

## 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, September 22, 2026, at 6:00 PM in the Council Chambers at 75 North Bonson Street, Platteville, WI.

**\*Please note - this meeting will be held in-person.**

**The following link can be used to view the livestream of the meeting:**

<https://us02web.zoom.us/j/89465034744>

### **I. CALL TO ORDER**

### **II. ROLL CALL**

### **III. SPECIAL PRESENTATION – Platteville Main Street Program Annual Report – Platteville Main Street Program Executive Director Michael Walsh**

### **IV. CONSIDERATION OF CONSENT AGENDA – 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 – 9/8/26 Regular
- B. Payment of Bills
- C. Appointments to Boards and Commissions
- D. Licenses –
  - 1. One-Year and Two-Year Operator License to Sell/Serve Alcohol
  - 2. Temporary Class “B”/“Class B” License to Serve Fermented Malt Beverages and Wine to Ripple Artspace, 120 W Main Street
    - a. 9:00 AM to 5:00 PM on Saturday, November 28, for Small Business Saturday
    - b. 10:00 AM to 2:00 PM on Sunday, November 29, for Artist Sunday
  - 3. Temporary Class “B” License to Serve Fermented Malt Beverages to Ripple Artspace, 120 W Main Street from 4:00 PM to 7:00 PM on Friday, December 11, for Artist Reception
- E. Resolution 26-13 Proclaiming October as United Nations Month
- F. Resolution 26-16 Application for Exemption from the Levy of any County Library Tax

### **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. Tourism Committee (Kopp) 6/4/26
  - 2. Library Board (Gates) 7/28/26
  - 3. Airport Commission (Whisenant) 8/10/26
  - 4. Water & Sewer Commission 8/12/26 (Daus, Badger, Whisenant)

## VII. ACTION

- A. Resolution 26-14 – TID 9 Boundary Amendment [9/8/26]
- B. Resolution 26-15 – Creating Tax Incremental District No. 10, Approving its Project Plan and Establishing its Boundaries [9/8/26]
- C. Potential Sale of 60 Ellen Street Property [9/8/26]
- D. Potential Sale of Former Fire Station Property [9/8/26]
- E. Amendments to Chapter 23 – Building Code [Tabled 8/11/26]

## VIII. INFORMATION AND DISCUSSION

- A. Halloween Trick-or-Treating Hours
- B. Emergency Communications Consolidation – City and Grant County
- C. Presentation of the City Manager's Proposed FY2027 Budget and 2027-2031 Capital Improvement Plan

## IX. ADJOURNMENT

**\*Please note - this meeting will be held in-person.**

Please click the link below to join the webinar to view the livestream:

<https://us02web.zoom.us/j/89465034744>

or visit [zoom.us](https://zoom.us), select "Join a Meeting" and enter the Webinar ID: 894 6503 4744

Connect by phone:

877 853 5257 (Toll Free) or

888 475 4499 (Toll Free)

Webinar ID: 894 6503 4744

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

|                                                                           |                                                    |                                    |
|---------------------------------------------------------------------------|----------------------------------------------------|------------------------------------|
| <b>THE CITY OF PLATTEVILLE, WISCONSIN</b><br><b>COUNCIL SUMMARY SHEET</b> |                                                    |                                    |
| <b>COUNCIL SECTION:</b><br><b>PRESENTATION</b>                            | <b>TITLE:</b><br>Annual Main Street Program Report | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:</b><br>III.                                               |                                                    | <b>VOTE REQUIRED:</b><br>None      |
| <b>PREPARED BY:</b> Dave Frain, Deputy City Clerk                         |                                                    |                                    |

**Description:**

Platteville Main Street Program Executive Director Michael Walsh presents the Annual Main Street Program Report covering fiscal year July 1, 2025 to June 30, 2026.

## OUR DISTRICT

|              |                              |
|--------------|------------------------------|
| <b>25</b>    | Blocks                       |
| <b>774</b>   | Employed in district         |
| <b>175</b>   | Small Businesses             |
| <b>25</b>    | Restaurants                  |
| <b>57</b>    | Retailers                    |
| <b>4</b>     | Vacant Storefronts           |
| <b>443</b>   | Residential Units            |
| <b>10200</b> | Weekly Foot Traffic          |
| <b>39%</b>   | Percent Destination Visitors |

## OUR IMPACT

|               |                     |
|---------------|---------------------|
| <b>41</b>     | Properties Improved |
| <b>\$1.3m</b> | Private \$ Invested |
| <b>726</b>    | Volunteer Hours     |
| <b>29</b>     | Events held         |
| <b>10400</b>  | Event Attendees     |
| <b>16</b>     | Businesses Assisted |



### Key Accomplishments

- Held 29 events and increased attendance
- Recruited four new committee members
- Provided direct assistance to 16 businesses

### District Investments

- Business owners invested over \$1.3 million in improvements.
- Distributed over \$10,000 toward senior voucher and food distribution programs.

### Business Assistance

- Provided direct assistance to 16 businesses.
- Helped 4 businesses write grant proposals

### Marketing

- Increased Social Media presence by 15%
- Developed a Main Street Discount Card
- Started a Women in Business group

# TRANSFORMING DOWNTOWN PLATTEVILLE

## DESIGN ACHEIVEMENTS

Completed a successful Walk Down Main program featuring life in the 1920s.

Initiated the Rotating Art program

Worked with the City on new street lamp brackets

### 2026 Design Initiatives:

- Rotating art continuation
- Increase Downtown Green Spaces
- 2027 Walk Down Main celebrating 200 Years



## PROMOTIONS ACHEIVEMENTS

Completed 22 events including three new events in 2025.

### 2026 Promotions Initiatives:

- Revamp Taste of Platteville and make it a Main Street event.
- Increase number of retail oriented events
- Develop a marketing campaign for Social Media

## ECONOMIC VITALITY ACHEIVEMENTS

Worked with GCED on a Small Business Development Grant. Assisted multiple businesses in completing applications and developed a Downtown Survey.

### 2026 Economic Vitality Initiatives:

- Continue applying for grants to help entrepreneurs and building owners
- Act of survey results
- Reduce vacancies



**BE A PART OF OUR SUCCESS! Contact us with ideas or for volunteer opportunities.**

608.348.4505 | [www.plattevillemainstreet.com/](http://www.plattevillemainstreet.com/) |



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

|                                                               |                                                                                                                                                                                                                                                                       |                                    |
|---------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|
| <b>COUNCIL SECTION:</b><br>CONSIDERATION OF<br>CONSENT AGENDA | <b>TITLE:</b><br>Council Minutes, Payment of Bills, Appointment to Boards<br>and Commissions, Licenses, Resolution 26-13 Proclaiming<br>October as United Nations Month, and Resolution 26-16<br>Application for Exemption from the Levy of any County<br>Library Tax | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:</b><br>IV.                                    |                                                                                                                                                                                                                                                                       | <b>VOTE REQUIRED:</b><br>Majority  |
| <b>PREPARED BY:</b> Craig Stout, 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 Agenda."*

**Attachments:**

- Council Minutes
- Payment of Bills
- Appointments to Boards and Commissions
- Licenses
- Resolution 26-13 Proclaiming October as United Nations Month
- Resolution 26-16 Application for Exemption from the Levy of any County Library Tax

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**September 8, 2026**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Barbara Daus at 6:00 P.M. in the Council Chambers of the Municipal Building.

**ROLL CALL**

Present: Barbara Daus, Bob Gates, Brian Whisenant, Steven Badger, Tony McFall

Excused: Lynne Parrott, Kathy Kopp

**SPECIAL PRESENTATION-** Southwest Wisconsin Technical College (SWTC) Vision – SWTC President, Dr. Jeremy Pickard, gave a presentation about what SWTC has to offer and future plans for the institution. Dr. Pickard invited staff and Council to the open house on October 21<sup>st</sup>.

**PUBLIC HEARING-** *Proposed Changes to Fixed Route Bus Service-* Public Works Director, Howard Crofoot, explained that City Staff and University staff, along with selected other individuals, investigated the possibility of increasing hours or routes for 2027. After discussion with the WisDOT staff, these changes would be significant and require a new RFP. The group reviewed routes, solicited input from students, and checked against UW-P revenue streams. The group recommends that a Saturday route be added for 4 hours per Saturday (11:00 am to 3:00 pm) during the academic year. This is based on the Purple Route of 2024. The group also asked to revise certain bus stops to focus on Downtown. Per Council request, a stop at Farm & Fleet will be added to the Purple Route. This will be a tight route time – between 28 and 30 minutes with 10 – 15 seconds for loading and unloading. The budget is neutral for the City. The University pays the entire local match for the Bus transportation. Staff recommends that the Common Council pass a Motion to approve the minor bus stop changes to the Orange Route and add a new Purple Route, as presented, for up to 4 hours on Saturdays during the UW-Platteville academic year. There were no public statements in favor, against, or in general. Director Crofoot answered questions. Motion by Badger, second by Whisenant to close the public hearing. Motion carried on a 5-0 roll call vote. Motion by Gates, second by Badger to approve the minor bus stop changes to the Orange Route and add a new Purple Route, as presented, for up to 4 hours on Saturdays during the UW-Platteville academic year. Motion carried on a 5-0 roll call vote.

**CONSIDERATION OF CONSENT AGENDA**

Motion by Badger, second by Whisenant to approve the consent agenda as follows: Council Minutes – 8/25/26 Regular; Payment of Bills totaling \$1,437,612.65; Two-Year Operator Licenses-Sydney R Diver, Brielle E Rademaker; One-Year Operator Licenses-Zachary D Dean, Nicholas W Inden, Erin G Klassen, Maxwell D Waller; Two-Year Operator License-Trinity Beland, Tamika N Cobb; Street Closing- Main Street from Chestnut Street to Water Street on Saturday, October 24 from 10:30 AM to 1:30 PM for Sweet Treats on Main. Motion carried on a 5-0 roll call vote.

**CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.**

Council President Barbara Daus explained that Dairy Days will be happening this weekend in Platteville (September 11-13) and that Platteville will be celebrating America 250 with various events September 17-20.

**REPORTS**

- A. Board/Commission/Committee Minutes- Housing Authority Board (Parrott), Plan Commission (Daus, Gates), Museum Board (McFall), Community Safe Routes Committee (Badger), Commission on Aging (Kopp)

- B. Other Reports- Water and Sewer Financial Report, Airport Financial Report, CIP Status Report, Department Progress Reports

ACTION

- A. Ordinance 26-16 - Convert Loading Zone on South Fourth Street to Parking - Public Works Director, Howard Crofoot, explained that there is a loading zone on the west side of South Fourth Street. This is a request from the Main Street Program to increase parking by at least one stall in the Downtown area. Staff believes this Loading Zone to be a legacy from when Steve's Pizza was at Fourth and Main. It was used for takeout and delivery vehicles. There is a sign just north of the photo that says that there is 3 Hour Parking 9 AM to 5:30 PM and No Parking 3 AM to 6 AM. This sign would take effect for the newly created stall. Two signs and posts will be removed, with new paint for parking stalls. Minimal costs to be absorbed in the Street Department budget. Staff recommends approval of Ordinance 26-16, Repealing a Loading Zone on South Fourth Street. Director Crofoot answered questions. Motion by Gates, second by Badger to approve Ordinance 26-16, Repealing a Loading Zone on South Fourth Street. Motion carried on a 5-0 roll call vote.
- B. Certified Survey Map and Industry Park Land Sale- Community Development Director Joe Carroll explained that the Platteville Area Industrial Development Corporation (PAIDC) and City Staff have been working on the sale of land in the Industry Park. The potential buyer recently purchased the existing building at 455 Enterprise Drive from a private seller. They would also like to purchase some adjacent land from the City. The property to be purchased would consist of a portion of the adjacent vacant lot to the east, which has an address of 1590 Vision Drive. The lot currently has an area of 6.42 acres (279,709 sq. ft.) and has approximately 464 feet of frontage on the unimproved portion of Vision Drive. The proposal is to split the lot to create Lot 1, which is a 2.9-acre lot, and Lot 2, which is a 3.52-acre lot. The prospect would purchase Lot 1, the 2.9-acre lot, and add it to the 455 Enterprise Drive parcel. Lot 2 would be available for other future development. The lot will be sold to a company that distributes and sells lumber and other building construction materials. They would construct an addition onto the existing building and will also construct two warehouse buildings and an enclosed storage yard at the rear of the property. The parking lot would be expanded, and the driveways would be extended. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$175,000 per acre, but the final purchase price is reduced based on the value of the building constructed and the number and wage rate for the jobs created. In this situation, the land will be sold for \$1 per acre. The purchaser will be responsible for constructing a stormwater pond sized to accommodate the development of the property plus the additional vacant land to the southeast that is owned by the City. The purchaser will receive a pay-as you-go TIF incentive to cover the pond construction cost, with the details being included in a separate agreement. The pond will be located on City property, and the City will be responsible for ongoing maintenance of the pond. The proceeds from the sale of the property and the tax increase resulting from the development will assist with the revenue for TID #9. Staff recommends approval of the Certified Survey Map to divide the property. Staff recommends approval of the land sale subject to a Development Agreement and a Stormwater Assistance Agreement. The PAIDC Board recommends approval. Director Carroll answered questions. Motion by Badger, second by Whisenant to approve the division of the lot at 1590 Vision Drive and the sale of the 2.9-acre portion subject to a Development Agreement and a TIF Assistance Agreement for Stormwater Improvements. Motion carried on a 5-0 roll call vote.
- C. Ordinance 26-15 Amending Chapter 39 – Permit Parking- Motion by Badger, second by Whisenant to untable Ordinance 26-15 Amending Chapter 39 – Permit Parking. Motion carried on a 5-0 roll call vote. Chief of Police Joshua Grabandt explained that the proposed amendments to Chapter 39 of the City of Platteville Municipal Code make changes to the current permit parking area. These changes are based on parking data collected by the police department over a 3-week

period (one week with college in session and two weeks after students vacated the dormitories). The data supports that there is ample street parking in the newly proposed area to support permanent residents, visitors, and college students. The proposed amendment preserves the core structure of the city's current permit parking framework. However, the permit parking area would shrink from the current ½ mile radius centered on Rountree Hall to a ¼ mile radius. The proposed amendment also focuses on particular streets in that ¼ mile radius rather than simply any street within. Furthermore, these changes would simplify the permit parking enforcement process, provide clearer direction on where visitors and students can park, when, and for how long, and maintain parking precedence for permit holders. The proposed amendment removes permit requirements from portions of Southwest Road, Pioneer Road, and Gridley Avenue. This allows parking during the day on those streets (allowing ample parking for visitors and college students attending classes/sporting events, etc.) but restricts overnight parking to prevent vehicles from being parked long-term on those streets. This also changes restrictions on Pioneer Road to better coincide with current parking regulations on the other streets in that neighborhood. The change also provides for ample 2-hour parking for visitors to Valley View Park. After public comments, Court Street north of Harrison Street was removed from the permit parking area. Sunset Drive and Division Street between Hickory and Chestnut Street will be permit parking during the UW-Platteville school year only. Staff recommend Common Council consideration and approval of the proposed ordinance amendments to Chapter 39 of the Municipal Code. Gary and Kristal Prohaska, 280 Division Street, both spoke against the proposal. Tom Anczak, 375 Division Street, spoke against the proposal. Teresa Andersen, 295 Division Street, registered against the proposal. Chief Grabandt answered questions. Motion by Badger, second by Gates to approve Ordinance 26-15 amending Chapter 39 of the City of Platteville Municipal Code regarding parking. Motion carried on a 5-0 roll call vote.

#### INFORMATION AND DISCUSSION

- A. TID 9 Boundary Amendment- Community Development Director Joe Carroll explained that staff and Delta 3 Engineering have been working on a proposed amendment to the boundary of TID 9 to add additional properties. The sale of Lot 47 in the industrial park was recently approved, and this property would be added so the district could assist with the construction of a stormwater pond. The property at 455 Enterprise Drive has recently been purchased, and the buyers would like to acquire additional land from the City to expand the property. This development would also need assistance with the construction of a pond, so expansion of the TID 9 boundary would provide for the ability to provide this assistance. L&M Corrugated is planning an expansion of their facility in the near future and will also require some assistance with stormwater improvements. A few other parcels are proposed to be included where we have received interest from purchasers of the land, and where stormwater and other improvements would be needed to support the development. These developments would require financial assistance to make the projects viable. The cost of amending the district is an eligible TID expense. Staff recommends approval of the proposed boundary amendment. The Plan Commission held a public hearing and reviewed the proposed boundary amendment and project plan and recommended approval. The Joint Review Board held a meeting to provide an initial review of the proposed boundary amendment but will not take action until after the Council action. Director Carroll answered questions.
- B. TID 10 Creation- Community Development Director Joe Carroll explained that staff, Ehlers & Associates, and Delta 3 Engineering have been working on the creation of a new Tax Increment District (TID 10) to support the proposed Trail View Development and some additional properties in the vicinity. TID 10 would be a new mixed-use district that could provide financial assistance to support the installation of new streets, installation and extension of City utilities, the construction

of stormwater management facilities, and other potential development incentives. In addition to the Trail View properties, the district would include other vacant and underutilized properties where development is anticipated, but where financial assistance may be needed to make the development viable. The cost of creating the district is an eligible TID expense. Staff recommend approval of the proposed TID 10. The Plan Commission held a public hearing and reviewed the proposed TID 10 project plan and recommended approval. The Joint Review Board held a meeting to provide an initial review of the proposed project plan but will not take action until after the Council action. Director Carroll answered questions.

- C. Potential Sale of 60 Ellen Street Property- Community Development Director Joe Carroll explained that the City owns property at 60 Ellen Street, which was formerly used as a residential rental property, but has been vacant for several years. The property was acquired by the City in preparation for the potential expansion of the fire station at the current location. With the construction of the new fire station, the property is no longer needed by the City. In 2023, the City utilized a Request for Proposals process to try and sell the property. The City selected a proposal that would have combined this property with the adjacent property to the north, demolish both structures, and construct a new apartment building on the site. That sale fell through, and the property continues to sit vacant. Staff spoke with realtors regarding the option of listing the property for sale, but there seems to be little interest in that approach from the realtors. The other option being considered is to list the property for sale with Wisconsin Surplus Online and sell it through an online auction. This is the approach that Grant County and several other counties use to sell tax delinquent and other surplus properties. Wisconsin Surplus would not charge the City to sell the property, but they would add a buyer's fee onto the sale price that is based on a percentage of the sale amount. The City would be responsible for providing the property information to them and providing a quit claim deed after the sale. The City would also assist with advertising the property sale. Selling the land would generate income, and transferring to private ownership would generate additional taxes in the future. The Plan Commission considered this issue back in 2023 and recommended that the City sell the property. Staff recommend proceeding with the sale of the property utilizing an online bidding process through Wisconsin Surplus Online. Director Carroll answered questions.
- D. Potential Sale of Former Fire Station Property- Community Development Director Joe Carroll explained that with the construction of the new fire station, the old station at 275 E. Main Street is no longer needed for that purpose. The Council needs to decide if the building should be repurposed for other City functions or sold. If the Council determines the sale of the property is desired, the City should utilize some form of public sale so that all interested parties would have an opportunity to pursue purchasing the property. The majority of previous sales of City-owned land have been completed utilizing a Request for Proposals process. This process allows all those interested in the property to submit their proposals, while also allowing the Council to have some input into the future use of the property. Selling the land would generate income, and transferring to private ownership would generate additional taxes in the future. Staff is looking for guidance on how to proceed with this property. Director Carroll answered questions.

#### ADJOURNMENT

Motion by Whisenant, second by Gates to adjourn. Motion carried on a 5-0 roll call vote. The meeting was adjourned at 7:04 P.M.

Respectfully submitted,

Craig Stout, City Clerk

## SCHEDULE OF BILLS

### MOUND CITY BANK:

|           |                                  |                 |    |            |
|-----------|----------------------------------|-----------------|----|------------|
| 9/4/2026  | Schedule of Bills                | 80572           | \$ | 274.61     |
| 9/4/2026  | Schedule of Bills (ACH payments) | 11957-11960     | \$ | 65,872.09  |
| 9/4/2026  | Payroll (ACH Deposits)           | 1011328-1011493 | \$ | 252,006.54 |
| 9/8/2026  | Schedule of Bills                | 80574           | \$ | 470.00     |
| 9/11/2026 | Schedule of Bills                | 80575-80577     | \$ | 9,252.04   |
| 9/16/2026 | Schedule of Bills                | 80578-80616     | \$ | 70,476.02  |
| 9/16/2026 | Schedule of Bills (ACH payments) | 11961-12005     | \$ | 232,049.44 |

|       |                                             |    |              |
|-------|---------------------------------------------|----|--------------|
|       | (W/S Bills amount paid with City Bills)     | \$ | (133,071.99) |
|       | (W/S Payroll amount paid with City Payroll) | \$ | (36,038.27)  |
| Total |                                             | \$ | 461,290.48   |

| GL Period    | Check Issue Date | Check Number | Payee               | Description           | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |   |
|--------------|------------------|--------------|---------------------|-----------------------|----------------|-------------|----------------|--------------|---|
| <b>11957</b> |                  |              |                     |                       |                |             |                |              |   |
| 09/26        | 09/04/2026       | 11957        | INTERNAL REVENUE SE | FEDERAL INCOME TAX S  | PR0829261      | 1           | 14,884.61      | 14,884.61    | M |
| 09/26        | 09/04/2026       | 11957        | INTERNAL REVENUE SE | FEDERAL INCOME TAX S  | PR0829261      | 2           | 14,884.61      | 14,884.61    | M |
| 09/26        | 09/04/2026       | 11957        | INTERNAL REVENUE SE | FEDERAL INCOME TAX    | PR0829261      | 3           | 3,481.06       | 3,481.06     | M |
| 09/26        | 09/04/2026       | 11957        | INTERNAL REVENUE SE | FEDERAL INCOME TAX    | PR0829261      | 4           | 3,481.06       | 3,481.06     | M |
| 09/26        | 09/04/2026       | 11957        | INTERNAL REVENUE SE | FEDERAL INCOME TAX F  | PR0829261      | 5           | 15,909.58      | 15,909.58    | M |
| Total 11957: |                  |              |                     |                       |                |             |                | 52,640.92    |   |
| <b>11958</b> |                  |              |                     |                       |                |             |                |              |   |
| 09/26        | 09/04/2026       | 11958        | WI DEFERRED COMP BO | DEFERRED COMPENSAT    | PR0829261      | 1           | 1,346.12       | 1,346.12     | M |
| 09/26        | 09/04/2026       | 11958        | WI DEFERRED COMP BO | DEFERRED COMPENSAT    | PR0829261      | 2           | 2,598.73       | 2,598.73     | M |
| Total 11958: |                  |              |                     |                       |                |             |                | 3,944.85     |   |
| <b>11959</b> |                  |              |                     |                       |                |             |                |              |   |
| 09/26        | 09/04/2026       | 11959        | WI DEPT OF REVENUE  | STATE INCOME TAX STA  | PR0829261      | 1           | 8,842.32       | 8,842.32     | M |
| Total 11959: |                  |              |                     |                       |                |             |                | 8,842.32     |   |
| <b>11960</b> |                  |              |                     |                       |                |             |                |              |   |
| 09/26        | 09/04/2026       | 11960        | WI SCTF             | CHILD SUPPORT CHILD   | PR0829261      | 1           | 444.00         | 444.00       | M |
| Total 11960: |                  |              |                     |                       |                |             |                | 444.00       |   |
| <b>11961</b> |                  |              |                     |                       |                |             |                |              |   |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 1           | 4,280.34       | 4,280.34     | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 2           | 2,044.71       | 2,044.71     | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 3           | 475.57         | 475.57       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 4           | 398.28         | 398.28       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 5           | 398.28         | 398.28       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 6           | 645.21         | 645.21       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 7           | 307.12         | 307.12       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 8           | 307.12         | 307.12       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 9           | 382.95         | 382.95       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 10          | 382.96         | 382.96       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 11          | 227.90         | 227.90       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 12          | 227.91         | 227.91       | M |
| 09/26        | 09/16/2026       | 11961        | ENTERPRISE FLEET MA | ENTERPRISE FLEET LEA  | FBN5738846     | 13          | 710.20         | 710.20       | M |
| Total 11961: |                  |              |                     |                       |                |             |                | 10,788.55    |   |
| <b>11962</b> |                  |              |                     |                       |                |             |                |              |   |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-AIRPORT     | AUG 2026       | 1           | 170.75         | 170.75       | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-POLICE DEP  | AUG 2026       | 2           | 5.34           | 5.34         | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-LIBRARY     | AUG 2026       | 3           | 10.39          | 10.39        | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-PARK CAMPI  | AUG 2026       | 4           | 169.92         | 169.92       | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-MUSEUM      | AUG 2026       | 5           | 93.82          | 93.82        | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-POOL        | AUG 2026       | 6           | 475.48         | 475.48       | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALE TAX-POOL CONCE   | AUG 2026       | 7           | 394.13         | 394.13       | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-RECREATION  | AUG 2026       | 8           | 49.52          | 49.52        | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-CITY BLDG R | AUG 2026       | 9           | 10.35          | 10.35        | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-SHELTER RE  | AUG 2026       | 10          | 23.28          | 23.28        | M |
| 09/26        | 09/16/2026       | 11962        | WI DEPT OF REVENUE  | SALES TAX-BROSKE CTR  | AUG 2026       | 11          | 18.11          | 18.11        | M |

| GL Period    | Check Issue Date | Check Number | Payee                | Description          | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|----------------------|----------------------|----------------|-------------|----------------|--------------|
| Total 11962: |                  |              |                      |                      |                |             |                | 1,421.09     |
| <b>11963</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11963        | ACCESS SYSTEMS       | COPIES - PD          | INV2050932     | 1           | 86.57          | 86.57        |
| Total 11963: |                  |              |                      |                      |                |             |                | 86.57        |
| <b>11964</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | CEMETERY-GAS         | 0184296        | 1           | 25.51          | 25.51        |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | CEMETERY-GAS         | 0185137        | 1           | 37.23          | 37.23        |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | CEMETERY-GAS         | 0185977        | 1           | 209.59         | 209.59       |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | DIESEL FUEL          | 0186580        | 1           | 3,716.40       | 3,716.40     |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | GASOLINE             | 0186581        | 1           | 3,012.39       | 3,012.39     |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | DIESEL FUEL - UWP    | 0187079        | 1           | 817.94         | 817.94       |
| 09/26        | 09/16/2026       | 11964        | ALLEGiant OIL LLC    | GASOLINE - UWP       | 0187080        | 1           | 1,386.61       | 1,386.61     |
| Total 11964: |                  |              |                      |                      |                |             |                | 9,205.67     |
| <b>11965</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11965        | BADGER WELDING SUPP  | SHOP SUPPLIES        | 3954800        | 1           | 6.20           | 6.20         |
| Total 11965: |                  |              |                      |                      |                |             |                | 6.20         |
| <b>11966</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11966        | BROWN, JACOB         | TRAINING MEALS       | 09.04.2026     | 1           | 66.72          | 66.72        |
| Total 11966: |                  |              |                      |                      |                |             |                | 66.72        |
| <b>11967</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11967        | CAPITAL SANITARY SUP | PAPER TOWEL HOLDER   | D173473A       | 1           | 103.80         | 103.80       |
| 09/26        | 09/16/2026       | 11967        | CAPITAL SANITARY SUP | FF: REIMBUSEABLE ITE | D173959        | 1           | 12,600.00      | 12,600.00    |
| 09/26        | 09/16/2026       | 11967        | CAPITAL SANITARY SUP | CORELESS TP RESTOCK  | D174080        | 1           | 350.60         | 350.60       |
| 09/26        | 09/16/2026       | 11967        | CAPITAL SANITARY SUP | FF: FLOOR SCRUBBER   | D174585        | 1           | 265.00         | 265.00       |
| 09/26        | 09/16/2026       | 11967        | CAPITAL SANITARY SUP | CLEANING SUPPLIES    | D174647        | 1           | 389.48         | 389.48       |
| 09/26        | 09/16/2026       | 11967        | CAPITAL SANITARY SUP | CLEANING SUPPLIES    | D174648        | 1           | 62.75          | 62.75        |
| Total 11967: |                  |              |                      |                      |                |             |                | 13,771.63    |
| <b>11968</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11968        | CAREYS SEAMLESS GUT  | SHOP DOOR            | 35816          | 1           | 281.69         | 281.69       |
| Total 11968: |                  |              |                      |                      |                |             |                | 281.69       |
| <b>11969</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11969        | CDW GOVERNMENT INC   | PUBLIC PRINTER TONER | AK6VK5U        | 1           | 319.80         | 319.80       |
| 09/26        | 09/16/2026       | 11969        | CDW GOVERNMENT INC   | PUBLIC PRINTER TONER | AK74X9J        | 1           | 187.11         | 187.11       |
| Total 11969: |                  |              |                      |                      |                |             |                | 506.91       |
| <b>11970</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11970        | CENGAGE LEARNING IN  | COZY MYSTERY SUBSC   | 9991030900     | 1           | 67.50          | 67.50        |
| 09/26        | 09/16/2026       | 11970        | CENGAGE LEARNING IN  | COZY MYSTER ADULT FI | 9991030985     | 1           | 67.50          | 67.50        |
| Total 11970: |                  |              |                      |                      |                |             |                | 135.00       |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                 | Description            | Invoice<br>Number | Invoice<br>Seq | Invoice<br>Amount | Check<br>Amount |
|--------------|---------------------|-----------------|-----------------------|------------------------|-------------------|----------------|-------------------|-----------------|
| <b>11971</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11971           | CENTRISYS CORPORATI   | CENTRIFUGE PANEL UP    | PSI-39738         | 1              | 47,110.00         | 47,110.00       |
| 09/26        | 09/16/2026          | 11971           | CENTRISYS CORPORATI   | CENTRIFUGE PANEL UP    | PSI-39745         | 1              | 24,162.00         | 24,162.00       |
| 09/26        | 09/16/2026          | 11971           | CENTRISYS CORPORATI   | WWTP SUPPLIES          | PSI-39776         | 1              | 865.57            | 865.57          |
| Total 11971: |                     |                 |                       |                        |                   |                |                   | 72,137.57       |
| <b>11972</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11972           | CLEAR REFLECTIONS     | FIRST FLOOR WINDOWS    | 09.08.2026        | 1              | 800.00            | 800.00          |
| Total 11972: |                     |                 |                       |                        |                   |                |                   | 800.00          |
| <b>11973</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11973           | COMELEC SERVICES IN   | MAIN ST DOOR SPONTA    | 3086              | 1              | 197.00            | 197.00          |
| Total 11973: |                     |                 |                       |                        |                   |                |                   | 197.00          |
| <b>11974</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11974           | DAVY LABORATORIES     | WATER TESTS            | 26I0246           | 1              | 242.00            | 242.00          |
| Total 11974: |                     |                 |                       |                        |                   |                |                   | 242.00          |
| <b>11975</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11975           | DELTA 3 ENGINEERING I | SURVEY AND CSM         | 25370             | 1              | 1,745.00          | 1,745.00        |
| 09/26        | 09/16/2026          | 11975           | DELTA 3 ENGINEERING I | PROFESSIONAL SERVIC    | 25374             | 1              | 2,692.50          | 2,692.50        |
| Total 11975: |                     |                 |                       |                        |                   |                |                   | 4,437.50        |
| <b>11976</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11976           | DEMCO INC             | PROCESSING SUPPLIES    | 7852949           | 1              | 249.50            | 249.50          |
| Total 11976: |                     |                 |                       |                        |                   |                |                   | 249.50          |
| <b>11977</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11977           | EHLERS INVESTMENT P   | MANAGEMENT FEES-CE     | 203-16465         | 1              | 13.48             | 13.48           |
| 09/26        | 09/16/2026          | 11977           | EHLERS INVESTMENT P   | MANAGEMENT FEES-PA     | 203-16465         | 2              | 1.32              | 1.32            |
| 09/26        | 09/16/2026          | 11977           | EHLERS INVESTMENT P   | MANAGEMENT FEES-SE     | 203-16465         | 3              | 65.45             | 65.45           |
| 09/26        | 09/16/2026          | 11977           | EHLERS INVESTMENT P   | MANAGEMENT FEES-WA     | 203-16465         | 4              | 56.31             | 56.31           |
| Total 11977: |                     |                 |                       |                        |                   |                |                   | 136.56          |
| <b>11978</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11978           | FP FINANCE PROGRAM    | MONTHLY POSTAGE LEA    | 43010148          | 1              | 177.95            | 177.95          |
| Total 11978: |                     |                 |                       |                        |                   |                |                   | 177.95          |
| <b>11979</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11979           | GALLS LLC             | PANTS                  | 36196904          | 1              | 105.00            | 105.00          |
| 09/26        | 09/16/2026          | 11979           | GALLS LLC             | PANTS                  | 36196912          | 1              | 85.00             | 85.00           |
| 09/26        | 09/16/2026          | 11979           | GALLS LLC             | PANTS                  | 36224321          | 1              | 85.00             | 85.00           |
| Total 11979: |                     |                 |                       |                        |                   |                |                   | 275.00          |
| <b>11980</b> |                     |                 |                       |                        |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11980           | GORDON FLESCH COMP    | WORKROOM COPIER 09/    | I601902           | 1              | 331.08            | 331.08          |
| 09/26        | 09/16/2026          | 11980           | GORDON FLESCH COMP    | PUBLIC COPIER 08/05/26 | IN15760849        | 1              | 122.76            | 122.76          |

| GL Period    | Check Issue Date | Check Number | Payee                 | Description             | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|-----------------------|-------------------------|----------------|-------------|----------------|--------------|
| 09/26        | 09/16/2026       | 11980        | GORDON FLESCH COMP    | COPIER SUPPLIES         | INV2050931     | 1           | 28.96          | 28.96        |
| Total 11980: |                  |              |                       |                         |                |             |                | 482.80       |
| <b>11981</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11981        | GRAINGER              | HVAC FILTERS            | 9064371314     | 1           | 176.64         | 176.64       |
| 09/26        | 09/16/2026       | 11981        | GRAINGER              | WWTP SLUGE TRANFER      | 9076326058     | 1           | 93.62          | 93.62        |
| Total 11981: |                  |              |                       |                         |                |             |                | 270.26       |
| <b>11982</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | MISC SUPPLIES           | 25423/2        | 1           | 174.45         | 174.45       |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | MAINTENANCE - SHOP      | 25670/2        | 1           | 6.99           | 6.99         |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | WASHER HOOKUP           | 25824/2        | 1           | 22.54          | 22.54        |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | APPARATUS MAINTENAN     | 25852/2        | 1           | 15.98          | 15.98        |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | BUILDING MAINTENANC     | 25975/2        | 1           | 33.98          | 33.98        |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | WRRF SHOP               | 25994/2        | 1           | 180.02         | 180.02       |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | MAINTENANCE - SHOP      | 26025/2        | 1           | 9.27           | 9.27         |
| 09/26        | 09/16/2026       | 11982        | HERMSEN HARDWARE P    | WRRF SHOP               | 26161/2        | 1           | 159.99         | 159.99       |
| Total 11982: |                  |              |                       |                         |                |             |                | 603.22       |
| <b>11983</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11983        | INGERSOLL PLUMBING &  | CITY HALL HVAC REPAIR   | I55113         | 1           | 915.60         | 915.60       |
| 09/26        | 09/16/2026       | 11983        | INGERSOLL PLUMBING &  | BROSKE REPAIR           | I55213         | 1           | 105.00         | 105.00       |
| Total 11983: |                  |              |                       |                         |                |             |                | 1,020.60     |
| <b>11984</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11984        | INSPIRING COMMUNITY I | SENIOR CENTER PROGR     | 447            | 1           | 97.50          | 97.50        |
| Total 11984: |                  |              |                       |                         |                |             |                | 97.50        |
| <b>11985</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11985        | ISABELL, ERIN         | MILEAGE 5/14/-6/29/2026 | 06.29.2026     | 1           | 29.72          | 29.72        |
| Total 11985: |                  |              |                       |                         |                |             |                | 29.72        |
| <b>11986</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11986        | J & R SUPPLY INC      | WRRF                    | 2608772-IN     | 1           | 70.00          | 70.00        |
| 09/26        | 09/16/2026       | 11986        | J & R SUPPLY INC      | SAFETY EQUIPMENT        | 2609063-IN     | 1           | 342.13         | 342.13       |
| Total 11986: |                  |              |                       |                         |                |             |                | 412.13       |
| <b>11987</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11987        | KRAEMERS WATER STO    | BOTTLED WATER FOR L     | 8706 08.31.2   | 1           | 96.30          | 96.30        |
| Total 11987: |                  |              |                       |                         |                |             |                | 96.30        |
| <b>11988</b> |                  |              |                       |                         |                |             |                |              |
| 09/26        | 09/16/2026       | 11988        | LV LABS WW LLC        | WATER BAC-T SAMPLES     | 8932           | 1           | 360.00         | 360.00       |
| 09/26        | 09/16/2026       | 11988        | LV LABS WW LLC        | LAB TESTING - WWTP      | 9056           | 1           | 86.00          | 86.00        |
| 09/26        | 09/16/2026       | 11988        | LV LABS WW LLC        | LAB TESTING - WWTP (M   | 9057           | 1           | 861.50         | 861.50       |
| 09/26        | 09/16/2026       | 11988        | LV LABS WW LLC        | LAB TESTING - WWTP (E   | 9058           | 1           | 1,261.50       | 1,261.50     |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Description          | Invoice<br>Number | Invoice<br>Seq | Invoice<br>Amount | Check<br>Amount |
|--------------|---------------------|-----------------|----------------------|----------------------|-------------------|----------------|-------------------|-----------------|
| Total 11988: |                     |                 |                      |                      |                   |                |                   | 2,569.00        |
| <b>11989</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11989           | MACQUEEN EQUIPMENT   | SCBA COMPRESSOR SE   | INV19815          | 1              | 502.60            | 502.60          |
| Total 11989: |                     |                 |                      |                      |                   |                |                   | 502.60          |
| <b>11990</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11990           | MENARDS              | WRRF                 | 67186             | 1              | 39.99             | 39.99           |
| 09/26        | 09/16/2026          | 11990           | MENARDS              | WRRF                 | 68482             | 1              | 78.53             | 78.53           |
| Total 11990: |                     |                 |                      |                      |                   |                |                   | 118.52          |
| <b>11991</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11991           | MIDWEST ALARM SERVI  | BROSKE CENTER FIRE A | 553683            | 1              | 549.96            | 549.96          |
| Total 11991: |                     |                 |                      |                      |                   |                |                   | 549.96          |
| <b>11992</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11992           | MILESTONE MATERIALS  | BASE DENSE - WATER D | 3500567986        | 1              | 217.85            | 217.85          |
| Total 11992: |                     |                 |                      |                      |                   |                |                   | 217.85          |
| <b>11993</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11993           | MSA PROFESSIONAL SE  | WRRF MOTOR CONTROL   | 032934            | 1              | 37,984.30         | 37,984.30       |
| Total 11993: |                     |                 |                      |                      |                   |                |                   | 37,984.30       |
| <b>11994</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11994           | OREILLY AUTO PARTS   | PAINTER PARTS        | 2324-312582       | 1              | 10.99             | 10.99           |
| 09/26        | 09/16/2026          | 11994           | OREILLY AUTO PARTS   | PAINTER PARTS        | 2324-312596       | 1              | 10.99             | 10.99           |
| 09/26        | 09/16/2026          | 11994           | OREILLY AUTO PARTS   | MAINTENANCE SUPPLIE  | 2324-312955       | 1              | 64.90             | 64.90           |
| Total 11994: |                     |                 |                      |                      |                   |                |                   | 86.88           |
| <b>11995</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11995           | PARTS AUTHORITY      | SHOP                 | 431-150853        | 1              | 8.70-             | 8.70-           |
| 09/26        | 09/16/2026          | 11995           | PARTS AUTHORITY      | SHOP                 | 431-425352        | 1              | 73.19             | 73.19           |
| 09/26        | 09/16/2026          | 11995           | PARTS AUTHORITY      | INSPECTOR VEHICLE BR | 431-425355        | 1              | 472.42            | 472.42          |
| Total 11995: |                     |                 |                      |                      |                   |                |                   | 536.91          |
| <b>11996</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11996           | REPUBLIC SERVICES IN | GARBAGE DISPOSAL     | 0935-000212       | 1              | 19,046.17         | 19,046.17       |
| 09/26        | 09/16/2026          | 11996           | REPUBLIC SERVICES IN | RECYCLING SERVICE    | 0935-000212       | 2              | 13,965.38         | 13,965.38       |
| 09/26        | 09/16/2026          | 11996           | REPUBLIC SERVICES IN | DISPOSAL - BROSKE    | 0935-000212       | 3              | 168.66            | 168.66          |
| Total 11996: |                     |                 |                      |                      |                   |                |                   | 33,180.21       |
| <b>11997</b> |                     |                 |                      |                      |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 11997           | RICOH USA INC        | COPIES-COUNCIL       | 9033921681        | 1              | 246.39            | 246.39          |
| 09/26        | 09/16/2026          | 11997           | RICOH USA INC        | COPIES-CLERK         | 9033921681        | 2              | 246.39            | 246.39          |
| 09/26        | 09/16/2026          | 11997           | RICOH USA INC        | COPIES-CITY MANAGER  | 9033921681        | 3              | 61.59             | 61.59           |
| 09/26        | 09/16/2026          | 11997           | RICOH USA INC        | COPIES-ADMINISTRATIO | 9033921681        | 4              | 61.60             | 61.60           |
| 09/26        | 09/16/2026          | 11997           | RICOH USA INC        | COPIES-WATER DEPT    | 9033921681        | 5              | 75.57             | 75.57           |

| GL Period    | Check Issue Date | Check Number | Payee                | Description          | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|----------------------|----------------------|----------------|-------------|----------------|--------------|
| 09/26        | 09/16/2026       | 11997        | RICOH USA INC        | COPIES-SEWER DEPT    | 9033921681     | 6           | 75.57          | 75.57        |
| 09/26        | 09/16/2026       | 11997        | RICOH USA INC        | COPIER-FINANCE DEPT  | 9033921681     | 7           | 16.80          | 16.80        |
| Total 11997: |                  |              |                      |                      |                |             |                | 783.91       |
| <b>11998</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11998        | RUNNING INC          | MONTHLY SHARED RIDE  | 33678          | 1           | 44,750.28      | 44,750.28    |
| 09/26        | 09/16/2026       | 11998        | RUNNING INC          | TAXI FARES           | 33678          | 2           | 11,067.00-     | 11,067.00-   |
| Total 11998: |                  |              |                      |                      |                |             |                | 33,683.28    |
| <b>11999</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 11999        | SPRING GREEN         | WWTP                 | 1353923        | 1           | 544.85         | 544.85       |
| Total 11999: |                  |              |                      |                      |                |             |                | 544.85       |
| <b>12000</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 12000        | STRAND ASSOCIATES IN | WASTEWATER SCADA     | 0243174        | 1           | 208.20         | 208.20       |
| Total 12000: |                  |              |                      |                      |                |             |                | 208.20       |
| <b>12001</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 12001        | TRICOM INC/RADIO SHA | ANTENNA PARTS        | 10462270       | 1           | 33.98          | 33.98        |
| 09/26        | 09/16/2026       | 12001        | TRICOM INC/RADIO SHA | ANTENNA PARTS        | 10462532       | 1           | 105.95         | 105.95       |
| 09/26        | 09/16/2026       | 12001        | TRICOM INC/RADIO SHA | HEAT LANCE           | 10462795       | 1           | 155.33         | 155.33       |
| Total 12001: |                  |              |                      |                      |                |             |                | 295.26       |
| <b>12002</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 12002        | TRITECH SOFTWARE SY  | FD GTSO CAD          | 470558         | 1           | 1,240.70       | 1,240.70     |
| Total 12002: |                  |              |                      |                      |                |             |                | 1,240.70     |
| <b>12003</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 12003        | WALMART BUSINESS     | CONCESSION           | 6FE3BC17       | 1           | 57.16          | 57.16        |
| 09/26        | 09/16/2026       | 12003        | WALMART BUSINESS     | INTRO TO SPORTS      | 7825640A       | 1           | 8.27           | 8.27         |
| 09/26        | 09/16/2026       | 12003        | WALMART BUSINESS     | CONCESSIONS          | D132EECE       | 1           | 197.89         | 197.89       |
| Total 12003: |                  |              |                      |                      |                |             |                | 263.32       |
| <b>12004</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 12004        | WOOD LAW FIRM LLC    | LEGAL FEES-POLICE DE | 6851           | 1           | 398.05         | 398.05       |
| Total 12004: |                  |              |                      |                      |                |             |                | 398.05       |
| <b>12005</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/16/2026       | 12005        | WOODCHUK TREE SERV   | TREE REMOVAL         | 672            | 1           | 950.00         | 950.00       |
| Total 12005: |                  |              |                      |                      |                |             |                | 950.00       |
| <b>80572</b> |                  |              |                      |                      |                |             |                |              |
| 09/26        | 09/04/2026       | 80572        | COLLECTION SERVICES  | CHILD SUPPORT CHILD  | PR0829261      | 1           | 274.61         | 274.61       |
| Total 80572: |                  |              |                      |                      |                |             |                | 274.61       |

