the "City"). Upon any sale, transfer or conveyance of all or any portion of the Property, the term Developer shall include any subsequent fee title owner.

WHEREAS, the City has expressed a need to eliminate blight and expand the tax base of the City and to promote residential growth, and

WHEREAS, the participants in this Agreement wish to redevelop property and eliminate blight within the City of Platteville, and

WHEREAS, Developer wishes to undertake the redevelopment of the property at 420 and 440 Southwest Road, City of Platteville, Grant County, Wisconsin, as further described in EXHIBIT A (the "Property"); and

WHEREAS, the City previously entered into a development agreement (the "Prior Development Agreement") with River Valley Initiatives, Inc. ("RVI") to redevelop the Property, but RVI has been unable to do so; and

WHEREAS, the parties believe it to be in their mutual best interest to enter into a written Development Agreement which sets forth the terms of understanding.

NOW, THEREFORE, it is hereby agreed as follows:

- I. **Purchase.** Developer shall purchase the Property from RVI, obtain fee simple interest in the Property, all legal right to redevelop the Property, and obtain financing sufficient to redevelop the Property.

- II. **City Obligations.** In consideration of the Developer entering into this Agreement and undertaking the redevelopment of the Property, the City agrees to consent to the sale of the Property from RVI to the Developer, and to release RVI from the terms of the Prior Development Agreement under terms agreeable to RVI and the City.

- III. **Developer Obligations.** The Developer shall have the following duties and obligations:
- A. Developer shall apply for and obtain any necessary zoning approvals and permits from the City and shall comply with all applicable requirements of the Platteville Municipal Code.
 - B. Developer shall obtain all necessary building permits from the City and construction shall comply with the State of Wisconsin Uniform Dwelling Code.
 - C. Developer shall undertake and complete Redevelopment Construction, in the form of site and building improvements to the Property as described in EXHIBIT B of this Agreement.
 - D. The redevelopment construction shall be substantially completed on or before August 1, 2022. Substantial completion shall be considered achieved when the entire Property receives an occupancy permit from the City Building Inspector.
 - E. Developer shall provide hard-surfaced, off-street parking for each dwelling unit as necessary to meet the requirements of Chapter 22 of the Platteville Municipal Code prior to the issuance of the Occupancy permit for each dwelling unit, or as soon as weather conditions allow, as determined by the City Building Inspector.
 - F. The redevelopment construction undertaken by the Developer on the Property shall provide an increase in the value of the Property to achieve a minimum Fair Market Value of \$375,000 by January 1, 2023, and each year thereafter for the term of this Agreement. For purposes of this Agreement, the Fair Market Value shall be the value of the Property as shown on the Real Estate Tax bill for the Property, beginning January 1, 2023.
 - G. Developer shall keep the grass and weeds on the Property mowed and trimmed and maintain the Property free of junk and debris so as to comply with Chapter 5 and Chapter 23 of the Platteville Municipal Code. Developer shall also locate building materials used for the project behind the buildings structures to reduce their visibility from the street as much as possible. Developer shall not store or locate building materials or other items on the property that are not associated with the construction or remodeling of buildings located on the Property.
 - H. Developer shall provide a Certified Survey Map that shows the lot consolidation as described in Section II. C., and that meets the requirements of Section 236.34 of

Wisconsin Statutes. The Certified Survey Map shall be recorded with the Grant County register of deeds prior to the issuance of a building permit for the redevelopment construction described in EXHIBIT B.

- IV. **Non-performance Penalty.** If the Developer fails to provide the redevelopment construction on the Property necessary to achieve the minimum required Fair Market Value for any given year or if the Property or any portion of the Property is exempt from taxation for any given year, then the City shall impose a Non-performance Penalty on the Developer.
- A. Computation of Non-performance Penalty. The Non-performance Penalty imposed for any given year shall be the difference between the amount of real estate taxes that would have been generated from the Property if the minimum Fair Market Value requirements had been met, and subtracting the actual amount of real estate taxes generated from the Property.
 - B. Payment of Non-performance Penalty. Payment of the Non-performance Penalty shall be in a single installment due on or before December 31st of each year a penalty is due. The City shall provide the Developer with a written notice that includes the calculation of the amount of payment due. However, failure of the City to provide Developer with a notice of Non-performance Penalty or otherwise enforce payment of the Non-performance Penalty in one or more years shall not be deemed a waiver of the right to enforce payment at a later time.
 - C. Interest Costs and Reasonable Fees. If Developer fails to pay any Non-performance Penalty when due, then the City may in its sole discretion commence proceedings to collect any unpaid penalty, plus interest and reasonable administrative costs and attorney's fees. The interest shall be calculated at the rate of 12% per annum, computed on the principal amount of the Non-performance Penalty from the date payment is due. In addition, if the Developer fails to pay the Non-performance Penalty, the amount of the penalty and related costs may be imposed by the City as a special charge against the Property which has been conveyed to the Developer, regardless of whether Developer may have conveyed such lot(s) subsequent to the date of this Agreement, and the amount due may then be placed on the real estate tax roll for collection.

- V. **Additional Non-performance Penalty.** If the Developer fails to comply with the Developer Obligations provided in Section III of this Agreement, the City may also issue citations for any violations as set forth in the Platteville Municipal Code.
- VI. **Term.** The term of this Agreement shall be until the Developer obligations specified in Section III of this Agreement are completed. The duties, obligations and benefits of the parties as specified herein shall exist for the entire term of this Agreement unless otherwise provided herein.
- VII. **Nonassignability.** The rights and obligations contained in this Agreement are non-assignable without written approval of both parties, which will not be unreasonably withheld. Developer shall not transfer, sell or convey any legal or equitable interest in the Property, or any portion of the property (by deed, land contract, option, long term lease or in any way) or Developer's rights and obligations under this Agreement to a tax-exempt entity. Any sale or conveyance in violation of this Section VII shall be void and shall permit the City to impose a non-performance penalty under Section IV of this Agreement.
- VIII. **Complete Agreement.** This Agreement represents the complete agreement of the parties and may be amended only by a writing signed by both parties.
- IX. **Severability.** In the event that any single term of this document is found to be illegal or unenforceable, the remaining terms of the document shall be given full force and effect.
- X. **Applicable Law.** It is understood and agreed that the terms and conditions of this Agreement shall be governed by the laws of the State of Wisconsin and that, in the event of a dispute, venue shall lie for all parties in Grant County, Wisconsin.

IN WITNESS WHEREOF, the parties hereto have set their hands below.

CITY OF PLATTEVILLE, WISCONSIN

By: _____

Karen Kurt, City Manager

ATTEST:

(SEAL)

Candace Klaas, City Clerk

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

BE IT REMEMBERED, that on this _____ day of _____, 2019, before me, the undersigned, a notary public in and for the county and state aforesaid, came Karen Kurt and Candace Klaas, personally known to me to be the persons who executed the foregoing instrument and such persons duly acknowledged the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year last above written.

*

Notary Public, State of _____

My Commission Expires: _____

DROESSLER PROPERTIES, LLC

By: _____
Zachary R. Droessler, Authorized Member

By: _____
Gina Droessler, Authorized Member

PERSONAL GUARANTEE

The undersigned, for valuable consideration, hereby jointly and severally guarantees payment and performance of all obligations, including sums due or to become due by the Developer under the above Development Agreement including (without limitation) principal, interest and expenses of collection.

Dated: _____, 2019.

Dated: _____, 2019.

Zachary R. Droessler, Guarantor

Gina Droessler, Guarantor

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

STATE OF WISCONSIN)
) ss.
COUNTY OF GRANT)

Personally came before me on _____,
the above named Zachary R. Droessler, to me
known to be the person who executed the
foregoing instrument and acknowledged the
same.

Personally came before me on _____,
the above named Gina Droessler, to me known
to be the person who executed the foregoing
instrument and acknowledged the same.

* _____

* _____

Notary Public, State of _____

Notary Public, State of _____

My Commission Expires: _____

My Commission Expires: _____

EXHIBIT A

Property Description

A parcel of land located in Lots Five (5), Six (6) and Nine (9) of Parkers Addition to the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof, described as follows:

Commencing at the Southwest corner of Lot Three (3) in said Parkers Addition;
Thence South $57^{\circ} 14' 18''$ West, 87.16 feet along the northerly line of Southwest Road to the point of beginning;
Thence North $31^{\circ} 06' 55''$ West, 107.53 feet;
Thence North $26^{\circ} 17' 46''$ West, 21.47 feet;
Thence South $86^{\circ} 15' 38''$ West, 64.69 feet;
Thence South $26^{\circ} 18' 33''$ East, 53.05 feet;
Thence South $31^{\circ} 06' 55''$ East, 107.53 feet to a point on the northerly line of Southwest Road;
Thence North $57^{\circ} 14' 18''$ East, 60.11 feet to the point of beginning.

Excepting therefrom a triangular tract at the North end thereof described as viz: Commencing at the Northeast corner of said tract above described, thence South $86^{\circ} 15' 38''$ West, 64.69 feet to the Northwest corner thereof, thence South $26^{\circ} 18' 33''$ East along the Westerly boundary thereof a distance of 23 feet, thence Northeasterly to the point of beginning.

Also including a parcel of land described as follows:

Commencing at the Southwest corner of Lot Three (3) in Parkers Addition to the Village (now City) of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof;
Thence South $57^{\circ} 20'$ West along the Northerly boundary of South Court Street 147 – $\frac{1}{3}$ feet to the point of beginning;
Thence South $57^{\circ} 20'$ West along the Northerly boundary of said South Court Street 60 feet;
Thence North $33^{\circ} 19'$ West 98.01 feet;
Thence North $57^{\circ} 20'$ East 62.39 feet;
Thence Southeasterly 98.01 feet to the point of beginning.

The above described real estate indicated on the Assessment Plat for the City of Platteville as part of Lots 6 and 7 in Parkers Addition to said City.

EXHIBIT B

Redevelopment Construction Description

The redevelopment construction for the properties at 420 and 440 Southwest Road will require the consolidation of the two properties into one parcel via a recorded Certified Survey Map. The project will consist of building a new structure containing three dwelling units, with each unit containing either 2 or 3 bedrooms per unit. The structure will include energy-efficient products and new materials. The dwellings are intended to be used for rental purposes.

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: ACTION ITEM NUMBER: VII.D.	TITLE: Aldersperson Resignation and Filling Corresponding Vacancy	DATE: July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Karen M. Kurt, City Manager		

Description:

At-Large Aldersperson Cena Sharp has resigned her position effective July 11. Her term expires in April 2021.

The Common Council has three options to fill the vacancy:

- Leave the position vacant until the term expires in April 2021,
- Appoint a successor for the remainder of the term, or
- Order a special election. According to state statute, the Common Council may order a special election to fill a vacancy. This special election would occur on November 5, 2019. The individual elected would only serve the remainder of the term.

The Council President and President Pro-Tem recommend that option #2 be pursued and propose the process outlined below. This process is similar to the one used to fill a mid-term vacancy in the spring of 2018.

Time	Action
Week of July 23	Vacancy publicized, and press release issued. Candidates are asked to submit a one-page letter of interest responding to the following items to cityclerk@platteville.org by August 23: <ul style="list-style-type: none"> ○ Your qualifications for serving on the Common Council, ○ What you like about Platteville, ○ Areas or improvements you would focus on if elected, and ○ What characteristics you believe are important to be an effective member of the Common Council.
August 26	Letter of interest are due.
September 3	Interviews with the Common Council. Candidates are invited to make a five-minute presentation, followed by 5-10 minutes of questions from the Council.
September 10	A nomination for appointment is made and voted on by the Common Council.
September 24	New council member orientation.

Budget/Fiscal Impact:

None unless a special election is ordered.

Recommendation:

The Council President and President Pro-Tem recommend approval.

Sample Affirmative Motion:

“I move to approve the process outlined to appoint a successor to the seat vacated by Aldersperson Cena Sharp.”

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: ACTION ITEM NUMBER: VII.E.	TITLE: Selection of Search Firm for the Position of City Manager	DATE: July 23, 2019 VOTE REQUIRED: Majority
PREPARED BY: Karen M. Kurt, City Manager		

Description:

City Manager Karen Kurt will be leaving her position in mid-August. It is common to use a search firm to assist with the recruitment of a new city manager. Council Members Daus, Nickels and Cline agreed to serve on a committee to help manage the selection process. All Council Members will participate in selecting and interviewing the finalists.

The Committee interviewed three search firms well-known for local government executive searches: Public Administration Associates, The Novak Group and GovHR. The Committee is recommending approval of the proposal submitted by Public Administration Associates.

Budget/Fiscal Impact:

Fees under the proposal would be \$9,400 plus an additional \$600 for expenses and \$1000 for advertising fees. The City would pay for any costs incurred during candidate visits to the community. The City will use salary savings from the city manager vacancy to pay for the recruitment.

Recommendation:

The Committee (Daus, Nickels and Cline) recommend approval.

Sample Affirmative Motion:

"I move to approve the proposal from Public Administration for the recruitment of a new city manager."

Attachment:

- Public Administration Associates Proposal

PLATTEVILLE

City Manager

Recruitment/Selection Proposal



(c) Platteville Area Chamber of Commerce

Submitted to the City of Platteville, July 3, 2019



Public Administration Associates, LLC



Public Administration Associates, LLC

1155 W. South Street
Whitewater, WI 53190
262.903.9509

kevin.brunner1013@gmail.com

July 3, 2019

City Manager Karen M. Kurt
City of Platteville
75 N. Bonson Street
PO Box 780
Platteville, WI 53818

Dear City Manager Kurt,

I am herewith submitting our proposal to assist the City of Platteville in the recruitment/selection of a new city manager. Public Administration Associates worked with Platteville on the searches for previous Platteville managers in 2000, 2003, 2007 and 2015 and we would be thrilled and quite honored to work with the City again.

Since 1998, Public Administration Associates (PAA) has conducted almost 300 executive searches for over 150 Wisconsin municipalities. What follows is information about our company and the assistance that we would bring, if desired. Please feel free to visit our website at www.public-administration.com.

Public Administration Associates is dedicated to encouraging professional municipal administration and to assist local governments in that endeavor. Bill and Denise Frueh as well as Dr. Stephen Hintz formed Public Administration Associates in 1998. I joined the firm in 2015 and became its president in 2018. A description of our company and the benefits it has to offer governmental entities is included in our proposal. I will be the lead consultant on your search process and will be assisted by Chris Swartz, who has over 35 years of municipal administrative experience with all of it occurring in southern Wisconsin. I assisted on the last Platteville City Manager search with Bill and Denise Frueh and am a former city manager of Whitewater. Swartz is also an adjunct faculty member in the public administration program at UW-Milwaukee and, as such, personally knows many of the local government managers who earned their MPA's there.

In the last two years, PAA has completed the recruitment of new managers/administrators for over 30 small Wisconsin communities including Hudson, Lake Geneva, Greenville, Germantown, and Suamico that are very similar in size and operations to Platteville. We have also conducted a number of recent searches in southwestern Wisconsin in fairly close proximity to Platteville so we are familiar with the municipal market dynamics of the area. As such, we have a very good

understanding of the current needs of Wisconsin municipal government leadership as well as a familiarity with some outstanding potential candidates that we have already vetted for these other administrator positions. This recent experience coupled with our firm's network of municipal manager contacts across Wisconsin and the Midwest will assist in expediting your particular recruitment process for a new city manager in Platteville.

We are confident that we can work efficiently locating and encouraging potential candidates for the Platteville city administrator position. This will be a national search and we have a network of local government managers, not only in Wisconsin, but across the country that we will utilize on behalf of Platteville.

I am also enclosing a list of the municipalities we have assisted in their executive searches as part of our proposal. Together, again, we have conducted almost 300 municipal administrator searches. As a result of that extensive experience, we have almost 1,000 detailed reference files of potential candidates. As a reference on a recent project, I would encourage you to contact any of the municipal leaders that we have included in our proposal.

The partners have many years of leadership experience in the International City/County Management Association and the Wisconsin City/County Management Association. I am a Life Member of both organizations. I am a former President of the Wisconsin City/County Management Association and have been an active member of both ICMA and WCMA for the past 35 years. We are confident because of our many contacts in the municipal management profession that we will bring forward many qualified prospects for the City; in fact, we have already compiled a list of 10-12 potential candidates that we would target recruit for the Platteville city manager position. We will not only contact local government managers who are seeking other career opportunities but also those who we will passively contact that we believe might be good fits for the Platteville position.

The list of different governmental entities that Public Administration Associates have conducted executive searches for is quite extensive. Over 50% of our work is performed for municipalities which we have previously worked for and we are proud of our many long-term relationships with some of them spanning almost 40 years (since Dr. Hintz started his previous consulting practice in the early 1970's).

Many studies have shown that those governmental entities that utilize executive search firms select a person who most closely fits their needs and thus, they are more satisfied with their choice. We say "their choice" because our philosophy is that the City Council makes the selection. We provide comprehensive and objective information to assist them in the selection process. We also handle all the paperwork of notifications, negotiations, etc... thus saving your staff the additional burden and clerical work in this regard. We facilitate the process in a very effective and efficient manner.

As part of its standard recruiting process, our firm uses a video job announcement that we push out on several social media platforms and You Tube (which is now the world's largest internet search engine) in addition to posting your position on professional local government and university job boards. We have found that using the video announcement on social media has increased the number of candidates for our local government administrator positions by almost 35%.

As part of our package of services, we also utilize a video interview process along with a highly detailed 3-5 page reference review report on each semi-final candidate to assist the City Council in making the selection of the finalists for the position. Two examples of the detailed reference reports we produce are included as an attachment to this proposal.

Our services do not end when you hire your next City Manager. At no cost, we stay in touch with the City and the person you hire throughout their tenure to offer whatever assistance and advice may be needed. We take a personal interest in making your choice as successful as possible and we feel our lengthy municipal and leadership experiences may be of assistance to your new City Manager.

We also provide a service guarantee. If for some reason during the first year of employment your new city manager leaves or doesn't work out, PAA will come back and conduct the entire recruitment/selection process for free (except for any direct expenses incurred such as advertisements and other costs). We offer that guarantee because of our strong confidence in the recruitment/selection processes we employ.

Please feel free to contact me if I can answer any questions or concerns you may have regarding this proposal. I would be also more than willing to present this proposal to your Personnel Committee and/or City Council if requested.

Thank you for your consideration.

Sincerely,

Kevin M. Brunner

Kevin M. Brunner, President
Public Administration Associates, LLC

About Public Administration Associates, LLC

Public Administration Associates, LLC, is a consulting firm specializing in local government recruitment, interim management services and organization studies. PAA was organized in April 1998 by partners William Frueh, Denise Frueh, and Dr. Stephen Hintz. Kevin Brunner is now President of PAA and the Fruehs and Hintz are PAA Associates along with approximately ten other local government professionals who are affiliated with PAA and work on a project to project basis.

Further information about the partnership can be found at www.public-administration.com.

Kevin Brunner, President and Lead Partner

Kevin Brunner has over thirty years of experience in serving Wisconsin local governments. He served as the manager/administrator in Saukville, Monona, De Pere, and Whitewater and also worked as an assistant administrator for the City of Appleton and Kenosha County. He most recently served as the Director of Central Services/Public Works for Walworth County. Brunner was the recipient of the 2007 Wisconsin City/County Manager of the Year and 2012

Service Innovation awards, both from the Wisconsin City/County Management Association (WCMA). Brunner is a past president of the WCMA and served on the League of Wisconsin Municipalities and Alliance of Cities Boards of Directors. He received his MPA from Michigan State University and is a graduate of the University of Virginia Senior Executive Institute. He is a credentialed manager (ICMA-CM) from the International City/County Management Association. He has served on numerous public and non-profit boards and is currently chair of the Whitewater Community Foundation and the Geneva Lake Conservancy. Brunner has been actively consulting since 2015.

Stephen Hintz, Partner

Stephen Hintz specializes in executive recruitment and in studies of organizational structure and processes. Hintz taught personnel, budgeting, and municipal management in the Master of Public Administration program at the University of Wisconsin Oshkosh for twenty years. During that time, he also served as executive secretary of the Wisconsin City/County Management Association. Hintz holds a Ph.D. in political science from Yale University. He has worked with over 130 municipalities on administrator recruitment and organizational studies. In 1998, Hintz was elected to the Oshkosh Common Council and served as Mayor from 2002 to 2004. In 2001, Hintz received the prestigious Stephen Sweeney Award from the International City/County Management Association for his work in promoting professional local government in Wisconsin.

William Frueh, Partner

William Frueh has 34 years of experience in local and state government, including 20 years as the City Manager of Oshkosh, Wisconsin. He also served as the director of economic and community affairs for the State of Oklahoma. Oshkosh Citizens and the *Oshkosh Northwestern* newspaper named Frueh as one of the ten most influential people in Oshkosh during the twentieth century. Frueh received his bachelor's degree in civil engineering from Iowa State University. He has been actively consulting since 1996.

Denise Frueh, Partner

Denise Frueh received her bachelors and master of business administration degrees from the University of Wisconsin Oshkosh. She worked as a division head in the City of Oshkosh Finance Department for seven years and as Deputy City Assessor. She has been actively consulting since 1996.

Chris Swartz-Associate

Chris Swartz has served as a municipal manager in Wisconsin for over 30 years, most recently as Village Manager for the Village of Shorewood (2004-2017), Administrator for the Village of Sussex (1990-2004) and Clerk-Treasurer Administrative Coordinator Village of East Troy (1986-1990). He started his career as a researcher for the Citizens Governmental Research Bureau/Public Policy Forum (1983-1985). Chris, as an independent contractor was hired by the North Shore Communities to study Dispatch and Fire Consolidation for the North Shore communities of Shorewood, Whitefish Bay, Glendale and Fox Point (1985-1986). He retired from Shorewood in 2017 as a credentialed manager as designated by the International City Management Association (ICMA). Swartz has a Master of Science degree in Urban Affairs from the University of Wisconsin-Milwaukee (1983) and an undergraduate degree from University of Wisconsin-Stevens Point.

Swartz has been recognized for his innovative approach to economic development, strategic and financial planning, organizational development and intergovernmental cooperation. He is known as

a mentor to emerging public administration leaders through his tenure as an adjunct professor within the Masters of Public Administration (MPA) graduate program at the University of Wisconsin-Milwaukee and his involvement in the MPA Alumni Association. Swartz has been formally recognized for his lifetime achievements, including Wisconsin City/County Management Association “Meritorious Service Award”(2015), James R. Ryan Lifetime Achievement Award from the Public Policy Forum (2017) and Wisconsin Economic Development Association Fredrick C. Pearce Lifetime Achievement award (2017).

Project Consultants for Platteville

Kevin Brunner will serve as the lead consultant for the entire Platteville recruitment process and **Chris Swartz** will assist him. Brunner and Swartz have teamed recently on a number of local government manager searches and consulting projects. Bill and Denise Frueh, since they worked on previous Platteville city manager searches, will be available for consultation.

PAA Objectives and Approach to a Municipal Executive Search

Our primary objectives are (1) to attract the highest number of professionally qualified, experienced, and diverse applicants and (2) to facilitate a selection process that is thorough, professional, and timely, resulting in the selection of the candidate who best meets the requirements of the City.

We believe that the members of the City Council should be actively involved in the selection process at all stages of the process and that our primary role is to provide progressively more information about candidates to assist the City Council in selecting semi-finalists, finalists, and the final choice. While we certainly review applicants very carefully, it is not our role to actually select candidates.

We believe that the process consists both of recruiting—the City officials involved will be actively selling themselves to potential candidates—and selecting—the City Council carefully reviewing applicants for the best possible choice. Too often municipalities only consider the selection part.

We believe that the staff has a large stake in the process. We recommend that department heads and other staff have the opportunity to meet and talk with each of the finalists. However, we fully recognize that the final decision rests with the governing body.

Finally, we believe that the process should be conducted in a planned, deliberate, and timely fashion. Specific preferences of the City should be accommodated in the design of the process, not as the process unfolds.

Outline of Process

This proposal describes the **scope** of activities to be performed by Public Administration Associates, LLC, acting as consultants for the City of Platteville in the recruitment and selection of its next City Manager.

Activities to be performed by Consultants

1. Meet with the members of the City Council and city staff as appropriate to discuss the characteristics desired in the next City Manager and the process of recruitment; review the current City Manager ordinance and job description; prepare the position description and profile; determine recruitment procedures and the interview and selection process, and determine the time schedule;

[These meetings are important to establish the qualities that the City wants in the next City Manager and to determine the recruitment procedures and schedule.]

2. Place advertisements in appropriate publications and on-line sources, including the International City/County Management Association (ICMA), Illinois City/County Management Association, League of Wisconsin Municipalities, Wisconsin City/County Management Association, League of Minnesota Cities, Strategic Government Resources, universities with nationally recognized public administration programs (city management) including the University of Kansas, Northern Illinois University, University of Minnesota, Mankato State University, Syracuse University and Brigham Young University; also contact and encourage personally known qualified persons to apply;

[ICMA, ILCMA, WCMA , the Minnesota League of Cities and the League of Wisconsin Municipalities are the premier channels for reaching qualified applicants for the Platteville position in our opinion.]

3. Produce a one to two minute video with the City to promote the position via social media (primarily YouTube and LinkedIn) to prospective applicants. Since we started the video posting of our client's position announcements, we have experienced a 30% increase in the number of applicants. PAA will assist in writing the script for the video and the City will assist in providing readily available still photography and/or video content of the City. The City Council President or designee will also be videotaped as part of this video to promote the position. Here are two links to recent video job announcements (for the Cities of Hudson and Lake Geneva) as examples that we distribute via social media:

<https://www.youtube.com/watch?v=Clp2gnNK6Nw>

https://youtu.be/xYd5_W2zMo0

4. Receive applications and acknowledge receipt. We will download all application materials onto a Google Drive file and will share that with the City Clerk so that a full and complete record of all submitted information is fully maintained for city recordkeeping and open records purposes.

5. Review applications and provide a "mini-resume" candidates report to the City Council that will include a rating of the candidates as "qualified", "unqualified" and "wild card" (these candidates may not strictly meet the qualifications but may have particular skills or work experience that may warrant continued consideration as candidates for the City Manager position;

6. Review applications with the members of the City Council for the selection of semi-

finalists (typically there will be between six and ten candidates who would continue as semi-finalists);

7. Contact semi-finalists designated by the City Council; conduct background and reference checks; prepare semi-finalist candidate profile statements (see attachment for an example of the detailed 3-5 page reference report that we produce on each candidate at this stage); provide material to the City Council;

[This is the most important and time-consuming part of the search process. Semi-finalists must supply references that are from elected officials and staff superiors, peers, and subordinates with whom the applicant has worked. If references are not appropriate, semi-finalists must supply additional references. Questions are asked about accomplishments, strengths, skills, interpersonal relationships, and needed areas of improvement. This information is critical in evaluating the candidates and preparing the candidate profile statements. Semi-finalists will prepare electronic video interview presentations for the City Council to review. If desired as an alternative, telephone or video conference interviews can be arranged.]

8. Review semi-finalists with the City Council for selection of candidates to be interviewed on site in Platteville;

[The members of the City Council review the resumes, the reports developed from the reference/background information, and the electronic presentations. It then selects candidates as finalists to be interviewed. At this stage, all of the candidates should be technically qualified to be the City Manager. The primary value of the interview is to determine the "fit" with the City Council, City staff, and community.]

9. Work with the Council President and city staff to arrange interviews;

10. Assist in the interview process, including arranging the schedule, coordinating plans with candidates, providing sample interview questions, conducting a writing exercise, observing the interviews, facilitating the selection of the first choice, and seeing that the interviews run smoothly.

[While there are a variety of approaches to the interview process, PAA normally recommends a two-day process. On the first day, all of the finalists on individual schedules tour the City and meet with the City leadership team and appropriate department staff. Although the department staff members do not participate in the selection of the next City Manager, each of them is asked to comment on the candidates as further evidence for the City Council to consider. These meetings are important for both the candidates and the staff and City officials. Other activities for the City Council to consider are a community reception for candidates, an in-basket exercise, a leaderless group discussion, an emotional intelligence test and a psychological review.

On the second day, the City Council interview each candidate for approximately one hour. In addition, each candidate participates in a writing exercise to determine writing skills. The actual interview days are scheduled at the convenience of the City Council.]

There are other approaches to the interview process. PAA will work with the City to determine the process that is most suitable for the City.

11. Provide assistance in the negotiation of an employment agreement;

[Normally, the consultant receives instructions from the Council President and City Council and negotiates an employment agreement for review and approval by the City Council at the next meeting of the City Council. However, we are prepared to work with the City Council in any capacity in negotiating an employment agreement with the selected candidate.]

12. Prepare letters for the Council President's signature thanking all applicants and notifying them of the final result.

Cost

\$9,400 for professional services plus direct consultant expenses estimated at between **\$500 and \$600** (primarily mileage, copying and applicable meals and/or necessary lodging).

Not included are costs for marketing (including the aforementioned advertisements and video position announcement) estimated at approximately **\$1000**, any aptitude/psychological tests, or post-interview visits to the candidate's community of residence if desired or requested. These are pass through costs and PAA does not apply any mark-up.

PAA will bill the City for one-half of the professional services and all incurred expenses to date at the mid-point in the search process (selection of semi-finalists) and will bill the remainder of any other costs incurred on behalf of the City after the new City Manager's contract has been approved.

Schedule

Typically, a municipal management search of this type will take approximately 16 weeks from start to when the new city administrator begins his or her new duties. This process can be expedited depending on the willingness of the City Council to schedule special meetings to meet the recruitment and selection process outlined above. If PAA was given the authorization to begin the city manager search process by July 15th, we are confident that the next city manager would be in place by mid-October.

References from Recent PAA Municipal Administrator Searches (2018-2019)

Jack Anderson, Town Chairman, Town of Greenville, Wisconsin, Phone 920-757-5121 (O)

James Fenlon, Village Administrator, Village of Little Chute, Wisconsin, Phone 920-423-3850 (C)

Steve Genisot, Mayor, City of Marinette, Wisconsin, Phone 906-399-8854 (C)

Tom Hartz, Mayor, City of Lake Geneva, Phone 262-374-9127 (C) or 262-249-4085 (O)

Mark McAndrews, Chair, Town of Buchanan, Wisconsin, Phone 920-734-8599 (O)

Brian McGuire, Mayor, City of Mauston, Wisconsin, Phone 608-548-3035 (C)

Mark Milliren, Mayor, City of Durand, Wisconsin, Phone 715-672-8770 (O)

Laura Nelson, President, Village of Suamico, Wisconsin Phone 920-246-8212 (C)

Rich O'Connor, Mayor, City of Hudson, Wisconsin, Phone 715-386-4765 (Ext. 120) (O)

Harley Reabe, County Board Chair, Green Lake County, Wisconsin, Phone: 920-294-0824 (C)

Susan Sanabria, President, Village of Wind Point, Wisconsin, Phone 262-994-0733 (C)

Dr. Lanny Tibaldo, Chair, Town of Lawrence, Wisconsin, Phone: 920-619-6257 (C)

Roger Truttman, President, Village of New Glarus, Wisconsin, Phone 608-212-6785 (C)

David Varnem, Mayor, City of Lancaster, Wisconsin, Phone 608-723-4109(C)

Laurie Voss, Mayor, City of Abbotsford, Wisconsin, Phone 715-507-0152 (C)

Jim Weiss, Chair, Town of Linn, Wisconsin, Phone 262-245-2700 (C)

Dean Wolter, President, Village of Germantown, Wisconsin, Phone 262-250-4785 (C)

Understanding

Public Administration Associates, LLC will commit whatever time and effort is necessary to fully and successfully complete all tasks described in this proposal.

Public Administration Associates, LLC provides the following guarantees:

1. If the initial search is not successful, PAA will conduct an additional search until the City Manager position is filled.
2. If the candidate selected either resigns or is terminated for cause within the first twelve months of employment, PAA will conduct a new search and waive its consultation fee.

Approval:

Offered by: Kevin M. Brunner 7/3/2019
 Public Administration Associates, LLC Date

Accepted by: _____
 City of Platteville Date

City/Village/Town/County Clients of Public Administration Associates, LLC (Executive Recruitment Services) Since 1998

(State of Wisconsin unless otherwise noted)

Note: The number beside the municipality name is the number of times PAA has assisted the municipality.

Cities

Abbotsford (2)
 Adams (2)
 Algoma
 Antigo (3)
 Ashland (2)
 Baraboo (2)
 Berlin
 Brillion
 Chilton
 Chippewa Falls (2)
 Clintonville (2)
 Columbus
 Crystal River, Florida
 Delavan (2)
 DePere (3)
 Durand (3)
 Eagle River
 El Paso, Illinois
 Elroy (3)
 Evansville (3)
 Fond du Lac
 Fort Atkinson
 Fox Lake (3)
 Geneseo, Illinois
 Hartford
 Hillsboro (2)
 Horicon
 Hudson
 Independence, Iowa
 Jefferson (4)
 Kewaunee
 Lake Geneva (2)
 Lancaster (4)
 Marinette (2)
 Marquette, Iowa
 Marshfield (2)
 Mauston (3)
 Menominee, Michigan
 Mequon
 Menasha

Merrill
 Milton
 Mineral Point
 Minonk, Illinois (3)
 Monona (3)
 Monroe (2)
 New Lisbon
 New London (3)
 Niagara
 Oak Park Heights, MN
 Oconto (2)
 Omro
 Park Falls
 Pine Island, MN
 Platteville (4)
 Prairie du Chien (2)
 Princeton (2)
 Racine
 Reedsburg (2)
 Rhinelander
 Rice Lake
 Richland Center
 Shawano (4)
 South Haven, MI
 St. Croix Falls
 St. Francis
 Sturgeon Bay (5)
 Thorp
 Tomah (2)
 Verona (3)
 Washburn (2)
 Waukesha
 Waupaca
 Waupun
 Wautoma
 Wauwatosa (2)
 Weyauwega (3)
 Whitewater (3)

Villages

Ashwaubenon
 Bayside (3)
 Bellevue
 Belleville
 Bonduel
 Clinton (2)
 Colfax
 Cross Plains (2)
 Darien
 Denmark (2)
 East Troy
 Edgar
 Egg Harbor (2)
 Elkhart Lake
 Elm Grove
 Ephraim
 Fox Point (2)
 Germantown
 Grafton (2)
 Greendale (2)
 Hales Corners
 Hammond
 Hartland (2)
 Howard (3)
 Johnson Creek (3)
 Kewaskum
 Little Chute (4)
 Lodi (3)
 Marshall
 Maple Bluff
 McFarland (2)
 Merton
 New Glarus (3)
 North Fond du Lac (3)
 Oregon
 Osceola (3)
 Paddock Lake (2)
 Palmyra
 Pardeeville
 Prairie du Sac
 Pulaski

Rothschild
 Sherwood
 Slinger (2)
 Somerset
 Spring Green
 Suamico(2)
 Sussex
 Thiensville (2)
 Turtle Lake
 Twin Lakes (2)
 Union Grove (2)
 Waterford
 Waunakee
 W. Milwaukee (3)
 Williams Bay
 Wind Point (2)
 Winneconne (4)
 Whitefish Bay (2)

Wrightstown (3)

Towns

Beloit
 Buchanan (4)
 Cedarburg (2)
 Clayton
 Empire
 Fox Crossing (Menasha) (4)
 Gibraltar (2)
 Grand Chute (3)
 Greenville (2)
 La Pointe
 Lawrence (2)
 Ledgeview
 Linn
 Oconto

Rib Mountain
 Richfield (2)
 Weston

Counties

Chippewa (3)
 Green Lake
 Iowa
 Monroe
 Polk (3)
 Price
 Shawano
 Wabasha, MN (2)
 Washburn

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: INFORMATION & DISCUSSION ITEM NUMBER: VIII.A.	TITLE: Parks and Recreation Master Plan	DATE: July 23, 2019
PREPARED BY: Luke Peters, Parks & Recreation Director		VOTE REQUIRED: Majority

Description:

The planning process for the Parks and Recreation Master Plan started in December of 2017 with a public input and information gathering meeting. A survey was then conducted from January 2018 to March 2018 to further gather public input. The Parks, Forestry, and Recreation Committee used data gathered from these sources to help draft the Plan. The Plan establishes 5 goals and outlines 63 initiatives which help us to achieve these goals. Each initiative was then assigned as either high, medium, or low priority. The total cost to implement these initiatives is estimated at \$1,900,800. The plan was approved by the Parks, Forestry, and Recreation Committee on May 2019.

Budget/Fiscal Impact:

There is no cost associated with passing this Plan, however staff will present initiatives from this Plan as future CIP projects. At that time the Council will have the opportunity to fund or not fund those initiatives.

Recommendation:

Staff recommends approval of the Parks and Recreation Master Plan.

Sample Affirmative Motion:

"I make a motion to adopt the City of Platteville Parks and Recreation Master Plan."

Attachments:

- Parks and Recreation Master Plan



CITY OF PLATTEVILLE

*Parks and Recreation
Master Plan*

2019



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Acknowledgments

We especially thank the park users, community members, organizations, and the many others who participated in the development of this plan. Your thoughts, concerns, and ideas have shaped the vision for these parks and will guide improvements for our parks for years to come.

PARKS, FORESTRY, AND RECREATION COMMITTEE

Savion Kirk, Chairman
Duane Borgen
Joshua Chamberland
Rachel Culbertson
Josh Savoy
Molly Zuehlke
Don Francis, Council Representative

CITY COUNCIL

Barbara Daus, Council President
Eileen Nickels, President Pro-Tem
Robin Cline
Don Francis, 2016 - April 2019
Ken Kilian
Isaac Shanley, April 2019 - current
Cena Sharp
Barbara Stockhausen

PLAN COMPLETED BY

Luke Peters, Parks and Recreation Director
Katherine Westaby, AICP
Debi Sigwarth

CONTACT INFORMATION

Luke Peters
email: petersl@platteville.org
phone: (608) 348-9741 ext 2242



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Introduction

COMMITMENT TO LONG TERM PLANNING

Planning is a major focus of the Parks, Forestry, and Recreation Committee. The Wisconsin Department of Natural Resources (DNR) requires that communities have an adopted five-year outdoor recreation plan on record to be eligible for cost-sharing grants available through the DNR and the State's Stewardship Fund program. This Plan is a complete update to the 2012 Parks Master Plan.

PLAN PURPOSE

The purpose of this plan is to establish a strategic plan of action and future direction articulated through goals, objectives, and initiatives. Through this plan of action, the Parks Master Plan will illustrate how the Parks and Recreation Department will maintain and improve responsiveness to the community's park and recreation needs, promote efficient and effective management, and demonstrate fiscal and environmental responsibility. Furthermore, the plan is designed to focus the attention of the Committee, staff, and community on the most relevant issues facing the City of Platteville. It is important to understand that this Plan is a statement based on current information and draws conclusions for projected actions as a result of the planning process. The adopted plan should never be considered set in stone, but rather a dynamic plan. Revisions will ultimately be made to the plan to respond to internal and external changes within the Parks and Recreation Department and the City of Platteville.

PARKS AND RECREATION MISSION

The Parks and Recreation Department is committed to improving the **quality of life** for residents and visitors to the City of Platteville. We want to make Platteville a better place to **live, work, and play**. We strive to provide **creative, fun-filled** activities the entire family can enjoy.

ROLE OF CITY PARKS

Planning is essential for the City’s park and open space system to continue to meet the recreation needs of the community, as well as to continue to preserve natural areas. Parks provide opportunities for formal and informal social gatherings such as festivals, recreational events, or chance meetings. Great park facilities enhance community pride.

PLATTEVILLE ARTS, TRAILS, AND HISTORY (PATH)

From 2018–2019, the City of Platteville completed an Arts, Trails, and History (PATH) Plan that involved various community engagement opportunities. According to survey results, 60% thought that arts and culture should be included in City planning. Specific survey comments included: continue creative bike racks; create a true outdoor walking art experience with varying creations, whether permanent or rotating; plant more trees and flowers; better landscaping including outdoor art coupled with well-managed native plants; interactive art/playground; and art along the trail.

This Plan aims to include art in Parks, as evidenced by the proposed Farm Theme Playground at Legion Field, better signage and entryways, and landscaping with a focus on native plants. The Parks, Forestry, and Recreation Committee is open to including permanent or temporary installations in our parks and along our trails. Residents or artists are encouraged to discuss ideas and support with the Parks and Recreation Department.

PROJECT MILESTONES

December 18, 2017	Public Input and Information Gathering Meeting
January 2018	PFR Committee Meeting – Survey Development
March 2018	PFR Committee Meeting – Survey Results
Fall & Winter of 2018	Review of current park needs and history
April 2019	PFR Committee Meeting – Draft Plan
May 2019	PFR Committee Meeting – Master Plan Approved
July 2019	Common Council – Plan Adoption

ACCOMPLISHMENTS SINCE 2012 PLAN

City Park

- Firefighters Memorial
- Lighting updated to LED
- Speaker system replaced
- Fountain repaired

Harrison Park

- Volleyball courts lit and expanded
- Memorial benches added
- Bocce ball court removed
- Community garden removed

Jenor Park

- Community garden added
- Broken water feature removed

Knoll Wood Park

- Naturalization
- Single track trail added

Legion Park

- Rookie fields added
- Parking lot repaved and expanded

Mound View Park

- New playground installed
- Single track trail added

Prairie View Park

- Athletic fields leveled

Platteville Family Aquatic Center

- Chemical room renovated
- Boilers added
- Major leaks repaired
- Pool painted
- Sunshades added
- Tot slide installed
- Variable frequency drive

Smith Park

- Memorial bench added
- Basketball court repaved

Swiss Valley Park

- Small dog and dog-in-training areas
- Outdoor exercise station
- Parking lot paved
- Trail maintenance shed built

Valley View Park

- Tennis court surface removed

Westview Park

- Pickleball lines added to a tennis court

David Canny Rountree Branch Trail

- Paved and lights installed

PLAN SUMMARY

The planning process for this Plan started in December 2017 with a public input and information gathering meeting. A survey was then conducted from January 2018 to March 2018 to further gather public input. The Parks, Forestry, and Recreation Committee used data gathered from these sources to help draft this Plan. The Master Plan establishes 5 goals and outlines 63 initiatives which help us to achieve these goals. Each of these initiatives was then assigned as either high, medium, or low priority. The estimated cost to implement these initiatives is \$1,900,800.

GOALS



GOAL 1:

Community Engagement and Communication

Encourage meaningful public involvement in park and recreation planning and inform residents through department communications.

GOAL 2:

Recreation Programming

Establish and maintain a varied and inclusive suite of recreation programs that accommodate a spectrum of ages, interests, and abilities, and promote the health and wellness of the community.

GOAL 3:

Parks & Open Space

Acquire and develop a high-quality, diversified system of parks, recreation amenities, and open spaces that provide equitable access to all residents.

GOAL 4:

Trails & Pathways

Develop a high-quality system of multi-use trails and bicycle and pedestrian corridors that connects to regional trails and provides access to public facilities, neighborhoods, and businesses.

GOAL 5:

Design, Development & Management

Plan for a parks system that is efficient to maintain and operate, while protecting capital investment.

Objectives



Public Art

Incorporate art into parks and the trail network which will provide an ever-changing experience by working with local artists.

Access

Ensure that all parks and trails are ADA accessible.

Manage Capital and Maintenance Costs

Make maximum use of federal, state, county, and private grant opportunities to help with park development, recreation, and trail improvements.

Coordinate with and support organized athletic groups on maintenance costs in parks.

Signage and Landscaping

Install new signage at all parks and enhance entryways with landscaping.

COMMUNITY PROFILE

COMMUNITY & DEMOGRAPHIC TRENDS

The most recent population estimates is 12,268 for the year 2018 by the Wisconsin Department of Administration (WDOA). The WDOA population projections indicate the City is expected to add an additional 72 residents by 2020, and 460 residents by 2025.

Considering the City also has the UW-P students, it is critical to include those numbers. If we subtract the UW-P enrollment numbers from the population numbers, the City has a population of 4,475 residents. Now if we look at the percent of population under 18, the percentage is 28% of the population. Those aged 60 years and over comprise 38% of the total population. This is important for park planning and accessibility.

12,268
Population

22.5
Median Age

7,793
UW-Platteville
Enrollment

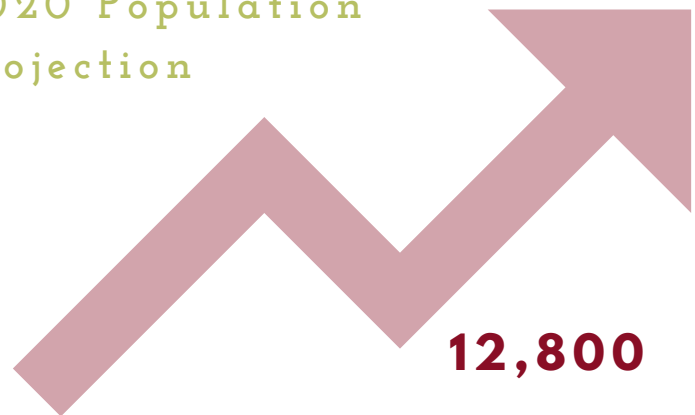
1,236 (10%)*
Population 18
years & under

2.48
Average
Household Size

1,702 (14%)*
Population
60 Years & over

American Community Survey, 2017

12,340
2020 Population
Projection

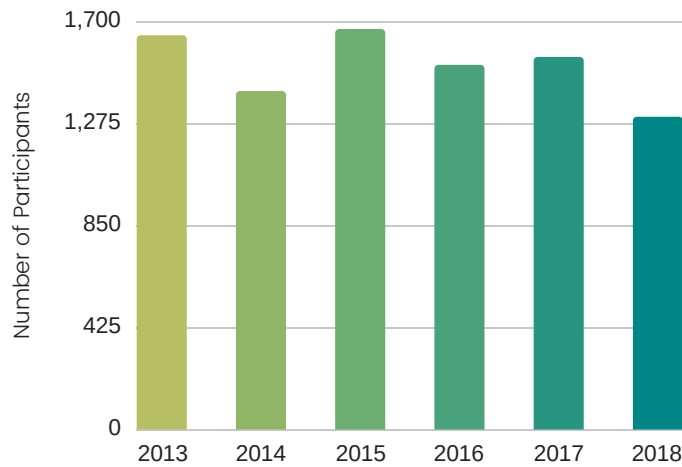


12,800
2025 Population
Projection

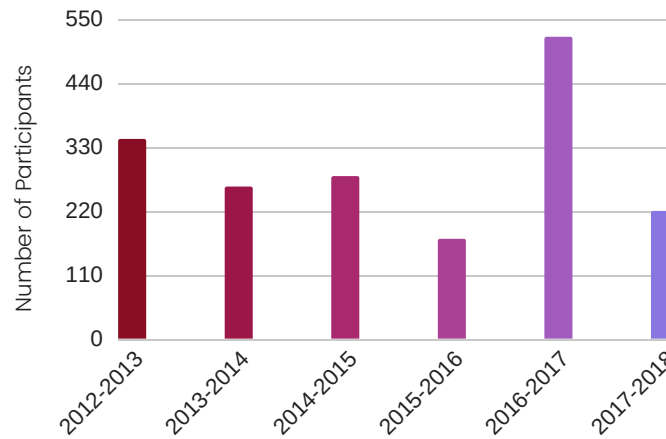
RECREATION TRENDS

The Parks and Recreation Department has offered 957 programs between 2013 and August 2018, with 21,067 participants.

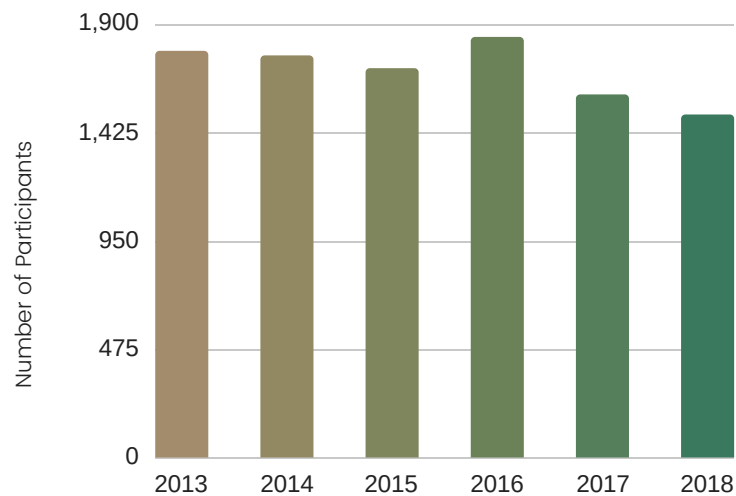
Spring/Summer Programming Number of Participants



Fall/Winter Programming Number of Participants



Pool Programming Number of Participants



COMMUNITY INPUT & PLANNING PROCESS

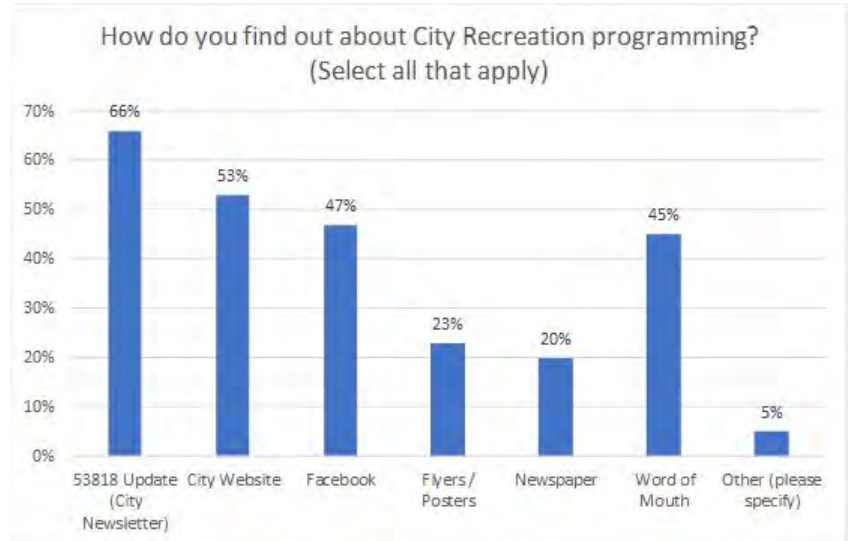
SURVEY

A total of 105 survey participants completed the Parks and Recreation Master Plan survey. 75% of the survey participants live in the City of Platteville. 84% of all participants own their home. Five survey participants noted that they have physical limitations that may limit access to parks or park amenities.

The three parks most visited are Smith Park, Legion Park, and the Mound View Park & Campground. 78% of participants indicated that the City has the right amount of Parks.

Please see Appendix A for full survey results.

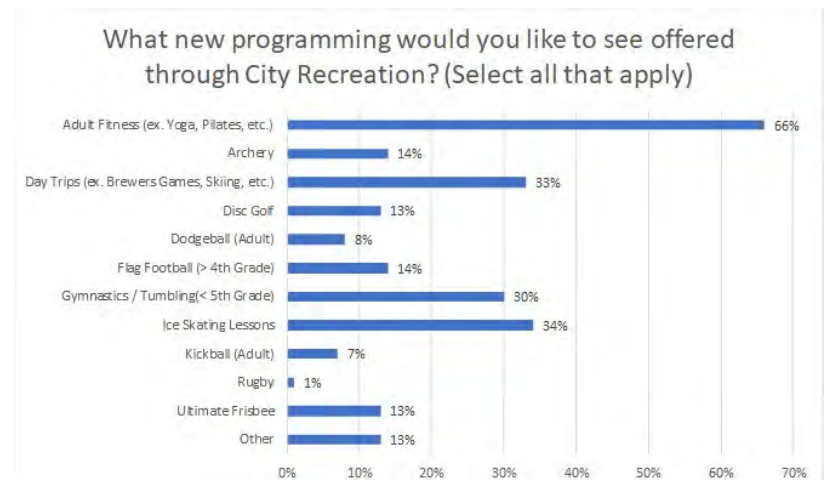
Most survey participants (66%) indicated that they receive City Recreation programming information from the 53818 Update (City newsletter), followed by the City website (53%), Facebook (47%), and word of mouth (45%).



Survey participants indicated the City did not have enough basketball and pickleball amenities. However, the most important amenities for households were paved trails and swimming facilities.

Survey participants recommended that an indoor gymnasium was the highest priority for the capital budget. Additionally, survey participants indicated a handicap accessible play feature, indoor gymnasium, and sensory playground would have community donations support.

Adult fitness received the most responses for new programming that the survey participants would like to see offered.



COMMUNITY PARTNERSHIPS

The Platteville Parks and Recreation Department is committed to continuing to grow and maintain our current partnerships with other departments and agencies, as well as private and community organizations, businesses and Platteville residents with the goal of developing a wide variety of programs and resources. Residents and the general public are encouraged to attend Parks, Forestry, and Recreation Committee meetings to provide ideas.

Dedicated coordination and collaboration greatly enhance the Parks and Recreation Department's ability to fulfill the community's aspirations and the goals of this Plan; Open lines of communication ensure we are utilizing our resources wisely. For example, the Recreation Director meets quarterly with the Library and Museum Directors to discuss planned programming for the upcoming seasons and possible collaborations. Several other active partnerships, but not all would include:

- Civic Organizations
- Platteville Community Arboretum
- Platteville Golf & Country Club
- Platteville Main Street Program
- Platteville Power Soccer
- Platteville School District
- Platteville Youth Basketball
- Platteville Youth Diamond Sports
- University of Wisconsin - Platteville



LEAVE
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Parks & Recreational Facilities

This section will analyze the existing park and recreation facilities in the City of Platteville. Parks are inventoried and classified based on standards established by the National Recreation and Park Association. The parks will be collectively assessed followed by an in-depth review of each park's facilities, amenities, history, and potential development opportunities as well as needed maintenance.

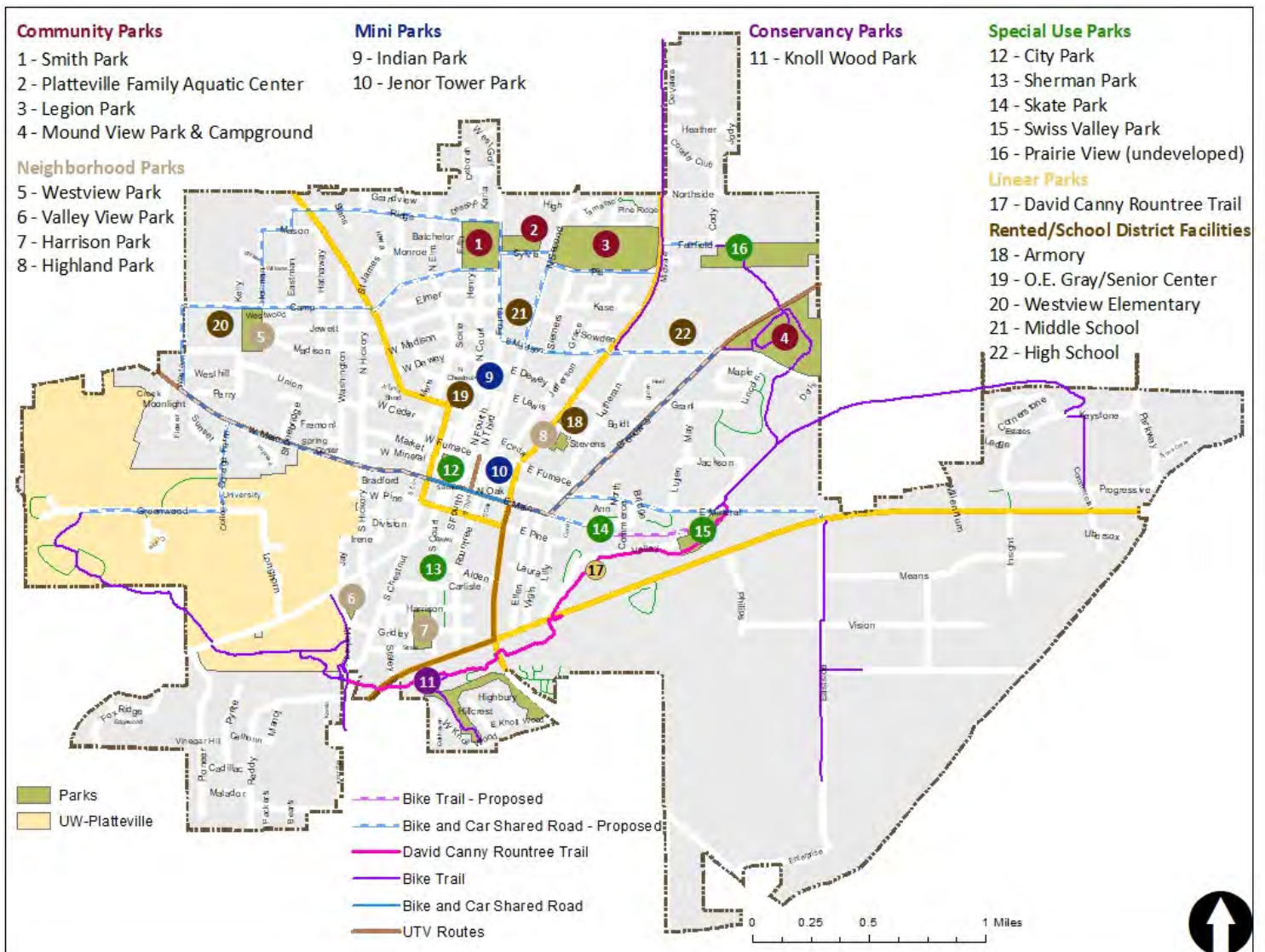
PARKS OVERVIEW

Platteville has 22 parks and recreational facilities. While most are city-owned properties, four are owned by the Platteville School District and one by the Wisconsin National Guard. The National Recreation and Park Association provides a park and open space classification system based on size, service area, use, and site characteristics. By classifying these facilities, the City can determine future needs.

Platteville has four Community Parks, four Neighborhood Parks, two Mini-Parks, one Linear Park, one Conservancy, and five Special Use parks.

Map 1 shows that all community parks are located in the northern half of the city. One neighborhood park is located on the west side, two on the south side, and one in the center of Platteville. Two mini-parks are located in the center of the city. The conservancy is located on the southern edge and connects to the linear park. Special use parks are located throughout the city; community facilities are also featured.

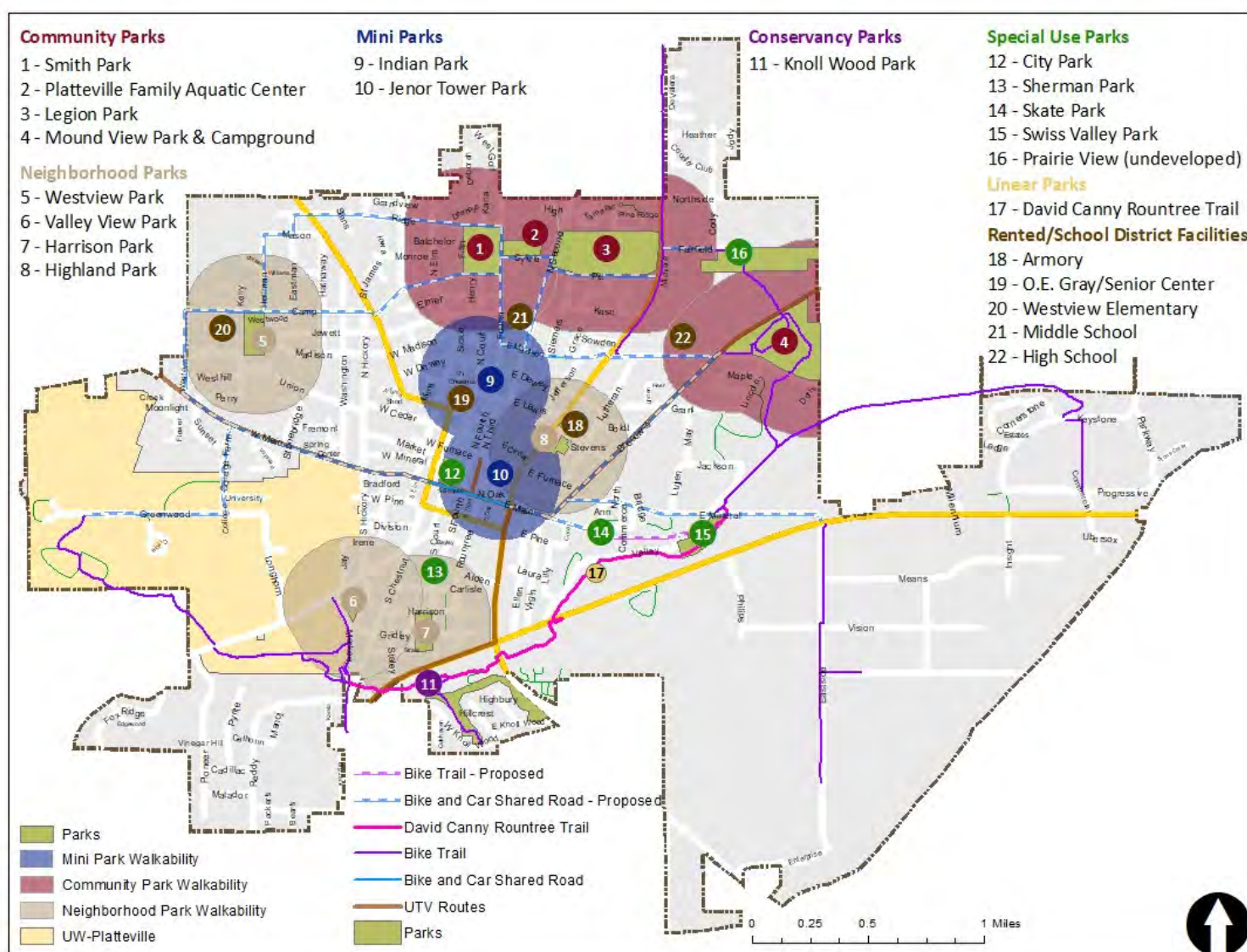
The existing bike trails, proposed bike trails, and UTV trails are included on the map to show connections.