| GL Period    | Check Issue Date | Check Number | Payee                | Description           | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|----------------------|-----------------------|----------------|-------------|----------------|--------------|
| <b>80573</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/04/2026       | 80573        | WPPA/LEER            | UNION DUES POLICE U   | PR0829261      | 1           | 517.00         | 517.00       |
| 09/26        | 09/08/2026       | 80573        | WPPA/LEER            | UNION DUES POLICE U   | PR0829261      | 1           | 517.00-        | 517.00- V    |
| Total 80573: |                  |              |                      |                       |                |             |                | .00          |
| <b>80574</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/08/2026       | 80574        | WPPA/LEER            | UNION DUES POLICE U   | PR0815261      | 1           | 47.00-         | 47.00-       |
| 09/26        | 09/08/2026       | 80574        | WPPA/LEER            | UNION DUES POLICE U   | PR0829261      | 1           | 517.00         | 517.00       |
| Total 80574: |                  |              |                      |                       |                |             |                | 470.00       |
| <b>80575</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/11/2026       | 80575        | ALLIANT ENERGY/WP&L  | ELECTRIC/HEATING-STR  | 09.11.2026     | 1           | 7,478.05       | 7,478.05     |
| 09/26        | 09/11/2026       | 80575        | ALLIANT ENERGY/WP&L  | ELECTRIC/HEATING-STO  | 09.11.2026     | 2           | 38.68          | 38.68        |
| Total 80575: |                  |              |                      |                       |                |             |                | 7,516.73     |
| <b>80576</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | AIRPORT LONG DISTANC  | 09.01.2026     | 1           | .18            | .18          |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | CITY MANAGER LONG DI  | 09.01.2026     | 2           | 7.51           | 7.51         |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | CITY CLERK LONG DISTA | 09.01.2026     | 3           | 7.52           | 7.52         |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | ENGINEERING LONG DIS  | 09.01.2026     | 4           | .09            | .09          |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | LIBRARY LONG DISTANC  | 09.01.2026     | 5           | 3.56           | 3.56         |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | POLICE DEPT LONG DIST | 09.01.2026     | 6           | 31.22          | 31.22        |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | SENIOR CENTER LONG    | 09.01.2026     | 7           | 1.02           | 1.02         |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | WATER LONG DISTANCE   | 09.01.2026     | 8           | .27            | .27          |
| 09/26        | 09/11/2026       | 80576        | CENTURYLINK          | SEWER LONG DISTANCE   | 09.01.2026     | 9           | .27            | .27          |
| Total 80576: |                  |              |                      |                       |                |             |                | 51.64        |
| <b>80577</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 1           | 4.55           | 4.55         |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 2           | 20.54          | 20.54        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 3           | 20.27          | 20.27        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 4           | 38.98          | 38.98        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 5           | 24.02          | 24.02        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 6           | 49.49          | 49.49        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 7           | 27.88          | 27.88        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 8           | 608.82         | 608.82       |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 9           | 49.35          | 49.35        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 10          | 23.00          | 23.00        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 11          | 110.91         | 110.91       |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 12          | 2.81           | 2.81         |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 13          | 11.21          | 11.21        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 14          | 29.67          | 29.67        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 15          | 23.44          | 23.44        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 16          | 131.93         | 131.93       |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 17          | 50.88          | 50.88        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 18          | 50.74          | 50.74        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 19          | 55.88          | 55.88        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 20          | 5.12           | 5.12         |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 21          | 2.30           | 2.30         |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 22          | 33.36          | 33.36        |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 23          | 131.46         | 131.46       |
| 09/26        | 09/11/2026       | 80577        | MADISON NATIONAL LIF | DISABILITY INSURANCE- | 019689 SEP     | 24          | 177.06         | 177.06       |

| GL Period    | Check Issue Date | Check Number | Payee                | Description           | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|----------------------|-----------------------|----------------|-------------|----------------|--------------|
| Total 80577: |                  |              |                      |                       |                |             |                | 1,683.67     |
| <b>80578</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80578        | ALLIANT ENERGY/WP&L  | ELECTRIC/HEATING-PAR  | 09.16.2026     | 1           | 199.66         | 199.66       |
| Total 80578: |                  |              |                      |                       |                |             |                | 199.66       |
| <b>80579</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | OFFICE SUPPLIES       | 114D-3VDV-9    | 1           | 19.34          | 19.34        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | SHEET PROTECTORS FO   | 136K-CNC7-     | 1           | 22.79          | 22.79        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | CLARIFIERS            | 13LH-66X1-7    | 1           | 55.96          | 55.96        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | BELT CLIP ATTACHMENT  | 13NF-WP4W      | 1           | 12.99          | 12.99        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | LOCKER TAGS           | 14L7-N3FT-N    | 1           | 15.99          | 15.99        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | WELL 5                | 161F-7R7G-     | 1           | 89.98          | 89.98        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | SHOP                  | 197T-JXRC-     | 1           | 189.99         | 189.99       |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | BATTERIES             | 1CG9--FL6W     | 1           | 80.26          | 80.26        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | LAB                   | 1D6M-LFNK-     | 1           | 27.99          | 27.99        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | OPERATIONS            | 1DVG-QDM4      | 1           | 30.03          | 30.03        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | CENTRIFUGE            | 1F67-H97P-9    | 1           | 7.99           | 7.99         |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | MONITOR ADAPTER       | 1GT9-F4VM-     | 1           | 9.49           | 9.49         |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | OFFICE SUPPLIES       | 1H4K-VDVC-     | 1           | 14.95          | 14.95        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | OFFICE SUPPLIES       | 1H4K-VDVC-     | 2           | 14.96          | 14.96        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | ORGANIZATION SUPPLIE  | 1JRH-DVWC      | 1           | 20.18          | 20.18        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | ORGANIZATION SUPPLIE  | 1N6M-YTFQ-     | 1           | 35.54          | 35.54        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | LABELS                | 1PH9-1WLQ-     | 1           | 26.46          | 26.46        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | RADIO PATCH CABLES    | 1PH9-1WLQ-     | 2           | 19.28          | 19.28        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | SWLS-2026-08-BOOKS (2 | 1PY3-PMX1-     | 1           | 117.70         | 117.70       |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | JUV BOOK REPLACEME    | 1PY3-PMX1-     | 1           | 8.38-          | 8.38-        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | SHOP                  | 1R6J-661N-4    | 1           | 291.00         | 291.00       |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | WRRF                  | 1TLT-KVJ3-F    | 1           | 25.74          | 25.74        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | MIXED PO 9/26 TEEN PR | 1WQ4-HWH       | 1           | 18.00          | 18.00        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | MIXED PO 9/26 JUV PRO | 1WQ4-HWH       | 2           | 17.99          | 17.99        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | MIXED PO 9/26 JUV A/V | 1WQ4-HWH       | 3           | 15.48          | 15.48        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | BOOTS                 | 1WYK-9C3K-     | 1           | 141.74         | 141.74       |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | PAINTER PARTS         | 1XLL-3GRL-     | 1           | 70.27          | 70.27        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | INSPECTION TABLET CA  | 1YN9-PF3K-     | 1           | 69.99          | 69.99        |
| 09/26        | 09/16/2026       | 80579        | AMAZON CAPITAL SERVI | 2-WAY RADIO HOOKUPS   | 1YVP-CVXT-     | 1           | 114.76         | 114.76       |
| Total 80579: |                  |              |                      |                       |                |             |                | 1,568.46     |
| <b>80580</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80580        | APTIV INC            | JANITORIAL SERVICES   | 22087          | 1           | 1,650.00       | 1,650.00     |
| Total 80580: |                  |              |                      |                       |                |             |                | 1,650.00     |
| <b>80581</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80581        | AT&T MOBILITY        | FIRE - CELLULAR       | 2873130488     | 1           | 220.24         | 220.24       |
| Total 80581: |                  |              |                      |                       |                |             |                | 220.24       |
| <b>80582</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80582        | B L MURRAY CO INC    | URINAL SUPPLIES       | 29103          | 1           | 51.29          | 51.29        |
| Total 80582: |                  |              |                      |                       |                |             |                | 51.29        |

| GL<br>Period | Check<br>Issue Date | Check<br>Number | Payee                | Description             | Invoice<br>Number | Invoice<br>Seq | Invoice<br>Amount | Check<br>Amount |
|--------------|---------------------|-----------------|----------------------|-------------------------|-------------------|----------------|-------------------|-----------------|
| <b>80583</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80583           | BARD MATERIALS       | WATER MAIN BREAK REP    | 1744142           | 1              | 934.90            | 934.90          |
| Total 80583: |                     |                 |                      |                         |                   |                |                   | 934.90          |
| <b>80584</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80584           | BLACKSTONE PUBLISHI  | FIC-2026-08-AUDIO       | 2244556           | 1              | 216.32            | 216.32          |
| Total 80584: |                     |                 |                      |                         |                   |                |                   | 216.32          |
| <b>80585</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80585           | BLUE FORCE GEAR      | GEAR POUCHES            | PS-INV2144        | 1              | 55.92             | 55.92           |
| Total 80585: |                     |                 |                      |                         |                   |                |                   | 55.92           |
| <b>80586</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80586           | CORE & MAIN LP       | STORM SEWER             | Z648188           | 1              | 857.77            | 857.77          |
| Total 80586: |                     |                 |                      |                         |                   |                |                   | 857.77          |
| <b>80587</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80587           | CRYSTAL CLEAN        | PARTS WASHER            | 20161806          | 1              | 651.65            | 651.65          |
| Total 80587: |                     |                 |                      |                         |                   |                |                   | 651.65          |
| <b>80588</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80588           | EASTMAN CARTWRIGHT   | SIGN POSTS FOR NO PA    | 9300              | 1              | 155.52            | 155.52          |
| Total 80588: |                     |                 |                      |                         |                   |                |                   | 155.52          |
| <b>80589</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80589           | GENERAL ENGINEERING  | BUILDING INSPECTION F   | 08.31.2026        | 1              | 3,105.00          | 3,105.00        |
| Total 80589: |                     |                 |                      |                         |                   |                |                   | 3,105.00        |
| <b>80590</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80590           | HARLEQUIN READER SE  | 3 X INSPIRING ROMANC    | 670738624 A       | 1              | 40.62             | 40.62           |
| Total 80590: |                     |                 |                      |                         |                   |                |                   | 40.62           |
| <b>80591</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80591           | HEALTHYMINDS LLC     | ANNUAL WELLNESS CHE     | HM000964          | 1              | 125.00            | 125.00          |
| Total 80591: |                     |                 |                      |                         |                   |                |                   | 125.00          |
| <b>80592</b> |                     |                 |                      |                         |                   |                |                   |                 |
| 09/26        | 09/16/2026          | 80592           | INGRAM LIBRARY SERVI | FIC-2026-09 (SHIPMENT 1 | 98901235          | 1              | 71.75             | 71.75           |
| 09/26        | 09/16/2026          | 80592           | INGRAM LIBRARY SERVI | FIC-2026-09 (SHIPMENT 2 | 99071610          | 1              | 69.00             | 69.00           |
| 09/26        | 09/16/2026          | 80592           | INGRAM LIBRARY SERVI | FIC-2026-09 SHIPMENT 4  | 99157651          | 1              | 54.15             | 54.15           |
| 09/26        | 09/16/2026          | 80592           | INGRAM LIBRARY SERVI | FIC-2026-08 SHIPMENT 9  | 99157652          | 1              | 19.11             | 19.11           |
| 09/26        | 09/16/2026          | 80592           | INGRAM LIBRARY SERVI | FIC-2026-09 SHIPMENT 3  | 99157653          | 1              | 20.19             | 20.19           |
| 09/26        | 09/16/2026          | 80592           | INGRAM LIBRARY SERVI | FIC-2026-09 (SHIPMENT 3 | 99190388          | 1              | 14.39             | 14.39           |
| Total 80592: |                     |                 |                      |                         |                   |                |                   | 248.59          |

| GL Period    | Check Issue Date | Check Number | Payee                | Description           | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|----------------------|-----------------------|----------------|-------------|----------------|--------------|
| <b>80593</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80593        | JEWELL ASSOCIATES EN | E MAIN STREET - STORM | 19906          | 1           | 127.00         | 127.00       |
| 09/26        | 09/16/2026       | 80593        | JEWELL ASSOCIATES EN | E MAIN STREET - STREE | 19906          | 2           | 127.00         | 127.00       |
| Total 80593: |                  |              |                      |                       |                |             |                | 254.00       |
| <b>80594</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80594        | KRONE AMERICA        | CEMETERY              | IP05164        | 1           | 65.98          | 65.98        |
| Total 80594: |                  |              |                      |                       |                |             |                | 65.98        |
| <b>80595</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80595        | LANGUAGE LINE SERVIC | LANGUAGE INTERPRETA   | 12011523       | 1           | 273.69         | 273.69       |
| Total 80595: |                  |              |                      |                       |                |             |                | 273.69       |
| <b>80596</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80596        | LEIBFRIED FEED       | WEED SPRAY            | 10799          | 1           | 151.32         | 151.32       |
| Total 80596: |                  |              |                      |                       |                |             |                | 151.32       |
| <b>80597</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80597        | MARTELLE WATER TREA  | CL2 PUMPS             | 32380          | 1           | 2,343.00       | 2,343.00     |
| Total 80597: |                  |              |                      |                       |                |             |                | 2,343.00     |
| <b>80598</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80598        | MCNETT ELECTRIC INC  | WRRF ELECTRICAL       | 10937          | 1           | 451.60         | 451.60       |
| Total 80598: |                  |              |                      |                       |                |             |                | 451.60       |
| <b>80599</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80599        | MIDWEST CHEMICAL & E | WRRF - POLYMER        | 8407           | 1           | 4,500.00       | 4,500.00     |
| Total 80599: |                  |              |                      |                       |                |             |                | 4,500.00     |
| <b>80600</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80600        | MODERN LEARNER MED   | ZENPODS PURCHASE - F  | 14366          | 1           | 3,000.00       | 3,000.00     |
| Total 80600: |                  |              |                      |                       |                |             |                | 3,000.00     |
| <b>80601</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80601        | MUTUAL WHEEL CO      | TRUCKS                | 1021553        | 1           | 60.10-         | 60.10-       |
| 09/26        | 09/16/2026       | 80601        | MUTUAL WHEEL CO      | CHIPPER               | DUB-INV-013    | 1           | 163.10         | 163.10       |
| Total 80601: |                  |              |                      |                       |                |             |                | 103.00       |
| <b>80602</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80602        | NEWARK HOME BUILDE   | REFUND OF PROPERTY    | 09.10.2026     | 1           | 1,095.16       | 1,095.16     |
| Total 80602: |                  |              |                      |                       |                |             |                | 1,095.16     |
| <b>80603</b> |                  |              |                      |                       |                |             |                |              |
| 09/26        | 09/16/2026       | 80603        | PIONEER AG LLC       | WRRF PRESURE WASHE    | 5308           | 1           | 21.00          | 21.00        |

| GL Period    | Check Issue Date | Check Number | Payee                | Description            | Invoice Number | Invoice Seq | Invoice Amount | Check Amount |
|--------------|------------------|--------------|----------------------|------------------------|----------------|-------------|----------------|--------------|
| Total 80603: |                  |              |                      |                        |                |             |                | 21.00        |
| <b>80604</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | ADVERTISING-COUNCIL    | 1646 08.31.2   | 1           | 92.53          | 92.53        |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | ADVERTISING-COUNCIL    | 1646 08.31.2   | 2           | 247.49         | 247.49       |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | BUILDING CODE          | 1646 08.31.2   | 3           | 68.00          | 68.00        |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | BUS CONTRACT           | 1646 08.31.2   | 4           | 137.00         | 137.00       |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | ORDINANCE              | 1646 08.31.2   | 5           | 47.75          | 47.75        |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | ORDINANCE              | 1646 08.31.2   | 6           | 47.75          | 47.75        |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | ORDINANCE              | 1646 08.31.2   | 7           | 47.75          | 47.75        |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | MOUNVIEW PARK TRAI     | 1646 08.31.2   | 8           | 477.00         | 477.00       |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | TID #10                | 1646 08.31.2   | 9           | 536.50         | 536.50       |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | TID #10                | 1646 08.31.2   | 10          | 128.50         | 128.50       |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | ADVERTISING-WATER      | 1646 08.31.2   | 11          | 103.00         | 103.00       |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | TID #10                | 1646 08.31.2   | 12          | 77.50          | 77.50        |
| 09/26        | 09/16/2026       | 80604        | PLATTEVILLE JOURNAL, | HOUSING AUTHORITY      | 1646 08.31.2   | 13          | 68.00          | 68.00        |
| Total 80604: |                  |              |                      |                        |                |             |                | 2,078.77     |
| <b>80605</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80605        | PRECISION AUTOMOTIV  | TOWED TO IMPOUND       | 30653          | 1           | 100.00         | 100.00       |
| Total 80605: |                  |              |                      |                        |                |             |                | 100.00       |
| <b>80606</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80606        | RIPS TOWING          | TOW TO IMPOUND         | 2755           | 1           | 125.00         | 125.00       |
| Total 80606: |                  |              |                      |                        |                |             |                | 125.00       |
| <b>80607</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80607        | SCENIC RIVERS ENERG  | ELECTRICITY-TRAIL LIGH | 1426600 09.    | 1           | 54.98          | 54.98        |
| 09/26        | 09/16/2026       | 80607        | SCENIC RIVERS ENERG  | ELECTRICITY-COMPOST    | 1426600 09.    | 2           | 46.77          | 46.77        |
| 09/26        | 09/16/2026       | 80607        | SCENIC RIVERS ENERG  | ELECTRICITY-STREET LI  | 1426600 09.    | 3           | 420.39         | 420.39       |
| 09/26        | 09/16/2026       | 80607        | SCENIC RIVERS ENERG  | ELECTRICITY-WATER DE   | 1426601 09.    | 1           | 4,022.00       | 4,022.00     |
| Total 80607: |                  |              |                      |                        |                |             |                | 4,544.14     |
| <b>80608</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80608        | SCHMIDT ELECTRICAL C | BROSKE ELECTRIC        | 6709           | 1           | 576.00         | 576.00       |
| Total 80608: |                  |              |                      |                        |                |             |                | 576.00       |
| <b>80609</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80609        | SHERWIN WILLIAMS     | PAINT FUEL PUMPS       | 7203719880     | 1           | 231.85         | 231.85       |
| Total 80609: |                  |              |                      |                        |                |             |                | 231.85       |
| <b>80610</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80610        | SPARTAN ARMOR SYSTE  | SIDE ARMOR PLATES      | S26503         | 1           | 140.18         | 140.18       |
| Total 80610: |                  |              |                      |                        |                |             |                | 140.18       |
| <b>80611</b> |                  |              |                      |                        |                |             |                |              |
| 09/26        | 09/16/2026       | 80611        | SPECTRUM BUSINESS    | COMPOST SITE VIDEO IN  | 2617000010     | 1           | 214.72         | 214.72       |

| GL<br>Period  | Check<br>Issue Date | Check<br>Number | Payee                | Description           | Invoice<br>Number | Invoice<br>Seq | Invoice<br>Amount | Check<br>Amount |
|---------------|---------------------|-----------------|----------------------|-----------------------|-------------------|----------------|-------------------|-----------------|
| Total 80611:  |                     |                 |                      |                       |                   |                |                   | 214.72          |
| <b>80612</b>  |                     |                 |                      |                       |                   |                |                   |                 |
| 09/26         | 09/16/2026          | 80612           | STEVENS, EMPRESS     | TRAVEL/CONFERENCE     | 09.10.2026        | 1              | 83.76             | 83.76           |
| 09/26         | 09/16/2026          | 80612           | STEVENS, EMPRESS     | TRAVEL/CONFERENCE     | 09.10.2026        | 2              | 83.77             | 83.77           |
| Total 80612:  |                     |                 |                      |                       |                   |                |                   | 167.53          |
| <b>80613</b>  |                     |                 |                      |                       |                   |                |                   |                 |
| 09/26         | 09/16/2026          | 80613           | SUMMIT COMMERCIAL FI | FF: FITNESS EQUIPMEN  | 31372             | 1              | 32,933.04         | 32,933.04       |
| Total 80613:  |                     |                 |                      |                       |                   |                |                   | 32,933.04       |
| <b>80614</b>  |                     |                 |                      |                       |                   |                |                   |                 |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | WATER DEPARTMENT P    | 217041514-6       | 1              | 111.88            | 111.88          |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | SEWER DEPARTMENT P    | 217041514-6       | 2              | 147.09            | 147.09          |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | PARKS DEPARTMENT PH   | 217041514-6       | 3              | 35.21             | 35.21           |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | AIRPORT PHONE         | 217041514-6       | 4              | 35.21             | 35.21           |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | MAINTENANCE PHONE     | 217041514-6       | 5              | 35.21             | 35.21           |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | COMMUNICATIONS PHO    | 217041514-6       | 6              | 35.21             | 35.21           |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | STREET DEPARTMENT P   | 217041514-6       | 7              | 110.84            | 110.84          |
| 09/26         | 09/16/2026          | 80614           | T-MOBILE             | CITY MANAGER PHONE    | 217041514-6       | 8              | 35.21             | 35.21           |
| Total 80614:  |                     |                 |                      |                       |                   |                |                   | 545.86          |
| <b>80615</b>  |                     |                 |                      |                       |                   |                |                   |                 |
| 09/26         | 09/16/2026          | 80615           | WI DEPT OF JUSTICE   | WORCS                 | 08.31.2026 L      | 1              | 98.00             | 98.00           |
| Total 80615:  |                     |                 |                      |                       |                   |                |                   | 98.00           |
| <b>80616</b>  |                     |                 |                      |                       |                   |                |                   |                 |
| 09/26         | 09/16/2026          | 80616           | WI DEPT OF TRANSPORT | HENRY STREET - DOT D  | 395-0000452       | 1              | 506.75            | 506.75          |
| 09/26         | 09/16/2026          | 80616           | WI DEPT OF TRANSPORT | HENRY STREET - DOT D  | 395-0000452       | 2              | 506.75            | 506.75          |
| 09/26         | 09/16/2026          | 80616           | WI DEPT OF TRANSPORT | EAST MAIN STREET - ST | 395-0000452       | 1              | 2,636.46          | 2,636.46        |
| 09/26         | 09/16/2026          | 80616           | WI DEPT OF TRANSPORT | EAST MAIN STREET - ST | 395-0000452       | 2              | 2,636.46          | 2,636.46        |
| 09/26         | 09/16/2026          | 80616           | WI DEPT OF TRANSPORT | CAMP STREET - STORM   | 395-0000452       | 1              | 47.41             | 47.41           |
| 09/26         | 09/16/2026          | 80616           | WI DEPT OF TRANSPORT | CAMP STREET - STREET  | 395-0000452       | 2              | 47.41             | 47.41           |
| Total 80616:  |                     |                 |                      |                       |                   |                |                   | 6,381.24        |
| Grand Totals: |                     |                 |                      |                       |                   |                |                   | 378,394.20      |



## **BOARDS AND COMMISSIONS VACANCIES LIST**

As of 9/10/26

**Board of Appeals (ET Zoning)** (partial term ending 4/1/27)  
**Board of Appeals (ET Zoning)** (3-year term ending 4/1/29)  
**Board of Appeals (ET Zoning)** (partial term ending 4/1/28)  
**Board of Appeals (ET Zoning) Alternate** (partial term ending 4/1/28)  
**Board of Appeals (Zoning) Alternate** (2 3-year terms ending 10/1/27)  
**Board of Appeals (Zoning) Alternate** (3-year term ending 10/1/28)  
**Board of Review** (partial term ending after 2027 session)  
**Board of Review** (5-year term ending after 2031 session)  
**Broske Center Care Committee** (6 non-expiring terms)  
**Community Safe Routes Committee** (3 3-year terms ending 9/1/29)  
**Historic Preservation Commission** (2 3-year terms ending 5/1/28)  
**Historic Preservation Commission-Alternate** (2 partial terms ending 5/1/27)  
**Museum Board** (partial term ending 7/1/27)  
**Museum Board** (3-year term ending 7/1/29)  
**Plan Commission** (partial term ending 5/1/27)  
**Plan Commission** (partial term ending 5/1/28)  
**Public Transportation Committee** (3-year term ending 9/1/27)  
**Redevelopment Authority Board** (partial term ending 7/1/27)  
**Redevelopment Authority Board** (5-year term ending 7/1/31)

### **UPCOMING VACANCIES - October 2026**

**Board of Appeals** (3-year term ending 10/1/29)  
**Water & Sewer Commission** (5-year term ending 10/1/31)

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

## **PROPOSED LICENSES**

**September 22, 2026**

### **One-Year Operator Licenses**

- Andrew K Everson
- Jackalyn R Heller
- Erin G Klassen
- Maxwell D Waller

### **Two-Year Operator Licenses**

- Danika J Abing
- Jackson I Buck
- Cole P Elliott
- Darlene B Masters
- Emmett P Moroney
- Kylie L Walker

### **Temporary Class “B” and “Class B” to Serve Fermented Malt Beverages and Wine**

- Ripple Artspace at 120 W Main Street on Saturday, November 28 from 9:00 AM to 5:00 PM for Small Business Saturday
- Ripple Artspace at 120 W Main Street on Sunday, November 29, from 10:00 AM to 2:00 PM for Artist Sunday
- Ripple Artspace at 120 W Main Street on Friday, December 11, from 4:00 PM to 7:00 PM for Artist Reception

| THE CITY OF PLATTEVILLE, WISCONSIN<br>COUNCIL SUMMARY SHEET                     |                                                                           |                                                               |
|---------------------------------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------------|
| COUNCIL SECTION:<br>CONSIDERATION OF<br>CONSENT AGENDA<br>ITEM NUMBER:<br>IV.E. | TITLE:<br>Resolution 26-13 Proclaiming October as United Nations<br>Month | DATE:<br>September 22, 2026<br><br>VOTE REQUIRED:<br>Majority |
| PREPARED BY: Craig Stout, City Clerk                                            |                                                                           |                                                               |

**Description:**

October 24, United Nations Day, marks the ratification of the United Nations Charter in 1945 and celebrates the organization's efforts.

As in past years, city resident Maggie Kleisath has requested that the Council take action on the proposed resolution designating October 2026 as United Nations Month in the city of Platteville and authorize the flying of the United Nations Flag above City Hall during October 2026.

This year marks the 54<sup>th</sup> year that the United Nations flag has been flown over the city of Platteville. The proposed date for the UN flag-raising event is Thursday, October 1, at 7:30 a.m.

**Budget/Fiscal Impact:**

None

**Sample Affirmative Motion:**

*"I move to adopt Resolution 26-13 Proclaiming October 2026 as United Nations month as requested."*

**Attachments:**

- Draft Resolution 26-13
- Approval Request Letter

## **RESOLUTION 26-13**

### **DESIGNATING OCTOBER 2026 AS UNITED NATIONS MONTH**

WHEREAS: in the past the President of the United States and the Governor of Wisconsin have officially proclaimed October 24 as United Nations Day to commemorate the founding of the United Nations,

WHEREAS: in areas of education, emergency relief for children, refugee assistance, agriculture, health and economic development, the United Nations commendably carries on its humanitarian activities,

WHEREAS: the United Nations has created the Office for the Coordination of Humanitarian Affairs to promote the preservation of human rights,

WHEREAS: in the post-Cold war era the United Nations has come closer to working as its founders envisioned, and now faces new challenges,

WHEREAS: because of the rapid and unsettling transition to a global community, the United Nations is developing the following governance systems: the active promotions of preventive diplomacy, peacemaking and peace keeping; the foundation for the rule of world law; the protection of human rights; and the placing of the suffering of people above national sovereignty,

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Platteville hereby designate the month of October 2026 as United Nations Month, in the City of Platteville; and

BE IT FURTHER RESOLVED that, to symbolize its decision, the Common Council authorizes the flying of the United Nations Flag above City Hall during the month of October 2026.

PASSED BY THE COMMON COUNCIL on the 22<sup>nd</sup> day of September 2026.

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Barbara Daus, Council President

ATTEST:

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Craig Stout, City Clerk

September 6, 2026

Platteville City Clerk

This resolution is a request for approval by Platteville City Council to recognize the month of October 2026 as United Nations month in the City of Platteville, Wisconsin.

This year, 2026, is the 54<sup>th</sup> year the United Nations Flag will have flown over the City of Platteville. In appreciation of the city's support we invite the Platteville City Council members and city staff to attend the flag raising ceremony.

The proposed date for the UN Flag raising event would be Thursday morning at 7:30 am, October 1, 2026.

Thank you,  
Maggie Kleisath

For the UN Flag raising committee.

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

|                                                                                                                      |                                                                                                                      |                                                                                           |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| <b>COUNCIL SECTION:</b><br><b>CONSIDERATION OF</b><br><b>CONSENT CALENDAR</b><br><b>ITEM NUMBER:</b><br><b>IV.F.</b> | <b>TITLE:</b><br><b>Resolution 26-16 Application for Exemption from the Levy</b><br><b>of any County Library Tax</b> | <b>DATE:</b><br><b>September 22, 2026</b><br><br><b>VOTE REQUIRED:</b><br><b>Majority</b> |
| <b>PREPARED BY: Renee Weaver, Accounting &amp; Finance Manager</b>                                                   |                                                                                                                      |                                                                                           |

**Description:**

Annually, Grant County sets a special property tax levy for library services. Funds raised from the levy are distributed to communities to compensate them for library services/items by non-residents. State law provides that communities with libraries may avoid double taxation and be exempt from the special levy if they meet the following conditions:

1. Exempt communities must levy and expend an amount equivalent to the mill (tax) rate set by the County in the preceding year. (The City of Platteville appropriates and expends for its own library fund in excess of the amount the County levies.)
2. Exempt communities are required to provide written notification to the County annually.
3. Libraries in exempt communities must meet or exceed minimum County standards.

**Budget/Fiscal Impact:**

Prevents the City of Platteville from double taxation for library services.

**Recommendation:**

Propose to have the Council adopt the attached resolution making application to the Grant County Board exempting the City of Platteville from the levy of any county library tax in 2027 as provided for in WI Stats. 43.64 (2)(b).

**Sample Affirmative Motion:**

NONE

**Attachments:**

- Resolution 26-16

**RESOLUTION NO. 26-16**

**APPLICATION FOR EXEMPTION FROM THE LEVY OF  
ANY COUNTY LIBRARY TAX**

WHEREAS, the County Board for Grant County, Wisconsin, levies a county library tax;  
and

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides that local units of government which expend an amount equal to that which would be levied by the County Board for library purposes may apply for exemption from this tax; and

WHEREAS, the City of Platteville does levy a tax for public library service and appropriates and expends for a library fund, a sum at least equal to that proposed to be levied by the county, under Wis. Stats. Section 43.64(2)(b) 1. and 2.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Platteville hereby makes application to the Grant County Board to exempt the City of Platteville from the levy of any county library tax, as provided in Section 43.64(2)(b), as the City of Platteville has appropriated and will expend for its own library fund during the year 2026, an amount which is in excess of that proposed to be levied by the County of Grant. Exemption from the payment of said county library tax shall not preclude the City of Platteville's participation in county library services in all other respects.

BE IT FURTHER RESOLVED that certified copies of this Resolution be forwarded by the City of Platteville to the Grant County Clerk.

PASSED BY THE COMMON COUNCIL on the 22<sup>nd</sup> day of September 2026.

\_\_\_\_\_  
By: Barbara Daus, Council President

ATTEST:

\_\_\_\_\_  
Craig Stout, City Clerk

|                                                                     |                                                           |                                    |
|---------------------------------------------------------------------|-----------------------------------------------------------|------------------------------------|
| <b>THE CITY OF PLATTEVILLE, WISCONSIN<br/>COUNCIL SUMMARY SHEET</b> |                                                           |                                    |
| <b>COUNCIL SECTION:<br/>REPORTS</b>                                 | <b>TITLE:</b><br>Board, Commission, and Committee Minutes | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:</b><br>VI.A.                                        |                                                           | <b>VOTE REQUIRED:</b><br>None      |
| <b>PREPARED BY:</b> Dave Frain, Deputy City Clerk                   |                                                           |                                    |

**Description:**

Approved minutes from recent Boards, Commissions, and Committee meetings. Council representatives may summarize the meetings.

**Budget/Fiscal Impact:**

None

**Attachments:**

- Tourism Committee
- Library Board
- Airport Commission
- Water & Sewer Commission

**CITY OF PLATTEVILLE  
TOURISM COMMITTEE MEETING  
COUNCIL CHAMBERS – 4:00 p.m.**

**June 4, 2026  
Minutes**

Members Present: Deb Jenny, Deb Rice, Julie Klein and Kathy Kopp

Others Present: Wayne Wodarz, Michael Walsh, Bill Kloster and Jodie Richards

1. Call to order: Deb Jenny called the meeting to order at 4:00 p.m.
2. February 12, 2026 minutes: Motion by Rice, second by Kopp to approve. Motion carried.
3. Old Business: None.
4. New Business:
  - A. 4th Quarter 2025 Room Tax Report: Deb Jenny presented.
  - B. 1st Quarter 2026 Room Tax Report: Deb Jenny presented.
  - C. Terms: Tourism Committee terms are up in July 2026. Deb Rice and Julie Klein have agreed to serve another term. Melanie Platt-Gibson was appointed to the committee.
5. Tourism Entity Report: Wayne Wodarz presented.
6. Partner Organization Reports:
  - A. Main Street Program:
    - Music in the Park starts tonight (June 4, 2026).
    - Main Street traffic is up, but sales are down. Quite a few buildings/businesses for sale.
  - B. Museums:
    - Cody Grabhorn resigned as Director of The Mining & Rollo Jamison Museums. His last day will be July 4, 2026.
    - Heritage Day Celebration coming up on July 4.
    - Plans for Mine Day with Harvest Festival this fall.
  - C. UW-Platteville:
    - New Student Move-in day is August 29, followed by Welcome Week.
    - Homecoming week begins October 4. Parade to be held October 10 at 10:00 a.m., followed by the football game (1:00 p.m.) and “M” Lighting (8:30 p.m.).
7. Public Comments:
  - Bill Kloster was present and shared that there will be an Aerobic Competition at the Platteville Municipal Airport on June 13 & 14. Practice will be taking place June 11-12.

- Kathy Kopp shared that the Veterans Honor Roll 4th of July program will take place at 10:00 a.m. in the City Park.
- Kathy Kopp noted that there will be a Ribbon Cutting Ceremony at the new Platteville Fire Station on October 5, beginning at 4:00.

8. Next Meeting: Thursday, September 3 at 4:00 p.m.

9. Adjournment: Motion by Kopp, second by Rice. Meeting adjourned at 4:52 p.m.

Respectfully submitted, Jodie Richards

4TH QUARTER 2025  
CITY OF PLATTEVILLE ROOM TAX

|                      |                 |
|----------------------|-----------------|
| TOTAL RECEIPTS       | \$ 1,591,803.14 |
| LESS EXEMPT RECEIPTS | \$ (237,205.54) |
| TAXABLE RECEIPTS     | \$ 1,829,008.68 |
| ROOM TAX RATE (5%)   | X 5%            |
| TOTAL ROOM TAX       | \$ 67,729.88    |

|                                            |              |
|--------------------------------------------|--------------|
| 2% MOTEL ADMINISTRATIVE FEE                | \$ 1,257.60  |
| 28% CITY OF PLATTEVILLE PORTION            | \$ 19,061.37 |
| 70% VISITOR & TOURISM PROMOTION COMMISSION |              |
| (PAY PLATTEVILLE REGIONAL CHAMBER)         | \$ 47,410.92 |
| TOTAL ROOM TAX                             | \$ 67,729.88 |

ACCOUNT #100.56600.650.000

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JANUARY 1, 2025 - DECEMBER 31, 2025  
CITY OF PLATTEVILLE ROOM TAX

|                      |                 |
|----------------------|-----------------|
| TOTAL RECEIPTS       | \$ 5,452,176.74 |
| LESS EXEMPT RECEIPTS | \$ (722,260.36) |
| TAXABLE RECEIPTS     | \$ 6,174,437.10 |
| ROOM TAX RATE (5%)   | X 5%            |
| TOTAL ROOM TAX       | \$ 236,495.82   |

|                                            |               |
|--------------------------------------------|---------------|
| 2% MOTEL ADMINISTRATIVE FEE                | \$ 4,597.06   |
| 28% CITY OF PLATTEVILLE PORTION            | \$ 66,351.68  |
| 70% VISITOR & TOURISM PROMOTION COMMISSION | \$ 165,547.07 |
| TOTAL ROOM TAX                             | \$ 236,495.82 |

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JANUARY 1, 2024 - DECEMBER 31, 2024  
CITY OF PLATTEVILLE ROOM TAX

|                      |                 |
|----------------------|-----------------|
| TOTAL RECEIPTS       | \$ 4,755,628.56 |
| LESS EXEMPT RECEIPTS | \$ (733,023.90) |
| TAXABLE RECEIPTS     | \$ 5,488,652.46 |
| ROOM TAX RATE (5%)   | X 5%            |
| TOTAL ROOM TAX       | \$ 201,124.72   |

|                                            |               |
|--------------------------------------------|---------------|
| 2% MOTEL ADMINISTRATIVE FEE                | \$ 4,019.37   |
| 28% CITY OF PLATTEVILLE PORTION            | \$ 56,318.05  |
| 70% VISITOR & TOURISM PROMOTION COMMISSION | \$ 140,787.31 |
| TOTAL ROOM TAX                             | \$ 201,124.72 |

## SUMMARY OF ROOM TAX COLLECTIONS:

(Past 8 Years)

| <u>YEAR</u> | <u>QUARTER</u> | <u>CITY</u>  | <u>TOURISM COMM</u> | <u>MOTEL ADM</u> | <u>TOTAL</u>  |
|-------------|----------------|--------------|---------------------|------------------|---------------|
| 2025        | 1ST QTR.       | \$ 10,088.73 | \$ 25,208.92        | \$ 715.10        | \$ 36,012.75  |
|             | 2ND QTR.       | \$ 18,107.33 | \$ 45,245.21        | \$ 1,283.47      | \$ 64,636.02  |
|             | 3RD QTR.       | \$ 19,094.26 | \$ 47,682.02        | \$ 1,340.90      | \$ 68,117.18  |
|             | 4TH QTR.       | \$ 19,061.37 | \$ 47,410.92        | \$ 1,257.60      | \$ 67,729.88  |
|             |                | \$ 66,351.68 | \$ 165,547.07       | \$ 4,597.06      | \$ 236,495.82 |

| <u>YEAR</u> | <u>QUARTER</u> | <u>CITY</u>  | <u>TOURISM COMM</u> | <u>MOTEL ADM</u> | <u>TOTAL</u>  |
|-------------|----------------|--------------|---------------------|------------------|---------------|
| 2024        | 1ST QTR.       | \$ 9,957.37  | \$ 24,893.68        | \$ 711.35        | \$ 35,562.40  |
|             | 2ND QTR.       | \$ 15,346.88 | \$ 38,367.21        | \$ 1,096.21      | \$ 54,810.30  |
|             | 3RD QTR.       | \$ 16,902.08 | \$ 42,255.23        | \$ 1,207.30      | \$ 60,364.61  |
|             | 4TH QTR.       | \$ 14,111.71 | \$ 35,271.19        | \$ 1,004.51      | \$ 50,387.41  |
|             |                | \$ 56,318.04 | \$ 140,787.31       | \$ 4,019.37      | \$ 201,124.72 |

|      |          |              |               |             |               |
|------|----------|--------------|---------------|-------------|---------------|
| 2023 | 1ST QTR. | \$ 11,550.89 | \$ 28,749.86  | \$ 770.48   | \$ 41,071.23  |
|      | 2ND QTR. | \$ 16,126.54 | \$ 44,658.11  | \$ 1,240.50 | \$ 62,025.15  |
|      | 3RD QTR. | \$ 18,825.59 | \$ 47,064.01  | \$ 1,344.69 | \$ 67,234.29  |
|      | 4TH QTR. | \$ 14,061.08 | \$ 35,152.69  | \$ 1,004.36 | \$ 50,218.13  |
|      |          | \$ 60,564.10 | \$ 155,624.66 | \$ 4,360.03 | \$ 220,548.79 |

|      |          |              |               |             |               |
|------|----------|--------------|---------------|-------------|---------------|
| 2022 | 1ST QTR. | \$ 9,113.74  | \$ 22,784.35  | \$ 650.98   | \$ 32,549.07  |
|      | 2ND QTR. | \$ 15,239.94 | \$ 42,202.90  | \$ 1,172.30 | \$ 58,615.14  |
|      | 3RD QTR. | \$ 18,567.78 | \$ 46,419.44  | \$ 1,326.27 | \$ 66,313.48  |
|      | 4TH QTR. | \$ 14,454.72 | \$ 36,136.80  | \$ 1,032.48 | \$ 51,624.00  |
|      |          | \$ 57,376.17 | \$ 147,543.48 | \$ 4,182.03 | \$ 209,101.69 |

|      |          |              |               |             |               |
|------|----------|--------------|---------------|-------------|---------------|
| 2021 | 1ST QTR. | \$ 7,736.28  | \$ 19,340.73  | \$ 552.60   | \$ 27,629.61  |
|      | 2ND QTR. | \$ 14,516.05 | \$ 36,290.15  | \$ 1,036.86 | \$ 51,843.07  |
|      | 3RD QTR. | \$ 17,183.03 | \$ 42,957.59  | \$ 1,227.36 | \$ 61,367.98  |
|      | 4TH QTR. | \$ 13,133.78 | \$ 32,820.35  | \$ 932.08   | \$ 46,886.21  |
|      |          | \$ 52,569.15 | \$ 131,408.81 | \$ 3,748.90 | \$ 187,726.86 |

|      |          |              |              |             |               |
|------|----------|--------------|--------------|-------------|---------------|
| 2020 | 1ST QTR. | \$ 7,674.21  | \$ 19,185.56 | \$ 548.17   | \$ 27,407.94  |
|      | 2ND QTR. | \$ 5,218.53  | \$ 13,046.33 | \$ 372.75   | \$ 18,637.61  |
|      | 3RD QTR. | \$ 10,617.63 | \$ 26,544.06 | \$ 758.40   | \$ 37,920.09  |
|      | 4TH QTR. | \$ 8,041.98  | \$ 20,104.97 | \$ 574.43   | \$ 28,721.38  |
|      |          | \$ 31,552.35 | \$ 78,880.92 | \$ 2,253.75 | \$ 112,687.02 |

|      |          |              |               |             |               |
|------|----------|--------------|---------------|-------------|---------------|
| 2019 | 1ST QTR. | \$ 9,179.86  | \$ 22,950.50  | \$ 656.07   | \$ 32,786.43  |
|      | 2ND QTR. | \$ 14,002.11 | \$ 35,004.42  | \$ 999.78   | \$ 50,006.31  |
|      | 3RD QTR. | \$ 14,763.10 | \$ 36,906.55  | \$ 1,053.99 | \$ 52,723.64  |
|      | 4TH QTR. | \$ 12,333.53 | \$ 30,832.96  | \$ 880.60   | \$ 44,047.09  |
|      |          | \$ 50,278.60 | \$ 125,694.43 | \$ 3,590.44 | \$ 179,563.47 |

|      |          |              |               |             |               |
|------|----------|--------------|---------------|-------------|---------------|
| 2018 | 1ST QTR. | \$ 9,828.76  | \$ 24,573.26  | \$ 702.64   | \$ 35,104.65  |
|      | 2ND QTR. | \$ 13,492.74 | \$ 33,731.47  | \$ 963.60   | \$ 48,187.81  |
|      | 3RD QTR. | \$ 15,762.04 | \$ 39,405.08  | \$ 1,125.85 | \$ 56,292.97  |
|      | 4TH QTR. | \$ 15,179.40 | \$ 32,949.29  | \$ 941.73   | \$ 49,070.42  |
|      |          | \$ 52,262.93 | \$ 130,659.10 | \$ 3,733.82 | \$ 186,655.85 |

|      |          |                     |                     |                    |                      |
|------|----------|---------------------|---------------------|--------------------|----------------------|
| 2017 | 1ST QTR. | \$ 6,213.24         | \$ 15,532.73        | \$ 443.64          | \$ 22,189.61         |
|      | 2ND QTR. | \$ 10,012.50        | \$ 25,031.89        | \$ 715.45          | \$ 35,759.84         |
|      | 3RD QTR. | \$ 10,592.26        | \$ 26,480.48        | \$ 756.52          | \$ 37,829.26         |
|      | 4TH QTR. | \$ 9,989.08         | \$ 24,972.49        | \$ 713.42          | \$ 35,674.99         |
|      |          | <u>\$ 36,807.08</u> | <u>\$ 92,017.59</u> | <u>\$ 2,629.03</u> | <u>\$ 131,453.70</u> |
|      |          |                     |                     |                    |                      |
| 2016 | 1ST QTR. | \$ 5,814.45         | \$ 14,536.31        | \$ 415.40          | \$ 20,766.16         |
|      | 2ND QTR. | \$ 8,512.06         | \$ 21,284.86        | \$ 610.02          | \$ 30,406.94         |
|      | 3RD QTR. | \$ 10,709.95        | \$ 26,772.82        | \$ 764.12          | \$ 38,246.89         |
|      | 4TH QTR. | \$ 8,049.68         | \$ 20,124.36        | \$ 575.04          | \$ 28,749.08         |
|      |          | <u>\$ 33,086.14</u> | <u>\$ 82,718.35</u> | <u>\$ 2,364.58</u> | <u>\$ 118,169.07</u> |

1ST QUARTER 2026  
CITY OF PLATTEVILLE ROOM TAX

|                      |                 |
|----------------------|-----------------|
| TOTAL RECEIPTS       | \$ 1,017,069.81 |
| LESS EXEMPT RECEIPTS | \$ (230,991.45) |
| TAXABLE RECEIPTS     | \$ 786,078.36   |
| ROOM TAX RATE (5%)   | X 5%            |
| TOTAL ROOM TAX       | \$ 39,303.92    |

|                                            |              |
|--------------------------------------------|--------------|
| 2% MOTEL ADMINISTRATIVE FEE                | \$ 786.08    |
| 28% CITY OF PLATTEVILLE PORTION            | \$ 11,005.10 |
| 70% VISITOR & TOURISM PROMOTION COMMISSION |              |
| (PAY PLATTEVILLE REGIONAL CHAMBER)         | \$ 27,512.74 |
| TOTAL ROOM TAX                             | \$ 39,303.92 |

ACCOUNT #100.56600.650.000

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JANUARY 1, 2026 - MARCH 31, 2026  
CITY OF PLATTEVILLE ROOM TAX

|                      |                 |
|----------------------|-----------------|
| TOTAL RECEIPTS       | \$ 1,017,069.81 |
| LESS EXEMPT RECEIPTS | \$ (230,991.45) |
| TAXABLE RECEIPTS     | \$ 1,248,061.26 |
| ROOM TAX RATE (5%)   | X 5%            |
| TOTAL ROOM TAX       | \$ 39,303.92    |

|                                            |              |
|--------------------------------------------|--------------|
| 2% MOTEL ADMINISTRATIVE FEE                | \$ 786.08    |
| 28% CITY OF PLATTEVILLE PORTION            | \$ 11,005.10 |
| 70% VISITOR & TOURISM PROMOTION COMMISSION | \$ 27,512.74 |
| TOTAL ROOM TAX                             | \$ 39,303.92 |

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JANUARY 1, 2025 - MARCH 31, 2026  
CITY OF PLATTEVILLE ROOM TAX

|                      |                 |
|----------------------|-----------------|
| TOTAL RECEIPTS       | \$ 850,565.48   |
| LESS EXEMPT RECEIPTS | \$ (130,310.54) |
| TAXABLE RECEIPTS     | \$ 980,876.02   |
| ROOM TAX RATE (5%)   | X 5%            |
| TOTAL ROOM TAX       | \$ 36,012.75    |

|                                            |              |
|--------------------------------------------|--------------|
| 2% MOTEL ADMINISTRATIVE FEE                | \$ 715.10    |
| 28% CITY OF PLATTEVILLE PORTION            | \$ 10,088.73 |
| 70% VISITOR & TOURISM PROMOTION COMMISSION | \$ 25,208.92 |
| TOTAL ROOM TAX                             | \$ 36,012.75 |

## SUMMARY OF ROOM TAX COLLECTIONS:

(Past 8 Years)

| <u>YEAR</u> | <u>QUARTER</u> | <u>CITY</u>  | <u>TOURISM COMM</u> | <u>MOTEL ADM</u> | <u>TOTAL</u>  |
|-------------|----------------|--------------|---------------------|------------------|---------------|
| 2026        | 1ST QTR.       | \$ 11,005.10 | \$ 27,512.74        | \$ 786.08        | \$ 39,303.92  |
|             | 2ND QTR.       |              |                     |                  |               |
|             | 3RD QTR.       |              |                     |                  |               |
|             | 4TH QTR.       |              |                     |                  |               |
|             |                | \$ 11,005.10 | \$ 27,512.74        | \$ 786.08        | \$ 39,303.92  |
| <u>YEAR</u> | <u>QUARTER</u> | <u>CITY</u>  | <u>TOURISM COMM</u> | <u>MOTEL ADM</u> | <u>TOTAL</u>  |
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|             | 4TH QTR.       | \$ 19,061.37 | \$ 47,410.92        | \$ 1,257.60      | \$ 67,729.89  |
|             |                | \$ 66,351.69 | \$ 165,547.07       | \$ 4,597.07      | \$ 236,495.83 |
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|             | 3RD QTR.       | \$ 16,902.08 | \$ 42,255.23        | \$ 1,207.30      | \$ 60,364.61  |
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|             | 4TH QTR.       | \$ 14,061.08 | \$ 35,152.69        | \$ 1,004.36      | \$ 50,218.13  |
|             |                | \$ 60,564.10 | \$ 155,624.66       | \$ 4,360.03      | \$ 220,548.79 |
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|             |                | \$ 57,376.17 | \$ 147,543.48       | \$ 4,182.03      | \$ 209,101.69 |
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|             |                | \$ 31,552.35 | \$ 78,880.92        | \$ 2,253.75      | \$ 112,687.02 |
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|             | 3RD QTR.       | \$ 14,763.10 | \$ 36,906.55        | \$ 1,053.99      | \$ 52,723.64  |
|             | 4TH QTR.       | \$ 12,333.53 | \$ 30,832.96        | \$ 880.60        | \$ 44,047.09  |

|      |          |                     |                      |                    |                      |
|------|----------|---------------------|----------------------|--------------------|----------------------|
|      |          | \$ 50,278.60        | \$ 125,694.43        | \$ 3,590.44        | \$ 179,563.47        |
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|      | 4TH QTR. | \$ 13,179.40        | \$ 32,949.29         | \$ 941.73          | \$ 47,070.42         |
|      |          | <u>\$ 52,262.93</u> | <u>\$ 130,659.10</u> | <u>\$ 3,733.82</u> | <u>\$ 186,655.85</u> |
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|      | 2ND QTR. | \$ 10,012.50        | \$ 25,031.89         | \$ 715.45          | \$ 35,759.84         |
|      | 3RD QTR. | \$ 10,592.26        | \$ 26,480.48         | \$ 756.52          | \$ 37,829.26         |
|      | 4TH QTR. | \$ 9,989.08         | \$ 24,972.49         | \$ 713.42          | \$ 35,674.99         |
|      |          | <u>\$ 36,807.08</u> | <u>\$ 92,017.59</u>  | <u>\$ 2,629.03</u> | <u>\$ 131,453.70</u> |



## PLATTEVILLE REGIONAL CHAMBER

### TOURISM ENTITY REPORT

#### FOR THE CITY OF PLATTEVILLE TOURISM COMMITTEE

June 4, 2026

1. Wisconsin Welcome Center Spring/Summer hours began on May 1st: M- F, 8-5, Sat. 10-4, Sun 10-2
2. Through April 30th, our visitor count is about even with last year with close to 550 visitors coming through the Welcome Center. Our Guests are primarily from Wisconsin, with Iowa, Illinois, Michigan and Minnesota, running 2<sup>nd</sup> through 5<sup>th</sup>. We have had 2 international visitors from France along with 2 Canadian visitors.
3. Midwest Living Magazine continues to draw attention and interest to our community. The 2026 Summer publication will hit newsstands in June. We mailed out 927 in 2025 down from 1394 in 2024. Through May we have sent out 100 thru packets with the new release out soon. We are hopeful that this will encourage folks to come, visit, and explore. We downsized from ½ page to ¼ page to see if the results are any different. This saved us about \$3,000.
4. Our Discover Platteville, WI Facebook page continues to grow and now has close to 1,000 followers. Last May we had 868 followers. As a comparison, the Platteville Regional Chamber has over 3,900. NTTW features were boosted.
5. Grant County Tourism Council continues to be active. The 2026 Grant County Guide publication date was sooner to take them to the Chicago Travel Show in late February. There are 40,000 printed annually. The Platteville Guide was also released in February. We lessened the quantity to 15,000 as we had stock left over that we distributed in affluent Chicago suburbs. The GCTC will hold their May meeting in Kieler and visit the Rest Area.
6. NTTW Activities included: M Climb, Ride & Seek Scavenger Hunt, and Travel Dubuque Hospitality breakfast. Wodarz visited with Travel Dubuque staff to ensure we are included in information going out to those participating in the RAGBRAI event which will end in Dubuque. We are using the 30 second spots on the CW again this summer as they were timeless and pertinent.
7. A reprint was done on the Historical Attraction map by the Southwest Chamber Alliance. We went through the original 5,500 maps within two years. An updated version of the Art Scavenger Hunt was just printed. There are now 6 additional pieces of art.
8. Weicks Media is currently building a Southwest Music Fest website that should be up and running any day. We have also contracted them to separate our Chamber website into two sites, Platteville Regional Chamber and Discover Platteville. We already have the domains purchased.
9. We continue to collaborate with Main Street and other entities for the benefit of promoting our community to increase tourism. There is concern that national travelers will rethink their summer plans and stay local or regional. I do not see that as a concern here. We have lots of day trips for people of all ages and interests.

**The Platteville Public Library Board of Trustees Board Meeting**  
**Tuesday, July 28, 2026, 5:00 p.m.**  
**Conference Room, Platteville Public Library, 225 W. Main St.**

**MINUTES**

**I. CALL TO ORDER 5:11pm**

- A. In attendance: Bob Gates, Amy Seeboth-Wilson, Margaret Gardner, Jasmine Tesdahl, Jason Artz
- Ex officio: Director Lee-Jones

**II. CONSIDERATION OF CONSENT AGENDA -- Margaret (M), Bob (S), Unanimous Approval**

- A. Meeting duly posted
- B. Acceptance of the Agenda
- C. Approval of [June 2 meeting minutes](#)

**III. CITIZENS' COMMENTS, OBSERVATIONS, and PETITIONS, if any**

Comments shall be limited to those by/from community members and shall be limited to no more than 5 minutes.

**No community members present.**

**IV. REPORTS**

- A. Municipal Financial Report
- B. Library Board Financial Report
- C. Director's report
- D. City Council report

**V. ACTION**

- A. Approval of [June bills](#)
  - i. Bob- (M) June & July Bills, Margaret (S) - unanimous approval
- B. [Job Pod MOU](#)
  - i. Motion to approve MOU as presented, giving Jessie the right to finalize small changes to MOU as needed. - Jasmine (M), Bob (S), unanimous approval.

**VI. INFORMATION and DISCUSSION**

- A. [2027 CIP and Operating Budget](#)\*
  - i. Discussed, no action.
- B. Library building lease

Conversations regarding the Library's future ownership and relationship with the City have been ongoing. The City Manager has indicated that the Library remains a priority and is actively evaluating potential paths toward ownership. The current focus is on due diligence and ensuring all parties clearly understand the facts, including the distinction between a potential path to ownership and the separate, important issue of the condominium agreement.

Additional discussions are expected in the near future, including a potential meeting between the Library Board and City Council. The Board will continue to monitor the process and expects further discussion as the City's evaluation progresses.

**VII. ADJOURNMENT** 6:54 - Jason (M) Margaret (S) Unanimous approval

**Minutes respectfully submitted by Jasmine Tesdahl**

## **MUNICIPAL AIRPORT COMMISSION**

### **Regular Board Meeting Minutes**

- **Date:** August 10, 2026
- **Time:** 6:01 PM – 7:06 PM
- **Presiding:** William Kloster (Board Chair)
- **Secretary:** Kaleb Regoli

### **Attendance:**

#### **Board Members Present:**

- William Kloster (Board Chair)
- Kaleb Regoli (Secretary)
- James Berglund (Treasurer)
- Brian Whisenant (Council Representative)
- Dustan Duggan
- Lynnette Dornak
- George Krueger

#### **Staff & Liaisons Present:**

- Nate (Airport Manager)
- Nicola Maurer (Staff Liaison)

### **Guests:**

- Ahna (Flight School Instructor / Tenant)

### **1. Administrative & Procedural**

- **Call to Order:** The meeting was called to order at 6:01 PM by Board Chair William Kloster.
- **Communications Update:** Updates were shared regarding the Airport rough draft, and a Press Release has been published on the Airport Page and Facebook.
- **Minutes Corrections:** Name corrections on the previous meeting's minutes were acknowledged and have been corrected for the upcoming month.

- **Approval of July 13 Minutes:** Kaleb Regoli motioned to approve the minutes from July 13, 2026. Dustan Duggan seconded the motion. The motion carried unanimously.

## **2. Citizen & Public Comments**

- Chair William Kloster opened the floor for citizen comments.
- No members of the public were present, and no comments were submitted.

## **3. Airport Operations & New Business**

### **Box Hangar Rental & Improvements**

- A new tenant agreement was discussed for the box hangar at a rate of \$1,500.
- The new tenant (who owns a New Piper aircraft) requested the installation of a boiler.
- The commission agreed to lease the necessary propane tank for the heating system.
- The Airport Manager is actively working on the request to have maintenance available on the field, noting it "would be nice to have."
- **Motion:** Kaleb Regoli motioned to proceed with the lease agreement and allocate a budget of up to \$10,000 to install a boiler, pending the receipt of two additional concurrent quotes. Brian Whisenant seconded the motion. The motion carried unanimously.

### **Bulk Fuel Discount for Commercial Use**

- The board discussed offering a bulk fuel discount for agricultural use, floating a potential discount of \$0.50 per gallon.
- Future considerations regarding drone agricultural-spreading were discussed, specifically how the transition away from 100LL fuel by 2030 will impact fuel usage and sales.
- **Directive:** The commission gave Airport Manager Nathan authorization to proceed with negotiating the agricultural fuel contract.

### **EAA Activity: Pancake Breakfast After-Action Review**

- The recent Pancake Breakfast went well overall, though bad weather led to a lower-than-expected turnout.
- Ahna did not conduct any flights during the event due to the weather conditions.

- Operational improvements for next year include bringing in fans for better air circulation and using pool noodles to cover sharp edges.
- The commission discussed the possibility of hosting the upcoming chili fly-in in partnership with the Boy Scouts instead of running it exclusively through the Airport, as there is currently no official EAA Chapter on the field.

#### **Activity Updates & Sinkhole Remediation**

- The sinkhole has been covered in concrete and adjustments were made to the drainage.
- The area requires continued monitoring to ensure stability.
- The current setup is insufficient for heavy rain; a higher curb needs to be considered to manage the higher water flow during thunderstorms.
- Kaleb Regoli proposed using sandbags along the side as a temporary, regular maintenance solution for the time being.
- City Liaison Nicola Maurer reported no new updates regarding City matters.

#### **4. Financials & Manager's Report**

##### **Treasurer's Report (July 2026)**

- Treasurer James Berglund presented a review of the monthly income, monthly expenses, monthly invoice payments, and the status of ongoing project payments.
- **Motion:** Brian Whisenant motioned to approve the payment of bills totaling \$92,099.89 and to approve the Treasurer's Report. Lynnette Dornak seconded the motion. The motion carried unanimously.

##### **Airport Manager's Report**

- **Budget Planning:** An all-around discussion took place regarding necessary improvements on the field, recapping the past couple of years and looking forward to increasing sales next year. Nathan will draft and present a formal budget to the commission.
- **Operations / Flight School Activity:** The airport saw a random but substantial amount of positive activity in July.
- **Equipment Status:** The ADS-B tracker was worked on for offline maintenance. This resulted in it being down for some maintenance, resulting in lower-than-expected flights in July even though we had record fuel sales.

- **Community Outreach:** The airport is looking to initiate conversations with local high schools and Parent-Teacher Organizations (PTOs) to increase engagement for a potential Ground School.
- **Facilities:** William Kloster suggested utilizing the Rountree Commons Classroom for future activities and educational outreach.
- **Marketing & Sales:** Topics were introduced for future ongoing development.

## 5. Adjournment & Upcoming Schedule

- **Motion:** George Krueger has motioned to adjourn the meeting. Brian Whisenant seconded the motion. The motion carried unanimously.
- **Adjournment:** The meeting was officially adjourned at 7:06 PM.
- **Next Meeting:** The next regular board meeting is scheduled for September 14, 2026.
- **October Absence Note:** Board Chair William Kloster noted he will be absent for the October meeting, during which the board will be preparing the budget for recognition.

**William Kloster**, Board Chair

*Municipal Airport Commission*

**Kaleb Regoli**

*Secretary*

## **WATER & SEWER COMMISSION MEETING**

**Wednesday August 12, 2026**

**4:00 PM**

Water and Sewer Commission President Martens called the regular meeting of the City of Platteville Water and Sewer Commission to order on Wednesday, August 12 at 4:00 p.m.

**W/S Commission members present:** Cindy Martens, Michael Knautz, Brian Whisenant, Jim Schneller, Steven Badger, and Barb Daus.

**W/S Commission members excused/absent:** Dr. JoAnne Wilson

**Staff present:** Public Works Director – Howard Crofoot, Administration Director – Nicola Maurer, Assistant Director of Public Works/Utility Superintendent – Ryan Kowalski, Accounting & Finance Manager – Renee Weaver

**City Staff excused/absent:** none.

**Public present** – Ivy McKernan

1. **Citizens' Comments** – Ivy McKernan appeared to discuss fluoridation of drinking water in Platteville and to make the Commission aware of a lawsuit regarding this topic.
2. **Consent Agenda** was presented for consideration. **Motion by Daus, second by Knautz, to approve the Consent Agenda:** July 8 Regular Minutes, July 2026 financial reports and payment of bills, July 2026 Water Quality/Flushing report. **Motion carried.**

### **ACTION ITEMS:**

3. Assistant Director of Public Works Kowalski stated that the current Variable Frequency Drive (VFD) in well #5 has not been working properly. There have been communication issues between the well and the VFD and two of the three fans are not working, resulting in alarms. The VFD is used to slowly ramp up the motor to start filling up the water tower in the industrial park and feed water into the system. The lead time for Energens is four to six weeks. Daus made a motion to approve the replacement of Well #5 VFD at a cost not to exceed \$50,000.00 from either using debt proceeds or cash reserves, second by Badger. **Motion carried.**

**DISCUSSION ITEMS:**

2026 Water and Sewer Revenue Bonds – Director of Administration Maurer gave a report from Ehler’s regarding the sale of the bonds will be issued on August 11<sup>th</sup> . The City of Platteville maintains a rating of “AA-“ by the S&P. There were five bidders and a strong response to the sale. The closing date is September 2, 2026.

**Adjournment: Motion by Daus, seconded by Badger, to adjourn. Motion carried.**

Meeting adjourned at 4:37 p.m.

Respectfully Submitted,  
Renee Weaver  
Accounting & Finance Manager

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

|                                                                  |                                           |                                    |
|------------------------------------------------------------------|-------------------------------------------|------------------------------------|
| <b>COUNCIL SECTION:<br/>ACTION</b>                               | <b>TITLE:</b><br>TID 9 Boundary Amendment | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:<br/>VII.A.</b>                                   |                                           | <b>VOTE REQUIRED:</b><br>Majority  |
| <b>PREPARED BY: Joe Carroll - Community Development Director</b> |                                           |                                    |

**Description:**

Staff and Delta 3 Engineering have been working on a proposed amendment to the boundary of TID 9 to add additional properties. The sale of Lot 47 in the industry park was recently approved, and this property would be added so the district could assist with the construction of a stormwater pond. The property at 455 Enterprise Drive has recently been purchased and the buyers would like to acquire additional land from the City to expand the property. This development would also need assistance with the construction of a pond, so expansion of the TID 9 boundary would provide for the ability to provide this assistance. L&M Corrugated is planning an expansion of their facility in the near future and will also require some assistance with stormwater improvements. A few other parcels are proposed to be included where we have received interest from purchasers of the land, and where stormwater and other improvements would be needed to support the development. These developments would require financial assistance to make the projects viable.

**Budget/Fiscal Impact:**

Projections using current tax increment show TID 6 covering all its project costs and closing “in the black” by 2032, possibly before. Moving some parcels from TID 6 to TID 9 will not impact the projections as the current increment will stay in TID 6.

The cost of amending the district is an eligible TID expense.

**Recommendation:**

Staff recommend approval of the proposed boundary amendment.

The Plan Commission held a public hearing and reviewed the proposed boundary amendment and project plan and recommended approval.

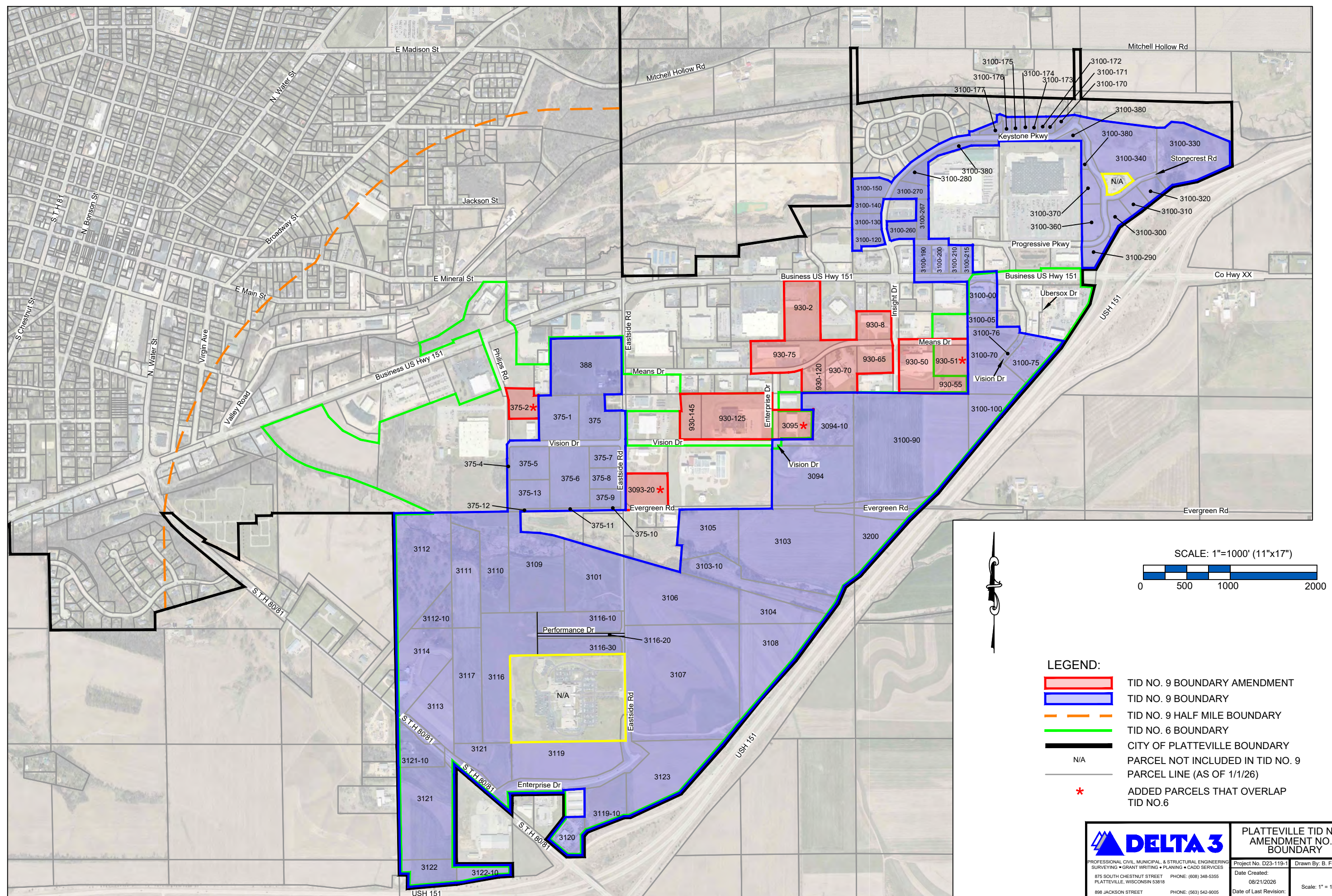
The Joint Review Board held a meeting to provide an initial review of the proposed boundary amendment but will not act until after the Council action.

**Sample Affirmative Motion:**

*“Motion to approve Resolution 26-14 establishing the boundaries of Tax Increment District #9.”*

**Attachments:**

- TID 9 Project Plan
- TID 9 Amendment Resolution 26-14



**RESOLUTION NO. 26-14**

**RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF PLATTEVILLE'S TAX  
INCREMENTAL DISTRICT NO. 9 BOUNDARIES AND PROJECT PLAN**

**WHEREAS**, the City of Platteville (the "City") has determined that the use of Tax Incremental Financing is required to promote mixed-use development and redevelopment; and

**WHEREAS**, Tax Incremental District No. 9 (the "District") was created by the City on July 25, 2023, as a mixed-use district; and

**WHEREAS**, the City now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

**WHEREAS**, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(40)(h)1.

**WHEREAS**, an amended Project Plan for the District has been prepared that includes:

- a. A statement listing the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n. outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the Amendment of the District promotes the orderly development of the City;
- k. An opinion of City Attorney or of an attorney retained by the City advising that the Project Plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

**WHEREAS**, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Grant County, the Platteville School District, and Southwest Wisconsin Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

**WHEREAS**, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 31, 2026, held a public hearing concerning the proposed amendment to the Project Plan of the District, providing interested parties with a reasonable opportunity to express their views thereon;

**WHEREAS**, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

**NOW, THEREFORE, BE IT RESOLVED** by the Common Council of the City of Platteville that:

1. The boundaries of the District named "Tax Incremental District No. 9, City of Platteville", are hereby amended as identified in Exhibit A of this Resolution.
2. The territory being added shall become part of the District effective as of January 1, 2026.
3. The Common Council finds and declares that:
  - a. Not less than 50% (by area) of the real property within the District, as amended, is suitable for mixed-use development as defined by Wisconsin State Statute 66.1105(2)(cm), or was suitable for mixed-use development at the time the District was created.
  - b. Based upon the finding stated in 3.a. above, the District was declared to be, and remains, a District suitable for mixed-use development based on the identification and classification of the property included within the District.
  - c. The equalized value of the taxable property within the territory to be added to the District plus the value increment of all other existing tax increment districts within the City, does not exceed 12% of the total equalized value of the taxable property within the City.
  - d. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - e. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - f. The Plan, as amended, is feasible and in conformity with the City's master plan.
  - g. There are no parcels to be added to the District that were annexed by the City within the preceding three-year period.
  - h. Not more than 35 percent, by area, of the real property within the District, as amended, is proposed for newly platted residential use.
  - i. Project costs to be incurred by the City for newly platted residential development comply to one of the following:
    - i. The density of the residential housing is at least 3 units per acre; or
    - ii. The residential housing is located in a conservation subdivision, as defined in Wisconsin State Statute 66.1027(1)(a); or
    - iii. The residential housing is located in a traditional neighborhood development, as defined in Wisconsin State Statute 66.1027(1)(c).

This Resolution is being adopted by the Common Council at a duly scheduled meeting on September 22, 2026.

---

Barbara Daus, Common Council President

---

Craig Stout, City Clerk

### **CERTIFICATION**

I, Craig Stout, City Clerk of the City of Platteville, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held in the Council Chambers at Platteville

City Hall on September 16, 2026. Motion by \_\_\_\_\_, seconded by

\_\_\_\_\_ to adopt the Resolution.

Vote: \_\_\_\_ Yes \_\_\_\_ No

Resolution Adopted.

\_\_\_\_\_  
Craig Stout, City Clerk

**ATTACHMENT A:**

**City of Platteville TID No. 9 Amendment No. 1 District Boundary Map**

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

|                                                                  |                                                                        |                                    |
|------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------|
| <b>COUNCIL SECTION:<br/>ACTION</b>                               | <b>TITLE:</b><br>Resolution 26-15 Creating Tax Incremental District 10 | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:<br/>VII.B.</b>                                   |                                                                        | <b>VOTE REQUIRED:</b><br>Majority  |
| <b>PREPARED BY: Joe Carroll - Community Development Director</b> |                                                                        |                                    |

**Description:**

Staff, Ehlers & Associates and Delta 3 Engineering have been working on the creation of a new Tax Increment District (TID 10) to support the proposed Trail View Development and some additional properties in the vicinity. TID 10 would be a new mixed-use district that could provide financial assistance to support the installation of new streets, installation and extension of City utilities, the construction of stormwater management facilities, and other potential development incentives. In addition to the Trail View properties, the district would include other vacant and underutilized properties where development is anticipated, but where financial assistance may be needed to make the development viable.

**Budget/Fiscal Impact:**

The cost of creating the district is an eligible TID expense.

**Recommendation:**

Staff recommend approval of the proposed TID 10.

The Plan Commission held a public hearing and reviewed the proposed TID 10 project plan and recommended approval.

The Joint Review Board held a meeting to provide an initial review of the proposed project plan but will not take action until after the Council action.

**Sample Affirmative Motion:**

*"Motion to approve a resolution creating tax increment district number 10, approving its project plan, and establishing its boundaries."*

**Attachments:**

- TID 10 Project Plan
- Resolution 26-15

September 22, 2026

## PROJECT PLAN

# City of Platteville, Wisconsin

## Tax Incremental District No. 10



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Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

---

**BUILDING COMMUNITIES. IT'S WHAT WE DO.**

## KEY DATES

|                                                 |                                  |
|-------------------------------------------------|----------------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for August 31, 2026    |
| Public Hearing Held:                            | Scheduled for August 31, 2026    |
| Action by Plan Commission:                      | Scheduled for August 31, 2026    |
| Action by Common Council:                       | Scheduled for September 22, 2026 |
| Action by the Joint Review Board:               | Scheduled for October 6, 2026    |

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# **SECTION 1:**

## **Executive Summary**

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### **DESCRIPTION OF DISTRICT**

Tax Incremental District (“TID”) No. 10 (“District”) is a proposed Mixed-Use District comprising approximately 169.5 acres located near the Southeast corner of the City along State Highway 151. The District will be created to pay the costs of infrastructure, administrative, financing, and development incentives needed (“Project”). In addition to the incremental property value that will be created, the City expects the Project will result in increased housing stock, new businesses, job creation, and redevelopment of certain properties.

### **AUTHORITY**

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

### **ESTIMATED TOTAL PROJECT COST EXPENDITURES**

The City anticipates making total expenditures of approximately \$14.8 Million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”) under Section 8 and described in Section 6.

### **INCREMENTAL VALUATION**

The City projects that new land and improvements value of approximately \$28,600,000 will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

### **EXPECTED TERMINATION OF DISTRICT**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 20 of its allowable 20 years.

### **SUMMARY OF FINDINGS**

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment is needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax

incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

Developers are likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

Additionally, there will be jobs created with the parcels identified for industrial and commercial development.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

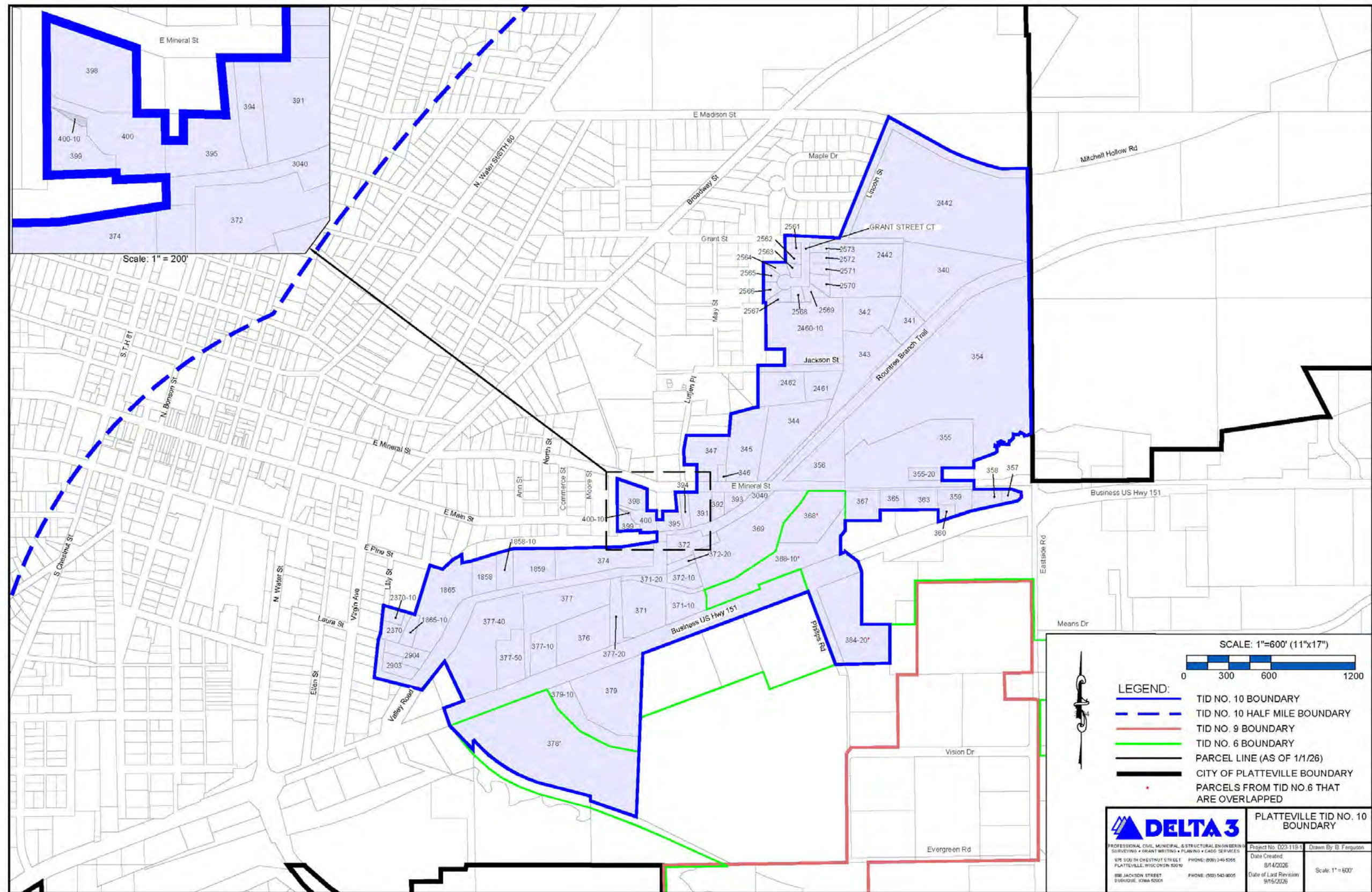
## **SECTION 2:**

### **Preliminary Map of Proposed District Boundary**

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Map Found on Following Page. District boundaries do not include wetlands.



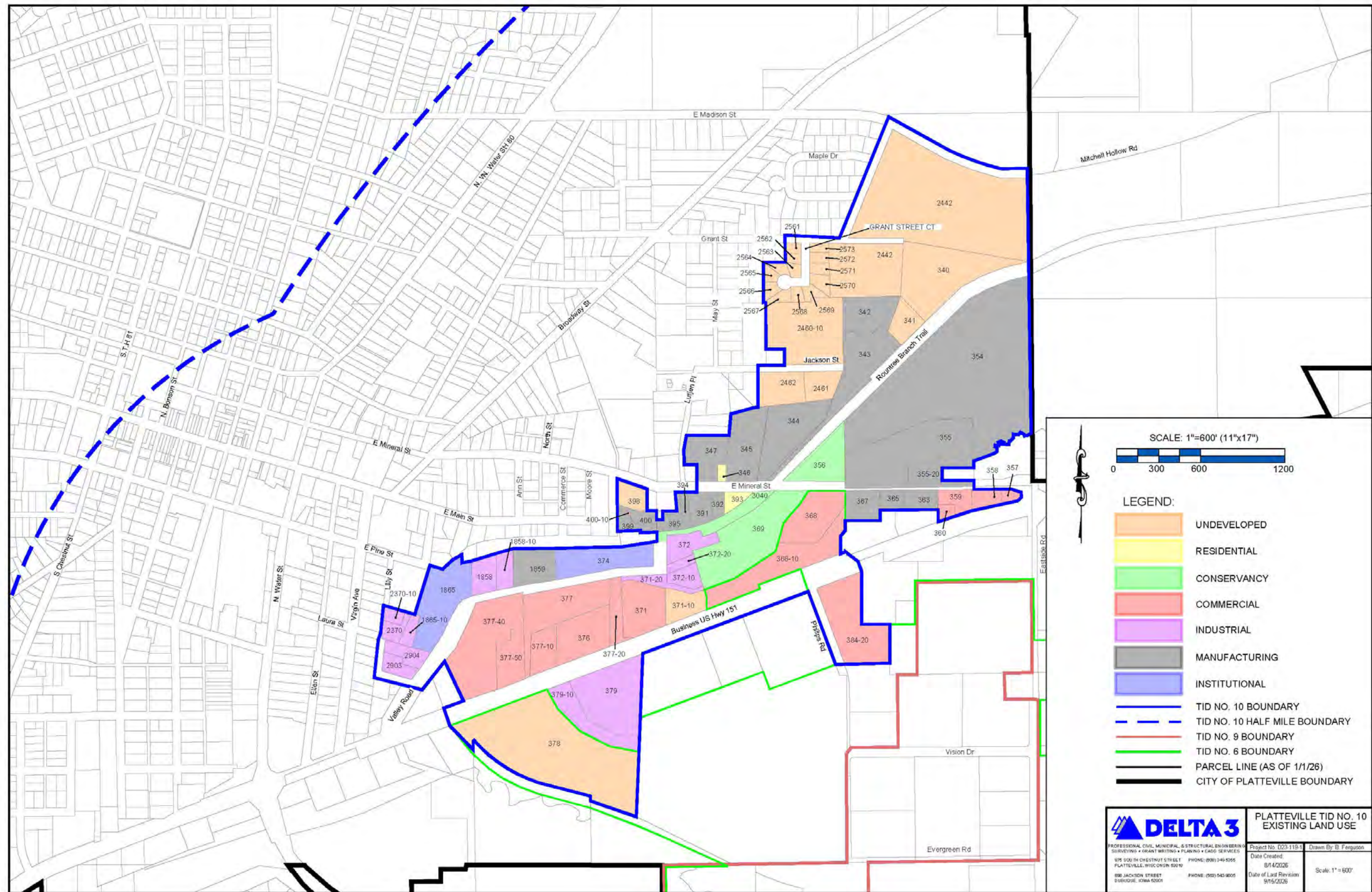


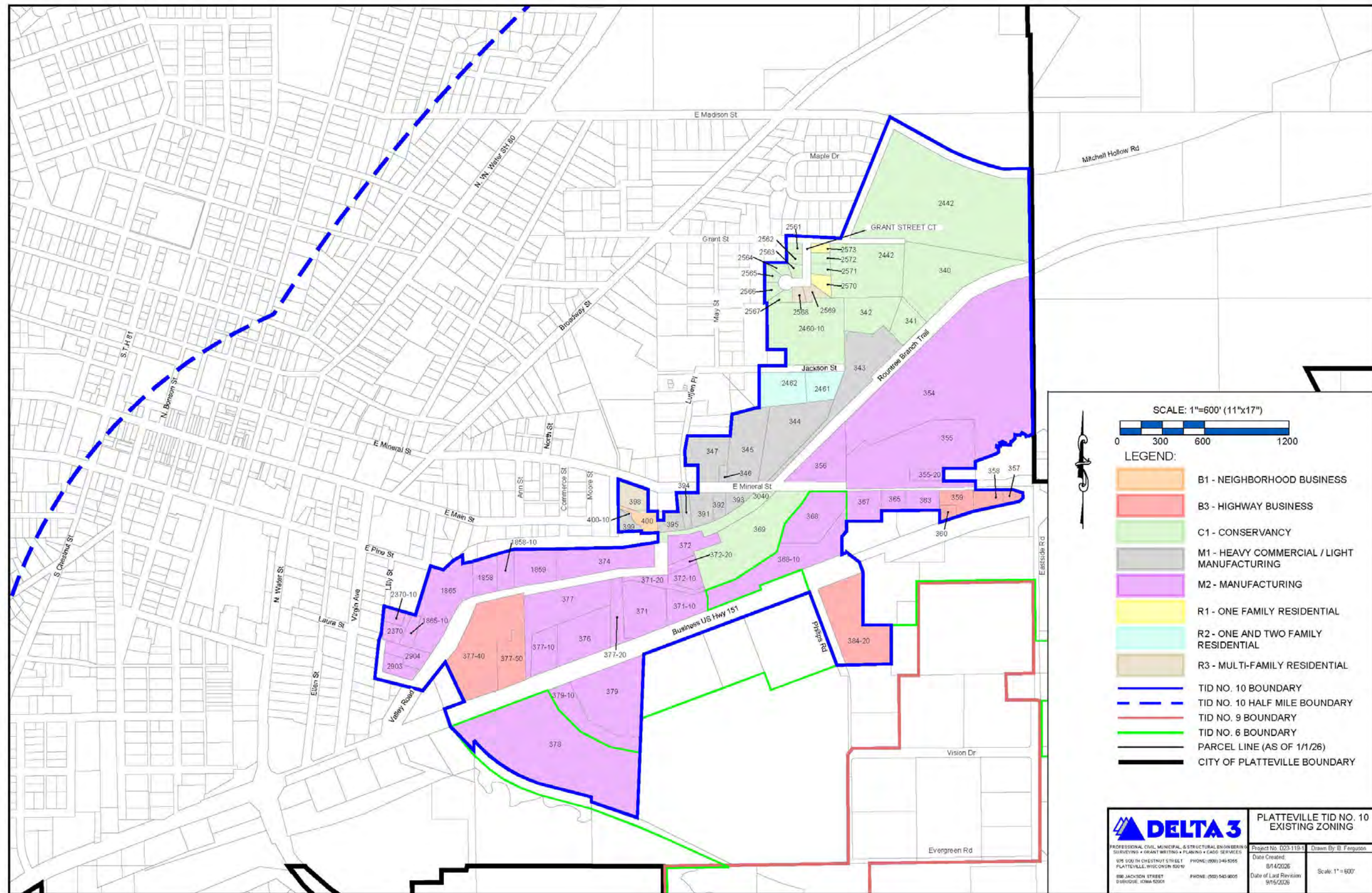
## **SECTION 3:**

### **Map Showing Existing Uses and Conditions**

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Maps Found on Following Page.