MAP 1

Park walkability is defined as having a park within .25 mile, close enough to walk to from a place of residence. Map 2 shows the park walkability for community parks, neighborhood parks, and mini-parks only because of the park amenities. The colored buffered circles relate to the corresponding park.

Map 2 shows that portions of the city are not within walking distance of a park. This perceived lack of amenities could prompt the Parks and Recreation Department to consider placing additional parks in areas without a park. However, the survey results indicate that respondents did not feel the city needed another park.



MAP 2

SMITH PARK



History & Amenities

Smith Park is the City's oldest parkland. The land was originally owned by John H. Rountree and was sold by his heirs to the Methodist Episcopal Church in 1891. During this period, the land was known as the Chautauqua Grounds, though many referred to it simply as The Campground. As a part of the Chautauqua adult education movement of the late 19th century, the grounds were host to preachers, speakers, musicians, and other entertainers, with many programs taking place in the onsite Tabernacle. Crowds gathering for the programs would camp in tents or onsite sleeping cottages. The church sold a portion of the property to the City in 1894, and the entire parcel became public land in 1943. The park was renamed W. N. Smith Memorial Park after the president of the Vinegar Hill Mining Company. Mr. Smith was regarded as Platteville's first millionaire.

Today, Smith Park is most well-known for its mature oak trees, which provide natural shade for the park's amenities, which include: a paved walking path, playgrounds (2), basketball courts (2), a sand volleyball court, and outdoor shelter buildings (2) with restroom facilities (4). The shelters can be reserved and are used frequently by family gatherings in summer months.

Initiatives:

Repave Basketball Courts:

The two basketball court surfaces are in poor condition and should be repaved. (\$30,000)

Handicap Accessible Swing:

A new handicap swing should be added. (\$1,500)

Trees:

Efforts should be taken to maintain and enhance the woodland look of Smith Park. As trees need to be removed, new trees should be planted. A variety of species should be used, and plantings should continue each year so there is diversity, not only of species but also of age class structure. (\$1,000)

Signage: New park signs should be added to the corners of Ridge Avenue / 5th Avenue and Camp Street / N 4th Street. (\$1,000)

Play Equipment:

Several pieces of freestanding play equipment should be removed from the park, including a metal slide, sandbox, and climbing cube. The climbing cube can be reused in another park but should be incorporated into a woodchip area with other play features. (\$0)

Stone Grill:

The unusable stone grill should be removed. (\$0)

Stone Wheel:

Research the stone wheel that is lying in the park. If it is site-specific, an interpretive sign should be added. (\$500)

Shelters:

The shelters should be repainted and electrical outlets and lighting inspected for possible replacement. When possible, LEDs should be used. (\$1,500)

PLATTEVILLE FAMILY AQUATIC CENTER



History & Amenities

In 1934 the City purchased the land for the aquatic center for the price of one dollar from Dr. and Mrs. Wilson-Cunningham. The original facility was constructed the same year. The facility was most recently updated in 1996 with a bathhouse, concession stand, zero-depth entry, tot-play area, 40-foot slide, competitive pool, and diving boards. The facility also features a 900-square-foot sandbox called “The Big Dig” . In 2018, the new Tot slide was added to the pool.

Initiatives:

Signage:

The main sign for the pool should be replaced. (\$1,500)

Landscaping:

The posts and ropes surrounding the landscaping planters should be repaired or replaced. Rock beds should also be topped off with additional materials. (\$2,500)

Water Heater:

Replace the water heater in the bathhouse. (\$10,000)

LEGION PARK



History & Amenities

Plotted as Driving Park on a city map from 1895, the more widely known historic name for the property is Big Badger Fairgrounds. From 1910 through sometime after World War II, the property was the host of the Big Badger Fair. In 1959 the Platteville Fair Association sold the land to the City of Platteville exclusively for public, recreational, or educational purposes. Today the park is primarily a sports complex including soccer fields (3), sand volleyball courts (2), and horseshoe courts (16), plus ball diamonds (6), batting cages (3), and hitting stations (5).

Initiatives

Event Center:

There is currently a community-led committee working on replacing the existing Art Hall and Warming House with a new event center. The proposed event space would be approximately 6,000 square feet, double the size of the existing Art Hall. The proposed, barn-themed structure would also include restrooms, a food service area, covered outdoor seating, and storage, with heating and air conditioning enabling the structure to be used for events year-round. (\$650,000)

Silo Shelter:

A silo shelter could be added to complement the event center. (\$30,000)

Landscaping:

When the event center is constructed, the outdoor area could be spruced up to create a “garden party” area areas to sit and socialize. String lights could be added to create ambiance in the evenings. (\$25,000)

Horseshoe Court Lights:

The existing lights for the horseshoe courts are starting to fail. At this time, it is recommended to replace the existing fixtures with LEDs. (\$1,500)

Ice Rink Lights:

The existing lights for the ice rink area are starting to fail. At this time, it is recommended to replace the existing fixtures with LEDs. (\$1,500)

Batting Cages:

The batting cages are currently exposed to the elements. Covering the cages would extend the expected life of the pitching machines and netting while also making it possible to practice hitting during inclement weather. (\$15,000)

Outfield Fencing:

Gaps are starting to form on the bottom of our outfield fences. The cause of this is believed to be an increase in windthrow caused by the addition of the outfield signs which are impervious to wind. These fences will need to be repaired. (\$5,000)

Rookie Fields:

Backstops and temporary fencing will be needed for the recently constructed Rookie Fields. Portable backstops would allow for maximum flexibility. (\$7,500)

Backstops:

The backstops on several fields are starting to curl due to repeated hits from baseballs and softballs. Three-foot-tall brick or composite boards could be added to the backstops to help solve this problem and prevent future damage. (\$2,500)

Dairy Days' Garage Roof:

The roof of the Dairy Days' shed is starting to leak and should be replaced. This cost can likely be shared among the entities using the facility for storage. As a cost-saving measure, contact could be made with the contractor of the new Event Center to see if re-roofing could be part of the construction. (\$5,000)

Farm-Themed Playground:

A new community-built, farm-themed playground would be the perfect complement to the barn-themed event center. (\$250,000)

Western Parking Lot:

A new parking lot should be constructed on the western side of the park to provide access to the horseshoe courts, ice rink, and overflow parking for the event center. A pathway could connect this lot to the event center and main parking lot. (\$80,000)

MOUND VIEW PARK



History & Amenities

Approximately half of Mound View Park remains natural vegetation and woodland that serves as an attractive greenway for the city. A section of the Rountree Branch flows through the natural area. Additionally, a section of the park was once a part of the Homestead Mine. Information about local mining history is available at the nearby Mining Museum. Much of the park can be accessed via a trail system which includes both wilderness and paved trails open to bike and pedestrian traffic. Leashed pets are permitted in the park, trails, and campground. One of the most popular amenities in Mound View Park is an 8-site campground. All sites are available for both tents and RVs with water and electric hookups. Restroom and shower facilities are also available onsite.

Initiatives:

Paint Shelter:

A fresh coat of paint could help spruce up the park shelter. (\$500)

Expand Campground:

Add on additional campsites to the back side of the main drive loop. (\$10,000)

Water & Electric:

Water and electric hookups to campsites should be improved. Improvements should include fixing water valves, increasing amps, and better alignment of hookups to the intended campsites. (\$10,000)

Trail Signage:

There are currently three separate trails in and through Mound View Park. A detailed map of this area should be created and placed at the major intersections of these trails. (\$500)

Naturalization:

Much of the park is maintained as mowed turf grass yet is not used for active recreation. Much of this area could be naturalized to reduce maintenance. (\$15,000)

WESTVIEW PARK



History & Amenities

Westview Park is adjacent to Westview Elementary School. The park was created when the City of Platteville exchanged Cunningham Park to the school district for the construction of the current Platteville High School. The main features of Westview Park are a 9-hole disc golf course and lighted tennis courts. One of the tennis courts is also lined for pickleball.

Initiatives

Signage:

New entry signs should be added along Camp Street and the intersection of Union Street and Perry Drive. (\$1,000)

Pickleball Courts:

Dedicated pickleball courts should be added to the park. (\$100,000)

History & Amenities

Valley View Park was donated to Platteville in 1908. The area was expanded in 1939, 1940, and 1963. Along with a shelter (1) and restroom facilities (2), the park features a playground (1), basketball court (1), and t-ball field (1).

VALLEY VIEW PARK

Initiatives

Signage:

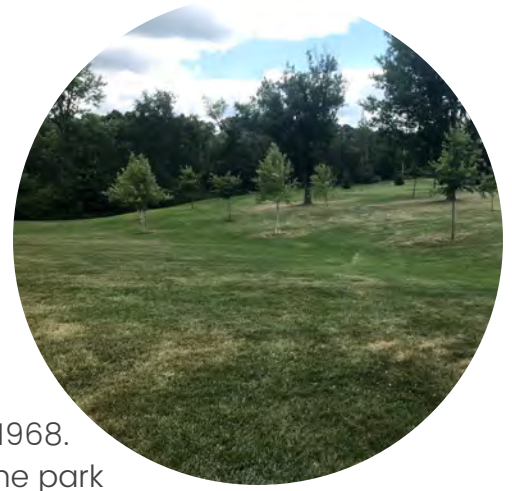
A new entry sign should be added along Markee Avenue. (\$500)

Repave Basketball Court:

The basketball court surface is in poor condition and should be repaved. (\$15,000)



HARRISON PARK



History & Amenities:

The land for the park was purchased by the City of Platteville in 1968. Originally referred to as J.C.'s or Jaycee's Park, by the mid-70s the park was officially named Harrison Park. The northern half of the park is manicured turf grass and contains lighted sand volleyball courts (4), soccer field (1), playground (1), picnic tables, grills, and a shelter building (1) with restrooms (2). The park lost several trees during the tornado of 2014. Several dozen trees were planted on the south half of the park, with the goal of restoring the southern two acres back to a natural area.

Initiatives:

Signage:

New park entrance signs should be added at Harrison Avenue and S. Court Street. (\$500)

Playground Replacement:

The existing playground structure was installed in 1991 and is currently the oldest in the City. A replacement should occur in the next 3-5 years. Based on feedback from the survey, consideration should be given to a climbing feature or more natural playground. The new playground should be moved closer to the existing shelter building, centralizing the active use areas. (\$20,000)

Remove Metal Slide:

The existing metal slide should either be repaired or replaced. The hood was installed backward and has never been corrected. Given the age of the slide, its removal is likely the more logical option. This should be done in conjunction with the playground replacement. (\$0)

Move Bench:

There is a memorial bench overlooking the existing playground. This bench should be moved in conjunction with the playground replacement. (\$300)

Naturalize Turfgrass:

The southern two acres of the park should be naturalized to reduce turf grass. Pending feedback from local property owners, either woodland prairie or low-mow grass should be installed. (\$10,000)

Single Track Trail:

A small section of single-track trail should be installed in conjunction with the creation of the naturalized area. A bench swing could be installed along the trail. This could be done in partnership with Platteville Human Powered Trails. (\$500)

HIGHLAND PARK



History & Amenities:

Purchased in 1964 and 1965, Highland Park is nestled between residential homes with the only public access provided by a narrow drive off Stevens Avenue. The park contains a shelter building (1), playground (1), and basketball court (1).

A drainage ditch flows north to south through the park and the westernmost quarter acre is maintained as a wetland, with taller groundcover, to help slow flash flooding.

Initiatives:

Entryway:

The current entry to the park is easy to miss when driving down Stevens Avenue. It could benefit from a new entry sign, landscaping, and removing or concealing the current porta-potty. (\$1,000)

Playground Surface:

The playground equipment was installed in 1995. It is still in usable condition; however, the existing sand surface should be tilled or replaced with playground-grade wood mulch. (\$500)

Wetland:

Wetland plantings should be added to the areas along the drainage ditch. This would allow for more water infiltration and reduce downstream flash flooding. (\$500)

CITY PARK



History & Amenities

City Park was originally laid out in the 1835 plat of Platteville to honor the tradition of a central green space popular in the English countryside. It is a showcase facility for the city and offers visitors, nearby business employees, and residents a centralized location for passive recreation, picnics, relaxation, and entertainment opportunities, such as the summer concert series. The annual summer arts festival and Farmer's Market are held here. The park has many shade trees and is attractively landscaped. In 1991, the City of Platteville, in collaboration with the University of Wisconsin-Extension, completed a downtown revitalization study that called for the redevelopment of the City Park. In 2003, a "brick fund" was created by Building Platteville to fund the care and maintenance of City Park. The Downtown Revitalization Plan was released in 2010 with a general redevelopment strategy that provides long-range plans to enhance the downtown. In 2012, the City of Platteville, Platteville Chamber of Commerce, Building Platteville, Inc., and local veterans unveiled the Veteran's Honor Roll Memorial in the park, consisting of eight statues and an obelisk. Names of all Platteville area Veterans are inscribed on the Memorial. A similar Firefighter Memorial, a statue honoring Platteville's volunteer firefighters, was added in 2013.

Initiatives:

Signage:

New entry signs should be added along each side of the park. (\$2,000).

Limestone Rocks:

Additional limestone rocks should be added around the gazebo. The rocks could be used as seating for concerts, or as natural "playful" features for children to climb on and jump from. (\$2,500)

Gardens:

Low-maintenance flower gardens should be added within the park to add beauty to the park. Different types of gardens could be created in partnership with the Master Gardeners or UW-Platteville horticulture classes to serve as examples for residents. (\$2,000)

Main Street Connection:

Located 135 feet from Main Street, there is currently not a good connection between City Park and Main Street. The 1991 revitalization study illustrates how Court Street can be redeveloped to help better form this connection. See Appendix C. The 2010 Revitalization plan expands on this idea. See Appendix D. (\$100,000)

Picnic Areas:

Additional picnic areas should be created. (\$3,000)

Security Cameras:

The veterans group would like to partner with the City of Platteville to install security cameras to help deter damage to the statues. (\$5,000)

SHERMAN PARK



History & Amenities

Named after W.T. Sherman Post No. 66, Grand Army of the Republic, Sherman Park is a small triangular piece of land surrounded by three streets. In 1961 an artillery shell used in the Siege of Vicksburg was moved from the Old Capitol Site to Sherman Park. While the monument remains, this shell has since gone missing.

Current amenities include a grill, picnic table, and a 7.58 cm Minenwerfer; a German mortar from WWI, which translates as “mine-thrower”. The park receives very little usage.

Long term, Sherman Park should be maintained for community beautification. While considered fully developed, efforts should be taken to reduce mowing maintenance using low mow grasses, wood chips, or other ground coverings.

Initiatives

Vicksburg Monument: The artillery shell from the Siege of Vicksburg is no longer a part of the monument. Rumor is it had been replaced by a bowling ball for some time, but now that is also missing. Efforts should be taken to either restore or remove this monument. (\$1,000)

SKATE PARK



History & Amenities

What started as local teenagers' letters to the editor eventually turned into a community-run effort to create a skate park in Platteville. A total of seven sites were considered for the location, with the existing site scoring highest on the site analysis system. The park consists of a split-level concrete pad with free-standing modular obstacles.

Long term, a trail should be formed in the adjacent railroad bed to connect Skate Park to the Swiss Valley Park. By connecting these two parks, they could likely share a future restroom facility. The trail would serve to not only connect the two parks but help connect the downtown district with the David Canny Rountree Branch Trail.

Initiatives

Signage:

A new entry sign should be added along Main Street. (\$500)

Skate Obstacles:

Parks staff should create one or two new obstacles each season. When this is done each year, the oldest obstacles should be removed. This rotation will help keep obstacles in good condition. (\$1,000)

Picnic Area:

A picnic area could make the park more welcoming to non-skaters / non-bikers. More users would also discourage some of the graffiti and vandalism issues that are currently present in the park. (\$500)

SWISS VALLEY PARK



History & Amenities

Located along the Rountree Branch, the land for the Swiss Valley Park was donated to the City in 2003 by Swiss Valley Farms / Old Wisconsin Cheese. A portion of the park was dedicated for dogs in 2007 when the Platteville Community Arboretum raised funds to install a fence around a section of the park.

Today there are separate spaces for large dogs, small dogs, and dogs-in-training. Other amenities include a covered shelter, picnic tables, waste disposal stations, and water hydrants. For those without canine companionship, the park also features an outdoor fitness center and convenient access to the David Canny Rountree Branch Trail.

Initiatives

Naturalization:

The southern portion of the park should be naturalized to reduce maintenance. (\$10,000)

Community Orchard:

Fruit trees should be planted in an area of the park to create a community orchard. This would be a place where residents could pick edible fruit from trees on public property. (\$2,500)

PRAIRIE VIEW PARK



History & Amenities

The City of Platteville currently owns 15.9 acres of land adjacent to Platteville High School. A portion of the land was donated in 2006 and 2007 with the development of the Prairie View Subdivision. Additional acres were purchased over the next few years. Immediate uses for the park were stormwater management and trail connectivity. A gravel trail currently starts in the park and connects to the Rountree Branch Trail. In 2018, 5.5 acres of this land was leveled to create athletic field space. The remaining acres are being held by the City until the demand for more athletic field space become apparent.

Initiatives:

Soccer Fields:

Ensure that the current athletic field space becomes usable for soccer through the addition of soccer goals. (\$15,000)

Parking:

When Fairfield Drive is extended out to Hazel Dell Road, it should be constructed wide enough to permit on-street parking to service Prairie View Park. An additional parking lot may also need to be constructed within the center of the park, as part of a future Master Parks Plan. (\$0)

INDIAN PARK



History & Amenities

The land was originally owned by John H. Rountree. In 1848, it was deeded to the trustees of the German Presbyterian Church for use as a public burial ground. In 1917, it was given to the City and the cemetery was deemed vacated by the state. In that notice, it was asserted that *"all but a very few of the remains had been removed"*. In 1918, the land was plotted as Cemetery Park, but on March 8, 1918 the Common Council designated it as Rountree Park. The next month, a committee was formed to move any additional remains to Greenwood Cemetery. In the following years, this dedicated name seems to have been forgotten, as in 1928 the park was plotted as *"North Park"* and in 1959 referred to in Common Council meeting notes as *"Fourth Street Park (also known as North Park and Indian Park)"*. The name Indian Park seems to have stuck, as many residents remember the park always being referred to by that name. Per the Wisconsin Historical Society, *"local legend states that a Native American is buried in the middle of the parcel, thence the name of the park,"* but no documentation has been found to verify this claim.

Today, Indian Park appears much the same as it was drawn in the plot from 1928. It is lightly developed with sidewalks, grills, and picnic tables as the only amenities. Potential additions should be done thoughtfully, in a way that is respectful to the history of the park as a burial ground. Prior to future developments, the Wisconsin Historical Society should be consulted.

Initiatives:

Signage:

New park entrance signs should be added at N 4th Street and N Court Street. (\$500)

Interpretive Signage:

The addition of interpretive signage could help tell the history of this park. The German Presbyterian Church is still located at 180 W Cedar Street. (\$2,000)

Water Feature:

Adding a water feature to the park could assist in creating a reflective atmosphere to help maintain this area as a quiet thoughtful place, respecting its origins. (\$15,000)

JENOR PARK



History & Amenities

Jenor Park was developed in 1983 with assistance from a Community Development Block Grant. The park is near downtown and serves as an oasis in the Central Business District. Currently, the park is used heavily by residents of Jenor Tower, a neighboring apartment complex. The adjoining property of 160 E Mineral Street is also owned by the City and is currently being used as a community garden. Additional amenities include a shelter (1), gazebo (1), a drinking fountain (1), grills, benches, and picnic tables.

Initiatives:

Signage:

A new entry sign should be added along E Mineral Street. (\$500)

Retaining Wall:

The wood retaining wall in Jenor Park is in poor condition and needs to be replaced. It is suggested that the parks staff replace it with a stone block wall. Planters could be added to be filled with low maintenance plantings. (\$10,000)

Lighting:

The existing lighting is old and should be updated to LED. (\$1,000)

Sensory Garden:

The addition of sensory elements as part of the community garden could attract more users to this park. The addition of a “garden playhouse” with built-in storage areas for gardening tools would be a great central focus. (\$7,500)

KNOLL WOOD PARK



History & Amenities

Knoll Wood Park is a remnant of an oak savanna. Much of the area can be accessed via a trail system which includes both wilderness and paved trails open to bike and pedestrian traffic. Parking and restroom facilities are provided at the nearby Platteville Regional Chamber.

Initiatives:

Naturalization:

As recently planted trees mature in the eastern section of the park, maintenance should gradually be reduced, allowing the area to convert back to oak savanna. (\$0)

Single Track Trail:

The Knoll Wood Single Track Trail should be added to directional signage currently located on the Rountree Branch Trail. Trailhead signs should also be added, including a spot to post a "trail closed" sign when the trail is too wet to pass. (\$500)

DAVID CANNY ROUNTREE BRANCH TRAIL



History & Amenities

The Rountree Branch Trail is a 3-mile paved and lighted trail that crosses the city west to east from UW-Platteville to the Mound View State Trail. The trail roughly follows the Rountree Branch, which is a tributary of the Little Platte River. In addition to the natural beauty of the Rountree Branch, there are gardens, benches, artistic bike racks, historical kiosks, a gazebo, and an outdoor fitness center along the trail. A portion of the trail, from the Chestnut Street to Mineral Street, was dedicated to David Canny, who, in the early 1990s, envisioned a trail that would create a corridor to enjoy the natural world.

Initiatives:

Trail Improvements:

There are occasional washouts along the gravel trail that runs from Mound View Park to Prairie View Park. Paving or adding a limestone mix to this trail could help with this and create better conditions for bikers. Because this trail is currently part of the snowmobile trail, a non-paved trail is preferred.

Trail Connection:

A trail should be constructed to connect the Swiss Valley Park and Skate Park. In addition to connecting the two parks, this would provide a better connection between downtown Platteville and the Rountree Branch Trail. Because this trail is currently part of the snowmobile trail, a non-paved trail is preferred.

PLATTEVILLE SCHOOL DISTRICT



History & Amenities

The Parks and Recreation Department utilizes several School District gymnasiums for various summer and winter programs.

The City of Platteville currently rents space in OE Gray Learning Center for the Platteville Senior Center, also known as PEAK (Platteville Enrichment, Activity, and Kinship). There is potential for this building to become an even greater community resource.

Initiatives

210 & 220 W Adams Street:

Should the properties of 210 & 220 W Adams Street ever become available, consideration should be given to purchasing this property for the potential addition of a gymnasium onto the OE Gray Learning Center. (\$65,000)



PLATTEVILLE ARMORY



History

The Platteville Armory was originally constructed by the City of Platteville. In 1941 the Wisconsin National Guard started leasing the facility. This lease was renewed by the Department of Military Affairs (DMA) in 1962 and 1965. In 1982 the City sold the property to the DMA for \$50,000. In 1988 the City entered a 99-year lease, which included free access to the Armory for voting, marksmanship training, and recreation programming. This lease also permitted the DMA free use of the northern parking lot and a storage lot located on Valley Road. In 2017, the 229th Engineer Company, which was stationed in Platteville, was moved to Richland Center. Later that year, the DMA terminated the 99-year lease and explored options including selling or closing the Armory. As of the writing of this document, the DMA still has a Facility Manager and Recruiters stationed at the Armory. The City of Platteville coordinates with these individuals to rent the Armory for voting and recreation programming.

As a precautionary measure, City staff have worked with the Platteville School District to secure alternative locations for most of our existing recreation programming. Long term, the City should consider adding a Community Center, which would include gym space.

Implementation & Funding

IMPLEMENTATION

Implementation plans connect actions to defined initiatives, budgets, and priorities. The most successful plans reach outside the local government to engage partners in the public, private, and non-profit sectors in implementation. Through the Capital Planning Process, the identified initiatives will be proposed for each year for the next five years. The following chart contains all initiatives that have a cost for each park. The initiative, the cost, and the priority are provided. These priorities are not set in stone; one project might happen sooner than planned, and others might happen later than planned. This is a guide for park planning.

Park Priorities:

	PARKS	ID	INITIATIVE	COST	HIGH	MEDIUM	LOW
C1	Smith Park	1	Repave Basketball Courts	\$ 30,000	\$ 15,000	\$ 15,000	
		2	Handicap Accessible Swing	\$ 1,500	\$ 1,500		
		3	Trees	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
		4	Signage	\$ 1,000	\$ 1,000		
		5	Stone Wheel	\$ 500		\$ 500	
		6	Shelters	\$ 1,500	\$ 1,500		
C2	Platteville Family Aquatic Center	7	Signage	\$ 1,500	\$ 1,500		
		8	Landscaping	\$ 2,500		\$ 2,500	
		9	Water Heater	\$ 10,000	\$ 10,000		
C3	Legion Field	10	Event Center	\$ 650,000	\$ 650,000		
		11	Silo Shelter	\$ 30,000		\$ 30,000	
		12	Landscaping	\$ 25,000		\$ 25,000	
		13	Horseshoe Court Lights	\$ 1,500	\$ 1,500		
		14	Ice Rink Lights	\$ 1,500	\$ 1,500		
		15	Batting Cages	\$ 15,000		\$ 15,000	
		16	Outfield Fencing	\$ 5,000		\$ 5,000	
		17	Rookie Fields	\$ 7,500		\$ 7,500	
		18	Backstops	\$ 2,500		\$ 2,500	
		19	Dairy Days' Garage Roof	\$ 5,000	\$ 5,000		
		20	Farm Themed Playground	\$ 250,000			\$ 250,000
		21	Western Parking Lot	\$ 80,000		\$ 80,000	
C4	Mound View Park & Campground	22	Paint Shelter	\$ 500	\$ 500		
		23	Expand Campground	\$ 10,000		\$ 10,000	
		24	Water & Electric	\$ 10,000		\$ 10,000	
		25	Trail Signage	\$ 500	\$ 500		
		26	Naturalization	\$ 15,000		\$ 15,000	

Park Priorities: continued

N1	Westview Park	27	Signage	\$ 1,000	\$ 1,000		
		28	Pickleball Courts	\$ 100,000			\$ 100,000
N2	Valley View Park	29	Signage	\$ 500	\$ 500		
		30	Repave Basketball Court	\$ 15,000		\$ 15,000	
N3	Harrison Park	31	Signage	\$ 500	\$ 500		
		32	Playground Replacement	\$ 20,000		\$ 20,000	
		33	Move Bench	\$ 300		\$ 300	
		34	Naturalize Turf Grass	\$ 10,000		\$ 10,000	
		35	Single Track Trail	\$ 500		\$ 500	
N4	Highland Park	36	Entryway	\$ 1,000	\$ 1,000		
		37	Playground Surface	\$ 500	\$ 500		
		38	Wetland	\$ 500		\$ 500	
S1	City Park	39	Signage	\$ 2,000		\$ 2,000	
		40	Limestone Rocks	\$ 2,500		\$ 2,500	
		41	Gardens	\$ 2,000		\$ 2,000	
		42	Main Street Connection	\$ 100,000			\$ 100,000
		43	Picnic Areas	\$ 3,000		\$ 3,000	
		44	Security Cameras	\$ 5,000		\$ 5,000	
S3	Sherman Park	45	Vicksburg Monument	\$ 1,000	\$ 1,000		
S5	Skate Park	46	Signage	\$ 500	\$ 500		
		47	Skate Obstacles	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
		48	Picnic Area	\$ 500		\$ 500	
S7	Swiss Valley Park (Dog Park)	49	Naturalization	\$ 10,000	\$ 10,000		
		50	Community Orchard	\$ 2,500		\$ 2,500	
S8	Prairie View (undeveloped)	51	Soccer Fields	\$ 15,000	\$ 15,000		
M1	Indian Park	52	Signage	\$ 1,000	\$ 1,000		
		53	Interpretive Signage	\$ 2,000	\$ 2,000		
		54	Water Feature	\$ 15,000			\$ 15,000
M2	Jenor Tower Park	55	Signage	\$ 500	\$ 500		
		56	Retaining Wall	\$ 10,000	\$ 10,000		
		57	Lighting	\$ 1,000		\$ 1,000	
		58	Sensory Garden	\$ 7,500		\$ 7,500	
CS1	Knoll Wood Park	59	Naturalization	\$ -			\$ -
		60	Single Track Trail	\$ 500	\$ 500		
CF 1	OE Grey	61	Property Acquisition	\$ 60,000			\$ 60,000
L1	Rountree Trail	62	Trail Connection	\$ 100,000			\$ 100,000
		63	Trail Improvements / Connection	\$ 250,000			\$ 250,000
				\$ 1,900,800	\$ 735,500	\$ 292,300	\$ 877,000

FUNDING

Parkland Dedication and Impact Fees

The City's Municipal Code includes regulations regarding parkland dedication requirements. Within the corporate limits of the City, subdividers are required to dedicate sufficient land to provide park, recreation, and general open space to meet the anticipated neighborhood needs of residential and development areas or pay a fee-in-lieu-of-land.

DNR GRANT PROGRAMS

Land and Water Conservation Fund (LAWCON)

- 50% local match
- Applications due May 1 of each year

Recreation Trails Grant Program

- Up to 50% of project costs
- Applications due May 1 of each year

Urban Forestry

- 50% local match
- Applications due October 1 of each year

Knowles - Nelson Steward Program

- 50% local match
- Applications due May 1 of each year

Community Fundraising & Volunteer Groups

Community groups, businesses, and civic organizations have always been great supporters of our community parks and recreation programs. We acknowledge the tremendous support that we receive and hope to continue to receive.

FUNDING...CONTINUED

Endowments

The **Platteville Parks Endowment Fund** was established in 2014. This fund is currently held by the Community Foundation of Southern Wisconsin. The primary purpose of this fund is to maintain, improve, and/or expand City of Platteville parks, trails, and other recreational facilities and programs located in Platteville, Wisconsin.

The **Legion Park Endowment Fund** was established in 2014. This fund is currently held by the Community Foundation of Southern Wisconsin. The primary purpose of this fund is to support projects that address maintenance, repair, and improvement of the Legion Park baseball/softball facilities and concession areas.