## SECTION 4:

### Preliminary Parcel List and Analysis

| Map Reference Number | Parcel Number  | Address                 | Owner                                  | Acres | Suitable Acres          |                                       |                              |            |
|----------------------|----------------|-------------------------|----------------------------------------|-------|-------------------------|---------------------------------------|------------------------------|------------|
|                      |                |                         |                                        |       | Commercial/<br>Business | Previously-<br>Platted<br>Residential | Newly-Platted<br>Residential | Industrial |
| N/A                  | ROW Areas      |                         |                                        | 0.00  |                         |                                       |                              |            |
| 1                    | 271-02442-0000 | 625 Lincoln St          | City of Platteville                    | 15.28 |                         |                                       | 15.28                        |            |
| 2                    | 271-00340-0000 |                         | City of Platteville                    | 5.18  |                         |                                       | 5.18                         |            |
| 3                    | 271-00341-0000 |                         | City of Platteville                    | 1.00  |                         |                                       | 1.00                         |            |
| 4                    | 271-00342-0000 |                         | City of Platteville                    | 1.85  |                         |                                       | 1.85                         |            |
| 5                    | 271-02460-0010 |                         | City of Platteville                    | 4.99  |                         |                                       | 4.99                         |            |
| 6                    | 271-02561-0000 | 50 Grant St Ct          | J Squared Construction LLC             | 0.23  |                         | 0.23                                  |                              |            |
| 7                    | 271-02562-0000 | 40 Grant St Ct          | J Squared Construction LLC             | 0.16  |                         | 0.16                                  |                              |            |
| 8                    | 271-02563-0000 | 30 Grant St Ct          | J Squared Construction LLC             | 0.23  |                         | 0.23                                  |                              |            |
| 9                    | 271-02564-0000 | 20 Grant St Ct          | J Squared Construction LLC             | 0.25  |                         | 0.25                                  |                              |            |
| 10                   | 271-02565-0000 | 10 Grant St Ct          | J Squared Construction LLC             | 0.25  |                         | 0.25                                  |                              |            |
| 11                   | 271-02566-0000 | 5 Grant St Ct           | J Squared Construction LLC             | 0.25  |                         | 0.25                                  |                              |            |
| 12                   | 271-02567-0000 | 15 Grant St Ct          | J Squared Construction LLC             | 0.31  |                         | 0.31                                  |                              |            |
| 13                   | 271-02568-0000 | 25 Grant St Ct          | J Squared Construction LLC             | 0.14  |                         | 0.14                                  |                              |            |
| 14                   | 271-02569-0000 | 27 Grant St Ct          | J Squared Construction LLC             | 0.29  |                         | 0.29                                  |                              |            |
| 15                   | 271-02570-0000 | 29 Grant St Ct          | J Squared Construction LLC             | 0.30  |                         | 0.30                                  |                              |            |
| 16                   | 271-02571-0000 | 35 Grant St Ct          | J Squared Construction LLC             | 0.50  |                         | 0.50                                  |                              |            |
| 17                   | 271-02572-0000 | 45 Grant St Ct          | J Squared Construction LLC             | 0.22  |                         | 0.22                                  |                              |            |
| 18                   | 271-02573-0000 | 55 Grant St Ct          | J Squared Construction LLC             | 0.22  |                         | 0.22                                  |                              |            |
| 19                   | 271-00343-0000 | 285 Milwaukee St        | LJ Property Holdings LLC               | 3.60  | 3.60                    |                                       |                              |            |
| 20                   | 271-00344-0000 | 990 E Mineral St        | LJ Property Holdings LLC               | 3.00  | 3.00                    |                                       |                              |            |
| 21                   | 271-02461-0000 | 1015 Jackson St         | LJ Property Holdings LLC               | 1.19  | 1.19                    |                                       |                              |            |
| 22                   | 271-02462-0000 | 1005 Jackson St         | Niles O Davis                          | 1.78  |                         |                                       | 1.78                         |            |
| 23                   | 271-00345-0000 | 970 E Mineral St        | Niles O Davis                          | 3.00  | 3.00                    |                                       |                              |            |
| 24                   | 271-03040-0000 |                         | Wisconsin DNR                          | 6.13  |                         |                                       |                              |            |
| 25                   | 271-00354-0000 |                         | Rosemeyer Properties LLC               | 24.10 |                         |                                       |                              | 24.10      |
| 26                   | 271-00355-0000 | 1190 E Mineral St       | Robert L. Chandler                     | 7.10  |                         |                                       |                              | 7.10       |
| 27                   | 271-00355-0020 | 1250 E Mineral St       | Jeffrey H. Udelhoven                   | 0.53  | 0.53                    |                                       |                              |            |
| 28                   | 271-00356-0000 | 1100 E Mineral St       | Rosemeyer Properties LLC               | 2.19  |                         |                                       |                              | 2.19       |
| 29                   | 271-00357-0000 | 1370 E Business Hwy 151 | Maria D. Cortez                        | 0.25  | 0.25                    |                                       |                              |            |
| 30                   | 271-00358-0000 | 1350 E Business Hwy 151 | Maria D. Cortez                        | 0.37  | 0.37                    |                                       |                              |            |
| 31                   | 271-00359-0000 | 1290 E Business Hwy 151 | Smart Station Ventures LLC             | 0.77  | 0.77                    |                                       |                              |            |
| 32                   | 271-00360-0000 |                         | Empire Group BB LLC                    | 0.15  | 0.15                    |                                       |                              |            |
| 33                   | 271-00363-0000 | 1235 E Business Hwy 151 | BUCKEYE GAS PROD CO LP                 | 0.76  |                         |                                       |                              | 0.76       |
| 34                   | 271-00365-0000 | 1185 E Business Hwy 151 | Ruth A. Hinzmann                       | 0.54  | 0.54                    |                                       |                              |            |
| 35                   | 271-00367-0000 | 1165 E Business Hwy 151 | Otto Properties LLC                    | 1.19  | 1.19                    |                                       |                              |            |
| 36                   | 271-00368-0000 | 1085 E Mineral St       | Platteville Real Estate Investment LLC | 2.95  | 2.95                    |                                       |                              |            |
| 37                   | 271-00368-0010 |                         | Hwy 151 Real Estate LLC                | 4.26  | 4.26                    |                                       |                              |            |
| 38                   | 271-00369-0000 | 945 Valley Rd           | City of Platteville                    | 5.18  |                         |                                       |                              |            |
| 39                   | 271-00384-0020 | 1105 E Business Hwy 151 | Boldt Properties LLP                   | 4.50  | 4.50                    |                                       |                              |            |
| 40                   | 271-00346-0000 | 950 E Mineral St        | ZACHARY D SCHAEFER                     | 0.17  |                         | 0.17                                  |                              |            |
| 41                   | 271-00347-0000 | 930 E Mineral St        | Platteville Telephone Co               | 2.00  |                         |                                       |                              | 2.00       |
| 42                   | 271-00391-0000 | 939 E Mineral St        | Duba Rentals LLC                       | 0.65  | 0.65                    |                                       |                              |            |
| 43                   | 271-00392-0000 | 945 E Mineral St        | PLATTEVILLE VET CLINIC REAL ESTATE LLP | 0.31  | 0.31                    |                                       |                              |            |
| 44                   | 271-00393-0000 | 965 E Mineral St        | KELLY E KOPECKY                        | 0.33  |                         | 0.33                                  |                              |            |
| 45                   | 271-00394-0000 | 935 E Mineral St        | RICHARD P & NORA A BONIN               | 0.33  | 0.33                    |                                       |                              |            |
| 46                   | 271-00395-0000 | 927 E Mineral St        | RICHARD BONIN                          | 0.54  |                         |                                       |                              | 0.54       |
| 47                   | 271-00398-0000 | 825 E Mineral St        | KOWALSKI-KIELER INC                    | 0.87  |                         |                                       |                              | 0.87       |
| 48                   | 271-00399-0000 | 5 Bridge St             | KOWALSKI KIELER INC                    | 0.42  |                         |                                       |                              | 0.42       |
| 49                   | 271-00400-0000 | 925 E Mineral St        | RICHARD P & NORA A BONIN               | 0.23  |                         | 0.23                                  |                              |            |
| 50                   | 271-00400-0010 |                         | KOWALSKI KIELER INC                    | 0.03  |                         |                                       |                              | 0.03       |
| 51                   | 271-00371-0000 | 860 E Business Hwy 151  | WJD INVESTMENTS LLC                    | 2.49  | 2.49                    |                                       |                              |            |
| 52                   | 271-00371-0010 | 860 E Business Hwy 151  | WJD INVESTMENTS LLC                    | 1.20  | 1.20                    |                                       |                              |            |
| 53                   | 271-00372-0000 | 900 Valley Rd           | SUMMIT AVE LLC                         | 1.18  | 1.18                    |                                       |                              |            |
| 54                   | 271-00372-0010 |                         | City of Platteville                    | 0.71  |                         |                                       |                              |            |
| 55                   | 271-00372-0020 |                         | City of Platteville                    | 0.77  |                         |                                       |                              |            |

|               |                |                            |                                   |               |              |             |              |              |
|---------------|----------------|----------------------------|-----------------------------------|---------------|--------------|-------------|--------------|--------------|
| 56            | 271-00374-0000 | 890 Valley Rd              | City of Platteville               | 2.64          |              |             |              |              |
| 57            | 271-00376-0000 | 700 E Business Hwy 151     | WISCONSIN POWER & LIGHT           | 3.00          |              |             |              |              |
| 58            | 271-00377-0000 | 570 E Business Hwy 151     | FOUR SEASONS LANDSCAPING          | 3.65          | 3.65         |             |              |              |
| 59            | 271-00377-0010 | 600 E Business Hwy 151     | JK FAHERTY PROPERTIES LLC         | 1.30          | 1.30         |             |              |              |
| 60            | 271-00377-0020 | 840 E Business Hwy 151     | FOUR SEASONS LANDSCAPING          | 0.99          | 0.99         |             |              |              |
| 61            | 271-00377-0040 | 500 E Business Hwy 151     | GRANT COUNTY HUMANE SOCIETY INC   | 5.29          | 5.29         |             |              |              |
| 62            | 271-00377-0050 | 550 E Business Hwy 151     | SOUTHWEST HEALTH CENTER INC       | 1.61          | 1.61         |             |              |              |
| 63            | 271-00378-0000 | 555 E Business Hwy 151     | JEWISON HOLDING COMPANY, LLC      | 14.86         |              |             |              | 14.86        |
| 64            | 271-00379-0000 | 825 E Business Hwy 151     | PLATTEVILLE INDUSTRIAL LLC        | 6.00          |              |             |              | 6.00         |
| 65            | 271-00379-0010 |                            | JEWISON HOLDING COMPANY, LLC      | 2.00          |              |             |              | 2.00         |
| 66            | 271-01858-0000 | 810 Valley Rd              | KUNKEL TRUCKING INC               | 2.34          |              |             |              | 2.34         |
| 67            | 271-01858-0010 | 830 Valley Rd              | BSME LLC                          | 0.77          | 0.77         |             |              |              |
| 68            | 271-01859-0000 | 840 Valley Rd              | LUKE J TEMPERLEY                  | 0.69          |              |             |              | 0.69         |
| 69            | 271-01865-0000 | 750 Valley Rd              | City of Platteville               | 3.80          |              |             |              |              |
| 70            | 271-01865-0010 |                            | OWEN'S EXCAVATING & TRENCHING INC | 0.43          | 0.43         |             |              |              |
| 71            | 271-02370-0000 | 275 Lilly St               | OWEN'S EXCAVATING & TRENCHING INC | 0.65          | 0.65         |             |              |              |
| 72            | 271-02370-0010 | 265 Lilly St               | OWEN'S EXCAVATING & TRENCHING INC | 0.27          | 0.27         |             |              |              |
| 73            | 271-02903-0000 | 335 Lilly St               | NEW HORIZONS SUPPLY COOPERATIVE   | 0.34          | 0.34         |             |              |              |
| 74            | 271-02904-0000 | 325 Lilly St               | NEW HORIZONS SUPPLY COOPERATIVE   | 0.44          | 0.44         |             |              |              |
| 75            | 271-00371-0020 | 840 E BUSINESS HIGHWAY 151 | FOUR SEASONS LANDSCAPING          | 0.99          | 0.99         |             |              |              |
| <b>TOTALS</b> |                |                            |                                   | <b>169.48</b> | <b>49.19</b> | <b>4.08</b> | <b>30.08</b> | <b>63.90</b> |

|                                                                                              |      |
|----------------------------------------------------------------------------------------------|------|
| Percentage of TID Area Suitable for Mixed Use Development (at least 50%)                     | 87%  |
| Percentage of TID Area Not Suitable for Development                                          | 13%  |
| Total Area                                                                                   | 100% |
| Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) | 18%  |
| Wetland Acreage Removed from District Boundaries                                             | 0.00 |

## SECTION 5:

### Equalized Value Test

---

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$96,777,900. This value is less than the maximum of \$126,672,516 in equalized value that is permitted for the City. The City is completing a boundary amendment to TID #9 congruent to the timeline for the TID #10 Creation. If the boundary amendment is successful The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value being added to TID No. 9 and the estimated base value being added via TID No. 10, minus the value of underlying TID parcels, totals \$112,335,445, which is 10.64% of the City's total equalized value. This value is less than the maximum of \$126,672,516 (12%) in equalized value that is permitted for the City.

| City of Platteville, Wisconsin                               |    |               |
|--------------------------------------------------------------|----|---------------|
| Tax Increment District No. 10                                |    |               |
| Valuation Test Compliance Calculation                        |    |               |
| <u>Calculation of City Equalized Value Limit</u>             |    |               |
| City TID IN Equalized Value (Jan. 1, 2026)                   | \$ | 1,055,604,300 |
| TID Valuation Limit @ 12% of Above Value                     | \$ | 126,672,516   |
| <u>Calculation of Value Subject to Limit</u>                 |    |               |
| Estimated Base Value of Territory to be Included in District | \$ | 11,271,700    |
| Incremental Value of Existing Districts (Jan. 1, 2026)       | \$ | 85,928,300    |
| Less: Value of Underlying TID Parcels                        | \$ | (422,100)     |
| Total Value Subject to 12% Valuation Limit                   | \$ | 96,777,900    |
| Total Percentage of TID IN Equalized Value                   |    | 9.17%         |
| Residual Value Capacity of TID IN Equalized Value            | \$ | 29,894,616    |

## **SECTION 6:**

### **Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District**

---

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs. Based on the current expected development assumptions not all of the project costs listed in Section 8 are affordable therefore the City has identified via a footnote within Section 8 of the projects that would require additional incremental value to afford. In order to avoid additional amendments and corresponding costs the City has included all of the costs in the plan.

#### **Property, Right-of-Way and Easement Acquisition**

##### **Property Acquisition for Development**

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used

to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### **Property Acquisition for Conservancy**

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### **Acquisition of Rights-of-Way**

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### **Acquisition of Easements**

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### **Relocation Costs**

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

### **Site Preparation Activities**

### **Environmental Audits and Remediation**

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### **Demolition**

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### **Site Grading**

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## **Utilities**

### **Sanitary Sewer System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Water System Improvements**

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping

stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Stormwater Management System Improvements**

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### **Electric Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Gas Service**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

### **Communications Infrastructure**

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

## **Streets and Streetscape**

### **Street Improvements**

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

### **Streetscaping and Landscaping**

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

## **Community Development**

### **Cash Grants (Development Incentives)**

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

### **Contribution to Redevelopment Authority (RDA)**

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

### **Revolving Loan/Grant Program (Development Incentives)**

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

### **Miscellaneous**

#### **Rail Spur**

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

#### **Projects Outside the Tax Incremental District**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs, and may include any project cost that would otherwise be eligible if undertaken within the District. The City does not intend to make the following project cost expenditures outside the District.

#### **Professional Service and Organizational Costs**

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the

undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### **Administrative Costs**

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

### **Financing Costs**

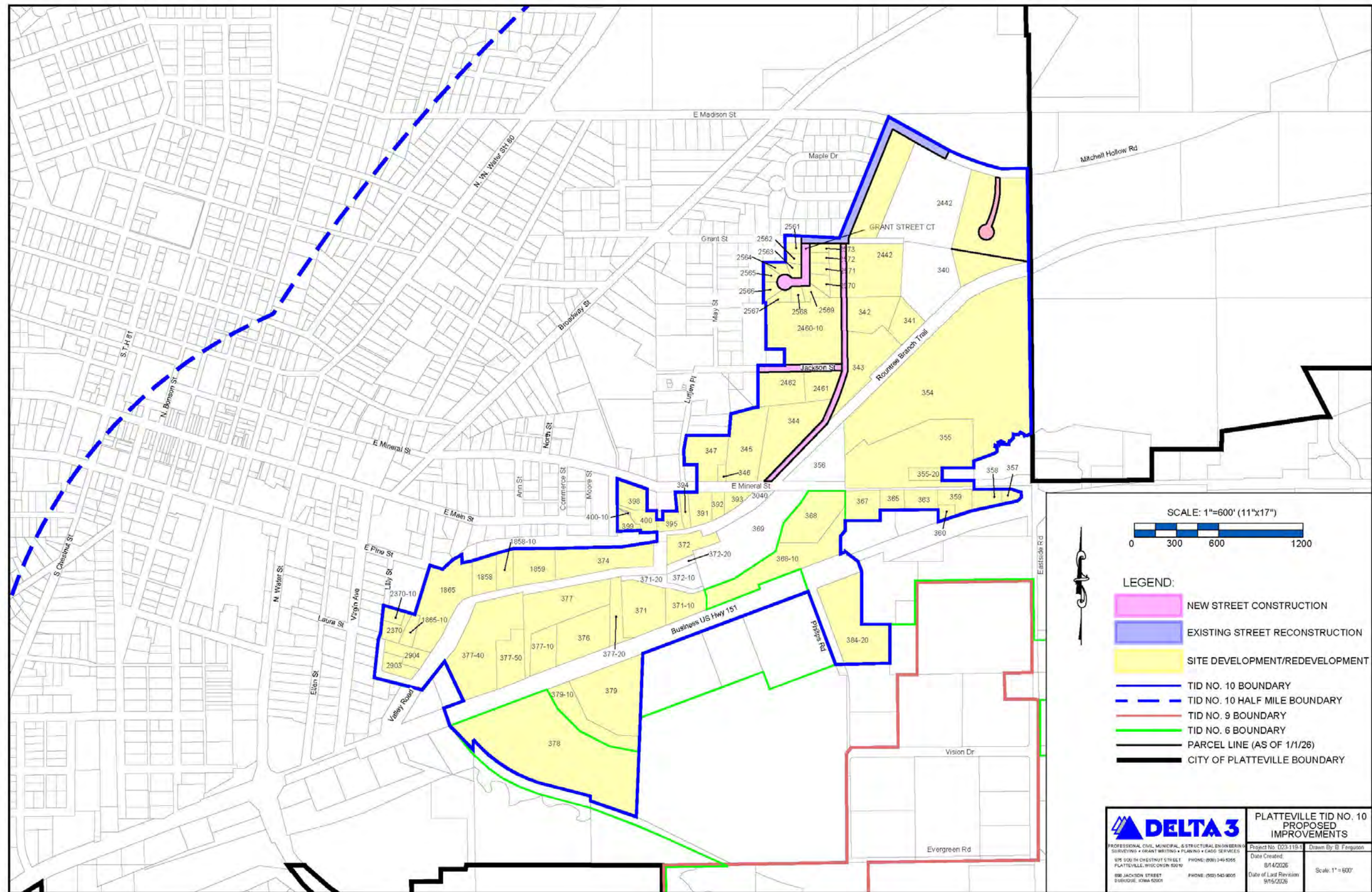
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

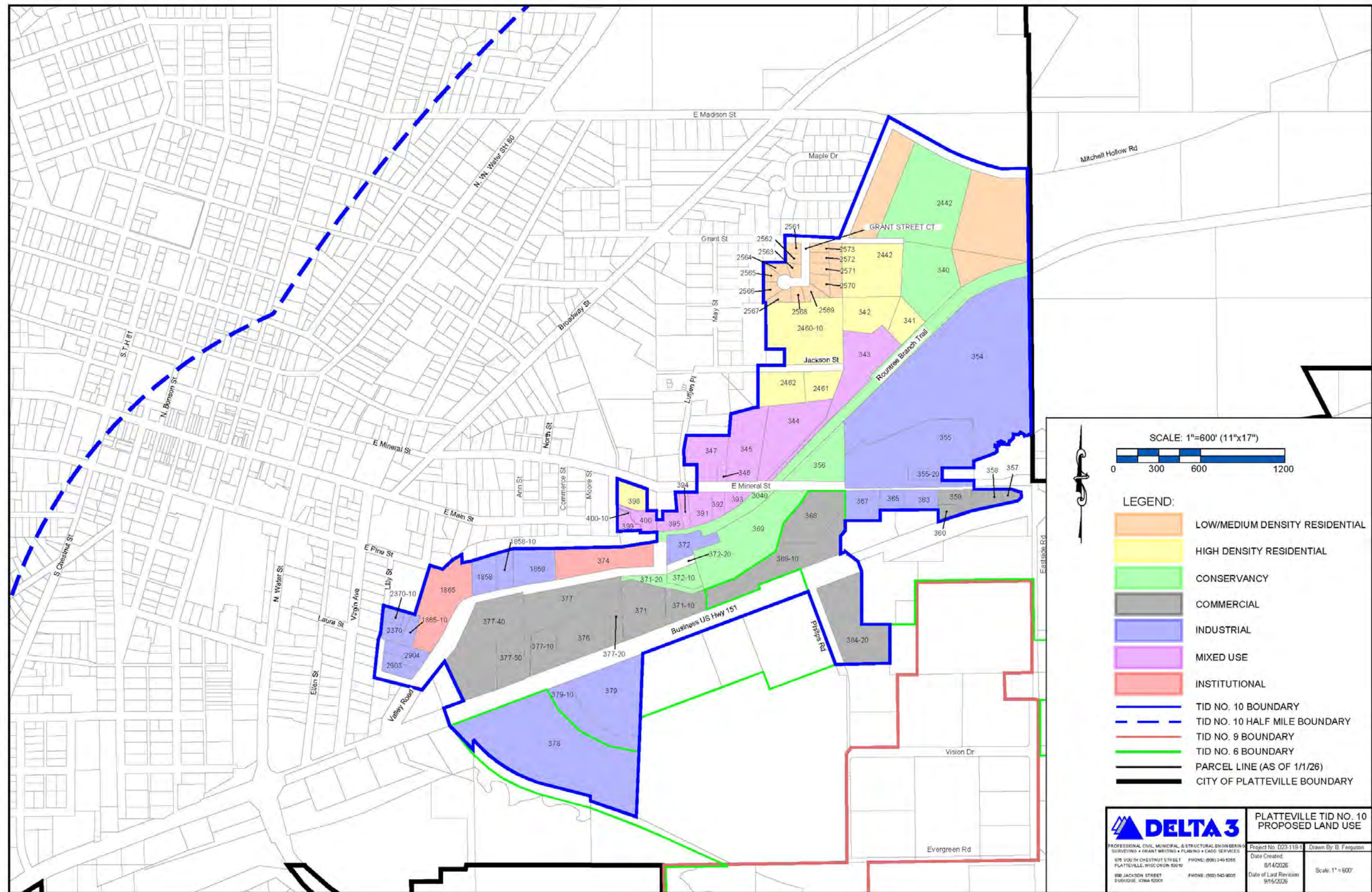
## **SECTION 7:**

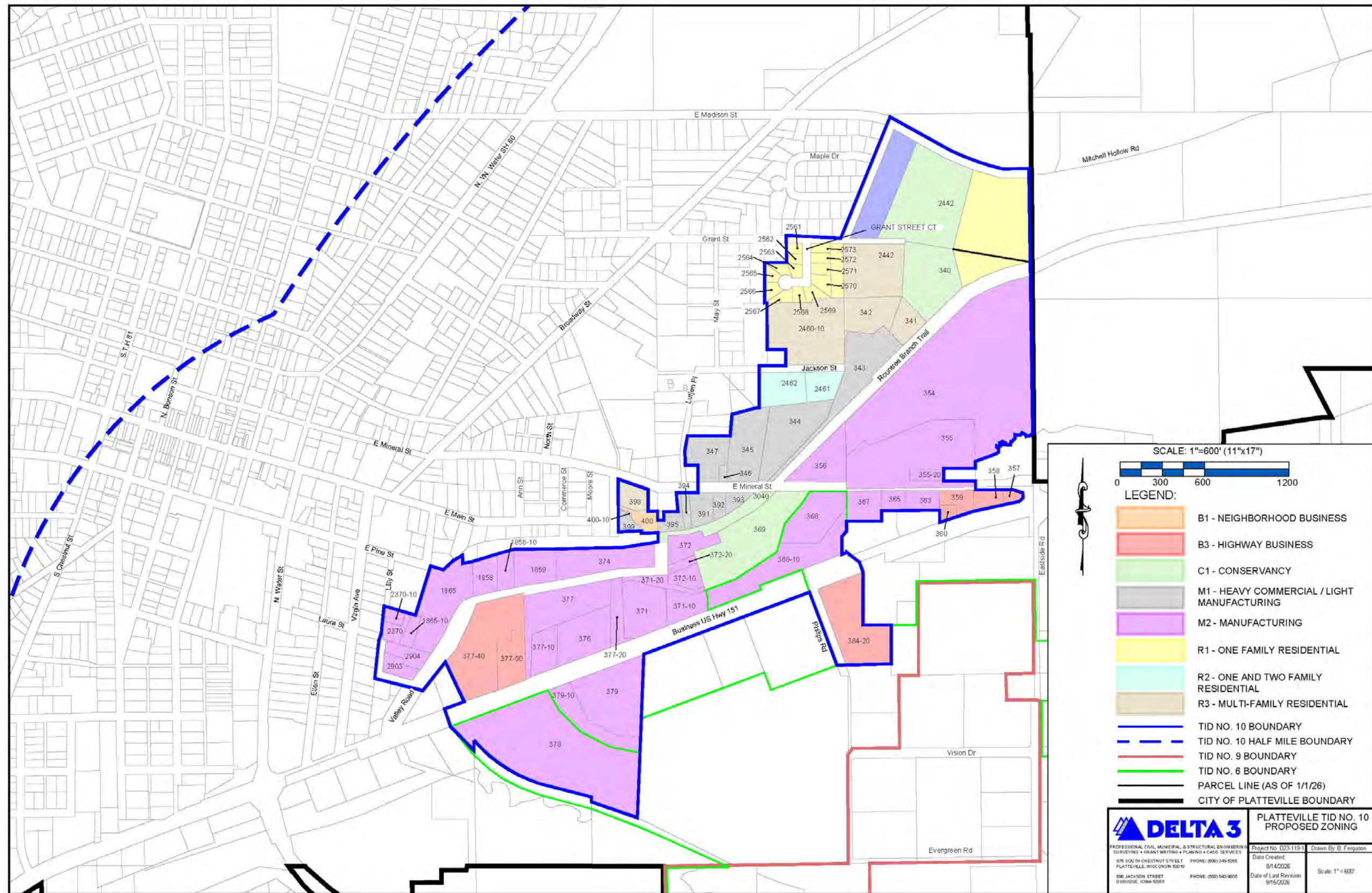
### **Map Showing Proposed Improvements and Uses**

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Maps Found on Following Page.







## **SECTION 8:**

### **Detailed List of Estimated Project Costs**

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The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

# City of Platteville, Wisconsin

## Tax Increment District No. 10

### Detailed List of Estimated Project Costs

| Project ID                 | Project Name/Type                                                                     | Est. Cost        |                  |                  |                  | Totals            |
|----------------------------|---------------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|-------------------|
|                            |                                                                                       | 2027             | 2028             | 2028 and beyond  | Ongoing          |                   |
| 1                          | Extend Lincoln Street from Grant Street to Jackson Street                             | 1,600,000        |                  |                  |                  | 1,600,000         |
| 2                          | Rebuild Lincoln Street from Madison Street to Grant Street                            | 1,750,000        |                  |                  |                  | 1,750,000         |
| 3                          | Extend Jackson Street east to connect with the extended Lincoln Street                |                  | 1,050,000        |                  |                  | 1,050,000         |
| 4                          | Extend Lincoln Street from Jackson Street to Mineral Street                           | <sup>1</sup>     |                  | 1,400,000        |                  | 1,400,000         |
| 5                          | Install a new street south from Madison Street                                        | <sup>1</sup>     |                  | 900,000          |                  | 900,000           |
| 6                          | Extend sidewalk along east Madison Street to connect Lincoln Street to the new street | <sup>1</sup>     |                  | 285,000          |                  | 285,000           |
| 7                          | Install the Grant Street Court street, including sidewalks (PAYGO)                    |                  |                  | 1,030,000        |                  | 1,030,000         |
| 8                          | Stormwater improvements (Trailview, adjacent South property, and Grant St. Court)     | <sup>1</sup>     |                  | 300,000          |                  | 300,000           |
| 9                          | Remove the former railroad abutment located in the Business Highway 151 R.O.W.        | <sup>1</sup>     |                  | 100,000          |                  | 100,000           |
| 10                         | Development Incentives (PAYGO)                                                        | <sup>1</sup>     |                  | 3,000,000        |                  | 3,000,000         |
| 11                         | Interest on Long Term Debt                                                            |                  |                  |                  | 2,713,133        | 2,713,133         |
| 12                         | Financing Costs                                                                       |                  |                  |                  | 176,000          | 176,000           |
| 13                         | Ongoing Planning & Administrative Costs                                               | 35,000           |                  |                  | 525,000          | 560,000           |
| <b>Total Project Costs</b> |                                                                                       | <b>3,385,000</b> | <b>1,050,000</b> | <b>7,015,000</b> | <b>3,414,133</b> | <b>14,864,133</b> |

#### Notes:

1) To be completed only if increment is available.

## **SECTION 9:**

### **Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

#### **Key Assumptions**

The Project Costs the City plans to make are expected to create approximately \$28.6 million in incremental value by 2035. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.64 per thousand of equalized value, negative tax rate adjustment factor of -1% per year, economic appreciation of 3.75%, the Project would generate \$8,922,130 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

#### **Financing and Implementation**

**Table 3.** provides a summary of the District's financing plan. The City has identified General Obligation Promissory Notes and Municipal Revenue Obligations wherein project costs a split between potential developers paying for associated project costs with their development and the Village repaying them with increment. This form of financing is referred to as Pay-as-you-go financing and limits the risk on the municipality. At the time of the eligible project costs are needed the City reserves the right to find the most appropriate financing vehicle at that time.

# City of Platteville, Wisconsin

## Tax Increment District No. 10

Table 1: Development Assumptions

| Construction Year | Commonwealth |             | JT Development |             | Holtz Development |             | KS Development | Housing Dev. "Parcel E" | "Parcel J&L" |             | Grant St Subdivision | Honeywell Redevelopment | Annual Total | Construction Year |
|-------------------|--------------|-------------|----------------|-------------|-------------------|-------------|----------------|-------------------------|--------------|-------------|----------------------|-------------------------|--------------|-------------------|
|                   | Units        | Total Value | Units          | Total Value | Units             | Total Value | Total Value    | Total Value             | Units        | Total Value | Sq. Ft.              | Total Value             | Total Value  |                   |
| Est. Value per    | \$45,000     |             | \$300,000      |             | \$168,750         |             | \$2,000,000    |                         |              |             |                      |                         |              |                   |
| 1 2026            |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2026 1            |
| 2 2027            | 20           | 900,000     |                |             | 16                | 2,700,000   | 1,300,000      |                         |              |             |                      |                         | 4,900,000    | 2027 2            |
| 3 2028            | 20           | 900,000     | 1              | 300,000     | 16                | 2,700,000   | 1,300,000      |                         |              |             | 700,000              |                         | 5,900,000    | 2028 3            |
| 4 2029            |              |             | 1              | 300,000     |                   |             | 1,300,000      |                         |              |             | 700,000              |                         | 2,300,000    | 2029 4            |
| 5 2030            |              |             | 1              | 300,000     |                   |             |                |                         | 1            | 2,000,000   | 700,000              |                         | 3,000,000    | 2030 5            |
| 6 2031            |              |             | 1              | 300,000     |                   |             |                | 900,000                 | 1            | 2,000,000   | 700,000              |                         | 3,900,000    | 2031 6            |
| 7 2032            |              |             | 1              | 300,000     |                   |             |                | 900,000                 | 1            | 2,000,000   | 700,000              |                         | 3,900,000    | 2032 7            |
| 8 2033            |              |             |                |             |                   |             |                | 900,000                 | 1            | 2,000,000   |                      |                         | 2,900,000    | 2033 8            |
| 9 2034            |              |             |                |             |                   |             |                | 900,000                 |              |             |                      |                         | 900,000      | 2034 9            |
| 10 2035           |              |             |                |             |                   |             |                | 900,000                 |              |             |                      |                         | 900,000      | 2035 10           |
| 11 2036           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2036 11           |
| 12 2037           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2037 12           |
| 13 2038           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2038 13           |
| 14 2039           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2039 14           |
| 15 2040           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2040 15           |
| 16 2041           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2041 16           |
| 17 2042           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2042 17           |
| 18 2043           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2043 18           |
| 19 2044           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2044 19           |
| 20 2045           |              |             |                |             |                   |             |                |                         |              |             |                      |                         | 0            | 2045 20           |
| Totals            | 40           | 1,800,000   | 5              | 1,500,000   | 32                | 5,400,000   | 3,900,000      | 4,500,000               | 4            | 8,000,000   | 0                    | 3,500,000               | 0            | 28,600,000        |

**Notes:**

Developments highlighted or not listed may occur in the District Boundary and no reasonable assumptions for values can be made at this time.

**Table 2 – Tax Increment Projection Worksheet**

**City of Platteville, Wisconsin**

**Tax Increment District No. 10**

**Table 2: Tax Increment Projection Worksheet**

|                             |                    |            |                        |           |                           |                       |                              |             |             |
|-----------------------------|--------------------|------------|------------------------|-----------|---------------------------|-----------------------|------------------------------|-------------|-------------|
| Type of District            | Mixed Use          |            | Base Value             |           | 11,271,700                |                       |                              |             |             |
| District Creation Date      | September 22, 2026 |            | Economic Change Factor |           | 3.75%                     |                       | Historical 5-year avg. = 7%  |             |             |
| Valuation Date              | Jan 1,             | 2026       |                        |           |                           |                       |                              |             |             |
| Max Life (Years)            | 20                 |            | Base Tax Rate          |           | \$16.64                   |                       |                              |             |             |
| End of Expenditure Period   | 15                 | 9/22/2041  | Rate Adjustment Factor |           | -1.00%                    |                       | Historical 5-year avg. = -3% |             |             |
| Revenue Periods/Final Year  | 20                 | 2047       |                        |           |                           |                       |                              |             |             |
| Extension Eligibility/Years | Yes                | 3          |                        |           |                           |                       | Tax Exempt Discount Rate     | 4.00%       |             |
| Eligible Recipient District | No                 |            |                        |           |                           |                       | Taxable Discount Rate        | 5.50%       |             |
| Tax Exempt                  |                    |            |                        |           |                           |                       |                              |             |             |
| Construction                |                    | Valuation  | Economic               | Total     | Revenue                   |                       | NPV                          | Taxable NPV |             |
| Year                        | Value Added        | Year       | Change                 | Increment | Year                      | Tax Rate <sup>1</sup> | Tax Increment                | Calculation | Calculation |
| 1                           | 2026               | 0          | 2027                   | 0         | 2028                      | \$16.31               | 0                            | 0           | 0           |
| 2                           | 2027               | 4,900,000  | 2028                   | 0         | 2029                      | \$16.14               | 79,099                       | 67,614      | 63,850      |
| 3                           | 2028               | 5,900,000  | 2029                   | 183,750   | 2030                      | \$15.98               | 175,534                      | 211,891     | 198,157     |
| 4                           | 2029               | 2,300,000  | 2030                   | 411,891   | 2031                      | \$15.82               | 216,685                      | 383,140     | 355,307     |
| 5                           | 2030               | 3,000,000  | 2031                   | 513,587   | 2032                      | \$15.66               | 269,552                      | 587,977     | 540,607     |
| 6                           | 2031               | 3,900,000  | 2032                   | 645,346   | 2033                      | \$15.51               | 337,340                      | 834,468     | 760,417     |
| 7                           | 2032               | 3,900,000  | 2033                   | 815,796   | 2034                      | \$15.35               | 406,361                      | 1,119,972   | 1,011,398   |
| 8                           | 2033               | 2,900,000  | 2034                   | 992,639   | 2035                      | \$15.20               | 461,458                      | 1,431,716   | 1,281,549   |
| 9                           | 2034               | 900,000    | 2035                   | 1,138,613 | 2036                      | \$15.05               | 487,516                      | 1,748,397   | 1,552,077   |
| 10                          | 2035               | 900,000    | 2036                   | 1,215,061 | 2037                      | \$14.90               | 514,146                      | 2,069,532   | 1,822,509   |
| 11                          | 2036               | 0          | 2037                   | 1,294,376 | 2038                      | \$14.75               | 528,092                      | 2,386,690   | 2,085,795   |
| 12                          | 2037               | 0          | 2038                   | 1,342,915 | 2039                      | \$14.60               | 542,417                      | 2,699,922   | 2,342,124   |
| 13                          | 2038               | 0          | 2039                   | 1,393,274 | 2040                      | \$14.45               | 557,130                      | 3,009,277   | 2,591,681   |
| 14                          | 2039               | 0          | 2040                   | 1,445,522 | 2041                      | \$14.31               | 572,242                      | 3,314,801   | 2,834,644   |
| 15                          | 2040               | 0          | 2041                   | 1,499,729 | 2042                      | \$14.17               | 587,764                      | 3,616,544   | 3,071,188   |
| 16                          | 2041               | 0          | 2042                   | 1,555,969 | 2043                      | \$14.02               | 603,707                      | 3,914,551   | 3,301,482   |
| 17                          | 2042               | 0          | 2043                   | 1,614,317 | 2044                      | \$13.88               | 620,083                      | 4,208,868   | 3,525,690   |
| 18                          | 2043               | 0          | 2044                   | 1,674,854 | 2045                      | \$13.74               | 636,902                      | 4,499,542   | 3,743,975   |
| 19                          | 2044               | 0          | 2045                   | 1,737,661 | 2046                      | \$13.61               | 654,178                      | 4,786,618   | 3,956,493   |
| 20                          | 2045               | 0          | 2046                   | 1,802,824 | 2047                      | \$13.47               | 671,923                      | 5,070,139   | 4,163,395   |
|                             |                    |            |                        |           |                           |                       |                              |             |             |
| Totals                      |                    | 28,600,000 | 21,278,122             |           | Future Value of Increment |                       | 8,922,130                    |             |             |

**Notes:**

1) Base Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet). First Increment year adjusted by rate adjustment factor two years later.

# City of Platteville, Wisconsin

## Tax Increment District No. 10

Table 3: Estimated Financing Plan

|                                    | DEBT ISSUES                        |                                    | Municipal<br>Revenue<br>Obligation<br>(MRO)<br>2028 | Totals    |
|------------------------------------|------------------------------------|------------------------------------|-----------------------------------------------------|-----------|
|                                    | G.O.<br>Promissory<br>Note<br>2027 | G.O.<br>Promissory<br>Note<br>2028 |                                                     |           |
| Projects                           |                                    |                                    |                                                     |           |
| Phase I                            | 3,350,000                          |                                    |                                                     | 3,350,000 |
| Phase II                           |                                    | 1,050,000                          |                                                     | 1,050,000 |
| Phase III                          |                                    |                                    |                                                     | 0         |
| Phase IV                           |                                    |                                    |                                                     | 0         |
| Phase V                            |                                    |                                    | 1,030,000                                           | 1,030,000 |
| Total Project Funds                | 3,350,000                          | 1,050,000                          | 1,030,000                                           | 5,430,000 |
| Other Funds                        |                                    |                                    |                                                     |           |
| Capitalized Interest               | 367,817                            | 115,517                            |                                                     |           |
| Estimated Finance Related Expenses | 134,000                            | 42,000                             |                                                     |           |
| Total Financing Required           | 3,851,817                          | 1,207,517                          |                                                     |           |
| Estimated Interest                 | 3.00%                              | (50,250)                           | 3.00%                                               | (15,750)  |
| Assumed spend down (months)        | 6                                  | 6                                  |                                                     |           |
| Rounding                           | 3,433                              | 3,233                              |                                                     |           |
| Net Issue Size                     | 3,805,000                          | 1,195,000                          | 1,030,000                                           | 6,030,000 |

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 20 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

# City of Platteville, Wisconsin

Tax Increment District No. 10

Table 4: Cash Flow Projection

| Year   | Projected Revenues |                      |                  |                   | Projected Expenditures                   |                       |           |                                          |                       |          |                          |                                               |                                         |                    | Balances |                       |             | Year                   |             |                     |  |
|--------|--------------------|----------------------|------------------|-------------------|------------------------------------------|-----------------------|-----------|------------------------------------------|-----------------------|----------|--------------------------|-----------------------------------------------|-----------------------------------------|--------------------|----------|-----------------------|-------------|------------------------|-------------|---------------------|--|
|        | Tax<br>Increments  | Interest<br>Earnings | Debt<br>Proceeds | Total<br>Revenues | 2027 G.O. Promissory Note<br>\$3,805,000 |                       |           | 2028 G.O. Promissory Note<br>\$1,195,000 |                       |          | Total<br>Debt<br>Service | MRO #1<br>2028<br>Grant St Sub<br>\$1,030,000 | Ongoing<br>Planning &<br>Administration |                    |          | Total<br>Expenditures | Liabilities |                        |             |                     |  |
|        |                    |                      |                  |                   | Dated Date:<br>Principal                 | 06/01/27<br>Est. Rate | Interest  | Dated Date:<br>Principal                 | 06/01/28<br>Est. Rate | Interest |                          |                                               | Capital Costs                           | Financing<br>Costs | Annual   |                       | Cumulative  |                        | Outstanding |                     |  |
| 2026   |                    |                      |                  | 0                 |                                          |                       |           |                                          |                       |          | 0                        |                                               |                                         |                    | 35,000   | 35,000                | (35,000)    | (35,000)               | 0           | 2026                |  |
| 2027   |                    | 50,250               | 3,805,000        | 3,855,250         |                                          |                       |           |                                          |                       |          | 0                        |                                               | 3,350,000                               | 134,000            | 25,000   | 3,509,000             | 346,250     | 311,250                | 3,805,000   | 2027                |  |
| 2028   | 0                  | 15,750               | 1,195,000        | 1,210,750         |                                          | 4.00%                 | 215,617   |                                          |                       |          | 215,617                  |                                               | 1,050,000                               | 42,000             | 25,000   | 1,332,617             | (121,867)   | 189,383                | 5,000,000   | 2028                |  |
| 2029   | 79,099             | 5,682                |                  | 84,781            |                                          | 4.00%                 | 152,200   |                                          | 4.00%                 | 67,717   | 219,917                  |                                               |                                         |                    | 25,000   | 244,917               | (160,136)   | 29,247                 | 5,000,000   | 2029                |  |
| 2030   | 175,534            | 877                  |                  | 176,412           | 50,000                                   | 4.00%                 | 151,200   |                                          | 4.00%                 | 47,800   | 249,000                  | 8,254                                         |                                         |                    | 25,000   | 282,254               | (105,842)   | (76,595)               | 4,950,000   | 2030                |  |
| 2031   | 216,685            | 0                    |                  | 216,685           | 50,000                                   | 4.00%                 | 149,200   | 40,000                                   | 4.00%                 | 47,000   | 286,200                  | 16,649                                        |                                         |                    | 25,000   | 327,849               | (111,164)   | (187,759)              | 4,860,000   | 2031                |  |
| 2032   | 269,552            | 0                    |                  | 269,552           | 55,000                                   | 4.00%                 | 147,100   | 40,000                                   | 4.00%                 | 45,400   | 287,500                  | 25,190                                        |                                         |                    | 25,000   | 337,690               | (68,138)    | (255,896)              | 4,765,000   | 2032                |  |
| 2033   | 337,340            | 0                    |                  | 337,340           | 60,000                                   | 4.00%                 | 144,800   | 40,000                                   | 4.00%                 | 43,800   | 288,600                  | 33,882                                        |                                         |                    | 25,000   | 347,482               | (10,142)    | (266,038)              | 4,665,000   | 2033                |  |
| 2034   | 406,361            | 0                    |                  | 406,361           | 80,000                                   | 4.00%                 | 142,000   | 40,000                                   | 4.00%                 | 42,200   | 304,200                  | 42,729                                        |                                         |                    | 25,000   | 371,929               | 34,432      | (231,607)              | 4,545,000   | 2034                |  |
| 2035   | 461,458            | 0                    |                  | 461,458           | 140,000                                  | 4.00%                 | 137,600   | 40,000                                   | 4.00%                 | 40,600   | 358,200                  | 43,888                                        |                                         |                    | 25,000   | 427,088               | 34,369      | (197,237)              | 4,365,000   | 2035                |  |
| 2036   | 487,516            | 0                    |                  | 487,516           | 185,000                                  | 4.00%                 | 131,100   | 50,000                                   | 4.00%                 | 38,800   | 404,900                  | 45,079                                        |                                         |                    | 25,000   | 474,979               | 12,538      | (184,700)              | 4,130,000   | 2036                |  |
| 2037   | 514,146            | 0                    |                  | 514,146           | 205,000                                  | 4.00%                 | 123,300   | 55,000                                   | 4.00%                 | 36,700   | 420,000                  | 46,301                                        |                                         |                    | 25,000   | 491,301               | 22,845      | (161,855)              | 3,870,000   | 2037                |  |
| 2038   | 528,092            | 0                    |                  | 528,092           | 270,000                                  | 4.00%                 | 113,800   | 60,000                                   | 4.00%                 | 34,400   | 478,200                  | 47,557                                        |                                         |                    | 25,000   | 550,757               | (22,665)    | (184,520)              | 3,540,000   | 2038                |  |
| 2039   | 542,417            | 0                    |                  | 542,417           | 280,000                                  | 4.00%                 | 102,800   | 70,000                                   | 4.00%                 | 31,800   | 484,600                  | 48,847                                        |                                         |                    | 25,000   | 558,447               | (16,031)    | (200,551)              | 3,190,000   | 2039                |  |
| 2040   | 557,130            | 0                    |                  | 557,130           | 285,000                                  | 4.00%                 | 91,500    | 75,000                                   | 4.00%                 | 28,900   | 480,400                  | 50,172                                        |                                         |                    | 25,000   | 555,572               | 1,558       | (198,993)              | 2,830,000   | 2040                |  |
| 2041   | 572,242            | 0                    |                  | 572,242           | 295,000                                  | 4.00%                 | 79,900    | 80,000                                   | 4.00%                 | 25,800   | 480,700                  | 51,533                                        |                                         |                    | 25,000   | 557,233               | 15,009      | (183,984)              | 2,455,000   | 2041                |  |
| 2042   | 587,764            | 0                    |                  | 587,764           | 305,000                                  | 4.00%                 | 67,900    | 85,000                                   | 4.00%                 | 22,500   | 480,400                  | 52,931                                        |                                         |                    | 25,000   | 558,331               | 29,433      | (154,551)              | 2,065,000   | 2042                |  |
| 2043   | 603,707            | 0                    |                  | 603,707           | 305,000                                  | 4.00%                 | 55,700    | 90,000                                   | 4.00%                 | 19,000   | 469,700                  | 54,367                                        |                                         |                    | 25,000   | 549,067               | 54,640      | (99,911)               | 1,670,000   | 2043                |  |
| 2044   | 620,083            | 0                    |                  | 620,083           | 310,000                                  | 4.00%                 | 43,400    | 95,000                                   | 4.00%                 | 15,300   | 463,700                  | 55,842                                        |                                         |                    | 25,000   | 544,542               | 75,541      | (24,370)               | 1,265,000   | 2044                |  |
| 2045   | 636,902            | 0                    |                  | 636,902           | 310,000                                  | 4.00%                 | 31,000    | 105,000                                  | 4.00%                 | 11,300   | 457,300                  | 57,356                                        |                                         |                    | 25,000   | 539,656               | 97,246      | 72,876                 | 850,000     | 2045                |  |
| 2046   | 654,178            | 2,186                |                  | 656,365           | 310,000                                  | 4.00%                 | 18,600    | 115,000                                  | 4.00%                 | 6,900    | 450,500                  | 58,912                                        |                                         |                    | 25,000   | 534,412               | 121,953     | 194,829                | 425,000     | 2046                |  |
| 2047   | 671,923            | 5,845                |                  | 677,768           | 310,000                                  | 4.00%                 | 6,200     | 115,000                                  | 4.00%                 | 2,300    | 433,500                  | 60,510                                        |                                         |                    | 25,000   | 519,010               | 158,758     | 353,587                | 0           | 2047                |  |
| Totals | 8,922,130          | 80,590               | 5,000,000        | 14,002,720        | 3,805,000                                |                       | 2,104,917 | 1,195,000                                |                       | 608,217  | 7,713,133                | 800,000                                       | 4,400,000                               | 176,000            | 560,000  | 13,649,133            |             |                        |             | Totals              |  |
| Notes: |                    |                      |                  |                   |                                          |                       |           |                                          |                       |          |                          |                                               |                                         |                    |          |                       |             |                        |             |                     |  |
|        |                    |                      |                  |                   |                                          |                       |           |                                          |                       |          |                          |                                               |                                         |                    |          |                       |             | PROJECTED CLOSURE YEAR |             |                     |  |
|        |                    |                      |                  |                   |                                          |                       |           |                                          |                       |          |                          |                                               |                                         |                    |          |                       |             | LEGEND:                |             |                     |  |
|        |                    |                      |                  |                   |                                          |                       |           |                                          |                       |          |                          |                                               |                                         |                    |          |                       |             | - - - - -              |             | CALLABLE MATURITIES |  |
|        |                    |                      |                  |                   |                                          |                       |           |                                          |                       |          |                          |                                               |                                         |                    |          |                       |             | - - - - -              |             | END OF EXP. PERIOD  |  |

Notes:

PROJECTED CLOSURE YEAR

LEGEND:  
  CALLABLE MATURITIES  
  END OF EXP. PERIOD

## **SECTION 10:**

### **Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## **SECTION 11:**

### **Estimate of Property to Be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **SECTION 12:**

### **Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances**

---

#### **Zoning Ordinances**

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

#### **Master (Comprehensive) Plan and Map**

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use.

#### **Building Codes and Ordinances**

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## **SECTION 13:**

### **Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## **SECTION 14:**

### **How Creation of the Tax Incremental District Promotes the Orderly Development of the City**

---

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and housing stock.

## **SECTION 15:**

### **List of Estimated Non-Project Costs**

---

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-

project cost.

- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

## **SECTION 16:**

### **Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)**

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Legal Opinion Found on Following Page.



AXLEY BRYNELSON, LLP

WILLIAM S. COLE  
(608) 283-6766  
wcole@axley.com

August 25, 2026

*Via Electronic Mail*

Ms. Caz R. Muske  
City Manager  
City of Platteville  
75 N. Bonson Street  
Platteville, WI 53818

RE: Tax Increment District #10 Project Plan  
Certification of Compliance with Sec. 66.1105(4), Wis. Stats.

Dear Ms. Muske:

As city attorney for the City of Platteville, Wisconsin, I have been asked to review the above-referenced project plan. I have reviewed the Plan and based on this review, it is my opinion that it is complete and complies with the provisions of section 66.1105(4) of the Wisconsin Statutes.

I have relied on the statements of fact set forth in the Plan, and the documents attached as exhibits thereto, without independent verification. I have not been engaged or undertaken to verify the reasonableness or accuracy of the assumptions, estimates or financial projections contained in the Plan and express no opinion relating thereto. Similarly, I have been informed the requisite notices have been given, but have not independently confirmed that fact.

In accordance with section 66.1105(4)(f), Stats., a copy of this opinion letter shall be included in the project plan.

Very truly yours,

---

William S. Cole

WSC:oc

cc: Mr. Joe Carroll (via email)  
Mr. Dan Dressens (via email)  
Mr. Brian Roemer (via email)

## SECTION 17:

### Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

| <b>City of Platteville, Wisconsin</b><br><b>Tax Increment District No. 10</b><br><b>Estimated portion of taxes that owners of taxable property in each taxing jurisdiction<br/>overlying district would pay by jurisdiction.</b> |                  |                  |                                |                         |                  |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|--------------------------------|-------------------------|------------------|-----------------|
| Revenue<br>Year                                                                                                                                                                                                                  | Grant County     | City             | Platteville<br>School District | SW Technical<br>College | Total            | Revenue<br>Year |
| 2028                                                                                                                                                                                                                             | 0                | 0                | 0                              | 0                       | 0                | 2028            |
| 2029                                                                                                                                                                                                                             | 13,004           | 30,334           | 31,993                         | 3,768                   | 79,099           | 2029            |
| 2030                                                                                                                                                                                                                             | 28,859           | 67,317           | 70,997                         | 8,361                   | 175,534          | 2030            |
| 2031                                                                                                                                                                                                                             | 35,625           | 83,098           | 87,641                         | 10,321                  | 216,685          | 2031            |
| 2032                                                                                                                                                                                                                             | 44,316           | 103,372          | 109,024                        | 12,839                  | 269,552          | 2032            |
| 2033                                                                                                                                                                                                                             | 55,461           | 129,369          | 136,442                        | 16,068                  | 337,340          | 2033            |
| 2034                                                                                                                                                                                                                             | 66,809           | 155,838          | 164,359                        | 19,355                  | 406,361          | 2034            |
| 2035                                                                                                                                                                                                                             | 75,867           | 176,968          | 186,643                        | 21,980                  | 461,458          | 2035            |
| 2036                                                                                                                                                                                                                             | 80,151           | 186,961          | 197,183                        | 23,221                  | 487,516          | 2036            |
| 2037                                                                                                                                                                                                                             | 84,529           | 197,173          | 207,954                        | 24,489                  | 514,146          | 2037            |
| 2038                                                                                                                                                                                                                             | 86,822           | 202,522          | 213,595                        | 25,153                  | 528,092          | 2038            |
| 2039                                                                                                                                                                                                                             | 89,177           | 208,015          | 219,389                        | 25,836                  | 542,417          | 2039            |
| 2040                                                                                                                                                                                                                             | 91,596           | 213,658          | 225,340                        | 26,537                  | 557,130          | 2040            |
| 2041                                                                                                                                                                                                                             | 94,081           | 219,453          | 231,452                        | 27,256                  | 572,242          | 2041            |
| 2042                                                                                                                                                                                                                             | 96,633           | 225,406          | 237,730                        | 27,996                  | 587,764          | 2042            |
| 2043                                                                                                                                                                                                                             | 99,254           | 231,520          | 244,178                        | 28,755                  | 603,707          | 2043            |
| 2044                                                                                                                                                                                                                             | 101,946          | 237,800          | 250,802                        | 29,535                  | 620,083          | 2044            |
| 2045                                                                                                                                                                                                                             | 104,711          | 244,250          | 257,605                        | 30,336                  | 636,902          | 2045            |
| 2046                                                                                                                                                                                                                             | 107,552          | 250,875          | 264,592                        | 31,159                  | 654,178          | 2046            |
| 2047                                                                                                                                                                                                                             | 110,469          | 257,680          | 271,769                        | 32,004                  | 671,923          | 2047            |
| <b>Totals</b>                                                                                                                                                                                                                    | <b>1,466,863</b> | <b>3,421,610</b> | <b>3,608,689</b>               | <b>424,968</b>          | <b>8,922,130</b> |                 |

**RESOLUTION NO. 26-15**

**RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 10,  
APPROVING ITS PROJECT PLAN AND ESTABLISHING ITS BOUNDARIES  
CITY OF PLATTEVILLE, WISCONSIN**

WHEREAS, the City of Platteville (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 10 (the “District”) is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Grant County, the School District of Platteville, and the Southwest Wisconsin Technical College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 31, 2026 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Platteville that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 10, City of Platteville", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2026.
3. The Common Council finds and declares that:
  - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
  - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
  - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
  - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
  - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period. .
  - (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
  - (g)The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
  - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
  - (i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 10, City of Platteville" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2026, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 22<sup>nd</sup> day of September 2026.

---

Barbara Daus, Council President

ATTEST:

---

Craig Stout, City Clerk

**LEGAL BOUNDARY DESCRIPTION  
OR  
MAP OF  
TAX INCREMENTAL DISTRICT NO. 10  
CITY OF PLATTEVILLE**

[INCLUDED WITHIN PROJECT PLAN]

**PROJECT PLAN**

[DISTRIBUTED SEPARATELY]

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

|                                                                 |                                                            |                                    |
|-----------------------------------------------------------------|------------------------------------------------------------|------------------------------------|
| <b>COUNCIL SECTION:<br/>ACTION</b>                              | <b>TITLE:</b><br>Sale of City-Owned Land – 60 Ellen Street | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:<br/>VII.C.</b>                                  |                                                            | <b>VOTE REQUIRED:</b><br>Majority  |
| <b>PREPARED BY:</b> Joe Carroll, Community Development Director |                                                            |                                    |

**Description:**

The City owns property at 60 Ellen Street, which was formerly used as a residential rental property, but has been vacant for several years. The property was acquired by the City in preparation for the potential expansion of the fire station at the current location. With the construction of the new fire station, the property is no longer needed by the City.

In 2023, the City utilized a Request for Proposals process to try and sell the property. The City received two proposals, one for \$10,000 and the other for \$1,000. The City selected the \$10,000 proposal that would have combined this property with the adjacent property to the north, demolish both structures, and construct a new apartment building on the site. That sale fell through and the property continues to sit vacant.

Staff spoke with realtors regarding the option of listing the property for sale, but there seems to be little interest in that approach from the realtors. The other option being considered is to list the property for sale with Wisconsin Surplus Online and sell it through an online auction. This is the approach that Grant County and several other counties use to sell tax delinquent and other surplus properties. Wisconsin Surplus would not charge the City to sell the property, but they would add a buyer's fee onto the sale price that is based on a percentage of the sale amount. The City would be responsible for providing the property information to them and providing a quit claim deed after the sale. The City would also assist with advertising the property sale.

**Budget/Fiscal Impact:**

Selling the land would generate income and transferring to private ownership would generate additional taxes in the future.

**Recommendation:**

The Plan Commission considered this issue back in 2023 and recommended that the City sell the property.

Staff recommend proceeding with the sale of the property utilizing an online bidding process through Wisconsin Surplus Online.

**Sample Affirmative Motion:**

*"Motion to approve selling the property at 60 Ellen Street using an online bidding process through Wisconsin Surplus Online."*

**Attachments:**

- Potential Sale Information

# City of Platteville

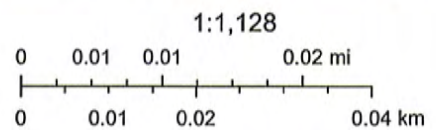


8/29/2023, 2:44:21 PM

- Centerlines
- City Boundary

Address Points (Data in Progress)

- Active
- Parcel Data (2023)





**WISCONSIN**  
 **SURPLUS**  
**ONLINE AUCTION**

**Real Estate**  
**Listing Worksheet**

**Consigning Agency Information**

**Agency/Campus/Department/Municipality:**

**Payment Mailing Address:**

**City:**

**Zip:**

**Payment Check Payable to:**

**Person Submitting this Form:**

**Phone:**

**Email:**

**Fax:**

**Authorized Agent and Title if different:**

**Description of Surplus Asset**

Please supply all the applicable information and if necessary please attach addition pages of description, the more detailed the less phone inquiries you will receive. Please be as detailed as possible. The condition of the property should be clearly described and detailed. All items are sold AS IS with no guarantees. Remember this is a general form and not specific, so you may need to include additional relevant information pertaining to your item(s).

**Property Street Address:**

**Municipality:**

**Tax ID('s):**

**Acres:**

**Lot Dimensions:**

**Zoning:**

**Type of Access to Property:**

**School District:**

**Structures On Property:**

Please give a detailed description of structures including: Sizes; Square Footage; Number of Bedrooms, Bathrooms, etc.; Livable; Fuel type(s); Age; etc.

**Is Property Vacant:**

**Is Property Clear of previous owner's personal property?:**

**Legal Description:**

**Title Type:**

**Deed Transfer Fee:**

**Title Transfer Terms:**

**Clear Title:**

**Additional Fees/Types:**

**Additional Terms:**

**Additional Information/Descriptions:**

**Estimated Yearly Taxes:**

**Defects:**

**Overall Condition:**

**Helpful Documents to include:** Aerial Photo(s), Surveys, Plat Map, Soil Maps, Flood Plan Maps, Zoning Map, Zoning category description (Allowed Uses).

**Additional Comments/Descriptions/Concerns/Details:****Online Auction Information****Requested Auction Start Date:****Requested Auction Duration:****Lowest Minimum Net Selling Price, if any:**

**Note:** Wisconsin Surplus Online Auction will post auctions in the order they are received; online auction will not appear immediately and may take 24 – 72 hours to post if no additional information is required. If you place a minimum selling price on your asset; we will not sell that asset unless it reaches your minimum. If you want \$1000 and we get \$999 we will not sell your asset. The minimum selling price is not required and should only be used on items of greater value if at all. You may also use “subject to agency confirmation” rather than a dollar value. If this is the case, we will call you immediately after the auctions conclusion and have you confirm or not confirm the selling price, you are required to respond within 24 hours, again if used should only be on greater valued items.

**Public Agency Contact People**

This information will be posted on our website as the contact person for questions concerning the item(s) being sold at auction and as a person to contact to schedule a viewing or inspection. Inspection times and dates may be “by appointment only”.

**INSPECTION & GENERAL QUESTION CONTACT:****Contact Person:****Phone & Email:****Address:****Inspection Times:****Inspection Dates:**

(It is ok to use “By Appointment during ...”)

**DEED & TRANSFER QUESTION CONTACT:****Contact Person:****Phone & Email:****Fax:****Address:****Available Times:**

(It is ok to use “By Appointment during ...”)

## **Photos & Documents**

**Photos are the MOST IMPORTANT part of your auction.**

Please email, upload or share photos as JPG files. Photos should be a minimum of 800x600 in size or bigger. Please provide as many pictures as possible; there is no limit on pictures. You may email, upload or share your pictures to/with us. Please do not embed photos in this document please send them separately as individual files.

### **Uploading Photo Options:**

1. **FTP Upload:** Click on your system type for detailed directions - [Windows XP](#) or [Windows 7](#) (Note: it is OK to open the file, it does not contain a virus) (Advanced FTP Client Users) **Host:** [images.wisconsin surplus.com](http://images.wisconsin surplus.com) **User:** [surplus@images.wisconsin surplus.com](mailto:surplus@images.wisconsin surplus.com) **Password:** surplus
2. **Google Drive:** Place your auction folder in your google drive and share it with [WISurplusAuctions@gmail.com](mailto:WISurplusAuctions@gmail.com)
3. **Drop Box:** Place your auction folder in your Drop Box drive and share it with [WISurplusAuctions@gmail.com](mailto:WISurplusAuctions@gmail.com)
4. **Email:** You may email your auction photos and files to [bid@Wisconsin Surplus.com](mailto:bid@Wisconsin Surplus.com) – NOTE: Depending on file size you may need to send multiple emails. If you have more than 15 or so pictures please try one of the above options first.

You may also upload complete folders, Completed Listing Worksheets, and any other Files for your auction listing. Please remember to let us know once you have completed the upload and your items are ready to list. We do not monitor uploads rather we wait for sellers to email us letting us know your items are ready and waiting.

### **Number of Photos Sent:**

**Starting Photo number or name:**

**Ending Photo number or name:**

## **Additional Information**

### **Authorized Agent and Title:**

\* Once item is listed with us it can only be sold by Wisconsin Surplus for the duration of the auction.

## **Additional Instructions**

Please complete this form as completely as possible. This form is a general form for all types of surplus assets. You may attach additional pages of asset description as needed. Once form is complete please email as an attachment with any photos of asset to [bid@Wisconsin Surplus.com](mailto:bid@Wisconsin Surplus.com) or you may use our FTP. If you have many photos you may need to send multiple emails with additional photos attached. Please do not embed the photos into this document. You will then receive an email or phone call from Wisconsin Surplus.com indicating we have received your email. This email may have additional questions about the asset that may need to be answered before listing can start. Please Complete A Separate Sheet For EACH Item, Unless Exact Duplicate Items. If you are submitting more than one asset you do not have to provide any duplicate information like the agency information, asset locations, inspection contact, etc.

Once Wisconsin Surplus has obtained all the required information we will list your item(s) for online auction. Once the auction duration is over you will receive an email with a list of all the high bidders and there contact information. Each buyer will than make payment arrangements with Wisconsin Surplus. Wisconsin Surplus will collect all necessary taxes, buyers' fees, etc. After each buyer has paid we will email you a payment confirmation for that buyer. After the buyer pays they will contact the selling agency to arrange pick-up of the item. Do not release anything to any buyers until you have been notified of there payment. After all the items are paid for Wisconsin Surplus will send the final payment & settlement to the selling agency within 1 to 2 weeks.

**Email** this completed form to [bid@Wisconsin Surplus.com](mailto:bid@Wisconsin Surplus.com) **OR** Fax to 608-437-9593

← Please call Matthew at (608) 437-2001 with any questions! →

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

|                                                                 |                                                                  |                                    |
|-----------------------------------------------------------------|------------------------------------------------------------------|------------------------------------|
| <b>COUNCIL SECTION:<br/>ACTION</b>                              | <b>TITLE:</b><br>Reuse and Potential Sale of Former Fire Station | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:<br/>VII.D.</b>                                  |                                                                  | <b>VOTE REQUIRED:</b><br>Majority  |
| <b>PREPARED BY: Joe Carroll, Community Development Director</b> |                                                                  |                                    |

**Description:**

With the construction of the new fire station, the old station at 275 E. Main Street is no longer needed for that purpose. The Council needs to decide if the building should be repurposed for other City functions or sold.

If the Council determines the sale of the property is desired, the City should utilize some form of public sale so that all interested parties would have an opportunity to pursue purchasing the property. The majority of previous sales of City-owned land have been completed utilizing a Request for Proposals process. This process allows all those interested in the property to submit their proposals, while also allowing the Council to have some input into the future use of the property.

The property is in TID 7, which has an allowable expenditure period until March of 2028 and a maximum life of March 2033, so some assistance may be available to support a redevelopment of the property. This could include incentives and payments to the future owner to undertake investments such as interior and exterior improvements. More investigation into the financial impact on the district from any payments would need to be completed.

**Budget/Fiscal Impact:**

Selling the land would generate income and transferring to private ownership would generate additional taxes in the future.

**Recommendation:**

Staff is looking for guidance on how to proceed with this property.

**Sample Affirmative Motion:**

*None at this time.*

**Attachments:**

- Draft RFP

# **REQUEST FOR PROPOSALS**

## **Real Estate Sale: Former Platteville Fire Station**

275 E. Main Street  
Platteville, Wisconsin



**City of Platteville**  
75 North Bonson Street  
Platteville, WI 53818

**DRAFT: August 2026**

## **I. General Community Information**

The City of Platteville, home to the University of Wisconsin-Platteville and a regional retail and service center, has an estimated population of 11,836. The City is approximately 75 miles from Madison and 20 miles northeast of Dubuque, Iowa. The City's historic downtown is listed on the National Register of Historic Places, which, along with other cultural and historical sites, attracts visitors from the area. The downtown is also the home of a new public library, Holiday Inn Express hotel, and neighborhood medical clinic. The City has a very successful industrial park, which is home to a variety of industrial and commercial businesses that provide employment opportunities for the entire region.

## **II. Property Information**

The property is located on the southwest corner of Main Street and Ellen Street in downtown Platteville. The property is owned by the City of Platteville and consists of a vacant structure that was previously used as the Platteville Fire Station.

The lot has an area of approximately 21,800 sq. ft. and has approximately 137 feet of frontage on Main Street and approximately 148 feet on Ellen Street. The property contains a two-story building that has approximately 6,240 sq. ft. on each floor. The structure was originally built in 1963 with additions and alterations in 1985, 1994, and 2015.

The first floor is currently comprised of an apparatus bay, that features four sectional overhead doors on the front (north) side of the facility and two sectional overhead door on the eastern facade. There is also a locker/toilet room, office, storage and mechanical rooms. The second floor includes a training room, a day/activity room, two small offices, a conference room, kitchen, toilet rooms, and storage areas.

The original facility was primarily built of CMU block walls with a brick veneer on the exterior. In 1985, the second story was extended over the existing rear apparatus bay area, with CMU block walls wrapped in steel siding.

The property is currently zoned B-2 Central Business District, which allows a variety of retail, service, office and limited residential uses. The surrounding area consists of a variety of commercial uses as well as single-family, duplex, and multi-family residential buildings. The uses permitted in the B-2 District are identified in Chapter 22 of the Municipal Code, which can be viewed on the City website at <http://www.platteville.org/municipal-code/zoning>.

## **III. Desired Project**

The City will look at the proposed use of the property, the impact on the neighborhood, the sale price, and the overall benefits to the City when evaluating the proposals.

To be considered, purchasers are being asked to submit a proposal in response to this Request for Proposals (RFP), in the manner prescribed herein. The City makes no representations or warranties as to the condition of the property and proposes to sell the property "as is."

#### **IV. Proposal Requirements**

The proposals should be labeled "Sale of Real Estate – 275 E. Main Street" and mailed or delivered to the City of Platteville, 75 N. Bonson Street, Platteville, WI 53818. The proposals can also be submitted electronically to [carrollj@platteville.org](mailto:carrollj@platteville.org). The proposals will be considered as they are submitted.

The proposals should include the following information:

##### **A. Purchaser Information**

- Identification of the Purchaser w/ Contact Information
- Briefly describe the experience and background of the developer. Include information on previous related projects.

##### **B. Development Description**

- Provide a description of the proposed use of the property.
- If a redevelopment is proposed, submit representative site plans and building elevations. These could be plans or photos from a similar project that give an indication of the type of development proposed.

##### **C. Schedule, Costs and Financial Projections**

- Indicate the offering price for the property.
- Redevelopment plan and schedule/timetable for the future use of the property.
- Estimated market value of the development when completed.

##### **D. Related Documentation**

- Indicate if there are any zoning modifications or other changes needed to complete the project.

#### **V. Selection Process**

The following information will be considered when evaluating submissions to determine the proposal that is in the best interests of the City:

- Purchase price.
- Future tax generation potential of the property.
- Compatibility of the development proposal with site planning considerations and existing land uses within the neighborhood.
- Qualifications of the respondent to implement its development proposal.

## **VI. Contact Information**

Questions regarding the property and this proposal can be directed to:

Joe Carroll, Community Development Director  
City of Platteville  
75 N. Bonson Street  
Platteville, WI 53818  
608-348-9741 ext. 2235  
[carrollj@platteville.org](mailto:carrollj@platteville.org)

## **VII. Additional Information**

The selected developer may be required to enter into a development agreement with the City regarding the details of the development.

The contents of this packet are for informational purposes only and the representations made herein are without warranty. Developers should rely exclusively on their own investigations and analysis.

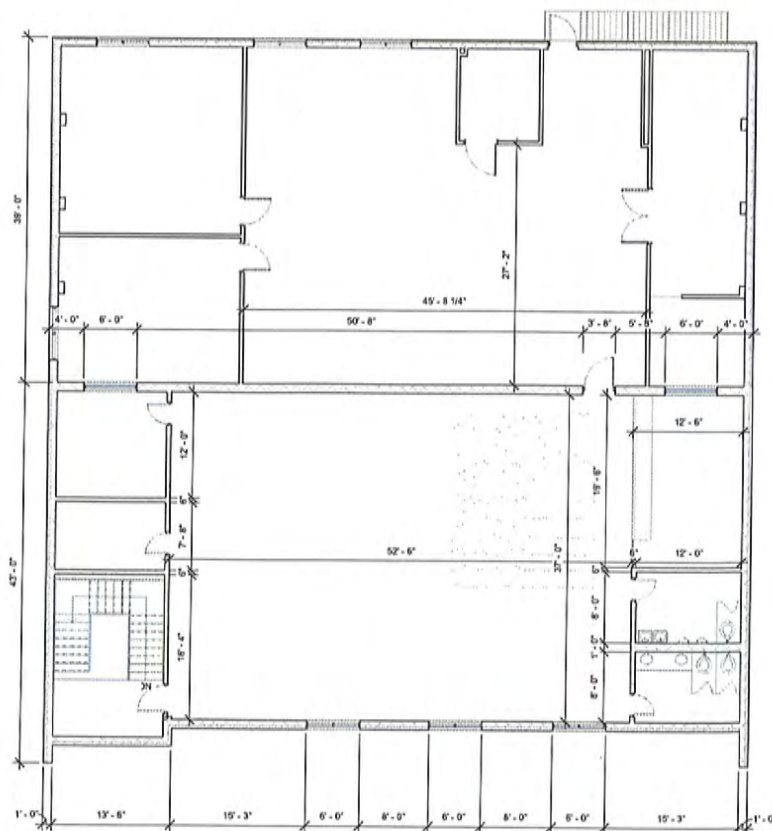
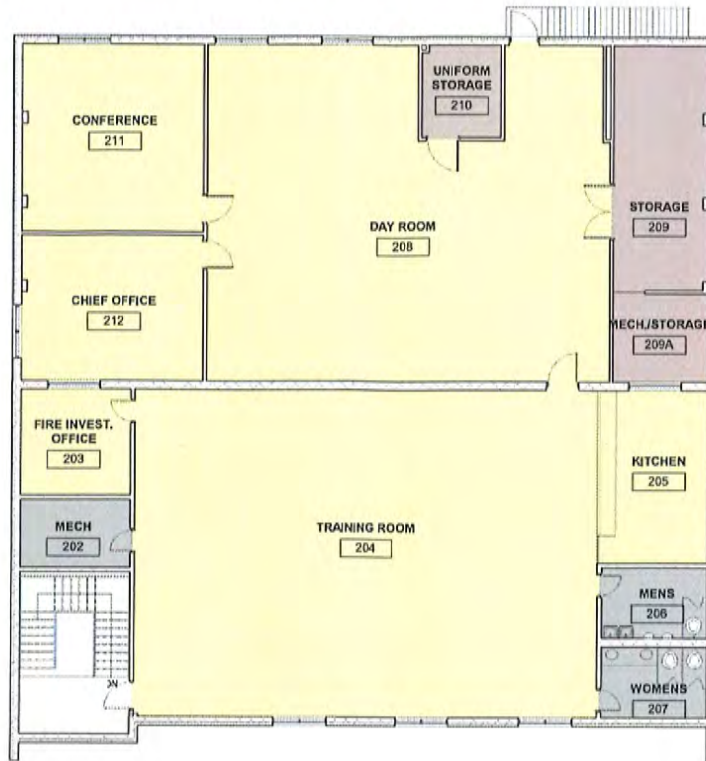
The City retains the right to reject all proposals.

## **VIII. Attachments**

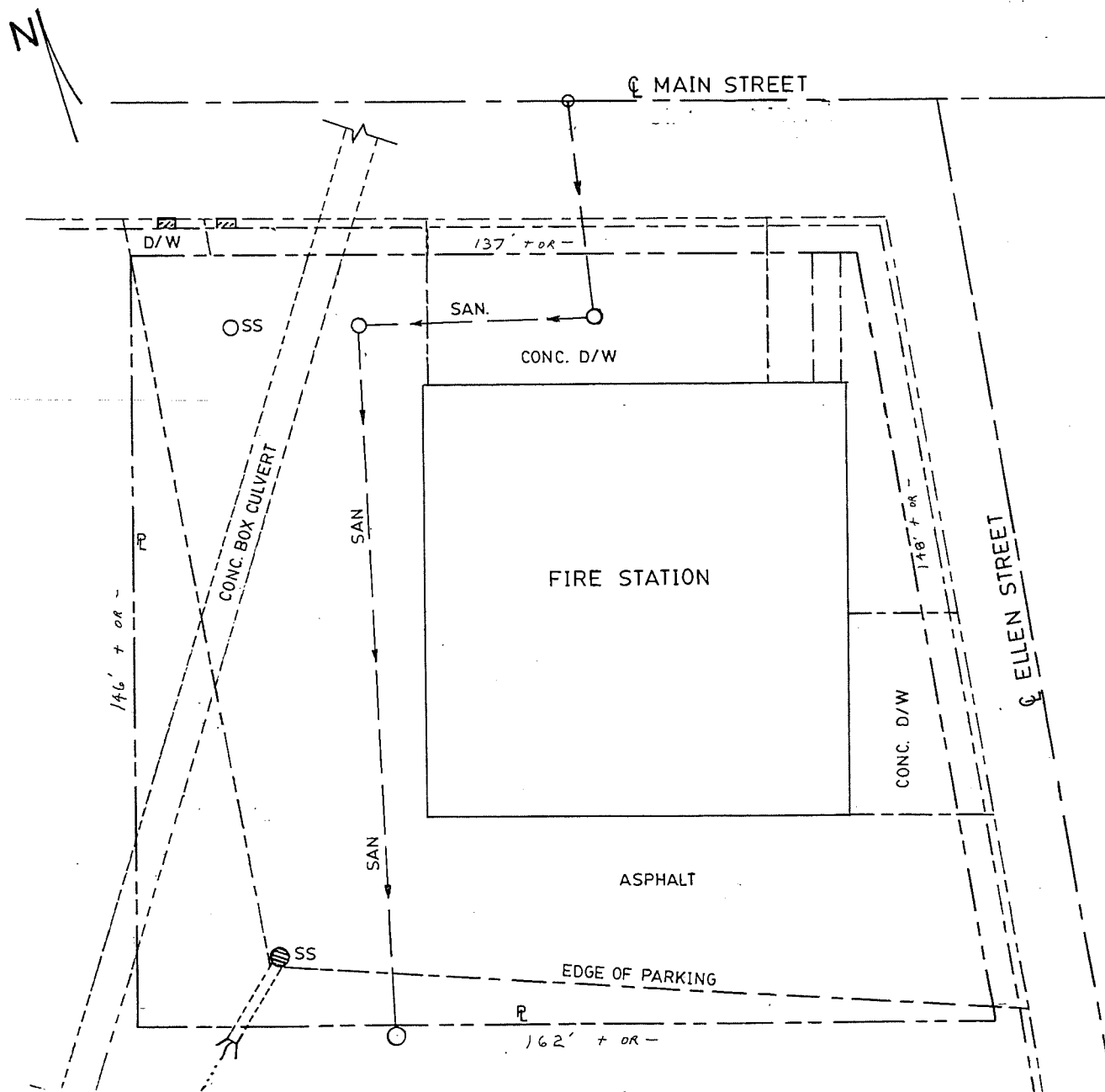
The following documents are attached:

- Floor Plans
- Site Plan
- Location Map
- Utility Map
- Exterior and Interior Photos



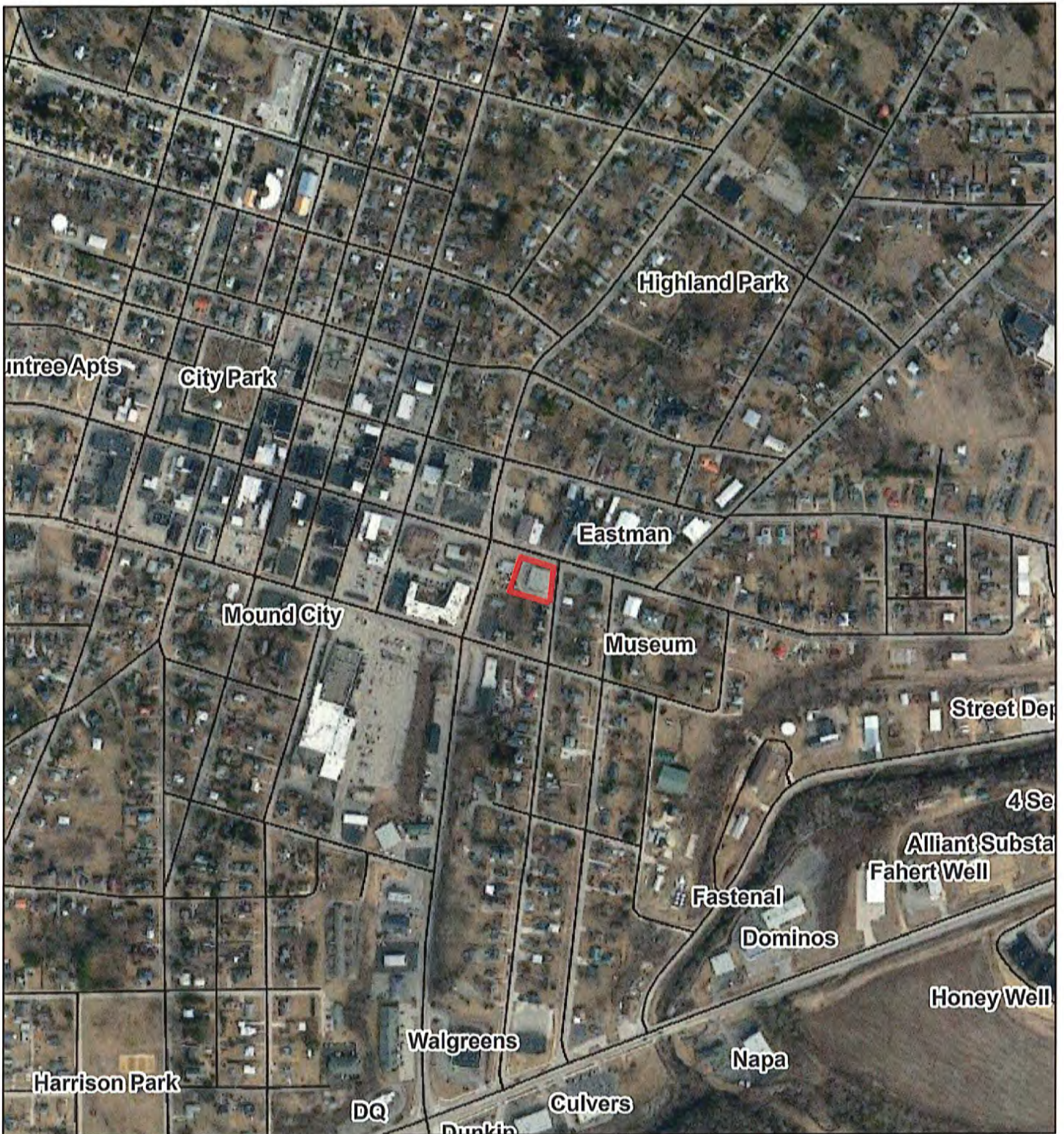


② SECOND FLOOR



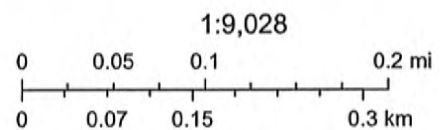
FIRE STATION  
PART OF LOTS 1 & 2  
BLOCK D OF ROUNTREE'S  
EASTERN ADDITION

# City of Platteville



8/21/2026, 10:30:17 AM

- Centerlines
- City Boundary



# City of Platteville



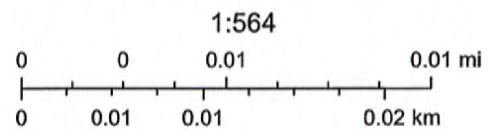
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== Centerlines

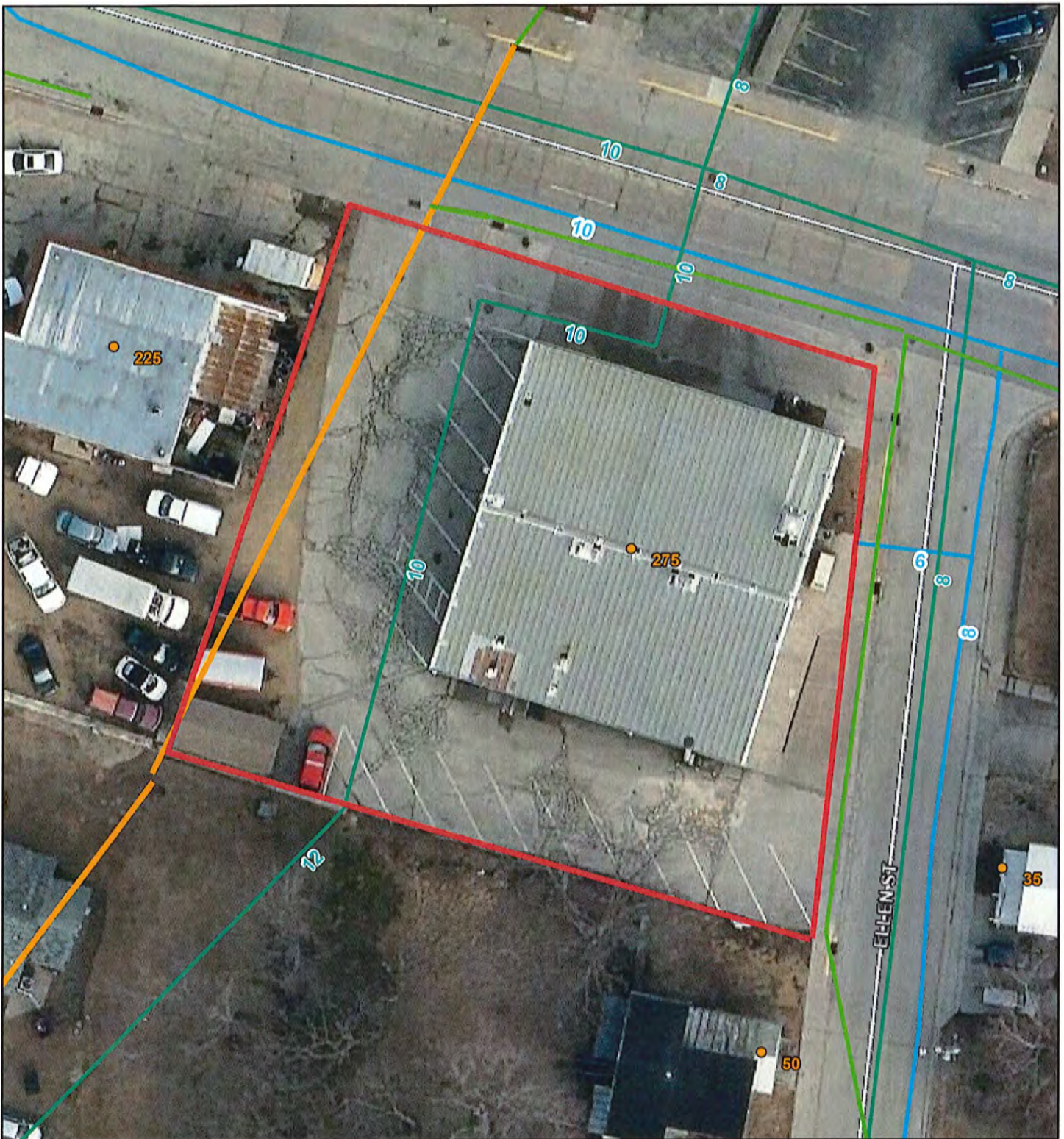
City Boundary

Address Points (Data in Progress)

● Active

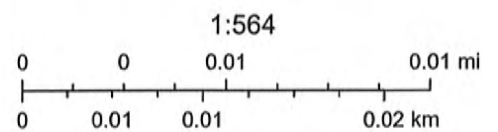


# City of Platteville



8/21/2026, 10:34:27 AM

-  Centerlines
-  City Boundary
- Address Points (Data in Progress)
  -  Active
-  Storm-Main
-  Storm-Culvert
-  Sanitary-Main
-  Water-Main



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

|                                                                 |                                                                      |                                    |
|-----------------------------------------------------------------|----------------------------------------------------------------------|------------------------------------|
| <b>COUNCIL SECTION:<br/>ACTION</b>                              | <b>TITLE:</b><br>Ordinance 26-13 Amending Chapter 23 – Building Code | <b>DATE:</b><br>September 22, 2026 |
| <b>ITEM NUMBER:<br/>VII.E.</b>                                  |                                                                      | <b>VOTE REQUIRED:</b><br>Majority  |
| <b>PREPARED BY: Joe Carroll, Community Development Director</b> |                                                                      |                                    |

**Description:**

Attached are proposed amendments to the Municipal Code, Chapter 23 – Building Code. The changes were prompted by the change last year in the City’s Building Inspector. Changing from a long-time employee inspector to contracting the duties to General Engineering resulted in a review by the State. This review included an examination of our building code and suggestions for changes. Most of the proposed amendments are to include language from the State’s model building code. Other changes are suggestions from General Engineering based on ordinances that they use in other communities.