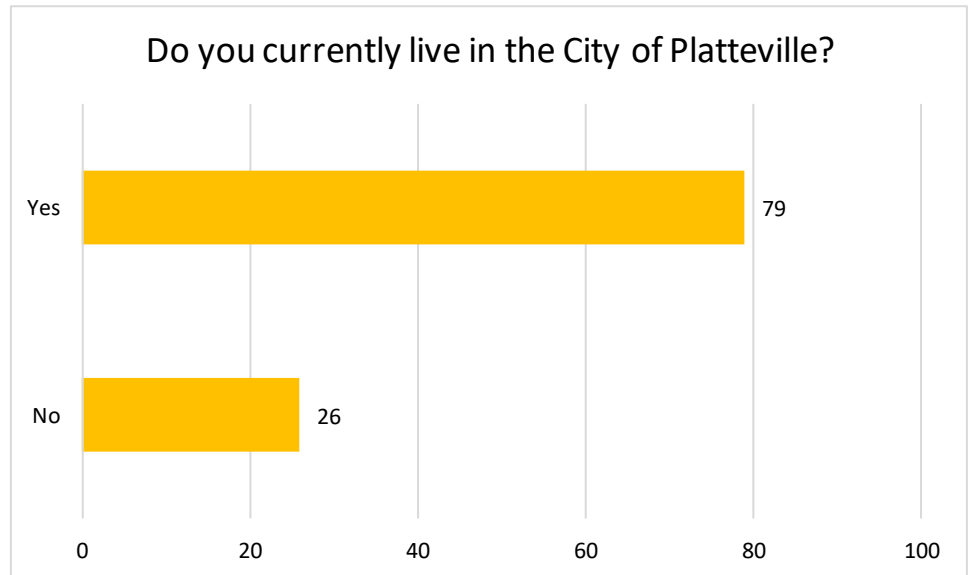
The **Orlo Clayton Endowment Fund** was established in 2015. This fund is currently held by the Community Foundation of Southern Wisconsin. This fund was gifted for the Parks and Recreation Program for the maintenance and improvements of Smith Park and Legion Field as determined by the City Council of the City of Platteville upon the recommendation of the appropriate City Staff. Upon the establishment of this fund, \$150,000 was kept spendable and can be requested for qualifying projects.

The **Cyril Clayton Endowment Fund** was established in 2015. This fund is currently held by Mound City Bank. This fund was gifted for the Parks and Recreation Program or the maintenance and improvements of Smith Park and Legion Field as determined by the City Council of the City of Platteville upon the recommendation of the appropriate City Staff.

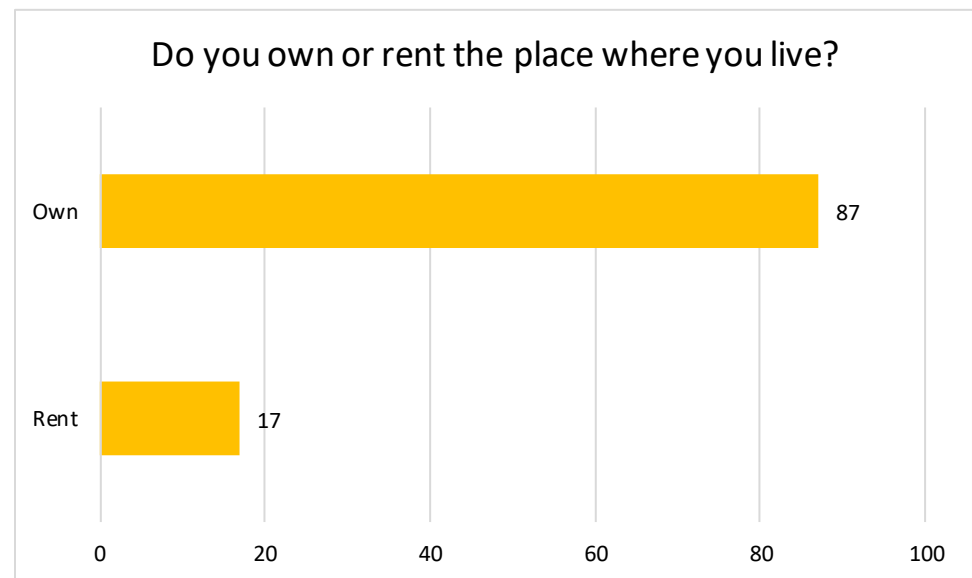
APPENDICES

2018 Parks and Recreation Survey Results

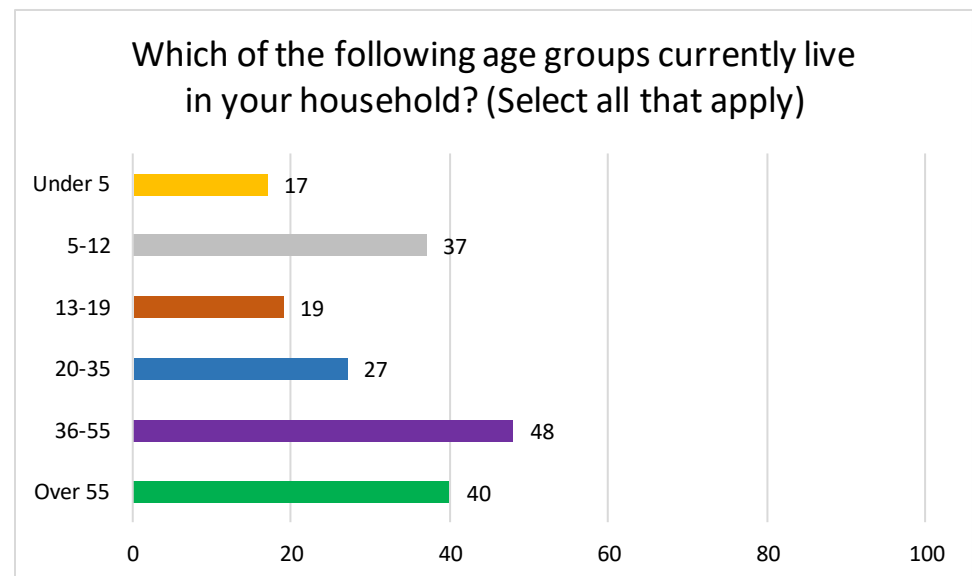
Q1



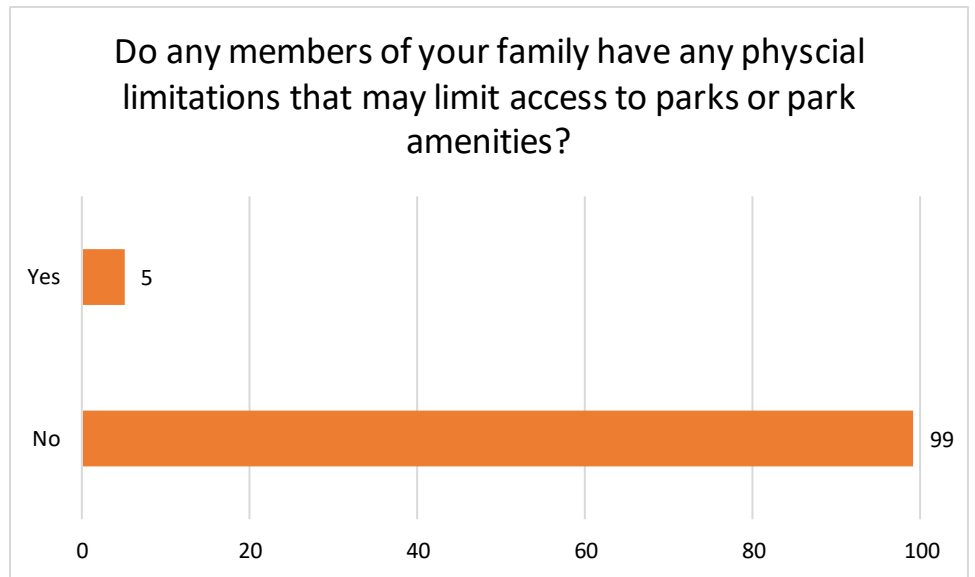
Q2



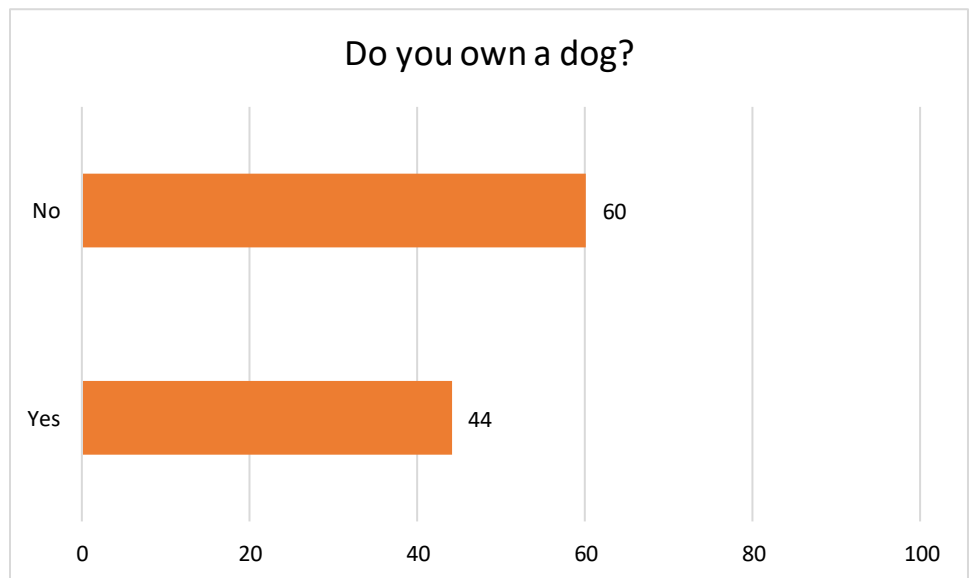
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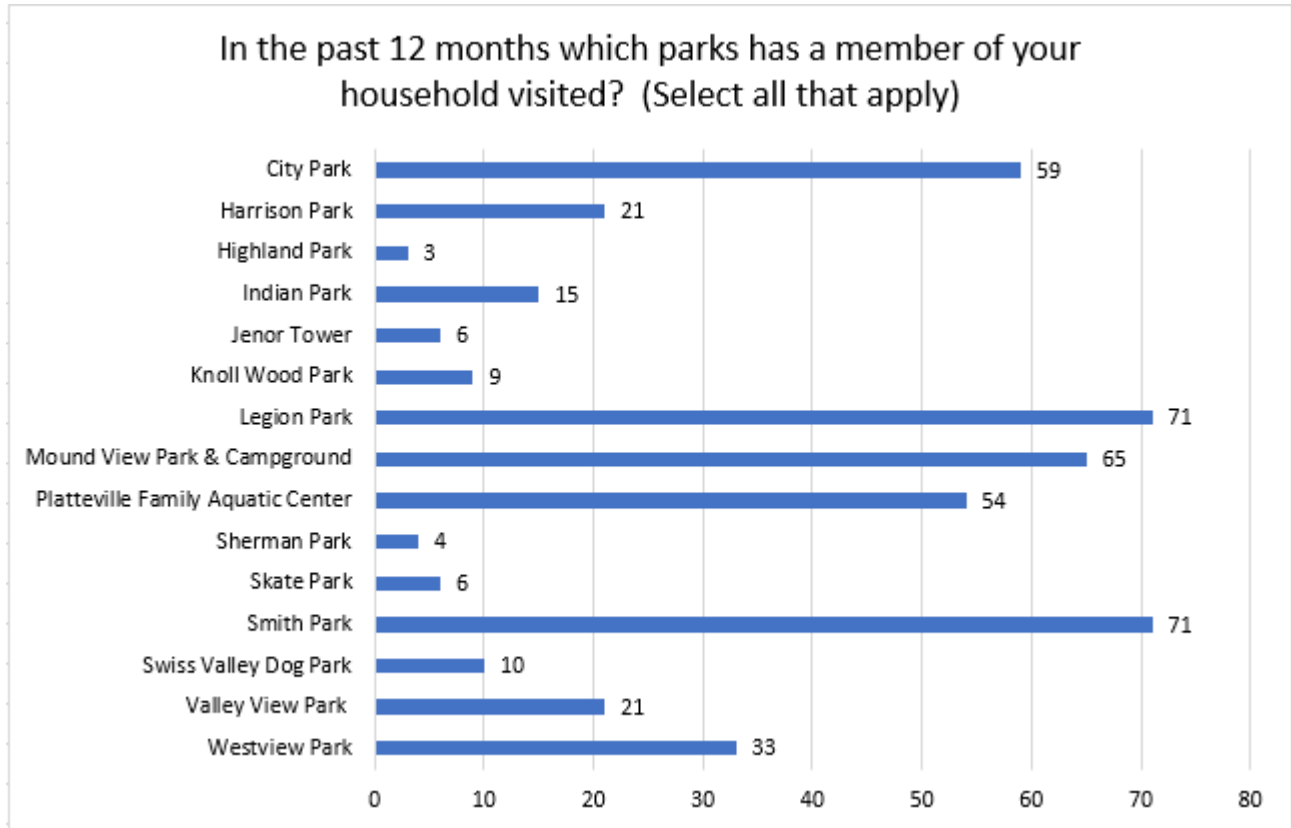
Q4



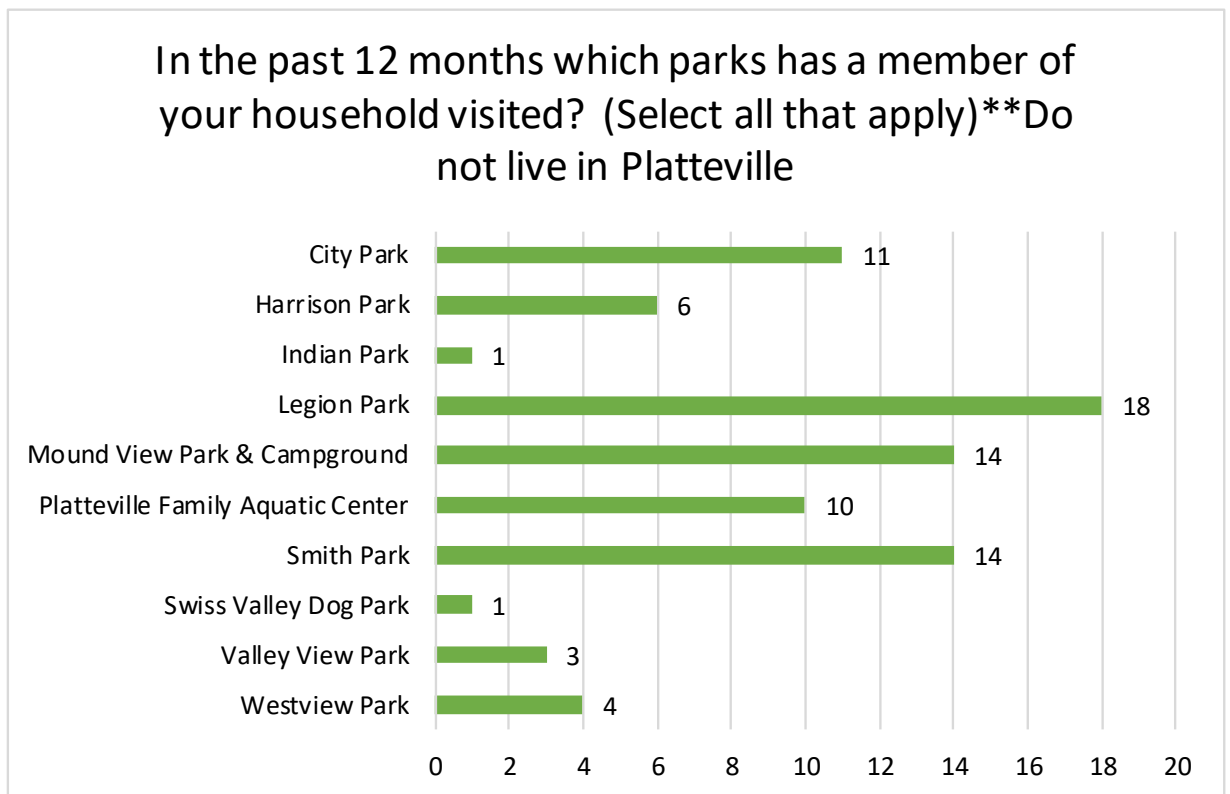
Q5



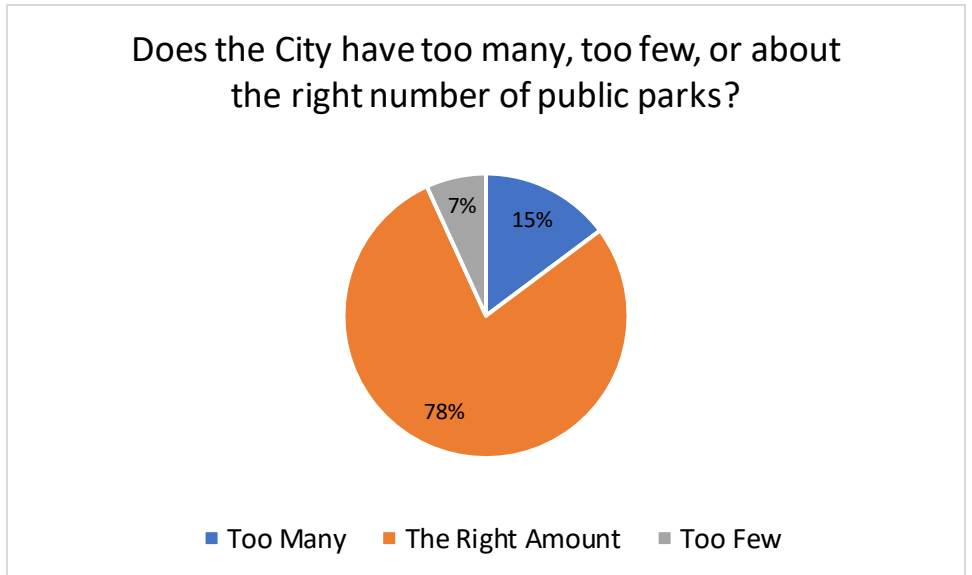
Q6 - Includes all survey participant responses, the majority visit Legion Park , Smith Park, and Mound View Park & Campground.



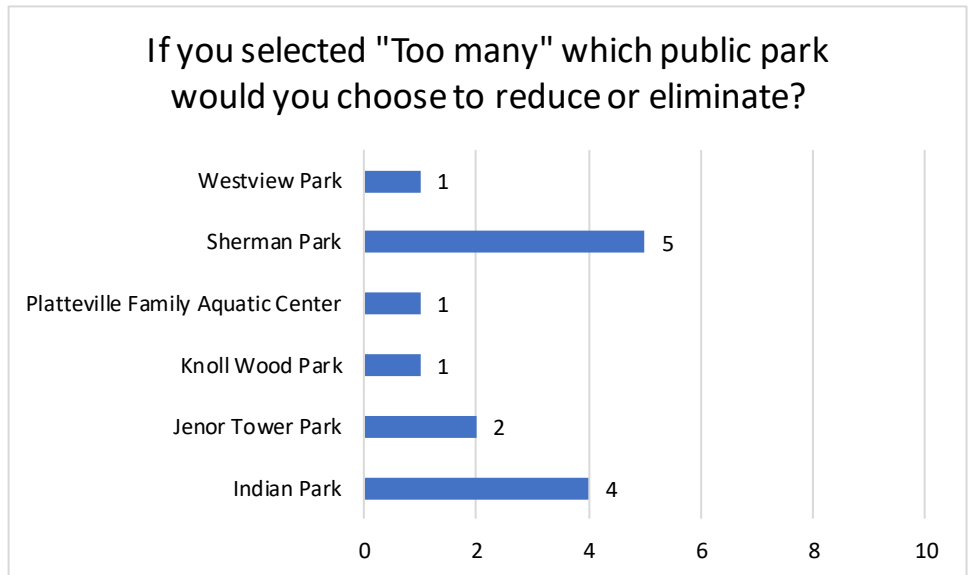
Q6a - Separated out those that do not live in Platteville. A majority visit Legion Park, Smith Park, and Mound View Park & Campground.



Q7

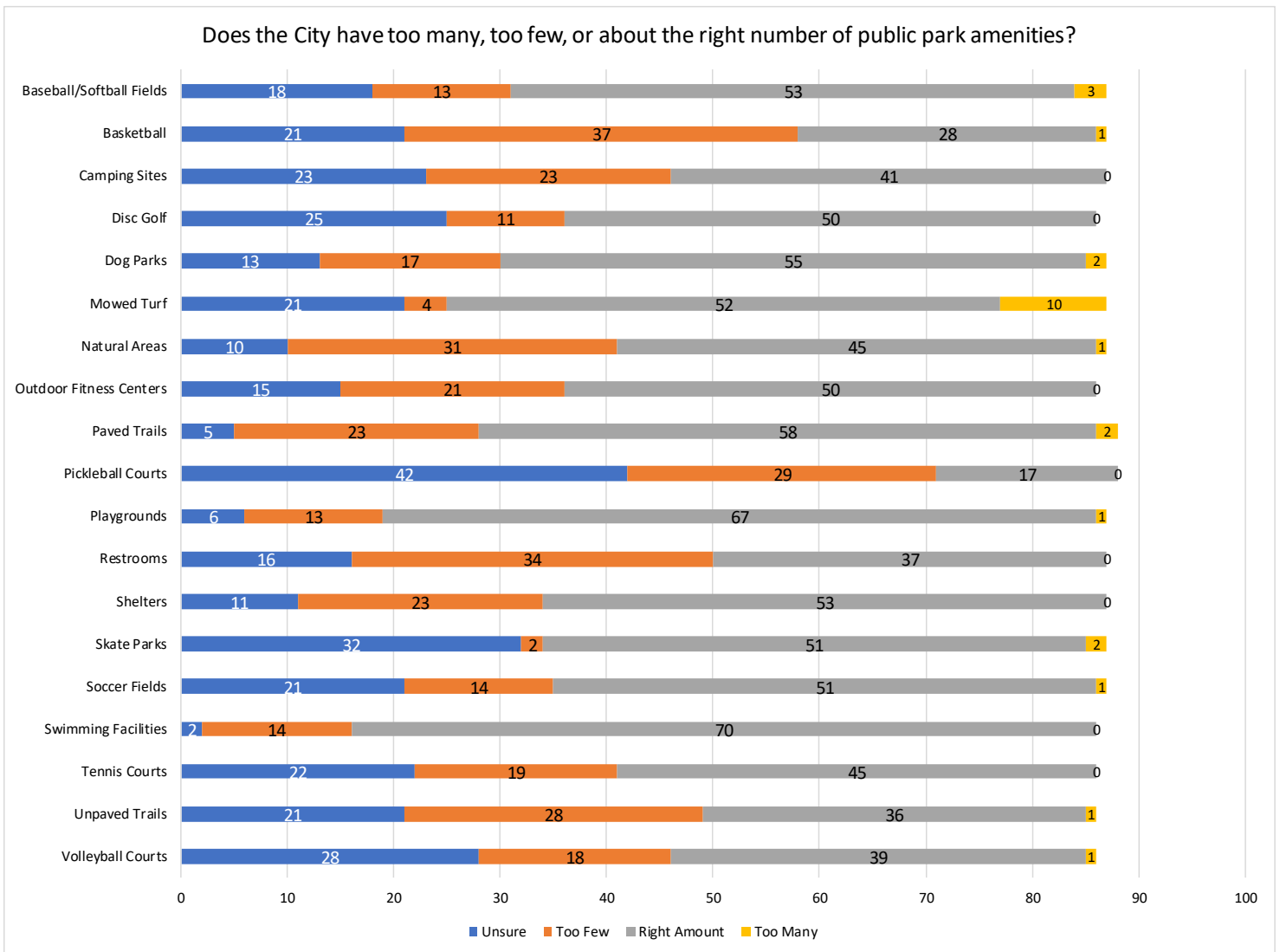


Q8

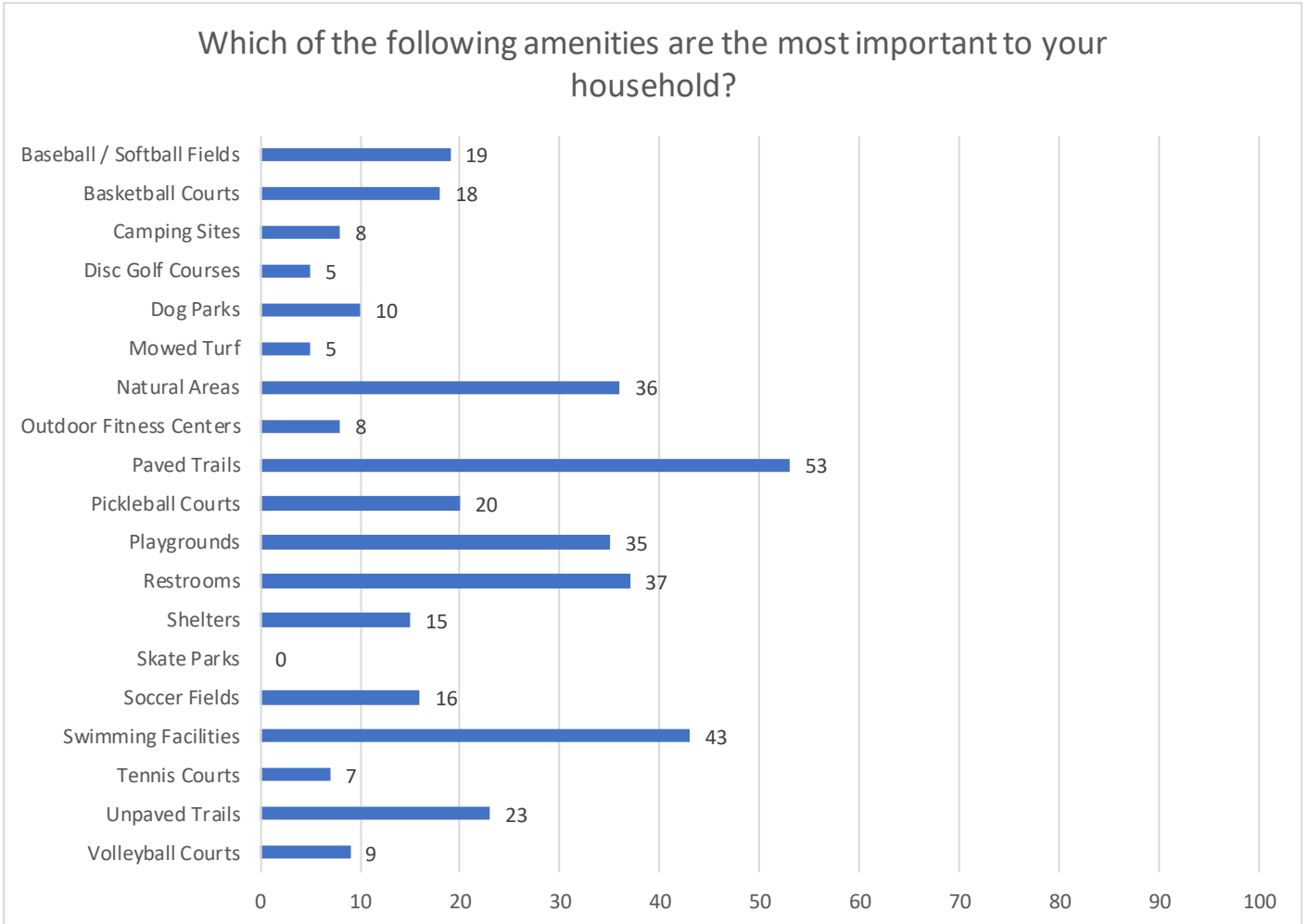


Q9 - The graph below indicates if each amenity has too many (yellow), too few (orange), about the right number (gray) or unsure (blue). Taking Basketball as an example, 21 participants indicated they were unsure about the number of amenities, 37 participants noted there were too few, 28 noted there are about the right number of amenities and I voted they felt there were too many courts.

Basketball and pickleball had the most participants indicate that there were too few amenities. 10 participants indicated there are too many mowed turf areas.

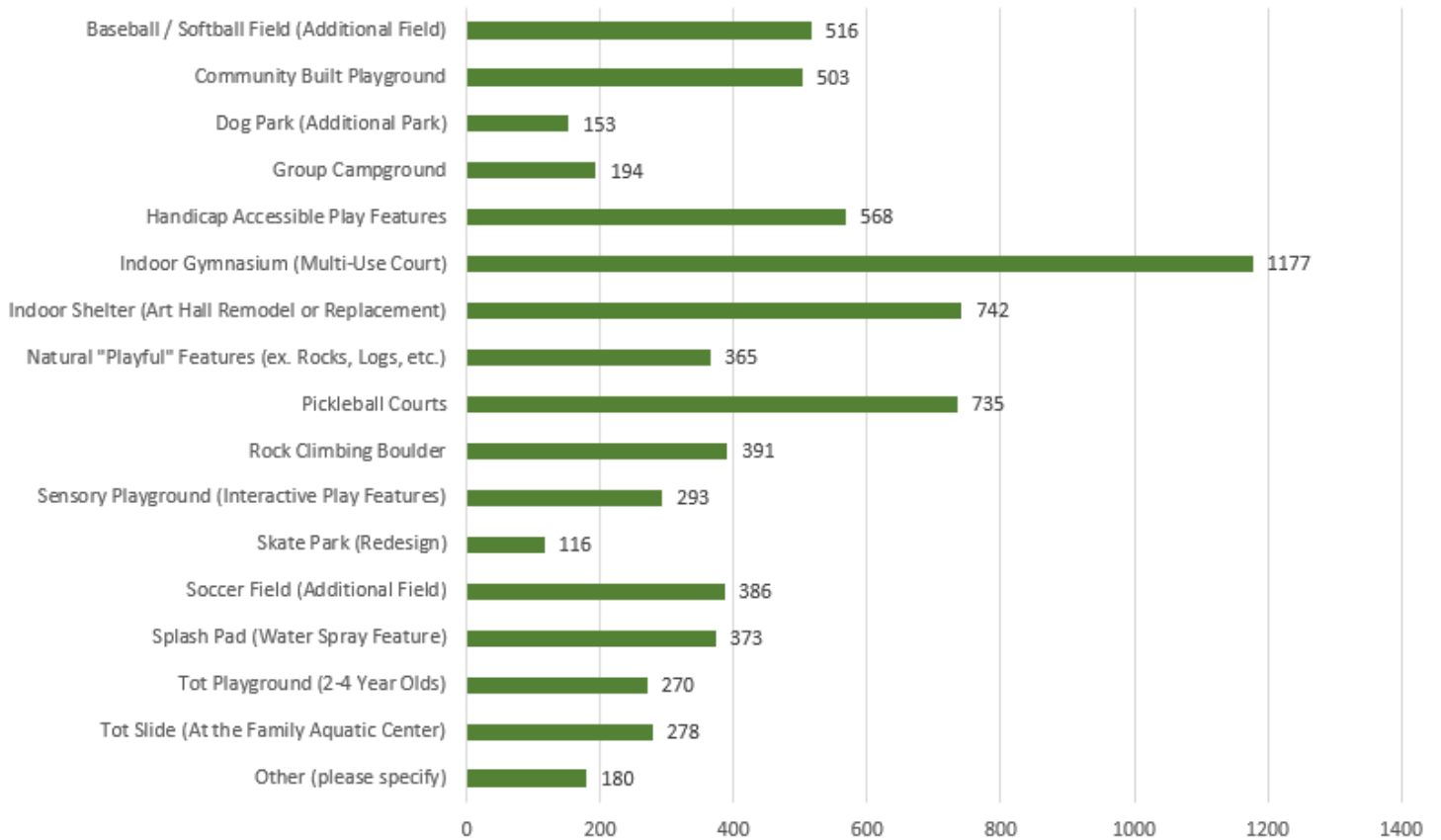


Q10



Q12 - Asked participants to allocate the capital budget and to ensure that the numbers equaled 100%. Each participant used a different numbering system. The graph above show the total points allocated to each item. The indoor gymnasium received the highest allocation. On the following page are the “other” amenities indicated by participants (Q14). The answers are provided as written from the survey.