**Budget/Fiscal Impact:**

No impact.

**Recommendation:**

Staff recommends approval.

**Sample Affirmative Motion:**

*“Motion to approve Ordinance 26-13 amending Chapter 23 of Municipal Code – Building Code, as proposed.”*

**Attachments:**

- General Engineering Company Presentation
- Marked-up version of amendments to Chapter 23
- Clean version of amendments to Chapter 23
- Ordinance 26-13 – Amending Chapter 23 of Municipal Code – Building Code

# City of Platteville

## Building Inspection & Permitting Services

2026 Update

---

GEC

General Engineering Company

# Where GEC came from

More than a century of municipal service and growth.

**GEC began serving clients in 1912. Building inspection was added in 1998 and grew from a small local operation into a statewide municipal service supported by engineering and trade expertise.**

## **Founded in 1912**

GEC developed as a multidisciplinary consulting firm serving municipal and private clients.

## **Inspection services: 1998**

The department began with two inspectors serving a handful of municipalities.

## **Statewide scale today**

More than 50 inspectors and support staff serve over 360 municipal clients across Wisconsin.

## **Depth behind the field team**

Field Inspectors and Plan-reviewers are supported by both administrative staff and on-staff structural and civil engineers.

# GEC’s partnership with Platteville

Local service backed by a broader team.

**Starting in December of 2025, GEC has had the privilege of serving as the City’s building-inspection and permitting partner—providing an assigned inspector, backup coverage, permit administration, inspections, plan review, and municipal support.**

## Assigned local inspector

A primary State-certified inspector serves the City and coordinates day-to-day work.

## Team coverage

Other certified GEC inspectors provide backup and specialized trade expertise when needed.

## Permit stewardship

GEC issues permits, tracks them through completion, documents violations, and follows up.

## Responsive field service

Inspection requests are typically addressed within 24 hours, supported by mobile field tools.

# A broad service foundation

## Residential

UDC homes, additions, alterations, plumbing, HVAC, electrical, decks, pools, accessory buildings, erosion control, and demolition.

## Commercial

Building, HVAC, electrical, plumbing, fire suppression, and fire alarm inspections—without building-size limitations.

## Plan Review

Commercial building, HVAC, fire suppression, fire alarm, and plumbing review.

## Municipal Support

Permit records, reporting, code-enforcement assistance, and municipal access through the Community Access Portal.

# What has changed since last year

GEC has moved toward a more specialized support model.

**Inspectors are being more heavily supported by a team of dedicated intake specialists, zoning / land-use, plan review, and administrative staff so they can stay focused on inspections, code compliance, and community interaction.**

## **Dedicated permit technicians**

More consistent application intake, documentation review, applicant support, and permit preparation.

## **Zoning / land-use support**

A separate resource for participating communities and applicants before building permit issuance.

## **Cursory review process**

Early technical screening to route commercial projects to the right review path.

## **Community Access Portal workflow**

Municipal staff can mark payment and release permits when local requirements are satisfied.

# A team built around the inspector

The inspector remains central but is no longer expected to perform every administrative step.



**Result: increased inspection focus, better routing, and fewer bottlenecks.**

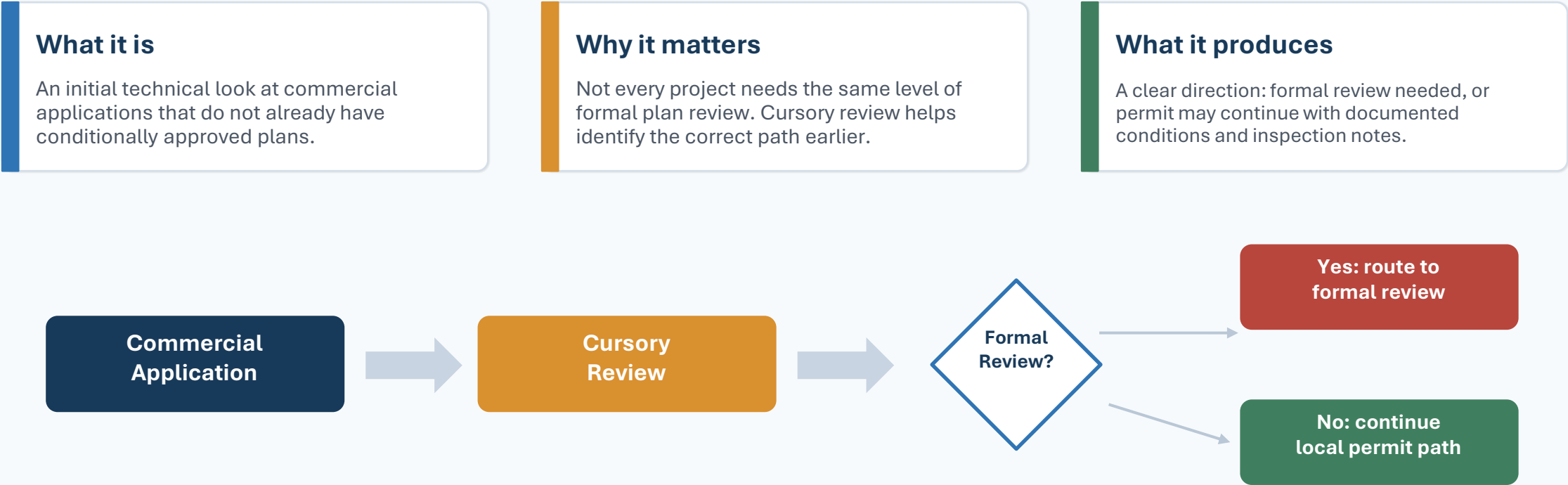
# Permit workflow overview



**The goal is straightforward: get each permit to the right person at the right time, to increase response time, minimize delays, improve coordination and strengthen service delivery.**

# Cursory review: early technical screening

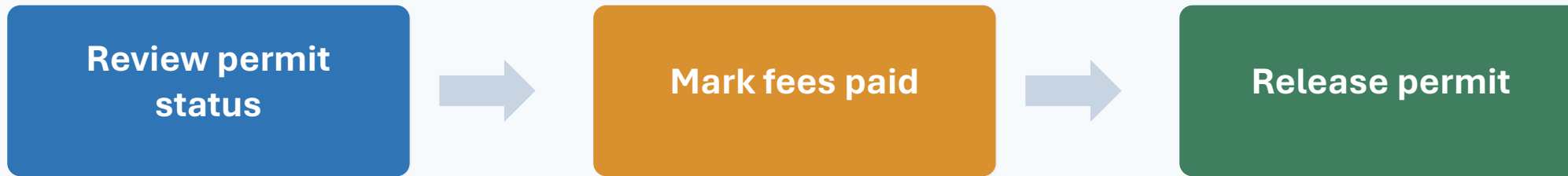
A practical way to determine the right review path for commercial projects.



# Community Access Portal improvements

The portal is becoming part of the workflow, not just a lookup tool.

**Municipal staff can now participate in the final permit-release step.**



**This reduces manual handoffs and gives the community more direct control once local requirements are satisfied.**

# What this means for the City of Platteville

The operational improvements are intended to make the service easier to use and easier to manage.

**For applicants**

Clearer routing, earlier direction, and fewer unnecessary handoffs.

**For municipal staff**

More visibility into permit status, payment, and release steps.

**For inspectors**

More time focused on inspections, code compliance, and field service.

**The result is a more efficient, accessible, and transparent permitting and inspection program.**

# Continued partnership

## Areas of focus

|                             |                                                                                                                                                  |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Inspectors</b>           | Allow our certified inspectors to focus on field inspections, code compliance, and citizen interaction.                                          |
| <b>Clear routing</b>        | Increase the utilization of permit technicians, zoning / land-use, and cursory review to ensure applications and projects are on the right path. |
| <b>Municipal visibility</b> | Continue improving Community Access Portal tools for payment, permit release, and permit tracking.                                               |

**Questions  
&  
Discussion**

**Thank you for our partnership and we look forward to serving the City for years to come.**

**CITY OF PLATTEVILLE, WISCONSIN  
CHAPTER 23, BUILDING CODE  
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## CHAPTER 23

### BUILDING CODE

**23.01 INTRODUCTION.** (a) Purpose of Chapter. The purpose of this chapter is to protect the health, safety and welfare of the public and employees by establishing minimum standards for the design, construction, structural strength, quality of materials, adequate egress facilities, sanitary facilities, natural lighting, heating and ventilation, energy conservation, and fire safety for all buildings and places of employment in the City of Platteville.

(b) Building, HVAC, Electrical, and Plumbing Inspector.

- (1) Creation and Appointment. There is hereby created the office of the Building Inspector. The Building Inspector shall be appointed by the City Manager. The Building Inspector shall be certified for inspection purposes by the Wisconsin Department of Safety and Professional Services (DSPS) in the required categories specific under SPS 305, Wisconsin Administrative Code.
- (2) Assistants. The Building Inspector may employ, assign, or appoint, as necessary, assistant inspectors. Any assistant hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Administrative Code by DSPS.
- (3) Duties. The Building Inspector shall administer and enforce all provisions of this chapter and of all other ordinances, laws and rules of the State of Wisconsin which relate to building construction, including all administrative tasks required by DSPS. Additionally, the Inspector shall keep a record of all permits issued and fees collected under this chapter and shall submit to the City an activity report on an annual basis.
- (4) Powers. The Building Inspector or an authorized certified agent of the Building Inspector may, at all reasonable hours, enter upon any public or private premises for inspection purposes. The Building Inspector may require the production of the permit for any building, plumbing, electrical, or HVAC work. No person shall interfere with or refuse to permit access to any such premises from the Inspector or his/her agent while in the performance of his/her duties. If the Inspector is refused access to any such premises, then the Inspector is authorized to apply for a special inspection warrant pursuant to Section 66.0119, Wis. Stats.

## CHAPTER 23 Building Code

~~The City Manager shall appoint a Building Inspector who shall have the power and duty to enforce the provisions of this chapter and of all other ordinances, laws and rules of the State of Wisconsin which relate to building construction, and for purposes of building inspection or land use inspection, he shall have the right at all reasonable times to enter buildings and premises. With the consent of the Common Council, the City Manager may hire additional inspectors and delegate to them the above mentioned powers and duties. All inspectors shall maintain current State Certification in those categories in which they will be conducting inspections, per the Uniform Dwelling Code (UDC).~~

- (c) Enforcement. It shall be the duty of the Building Inspector, with the aid of the Police Department, the Fire Department and State Department of Safety and Professional Services (DSPS), to enforce the provisions of this chapter.
- (d) Enforcement Policy. This chapter, adopted under the police powers of the City for the purpose of protecting the public health, safety and welfare, shall be administered reasonably and uniformly, in accordance with the constitutionally guaranteed rights of private property and due process.
- (e) Performance Code. This chapter shall be interpreted and administered as a performance code.
- (f) Conflicts. Whenever two or more provisions of this chapter have conflict, the most restrictive shall apply.
- (g) Definitions. Definitions of terms used in this chapter shall be as provided herein, as provided in Chapter 22, and as provided in the Wisconsin Statutes.
  - (1) Words used in the present tense shall include the future.
  - (2) Words used in the singular number shall include the plural number, and the plural, the singular.
  - (3) The word "shall" is mandatory and not discretionary.
  - (4) The word "may" is permissive.
  - (5) The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".
- ~~(h) Records. The Building Inspector shall keep a record of all permits issued and fees collected under this chapter, and shall make an annual report thereof to the Common Council.~~

### 23.02 BUILDING PERMITS.

## CHAPTER 23 Building Code

(a) PERMIT REQUIRED. The foregoing described work that shall require a building permit includes, but is not limited to:

- (1) New 1-and 2-family dwellings and commercial buildings, decks (attached or detached) that serve an exit to a 1- or 2-family dwelling, residential accessory buildings and detached garages.
- (2) Additions that increase the physical dimensions of a building including all garages, decks, balconies, stoops, and similar structures that are attached to any building. As well as detached decks that serve an exit.
- (3) Alterations to the building structure, or major alterations to the building's heating, electrical, or plumbing systems that involve extensions as determined by the building inspector.
- (4) Any electrical wiring for new construction or remodeling excluding new wiring for existing industrial and manufacturing facilities that do not require State mandated building plan review.
- (5) Any HVAC for new construction or remodeling.
- (6) Any plumbing for new construction or remodeling.
- (7) Any new or re-wired electrical service, including services for agricultural buildings.
- (8) Decks and porches.
- (9) Exterior building improvements – roofing, siding, gutters, window replacement.
- (10) In-ground pools.

(b) EXCEPTIONS. The following described work shall not require a permit:

- (1) Electrical wiring for industrial and manufacturing facilities that do not require State Mandated building plan review.
- (2) House painting (interior and/or exterior).
- (3) Replacement of porch decking, if less than \$500.
- (4) Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector such as replacing switches, receptacles, light fixtures, faucets, dimmers, toilets.
- (5) Finishing of interior surfaces, and installation of cabinetry.
- (6) If the building inspector, at his/her discretion, deems repairs or alterations which do not change occupancy, area, structural integrity, fire protection, exits, light or ventilation of the building to be minor, and do not exceed \$500.00 in total value, may authorize said repairs or alterations without requiring a building permit to be issued.
  - I. The homeowner and/or agent shall be responsible for providing full disclosure of entire project, including all phases.
  - II. Only the Building Inspector or his/her assistants may waive the requirement for a building permit.

(c) PERMIT FEES.

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## CHAPTER 23 Building Code

- (1) At the time of building permit issuance, the applicant shall pay fees as established by resolution periodically by the Common Council.
- (2) If work commences prior to permit issuance, the permit fees shall be double. This fee shall be in addition to any penalties provided for in Section 23.13.
- (3) The Building Inspector is authorized to estimate the value of the project at the time the application is submitted. The estimate of the inspector as to the value of the project shall be final and binding at the time of the issuance of the permit, but any person shall have the right to a refund of a portion thereof upon satisfactorily showing the Building Inspector, after project is completed, that the estimate was erroneous.

~~(a) A building permit is required for the following:~~

- ~~(1) The construction of new structures.~~
- ~~(2) The remodeling or alteration of existing structures which involves structural strength, fire hazard, exits, natural lighting or an expenditure of an amount greater than \$500.~~
- ~~(3) The remodeling or alteration of a contributing building within the historic district regardless of cost. For an expenditure under \$500, the building permit fee shall be waived. Plans for remodeling or altering the exterior of a contributing building in the historic district shall be submitted to the Historic Commission for review and approval prior to the issuance of a building permit.~~

~~By way of illustration, but not limitation, building permits are required for the following types of projects:~~

- ~~(1) A new home, addition, garage, or storage building.~~
- ~~(2) Complete residing, reroofing or insulation.~~
- ~~(3) Kitchen remodeling.~~
- ~~(4) A deck or fence.~~
- ~~(5) Concrete work.~~

~~By way of illustration, but not limitation, permits are generally not required for the following types of projects:~~

- ~~(1) Painting a house.~~

## CHAPTER 23 Building Code

~~———— (2) ——— Replacing the deck of a porch, if less than \$500.~~

~~———— (3) ——— Interior decorating.~~

~~———— (4) ——— Paneling one room, if less than \$500.~~

~~(b) — Fee Amount. Building permit fees shall be in the amounts as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required building permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.~~

~~———— General. The Building Inspector is authorized to estimate the value of the project at the time the application for the permit is made. The estimate of the Inspector as to the value of the improvement shall be final and binding at the time of the issuance of the permit, but any person shall have the right to a refund of a part thereof upon satisfactorily showing to the Building Inspector, after the improvement is made, that the estimate was erroneous.~~

~~(c) — The homeowner and/or agent shall be responsible to provide full disclosure of entire project, including all phases.~~

~~(d) — Only the Building Inspector or his assistants may waive the requirement for a building permit.~~

**23.03 PLUMBING PERMITS.** ~~(a) By way of illustration, but not limitation, plumbing permits are required for the following types of projects:~~

~~———— (1) ——— Installations in new structures.~~

~~(2) — Plumbing installations in additions or alterations to existing structures exceeding \$500.00 in value, including material and labor.~~

~~(3) — Repair or replacement of plumbing exceeding \$500.00 in value, including materials and labor.~~

~~———— The Building Inspector may request written evidence that the \$500.00 limit has not been exceeded.~~

~~———— Plumbing permits may only be issued to or on behalf of those persons licensed as Master Plumbers in the State of Wisconsin, except that a homeowner, or his/her agent, may be issued a plumbing permit for work in a single family home owned and occupied by him/her.~~

~~(b) — Fees. The fee for plumbing permits shall be in the amount as established from time to time by the Common Council. Work which has commenced prior to the issuance~~

## CHAPTER 23 Building Code

~~of a required plumbing permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.~~

### **23.04 ELECTRICAL PERMITS.**

- (a) ~~Except for an electrical wiring project described in s. 101.875 (2), Wis. Stats., and as provided in par. (b), no electrical wiring project may commence unless the owner of the premises where the installation is to occur or their agent holds a permit from the City if the project involves the installation of new or an addition to any electrical service, feeder, or branch circuit serving any of the following:~~
- ~~(1) A farm.~~
  - ~~(2) A public building, structure, or premises.~~
  - ~~(3) A place of employment.~~
  - ~~(4) A campground.~~
  - ~~(5) A manufactured home community.~~
  - ~~(6) A public marina, pier, dock, or wharf.~~
  - ~~(7) A recreational vehicle park.~~
  - ~~(8) Electrical installations in new structures.~~
  - ~~(9) Additions, alterations, repair or replacement of existing electrical installations exceeding \$500.00 in value, including materials and labor. The Building Inspector may request written evidence that the \$500.00 limit has not been exceeded.~~
  - ~~(10) Change or upgrade of an electrical service.~~
- (b) ~~Under emergency conditions, the necessary electrical wiring may commence without obtaining a permit, provided the owner of the premises where the installation is to occur, or their agent submits a permit application to the City for the installation no later than the next business day after commencement of the installation.~~
- (c) ~~The application for a permit shall contain all of the following information:~~
- ~~(1) The name of the applicant.~~
  - ~~(2) The name of the building or property owner.~~
  - ~~(3) The location of the electrical wiring installation.~~
  - ~~(4) The scope and extent of the electrical wiring installation.~~
  - ~~(5) The name of the person responsible for the installation.~~
  - ~~(6) The name and license number of the master electrician, residential master electrician, or registered master electrician under SPS 305.437 responsible for the installation, unless exempted under s. 101.862 (4), Stats.~~
- (d) ~~The City shall indicate on the electrical permit the date of issuance.~~
- (e) ~~The permit shall expire twelve (12) months after the date of issuance, if installation of the electrical wiring has not commenced.~~

## CHAPTER 23 Building Code

- ~~(f) — The fee for electrical permits shall be in the amount as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required electrical permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.~~

**23.05 HVAC PERMITS.** ~~(a) A heating, ventilating and air conditioning permit is required for the following HVAC work:~~

- ~~—— (1) — New furnace installations in any new or existing building.~~
- ~~—— (2) — Additions, extensions or alterations of any existing HVAC system exceeding \$500.00 in value, including materials and labor.~~
- ~~—— (3) — Installation of any type of fireplace or freestanding stove and/or chimney.~~
- ~~—— (4) — Installation of a central air conditioning system in any building.~~
- ~~—— The Building Inspector may request written evidence that the \$500.00 limit has not been exceeded.~~

- ~~(b) Fees. The fee for HVAC permits shall be in the amount as established from time to time by the Common Council. Work which has commenced prior to the issuance of a required HVAC permit shall be charged double the normal fee. This fee shall be in addition to any penalties provided for in Section 23.18.~~

**23.036 RAZING PERMITS.** (a) A permit is required to raze any building within the City limits of Platteville to ensure removal of the property from the tax roll.

- (b) Fees. The fee for razing permits shall be in the amount as established from time to time by the Common Council
- (c) As a condition of the demolition permit, the following procedures shall be followed:
  - 1. At least ten (10) days prior to issuing the razing permit, the City shall notify the owners of record, as listed in the assessor's office, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property on which the structure is located.
  - 2. A snow fence or other approved barricade shall be provided around the structure before any portion of the building is removed, and shall remain during razing operations.
  - 3. If any razing or removal operation under this section results in, or would likely result in, an excessive amount of dust particles in the air creating a nuisance

## CHAPTER 23 Building Code

in the vicinity thereof, the permittee shall take all necessary steps, by use of water spraying or other appropriate means, to eliminate such nuisance.

4. The owner shall submit documentation from the appropriate utility providers evidencing that all water, electricity, natural gas, cable, and telephone lines have been shut off and capped or sealed.
5. Remove and/or fill, as required, all septic, holding tank and other sanitary disposal facilities and cap and seal all private wells.
6. If applicable, the owner shall submit an asbestos renovation/demolition notification as required by NR 447 form (4500-113) to the Wisconsin Department of Natural Resources.
7. If applicable, the owner shall excavate and expose the existing sanitary and water laterals on the property at the point where they enter the public right-of-way or easement. The owner shall notify the Director of Public Works at least twenty-four (24) hours in advance and shall allow entry on the property to plug/cap the abandoned lateral or laterals. The owner shall backfill the excavation with supervision of the Director of Public Works to insure no damage is done to the lateral by the backfill operation.
8. Remove all above ground or underground fuel storage tanks in accordance with sec. ATCP 93 SPS 310.732 Wisconsin Administrative Code, as amended.
9. After all razing operations have been completed, the excavation shall be filled to match the adjacent grade after settling, the property raked clean, and all debris hauled away. No combustible material shall be used for backfill, but shall be hauled away. There shall not be any burning of materials on the site of the razed building.

- (d) Appeal. If a property owner is denied a permit authorizing demolition of all or part of a building, the property owner may appeal such decision to the Zoning Board of Appeals within thirty (30) days of the decision. The procedures in Section 23.0944 shall apply.

**23.047SIGN PERMITS.** (a) A sign permit is required for any sign located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered in the City of Platteville. See Chapter 22, Municipal Code.

- (b) Fees. Fees for sign permits shall be in the amount as established from time to time by the Common Council.

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**23.058 OCCUPANCY PERMITS.** (a) Occupancy of any new building or new use of an existing or altered building is permitted only after issuance of an occupancy permit by the Building Inspector. Such permit shall only be issued ~~if after~~ the Building Inspector, after completing all required inspections, finds that the building has been constructed in accordance ~~has determined that the new building or new use complies~~ with the provisions of this Chapter and all other ordinances, codes and statutes applicable thereto. Such permit shall designate the approved use for the new, existing or altered building. If a building fails to comply with applicable codes in minor respects which do not threaten the safety, health or welfare of the building's occupants, the Building Inspector may issue a temporary certificate of occupancy for an approved use of a portion of the entire building, for a period of thirty (30) days or an agreed upon specified term not to exceed ~~A temporary permit may be issued by the Building Inspector for a temporary approved use of a portion of a structure prior to the completion and occupancy of the entire building, not to exceed a period of twelve (12) months.~~ No person may have occupancy of a building until a Certificate of Occupancy has been issued. The new or altered building, when completed, must be in substantial conformance with the plans used to obtain the building permit.

~~(b) Fees. The fee for an Occupancy Permit shall be in the amount as established from time to time by resolution of the Common Council. This fee shall be in addition to any penalties provided for in Section 23.18.~~

**23.069 PERMIT ISSUANCE.** (a) Application. Applications for permits shall be made in writing on a form furnished by the Building Inspector. Those entries on the form relating to the specific type of permit shall be completed, as well as any other information the Building Inspector may require.

(b) Plans. Complete sets of plans shall be submitted with each permit application requiring same as determined by the Building Inspector and/or Department of Safety and Professional Services. Plans shall meet the requirements of the Wisconsin Administrative Code as follows:

SPS 320 Applies to plans for new one or two-family dwellings, garages and additional or structural alterations to existing one or two-family dwellings.

SPS 361 Applies to plans for new buildings and alterations or additions to existing buildings covered by SPS 361-365 or 375-379.

SPS 382 Applies to those plumbing installations specified in SPS 382.

The Building Inspector may require a plot plan showing the location of buildings and the intended use of each building. Plans for buildings required to comply with the State Building Code shall bear a stamp of approval from the Department of Safety and Professional Services. Such plans and specifications, if requested by the Building Inspector, shall be submitted in duplicate. One set shall be returned after

## CHAPTER 23 Building Code

approval as hereinafter provided and the other set shall remain on file in the office of the Building Inspector for a period of at least one year after the permit is issued.

If the Building Inspector finds that the character of the work is sufficiently described in the application, he may waive the filing of plans, provided the cost of such work does not exceed \$5,000.00. Plans may also be waived by the Building Inspector for non-structural work exceeding \$5,000.00 in value, such as siding, insulation or mechanical work if plans are not otherwise required by other sections of this Chapter.

- (1) Pursuant to this Section where the Building Inspector requires plans, the fee for plan review shall be in the amount as established from time to time by a resolution of the Common Council.
- (c) If the Building Inspector and/or Department of Safety and Professional Services determines that the proposed building or improvement will comply in every respect with all ordinances of the City and all applicable laws and codes of the State of Wisconsin, he shall approve the plans and return one copy to the owner and shall issue a permit for the building or improvement which shall be kept and displayed at the site of the proposed building or improvement. After being approved, the plans and specifications shall not be altered in any respect which involves this chapter or which involves the safety of the building or occupants, except with the written consent of the Building Inspector and/or Department of Safety and Professional Services. If adequate plans are presented for part of the building only, the Building Inspector may, at his discretion, issue a permit for a part of the building before receiving the plans and specifications for the entire building.
- (d) **Bonding and Security.** The Building Inspector may require a bond or other security from the applicant for a permit whenever the application is for a permit to demolish, tear down, dismantle or otherwise disassemble any building or structure. The bond or other security shall provide that the City will be indemnified and held harmless from any and all damages which may be incurred by the City by reason of damages or injury which may be sustained by any person or to any property while such building is being demolished or torn down, and shall also provide that the City shall be reimbursed for any damage or injury to its property sustained by reason of such tearing down or demolishing of any building or structure. The bond or other security shall also provide for reimbursement to the City or its agents, employees or assigns for any work of any nature which is required to make complete the demolition or tearing down of such buildings or structures if the demolition is not completed within a reasonable period of time. It shall be the duty and responsibility of the Building Inspector to see that such demolition or dismantling of buildings or structures is completed, but before making arrangements for such completion, the Building Inspector shall notify the applicant or his employees or agents in writing of this intention to have the demolition or dismantling completed.
- (e) **Payment of Fees.** All fees shall be paid to the City ~~Finance Department~~~~Treasurer~~. Upon presentation of the City ~~Treasurer's~~ receipt showing that the fees prescribed

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by this chapter have been paid, the Building Inspector may issue the proper permit. Permits for which the fees have not been paid in full shall not be valid.

- (f) Governmental Bodies. Permits will not be issued, and inspections will not be conducted, for projects located on the campus of, or for the benefit of, the University of Wisconsin-Platteville. Projects or work performed for or on behalf of the City of Platteville on City property, for or on behalf of the School District of Platteville, for or on behalf of property owners of State of Wisconsin and for or on behalf of property owners of Federal Government require permits, but are exempt from the fees set forth in this chapter.

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### **23.0710 INSPECTION OF WORK.**

- (a) Required Inspections. Pursuant to the provisions of Wisconsin Administrative Codes SPS 320, SPS 361, and SPS 382, the following inspections shall be performed to determine if the construction or installations conform to the conditionally approved plans, the building permit application, the provisions of this chapter and all applicable codes. Generally, the required inspections include but are not limited to the following:
- 1) Erosion Control. This inspection shall be performed concurrently with all other required construction inspections.
  - 2) Foundation Excavation. The excavation for the foundation shall be inspected after the placement of any forms or required reinforcement and prior to the placement of the permanent foundation material.
    - a. If a drain tile system is required, the presence and location of bleeders shall be inspected at the same time as the excavation.
  - 3) Foundation Reinforcement. The placement of reinforcement, where required for code compliance, shall be inspected prior to concrete placement.
  - 4) Foundation. The foundation shall be inspected after completion.
    - a. Where damp proofing, exterior insulation or drain tile are required for code compliance, the foundation shall be inspected prior to backfilling.
  - 5) Rough Inspection. Rough inspections shall be performed after rough work is constructed, but before it is concealed. A rough inspection shall be performed for each inspection category listed below:
    - a. Basement floor area including any underfloor plumbing, HVAC, electrical; any code required interior drain tile with base course; structural base course for the slab if required; and the vapor retarder.
    - b. General construction, including framing.
    - c. Rough electrical.
    - d. Rough plumbing.
    - e. Rough HVAC.

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## CHAPTER 23 Building Code

- f. Insulation. An inspection of the insulation and vapor retarders after they are installed, but before they are concealed.
    - g. Final inspection for Occupancy.
    - h. Installation Inspection. An inspection shall be performed on the installation of a manufactured home or modular home.
  - 6) In addition to the above listed inspections, the Building Inspector may make or require any other inspections to ascertain compliance with this Chapter or other codes and laws enforced by the Building Inspector.
  - 7) Voluntary Inspection. The Building Inspector may, at the request of the owner or the lawful occupant, enter and inspect dwellings, subject to the provisions of SPS 320, to ascertain compliance with the code.
- (b) Responsibility to Notify. In order to permit inspection of a building project at all necessary phases without causing delay, the owner, owner's representative, contractor, and/or other responsible party shall be responsible for and shall request all required inspections within the appropriate time frame in conformity with, and as defined in the Wisconsin Administrative Codes SPS 320, SPS 361, and SPS 382. Construction may not proceed beyond the point of inspection until the inspection has been completed, except that construction may proceed if the inspection has not taken place by the end of the second business day following the day of notification or as otherwise agreed between the applicant and the Building Inspector.
  - i. Failure to request any inspection will be the responsibility of the owner, owner's representative, contractor, and/or other responsible party. No construction shall be deemed to be approved by default or lack of inspection because of an inspection not having been requested as required by the Wisconsin Administrative Code.
  - ii. Any expense associated with the uncovering or exposing of any concealed work which must be inspected, where such work was required by the failure of the owner to request any required inspection, will be the responsibility of the owner, owner's agent, contractor, and/or responsible party.
- (c) Notice of Noncompliance. Reports of noncompliance violations shall be provided to the contractor, applicant of record and/or owner. All cited violations shall be corrected within 30 days after written notification, unless an extension of time is granted. In the event the violation could reasonably jeopardize the health or safety of the occupants of the building or employees at the jobsite, the Building Inspector may order immediate corrective action. Occupancy Permits shall be withheld pending correction of cited violations.
- (d) Stop Work Order. The Building Inspector may issue a stop work order for a project to prevent further non-compliance. No person, firm or entity may continue a construction project after a stop work order has been issued. The person, firm or entity that receives such a stop work order may contest the validity of the same by requesting a hearing before the municipality. The municipality shall hear the appeal

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## CHAPTER 23 Building Code

within seven days. The municipality must affirm the stop work order unless the owner, owner's agent or responsible party shows that the Building Inspector erred in determining that the construction project violated a provision or provisions of the State Building Code.

- (e) Inspection Results. The findings of inspection by the Building Inspector, plumbing inspector and electrical inspector are intended to report conditions of non-compliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the closed structural and non-structural elements or the mechanical systems of the building and premises. No warranty of the operation, use, or durability of equipment and materials not specifically cited in the findings of inspection are expressed or implied.

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(a) Required Inspections. Pursuant to the provisions of SPS 361, SPS 320, and SPS 382, the following inspections are required before work is covered:

(1) Footing and/or foundation forms, reinforcement and vapor barrier under slab prior to concrete placement.

(2) Drain tile prior to backfilling.

(3) Erosion Control.

(4) Under floor plumbing inspection and testing per SPS 382.

(5) Rough framing.

(6) Mechanicals, including plumbing, electrical, and HVAC ductwork and/or venting before application of sheet rock or other material.

(7) Completed wall insulation.

(8) Final inspection for Occupancy Permit.

(9) Any other inspection required per SPS 320.

(b) Responsibility to Notify. It is the contractor's responsibility or owner's responsibility if a contractor is not used, to notify the applicable local or state Inspector, either orally or in writing, that work is ready for one or more of the required inspections. Once notified that an inspection is required, the applicable local or state Inspector shall have 48 hours to conduct the inspection, excluding Saturdays, Sundays and holidays. If the inspection is not made within 48 hours, work may proceed.

(c) Voluntary Inspection. In addition to the inspections called for above, the Building Inspector may make or require any other inspections to ascertain compliance with this Chapter and other laws enforced by the Building Inspector.

## CHAPTER 23 Building Code

- ~~(d) Covering of Work. No installation in any building requiring inspection shall be covered until it has been inspected and/or tested, or the 48-hour notification period has expired. Inspector approval is required for cover up anytime during the 48-hour notification period. If any work is covered before the required inspection is completed, it shall be uncovered at the direction of the Building Inspector. The City of Platteville shall not be held liable for additional expenses incurred by premature covering of work.~~
- ~~(e) Reports. Reports of violations shall be provided to the contractor and/or owner. All corrections must be made within 30 days, or immediately if the violation could jeopardize the health or safety of the occupants or employees at the job site. The applicable state or local Inspector may adjust the 30-day compliance requirement if determined appropriate. Occupancy permits shall be withheld pending correction of cited violations.~~

**23.0811 MOVING BUILDINGS.** (a) Moving Permits. No building or structure shall be moved into or within the City of Platteville without first obtaining a permit therefor from the Building Inspector and Director of Public Works. Such permit may be issued only upon compliance with the provisions of this Chapter.

- (b) Application. Application for such permit shall be made to the Building Inspector and shall include the following:
  - (1) Name and owner of the building to be moved.
  - (2) Present location of the building.
  - (3) Proposed location to which the building is to be moved.
  - (4) Name and address of mover engaged.
  - (5) Streets or other routes over which said building is to be moved.
  - (6) The date and time such moving will take place and the approximate length of time required therefor.
  - (7) Any other information, data, or maps reasonably required by the Building Inspector to make a determination on the issuance of said permit.
- (c) Fees for Permit. The fees for moving permits shall be in the amount as established from time to time by a resolution of the Common Council.

## CHAPTER 23 Building Code

Where police officers or other City personnel are required to expend substantial additional time in connection with such move, then the fees therein set forth shall be increased accordingly to cover the cost to the City.

- (d) Requirements for Permit.
- (1) No permit shall be granted for the moving of any building or structure or portion thereof which is deteriorated or damaged to an extent greater than 50 percent of the assessed valuation of said building.
  - (2) No permit shall be issued unless the proposed use and location of said structure, when moved, will comply with the applicable zoning ordinances, building codes, subdivision regulations, and all other applicable ordinances.
  - (3) Where the issuance of a permit is conditioned upon alterations or improvements to be made in the structure after moving is completed, the Building Inspector may require a bond or other suitable guarantee to the City that such alterations will be completed within a reasonable time thereafter. The term "reasonable time" means a period which is fair under the then existing circumstances, taking into consideration the amount and kind of alterations, the time of year, and the availability of personnel required to make the alterations or improvements.
  - (4) No permit shall be issued unless all reasonable steps are taken to ensure that the moving may be done with reasonable safety to other property and to persons. The applicant shall furnish to the Building Inspector proof of liability insurance in the minimum amounts of \$100,000 for injury to any person, \$200,000 for aggregate injuries to more than one person and \$50,000 for property damage.
- (e) Time Limitation. The permit shall be valid for the date and hour and on the routes set forth in the permit and no variations therefrom shall be permitted unless such variation shall have been authorized by the Building Inspector.

~~23.12 CONSTRUCTION ZONE. Revoked by Common Council action on 11/12/91.~~

~~23.13 INSPECTION AND LICENSING OF RESIDENTIAL RENTAL PROPERTY. Regulations regarding rental property licensing and inspection are covered in Chapter 33. Whenever a conflict exists between Chapter 33 and Chapter 23, the more restrictive shall apply.~~

**23.0914 BOARD OF APPEALS.** (a) The Board of Appeals, established to hear appeals under Chapter 22 and Chapter 25 of the Municipal Code, shall also function as a

## CHAPTER 23 Building Code

Board of Appeals in matters relating to this Chapter, and shall entertain appeals in the manner prescribed in Chapter 22.

(b) Board of Appeals – Powers. The Board of Appeals shall have the following powers:

- (1) To hear and decide appeals where it is alleged there is any error in any order, requirement, decision or determination made by the Building Inspector.
- (2) To hear and decide special exceptions to the terms of this Chapter upon which the Board of Appeals is required to pass.
- (3) To authorize, upon appeal in specific cases, such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured and substantial justice done.
- (4) To reverse or affirm wholly or in part or to modify any order, requirement, decision or determination appealed from and to make such order, requirements, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Building Inspector. The concurring vote of 4 members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to effect any variation in the requirements of this Chapter.
- (5) To call on any other City department for assistance in the performance of its duties, and it shall be the duty of such other departments to render such assistance as may be reasonably required.

### **23.105 DESIGNATION OF UNFIT PROPERTIES, BUILDINGS OR STRUCTURES.** (a)

The purpose of this subsection is to provide for the designation of properties, and repair or razing of those buildings or structures which are so dilapidated, unsafe, dangerous, unhygienic, inadequately maintained, lacking in basic equipment, facilities, light, ventilation, heating, and/or appearance, so as to constitute a menace to the occupants or public or a blighting influence on the neighborhood.

- (1) Definition of blighting influence. Any property which by reason of dilapidation, deterioration and/or physical condition of the structure(s), site improvements or site conditions constitutes an economic or social liability to neighboring properties or the community or is detrimental to the public health, safety, morals or welfare due to one or more of the following conditions:

## CHAPTER 23 Building Code

- a. Deteriorating buildings, structures or structural components, including but not limited to roofs with loose, missing, or deteriorating shingles, sagging rooflines, missing soffit or canopy coverings, broken down or damaged chimneys, broken or boarded windows, damaged window screens or doors, damaged, deteriorated or missing siding, trim or building components, and peeling or loose paint.
  - b. The storage or accumulation of junk, trash, rubbish or refuse of any kind outdoors, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty (30) days. The term "junk" shall include but not be limited to parts of machinery or motor vehicles, unused or inoperable appliances, lawn mowers, snow blowers and similar tools and equipment stored or left in the open, remnants of wood, metal or any other cast off material.
  - c. The parking or storage of "junk vehicles", inoperable farm equipment or implements outside of a completely enclosed building for a period in excess of thirty (30) days. The term "junk vehicles" shall include but not be limited to any automobile, motorcycle, snowmobile, ATV, boat, RV or other motor vehicle which is not licensed for use upon the highways of the State of Wisconsin, and/or any motor vehicle, whether licensed or not, which is inoperable or does not have all of its main component parts attached, i.e. motor, fenders, chassis, transmission, hood, trunk or bumpers.
  - d. Deteriorating or damaged driveways, sidewalks, parking lots, retaining walls, fences or other site improvements.
  - e. The untended growth of vegetation, weeds and/or tall grasses, excluding undeveloped wooded or natural areas.
- (b) Any building or structure which shall be found to have any of the following defects may be designated as unfit for human habitation and in need of repairs or razing and placarded by the Building Inspector. Written notice of all defects or violations shall be served upon the owner of any building:
- (1) Which is so damaged, decayed, dilapidated, dangerous, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety or general welfare of the occupants or of the public.
  - (2) Which lacks illumination, ventilation, heating, basic equipment or sanitary facilities adequate to protect the health, safety or general welfare of the occupants or of the public.

## CHAPTER 23 Building Code

- (3) Which because of its general condition, location or appearance is a blighting influence or causes decreased physical or monetary value of property in the neighborhood.
- (c) Any building or structure or part thereof designated and placarded by the Building Inspector as unfit for human habitation and in need of repairs or razing shall be vacated within a reasonable time as ordered by the Building Inspector.
- (d) No building or structure or part thereof which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by the Building Inspector. He shall remove such placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated.
- (e) No person shall deface or remove any placard from any building or structure or part thereof which has been condemned as unfit for human habitation and placarded as such.
- (f) Any building or structure or part thereof designated as unfit for human habitation and in need of repairs or razing by the Building Inspector which, in the opinion of the Building Inspector, would be unreasonable to repair shall be razed or removed upon order of the Building Inspector. If the owner shall fail or refuse to comply with the order, the Building Inspector shall cause such building to be razed or removed pursuant to Section 66.0413, Wisconsin Statutes.
- (g) Any property, building or structure due to its appearance that is a blighting influence in the neighborhood shall be considered a violation if not corrected upon written orders from the building inspector. The blighting influence can be due to the physical condition or the result of construction of or alteration to the structure. Examples of this would be patch work of roofing or siding or complete roofing or siding that provides patchwork appearance due to product mismatch. Camouflage painting is also an example of patchwork appearance.

### 23.11 ADOPTION OF STATE AND OTHER CODES

#### a) Wisconsin Administrative Code

- 1) The following Chapters of the Wisconsin Administrative Code, as well as all subsequent future amendments, modifications, and revisions, are adopted by the Municipality and shall be enforced by the Building Inspector.

Ch. SPS 302.31 Plan Review Fee Schedule

Ch. SPS 305 Credentials

Ch. SPS 316 Electrical Code

Chs. SPS 320-325 Uniform Dwelling Code

Ch. SPS 327 Campgrounds

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## CHAPTER 23 Building Code

Chs. SPS 361-366 Commercial Building Code

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Chs. SPS 375-379 Buildings Constructed Prior to 1914

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Chs. SPS 381-387 Uniform Plumbing Code

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Wisconsin State Statutes Chapter 101 Department of Safety and Professional Services- Regulation of Industry, Buildings, and Safety

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2) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of alterations, additions or repairs to existing one- and two-family dwellings built before June 1, 1980, for which a building permit is required under this Chapter. Submitted building permit applications for alterations or additions to homes built prior to June 1, 1980, may provide alternative methods or materials that, when deemed necessary in the opinion of the Building Inspector, meet the current intent of the code. Because such projects are not under state jurisdiction, petitions for variance and final appeals under Wis. Admin. Code §§ SPS 320.19 and 320.21, respectively, shall be decided by the City Board of Appeals. Petitions for variance shall be decided per Wis. Admin. Code § SPS 320.19 (Intro) so that equivalency is maintained to the intent of the rule being petitioned.

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3) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of detached garages and accessory buildings serving one- and two-family dwellings. The building structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the building inspector. Petitions for variance and appeals shall be handled by the City.

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4) Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter.

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b) Certified Municipality Status. The City of Platteville, Grant County, WI has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.

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1) RESPONSIBILITIES. The City shall assume the following responsibilities for the Department of Safety and Professional Services (Department):

- i. Provide HVAC and structural inspection of all sized commercial buildings with certified commercial building inspectors.
- ii. Provide HVAC and structural plan review of all sized commercial buildings with certified commercial building inspectors.

2) PLAN EXAMINATION. Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and

## CHAPTER 23 Building Code

structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:

- i. Provide inspection of all sized commercial buildings and residential buildings with state certified building inspectors.
- ii. All commercial buildings, without size limitations [Appointed Agent per Wis. Stat. § 101.12(3g)].
- iii. A certified municipality may waive its jurisdiction for the plan review of a specific project or type of project, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
- iv. The Department may waive its jurisdiction for the plan review of a specific project, agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.

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- 3) PLAN SUBMISSION PROCEDURES. All commercial buildings, structures, and alterations, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:

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- i. Building permit application.
- ii. Application for review - SBD-118, or equivalent.
  - a. Fees per Table SPS 302.31-2 and SPS 302.31.
  - b. Fees apply to commercial projects.
- iii. Four sets of plans.
  - a. Signed and sealed per SPS 361.31.
  - b. One set of specifications.
  - c. Component and system plans.
  - d. Calculations showing code compliance.

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~~**CODES ADOPTED.** (a) Wisconsin Administrative Code. The following chapters of the Wisconsin Administrative Code are hereby adopted by reference and made a part of this Chapter, with the following modifications:~~

~~Ch. SPS 320—325. Uniform Dwelling Code~~

- ~~(1) SPS 320.05(1). The provisions of the Uniform Dwelling Code shall apply to additions and alterations to existing one and two family dwellings, but only to that portion added, extended, or altered.~~

- ~~(2) SPS 320.05(3). The Uniform Dwelling Code shall apply to existing one and two family dwellings.~~

- ~~(3) The Uniform Dwelling Code shall apply to residential accessory structures.~~

~~Ch. SPS 382. Design, Construction, Installation, Supervision and Inspection of Plumbing~~

~~Ch. SPS 384. Plumbing Products~~

## CHAPTER 23 Building Code

~~UDC Electrical. Chapters SPS 316, 320 and 324 and the adopted National Electrical Code (NEC) 2008 Edition or future editions as adopted by the State of Wisconsin (Covering the one and two family and less than 600 volt portions of: Article 90, Chapters 1 and 2, Articles 300, 310, 324, 333, 336, 338, 339, 345-352, 370-384, 400, 410, 422, 424, 430, 440, 545, 550, 680, 725 and Chapters 8 and 9)~~

4) The preceding list shall be construed as illustrative and shall not limit the Building Inspector's use of other Wisconsin Administrative codes as required by this Chapter. All commercial buildings and related issues shall be enforced by the State of Wisconsin Department of Safety and Professional Services.

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(cb) International Property Maintenance Code. The 2012 International Property Maintenance Code (IPMC) is hereby adopted by reference and made a part of this Chapter, except for the following deletions and modifications:

(1) Section 102.3 shall be replaced with the following language:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Wisconsin Administrative Code and NFPA1. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Platteville Municipal Code.

(2) Section 102.7 is deleted.

(3) Section 103.1 is deleted.

(4) Section 106 is deleted.

(5) Sections 107.2(5) and 107.2(6) are deleted.

(6) Section 107.5 is deleted.

(7) Section 107.6 is deleted.

(8) Section 109.6 is deleted.

(9) Section 110.2 is deleted.

(10) Section 111 is deleted.

(11) Section 112.4 is deleted.

(12) Section 201.3 shall be replaced with the following language:

## CHAPTER 23 Building Code

Terms defined in other codes. Where terms are not defined in this code and are defined in the Wisconsin Administrative Code, NFPA1 or other sections of the Platteville Municipal Code, such terms shall have the meanings ascribed to them as stated in those codes.

- (13) Section 302.4 is deleted. The regulations in Chapter 5 of the Municipal Code shall apply.

(de) Intent. It is the intent of this section to have the codes applied as follows:

- (1) The "One and Two-Family Dwelling Code, 1975 Edition" shall apply to one or two-family dwellings in existence between January 1, 1975 and May 31, 1980.
- (2) The Uniform Dwelling Code shall apply to all one and two-family dwellings, including additions and alterations and accessory structures.
- (3) The IPMC (International Property Maintenance Code) may be applied in any instance in which maintenance or upkeep of a property is inadequate.
- (4) Whenever a conflict exists between the State Building Code and the codes and requirements adopted herein by reference, the more stringent shall apply.

(5) It is also intended that nothing herein shall be construed to preclude the Building Inspector, the City of Platteville, or any authorized officer thereof from proceeding under any other law or ordinance relating to the same, similar or other violation, or to limit the discretion of the City of Platteville, the Building Inspector, or any authorized officer thereof, to select the method by which to enforce any ordinance, law, regulation or order.

### 23.127 ADMINISTRATION.

- (a) Permit Lapses. Building, plumbing, electrical, HVAC, and razing permits, other than Wisconsin Uniform Building Permits, shall lapse and be void unless building operations commence within six (6) months and if construction has not been completed within twelve (12) months from the date of issuance thereof. Wisconsin Uniform Building Permits shall expire twenty-four (24) months after issuance if the dwelling exterior has not been completed in accordance with Wis. Admin. Code SPS 320.09(9)(a)5.
- (b) Permit Revocation. Building Inspector or the City Council (or its designee) may revoke any building, plumbing or electrical permit, certificate of occupancy, or approval issued under the regulations of this chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:

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## CHAPTER 23 Building Code

- (1) Whenever the Building Inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit refused to conform after written warning.
- (2) When the continuance of any construction becomes dangerous to life or property.
- (3) When there is any violation of any condition or provisions of the application for permit or of the permit.
- (4) When, in the reasonable judgment of the Building Inspector, there is inadequate supervision provided on the job site.
- (5) When any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
- (6) When there is a violation of any of the conditions of an approval or occupancy given by the Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances.
- (7) In the event a permit has lapsed under the provisions of subsection (a) of this section.

I. The notice revoking a building, plumbing or electrical permit, certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises, his or her agent, if any, and on the person having charge of construction. A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Building Inspector.

II. After notice is served upon the person as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this chapter, shall be procured and fees paid therefore, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this ordinance. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as the Building Inspector may require for preservation of life and safety.

(d) Reissuance of Permit. The reissuance of any permit shall carry a fee as established from time to time by resolution of the Common Council.

(e) Posting Permit Cards. Permit cards, when issued, shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress, at all times during the duration of the construction project or work thereon.

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## CHAPTER 23 Building Code

~~(a) Permit Lapses. Building, plumbing, electrical, HVAC, razing, and sign permits shall lapse and be void unless work under the permit is commenced within six months from the date of issuance. Work shall only be allowed to the extent specified on the permit and the permit shall expire upon completion of the permitted work or within one year, whichever is sooner.~~

~~(b) Revocation. If the Building Inspector finds at any time that any applicable ordinances, laws, codes, plans, or specifications are not being complied with and that the holder of the permit refuses to comply after a written warning or instruction, he shall revoke the permit by written notice posted at the site of the work. When any permit is revoked, it shall be unlawful to do any further work thereunder until the permit is re-issued, except such work as the Building Inspector may order to be done as a condition precedent to the re-issuance of the permit, or as he may require for the preservation of human life and safety. The re-issuance of any permit shall carry a fee in the amount as established from time to time by a resolution of the Common Council.~~

~~(c) Owner's Responsibility. No owner shall construct or alter any building or structure, or portion of a building or structure, or permit any building or structure to be constructed or altered except in compliance with the provisions of this Chapter.~~

~~(d) Violations and Penalties. It shall be unlawful for any person to build, enlarge, alter, demolish, convert, or mechanically equip any structure or any portion of a structure contrary to, or in violation of, any of the provisions of this Chapter, or cause, permit, or suffer the same to be done.~~

~~(e)(f)~~ Any person who shall fail or neglect to comply with any lawful order of the Building Inspector issued pursuant to the provisions of this Chapter shall be deemed guilty of a violation of this Chapter and every day or fraction thereof on which such person shall fail or neglect to comply with such order shall be deemed a separate offense.

~~(f)(g)~~ Separability. The provisions of this Code shall be deemed separable in accordance with the following:

- (1) If any court of competent jurisdiction shall declare any provision of this Chapter to be invalid, such declaration shall not affect any other provision of the Chapter.
- (2) If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Code to any property, building or structure, such judgement shall not affect the application of said provision to any other property, building or structure not specifically included in said judgement.

**23.138 PENALTY AND ENFORCEMENT.** (a) Forfeiture Penalty. The penalty for violation of any provision of this Chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

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## CHAPTER 23 Building Code

- 1) The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action.
- 2) Every person, firm, or entity which violates this code shall, upon conviction, forfeit an amount as set forth on the forfeiture schedule adopted by Section 1.10 of this Code, together with the costs of prosecution. Each day of violation shall constitute a separate offense. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector constitute a defense.
- 3) Violations discovered by the Building Inspector shall be corrected within 30 days, or more if allowed by the Inspector, after written notice is given. Violations involving life safety issues shall be corrected in a reasonable time frame as established by the Building Inspector.
- 4) Report of violators. It shall be the duty of all City officials and employees to report at once to the Building Inspector any building, electrical, or plumbing work which is being carried out without a permit as required by the Chapter.
- 5) Compliance with the requirements of this ordinance is necessary to promote the safety, health, and well-being of the community and the owners, occupants, and frequenters of buildings. Therefore, violations of this ordinance shall constitute a public nuisance that may be enjoined in a civil action.

(b) ~~Forfeiture Schedule. The penalty for violation of any provision of this Chapter shall be as set forth on the forfeiture schedule adopted by Section 1.10 of this Code, with a maximum forfeiture of \$500.~~

**23.14. DISCLAIMER AND NON-LIABILITY FOR DAMAGES** (a) This ordinance shall not be construed as an assumption of liability by the City or the Building Inspector for damages because of injuries sustained or property damaged by any defect in any dwelling, building or equipment.

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**CITY OF PLATTEVILLE, WISCONSIN  
CHAPTER 23, BUILDING CODE  
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## CHAPTER 23

### BUILDING CODE

**23.01 INTRODUCTION.** (a) Purpose of Chapter. The purpose of this chapter is to protect the health, safety and welfare of the public and employees by establishing minimum standards for the design, construction, structural strength, quality of materials, adequate egress facilities, sanitary facilities, natural lighting, heating and ventilation, energy conservation, and fire safety for all buildings and places of employment in the City of Platteville.

(b) Building, HVAC, Electrical, and Plumbing Inspector.

- (1) Creation and Appointment. There is hereby created the office of the Building Inspector. The Building Inspector shall be appointed by the City Manager. The Building Inspector shall be certified for inspection purposes by the Wisconsin Department of Safety and Professional Services (DSPS) in the required categories specific under SPS 305, Wisconsin Administrative Code.
- (2) Assistants. The Building Inspector may employ, assign, or appoint, as necessary, assistant inspectors. Any assistant hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Administrative Code by DSPS.
- (3) Duties. The Building Inspector shall administer and enforce all provisions of this chapter and of all other ordinances, laws and rules of the State of Wisconsin which relate to building construction, including all administrative tasks required by DSPS. Additionally, the Inspector shall keep a record of all permits issued and fees collected under this chapter and shall submit to the City an activity report on an annual basis.
- (4) Powers. The Building Inspector or an authorized certified agent of the Building Inspector may, at all reasonable hours, enter upon any public or private premises for inspection purposes. The Building Inspector may require the production of the permit for any building, plumbing, electrical, or HVAC work. No person shall interfere with or refuse to permit access to any such premises from the Inspector or his/her agent while in the performance of his/her duties. If the Inspector is refused access to any such premises, then the Inspector is authorized to apply for a special inspection warrant pursuant to Section 66.0119, Wis. Stats.

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- (c) Enforcement. It shall be the duty of the Building Inspector, with the aid of the Police Department, the Fire Department and State Department of Safety and Professional Services (DSPS), to enforce the provisions of this chapter.
- (d) Enforcement Policy. This chapter, adopted under the police powers of the City for the purpose of protecting the public health, safety and welfare, shall be administered reasonably and uniformly, in accordance with the constitutionally guaranteed rights of private property and due process.
- (e) Performance Code. This chapter shall be interpreted and administered as a performance code.
- (f) Conflicts. Whenever two or more provisions of this chapter have conflict, the most restrictive shall apply.
- (g) Definitions. Definitions of terms used in this chapter shall be as provided herein, as provided in Chapter 22, and as provided in the Wisconsin Statutes.
  - (1) Words used in the present tense shall include the future.
  - (2) Words used in the singular number shall include the plural number, and the plural, the singular.
  - (3) The word “shall” is mandatory and not discretionary.
  - (4) The word “may” is permissive.
  - (5) The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for” and “occupied for”.

### **23.02 BUILDING PERMITS.**

- (a) PERMIT REQUIRED. The foregoing described work that shall require a building permit includes, but is not limited to:
  - (1) New 1-and 2-family dwellings and commercial buildings, decks (attached or detached) that serve an exit to a 1- or 2-family dwelling, residential accessory buildings and detached garages.
  - (2) Additions that increase the physical dimensions of a building including all garages, decks, balconies, stoops, and similar structures that are attached to any building. As well as detached decks that serve an exit.
  - (3) Alterations to the building structure, or major alterations to the building's heating, electrical, or plumbing systems that involve extensions as determined by the building inspector.

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- (4) Any electrical wiring for new construction or remodeling excluding new wiring for existing industrial and manufacturing facilities that do not require State mandated building plan review.
  - (5) Any HVAC for new construction or remodeling.
  - (6) Any plumbing for new construction or remodeling.
  - (7) Any new or re-wired electrical service, including services for agricultural buildings.
  - (8) Decks and porches.
  - (9) Exterior building improvements – roofing, siding, gutters, window replacement.
  - (10) In-ground pools.
- (b) EXCEPTIONS. The following described work shall not require a permit:
- (1) Electrical wiring for industrial and manufacturing facilities that do not require State Mandated building plan review.
  - (2) House painting (interior and/or exterior).
  - (3) Replacement of porch decking, if less than \$500.
  - (4) Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector such as replacing switches, receptacles, light fixtures, faucets, dimmers, toilets.
  - (5) Finishing of interior surfaces, and installation of cabinetry.
  - (6) If the building inspector, at his/her discretion, deems repairs or alterations which do not change occupancy, area, structural integrity, fire protection, exits, light or ventilation of the building to be minor, and do not exceed \$500.00 in total value, may authorize said repairs or alterations without requiring a building permit to be issued.
    - I. The homeowner and/or agent shall be responsible for providing full disclosure of entire project, including all phases.
    - II. Only the Building Inspector or his/her assistants may waive the requirement for a building permit.
- (c) PERMIT FEES.
- (1) At the time of building permit issuance, the applicant shall pay fees as established by resolution periodically by the Common Council.
  - (2) If work commences prior to permit issuance, the permit fees shall be double. This fee shall be in addition to any penalties provided for in Section 23.13.
  - (3) The Building Inspector is authorized to estimate the value of the project at the time the application is submitted. The estimate of the inspector as to the value of the project shall be final and binding at the time of the issuance of the permit, but any

person shall have the right to a refund of a portion thereof upon satisfactorily showing the Building Inspector, after project is completed, that the estimate was erroneous.

**23.03 RAZING PERMITS.** (a) A permit is required to raze any building within the City limits of Platteville to ensure removal of the property from the tax roll.

- (b) Fees. The fee for razing permits shall be in the amount as established from time to time by the Common Council
- (c) As a condition of the demolition permit, the following procedures shall be followed:
  - 1. At least ten (10) days prior to issuing the razing permit, the City shall notify the owners of record, as listed in the assessor's office, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property on which the structure is located.
  - 2. A snow fence or other approved barricade shall be provided around the structure before any portion of the building is removed, and shall remain during razing operations.
  - 3. If any razing or removal operation under this section results in, or would likely result in, an excessive amount of dust particles in the air creating a nuisance in the vicinity thereof, the permittee shall take all necessary steps, by use of water spraying or other appropriate means, to eliminate such nuisance.
  - 4. The owner shall submit documentation from the appropriate utility providers evidencing that all water, electricity, natural gas, cable, and telephone lines have been shut off and capped or sealed.
  - 5. Remove and/or fill, as required, all septic, holding tank and other sanitary disposal facilities and cap and seal all private wells.
  - 6. If applicable, the owner shall submit an asbestos renovation/demolition notification as required by NR 447 to the Wisconsin Department of Natural Resources.
  - 7. If applicable, the owner shall excavate and expose the existing sanitary and water laterals on the property at the point where they enter the public right-of-way or easement. The owner shall notify the Director of Public Works at least twenty-four (24) hours in advance and shall allow entry on the property to plug/cap the abandoned lateral or laterals. The owner shall backfill the excavation with supervision of the Director of Public Works to insure no damage is done to the lateral by the backfill operation.

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8. Remove all above ground or underground fuel storage tanks in accordance with sec. ATCP 93 Wisconsin Administrative Code, as amended.
  9. After all razing operations have been completed, the excavation shall be filled to match the adjacent grade after settling, the property raked clean, and all debris hauled away. No combustible material shall be used for backfill, but shall be hauled away. There shall not be any burning of materials on the site of the razed building.
- (d) Appeal. If a property owner is denied a permit authorizing demolition of all or part of a building, the property owner may appeal such decision to the Zoning Board of Appeals within thirty (30) days of the decision. The procedures in Section 23.09 shall apply.

**23.04 SIGN PERMITS.** (a) A sign permit is required for any sign located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered in the City of Platteville. See Chapter 22, Municipal Code.

- (b) Fees. Fees for sign permits shall be in the amount as established from time to time by the Common Council.

**23.05 OCCUPANCY PERMITS.** (a) Occupancy of any new building or new use of an existing or altered building is permitted only after issuance of an occupancy permit by the Building Inspector. Such permit shall only be issued if the Building Inspector, after completing all required inspections, finds that the building has been constructed in accordance with the provisions of this Chapter and all other ordinances, codes and statutes applicable thereto. Such permit shall designate the approved use for the new, existing or altered building. If a building fails to comply with applicable codes in minor respects which do not threaten the safety, health or welfare of the building's occupants, the Building Inspector may issue a temporary certificate of occupancy for an approved use of a portion of the entire building, for a period of thirty (30) days or an agreed upon specified term not to exceed twelve (12) months. No person may have occupancy of a building until a Certificate of Occupancy has been issued. The new or altered building, when completed, must be in substantial conformance with the plans used to obtain the building permit.

**23.06 PERMIT ISSUANCE.** (a) Application. Applications for permits shall be made in writing on a form furnished by the Building Inspector. Those entries on the form relating to the specific type of permit shall be completed, as well as any other information the Building Inspector may require.

- (b) Plans. Complete sets of plans shall be submitted with each permit application requiring same as determined by the Building Inspector and/or Department of Safety

and Professional Services. Plans shall meet the requirements of the Wisconsin Administrative Code as follows:

- SPS 320 Applies to plans for new one or two-family dwellings, garages and additional or structural alterations to existing one or two-family dwellings.
- SPS 361 Applies to plans for new buildings and alterations or additions to existing buildings covered by SPS 361-365 or 375-379.
- SPS 382 Applies to those plumbing installations specified in SPS 382.

The Building Inspector may require a plot plan showing the location of buildings and the intended use of each building. Plans for buildings required to comply with the State Building Code shall bear a stamp of approval from the Department of Safety and Professional Services. Such plans and specifications, if requested by the Building Inspector, shall be submitted in duplicate. One set shall be returned after approval as hereinafter provided and the other set shall remain on file in the office of the Building Inspector for a period of at least one year after the permit is issued.

If the Building Inspector finds that the character of the work is sufficiently described in the application, he may waive the filing of plans, provided the cost of such work does not exceed \$5,000.00. Plans may also be waived by the Building Inspector for non-structural work exceeding \$5,000.00 in value, such as siding, insulation or mechanical work if plans are not otherwise required by other sections of this Chapter.

- (1) Pursuant to this Section where the Building Inspector requires plans, the fee for plan review shall be in the amount as established from time to time by a resolution of the Common Council.
- (c) If the Building Inspector and/or Department of Safety and Professional Services determines that the proposed building or improvement will comply in every respect with all ordinances of the City and all applicable laws and codes of the State of Wisconsin, he shall approve the plans and return one copy to the owner and shall issue a permit for the building or improvement which shall be kept and displayed at the site of the proposed building or improvement. After being approved, the plans and specifications shall not be altered in any respect which involves this chapter or which involves the safety of the building or occupants, except with the written consent of the Building Inspector and/or Department of Safety and Professional Services. If adequate plans are presented for part of the building only, the Building Inspector may, at his discretion, issue a permit for a part of the building before receiving the plans and specifications for the entire building.
- (d) Bonding and Security. The Building Inspector may require a bond or other security from the applicant for a permit whenever the application is for a permit to demolish, tear down, dismantle or otherwise disassemble any building or structure. The bond

or other security shall provide that the City will be indemnified and held harmless from any and all damages which may be incurred by the City by reason of damages or injury which may be sustained by any person or to any property while such building is being demolished or torn down, and shall also provide that the City shall be reimbursed for any damage or injury to its property sustained by reason of such tearing down or demolishing of any building or structure. The bond or other security shall also provide for reimbursement to the City or its agents, employees or assigns for any work of any nature which is required to make complete the demolition or tearing down of such buildings or structures if the demolition is not completed within a reasonable period of time. It shall be the duty and responsibility of the Building Inspector to see that such demolition or dismantling of buildings or structures is completed, but before making arrangements for such completion, the Building Inspector shall notify the applicant or his employees or agents in writing of this intention to have the demolition or dismantling completed.

- (e) Payment of Fees. All fees shall be paid to the City Finance Department. Upon presentation of the City receipt showing that the fees prescribed by this chapter have been paid, the Building Inspector may issue the proper permit. Permits for which the fees have not been paid in full shall not be valid.
- (f) Governmental Bodies. Permits will not be issued, and inspections will not be conducted, for projects located on the campus of, or for the benefit of, the University of Wisconsin-Platteville. Projects or work performed for or on behalf of the City of Platteville on City property, for or on behalf of the School District of Platteville, for or on behalf of property owners of State of Wisconsin and for or on behalf of property owners of Federal Government require permits, but are exempt from the fees set forth in this chapter.

**23.07 INSPECTION OF WORK.** (a) Required Inspections. Pursuant to the provisions of Wisconsin Administrative Codes SPS 320, SPS 361, and SPS 382, the following inspections shall be performed to determine if the construction or installations conform to the conditionally approved plans, the building permit application, the provisions of this chapter and all applicable codes. Generally, the required inspections include but are not limited to the following:

- 1) Erosion Control. This inspection shall be performed concurrently with all other required construction inspections.
- 2) Foundation Excavation. The excavation for the foundation shall be inspected after the placement of any forms or required reinforcement and prior to the placement of the permanent foundation material.
  - a. If a drain tile system is required, the presence and location of bleeders shall be inspected at the same time as the excavation.
- 3) Foundation Reinforcement. The placement of reinforcement, where required for code compliance, shall be inspected prior to concrete placement.
- 4) Foundation. The foundation shall be inspected after completion.

- a. Where damp proofing, exterior insulation or drain tile are required for code compliance, the foundation shall be inspected prior to backfilling.
  - 5) Rough Inspection. Rough inspections shall be performed after rough work is constructed, but before it is concealed. A rough inspection shall be performed for each inspection category listed below:
    - a. Basement floor area including any underfloor plumbing, HVAC, electrical; any code required interior drain tile with base course; structural base course for the slab if required; and the vapor retarder.
    - b. General construction, including framing.
    - c. Rough electrical.
    - d. Rough plumbing.
    - e. Rough HVAC.
    - f. Insulation. An inspection of the insulation and vapor retarders after they are installed, but before they are concealed.
    - g. Final inspection for Occupancy.
    - h. Installation Inspection. An inspection shall be performed on the installation of a manufactured home or modular home.
  - 6) In addition to the above listed inspections, the Building Inspector may make or require any other inspections to ascertain compliance with this Chapter or other codes and laws enforced by the Building Inspector.
  - 7) Voluntary Inspection. The Building Inspector may, at the request of the owner or the lawful occupant, enter and inspect dwellings, subject to the provisions of SPS 320, to ascertain compliance with the code.
- (b) Responsibility to Notify. In order to permit inspection of a building project at all necessary phases without causing delay, the owner, owner's representative, contractor, and/or other responsible party shall be responsible for and shall request all required inspections within the appropriate time frame in conformity with, and as defined in the Wisconsin Administrative Codes SPS 320, SPS 361, and SPS 382. Construction may not proceed beyond the point of inspection until the inspection has been completed, except that construction may proceed if the inspection has not taken place by the end of the second business day following the day of notification or as otherwise agreed between the applicant and the Building Inspector.
- (1) Failure to request any inspection will be the responsibility of the owner, owner's representative, contractor, and/or other responsible party. No construction shall be deemed to be approved by default or lack of inspection because of an inspection not having been requested as required by the Wisconsin Administrative Code.
  - (2) Any expense associated with the uncovering or exposing of any concealed work which must be inspected, where such work was required by the failure

of the owner to request any required inspection, will be the responsibility of the owner, owner's agent, contractor, and/or responsible party.

- (c) Notice of Noncompliance. Reports of noncompliance violations shall be provided to the contractor, applicant of record and/or owner. All cited violations shall be corrected within 30 days after written notification, unless an extension of time is granted. In the event the violation could reasonably jeopardize the health or safety of the occupants of the building or employees at the jobsite, the Building Inspector may order immediate corrective action. Occupancy Permits shall be withheld pending correction of cited violations.
- (d) Stop Work Order. The Building Inspector may issue a stop work order for a project to prevent further non-compliance. No person, firm or entity may continue a construction project after a stop work order has been issued. The person, firm or entity that receives such a stop work order may contest the validity of the same by requesting a hearing before the municipality. The municipality shall hear the appeal within seven days. The municipality must affirm the stop work order unless the owner, owner's agent or responsible party shows that the Building Inspector erred in determining that the construction project violated a provision or provisions of the State Building Code.
- (e) Inspection Results. The findings of inspection by the Building Inspector, plumbing inspector and electrical inspector are intended to report conditions of non-compliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the closed structural and non-structural elements or the mechanical systems of the building and premises. No warranty of the operation, use, or durability of equipment and materials not specifically cited in the findings of inspection are expressed or implied.

**23.08 MOVING BUILDINGS.** (a) Moving Permits. No building or structure shall be moved into or within the City of Platteville without first obtaining a permit therefor from the Building Inspector and Director of Public Works. Such permit may be issued only upon compliance with the provisions of this Chapter.

- (b) Application. Application for such permit shall be made to the Building Inspector and shall include the following:
  - (1) Name and owner of the building to be moved.
  - (2) Present location of the building.
  - (3) Proposed location to which the building is to be moved.
  - (4) Name and address of mover engaged.
  - (5) Streets or other routes over which said building is to be moved.

- (6) The date and time such moving will take place and the approximate length of time required therefor.
- (7) Any other information, data, or maps reasonably required by the Building Inspector to make a determination on the issuance of said permit.
- (c) Fees for Permit. The fees for moving permits shall be in the amount as established from time to time by a resolution of the Common Council.

Where police officers or other City personnel are required to expend substantial additional time in connection with such move, then the fees therein set forth shall be increased accordingly to cover the cost to the City.

- (d) Requirements for Permit.
  - (1) No permit shall be granted for the moving of any building or structure or portion thereof which is deteriorated or damaged to an extent greater than 50 percent of the assessed valuation of said building.
  - (2) No permit shall be issued unless the proposed use and location of said structure, when moved, will comply with the applicable zoning ordinances, building codes, subdivision regulations, and all other applicable ordinances.
  - (3) Where the issuance of a permit is conditioned upon alterations or improvements to be made in the structure after moving is completed, the Building Inspector may require a bond or other suitable guarantee to the City that such alterations will be completed within a reasonable time thereafter. The term "reasonable time" means a period which is fair under the then existing circumstances, taking into consideration the amount and kind of alterations, the time of year, and the availability of personnel required to make the alterations or improvements.
  - (4) No permit shall be issued unless all reasonable steps are taken to ensure that the moving may be done with reasonable safety to other property and to persons. The applicant shall furnish to the Building Inspector proof of liability insurance in the minimum amounts of \$100,000 for injury to any person, \$200,000 for aggregate injuries to more than one person and \$50,000 for property damage.
- (e) Time Limitation. The permit shall be valid for the date and hour and on the routes set forth in the permit and no variations therefrom shall be permitted unless such variation shall have been authorized by the Building Inspector.

**23.09 BOARD OF APPEALS.** (a) The Board of Appeals, established to hear appeals under Chapter 22 and Chapter 25 of the Municipal Code, shall also function as a Board of

Appeals in matters relating to this Chapter, and shall entertain appeals in the manner prescribed in Chapter 22.

(b) Board of Appeals – Powers. The Board of Appeals shall have the following powers:

- (1) To hear and decide appeals where it is alleged there is any error in any order, requirement, decision or determination made by the Building Inspector.
- (2) To hear and decide special exceptions to the terms of this Chapter upon which the Board of Appeals is required to pass.
- (3) To authorize, upon appeal in specific cases, such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured and substantial justice done.
- (4) To reverse or affirm wholly or in part or to modify any order, requirement, decision or determination appealed from and to make such order, requirements, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Building Inspector. The concurring vote of 4 members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to effect any variation in the requirements of this Chapter.
- (5) To call on any other City department for assistance in the performance of its duties, and it shall be the duty of such other departments to render such assistance as may be reasonably required.

**23.10 DESIGNATION OF UNFIT PROPERTIES, BUILDINGS OR STRUCTURES. (a)**

The purpose of this subsection is to provide for the designation of properties, and repair or razing of those buildings or structures which are so dilapidated, unsafe, dangerous, unhygienic, inadequately maintained, lacking in basic equipment, facilities, light, ventilation, heating, and/or appearance, so as to constitute a menace to the occupants or public or a blighting influence on the neighborhood.

- (1) Definition of blighting influence. Any property which by reason of dilapidation, deterioration and/or physical condition of the structure(s), site improvements or site conditions constitutes an economic or social liability to neighboring properties or the community or is detrimental to the public health, safety, morals or welfare due to one or more of the following conditions:

- a. Deteriorating buildings, structures or structural components, including but not limited to roofs with loose, missing, or deteriorating shingles, sagging rooflines, missing soffit or canopy coverings, broken down or damaged chimneys, broken or boarded windows, damaged window screens or doors, damaged, deteriorated or missing siding, trim or building components, and peeling or loose paint.
  - b. The storage or accumulation of junk, trash, rubbish or refuse of any kind outdoors, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty (30) days. The term “junk” shall include but not be limited to parts of machinery or motor vehicles, unused or inoperable appliances, lawn mowers, snow blowers and similar tools and equipment stored or left in the open, remnants of wood, metal or any other cast off material.
  - c. The parking or storage of “junk vehicles”, inoperable farm equipment or implements outside of a completely enclosed building for a period in excess of thirty (30) days. The term “junk vehicles” shall include but not be limited to any automobile, motorcycle, snowmobile, ATV, boat, RV or other motor vehicle which is not licensed for use upon the highways of the State of Wisconsin, and/or any motor vehicle, whether licensed or not, which is inoperable or does not have all of its main component parts attached, i.e. motor, fenders, chassis, transmission, hood, trunk or bumpers.
  - d. Deteriorating or damaged driveways, sidewalks, parking lots, retaining walls, fences or other site improvements.
  - e. The untended growth of vegetation, weeds and/or tall grasses, excluding undeveloped wooded or natural areas.
- (b) Any building or structure which shall be found to have any of the following defects may be designated as unfit for human habitation and in need of repairs or razing and placarded by the Building Inspector. Written notice of all defects or violations shall be served upon the owner of any building:
- (1) Which is so damaged, decayed, dilapidated, dangerous, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety or general welfare of the occupants or of the public.
  - (2) Which lacks illumination, ventilation, heating, basic equipment or sanitary facilities adequate to protect the health, safety or general welfare of the occupants or of the public.

- (3) Which because of its general condition, location or appearance is a blighting influence or causes decreased physical or monetary value of property in the neighborhood.
- (c) Any building or structure or part thereof designated and placarded by the Building Inspector as unfit for human habitation and in need of repairs or razing shall be vacated within a reasonable time as ordered by the Building Inspector.
- (d) No building or structure or part thereof which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by the Building Inspector. He shall remove such placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated.
- (e) No person shall deface or remove any placard from any building or structure or part thereof which has been condemned as unfit for human habitation and placarded as such.
- (f) Any building or structure or part thereof designated as unfit for human habitation and in need of repairs or razing by the Building Inspector which, in the opinion of the Building Inspector, would be unreasonable to repair shall be razed or removed upon order of the Building Inspector. If the owner shall fail or refuse to comply with the order, the Building Inspector shall cause such building to be razed or removed pursuant to Section 66.0413, Wisconsin Statutes.
- (g) Any property, building or structure due to its appearance that is a blighting influence in the neighborhood shall be considered a violation if not corrected upon written orders from the building inspector. The blighting influence can be due to the physical condition or the result of construction of or alteration to the structure. Examples of this would be patch work of roofing or siding or complete roofing or siding that provides patchwork appearance due to product mismatch.

### **23.11 ADOPTION OF STATE AND OTHER CODES**

- a) Wisconsin Administrative Code
  - 1) The following Chapters of the Wisconsin Administrative Code, as well as all subsequent future amendments, modifications, and revisions, are adopted by the Municipality and shall be enforced by the Building Inspector.
    - Ch. SPS 302.31 Plan Review Fee Schedule
    - Ch. SPS 305 Credentials
    - Ch. SPS 316 Electrical Code
    - Chs. SPS 320-325 Uniform Dwelling Code
    - Ch. SPS 327 Campgrounds
    - Chs. SPS 361-366 Commercial Building Code

Chs. SPS 375-379 Buildings Constructed Prior to 1914

Chs. SPS 381-387 Uniform Plumbing Code

Wisconsin State Statutes Chapter 101 Department of Safety and Professional Services- Regulation of Industry, Buildings, and Safety

- 2) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of alterations, additions or repairs to existing one- and two-family dwellings built before June 1, 1980, for which a building permit is required under this Chapter. Submitted building permit applications for alterations or additions to homes built prior to June 1, 1980, may provide alternative methods or materials that, when deemed necessary in the opinion of the Building Inspector, meet the current intent of the code. Because such projects are not under state jurisdiction, petitions for variance and final appeals under Wis. Admin. Code §§ SPS 320.19 and 320.21, respectively, shall be decided by the City Board of Appeals. Petitions for variance shall be decided per Wis. Admin. Code § SPS 320.19 (Intro) so that equivalency is maintained to the intent of the rule being petitioned.
  - 3) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of detached garages and accessory buildings serving one- and two-family dwellings. The building structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the building inspector. Petitions for variance and appeals shall be handled by the City.
  - 4) Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter.
- b) Certified Municipality Status. The City of Platteville, Grant County, WI has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.
- 1) **RESPONSIBILITIES.** The City shall assume the following responsibilities for the Department of Safety and Professional Services (Department):
    - i. Provide HVAC and structural inspection of all sized commercial buildings with certified commercial building inspectors.
    - ii. Provide HVAC and structural plan review of all sized commercial buildings with certified commercial building inspectors.
  - 2) **PLAN EXAMINATION.** Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:

- i. Provide inspection of all sized commercial buildings and residential buildings with state certified building inspectors.
    - ii. All commercial buildings, without size limitations [Appointed Agent per Wis. Stat. § 101.12(3g)].
    - iii. A certified municipality may waive its jurisdiction for the plan review of a specific project or type of project, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
    - iv. The Department may waive its jurisdiction for the plan review of a specific project, agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.
  - 3) PLAN SUBMISSION PROCEDURES. All commercial buildings, structures, and alterations, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:
    - i. Building permit application.
    - ii. Application for review - SBD-118, or equivalent.
      - a. Fees per Table SPS 302.31-2 and SPS 302.31.
      - b. Fees apply to commercial projects.
    - iii. Four sets of plans.
      - a. Signed and sealed per SPS 361.31.
      - b. One set of specifications.
      - c. Component and system plans.
      - d. Calculations showing code compliance.
  - 4) The preceding list shall be construed as illustrative and shall not limit the Building Inspector's use of other Wisconsin Administrative codes as required by this Chapter. All commercial buildings and related issues shall be enforced by the State of Wisconsin Department of Safety and Professional Services.
- (c) International Property Maintenance Code. The 2012 International Property Maintenance Code (IPMC) is hereby adopted by reference and made a part of this Chapter, except for the following deletions and modifications:
- (1) Section 102.3 shall be replaced with the following language:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Wisconsin Administrative Code and NFPA1. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Platteville Municipal Code.
  - (2) Section 102.7 is deleted.
  - (3) Section 103.1 is deleted.

- (4) Section 106 is deleted.
  - (5) Sections 107.2(5) and 107.2(6) are deleted.
  - (6) Section 107.5 is deleted.
  - (7) Section 107.6 is deleted.
  - (8) Section 109.6 is deleted.
  - (9) Section 110.2 is deleted.
  - (10) Section 111 is deleted.
  - (11) Section 112.4 is deleted.
  - (12) Section 201.3 shall be replaced with the following language:

Terms defined in other codes. Where terms are not defined in this code and are defined in the Wisconsin Administrative Code, NFPA1 or other sections of the Platteville Municipal Code, such terms shall have the meanings ascribed to them as stated in those codes.
  - (13) Section 302.4 is deleted. The regulations in Chapter 5 of the Municipal Code shall apply.
- (d) Intent. It is the intent of this section to have the codes applied as follows:
- (1) The "One and Two-Family Dwelling Code, 1975 Edition" shall apply to one or two-family dwellings in existence between January 1, 1975 and May 31, 1980.
  - (2) The Uniform Dwelling Code shall apply to all one and two-family dwellings, including additions and alterations and accessory structures.
  - (3) The IPMC (International Property Maintenance Code) may be applied in any instance in which maintenance or upkeep of a property is inadequate.
  - (4) Whenever a conflict exists between the State Building Code and the codes and requirements adopted herein by reference, the more stringent shall apply.
  - (5) It is also intended that nothing herein shall be construed to preclude the Building Inspector, the City of Platteville, or any authorized officer thereof from proceeding under any other law or ordinance relating to the same, similar or other violation, or to limit the discretion of the City of Platteville, the Building

Inspector, or any authorized officer thereof, to select the method by which to enforce any ordinance, law, regulation or order.

### 23.12 ADMINISTRATION.

- (a) Permit Lapses. Building, plumbing, electrical, HVAC, and razing permits, other than Wisconsin Uniform Building Permits, shall lapse and be void unless building operations commence within six (6) months and if construction has not been completed within twelve (12) months from the date of issuance thereof. Wisconsin Uniform Building Permits shall expire twenty-four (24) months after issuance if the dwelling exterior has not been completed in accordance with Wis. Admin. Code SPS 320.09(9)(a)5.
- (b) Permit Revocation. Building Inspector or the City Council (or its designee) may revoke any building, plumbing or electrical permit, certificate of occupancy, or approval issued under the regulations of this chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:
  - (1) Whenever the Building Inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit refused to conform after written warning.
  - (2) When the continuance of any construction becomes dangerous to life or property.
  - (3) When there is any violation of any condition or provisions of the application for permit or of the permit.
  - (4) When, in the reasonable judgment of the Building Inspector, there is inadequate supervision provided on the job site.
  - (5) When any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
  - (6) When there is a violation of any of the conditions of an approval or occupancy given by the Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances.
  - (7) In the event a permit has lapsed under the provisions of subsection (a) of this section.
    - I. The notice revoking a building, plumbing or electrical permit, certificate of occupancy or approval shall be in writing and may be served upon the applicant of the permit, owner of the premises, his or her agent, if any, and on the person having charge of construction. A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Building Inspector.

- II. After notice is served upon the person as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this chapter, shall be procured and fees paid therefore, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this ordinance. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as the Building Inspector may require for preservation of life and safety.
- (d) Reissuance of Permit. The reissuance of any permit shall carry a fee as established from time to time by resolution of the Common Council.
- (e) Posting Permit Cards. Permit cards, when issued, shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress, at all times during the duration of the construction project or work thereon.
- (f) Any person who shall fail or neglect to comply with any lawful order of the Building Inspector issued pursuant to the provisions of this Chapter shall be deemed guilty of a violation of this Chapter and every day or fraction thereof on which such person shall fail or neglect to comply with such order shall be deemed a separate offense.
- (g) Separability. The provisions of this Code shall be deemed separable in accordance with the following:
  - (1) If any court of competent jurisdiction shall declare any provision of this Chapter to be invalid, such declaration shall not affect any other provision of the Chapter.
  - (2) If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Code to any property, building or structure, such judgement shall not affect the application of said provision to any other property, building or structure not specifically included in said judgement.

**23.13 PENALTY AND ENFORCEMENT.** (a) Forfeiture Penalty. The penalty for violation of any provision of this Chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

- 1) The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action.

- 2) Every person, firm, or entity which violates this code shall, upon conviction, forfeit an amount as set forth on the forfeiture schedule adopted by Section 1.10 of this Code, together with the costs of prosecution. Each day of violation shall constitute a separate offense. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector constitute a defense.
- 3) Violations discovered by the Building Inspector shall be corrected within 30 days, or more if allowed by the Inspector, after written notice is given. Violations involving life safety issues shall be corrected in a reasonable time frame as established by the Building Inspector.
- 4) Report of violators. It shall be the duty of all City officials and employees to report at once to the Building Inspector any building, electrical, or plumbing work which is being carried out without a permit as required by the Chapter.
- 5) Compliance with the requirements of this ordinance is necessary to promote the safety, health, and well-being of the community and the owners, occupants, and frequenters of buildings. Therefore, violations of this ordinance shall constitute a public nuisance that may be enjoined in a civil action.

**23.14 DISCLAIMER AND NON-LIABILITY FOR DAMAGES** (a) This ordinance shall not be construed as an assumption of liability by the City or the Building Inspector for damages because of injuries sustained or property damaged by any defect in any dwelling, building or equipment.