If you were responsible for 100% of the Parks and Recreation Department capital budget, how would you spend it? You can spread the percentage over as many items as you choose, but your total must equal 100%

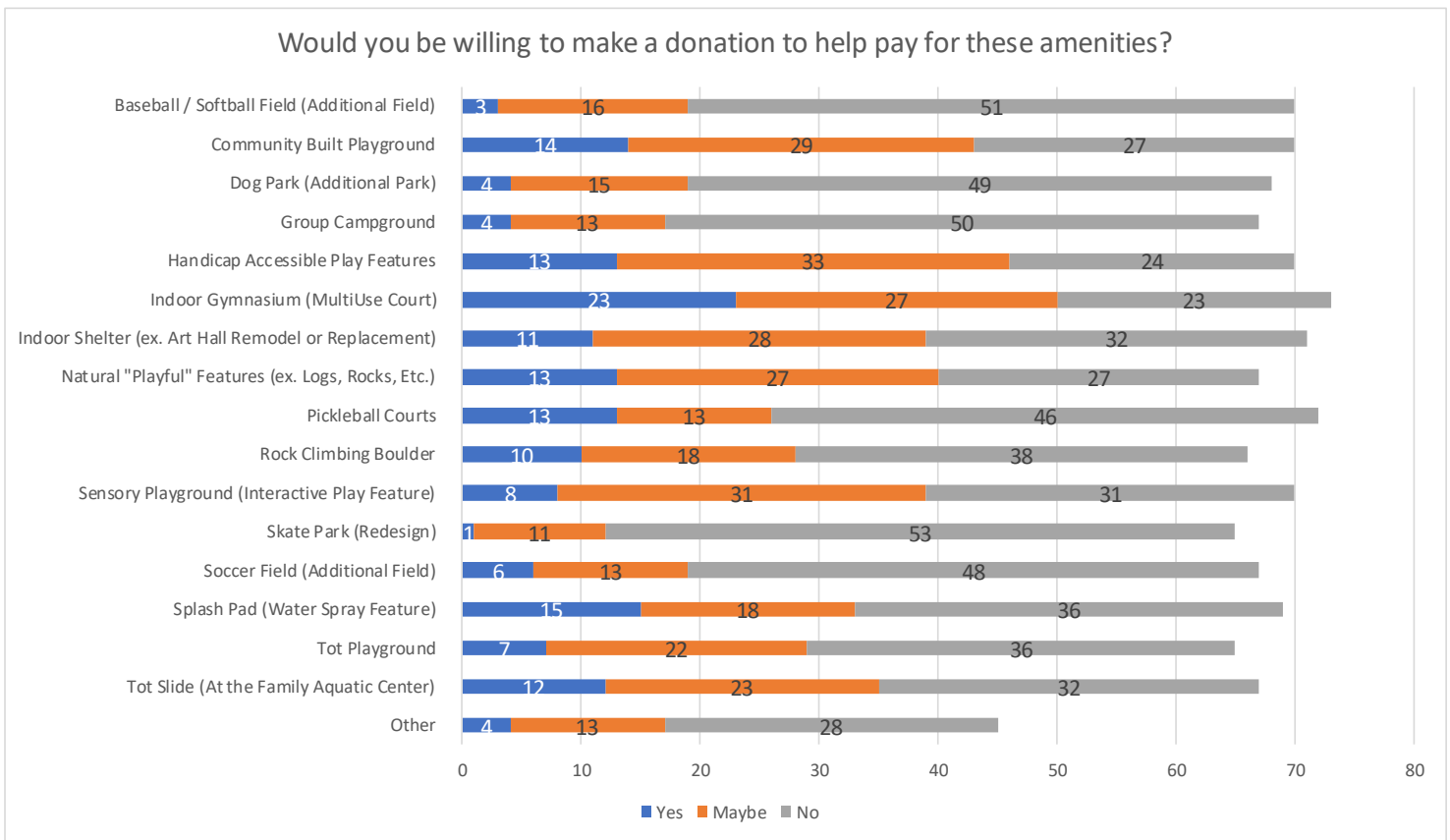


Q14 - Asked participants to allocate the capital budget and to ensure that the numbers equaled 100%. . The graph on the previous pages show the total points allocated to each item. The following answers are the “other” amenities indicated by participants. The answers are provided as written from the survey.

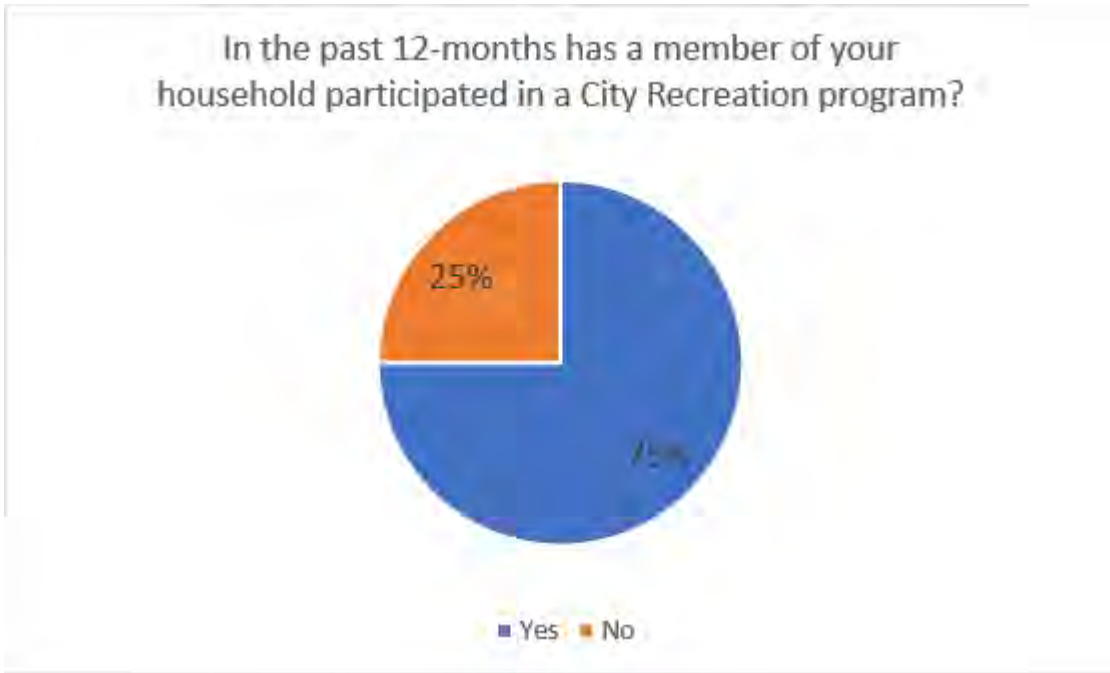
- Adding more trails, either paved or unpaved.
- Any and all of these projects need to be accessible to all ages and abilities. At this time, there is very little for individuals with disabilities. The city does not provide much support for adults with disabilities and in our situation that is the main focus. Personally, don't feel the city supports this population. If it weren't for our athletes participating in Special Olympics, there are no programs designed for that population. Yes, we get access to the Armory for basketball practices but the city doesn't own the building and the future of that is up in the air. The city does schedule us practice time for softball at Abing Field and hopes it continues, but in the past there are have been issues of other teams coming in to feel that they can use the field when we're scheduled to us it. It's like our population of athletes is of little significance. Granted, the city doesn't charge us usage when we do and that is greatly appreciated, but I as a tax payer, would expect better facilities and usage availability, especially for adults with disabilities. Playgrounds are great and I encourage the city to provide accessible playground equipment for young children with disabilities, but they do grow up and then what?
- Environmental interpretation. Community garden.
- Expanding Platteville’s trail systems
- go fund me
- I hope my notes for my other above went through and were not too long. My other is for some nice basketball courts. Please take a good look at the nice park area that Dodgeville built in Harris park. Those basketball courts, play area, and softball fields are very nice. Every time we go to Dodgeville to the park, someone is playing on the basketball courts. If you build it, they will come and play!!
- I really enjoy the paved trail which now goes all the way to Belmont. The 15% I indicated above can be used for trail maintenance and extension. I would like to see a safer way to access the trail from the other side of business 151. Pedestrians risk their lives to cross at main and business 151. There should be walk signs, cross walks etc and the sidewalk could be extended. It would also be awesome to see the trail hook up with the trail that runs along 151 towards dubuque.
- pickleball courts
- Please pave the gravel bike paths that lead to the paved Rountree trail. The gravel paths wash out and are dangerous! They are not maintained well at all. Seems like a law suit waiting to happen because an accident is bound to occur. I personally have had more than one wreck because of the condition of the gravel paths. Pleade make paving them a priority! Thank you
- Raise fees.
- Trails Open up fishing locations on the rountree branch
- Walking and bike trails

Q13 - The following question gave three options: Yes, Maybe, and No. The majority of responses were that people were not willing to pay for an amenity. The answers show that people are not interested in supporting another baseball/softball field, dog park, campground, skate park, or a soccer field. When the “yes” and “maybe” are added together, a high number of people are willing to pay for a community-built playground, which supports question 12’s responses of not wanting the Parks & Recreation budget allocated to a community park.

A handicap accessible play feature, indoor gymnasium, and sensory playground received a high response for community donations.



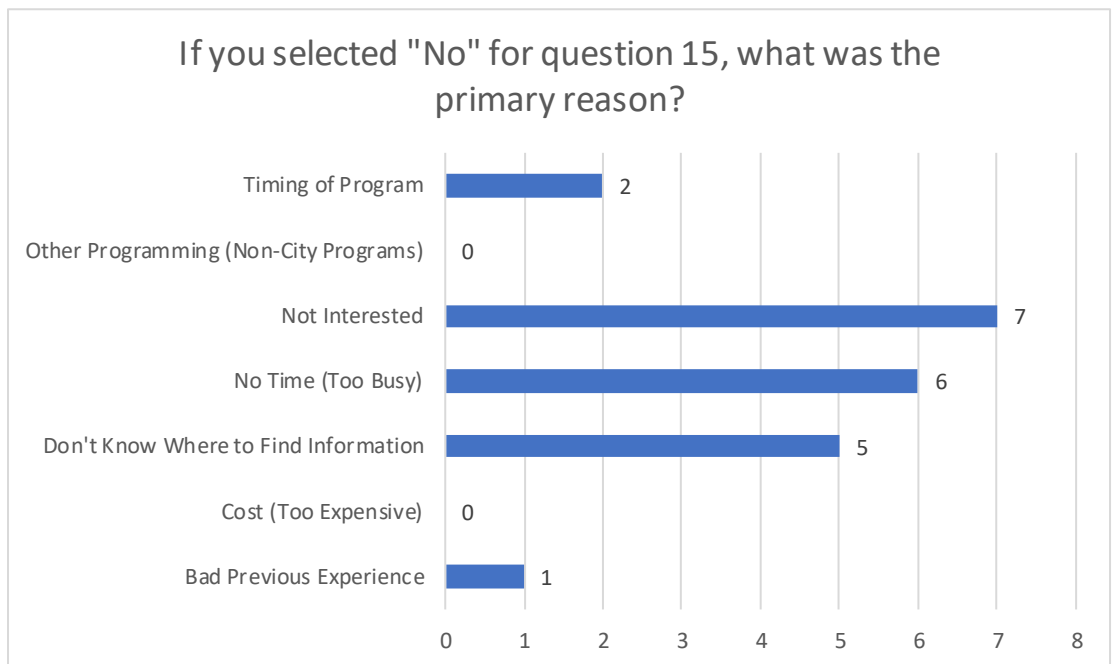
Q15



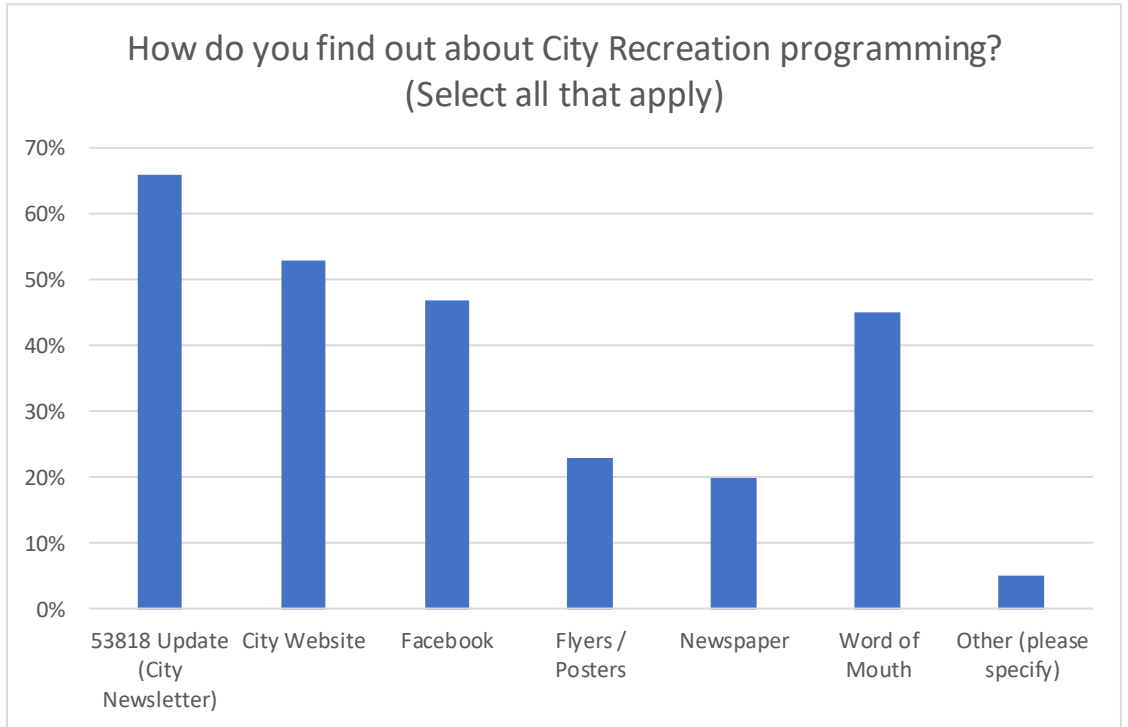
Q16

Four additional answers were provided:

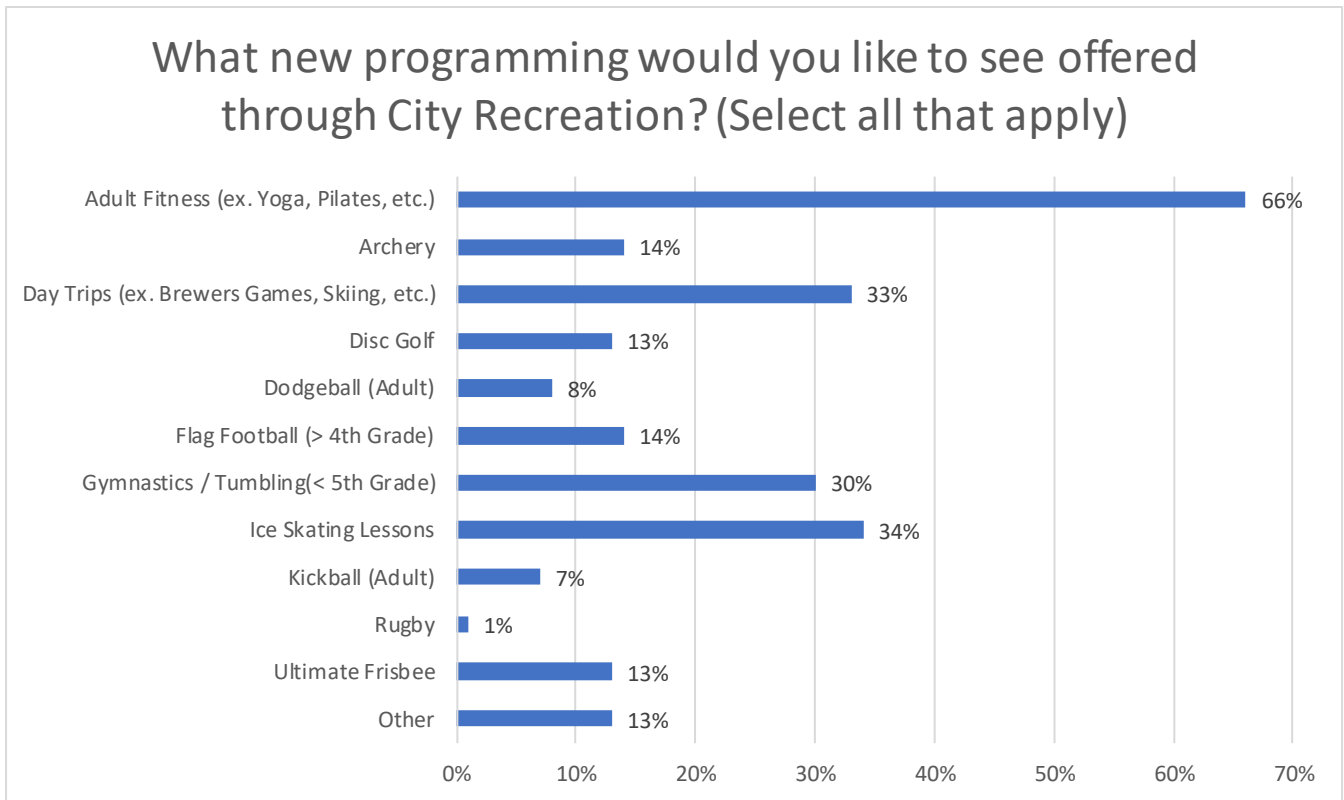
- Health
- No programs offered for adults with disabilities
- programs I am interested in are not offered
- Senior



Q17



Q18



The following were the open-ended responses for “other”:

- Anything that would be designed for individuals with disabilities, such as bocce.
- basketball for kids in 4th, 5th, 6th that don't want to be so competitive like PYB which has some issues with competitiveness. Just having a fun basketball program to learn skills, drills, friendly competition where all kids get to play regardless of skill level.
- curling
- Hiking
- More kids' programming - single day/themed programming/Gaga Ball
- Picklball
- Pickleball
- Running, biking, family clubs,
- Winter walking program
- Women's Basketball?

Do you have any other comments, questions, or concerns?

Flag football needs to be offered to greater than 4th grade. 5th and 6th grade is too young for tackle. Too many safety concerns.

I don't understand Question 23. Also, I think Sherman Park should be naturalized (if the cannon is moved to another park) or concreted (if the cannon stays).

I have always thought a playground at Indian Park would be a great addition.

I would say you could definitely update smith park playground.

If it weren't for UWP, public schools, the Armory, there is very little. I've heard over and over how the city just doesn't have the funds, yet there sits this property on the corner of Water and Pine, for what purpose? To benefit the community as a whole? If I'm missing something here I apologize but I haven't seen anything in the project that will benefit the young, elderly or those with disabilities. If it's all about revenue, where is that (after all these years of sitting)? Confused as to their decision to purchase this area when the Senior Citizens, the Gallery are taking hits because of budget restraints. Where are the leader's priorities? I have been involved with Special Olympics for years. If it weren't for that, there wouldn't be anything for the adults to be able to participate in. Programming and facilities are just not there. Providing children with disabilities is wonderful and important but at the same time they do grow up, go through the school system, graduate and then what facilities is the city willing to provide? This is a growing population and if weren't for parents facilitating activities there wouldn't be any. The city needs to start paying attention to this population of Platteville citizens and a lot of us pay city taxes (a lot of city taxes) for services. Even the bus system, the way it's set up is not user friendly. As a parent, I've gone on a couple of routes just to get a feel of how it works and certainly isn't designed to their needs or abilities to get around. I was confused with the transfers, the coding, what bus goes there, get off, get on. Not a safe mode of transportation for some many.

Indoor pickleball courts is a top priority for me

Make Platteville as friendly to families/ people without kids as it is for people with kids.

My biggest concerns are communication/lack of brochure that comes home from school and the sandpit at the pool. The only way to play in the sandpit is to be sprayed off by a freezing cold, intense spray. We've opted for not going to the pool or going to a different city, especially with toddlers because of the sand. On the flip side, we appreciate the zero depth aspect of the pool.

My family and I have lived in Platteville for over 20 years. We currently have 2 children in youth sports. We are a family who enjoys the outdoors. Since they were born we have always visited the parks and pools, here and in other towns. We agree that the Platteville pool is already the best around for the entire family. The zero depth, slide, and sand areas are great for kids and ample lap lanes & fitness classes for adults. I would not spend any of the budget on the pool as it is already awesome. As for parks, we definitely have way too many. We have always found it odd to have so many just patches of grass- called parks that the city has to mow and then does not really take as good of care of the main parks- probably for lack of time. We should reduce the number of parks and then concentrate on making them better and taking better care of them. I cannot say that any one of our parks is Awesome. They all need some work. Our tennis courts and Frisbee golf are both in good condition. The softball fields are good- but I do not think the city should spend too much money there. These can be kept up by concession stand \$ and kids can do fundraisers if \$ is needed. Smith park could be a better park and really should be as it is the first one you see when you come into town. Has a nice walking path, decent pavilions, nice play equipment, then junk basketball courts. Also, unfortunately the youth programs like Friday fun days, etc, golf, tennis, etc. are not good. It has been our experience that they are run by teens and so it is a hit or miss each year depending on who is running them. For the most part, my children really did not learn anything in any of them. I do wish they were run better. Have fun, but actually learn something! We are not really involved in many adult sports, so really do not have much to say on that. No dog- but I really think 1 dog park in the city is plenty! We walk by the skate park quite often and rarely see anyone there. So not sure putting \$ there is a good idea. We enjoy the walking trails around town, but the one that goes to Walmart is very isolated and creepy- so we will not use that one.

Need to maintain and increase both indoor and outdoor Pickleball courts.

Non-resident fees are too high and I don't understand why they are needed when you pay a fee to participate anyway. We live in Belmont and utilize a lot of Platteville recreation sites and my son has played youth soccer for years.

Platteville has lots of great programs and I'm happy to live in a city with so many options.

Please consider flag football for greater than 4th grade. Concussion statistics are increasing in young kids who participate in tackle football. 5th and 6th grade are TOO young. Flag football would help kids develop the skills more. Thank you for the opportunity to participate in this survey. Please make sure parks are properly maintained year-round. Thank you.

Really would like to see a replacement or purchase of Armory for multi-use gym space. Wisconsin winter's are long and indoor space is desired. If available- perhaps open the warming shelter at the ice skating rink Sunday's 2-5 or 4-7 using volunteers for staffing. It was nice to have both hockey and skating areas on the rink. It was also nice that the golf course opened an area for cross country skiing, fat tire biking, etc. Cooperative thinkgs like that are wonderful for our city. Good luck with the planning. It's not an easy task with many opinions.

The Family Aquatic Center is a wonderful facility in a city that can afford it. The city is making cuts to many programs and the Pool loses money every year. Why can this operate at a loss when other programs are being cut and the city is crying "poor"?

Try to get flag football for greater than 4th grade. Tackle football the young kids don't understand the safety concerns.

With the growing interest in pickleball facilities are needed since the Armory could be questionable in the future.

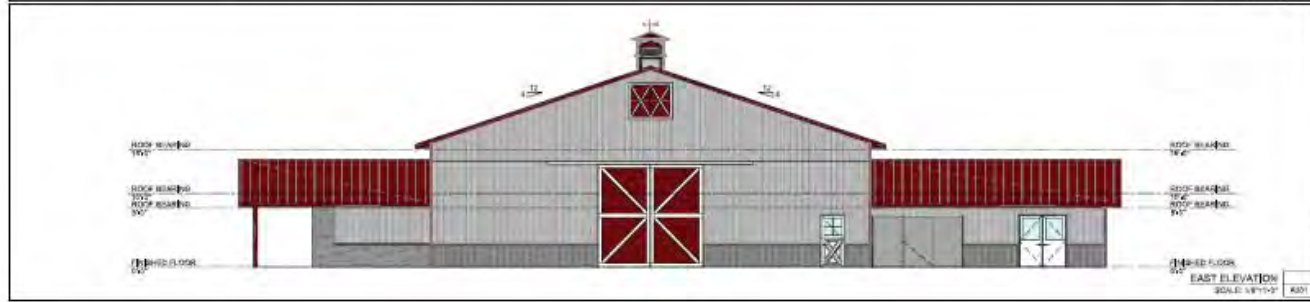
APPENDIX B



DELTA 3
 ARCHITECTURE & INTERIOR DESIGN
 1000 N. 10TH ST. SUITE 100
 PLATTEVILLE, MO 64629
 TEL: 660.244.4444
 FAX: 660.244.4444
 WWW.DELTA3ARCHITECT.COM

Sub-Consultant:

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LEGION PARK EVENT CENTER
PLATTEVILLE
 PLATTEVILLE, MISSOURI 64629

REVISION	NO.	DATE	DESCRIPTION

PRELIMINARY	
PROJECT NUMBER	010000
SHEET SCALE	1/8" = 1'-0"
DRAWN BY	JWH/EE
DATE	MAY 11, 2018
PROJECT	LEGION
DRAWING	ELEVATIONS

SHEET TITLE
A201

APPENDIX C

Platteville, Wisconsin Downtown Park Redevelopment Project

An Executive Summary



City of
Platteville

WLEX

Community Dynamics Institute
University of Wisconsin- Extension

1993



Prepared by:
Charles S. Law, Ph.D.
Planning and Design Specialist
Community Dynamics Institute
528 Lowell Hall
610 Langdon Street
Madison, WI 53703

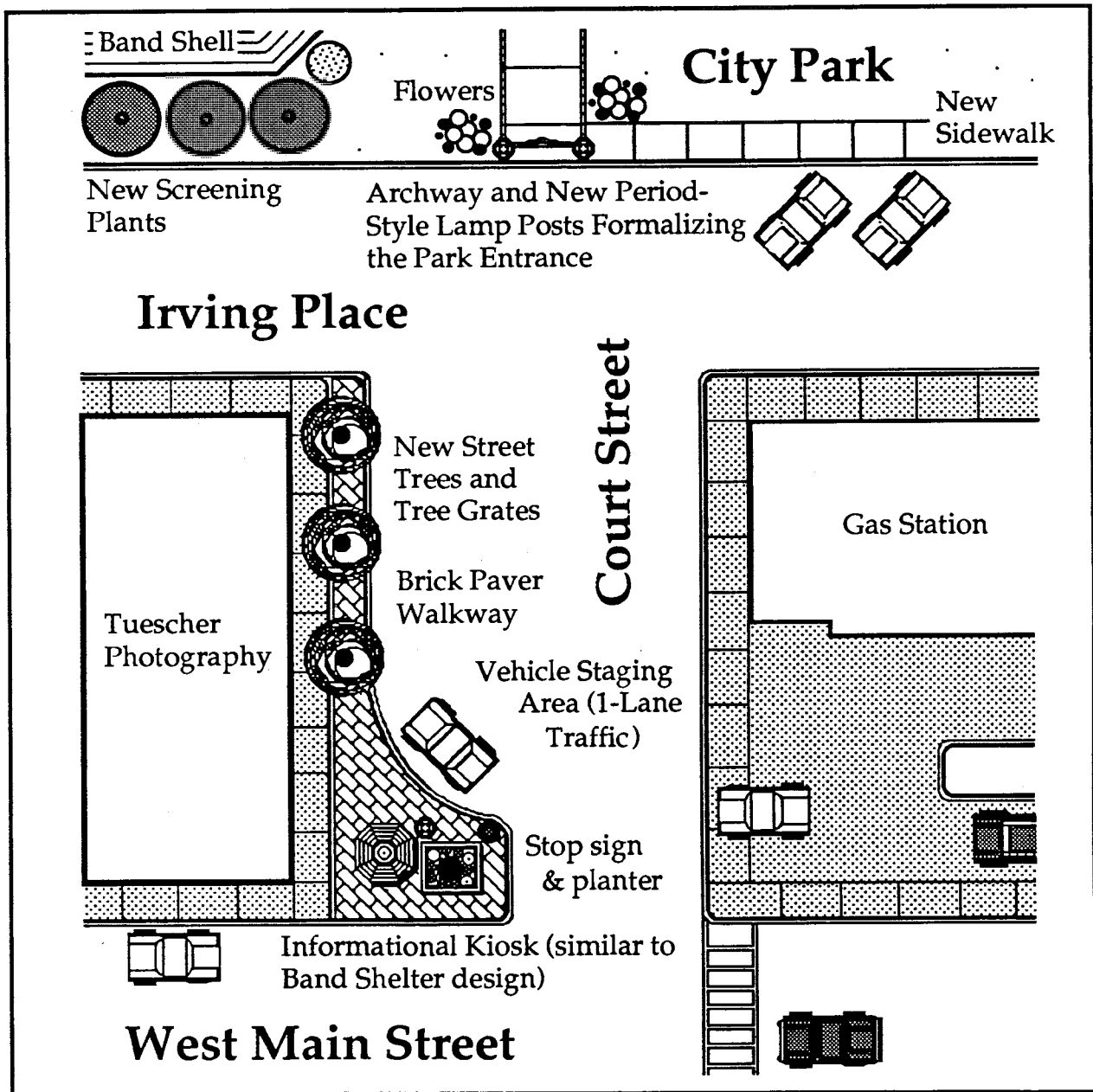
Preparation of this report was financed through a grant from
the City of Platteville's Community Revitalization Task Force.

The author wishes to thank the following participants for
their assistance in completing this work:

Andy Lewis, UWEX Grant County Community Resource Development Agent
Gary Tuescher, Chair- Community Revitalization Task Force
Clyde Clark, Student Assistant

Court Street Revelopment

The plan drawing below illustrates how Court Street can be developed to help draw attention to the City Park from Main Street. Note how the existing curb line has been reconfigured to form a sidewalk isthmus extending out from the west side of Court Street. This would provide room for an informational kiosk (similar in design to the new band shelter) and street plantings. An wrought iron archway could also be constructed between two new decorative lamp posts at the southern entry to the park. Computer-enhanced images on the following page show the current view toward the Park from the intersection of Court and Main Streets and what that view would look like after incorporating the proposed changes.





Current View Toward Park From the Intersection of Court and Main Streets



Same View With Suggested Design Elements

APPENDIX D



Example of two-level tiered parking structure with no ramp.