## **ORDINANCE NO. 26-13**

### **AN ORDINANCE REPEALING AND RECREATING CHAPTER 23 BUILDING CODE**

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

**Section 1.** Chapter 23 Building Code is hereby repealed and recreated as follows:

#### **CHAPTER 23-BUILDING CODE**

**23.01 INTRODUCTION.** (a) Purpose of Chapter. The purpose of this chapter is to protect the health, safety and welfare of the public and employees by establishing minimum standards for the design, construction, structural strength, quality of materials, adequate egress facilities, sanitary facilities, natural lighting, heating and ventilation, energy conservation, and fire safety for all buildings and places of employment in the City of Platteville.

- (b) Building, HVAC, Electrical, and Plumbing Inspector.
- (1) Creation and Appointment. There is hereby created the office of the Building Inspector. The Building Inspector shall be appointed by the City Manager. The Building Inspector shall be certified for inspection purposes by the Wisconsin Department of Safety and Professional Services (DSPS) in the required categories specific under SPS 305, Wisconsin Administrative Code.
  - (2) Assistants. The Building Inspector may employ, assign, or appoint, as necessary, assistant inspectors. Any assistant hired to inspect buildings shall be certified as defined in SPS 305, Wisconsin Administrative Code by DSPS.
  - (3) Duties. The Building Inspector shall administer and enforce all provisions of this chapter and of all other ordinances, laws and rules of the State of Wisconsin which relate to building construction, including all administrative tasks required by DSPS. Additionally, the Inspector shall keep a record of all permits issued and fees collected under this chapter and shall submit to the City an activity report on an annual basis.
  - (4) Powers. The Building Inspector or an authorized certified agent of the Building Inspector may, at all reasonable hours, enter upon any public or private premises for inspection purposes. The Building Inspector may require the production of the permit for any building, plumbing, electrical, or HVAC work. No person shall interfere with or refuse to permit access to any such premises from the Inspector or his/her agent while in the performance of his/her duties. If the Inspector is refused access to any such premises, then the Inspector is authorized to apply for a special inspection warrant pursuant to Section 66.0119, Wis. Stats.

- (c) Enforcement. It shall be the duty of the Building Inspector, with the aid of the Police Department, the Fire Department and State Department of Safety and Professional Services (DSPS), to enforce the provisions of this chapter.
- (d) Enforcement Policy. This chapter, adopted under the police powers of the City for the purpose of protecting the public health, safety and welfare, shall be administered reasonably and uniformly, in accordance with the constitutionally guaranteed rights of private property and due process.
- (e) Performance Code. This chapter shall be interpreted and administered as a performance code.
- (f) Conflicts. Whenever two or more provisions of this chapter have conflict, the most restrictive shall apply.
- (g) Definitions. Definitions of terms used in this chapter shall be as provided herein, as provided in Chapter 22, and as provided in the Wisconsin Statutes.
  - (1) Words used in the present tense shall include the future.
  - (2) Words used in the singular number shall include the plural number, and the plural, the singular.
  - (3) The word “shall” is mandatory and not discretionary.
  - (4) The word “may” is permissive.
  - (5) The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for” and “occupied for”.

**23.02 BUILDING PERMITS.** (a) PERMIT REQUIRED. The foregoing described work that shall require a building permit includes, but is not limited to:

- (1) New 1-and 2-family dwellings and commercial buildings, decks (attached or detached) that serve an exit to a 1- or 2-family dwelling, residential accessory buildings and detached garages.
- (2) Additions that increase the physical dimensions of a building including all garages, decks, balconies, stoops, and similar structures that are attached to any building. As well as detached decks that serve an exit.
- (3) Alterations to the building structure, or major alterations to the building's heating, electrical, or plumbing systems that involve extensions as determined by the building inspector.
- (4) Any electrical wiring for new construction or remodeling excluding new wiring for existing industrial and manufacturing facilities that do not require State mandated building plan review.
- (5) Any HVAC for new construction or remodeling.

- (6) Any plumbing for new construction or remodeling.
  - (7) Any new or re-wired electrical service, including services for agricultural buildings.
  - (8) Decks and porches.
  - (9) Exterior building improvements – roofing, siding, gutters, window replacement.
  - (10) In-ground pools.
- (b) **EXCEPTIONS.** The following described work shall not require a permit:
- (1) Electrical wiring for industrial and manufacturing facilities that do not require State Mandated building plan review.
  - (2) House painting (interior and/or exterior).
  - (3) Replacement of porch decking, if less than \$500.
  - (4) Restoration or repair of an installation to its previous code-compliant condition as determined by the building inspector such as replacing switches, receptacles, light fixtures, faucets, dimmers, toilets.
  - (5) Finishing of interior surfaces, and installation of cabinetry.
  - (6) If the building inspector, at his/her discretion, deems repairs or alterations which do not change occupancy, area, structural integrity, fire protection, exits, light or ventilation of the building to be minor, and do not exceed \$500.00 in total value, may authorize said repairs or alterations without requiring a building permit to be issued.
    - I. The homeowner and/or agent shall be responsible for providing full disclosure of entire project, including all phases.
    - II. Only the Building Inspector or his/her assistants may waive the requirement for a building permit.
- (c) **PERMIT FEES.**
- (1) At the time of building permit issuance, the applicant shall pay fees as established by resolution periodically by the Common Council.
  - (2) If work commences prior to permit issuance, the permit fees shall be double. This fee shall be in addition to any penalties provided for in Section 23.13.
  - (3) The Building Inspector is authorized to estimate the value of the project at the time the application is submitted. The estimate of the inspector as to the value of the project shall be final and binding at the time of the issuance of the permit, but any person shall have the right to a refund of a portion thereof upon satisfactorily showing the Building Inspector, after project is completed, that the estimate was erroneous.

**23.03 RAZING PERMITS.** (a) A permit is required to raze any building within the City limits of Platteville to ensure removal of the property from the tax roll.

- (b) **Fees.** The fee for razing permits shall be in the amount as established from time to time by the Common Council

(c) As a condition of the demolition permit, the following procedures shall be followed:

1. At least ten (10) days prior to issuing the razing permit, the City shall notify the owners of record, as listed in the assessor's office, who are owners of property in whole or in part situated within two hundred (200) feet of the boundaries of the property on which the structure is located.
2. A snow fence or other approved barricade shall be provided around the structure before any portion of the building is removed, and shall remain during razing operations.
3. If any razing or removal operation under this section results in, or would likely result in, an excessive amount of dust particles in the air creating a nuisance in the vicinity thereof, the permittee shall take all necessary steps, by use of water spraying or other appropriate means, to eliminate such nuisance.
4. The owner shall submit documentation from the appropriate utility providers evidencing that all water, electricity, natural gas, cable, and telephone lines have been shut off and capped or sealed.
5. Remove and/or fill, as required, all septic, holding tank and other sanitary disposal facilities and cap and seal all private wells.
6. If applicable, the owner shall submit an asbestos renovation/demolition notification as required by NR 447 to the Wisconsin Department of Natural Resources.
7. If applicable, the owner shall excavate and expose the existing sanitary and water laterals on the property at the point where they enter the public right-of-way or easement. The owner shall notify the Director of Public Works at least twenty-four (24) hours in advance and shall allow entry on the property to plug/cap the abandoned lateral or laterals. The owner shall backfill the excavation with supervision of the Director of Public Works to insure no damage is done to the lateral by the backfill operation.
8. Remove all above ground or underground fuel storage tanks in accordance with sec. ATCP 93 Wisconsin Administrative Code, as amended.
9. After all razing operations have been completed, the excavation shall be filled to match the adjacent grade after settling, the property raked clean, and all debris hauled away. No combustible material shall be used for backfill, but shall be hauled away. There shall not be any burning of materials on the site of the razed building.

(d) Appeal. If a property owner is denied a permit authorizing demolition of all or part of a building, the property owner may appeal such decision to the Zoning Board of Appeals within thirty (30) days of the decision. The procedures in Section 23.09 shall apply.

**23.04 SIGN PERMITS.** (a) A sign permit is required for any sign located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered in the City of Platteville. See Chapter 22, Municipal Code.

(b) Fees. Fees for sign permits shall be in the amount as established from time to time by the Common Council.

**23.05 OCCUPANCY PERMITS.** (a) Occupancy of any new building or new use of an existing or altered building is permitted only after issuance of an occupancy permit by the Building Inspector. Such permit shall only be issued if the Building Inspector, after completing all required inspections, finds that the building has been constructed in accordance with the provisions of this Chapter and all other ordinances, codes and statutes applicable thereto. Such permit shall designate the approved use for the new, existing or altered building. If a building fails to comply with applicable codes in minor respects which do not threaten the safety, health or welfare of the building's occupants, the Building Inspector may issue a temporary certificate of occupancy for an approved use of a portion of the entire building, for a period of thirty (30) days or an agreed upon specified term not to exceed twelve (12) months. No person may have occupancy of a building until a Certificate of Occupancy has been issued. The new or altered building, when completed, must be in substantial conformance with the plans used to obtain the building permit.

**23.06 PERMIT ISSUANCE.** (a) Application. Applications for permits shall be made in writing on a form furnished by the Building Inspector. Those entries on the form relating to the specific type of permit shall be completed, as well as any other information the Building Inspector may require.

(b) Plans. Complete sets of plans shall be submitted with each permit application requiring same as determined by the Building Inspector and/or Department of Safety and Professional Services. Plans shall meet the requirements of the Wisconsin Administrative Code as follows:

SPS 320 Applies to plans for new one or two-family dwellings, garages and additional or structural alterations to existing one or two-family dwellings.

SPS 361 Applies to plans for new buildings and alterations or additions to existing buildings covered by SPS 361-365 or 375-379.

SPS 382 Applies to those plumbing installations specified in SPS 382.

The Building Inspector may require a plot plan showing the location of buildings and the intended use of each building. Plans for buildings required to comply with the State Building Code shall bear a stamp of approval from the Department of Safety and Professional Services. Such plans and specifications, if requested by the Building Inspector, shall be submitted in duplicate. One set shall be returned after approval as hereinafter provided and the other set shall remain on file in the office of the Building Inspector for a period of at least one year after the permit is issued.

If the Building Inspector finds that the character of the work is sufficiently described in the application, he may waive the filing of plans, provided the cost of such work does not exceed \$5,000.00. Plans may also be waived by the Building Inspector for non-structural work exceeding \$5,000.00 in value, such as siding, insulation or mechanical work if plans are not otherwise required by other sections of this Chapter.

- (1) Pursuant to this Section where the Building Inspector requires plans, the fee for plan review shall be in the amount as established from time to time by a resolution of the Common Council.
- (c) If the Building Inspector and/or Department of Safety and Professional Services determines that the proposed building or improvement will comply in every respect with all ordinances of the City and all applicable laws and codes of the State of Wisconsin, he shall approve the plans and return one copy to the owner and shall issue a permit for the building or improvement which shall be kept and displayed at the site of the proposed building or improvement. After being approved, the plans and specifications shall not be altered in any respect which involves this chapter or which involves the safety of the building or occupants, except with the written consent of the Building Inspector and/or Department of Safety and Professional Services. If adequate plans are presented for part of the building only, the Building Inspector may, at his discretion, issue a permit for a part of the building before receiving the plans and specifications for the entire building.
- (d) **Bonding and Security.** The Building Inspector may require a bond or other security from the applicant for a permit whenever the application is for a permit to demolish, tear down, dismantle or otherwise disassemble any building or structure. The bond or other security shall provide that the City will be indemnified and held harmless from any and all damages which may be incurred by the City by reason of damages or injury which may be sustained by any person or to any property while such building is being demolished or torn down, and shall also provide that the City shall be reimbursed for any damage or injury to its property sustained by reason of such tearing down or demolishing of any building or structure. The bond or other security shall also provide for reimbursement to the City or its agents, employees or assigns for any work of any nature which is required to make complete the demolition or tearing down of such buildings or structures if the demolition is not completed within a reasonable period of time. It shall be the duty and responsibility of the Building Inspector to see that such demolition or dismantling of buildings or structures is completed, but before making arrangements for such completion, the Building Inspector shall notify the applicant or his employees or agents in writing of this intention to have the demolition or dismantling completed.
- (e) **Payment of Fees.** All fees shall be paid to the City Finance Department. Upon presentation of the City receipt showing that the fees prescribed by this chapter have been paid, the Building Inspector may issue the proper permit. Permits for which the fees have not been paid in full shall not be valid.

- (f) Governmental Bodies. Permits will not be issued, and inspections will not be conducted, for projects located on the campus of, or for the benefit of, the University of Wisconsin-Platteville. Projects or work performed for or on behalf of the City of Platteville on City property, for or on behalf of the School District of Platteville, for or on behalf of property owners of State of Wisconsin and for or on behalf of property owners of Federal Government require permits, but are exempt from the fees set forth in this chapter.

**23.07 INSPECTION OF WORK.** (a) Required Inspections. Pursuant to the provisions of Wisconsin Administrative Codes SPS 320, SPS 361, and SPS 382, the following inspections shall be performed to determine if the construction or installations conform to the conditionally approved plans, the building permit application, the provisions of this chapter and all applicable codes. Generally, the required inspections include but are not limited to the following:

- 1) Erosion Control. This inspection shall be performed concurrently with all other required construction inspections.
- 2) Foundation Excavation. The excavation for the foundation shall be inspected after the placement of any forms or required reinforcement and prior to the placement of the permanent foundation material.
  - a. If a drain tile system is required, the presence and location of bleeders shall be inspected at the same time as the excavation.
- 3) Foundation Reinforcement. The placement of reinforcement, where required for code compliance, shall be inspected prior to concrete placement.
- 4) Foundation. The foundation shall be inspected after completion.
  - a. Where damp proofing, exterior insulation or drain tile are required for code compliance, the foundation shall be inspected prior to backfilling.
- 5) Rough Inspection. Rough inspections shall be performed after rough work is constructed, but before it is concealed. A rough inspection shall be performed for each inspection category listed below:
  - a. Basement floor area including any underfloor plumbing, HVAC, electrical; any code required interior drain tile with base course; structural base course for the slab if required; and the vapor retarder.
  - b. General construction, including framing.
  - c. Rough electrical.
  - d. Rough plumbing.
  - e. Rough HVAC.
  - f. Insulation. An inspection of the insulation and vapor retarders after they are installed, but before they are concealed.
  - g. Final inspection for Occupancy.
  - h. Installation Inspection. An inspection shall be performed on the installation of a manufactured home or modular home.

- 6) In addition to the above listed inspections, the Building Inspector may make or require any other inspections to ascertain compliance with this Chapter or other codes and laws enforced by the Building Inspector.
  - 7) Voluntary Inspection. The Building Inspector may, at the request of the owner or the lawful occupant, enter and inspect dwellings, subject to the provisions of SPS 320, to ascertain compliance with the code.
- (b) Responsibility to Notify. In order to permit inspection of a building project at all necessary phases without causing delay, the owner, owner's representative, contractor, and/or other responsible party shall be responsible for and shall request all required inspections within the appropriate time frame in conformity with, and as defined in the Wisconsin Administrative Codes SPS 320, SPS 361, and SPS 382. Construction may not proceed beyond the point of inspection until the inspection has been completed, except that construction may proceed if the inspection has not taken place by the end of the second business day following the day of notification or as otherwise agreed between the applicant and the Building Inspector.
- i. Failure to request any inspection will be the responsibility of the owner, owner's representative, contractor, and/or other responsible party. No construction shall be deemed to be approved by default or lack of inspection because of an inspection not having been requested as required by the Wisconsin Administrative Code.
  - ii. Any expense associated with the uncovering or exposing of any concealed work which must be inspected, where such work was required by the failure of the owner to request any required inspection, will be the responsibility of the owner, owner's agent, contractor, and/or responsible party.
- (c) Notice of Noncompliance. Reports of noncompliance violations shall be provided to the contractor, applicant of record and/or owner. All cited violations shall be corrected within 30 days after written notification, unless an extension of time is granted. In the event the violation could reasonably jeopardize the health or safety of the occupants of the building or employees at the jobsite, the Building Inspector may order immediate corrective action. Occupancy Permits shall be withheld pending correction of cited violations.
- (d) Stop Work Order. The Building Inspector may issue a stop work order for a project to prevent further non-compliance. No person, firm or entity may continue a construction project after a stop work order has been issued. The person, firm or entity that receives such a stop work order may contest the validity of the same by requesting a hearing before the municipality. The municipality shall hear the appeal within seven days. The municipality must affirm the stop work order unless the owner, owner's agent or responsible party shows that the Building Inspector erred in determining that the construction project violated a provision or provisions of the State Building Code.
- (e) Inspection Results. The findings of inspection by the Building Inspector, plumbing inspector and electrical inspector are intended to report conditions of non-compliance with code standards that are readily apparent at the time of inspection. The inspection does not involve a detailed examination of the closed structural and non-structural elements or the mechanical systems of the building and premises. No warranty of the operation, use, or

durability of equipment and materials not specifically cited in the findings of inspection are expressed or implied.

**23.08 MOVING BUILDINGS.** (a) Moving Permits. No building or structure shall be moved into or within the City of Platteville without first obtaining a permit therefor from the Building Inspector and Director of Public Works. Such permit may be issued only upon compliance with the provisions of this Chapter.

(b) Application. Application for such permit shall be made to the Building Inspector and shall include the following:

- (1) Name and owner of the building to be moved.
- (2) Present location of the building.
- (3) Proposed location to which the building is to be moved.
- (4) Name and address of mover engaged.
- (5) Streets or other routes over which said building is to be moved.
- (6) The date and time such moving will take place and the approximate length of time required therefor.
- (7) Any other information, data, or maps reasonably required by the Building Inspector to make a determination on the issuance of said permit.

(c) Fees for Permit. The fees for moving permits shall be in the amount as established from time to time by a resolution of the Common Council.

Where police officers or other City personnel are required to expend substantial additional time in connection with such move, then the fees therein set forth shall be increased accordingly to cover the cost to the City.

(d) Requirements for Permit.

- (1) No permit shall be granted for the moving of any building or structure or portion thereof which is deteriorated or damaged to an extent greater than 50 percent of the assessed valuation of said building.
- (2) No permit shall be issued unless the proposed use and location of said structure, when moved, will comply with the applicable zoning ordinances, building codes, subdivision regulations, and all other applicable ordinances.
- (3) Where the issuance of a permit is conditioned upon alterations or improvements to be made in the structure after moving is completed, the Building Inspector may

require a bond or other suitable guarantee to the City that such alterations will be completed within a reasonable time thereafter. The term “reasonable time” means a period which is fair under the then existing circumstances, taking into consideration the amount and kind of alterations, the time of year, and the availability of personnel required to make the alterations or improvements.

- (4) No permit shall be issued unless all reasonable steps are taken to ensure that the moving may be done with reasonable safety to other property and to persons. The applicant shall furnish to the Building Inspector proof of liability insurance in the minimum amounts of \$100,000 for injury to any person, \$200,000 for aggregate injuries to more than one person and \$50,000 for property damage.
- (e) Time Limitation. The permit shall be valid for the date and hour and on the routes set forth in the permit and no variations therefrom shall be permitted unless such variation shall have been authorized by the Building Inspector.

**23.09 BOARD OF APPEALS.** (a) The Board of Appeals, established to hear appeals under Chapter 22 and Chapter 25 of the Municipal Code, shall also function as a Board of Appeals in matters relating to this Chapter, and shall entertain appeals in the manner prescribed in Chapter 22.

- (b) Board of Appeals – Powers. The Board of Appeals shall have the following powers:
  - (1) To hear and decide appeals where it is alleged there is any error in any order, requirement, decision or determination made by the Building Inspector.
  - (2) To hear and decide special exceptions to the terms of this Chapter upon which the Board of Appeals is required to pass.
  - (3) To authorize, upon appeal in specific cases, such variance from the terms of this chapter as will not be contrary to the public interest where owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship, so that the spirit of these regulations shall be observed, public safety and welfare secured and substantial justice done.
  - (4) To reverse or affirm wholly or in part or to modify any order, requirement, decision or determination appealed from and to make such order, requirements, decision or determination as in its opinion ought to be made in the premises and to that end shall have all the powers of the Building Inspector. The concurring vote of 4 members of the Board of Appeals shall be necessary to reverse any order, requirement, decision or determination appealed from or to decide in favor of the applicant on any matter on which it is required to pass or to effect any variation in the requirements of this Chapter.

- (5) To call on any other City department for assistance in the performance of its duties, and it shall be the duty of such other departments to render such assistance as may be reasonably required.

### **23.10 DESIGNATION OF UNFIT PROPERTIES, BUILDINGS OR STRUCTURES. (a)**

The purpose of this subsection is to provide for the designation of properties, and repair or razing of those buildings or structures which are so dilapidated, unsafe, dangerous, unhygienic, inadequately maintained, lacking in basic equipment, facilities, light, ventilation, heating, and/or appearance, so as to constitute a menace to the occupants or public or a blighting influence on the neighborhood.

- (1) Definition of blighting influence. Any property which by reason of dilapidation, deterioration and/or physical condition of the structure(s), site improvements or site conditions constitutes an economic or social liability to neighboring properties or the community or is detrimental to the public health, safety, morals or welfare due to one or more of the following conditions:
  - a. Deteriorating buildings, structures or structural components, including but not limited to roofs with loose, missing, or deteriorating shingles, sagging rooflines, missing soffit or canopy coverings, broken down or damaged chimneys, broken or boarded windows, damaged window screens or doors, damaged, deteriorated or missing siding, trim or building components, and peeling or loose paint.
  - b. The storage or accumulation of junk, trash, rubbish or refuse of any kind outdoors, except domestic refuse stored in such a manner as not to create a nuisance for a period not to exceed thirty (30) days. The term “junk” shall include but not be limited to parts of machinery or motor vehicles, unused or inoperable appliances, lawn mowers, snow blowers and similar tools and equipment stored or left in the open, remnants of wood, metal or any other cast off material.
  - c. The parking or storage of “junk vehicles”, inoperable farm equipment or implements outside of a completely enclosed building for a period in excess of thirty (30) days. The term “junk vehicles” shall include but not be limited to any automobile, motorcycle, snowmobile, ATV, boat, RV or other motor vehicle which is not licensed for use upon the highways of the State of Wisconsin, and/or any motor vehicle, whether licensed or not, which is inoperable or does not have all of its main component parts attached, i.e. motor, fenders, chassis, transmission, hood, trunk or bumpers.
  - d. Deteriorating or damaged driveways, sidewalks, parking lots, retaining walls, fences or other site improvements.
  - e. The untended growth of vegetation, weeds and/or tall grasses, excluding undeveloped wooded or natural areas.

- (b) Any building or structure which shall be found to have any of the following defects may be designated as unfit for human habitation and in need of repairs or razing and placarded by the Building Inspector. Written notice of all defects or violations shall be served upon the owner of any building:
  - (1) Which is so damaged, decayed, dilapidated, dangerous, unsanitary, unsafe, or vermin-infested that it creates a serious hazard to the health or safety or general welfare of the occupants or of the public.
  - (2) Which lacks illumination, ventilation, heating, basic equipment or sanitary facilities adequate to protect the health, safety or general welfare of the occupants or of the public.
  - (3) Which because of its general condition, location or appearance is a blighting influence or causes decreased physical or monetary value of property in the neighborhood.
- (c) Any building or structure or part thereof designated and placarded by the Building Inspector as unfit for human habitation and in need of repairs or razing shall be vacated within a reasonable time as ordered by the Building Inspector.
- (d) No building or structure or part thereof which has been designated and placarded as unfit for human habitation and in need of repairs or razing shall again be used for human habitation until written approval is secured from, and such placard is removed by the Building Inspector. He shall remove such placard whenever the defect or defects upon which the designation and placarding action were based have been eliminated.
- (e) No person shall deface or remove any placard from any building or structure or part thereof which has been condemned as unfit for human habitation and placarded as such.
- (f) Any building or structure or part thereof designated as unfit for human habitation and in need of repairs or razing by the Building Inspector which, in the opinion of the Building Inspector, would be unreasonable to repair shall be razed or removed upon order of the Building Inspector. If the owner shall fail or refuse to comply with the order, the Building Inspector shall cause such building to be razed or removed pursuant to Section 66.0413, Wisconsin Statutes.
- (g) Any property, building or structure due to its appearance that is a blighting influence in the neighborhood shall be considered a violation if not corrected upon written orders from the building inspector. The blighting influence can be due to the physical condition or the result of construction of or alteration to the structure. Examples of this would be patch work of roofing or siding or complete roofing or siding that provides patchwork appearance due to product mismatch.

## **23.11 ADOPTION OF STATE AND OTHER CODES**

- a) Wisconsin Administrative Code
- 1) The following Chapters of the Wisconsin Administrative Code, as well as all subsequent future amendments, modifications, and revisions, are adopted by the Municipality and shall be enforced by the Building Inspector.
 

|                  |                                     |
|------------------|-------------------------------------|
| Ch. SPS 302.31   | Plan Review Fee Schedule            |
| Ch. SPS 305      | Credentials                         |
| Ch. SPS 316      | Electrical Code                     |
| Chs. SPS 320-325 | Uniform Dwelling Code               |
| Ch. SPS 327      | Campgrounds                         |
| Chs. SPS 361-366 | Commercial Building Code            |
| Chs. SPS 375-379 | Buildings Constructed Prior to 1914 |
| Chs. SPS 381-387 | Uniform Plumbing Code               |

Wisconsin State Statutes Chapter 101 Department of Safety and Professional Services- Regulation of Industry, Buildings, and Safety
  - 2) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of alterations, additions or repairs to existing one- and two-family dwellings built before June 1, 1980, for which a building permit is required under this Chapter. Submitted building permit applications for alterations or additions to homes built prior to June 1, 1980, may provide alternative methods or materials that, when deemed necessary in the opinion of the Building Inspector, meet the current intent of the code. Because such projects are not under state jurisdiction, petitions for variance and final appeals under Wis. Admin. Code §§ SPS 320.19 and 320.21, respectively, shall be decided by the City Board of Appeals. Petitions for variance shall be decided per Wis. Admin. Code § SPS 320.19 (Intro) so that equivalency is maintained to the intent of the rule being petitioned.
  - 3) Notwithstanding Wis. Admin. Code § SPS 320.05 or any other exemptions of the Uniform Dwelling Code, the scope of this ordinance also includes the construction and inspection of detached garages and accessory buildings serving one- and two-family dwellings. The building structure and any heating, electrical or plumbing systems shall comply with the requirements of the Uniform Dwelling Code, other than for smoke alarms, carbon monoxide alarms and frost protection of footings, which shall be determined by the building inspector. Petitions for variance and appeals shall be handled by the City.
  - 4) Any act required to be performed or prohibited by an Administrative Code provision incorporated herein by reference is required or prohibited by this Chapter.
- b) Certified Municipality Status. The City of Platteville, Grant County, WI has adopted the Certified Municipality Status as described in SPS 361.60 of the Wisconsin Administrative Code.
- 1) **RESPONSIBILITIES.** The City shall assume the following responsibilities for the Department of Safety and Professional Services (Department):

- i. Provide HVAC and structural inspection of all sized commercial buildings with certified commercial building inspectors.
    - ii. Provide HVAC and structural plan review of all sized commercial buildings with certified commercial building inspectors.
  - 2) PLAN EXAMINATION. Drawings, specifications, and calculations for all the types of buildings and structures, except state-owned buildings and structures, to be constructed within the limits of the municipality shall be submitted, if the plans are for any of the following:
    - i. Provide inspection of all sized commercial buildings and residential buildings with state certified building inspectors.
    - ii. All commercial buildings, without size limitations [Appointed Agent per Wis. Stat. § 101.12(3g)].
    - iii. A certified municipality may waive its jurisdiction for the plan review of a specific project or type of project, or components thereof, in which case plans and specifications shall be submitted to the Department for review and approval.
    - iv. The Department may waive its jurisdiction for the plan review of a specific project, agreed to by a certified municipality, in which case plans and specifications shall be submitted to the certified municipality for review and approval.
  - 3) PLAN SUBMISSION PROCEDURES. All commercial buildings, structures, and alterations, including new buildings and additions less than 25,000 cubic feet, require plan submission as follows:
    - i. Building permit application.
    - ii. Application for review - SBD-118, or equivalent.
      - a. Fees per Table SPS 302.31-2 and SPS 302.31.
      - b. Fees apply to commercial projects.
    - iii. Four sets of plans.
      - a. Signed and sealed per SPS 361.31.
      - b. One set of specifications.
      - c. Component and system plans.
      - d. Calculations showing code compliance.
  - 4) The preceding list shall be construed as illustrative and shall not limit the Building Inspector's use of other Wisconsin Administrative codes as required by this Chapter. All commercial buildings and related issues shall be enforced by the State of Wisconsin Department of Safety and Professional Services.
- (c) International Property Maintenance Code. The 2012 International Property Maintenance Code (IPMC) is hereby adopted by reference and made a part of this Chapter, except for the following deletions and modifications:
- (1) Section 102.3 shall be replaced with the following language:

Application of other codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Wisconsin Administrative Code and NFPA1. Nothing in this code shall be construed to cancel, modify or set aside any provision of the Platteville Municipal Code.

- (2) Section 102.7 is deleted.
- (3) Section 103.1 is deleted.
- (4) Section 106 is deleted.
- (5) Sections 107.2(5) and 107.2(6) are deleted.
- (6) Section 107.5 is deleted.
- (7) Section 107.6 is deleted.
- (8) Section 109.6 is deleted.
- (9) Section 110.2 is deleted.
- (10) Section 111 is deleted.
- (11) Section 112.4 is deleted.
- (12) Section 201.3 shall be replaced with the following language:

Terms defined in other codes. Where terms are not defined in this code and are defined in the Wisconsin Administrative Code, NFPA1 or other sections of the Platteville Municipal Code, such terms shall have the meanings ascribed to them as stated in those codes.

- (13) Section 302.4 is deleted. The regulations in Chapter 5 of the Municipal Code shall apply.
- (d) Intent. It is the intent of this section to have the codes applied as follows:
- (1) The “One and Two-Family Dwelling Code, 1975 Edition” shall apply to one or two-family dwellings in existence between January 1, 1975 and May 31, 1980.
  - (2) The Uniform Dwelling Code shall apply to all one and two-family dwellings, including additions and alterations and accessory structures.
  - (3) The IPMC (International Property Maintenance Code) may be applied in any instance in which maintenance or upkeep of a property is inadequate.

- (4) Whenever a conflict exists between the State Building Code and the codes and requirements adopted herein by reference, the more stringent shall apply.
- (5) It is also intended that nothing herein shall be construed to preclude the Building Inspector, the City of Platteville, or any authorized officer thereof from proceeding under any other law or ordinance relating to the same, similar or other violation, or to limit the discretion of the City of Platteville, the Building Inspector, or any authorized officer thereof, to select the method by which to enforce any ordinance, law, regulation or order.

**23.12 ADMINISTRATION.** (a) Permit Lapses. Building, plumbing, electrical, HVAC, and razing permits, other than Wisconsin Uniform Building Permits, shall lapse and be void unless building operations commence within six (6) months and if construction has not been completed within twelve (12) months from the date of issuance thereof. Wisconsin Uniform Building Permits shall expire twenty-four (24) months after issuance if the dwelling exterior has not been completed in accordance with Wis. Admin. Code SPS 320.09(9)(a)5.

(b) Permit Revocation. Building Inspector or the City Council (or its designee) may revoke any building, plumbing or electrical permit, certificate of occupancy, or approval issued under the regulations of this chapter and may stop construction or use of approved new materials, equipment, methods of construction, devices or appliances for any of the following reasons:

- (1) Whenever the Building Inspector shall find at any time that applicable ordinances, laws, orders, plans and specifications are not being complied with and that the holder of the permit refused to conform after written warning.
- (2) When the continuance of any construction becomes dangerous to life or property.
- (3) When there is any violation of any condition or provisions of the application for permit or of the permit.
- (4) When, in the reasonable judgment of the Building Inspector, there is inadequate supervision provided on the job site.
- (5) When any false statement or misrepresentation has been made in the application for permit, plans, drawings, data specifications or certified lot or plot plan on which the issuance of the permit or approval was based.
- (6) When there is a violation of any of the conditions of an approval or occupancy given by the Building Inspector for the use of all new materials, equipment, methods or construction devices or appliances.
- (7) In the event a permit has lapsed under the provisions of subsection (a) of this section.
  - I. The notice revoking a building, plumbing or electrical permit, certificate of occupancy or approval shall be in writing and may be served upon the

applicant of the permit, owner of the premises, his or her agent, if any, and on the person having charge of construction. A revocation placard shall also be posted upon the building, structure, equipment or premises in question by the Building Inspector.

II. After notice is served upon the person as aforesaid and posted, it shall be unlawful for any person to proceed thereafter with any construction operation whatsoever on the premises and the permit which has been so revoked shall be null and void, and before any construction or operation is again resumed, a new permit, as required by this chapter, shall be procured and fees paid therefore, and thereafter the resumption of any construction or operation shall be in compliance with the regulation of this ordinance. However, such work as the Building Inspector may order as a condition precedent to the reissuance of the building permit may be performed, or such work as the Building Inspector may require for preservation of life and safety.

- (d) Reissuance of Permit. The reissuance of any permit shall carry a fee as established from time to time by resolution of the Common Council.
- (e) Posting Permit Cards. Permit cards, when issued, shall be displayed in a conspicuous place on the premises where the authorized building or work is in progress, at all times during the duration of the construction project or work thereon.
- (f) Any person who shall fail or neglect to comply with any lawful order of the Building Inspector issued pursuant to the provisions of this Chapter shall be deemed guilty of a violation of this Chapter and every day or fraction thereof on which such person shall fail or neglect to comply with such order shall be deemed a separate offense.
- (g) Separability. The provisions of this Code shall be deemed separable in accordance with the following:
  - (1) If any court of competent jurisdiction shall declare any provision of this Chapter to be invalid, such declaration shall not affect any other provision of the Chapter.
  - (2) If any court of competent jurisdiction shall adjudge invalid the application of any provision of this Code to any property, building or structure, such judgement shall not affect the application of said provision to any other property, building or structure not specifically included in said judgement.

**23.13 PENALTY AND ENFORCEMENT.** (a) Forfeiture Penalty. The penalty for violation of any provision of this Chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

- 1) The enforcement of this section and all other laws and ordinances relating to building shall be by means of the withholding of building permits, imposition of forfeitures and injunctive action.
- 2) Every person, firm, or entity which violates this code shall, upon conviction, forfeit an amount as set forth on the forfeiture schedule adopted by Section 1.10 of this Code, together with the costs of prosecution. Each day of violation shall constitute a separate offense. In any such action, the fact that a permit was issued shall not constitute a defense, nor shall any error, oversight or dereliction of duty on the part of the Building Inspector constitute a defense.
- 3) Violations discovered by the Building Inspector shall be corrected within 30 days, or more if allowed by the Inspector, after written notice is given. Violations involving life safety issues shall be corrected in a reasonable time frame as established by the Building Inspector.
- 4) Report of violators. It shall be the duty of all City officials and employees to report at once to the Building Inspector any building, electrical, or plumbing work which is being carried out without a permit as required by the Chapter.
- 5) Compliance with the requirements of this ordinance is necessary to promote the safety, health, and well-being of the community and the owners, occupants, and frequenters of buildings. Therefore, violations of this ordinance shall constitute a public nuisance that may be enjoined in a civil action.

**23.14 DISCLAIMER AND NON-LIABILITY FOR DAMAGES** (a) This ordinance shall not be construed as an assumption of liability by the City or the Building Inspector for damages because of injuries sustained or property damaged by any defect in any dwelling, building or equipment.

Approved and adopted by the Common Council of the City of Platteville, Wisconsin on a vote of \_\_\_ to \_\_\_ this \_\_\_ day of September 2026.

CITY OF PLATTEVILLE

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Barbara Daus, Council President

ATTEST:

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Craig Stout, City Clerk

Date Published:

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

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

**TITLE:**  
Halloween Trick or Treating Hours

**DATE:**  
September 22, 2026

**VOTE REQUIRED:**  
None

**PREPARED BY:** Chief of Police Joshua Grabandt

**Description:**

The Police Department is proposing the annual Halloween Trick or Treating hours take place on Saturday, October 31, 2026, from 5:30 p.m. to 7:30 p.m. Historically, Platteville has had Trick or Treating take place on Halloween. The hours for Trick or Treating are the same as the hours in recent years and we have received positive feedback from the public about these hours and this length of time for Trick or Treating.

**Budget/Fiscal Impact:**

There is no budget or fiscal impact.

**Recommendation:**

Staff recommends the City use the same date (10/31) for Trick or Treating as it has for over a decade and the hours of the event should be from 5:30 p.m. to 7:30 p.m.

**Sample Affirmative Motion:**

No specific action is needed on this topic.

## THE CITY OF PLATTEVILLE, WISCONSIN COUNCIL SUMMARY SHEET

|                                                                                           |                                                                                 |                                                                         |
|-------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>COUNCIL SECTION:<br/>INFORMATION &amp;<br/>DISCUSSION<br/>ITEM NUMBER:<br/>VIII.B.</b> | <b>TITLE:</b><br>Emergency Communications Consolidation – City and Grant County | <b>DATE:</b><br>September 22, 2026<br><br><b>VOTE REQUIRED:</b><br>None |
| <b>PREPARED BY:</b> Caz R. Muske, City Manager                                            |                                                                                 |                                                                         |

### **Description:**

The City of Platteville and Grant County continue discussions regarding the potential consolidation of emergency communications services, with Grant County anticipated to provide primary PSAP and dispatch services through the Grant County Sheriff's Office Communications Center.

Following approval of supporting resolutions by both parties, the FY2027 PSAP Grant application was submitted. Grant award notifications are anticipated in November 2026.

On September 16, representatives from the City, Grant County, UW-Platteville Police, and EMS met to discuss operational, financial, implementation, and transition considerations. Grant County indicated it has no concerns regarding its ability to absorb the additional call volume associated with consolidation, noting that the County already receives the majority of calls, with the primary exception being landline calls currently routed to the City.

The next step is for City and County administration to meet with the Wisconsin Department of Revenue to clarify the levy transfer process and related requirements. City Manager Muske will coordinate that discussion with County Administrator Dreckman and Administrative Services Director Maurer.

A draft Agreement in Principle and Commitment to Negotiate PSAP Consolidation is included for Council review and remains subject to legal review and potential revision. The Agreement is anticipated to return to the Common Council for consideration and action on October 13, 2026.

### **Budget/Fiscal Impact:**

No budget action is requested at this time.

Financial terms associated with the potential consolidation, including the process for transferring levy support between the City and Grant County, remain under discussion. Grant County has indicated it is no longer pursuing an additional annual dispatch service fee as part of the consolidation. Staff will consult with the Wisconsin Department of Revenue to clarify the levy transfer process and its implications for both jurisdictions.

Potential consolidation may also reduce future City personnel and capital expenditures associated with maintaining an independent emergency communications center. Final financial terms remain subject to negotiation and approval through a future intergovernmental agreement.

**Communication Strategy:**

Staff will continue coordinating with Grant County, UW-Platteville Police, EMS, affected public safety stakeholders, and employees as planning progresses. Public communication will be coordinated as appropriate regarding future Council actions, implementation planning, and any changes affecting emergency or non-emergency service access.

**Recommendation:**

Receive the update and provide feedback regarding continued emergency communications consolidation planning. No formal action is requested at this meeting.

**Sample Affirmative Motion:**

*N/A – Discussion Item*

**Attachments:**

- Draft Agreement in Principle and Commitment to Negotiate PSAP Consolidation – *Pending Legal Review*

# **Agreement in Principle and Commitment to Negotiate**

## **PSAP Consolidation**

This Agreement in Principle is entered into by and between **Grant County, Wisconsin** ("County") and the **City of Platteville, Wisconsin** ("City").

### **Purpose**

The County and City have evaluated the potential consolidation of their public safety answering point and dispatch operations. The Parties desire to pursue planning for a consolidated PSAP arrangement in which Grant County would provide primary PSAP and dispatch services for functions currently performed by the City.

This Agreement supports Grant County's application for the Wisconsin FY2027 PSAP Grant Program and documents the Parties' shared intent to negotiate a formal intergovernmental agreement.

### **Agreement in Principle**

Subject to governing body approvals and execution of a final intergovernmental agreement, the Parties agree in principle that:

1. Grant County is anticipated to serve as the primary PSAP and dispatch service provider for the City of Platteville.
2. Grant County will serve as the applicant and fiscal agent for grant funding related to implementation of the proposed consolidation, unless grant requirements provide otherwise.
3. The Parties will cooperate in good faith on grant application activities, implementation planning, technical assessment, stakeholder communication, and development of a transition plan.
4. The Parties will negotiate a formal intergovernmental agreement under Wis. Stat. § 66.0301. That agreement will establish the final terms governing the consolidated arrangement, including the scope of services, implementation schedule, operational responsibilities, costs, technology, records, staffing, governance, liability, and termination.
5. No transfer of dispatch responsibility, operational authority, employees, assets, or financial obligation will occur unless and until the formal intergovernmental agreement is approved by the Grant County Board of Supervisors and the Platteville Common Council and signed by authorized representatives of both Parties.

### **Non-Binding Intent**

Except for the commitments related to grant cooperation, negotiation in good faith, public records compliance, and each Party's responsibility for its own expenses, this Agreement is a statement of intent only. It does not obligate either Party to complete the consolidation, appropriate funds, accept a grant award, or approve a final intergovernmental agreement.

Each Party retains its full authority to review, modify, approve, reject, or impose conditions on any final intergovernmental agreement, grant award, budget action, procurement, staffing decision, or operational change.

## Public Records and Expenses

Each Party shall comply with applicable Wisconsin public records laws. Unless otherwise agreed in writing, each Party shall bear its own expenses associated with negotiation and planning under this Agreement.

## Term

This Agreement becomes effective when signed by both Parties and remains in effect until the earliest of:

1. Execution of a final intergovernmental agreement;
2. Written termination by either Party upon thirty days' notice; or
3. December 31, 2027, unless extended in writing by both Parties.

## Signatures

### GRANT COUNTY, WISCONSIN

By: \_\_\_\_\_

Nate Dreckman, County Administrator

Date: \_\_\_\_\_

By: \_\_\_\_\_

Robert Keeney, Grant County Board Chair

Date: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_

Grant County Corporation Counsel

Date: \_\_\_\_\_

### CITY OF PLATTEVILLE, WISCONSIN

By: \_\_\_\_\_

Barbara Daus, City Council President

Date: \_\_\_\_\_

By: \_\_\_\_\_

Caz Muske, City Manager

Date: \_\_\_\_\_

Approved as to form:

By: \_\_\_\_\_

City Attorney

Date: \_\_\_\_\_

## THE CITY OF PLATTEVILLE, WISCONSIN COUNCIL SUMMARY SHEET

**COUNCIL SECTION:  
INFORMATION AND  
DISCUSSION  
ITEM NUMBER:  
VIII.C.**

**TITLE:**  
Presentation of the City Manager's Proposed FY2027 Budget  
and 2027–2031 Capital Improvement Plan

**DATE:**  
September 22, 2026  
  
**VOTE REQUIRED:**  
None

**PREPARED BY:** Caz R. Muske, City Manager

**Description:**

City Manager Muske will present an overview of the Proposed FY2027 Budget and 2027–2031 Capital Improvement Plan. The presentation will highlight the budget development process, key considerations, City Manager recommendations, and next steps in the Common Council's budget review process.

**Budget/Fiscal Impact:**

Pending discussion.

**Recommendation:**

Receive the presentation and provide feedback as the budget review process continues.

**Sample Affirmative Motion:**

*N/A – Discussion Item*

**Attachments:**

- None