Green Space

There is, at present, little green in Downtown Platteville. There are no street trees, and some blocks have little or no green plants of any kind. In this context, the green spaces that do exist have added importance. There are two key opportunities

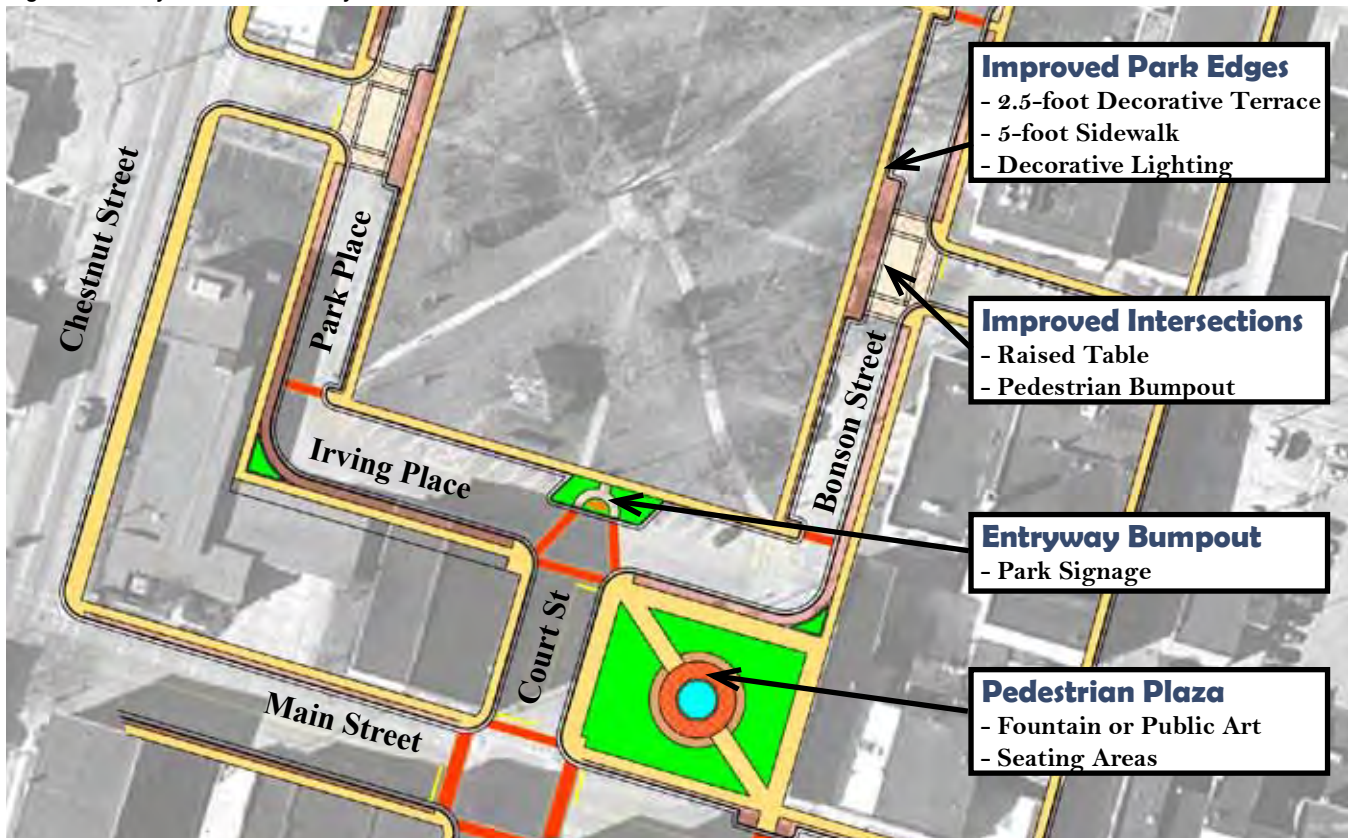
to enhance the Downtown experience with new green spaces.

Redevelopment Site #12 - Garvey's Service and City Park



Long-term trends indicate that downtown service stations like Garvey's Service are difficult to sustain due to ever-increasing regulation of fuel tanks and competition from larger businesses offering a wider range of products and services. At present Garvey's is a viable and valued

Figure 4.8: City Park and Garvey's Service Site



Chapter 4 Downtown Master Plan

business that enables patrons to shop downtown while they wait for their vehicles. The City is not encouraging the closing or relocation of this business. However, if and when it does close, the City has an opportunity to establish a stronger link between Main Street and City Park.

As illustrated in Figure 4.8 on the previous page, this site and the adjacent segment of Bonson Street could be converted to open space (with closure of Bonson at this location linked to a closure at Pine Street for the proposed parking structure next to the Post Office). This space, which could be a combination of green landscaping and hardscape public plaza, could inject a bit of green into the Main Street corridor, open up views to and from the park, and become a pleasant outdoor gathering space that accomodates both official public events and casual daily use.

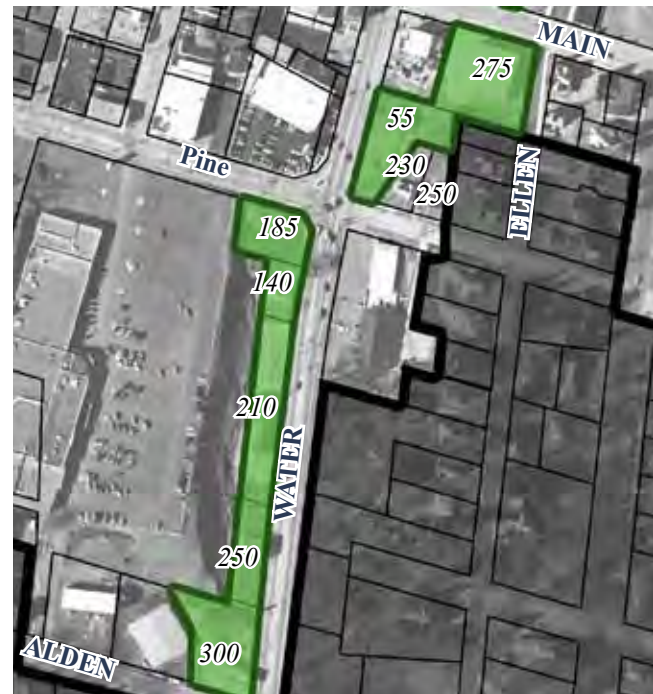
The City will consider all options if and when this site becomes available, including the possibility of a small visitor center or full private development on the site, but the green space option is preferred as a means to enhance the connection to the park and make this part of Main Street distinctive.

There is also the opportunity to improve the pedestrian experience all the way around City Park. including bump-outs near interesections with marked crosswalks (with either change of material or paint), entryway signage at the end of Court Street, and decorative lighting. These are illustrated in Figure 4.8.



Example of a pocket green space with a central feature.

Redevelopment Site #13 - Water Street Greenway



Many visitors to Downtown Platteville probably have no idea that there is a creek running through the downtown. A tributary of the Rountree Branch, this creek flows from north to south under Mineral Street and Main Street and then parallel to Water Street down to Business 151. At present this waterway is mostly buried from just north of Main Street to Business 151. Where exposed for a block along Water Street south of Pine Street it is channelized and hidden from view behind a narrow strip of commercial buildings and parking lots.

The City has an opportunity to improve the ecological function of this waterway and create a more welcoming front door to the Downtown by restoring this waterway as part of a formal greenway. As illustrated in Figure 4.9 (on the previous page), this greenway would extend from Mineral Street to Alden Avenue and feature paths and landscaping along much of the route. This would require the acquisition and clearing of several parcels, including all those along Water between Pine and Alden. Though costly, this

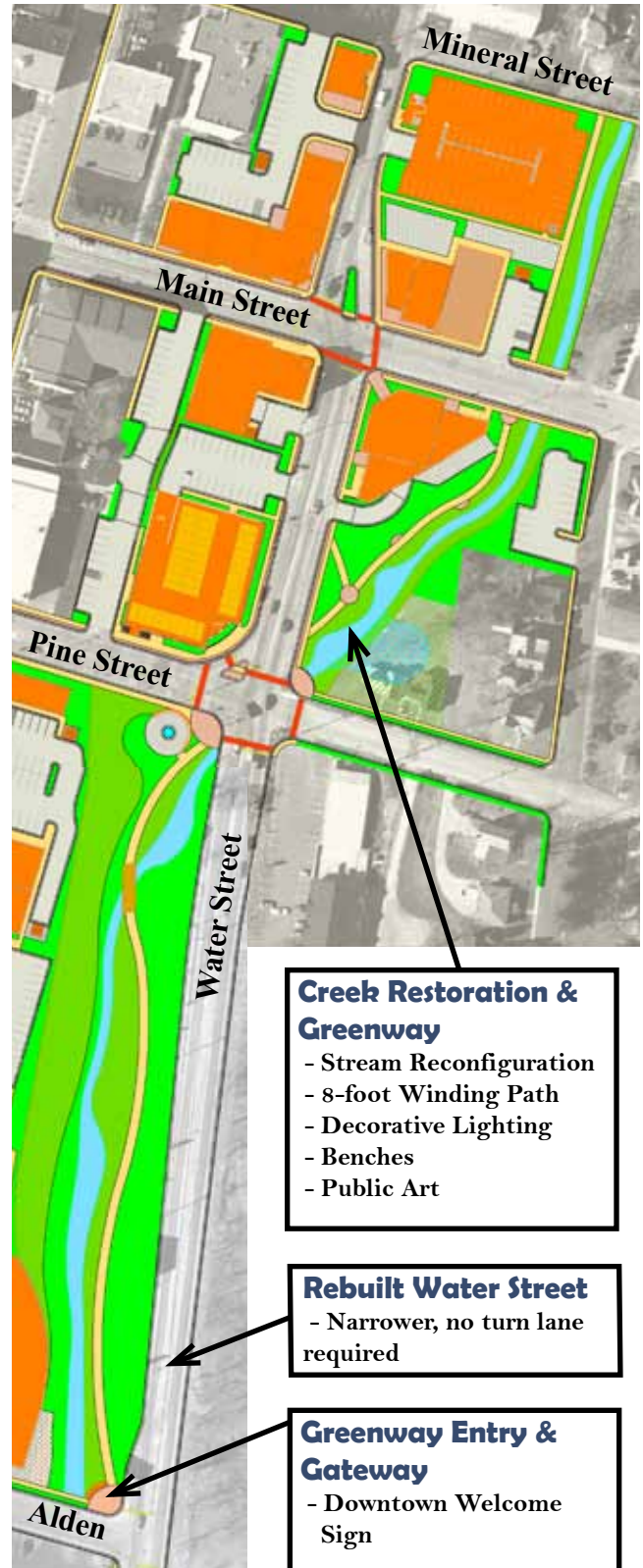
project has potential to improve water quality in this watershed by incorporating best management practices such as biofiltration swales and basins that cleanse the water before depositing it into the creek. It is likely that the City will have more than 10,000 residents in the 2010 Census and will come under the jurisdiction of more stringent water quality standards set by the Environmental Protection Agency. This project could become part of the City-wide water quality master plan.

The bike path can be linked to the regional bike path system, helping to connect the downtown to that system via Water Street to the south and Main Street to the east.



Example of a green space with a bridge crossing a creek.

Figure 4.9: Water Street Greenway



**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

**COUNCIL SECTION:
INFORMATION &
DISCUSSION
ITEM NUMBER:
VIII.B.**

**TITLE:
2019 City Goals Quarterly Report**

**DATE:
July 23, 2019
VOTE REQUIRED:
Majority**

PREPARED BY: Karen M Kurt, City Manager

Description:

City Manager Karen Kurt will give a short presentation on second quarter 2019 City Goals.

Recommendation:

None

Attachments:

- 2019 City Goals – Q2 Report

2019 City Goals – Q2 Report

Strategic Goals	Progress as of June 30, 2019
Infrastructure	
City Hall - Complete HVAC work for Phase 1 and 2 and space use plan for Phase 1.	A contract has been signed with J Squared. City offices have been relocated to the former police station. Demolition is expected to start July 8. Phase I is expected to be completed in November.
Complete design work for Business Hwy 151 improvements.	The City and DOT are currently re-soliciting for a design firm. Responses are due on July 12. Design will take place through 2020 and construction in 2021 based on the revised project scope, which includes an enhanced shoulder from Water to Staley Streets.
Support private fundraising efforts to replace the Art Hall in Legion Park	The LPECC has raised over \$735,000. Total project costs, with site preparation, for the “base” building is estimated to be \$792,000. With additional amenities such as epoxy floors, stonework on the front of the building and a divider wall, the total estimated cost is \$931,000. The group has also elected to work with Delta 3 and Eastman Cartright for the construction. The LPECC is requesting additional City support to enable them to sign a contract for construction this fall following Dairy Days.
Complete the Parks Master Plan	A draft of the Parks Master Plan has been approved by the Parks, Forestry, and Recreation Committee. Department Heads have reviewed the plan. Minor changes have been made and it will be forwarded to the Common Council in July.
Complete first phase of Airport Master Plan	The State has a signed contract with the provider for Phase 1 of the plan, with work expected to begin this month.
Complete Camp Street sidewalk connection (Elm Street to Lancaster Road)	The project is partially completed. The contractor is waiting for Alliant and CenturyLink to finish their relocations before finishing the work.
Complete implementation of the lead service line replacement loan forgiveness program	Over \$494,000 of the \$500,000 total allocated have been reserved or spent under the program. Over 444 of the 577 known lead service lines will be replaced under the program. Funding remains for four additional homes.
Complete water and sewer street projects: <ul style="list-style-type: none"> • Pitt Street (Second to Mound View) - water only • Alden Ave (Water to Campbell) 	<p>Pitt Street project is complete.</p> <p>Alden Avenue project will begin the week of July 15.</p>

Complete Well 6 project	This project is complete, except for punch list items.
Complete wastewater treatment plant projects: <ul style="list-style-type: none"> • Clean and inspect digesters • Diffuser replacement in aeration basin • Chemical upgrades for phosphorous reduction • Replace chlorination and dechlorination systems 	The diffuser replacement will start soon after the preconstruction meeting on July 16.
Complete Museum projects <ul style="list-style-type: none"> • Restore and add UV filters to Hamner Robbins Building 2nd Floor windows • Repair Hamner Robbins building roof • Construct exterior signage 	<ul style="list-style-type: none"> • Window restoration is complete • UV film has been added to windows • Solar shades have been installed • Awaiting roof repairs by Bel-Aire Home Improvement • Signage construction has begun
Work with school district and UW-P to complete roundabout landscaping	Plants are scheduled to be installed at the Markee and Water/Madison Roundabout the week of August 5. Prep work will begin the week of July 29. Plants are being ordered from two local nurseries.
Complete street reconstruction projects: <ul style="list-style-type: none"> • Court Street (Madison to Lewis) • Lewis (Water to Court) 	The Lewis and Court project is in process. All underground work has been completed on Lewis from Water to Fourth. Alliant Energy has installed new poles and completed switch over to the new lines on Court Street.
Complete 2018 deferred capital projects: <ul style="list-style-type: none"> • Hillside Cemetery Street • Legion Field Parking Lot • Smith Park Basketball Court 	<ul style="list-style-type: none"> • Hillside Cemetery Street has been excavated. Due to heavy rains this spring, the street has been left open to dry before installing gravel. • Legion Field Parking Lot is complete • The basketball court on 4th and Ridge Streets was sealed and painted in error by the contractor before the court was reconstructed. To make up for the error, the court near Camp and 5th Streets will be reconstructed instead this year.
Implement DNR grant received for Emerald Ash Borer to replace an estimated 20 public and 40 private trees.	The City has removed 23 ash trees on public property, 14 of these trees have been replaced. Residents have applied for assistance in removing trees on their private property. So far, 23 removals have been approved. At this time only two of these approved trees have been removed and replaced.
Marketing	
Support PATH project funded through NEA “Our Town” grant	The Creative Community Plan has been completed and accepted by the Common Council. The celebratory Chalk & Cheese Fest project-completion event on June 22 was a great success.

Install first phase of new park signs	The new parks signs were installed this spring and received very positive reviews from the public. Sign landscaping still needs to be completed.
Develop and implement shared logo with PAIDC and Platteville Incubator.	The logo design has been finalized and all entities are working on rolling out the design in their respective organizations.
Connections	
Schedule roundtable meetings with key partner groups.	Staff has reached out to UW-P but has not been successful in getting a response. The School Board would like to schedule the joint session shortly after the new school board superintendent starts. A meeting with PAIDC, Platteville Business Incubator and Main Street was held in May. A meeting with Platteville Township is scheduled for August.
Host second community involvement fair.	The Library hosted the second community involvement fair on January 26. Approximately 75 community members attended the event, and representatives from 28 organizations were on hand.
Hold first annual “State of City” presentation and reception with key community stakeholders	The “Focus on the Future” event was held on January 31 at the Platteville Country Club. While the event was very well-received, attendance was lower than expected due to the polar vortex.
Facilitate next strategic plan (2020-2022)	This will be delayed until 2021 when the new City Manager is on board.
Begin inclusivity conversations with goal of developing an inclusivity plan.	This will be delayed until 2021 when the new City Manager is on board.
Housing	
Continue work on the redevelopment of former Pioneer Ford site.	Construction is progressing on the building, with an anticipated completion of late summer.
Complete housing study.	The housing study is complete.
Expand existing and establish additional home rehabilitation programs.	Staff is working with other community partners to investigate options for rehabilitation programs. Interviews with other communities with rehabilitation programs were conducted in May and June. Staff will be making a recommendation on next steps in late July.
Review the development regulations for changes that would allow more opportunities for multi-family housing development, allow smaller lot sizes, and allow other varieties of housing.	Not yet started.
Prepare for TID 4 Extension to support housing. Identify use for related funds.	Once a qualifying use of funds has been identified, the proposal will be presented to the Council for adoption and then submitted to the Dept of Revenue for approval of the extension. This needs to be completed by November.

Employee Relations	
Adopt new employee handbook and related policies.	The employee handbook and related policies were approved by the Council in February. Employee information meetings were held, and the new handbooks have been distributed to staff. Intern Ciera Cooper and staff drafted a PowerPoint presentation for new employees that provides an overview of the city policies in the handbook.
Develop and implement employee “shared expectation” training	This will be delayed until 2021 when the new City Manager is on board.
Other	
Complete Rountree streambank restoration near Chamber of Commerce building	The project is in the design phase. A portion of the Chamber’s property must be annexed prior to work beginning. That is expected to be completed in July.
Update long-range financial plan with assistance from Ehlers	Part 1 of the long-range financial plan was reviewed with the Common Council on June 25, Part 2 (Utilities and TIDs) is expected to be completed this month for review during a Council work session on July 23.

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: WORK SESSION ITEM NUMBER: IX.	TITLE: Long Range Financial Plan, Part 2	DATE: July 23, 2019 VOTE REQUIRED: None
PREPARED BY: Nicola Maurer, Administration Director		

Description:

Ehlers Senior Municipal Advisor Dawn Gunderson Schiel will present Part 2 of the updated Long-Range Financial Plan including the TIF districts and the Water and Sewer utilities. Materials will be distributed at the meeting.



Financial Management Planning TID Review

City of Platteville

Dawn Gunderson, Senior Municipal Advisor

David Ferris, Municipal Advisor



TID #4 - Old Industrial Park

- TID #4 is projected to close in 2020, the maximum life of the district.
- The City has two choices related to the closure of the district.
 - Close the district and share excess increment with overlying taxing jurisdictions, or
 - Consider passing a resolution to use excess increment towards an affordable housing project. The amount that would be available for this type of project is \$173,045.

City of Platteville, Wisconsin

Tax Increment District #4 - Old Industrial Park

Cash Flow Projection

Year	Projected Revenues			Expenditures						Balances			Year
	Tax Increments	Other Revenue	Total Revenues	GO Promissory Notes 5,000,000 Dated Date: 10/01/13			Affordable Housing	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2017	162,560	16,133	178,693	175,000	2.00%	11,500		211	186,711	(8,018)	67,438	375,000	2017
2018	166,931	470	167,401	175,000	2.00%	8,000		150	183,150	(15,749)	51,689	200,000	2018
2019	173,045	470	173,515	200,000	2.25%	4,500		211	204,711	(31,196)	20,493	0	2019
2020	173,045	470	173,515				173,045	6,976	180,021	(6,506)	13,987		2020
Total	858,659	164,417	1,023,076	725,000		39,000	173,045	7,548	1,147,109				Total

Notes: Closure is delayed an additional year due to the Affordable Housing project.

Projected TID Closure



TID #5 - Walmart/Menards

- No additional value is projected for TID #5.
- No projection included for potential loss of revenue from pending lawsuit.
- TID #5 is a donor district to TID #7. Donations are projected to be made for the remaining life of TID #5. The total projected amount of donations to TID #7 from 2019 - 2026 is \$6,130,241.
- The City will monitor the need for donations to TID #7 on an annual basis to determine if the annual donation is needed. If TID #7 no longer requires annual donations, TID #5 could close early.

City of Platteville, Wisconsin

Tax Increment District #5 - Walmart/Menards

Cash Flow Projection

Year	Projected Revenues				Expenditures							Balances			Year		
	Tax Increments	Exempt Computer Aid	Debt Proceeds	Total Revenues	American Bank & Savings Bank Loan 3,700,000 Dated Date: 02/03/14			2018 Tax Increment Revenue Bond 1,720,000 Dated Date: 03/29/18			Increment Sharing with TID #7	Admin.	Total Expenditures	Annual		Cumulative	Principal Outstanding
2017	981,810	6,909		988,719	350,000	2.75%	60,149				578,120	450	988,719	0	7,354	1,895,000	2017
2018	908,041	7,011	1,720,000	2,635,052	1,895,000	2.75%	26,043	162,325	2.49%	21,707	526,327	3,650	2,635,052	0	7,354	1,557,675	2018
2019	969,956	7,011		976,967				331,334	2.49%	36,730	605,253	3,650	976,967	0	7,354	1,226,341	2019
2020	969,956	7,011		976,967				339,551	2.49%	28,513	605,253	3,650	976,967	0	7,354	886,791	2020
2021	969,956	7,011		976,967				348,143	2.49%	19,921	605,253	3,650	976,967	0	7,354	538,648	2021
2022	969,956	7,011		976,967				356,866	2.49%	11,198	605,253	3,650	976,967	0	7,354	181,782	2022
2023	969,956	7,011		976,967				181,782	2.49%	2,257	789,278	3,650	976,967	0	7,354	0	2023
2024	969,956	7,011		976,967							973,317	3,650	976,967	0	7,354	0	2024
2025	969,956	7,011		976,967							973,317	3,650	976,967	0	7,354	0	2025
2026	969,956	7,011		976,967							973,317	3,650	976,967	0	7,354	0	2026
Total 2017 - 2026	9,649,499	70,008	1,720,000	11,439,507	2,245,000		86,192	1,720,000		120,327	7,234,688	33,300	11,439,507				Total

Notes:

Projected TID Closure



TID #6 – New Industrial Park

- Additional value of \$1,000,000 is projected from construction year 2018 for TID #6. The value is related to construction of a new strip mall.
- The City should request that the Joint Review Board (JRB) extend the life of TID #6 by six years using the two eligible extension scenarios. (Technical College and automatic extensions)
- TID #6 is projected to require general levy support from 2021 through 2028. Projected levy support for the period is \$1,963,169. If TID #6 performs better than projected, levy support would decrease.



TID #6 – New Industrial Park (cont.)

- Under the current projection assumptions, if TID #6 added \$2,300,000 of value in 2019, TID #6 could pay back the entire amount of levy support by the end of the second three-year extension (2026). Without additional value, the shortfall on repayment of levy support is projected to be \$603,032.

City of Platteville, WI

Tax Increment District #6 - New Industrial Park

Cash Flow Projection

Year	Projected Revenues				Expenditures										Balances			Year				
	Tax Increments	Exempt Computer Aid	Levy Contribution	Total Revenues	2013 Revenue Bonds 2,000,000		2013 GO Prom Notes 430,000		2013 GO Refunding Bonds 2,790,000		2014 GO Prom Notes 345,000		2017 GO Refunding Bonds 255,000		Levy Payback to Capital	Admin Payments	Developer Payments		Total Expenditures	Annual	Cumulative	Principal Outstanding
					Dated Date: Principal	09/12/13 Interest	Dated Date: Principal	03/28/13 Interest	Dated Date: Principal	03/28/13 Interest	Dated Date: Principal	02/12/14 Interest	Dated Date: Principal	10/04/17 Interest								
2017	466,321	975		467,296	133,910	70,161	30,000	8,975		75,325	40,000	6,831		65,747	129,164	75,024	635,137	(167,841)	(284,770)	4,940,512	2017	
2018	512,541	989		513,530	138,580	65,491	100,000	8,375		75,325			7,586	64,227	131,161	70,097	660,842	(147,312)	(432,082)	4,701,932	2018	
2019	546,375	989		547,364	145,683	58,389	100,000	6,375		75,325			7,650		131,161	70,097	594,680	(47,316)	(479,398)	4,456,249	2019	
2020	568,500	989		569,489	151,951	52,120	100,000	4,375		75,325			7,650		131,161	70,097	592,679	(23,190)	(502,588)	4,204,298	2020	
2021	568,500	989	111,000	680,489	158,490	45,582	100,000	2,250		75,325			90,000		131,161	70,097	680,555	(66)	(502,654)	3,855,808	2021	
2022	568,500	989	300,000	869,489	165,310	38,762			300,000	75,325			95,000		131,161	70,097	880,605	(11,116)	(513,770)	3,295,498	2022	
2023	568,500	989	300,000	869,489	172,423	31,648			340,000	68,575			70,000		131,161	70,097	886,004	(16,515)	(530,285)	2,713,075	2023	
2024	568,500	989	300,000	869,489	179,842	24,229			400,000	60,500					131,161	70,097	865,829	3,660	(526,625)	2,133,233	2024	
2025	568,500	989	300,000	869,489	187,581	16,491			400,000	50,500					131,161	70,097	855,830	13,659	(512,966)	1,545,652	2025	
2026	568,500	989	300,000	869,489	195,652	8,419			400,000	39,500					131,161	70,097	844,829	24,660	(488,306)	950,000	2026	
2027	568,500	989	300,000	869,489					450,000	28,500					131,161	70,097	679,758	189,731	(298,575)	500,000	2027	
2028	568,500	989	52,169	621,658					500,000	15,000					131,161	70,097	716,258	(94,600)	(393,175)	0	2028	
2029	568,500	989		569,489									45,153	131,161			176,314	393,175	0	0	2029	
2030	568,500	989		569,489									438,328	131,161			569,489	0	0	0	2030	
2031	568,500	989		569,489									438,328	131,161			569,489	0	0	0	2031	
2032	568,500	989		569,489									438,328	131,161			569,489	0	0	0	2032	
Total	8,915,737	15,810	1,963,169	10,894,716	1,629,422	411,292	430,000	30,350	2,790,000	714,525	40,000	6,831	255,000	37,586	129,974	1,360,137	2,096,579	846,091	10,777,788		Total	

Notes: 2018 Fund Balance reflects interfund advance from General Fund of \$366,499 and Water & Sewer Utility of \$65,552

Projected TID Closure



TID #7 - Downtown

- With anticipated development in 2019 related to the Ruxton Apartments and the transfer of the Library Block to the City in 2025, TID #7 is projected to close by 2026.
- The increase in value from the Ruxton Apartments development has a corresponding decline in the payments from developer as the developer is projected to meet the guarantee value agreed upon in the developer agreement.
- TID #7 is a donee district, receiving donations from TID #5. The current projection shows TID #7 receiving donations through the end of the maximum life of TID #5. The City will monitor annually the need for continued donations.



TID #7 - Downtown (cont.)

- PAYGO payments to the Developer for the Library parking facility continue until 2025 when the City will take ownership of the property.
- Advances from other funds are projected to be repaid by 2020 when TID #7 cumulative balance becomes positive.

City of Platteville, Wisconsin

Tax Increment District #7 - Downtown

Cash Flow Projection

Year	Projected Revenues								Expenditures										Balances			Year					
	Tax Increments	Interest Earnings/ (Cost)	Proceeds from Debt	Computer Aid	Misc Revenue	Revenue Sharing TID From #5	Payments per Developer Agreement	Total Revenues	GO Refunding Bonds 1,725,000		GO Refunding Bonds 450,000		2015B GO Taxable Bonds 2,695,000		2016A GO Bonds 805,000		State Trust Fund Loan 1,300,000		Developer Payments	Capital Project Costs	Admin. Expenditures		Total Expenditures	Annual	Cumulative	Principal Outstanding	
									Dated Date: Principal	03/07/12 Interest	Dated Date: Principal	03/28/13 Interest	Dated Date: Principal	12/29/15 Interest	Dated Date: Principal	06/02/16 Interest	Dated Date: Principal	04/27/18 Interest									
2017	103,988	297		3,764	81,795	578,120	49,487	817,451	175,000	36,500		12,500		85,703		18,300		49,373	45,874	114,887	6,042	146,413	595,344	222,107	(943,771)	5,400,000	2017
2018	156,336	778	1,300,000	3,819	209,336	526,327	82,177	2,278,773	200,000	32,750		12,500	0	85,703		12,223				219,996	1,324,675	98,426	1,986,272	292,501	(651,270)	6,500,000	2018
2019	395,256			3,819		605,253	145,216	1,149,544	200,000	28,750		12,500	0	85,703		12,223				219,996		40,166	694,584	454,960	(196,310)	6,250,627	2019
2020	395,256			3,819		605,253	144,341	1,148,669	225,000	24,500		12,500	0	85,703	25,000	12,223				219,996		40,166	740,334	408,335	212,025	5,955,542	2020
2021	511,972	4,240		3,819		605,253	26,750	1,152,034	250,000	19,750		12,500	150,000	84,109	100,000	11,960				219,996		40,166	983,728	168,307	380,331	5,408,516	2021
2022	511,972	7,607		3,819		605,253	25,875	1,154,526	275,000	13,125		12,500	160,000	80,635	110,000	10,760				219,996		40,166	1,017,429	137,096	517,428	4,814,610	2022
2023	511,972	10,349		3,819		789,278		1,315,418	300,000	4,500		12,500	170,000	76,545	120,000	9,330				219,996		40,166	1,048,284	267,133	784,561	4,173,747	2023
2024	511,972	15,691		3,819		973,317		1,504,799			100,000	12,500	180,000	71,860	150,000	7,650				219,996		40,166	877,419	627,380	1,411,941	3,690,966	2024
2025	511,972	28,239		3,819		973,317		1,517,347	100,000	10,000		10,000	190,000	66,630	150,000	5,325				114,887		40,166	772,255	745,092	2,157,033	3,195,957	2025
2026	511,972	43,141		3,819		973,317		1,532,249			100,000	7,250	200,000	60,825	150,000	2,775						40,166	656,263	875,985	3,033,018	2,688,748	2026
2027	438,960	60,660		3,819				503,439			150,000	4,500	210,000	54,415								40,166	554,328	(50,889)	2,982,130	2,269,251	2027
2028	438,960	59,643		3,819				502,422					220,000	47,425								40,166	402,838	99,583	3,081,713	1,987,465	2028
2029	438,960	61,634		3,819				504,413					230,000	39,885								40,166	405,298	99,115	3,180,828	1,693,117	2029
2030	438,960	63,617		3,819				506,396					235,000	31,863								40,166	402,276	104,120	3,284,948	1,391,194	2030
2031	438,960	65,699		3,819				508,478					250,000	23,250								40,166	408,663	99,815	3,384,763	1,071,595	2031
2032	438,960	67,695		3,819				510,474					250,000	14,125								40,166	399,538	110,936	3,495,699	749,274	2032
2033	438,960	69,914		3,819				512,693					250,000	4,750								40,166	390,163	122,530	3,618,229	423,998	2033
Total	7,195,388	559,203	1,300,000	64,868	291,131	7,234,688	473,846	17,119,124	1,625,000	159,875	450,000	121,750	2,695,000	999,126	805,000	102,767	876,002	552,705	1,769,746	1,330,717	847,329	12,335,018				Total	

Notes: 12/31/18 Fund Balance reflects advance from General Fund of \$424,340 and advance from Water & Sewer utility of \$855,448

Projected TID Closure



As part of the Financial Management Plan (“FMP”), Ehlers has analyzed the enterprise fund for the City. The enterprise fund consists of the water utility and the sewer utility. It is important to note that both utilities are reported as one enterprise fund in the financial audits. Additionally, both utilities are regulated by the Wisconsin Public Service Commission (“PSC”) and therefore have limitations in their ability to control user rates. These limitations include:

1. Timing
 - a. The utilities are beholden to the PSC approval and rate case process
 - b. Rates can be raised through several different mechanisms including a conventional and simplified rate case.
2. Methodology
 - a. The PSC under a conventional rate case will adjust rates based on a revenue requirement under the utility-based method and benchmark to a Rate of Return on Net Investment Rate Base (ROR). Historically the ROR is around 5.00%.

Financial planning requires projections of future revenue needs which are derived from historical performance and any known future happening which may affect the utility’s financials. Therefore, Ehlers first analyzed the historical performance of the water and sewer rates against the revenue requirements under the utility-based method. Under the utility-based method, a revenue requirement is established for using several components. These components include: the Utility’s 2019 budgeted operation and maintenance expenses, transfers, depreciation, and a “fair” return on rate base. The components added together less other revenues not generated through user rates serve as the requirement that should be recovered through user rates.

HISTORICAL PERFORMANCE — WATER

The utility last increased water rates through a Conventional Rate Case. Rates were implemented January 15, 2013 as part of a two-step rate increase with an average residential user realizing a 36% increase in their monthly bill including fire protection. Since that time (2013 to 2018), operating expenses have increase 10.5% and utility plant in service has increased 15.7%. Table 1 below depicts the historical performance of the water rates. Table 2 depicts Table 1 in graphically. Table 3 depicts a Benchmarking Analysis for historical performance of the water utility.



Table 1
Water Rate Performance

City of Platteville, WI

Revenue Requirement		Shown with no increase				Est	Budget
Component	Description	2014	2015	2016	2017	2018	2019
Utility Basis							
1	Operating and Maintenance	\$800,867	\$847,842	\$839,360	\$840,682	\$847,604	\$918,061
2	Depreciation	\$486,343	\$490,598	\$497,434	\$508,462	\$517,969	\$535,501
	NIRB	\$13,505,949	\$13,683,094	\$13,937,768	\$14,220,886	\$14,440,120	\$15,013,918
3	Recommended ROI (5%)	\$675,297	\$684,155	\$696,888	\$711,044	\$722,006	\$750,696
Less:							
	Other Revenue	\$162,312	\$163,869	\$173,641	\$161,030	\$160,749	\$150,500
	Interest Income	\$0	\$0	\$0	\$0	\$0	\$0
	Revenue Requirement (Costs less Other Income)	\$1,800,195	\$1,858,726	\$1,860,041	\$1,899,158	\$1,926,830	\$2,053,758
	User Rates Revenue	\$2,224,852	\$2,237,430	\$2,238,728	\$2,262,733	\$2,282,010	\$2,237,000
	Rate Adequacy	\$424,657	\$378,704	\$378,687	\$363,575	\$355,180	\$183,242

Table 2
Water Utility Rate Performance Charts

City of Platteville, WI

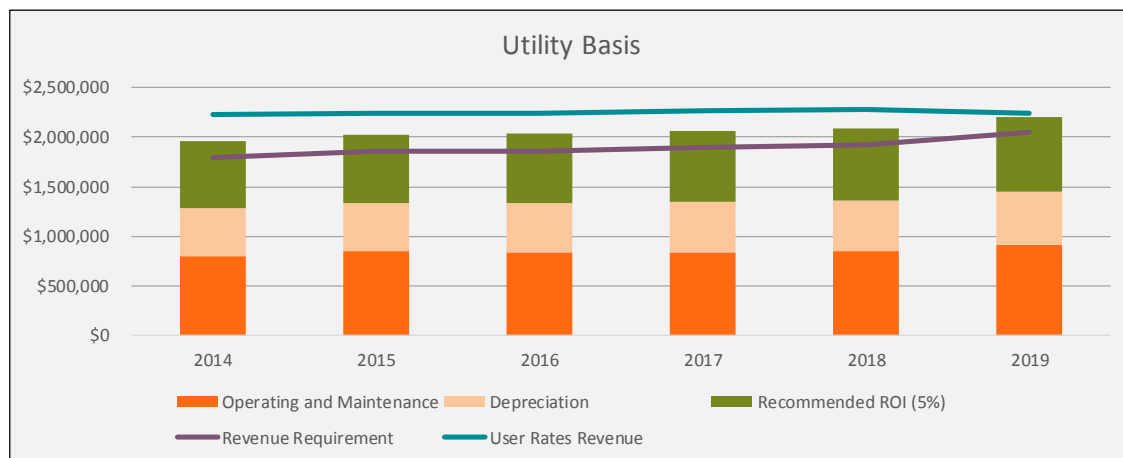




Table 3 Water Utility Financial Benchmarking Analysis

City of Platteville, WI

	Actual				Estimated 2018	Budget 2019
	2014	2015	2016	2017		
Rate of Return						
Average Utility Plant in Service	17,407,002	17,851,356	18,362,840	18,993,388	19,580,778	20,589,180
Plus: Materials and Supplies	25,617	22,843	22,593	22,825	22,352	22,352
Less: Utility Plant Accumulated Depreciation	3,662,316	3,954,577	4,238,963	4,614,451	5,009,960	5,472,390
Less: Regulatory Liability	264,354	236,528	208,702	180,876	153,050	125,224
Average Net Investment Rate Base (NIRB)	13,505,949	13,683,094	13,937,768	14,220,886	14,440,120	15,013,918
Net Operating Income	772,059	731,306	758,093	794,077	747,457	584,475
ROR	5.72%	5.34%	5.44%	5.58%	5.18%	3.89%
Benchmark	5.00%					

Cost Recovery						
Operating Revenues	2,387,164	2,401,299	2,412,369	2,423,763	2,442,759	2,387,500
Operating Expenses incl. Depr & Amortization	1,299,107	1,349,360	1,350,366	1,359,615	1,377,362	1,465,562
Operating Expenses w/o Depr & Amortization	812,764	858,762	852,932	851,153	859,393	930,061
Cost Recovery incl. Depr	1.84	1.78	1.79	1.78	1.77	1.63
Cost Recovery w/o Depr	1.60	1.57	1.58	1.60	1.60	1.58

Notes:

This operating ratio indicates whether operating revenues (mostly charges to customers) were sufficient to cover operations and capital (in the form of depreciation) for the water and/or wastewater utility in the fiscal year. A ratio of less than 1 could be a sign of financial concern. In general, this ratio should be higher than 1 to accommodate future capital investments.

Condition of Assets:						
Accumulated Depreciation Expense	3,662,316	3,954,577	4,238,963	4,614,451	5,009,960	5,472,390
Average Total Plant in Service	17,407,002	17,851,356	18,362,840	18,993,388	19,580,778	20,589,180
Asset Depreciation	17.38%	18.14%	18.75%	19.55%	20.37%	21.00%

Notes:

This indicator of infrastructure condition estimates the portion of the average expected life of the utility's physical assets that has already passed. As this ratio approaches 100%, the capital assets become fully depreciated, and infrastructure needs replacement or rehabilitation. The accuracy of this indicator relies heavily on the accuracy of the depreciation schedule, and historic pricing likely distorts this indicator (newer utilities may be slightly disadvantaged as a result).

Asset Efficiency						
Total Assets	22,345,684	22,743,432	23,514,122	24,149,999	24,688,903	26,166,803
Total Sales of Water	2,224,852	2,237,430	2,238,728	2,262,733	2,282,010	2,237,000
Investment to produce \$1 Revenue	\$ 10.04	\$ 10.16	\$ 10.50	\$ 10.67	\$ 10.82	\$ 11.70

Notes:

This indicator is a measure of the Utility's asset efficiency or how much investment (in \$) is necessary to produce \$1 of Sales Revenue.

Wisconsin 2017 Average = \$ 10.32

Rates are sufficient to cover the revenue requirements historically and for the 2019 budget year.



HISTORICAL PERFORMANCE – SEWER

Table 4
Sewer Rate Performance

City of Platteville, WI

Revenue Requirement		Shown with no increase				Est	Budget
Component	Description	2014	2015	2016	2017	2018	2019
Utility Basis							
1	Operating and Maintenance	\$938,615	\$1,129,250	\$1,098,129	\$1,116,100	\$1,091,012	\$1,124,446
2	Depreciation	\$633,335	\$642,973	\$614,933	\$626,788	\$603,076	\$639,062
	NIRB	\$10,406,293	\$10,797,229	\$11,259,574	\$11,464,824	\$11,799,658	\$12,547,562
3	Recommended ROI (4%)	\$416,252	\$431,889	\$450,383	\$458,593	\$471,986	\$501,902
Less:							
	Other Revenue	\$8,298	\$9,266	\$8,637	\$8,572	\$9,347	\$8,500
	Interest Income	\$0	\$0	\$0	\$0	\$0	\$0
	Revenue Requirement (Costs less Other Income)	\$1,979,904	\$2,194,846	\$2,154,808	\$2,192,909	\$2,156,727	\$2,256,911
	User Rates Revenue	\$2,141,594	\$2,144,098	\$2,245,451	\$2,459,370	\$2,311,811	\$2,301,800
	Rate Adequacy	\$161,690	(\$50,748)	\$90,643	\$266,461	\$155,084	\$44,889

Table 5
Sewer Utility Rate Performance Charts

City of Platteville, WI

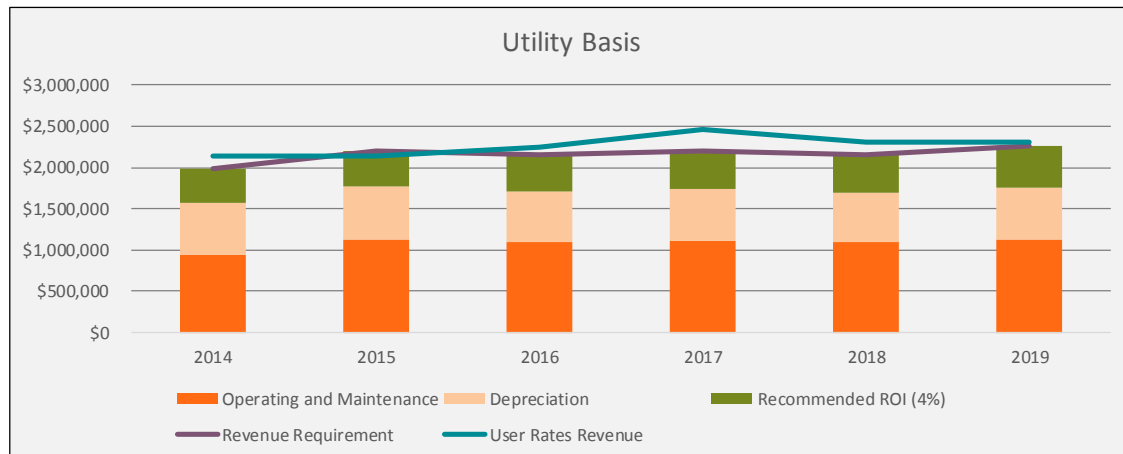




Table 6 Sewer Utility Financial Benchmarking Analysis

City of Platteville, WI

	Actual				Estimated	Budget
	2014	2015	2016	2017	2018	2019
Rate of Return						
Average Utility Plant in Service	17,182,123	17,719,133	18,351,108	18,833,438	19,205,085	20,353,612
Plus: Materials and Supplies	4,179	3,826	4,825	6,427	8,576	5,567
Less: Utility Plant Accumulated Depreciation	5,676,858	5,938,700	6,225,450	6,620,253	6,775,336	7,289,071
Less: Regulatory Liability	1,103,151	987,030	870,909	754,788	638,667	522,546
Average Net Investment Rate Base (NIRB)	10,406,293	10,797,229	11,259,574	11,464,824	11,799,658	12,547,562
Net Operating Income	719,406	522,171	666,053	896,340	738,847	685,119
ROR	6.91%	4.84%	5.92%	7.82%	6.26%	5.46%

Cost Recovery

Operating Revenues	2,149,892	2,153,364	2,254,088	2,467,942	2,321,158	2,323,300
Operating Expenses incl. Depr & Amortization	1,571,950	1,772,223	1,713,062	1,742,888	1,694,088	1,763,508
Cost Recovery	1.37	1.22	1.32	1.42	1.37	1.32
Cost Recovery w/o Depr.	2.29	1.91	2.05	2.21	2.13	2.07
Target	1.00	1.00	1.00	1.00	1.00	1.00

Notes:

This operating ratio indicates whether operating revenues (mostly charges to customers) were sufficient to cover operations and capital (in the form of depreciation) for the water and/or wastewater utility in the fiscal year. A ratio of less than 1 could be a sign of financial concern. In general, this ratio should be higher than 1 to accommodate future capital investments.

Condition of Assets:

Accumulated Depreciation Expense	5,676,858	5,938,700	6,225,450	6,620,253	6,775,336	7,289,071
Average Total Plant in Service	17,182,123	17,719,133	18,351,108	18,833,438	19,205,085	20,353,612
Asset Depreciation	24.83%	25.10%	25.33%	26.01%	26.08%	26.37%

Notes:

This indicator of infrastructure condition estimates the portion of the average expected life of the utility's physical assets that has already passed. As this ratio approaches 100%, the capital assets become fully depreciated, and infrastructure needs replacement or rehabilitation. The accuracy of this indicator relies heavily on the accuracy of the depreciation schedule, and historic pricing likely distorts this indicator (newer utilities may be slightly disadvantaged as a result).

Asset Efficiency:

Total Assets	25,605,147	26,289,977	26,929,971	27,318,711	27,673,265	29,615,765
Revenue	2,141,594	2,144,098	2,245,451	2,459,370	2,311,811	2,314,800
Investment to produce \$1 Revenue	\$ 11.96	\$ 12.26	\$ 11.99	\$ 11.11	\$ 11.97	\$ 12.79

Notes:

This indicator can vary from utility to utility based on several factors. These factors include but are not limited to Utility assets (WWTF, connection to existing system, etc.), types of customers (high strength, dairy, etc.), and size of system.

Sewer rates are sufficient to pay for the revenue requirements of the utility historically and for budget year 2019.



FINANCIAL PLANNING – WATER & SEWER

Using the City’s Capital Improvement Plan (“CIP”) Ehlers has developed a financial plan for a 10-year period beyond the budget year 2019. Table 7 and 8 below show the CIP as currently constructed.

Table 7
Water Utility Capital Improvement Plan
City of Platteville, WI

Projects ¹	Funding	2019	2020	2021	2022	2023	2024	Totals
Lewis St (Water to Court) - Water Portion	Revenue Debt	365,000						365,000
Court St (Jewett to Lewis) - Water Portion	Revenue Debt	210,000						210,000
Pitt St (Second to Moundview Dr)	Revenue Debt	245,000						245,000
Alden Ave (Water to Campbell)	Revenue Debt	100,000						100,000
Project Design - Water Portion	Cash	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Contingency/Overbuilds - Water Portion	Cash	15,900	12,640	11,000	9,500	13,400	11,300	73,740
2009 Pick Up Truck #49 - Water Portion	Cash	12,000						12,000
Water Meter Replacement Program	Cash	70,000	50,000	50,000	50,000	50,000	50,000	320,000
Sensus meter software (MDM server)	Cash	40,000						40,000
Well #6 completion	Revenue Debt	400,000						400,000
Market St (Chestnut to Hickory) - Water Portion	Revenue Debt		355,000					355,000
Bradford St (Main to Irene) - Water Portion	Revenue Debt		216,000					216,000
Irene St (Hickory to Bradford)	Revenue Debt		61,000					61,000
Safety Equipment - Water Portion	Cash		7,500	7,500	6,000	6,000	6,000	33,000
Folder / Inserter - Water Portion	Cash		11,000					11,000
Dewey St (Water to Elm) - Water Portion	Revenue Debt			550,000				550,000
Backhoe Trade-in WWTP/WW - Water Portion	Cash			20,000		17,500		37,500
2011 F250 3/4 ton Truck #50	Cash			35,000				35,000
Pitt St (Water to Second) (DOT STP Grant) - WP	Revenue Debt							0
Cedar St (Chestnut to Hickory) - Water Portion	Revenue Debt				475,000			475,000
W&S Copier - Water Portion	Cash							0
Jefferson St (Cedar to cul-de-sac) - Water Portion	Revenue Debt					670,000		670,000
2013 F350 Truck #48	Cash					11,000		11,000
2010 Vacuum	Cash					17,500		17,500
Third St Water Main installation (Furnace to Cedar)	Revenue Debt		55,000					55,000
Furnace St Water Tower Painting	Revenue Debt		275,000					275,000
LPEC Water-Sewer	Cash		15,000					15,000
Grace Street (Madison St to cul-de-sac)	Revenue Debt						170,000	170,000
Sowden Street (Grace St to Water St)	Revenue Debt						210,000	210,000
Henry Street (Camp St to Jewett St)	Revenue Debt						185,000	185,000
Actual CIP Costs		1,477,900	1,078,140	693,500	560,500	805,400	652,300	5,267,740
Sources of Funding								
G.O. Debt		0	0	0	0	0	0	0
Revenue Debt		1,320,000	962,000	550,000	475,000	670,000	565,000	4,542,000
Grants/Aids		0	0	0	0	0	0	0
Special Assessment		0	0	0	0	0	0	0
User Fees		0	0	0	0	0	0	0
Tax Levy		0	0	0	0	0	0	0
Equipment Replacement Fund		0	0	0	0	0	0	0
Cash		157,900	116,140	143,500	85,500	135,400	87,300	725,740
Total		1,477,900	1,078,140	693,500	560,500	805,400	652,300	5,267,740



Table 8
Sewer Utility Capital Improvement Plan
 City of Platteville, WI

Projects	Source	2019	2020	2021	2022	2023	2024	Totals
Lewis St (Water to Court) - Sewer Portion	Revenue Debt	280,000						280,000
Court St (Jewett to Lewis) - Sewer Portion	Revenue Debt	170,000						170,000
Alden Ave (san sewer)	Revenue Debt	150,000						150,000
Project Design - Sewer Portion	Cash	20,000	20,000	20,000	20,000	20,000	20,000	120,000
Contingency/Overbuilds - Sewer Portion	Cash	9,500	9,420	10,000	6,600	12,600	10,600	58,720
2009 Pick Up Truck #49 - Sewer Portion	Cash	12,000						12,000
Digester Cleaning	Cash	75,000						75,000
Backhoe Trade-In (Water)	Cash	38,000						38,000
WWTP Valve & Pump Replacement - year 6-11	Cash	20,000	20,000	20,000	20,000	20,000	20,000	120,000
WWTP - Chlorination / Dechlorination System	Cash	42,000						42,000
Chemical Upgrades - Design & Construction	Revenue Debt	190,000						190,000
Aeration System - Design, Diffusers & Piping	Revenue Debt	876,000						876,000
Market St (Chestnut to Hickory) - Sewer Portion	Revenue Debt		243,000					243,000
Bradford St (Main to Irene) - Sewer Portion	Revenue Debt		178,000					178,000
Irene St (Hickory to Bradford) - Sewer Portion	Revenue Debt		50,000					50,000
Safety Equipment - Sewer Portion	Cash		7,500	7,500	6,000	6,000	6,000	33,000
Folder / Inserter - Sewer Portion	Cash		11,000					11,000
Aeration System - Blowers & MCC	Revenue Debt		200,000					200,000
Standby Generator - Design	Equipment Replacement Fund		135,000					135,000
Dewey St (Water to Elm) - Sewer Portion	Revenue Debt			500,000				500,000
Backhoe Trade-in WWTP/WW - Sewer Portion	Cash			20,000		17,500		37,500
Building Heat at WWTP (Engineering)	Cash			20,000				20,000
Standby Generator - Construction	Revenue Debt			1,200,000				1,200,000
Influent Pumping - Design	Equipment Replacement Fund			130,000				130,000
Cedar St (Chestnut to Hickory) - Sewer Portion	Revenue Debt				330,000			330,000
Non-Potable Water Systems Control	Equipment Replacement Fund				10,000	10,000		20,000
Influent Pumping - Construction	Revenue Debt				1,140,000			1,140,000
Trickling Filter - Design	Equipment Replacement Fund				130,000			130,000
Jefferson St (Cedar to cul-de-sac) - Sewer Portion	Revenue Debt					630,000		630,000
2013 F350 Truck #48 - Sewer Portion	Cash					11,000		11,000
2010 Vacuum - Sewer Portion	Cash					17,500		17,500
Trickling Filter - Construction	Revenue Debt					1,130,000		1,130,000
RAS/WAS Building - Design	Equipment Replacement Fund					110,000		110,000
phosphorous variance charges	Cash	60,000	60,000	60,000	60,000	60,000	60,000	360,000
Manhole Replacement	Cash		15,000					15,000
LPEC Water-Sewer	Cash		15,000					15,000
Grace Street (Madison St to cul-de-sac)	Revenue Debt						160,000	160,000
Sowden Street (Grace St to Water St)	Revenue Debt						195,000	195,000
Henry Street (Camp St to Jewett St)	Revenue Debt						175,000	175,000
RAS/WAS Building - Construction	Revenue Debt						1,000,000	1,000,000
Remaining Pumps - Design	Revenue Debt						100,000	100,000
Deborah Court/W Golf San Sewer - storm sewer	Revenue Debt		160,000					160,000
								0
Actual CIP Costs		1,942,500	1,123,920	1,987,500	1,722,600	2,044,600	1,746,600	10,567,720

Sources of Funding	2019	2020	2021	2022	2023	2024	Totals
G.O. Debt	0	0	0	0	0	0	0
Revenue Debt	1,666,000	831,000	1,700,000	1,470,000	1,760,000	1,630,000	9,057,000
Grants/Aids	0	0	0	0	0	0	0
Special Assessment	0	0	0	0	0	0	0
User Fees	0	0	0	0	0	0	0
Tax Levy	0	0	0	0	0	0	0
Equipment Replacement Fund	0	135,000	130,000	140,000	120,000	0	525,000
Cash	276,500	157,920	157,500	112,600	164,600	116,600	985,720
Total	1,942,500	1,123,920	1,987,500	1,722,600	2,044,600	1,746,600	10,567,720



Based on the City's CIP for the utilities Ehlers formulated a financing plan based on several constraints. The fundamental goal of a utility is to provide safe and reliable service to its customers. Within the fundamental goal of providing reliable service lies the need for maintaining adequate reserves to cover the operating, maintenance and capital needs of a utility that provides around the clock service. Reserves for utilities generally fall within two categories: restricted and unrestricted. Restricted reserves are most commonly created in conjunction with a revenue debt obligation where the issuer is required to establish a Debt Service Reserve Fund and in the case of Clean Water Fund Loan Program through the WI Department of Natural Resources maintain an Equipment Replacement Fund. The restricted reserve amount will be established and known within the issuing documents. Meanwhile, unrestricted reserves are determined by the utility and therefore are often monitored by external entities to measure the fiscal sustainability of the water utility.

When contemplating unrestricted reserves what are some financial metrics to utilize? Generally, it depends on several factors. First, since the utilities are rated it will be best practice to monitor the metric(s) determined by your rating agency Standard & Poor's. S&P uses days cash on hand to determine unrestricted reserves adequacy. This is depicting the number of days the utility could cover its operating expenses. The rating agencies consider this one of the most important rating factors when assigning a rating to a utility. Typically, unrestricted reserves greater than 150 days is viewed as good financial standing. Second, both utilities are regulated by the PSC they are annually monitored for Days Cash on Hand. As seen in their Financial Outreach letters to utilities, if one of the utilities fall below 90 days cash on hand and have two consecutive years of negative operating income, the PSC can request action be taken to ensure financial integrity in the system. Therefore when formulating the financing plan for the utilities Ehlers worked within at these constraints. For planning purposes we used Revenue Bonds for the debt portions used to fund the CIP. Certain financing options may be more attractive at the time of issuance and should be explored as monies are needed for the specific projects.



Table 9
Capital Improvements Financing Plan - Utilities

City of Platteville, WI

	2019	2020	2021	2022	2023	2024
	Revenue Bonds	Revenue Bonds	Revenue Bonds	Revenue Bonds	Revenue Bonds	Revenue Bonds
	2019 Sewer and Water Projects	2020 Sewer and Water Projects	2021 Sewer and Water Projects	2022 Sewer and Water Projects	2023 Sewer and Water Projects	2024 Sewer and Water Projects
CIP Projects¹						
Sewer	1,666,000	831,000	1,700,000	1,470,000	1,760,000	1,630,000
Water	1,320,000	962,000	550,000	475,000	670,000	565,000
CIP Projects¹	2,986,000	1,793,000	2,250,000	1,945,000	2,430,000	2,195,000
Less Other Available Revenues						
Cash Available	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)	(300,000)
Net Borrowing Requirement	2,686,000	1,493,000	1,950,000	1,645,000	2,130,000	1,895,000
Debt Service Reserve						
Debt Service Reserve Funds On Hand	(1,036,283)	(1,090,037)	(1,171,235)	(1,288,765)	(1,367,619)	(1,482,300)
New Debt Service Reserve Requirement	1,090,037	1,171,235	1,288,765	1,366,496	1,480,761	1,563,852
Subtotal Reserve Fund Requirement	53,754	81,198	117,530	77,732	113,142	81,552
Estimated Issuance Expenses	109,775	90,963	99,875	92,838	112,888	109,513
TOTAL TO BE FINANCED	2,849,529	1,665,161	2,167,405	1,815,569	2,356,030	2,086,065
Estimated Interest Earnings (1% @ 3mos.)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)	(1,525)
Rounding	1,996	1,364	4,121	956	495	460
NET BOND SIZE	2,850,000	1,665,000	2,170,000	1,815,000	2,355,000	2,085,000

Notes:

1) Source of Project Totals



Table 10
Combined Utility Cash Flow Analysis - Projected 2019-2028

City of Platteville, WI

	Actual	Estimated	Budget	Projected								
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Revenues												
Total Revenues from Water Rates	\$2,262,733	\$2,282,010	\$2,237,000	\$2,426,027	\$2,426,027	\$2,498,807	\$2,498,807	\$2,573,772	\$2,573,772	\$2,650,985	\$2,650,985	\$2,650,985
<i>Percent Increase to Water Rates Required</i>			0.00%	8.45%	0.00%	3.00%	0.00%	3.00%	0.00%	3.00%	0.00%	0.00%
<i>Cumulative Percent Water Rate Increase</i>			0.00%	8.45%	8.45%	11.70%	11.70%	15.05%	15.05%	18.51%	18.51%	18.51%
Total Revenues from Sewer Rates	\$2,459,370	\$2,311,811	\$2,314,800	\$2,384,244	\$2,384,244	\$2,980,305	\$2,980,305	\$3,069,714	\$3,069,714	\$3,161,806	\$3,161,806	\$3,256,660
<i>Percent Increase to Sewer Rates Required</i>			0.00%	3.00%	0.00%	25.00%	0.00%	3.00%	0.00%	3.00%	0.00%	3.00%
<i>Cumulative Percent Sewer Rate Increase</i>			0.00%	3.00%	3.00%	28.75%	28.75%	32.61%	32.61%	36.59%	36.59%	40.69%
Dollar Amount Increase to Revenues Required			\$0	\$258,471	\$0	\$668,842	\$0	\$164,373	\$0	\$169,305	\$0	\$94,854
Other Revenues												
Interest Income	\$40,214	\$85,684	\$63,000	\$63,315	\$12,787	\$12,351	\$15,215	\$16,680	\$18,577	\$21,683	\$25,459	\$29,008
Other Income	\$188,355	\$188,849	\$159,000	\$160,590	\$162,196	\$163,818	\$165,456	\$167,111	\$168,782	\$170,470	\$173,788	\$177,171
Total Other Revenues	\$228,569	\$274,533	\$222,000	\$223,905	\$174,983	\$176,169	\$180,671	\$183,791	\$187,358	\$192,153	\$199,247	\$206,179
Total Revenues	\$4,950,672	\$4,868,354	\$4,773,800	\$5,034,176	\$4,985,253	\$5,655,281	\$5,659,783	\$5,827,277	\$5,830,844	\$6,004,943	\$6,012,037	\$6,113,823
Expenses												
Operating and Maintenance	\$1,967,253	\$1,950,405	\$2,054,507	\$2,085,325	\$2,116,604	\$2,148,354	\$2,180,579	\$2,213,288	\$2,246,487	\$2,280,184	\$2,314,387	\$2,349,103
PILOT Payment	\$400,316	\$407,005	\$410,534	\$414,093	\$417,683	\$421,305	\$424,958	\$428,642	\$432,359	\$436,107	\$439,888	\$443,702
Net Before Debt Service and Capital Expenditures	\$2,583,103	\$2,510,944	\$2,308,759	\$2,534,758	\$2,450,965	\$3,085,622	\$3,054,247	\$3,185,347	\$3,151,999	\$3,288,652	\$3,257,762	\$3,321,018
Debt Service												
Existing Debt P&I ¹	\$1,194,706	\$1,214,598	\$1,617,734	\$1,634,979	\$1,625,620	\$1,640,731	\$1,659,863	\$1,648,390	\$1,665,587	\$1,660,542	\$1,673,018	\$1,683,325
New (2019-2028) Debt Service P&I			\$0	\$190,635	\$301,729	\$441,119	\$568,390	\$734,285	\$865,086	\$872,933	\$875,088	\$861,720
Total Debt Service	\$1,194,706	\$1,214,598	\$1,617,734	\$1,825,614	\$1,927,349	\$2,081,850	\$2,228,253	\$2,382,675	\$2,530,674	\$2,533,475	\$2,548,105	\$2,545,045
Capital Improvements & COI	\$1,202,732	\$1,514,787	\$3,530,175	\$2,293,023	\$2,780,875	\$2,375,938	\$2,962,888	\$2,508,413	\$0	\$0	\$0	\$0
Bond Proceeds	\$0	\$0	\$2,850,000	\$1,665,000	\$2,170,000	\$1,945,000	\$2,430,000	\$2,085,000	\$0	\$0	\$0	\$0
Net Annual Cash Flow	\$185,665	(\$218,441)	\$10,850	\$81,121	(\$87,258)	\$572,835	\$293,106	\$379,260	\$621,325	\$755,177	\$709,657	\$775,973
Restricted and Unrestricted Cash Balance:												
Balance at first of year			\$2,465,435	\$2,476,285	\$2,557,406	\$2,470,148	\$3,042,983	\$3,336,090	\$3,715,349	\$4,336,674	\$5,091,851	\$5,801,508
Net Annual Cash Flow Addition/(Subtraction)			\$10,850	\$81,121	(\$87,258)	\$572,835	\$293,106	\$379,260	\$621,325	\$755,177	\$709,657	\$775,973
Balance at end of year		\$2,465,435	\$2,476,285	\$2,557,406	\$2,470,148	\$3,042,983	\$3,336,090	\$3,715,349	\$4,336,674	\$5,091,851	\$5,801,508	\$6,577,481

Notes:

- 1) Existing Debt Consists of CWFLs and 2 Open Mark W&S Rev Bonds
- 2) New Debt Service Assumes all open market Rev Bonds

Legend:

- Simplified Rate Case
- Conventional Rate Case



Rating agencies' methodologies for Revenue Bonds indicate they look at a utility's debt profile from an "All-in" perspective meaning both debt supported by the utility pledged by revenues of the system and General Obligation debt planned to be repaid by the utility. The Chart below is intended to show how User Rates (with proposed increases seen in the Cash Flow Analysis Tables) will perform in order to fulfill all financial obligations. Revenues Available for Debt Service ("RADS") are revenues remaining after Operating and Maintenance expenses. It is recommended to maintain RADS at 1.25 times all debt obligations on an annual basis.

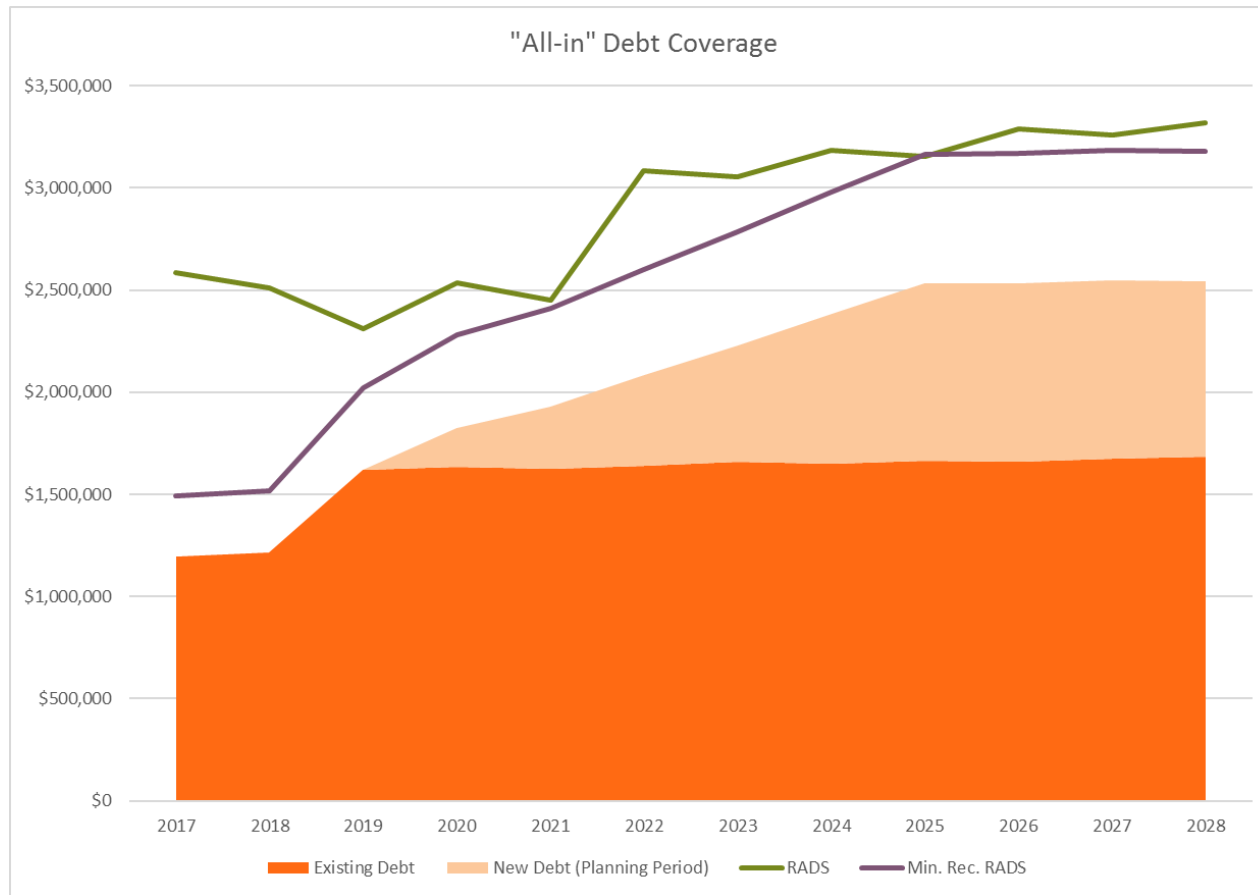


Table 11
Combined Utility Financial Benchmarking Analysis

City of Platteville, WI

	Estimated	Budget	Projected								
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Target minimum cash balance											
Target minimum working capital - Ehlers ¹	2,082,765	2,256,464	2,366,698	2,529,870	2,685,118	2,848,565	3,010,474	3,027,601	3,056,986	3,069,123	2,935,580
Actual Days Cash Available - PSC ²	2,327	2,373	3,744	3,874	4,815	5,190	6,018	6,647	5,814	5,250	4,794
Actual Days Cash Available - Moody's ³	68	73	91	88	139	160	194	252	312	371	422
Target minimum working capital - S&P ⁴	202	211	277	266	424	488	590	771	944	1,111	1,251
Actual working capital-cash balance	2,465,435	2,476,285	2,715,594	2,816,899	3,350,643	3,646,742	4,066,116	4,704,739	5,361,017	6,029,487	6,642,536
Over (Under) Ehlers target	382,670	219,821	348,896	287,029	665,525	798,178	1,055,642	1,677,138	2,304,031	2,960,364	3,706,957
Over (Under) PSC target (90 days)	2,237	2,283	3,654	3,784	4,725	5,100	5,928	6,557	5,724	5,160	4,704
Over (Under) Moody's target (150 days)	(82)	(77)	(59)	(62)	(11)	10	44	102	162	221	272
Over (Under) Ehlers target (150 days)	52	61	127	116	274	338	440	621	794	961	1,101

Notes:

- 1) Target capital equals 6 mos of next year's operating expenses, including depreciation, plus 100% of debt.
- 2) PSC formula = O&M expense + taxes + interest on long term debt ÷ 365 to get expense per day. Then Unrestricted Cash + expense per day
- 3) Moody's Formula = [(Unrestricted Cash + Liquid Investments) * 365 days] ÷ Total O&M Expenses less Depreciation
- 4) S&P Formula = [(Unrestricted Cash + Liquid Investments) * 365 days] ÷ Total O&M Expenses less Depreciation; include designated reserve funds: ERFs, RSFs, etc

Cost Recovery

Operating Revenues	4,763,917	4,710,800	4,970,861	4,972,466	5,368,742	5,370,380	5,528,183	5,529,854	5,608,755	5,695,692	5,699,076
Operating Expenses incl. Depr & Amortization	3,071,450	3,229,070	3,208,724	3,293,861	3,369,192	3,445,658	3,527,725	3,639,719	3,696,904	3,755,823	3,816,525
Cost Recovery incl. Depr.	1.55	1.46	1.55	1.51	1.59	1.56	1.57	1.52	1.52	1.52	1.49
Cost Recovery w/o Depr.	1.87	1.75	1.89	1.86	1.97	1.93	1.95	1.89	1.88	1.87	1.83
Target	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50

Notes:

This operating ratio indicates whether operating revenues (mostly charges to customers) were sufficient to cover operations and capital (in the form of depreciation) for the water and/or wastewater utility in the fiscal year. A ratio of less than 1 could be a sign of financial concern. In general, this ratio should be higher than 1 to accommodate future capital investments.

Leverage

Total Long-Term Debt	14,351,279	13,241,974	12,450,149	11,645,623	10,803,213	9,917,730	9,018,980	8,076,766	7,110,886	6,101,131	5,047,289
Total Net Assets	26,907,839	27,383,137	28,106,570	28,667,897	29,525,360	30,271,704	31,067,065	31,843,925	32,691,478	33,619,669	34,546,303
Debt-to Equity Ratio	0.53	0.48	0.44	0.41	0.37	0.33	0.29	0.25	0.22	0.18	0.15

Notes:

This indicator measures the existing level of leveraging of assets, and is used by funders and bond rating agencies to evaluate the risk of providing additional loans to the utility. The ratio indicates the amount of long-term debt that exists for every \$1 of assets (fund equity). A utility with a ratio greater than 1.0 has more long-term debt than equity in the system's assets. There are no natural benchmarks for this indicator, and funders and bond rating agencies will assess this ratio in various ways. In general, the higher this ratio, the more likely the utility will be considered to be over-leveraged and the more difficult it will be for the utility to obtain additional loans. For this ratio, Net Assets are equal to the Net Investment Rate Base of the utility.

Condition of Assets:

Accumulated Depreciation Expense	12,761,461	13,845,399	15,013,521	16,271,551	17,616,827	19,057,512	20,554,689	22,051,865	23,549,041	25,046,218	26,543,394
Average Total Plant in Service	40,942,792	43,754,022	46,195,552	48,677,602	51,244,152	53,868,602	55,068,052	55,068,052	55,068,052	55,068,052	55,068,052
Asset Depreciation	31.17%	31.64%	32.50%	33.43%	34.38%	35.38%	37.33%	40.04%	42.76%	45.48%	48.20%

Notes:

This indicator of infrastructure condition estimates the portion of the average expected life of the utility's physical assets that has already passed. As this ratio approaches 100%, the capital assets become fully depreciated, and infrastructure needs replacement or rehabilitation. The accuracy of this indicator relies heavily on the accuracy of the depreciation schedule, and historic pricing likely distorts this indicator (newer utilities may be slightly disadvantaged as a result).



With the proposed issuance of open market revenue bonds comes rate covenants which promise bondholders the utilities will maintain revenues such that net operating expenses they will maintain RADS 1.25 times the annual debt service. The difference between Table 12 below and the All-in Debt coverage chart above is the inclusion of the Payment in Lieu of Taxes (PILOT) Payment. The rating agencies will look at a utilities revenue bond coverage including the PILOT where the current outstanding bond covenants do not include the PILOT payment. We recommend utility rates be set to a level to have 1.25 RADS from the rating agencies' eyes and therefore the coverage seen in Table 12 will be above 1.25.

Table 12
Combined Utility Statement of Projected Revenue Bond Coverage

City of Platteville, WI

Year	Total Operating Revenues	Less:		Existing Rev Debt	Future Rev Debt (2019-2028)	Total Combined Debt Service	Coverage	Capacity
		Total O&M Expense	Amount Available for Debt Service	Total	Total			
2019	4,773,800	(2,054,507)	2,719,293	1,617,734	-	1,617,734	1.68	697,125
2020	5,034,176	(2,085,325)	2,948,851	1,634,979	190,635	1,825,614	1.62	666,833
2021	4,985,253	(2,116,604)	2,868,649	1,625,620	301,729	1,927,349	1.49	459,463
2022	5,655,281	(2,148,354)	3,506,927	1,640,731	441,119	2,081,850	1.68	904,615
2023	5,659,783	(2,180,579)	3,479,204	1,659,863	568,390	2,228,253	1.56	693,888
2024	5,827,277	(2,213,288)	3,613,989	1,648,390	734,285	2,382,675	1.52	635,645
2025	5,830,844	(2,246,487)	3,584,357	1,665,587	865,086	2,530,674	1.42	421,015
2026	6,004,943	(2,280,184)	3,724,759	1,660,542	872,933	2,533,475	1.47	557,915
2027	6,012,037	(2,314,387)	3,697,650	1,673,018	875,088	2,548,105	1.45	512,519
2028	6,113,823	(2,349,103)	3,764,721	1,683,325	861,720	2,545,045	1.48	583,414
2029	6,121,154	(2,384,339)	3,736,815	1,528,113	867,739	2,395,851	1.56	742,000
2030	6,226,839	(2,420,104)	3,806,735	1,553,521	867,910	2,421,431	1.57	779,946



Due to outstanding Clean Water Fund Loans through the state the City has to maintain an Equipment Replacement Fund (“ERF”) within its Enterprise Fund. This is a requirement of the funding program and established in the signed Financial Assistance Agreements upon loan closing. The City currently establishes the ERF through an Itemized Schedule where the City establishes a list of equipment items and determines an amount to be deposited annually into the ERF for each item. In addition, the City is required to hold a minimum balance within the fund determined by multiplying the required annual deposit for each piece of equipment by the number of years the equipment has been in service, and then summing the results for all equipment on the schedule. Should the City be out of compliance by holding less than the minimum balance they have 3 years to return to the required minimum balance. Please see Table 11 below for the ERF Analysis.

Table 13
Sewer Utility - Equipment Replacement Fund Analysis
 City of Platteville, WI

Fund Activity	Actual	Estimated	Budget	Projected								
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Fund Balance Beginning of the Year ¹	2,020,965	2,213,488	2,282,301	2,431,528	2,727,946	2,889,365	3,055,783	3,212,201	3,388,620	3,535,038	3,681,456	3,827,875
Deposit to ERF ²	260,868	273,895	264,139	272,103	269,139	267,525	265,861	264,296	262,532	261,068	259,604	258,140
Expenditures ³	(68,344)	(219,222)	(114,912)	0	(135,000)	(130,000)	(140,000)	(120,000)	(150,000)	(150,000)	(150,000)	(150,000)
Interest Earnings ⁴				24,315	27,279	28,894	30,558	32,122	33,886	35,350	36,815	38,279
End of Year Balance¹	2,213,488	2,282,301	2,431,528	2,727,946	2,889,365	3,055,783	3,212,201	3,388,620	3,535,038	3,681,456	3,827,875	3,974,293
Fund Requirements⁵	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447	2,611,447
In Compliance	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES
Over/(Under) Requirement	(397,959)	(329,146)	(179,919)	116,499	277,917	444,336	600,754	777,172	923,591	1,070,009	1,216,427	1,362,846

Notes:

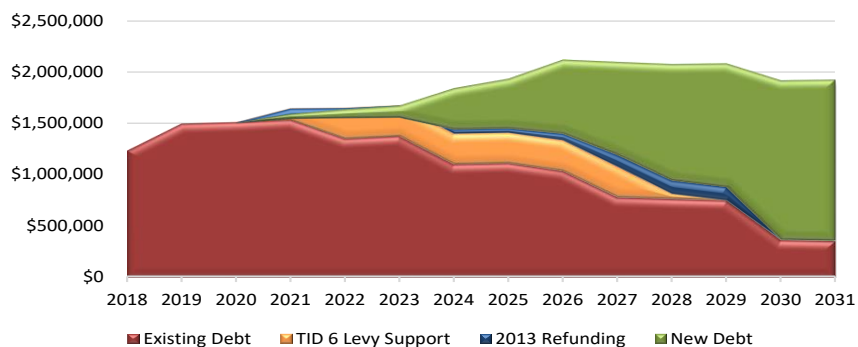
- 1 Source: Platteville Financial Report 12.31.2017
- 2 2017-2019 Source: Furnished by City Staff. 2020 and beyond solved to equal annual deposit requirement while included interest earnings.
- 3 2020-2024: Fund CIP to remain compliant. 2025 and beyond: estimated based on historical furnished by City staff.
- 4 Pre-2019 included in Deposit. 2019 and beyond = estimated interest earnings at 1% interest
- 5 Calculated based on DNR requirements. <https://dnr.wi.gov/Aid/documents/EIF/Guide/replace.html>



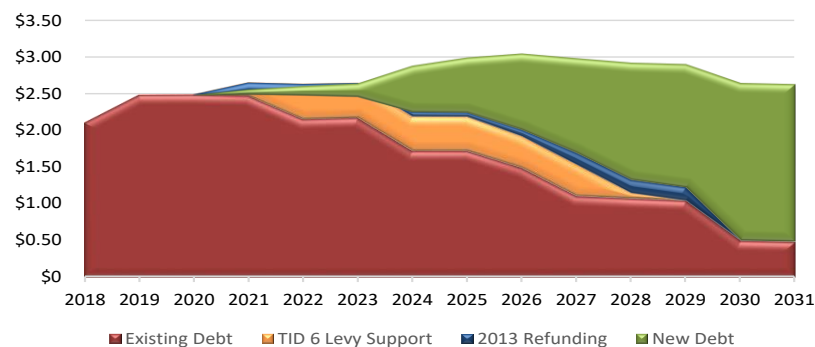
Impact of 2013 Refunding (No Fire Station)

Year	Existing Debt		TID 6 Levy Support		2013 Refunding		New Debt		Total		
	\$		\$		\$		\$		\$		
2018	\$ 1,226,854	2.10	\$ 0	0	\$ 0	0	\$ 0	0	\$ 1,226,854	2.10	
2019	1,486,964	2.48	0	0	0	0	0	0	1,486,964	2.48	18.21%
2020	1,501,998	2.48	0	0	(3,066)	(0.01)	0	0	1,498,933	2.47	-0.19%
2021	1,527,955	2.46	111,000	0.18	(98,509)	(0.16)	43,215	0.07	1,583,660	2.55	3.29%
2022	1,343,554	2.15	300,000	0.48	(95,709)	(0.15)	81,806	0.13	1,629,651	2.60	1.89%
2023	1,368,695	2.16	300,000	0.47	(116,659)	(0.18)	115,139	0.18	1,667,175	2.64	1.29%
2024	1,094,980	1.71	300,000	0.47	39,474	0.06	402,979	0.63	1,837,432	2.88	9.12%
2025	1,105,993	1.71	300,000	0.47	38,754	0.06	483,728	0.75	1,928,474	2.99	3.92%
2026	1,030,990	1.48	300,000	0.43	63,004	0.09	722,528	1.04	2,116,521	3.04	1.81%
2027	774,675	1.10	300,000	0.43	111,439	0.16	906,403	1.29	2,092,516	2.98	-2.11%
2028	758,225	1.07	52,169	0.07	128,209	0.18	1,133,003	1.60	2,071,605	2.92	-1.98%
2029	744,850	1.04	0	0	129,213	0.18	1,204,303	1.68	2,078,365	2.90	-0.67%
2030	361,375	0.50	0	0	0	0	1,552,736	2.15	1,914,111	2.65	-8.81%
2031	352,025	0.48	0	0	0	0	1,569,098	2.15	1,921,123	2.63	-0.63%

Property Taxes Levy



Property Tax Rate

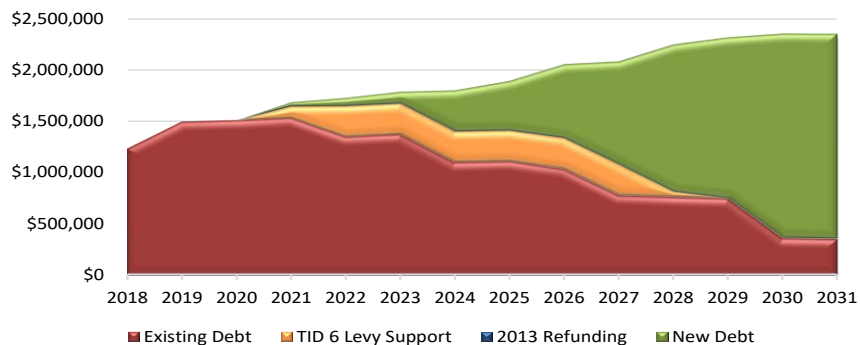




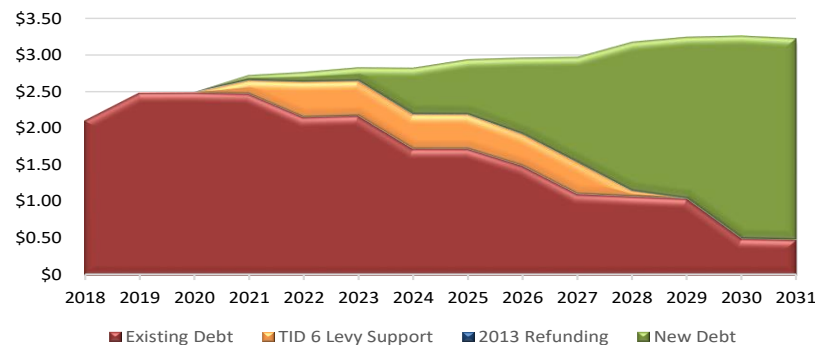
No 2013 Refunding (Fire Station 2027)

Year	Existing Debt		TID 6 Levy Support		2013 Refunding		New Debt		Total		
	\$		\$		\$		\$		\$		
2018	\$ 1,226,854	\$ 2.10	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1,226,854	\$ 2.10	
2019	1,486,964	2.48	0	0	0	0	0	0	1,486,964	2.48	18.21%
2020	1,501,998	2.48	0	0	0	0	0	0	1,501,998	2.48	0.01%
2021	1,527,955	2.46	111,000	0.18	0	0	43,215	0.07	1,682,169	2.71	9.49%
2022	1,343,554	2.15	300,000	0.48	0	0	81,806	0.13	1,725,360	2.76	1.55%
2023	1,368,695	2.16	300,000	0.47	0	0	115,139	0.18	1,783,834	2.82	2.37%
2024	1,094,980	1.71	300,000	0.47	0	0	402,979	0.63	1,797,959	2.82	-0.21%
2025	1,105,993	1.71	300,000	0.47	0	0	483,728	0.75	1,889,720	2.93	4.06%
2026	1,030,990	1.48	300,000	0.43	0	0	722,528	1.04	2,053,518	2.95	0.81%
2027	774,675	1.10	300,000	0.43	0	0	1,006,403	1.43	2,081,078	2.96	0.34%
2028	758,225	1.07	52,169	0.07	0	0	1,435,903	2.02	2,246,297	3.17	6.87%
2029	744,850	1.04	0	0	0	0	1,571,603	2.19	2,316,453	3.23	2.10%
2030	361,375	0.50	0	0	0	0	1,991,436	2.75	2,352,811	3.25	0.56%
2031	352,025	0.48	0	0	0	0	1,997,598	2.73	2,349,623	3.22	-1.12%

Property Taxes Levy



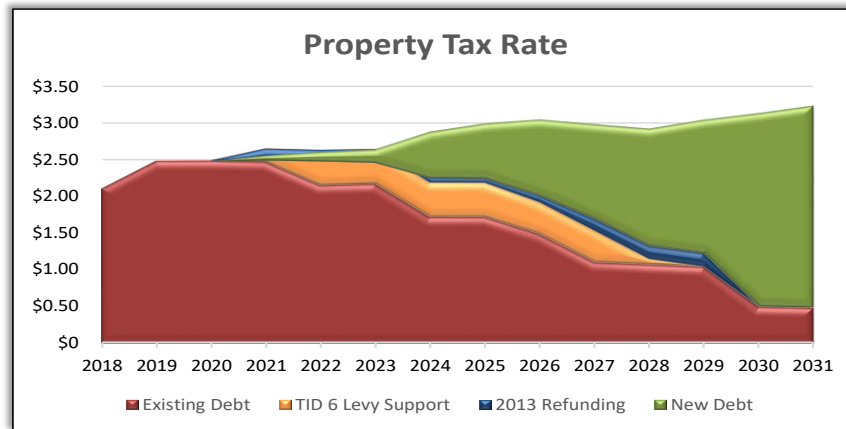
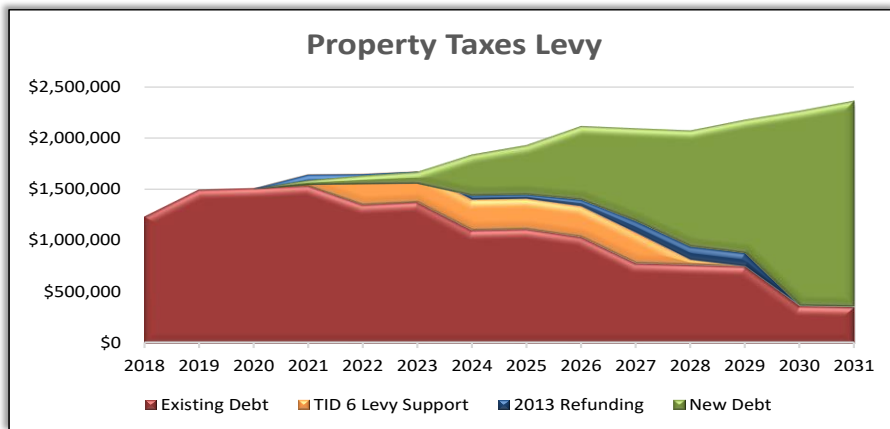
Property Tax Rate



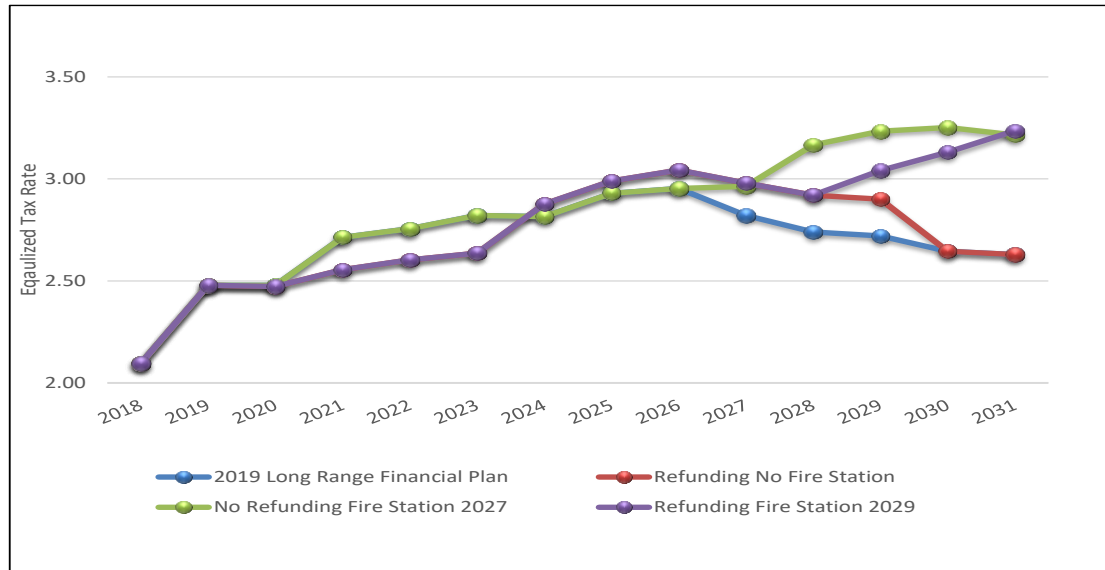


Impact of 2013 Refunding (Fire Station 2029)

Year	Existing Debt		TID 6 Levy Support		2013 Refunding		New Debt		Total		
	\$		\$		\$		\$		\$		
2018	\$ 1,226,854	2.10	\$ 0	0	\$ 0	0	\$ 0	0	\$ 1,226,854	2.10	
2019	1,486,964	2.48	0	0	0	0	0	0	1,486,964	2.48	18.21%
2020	1,501,998	2.48	0	0	(3,066)	(0.01)	0	0	1,498,933	2.47	-0.19%
2021	1,527,955	2.46	111,000	0.18	(98,509)	(0.16)	43,215	0.07	1,583,660	2.55	3.29%
2022	1,343,554	2.15	300,000	0.48	(95,709)	(0.15)	81,806	0.13	1,629,651	2.60	1.89%
2023	1,368,695	2.16	300,000	0.47	(116,659)	(0.18)	115,139	0.18	1,667,175	2.64	1.29%
2024	1,094,980	1.71	300,000	0.47	39,474	0.06	402,979	0.63	1,837,432	2.88	9.12%
2025	1,105,993	1.71	300,000	0.47	38,754	0.06	483,728	0.75	1,928,474	2.99	3.92%
2026	1,030,990	1.48	300,000	0.43	63,004	0.09	722,528	1.04	2,116,521	3.04	1.81%
2027	774,675	1.10	300,000	0.43	111,439	0.16	906,403	1.29	2,092,516	2.98	-2.11%
2028	758,225	1.07	52,169	0.07	128,209	0.18	1,133,003	1.60	2,071,605	2.92	-1.98%
2029	744,850	1.04	0	0	129,213	0.18	1,304,303	1.82	2,178,365	3.04	4.11%
2030	361,375	0.50	0	0	0	0	1,904,636	2.63	2,266,011	3.13	2.99%
2031	352,025	0.48	0	0	0	0	2,012,798	2.75	2,364,823	3.24	3.33%



Impact of Refunding and Fire Station on Debt Service Tax Rate



Year	2019 Long Range Financial Plan	No Refunding Fire Station 2027	Refunding No Fire Station	Refunding Fire Station 2029
2018	2.10	2.10	2.10	2.10
2019	2.48	2.48	2.48	2.48
2020	2.48	2.48	2.47	2.47
2021	2.71	2.71	2.55	2.55
2022	2.76	2.76	2.60	2.60
2023	2.82	2.82	2.64	2.64
2024	2.82	2.82	2.88	2.88
2025	2.93	2.93	2.99	2.99
2026	2.95	2.95	3.04	3.04
2027	2.82	2.96	2.98	2.98
2028	2.74	3.17	2.92	2.92
2029	2.72	3.23	2.90	3.04
2030	2.65	3.25	2.65	3.13
2031	2.63	3.22	2.63	3.24

- boxed items are projected highest tax rate for scenario



Impact of Refunding and Fire Station on Debt Service Tax Rate (cont.)

- Refunding the 2013 debt issue would soften the debt service tax rate from 2021 to 2023 but would result in a higher rate from 2024 to 2026. The effect of the higher tax rate delays a potential Fire Station project until 2029. The refunding has an estimated future cost of approximately \$200,000.
- Financing the Fire Station project (without refunding the 2013 debt issue) at \$5,000,000 increases the debt service tax rate beginning in 2028 and peaks at 3.25 in 2030. Without the project, the debt service tax rate decreases to 2.65 by 2030.