CITY OF PLATTEVILLE, WISCONSIN

Project Plan – Amendment No. 2 to Tax Incremental Finance District No. 4

Plan Commission Recommendation: July 1, 2013
Common Council Approval: July 23, 2013
Joint Review Board Approval: July 29, 2013

Prepared by:
Vandewalle & Associates
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AMENDED SECTION I.  TIF Process and Calendar.

This Tax Increment Financing District #4 (TID #4) Project Plan Amendment No. 2 in the City of Platteville, Wisconsin, has been prepared in compliance with Sec. 66.1105, Wis. Stats (the “TIF Law”). This amended Project Plan is to be adopted by resolution of the Common Council upon receipt of a resolution of an affirmative recommendation from the City Plan Commission and is intended to work in conjunction with the original TID #4 Project Plan (adopted in 1996) and Amendment No. 1 (adopted in 2011) for public and private sector development within the boundaries of TID #4.

This amended Project Plan follows the same layout and section order as Project Plan Amendment No. 1. Sections where no changes are proposed are indicated as such, and sections with amendments are identified accordingly.

State statutes prescribe the process for creating and amending Tax Incremental Finance Districts (TIDs). The law requires public input in the TID creation and amendment process, including a public hearing held by the Plan Commission at which TID information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TID. A three-phased approval process is required to create and amend TIDs including approval by the Plan Commission, Common Council, and the Joint Review Board. The following is the formal meeting/action calendar for the City of Platteville Tax Incremental Finance District No. 4 Amendment No. 2 process:

<table>
<thead>
<tr>
<th>Date</th>
<th>Meeting/Action</th>
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<tbody>
<tr>
<td>June 10, 2013</td>
<td>Municipality notifies taxing entities (school district, county, and vocational college) of the proposed District amendment and public hearing.</td>
</tr>
<tr>
<td>June 12, 2013</td>
<td>First Notice of Public Hearing is published in the local newspaper (Class 2).</td>
</tr>
<tr>
<td>June 19, 2013</td>
<td>Second Notice of Public Hearing is published in the local newspaper.</td>
</tr>
<tr>
<td>July 1, 2013</td>
<td>Joint Review Board - Meeting #1 to include representatives of taxing jurisdictions. Chairperson and member-at-large are selected at this meeting and a review of the draft Project Plan occurs.</td>
</tr>
<tr>
<td>July 1, 2013</td>
<td>Plan Commission holds the Public Hearing for the amended Project Plan. Interested parties are given a reasonable opportunity to express their views on the proposed Project Plan. Following the Public Hearing, the Plan Commission acts on a resolution recommending consideration and approval by the Common Council.</td>
</tr>
<tr>
<td>July 23, 2013</td>
<td>Common Council action on the proposed amendment to TID #4 Project Plan. Approval by resolution contains findings that detail the TID’s consistency with state statutes.</td>
</tr>
<tr>
<td>July 29, 2013</td>
<td>Upon approval of the Common Council, the Joint Review Board holds a second meeting to review the proposed Project Plan amendment and act on it by resolution. The Board submits its decision to the City no more than 7 days after the vote.</td>
</tr>
<tr>
<td>By September 21, 2013</td>
<td>The City of Platteville notifies the Department of Revenue of the adopted TID #4 amendment subsequent to approval by the Joint Review Board.</td>
</tr>
<tr>
<td>By October 31, 2013</td>
<td>The City submits the amendment packet documentation and amended Project Plan to the Department of Revenue for certification.</td>
</tr>
</tbody>
</table>
AMENDED SECTION II.  Introduction and Purpose

The City of Platteville created Tax Incremental Finance District #4 in 1996 as an Industrial District under the TIF Law and amended it once in 2011. The City has now identified a need to amend the District a second time to allow the City to utilize positive tax increments from the District to pay for public improvements within one-half mile of the District boundary. The development that is anticipated to occur will provide long term tax benefits to both the City and all other overlying taxing jurisdictions in promoting additional industrial development consistent with the goals of the District as described in the original Project Plan.

This Amendment is being proposed and processed simultaneously with amendments to Platteville TIDs 5, 6, and 7. In late 2012, the Common Council commissioned Vandewalle & Associates to undertake a study to evaluate the current state of all five of its open TIDs and to make recommendations on how to use the Districts more effectively to achieve the Districts’ goals and the City’s larger economic development objectives. The results of that study (Review and Recommendations on the Use of TIF in the City of Platteville – February 20, 2013) were then shared and discussed in two public meetings with the Common Council and the City’s economic development partner organizations including the Platteville Area Industrial Development Corporation, Grant County Economic Development Corporation, Platteville Redevelopment Authority, Platteville Main Street, University of Wisconsin-Platteville, Prosperity Southwest, and Wisconsin Economic Development Corporation in addition to representatives from the taxing districts that comprise the Joint Review Board. Although formal votes were not requested or taken, a general consensus emerged amongst the participants to move forward with the bulk of the recommendations of the study, with some modifications. Given the proximity and relationships between the Districts, all of the amendments are being processed concurrently so members of the public, Plan Commission, Common Council, and Joint Review Board can better understand the full impacts of all of the revisions.

This Amendment to TID #4 and the concurrent amendments to the other Districts have been prepared consistent with the outcomes from the above-referenced meetings. The primary purpose of this Amendment No. 2 is to use all future increment to fund infrastructure projects within one-half mile of the District just to the west of the current District boundary. The 2011 amendment provided for donating most of the future increment to TID #7 (a “blighted” district in the downtown), but the City and its economic development partners believe these funds now are better spent on infrastructure necessary to allow for future business growth consistent with the original goals of TID #4. In fact, the area of the proposed improvements was originally a part of TID #4 but was overlaid with TID #6 in 2006. TID #4 has approximately one year of spending remaining so the City intends to borrow the funds and commence the improvements shortly after the adoption of this amendment and will use the future tax increment from the district to retire the debt in full prior to the District’s scheduled closing in 2019.

AMENDED SECTION III.  Statement of Kind, Number, and Location of Public Works & Other Projects

Consistent with the purpose of the District, as described in the original Project Plan and Amendment No. 1, the infrastructure projects shown on Table 1 are proposed to be undertaken.
Table 1: Proposed Projects

<table>
<thead>
<tr>
<th>Infrastructure Project*</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm water improvements west of Eastside Road in the vicinity of the Evergreen Road intersection</td>
<td>$540,000</td>
</tr>
<tr>
<td>Purchase of easements for the above improvements</td>
<td>$135,000</td>
</tr>
<tr>
<td>Extension of Vision Dr. to the west of Eastside Road</td>
<td>$345,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,020,000</strong></td>
</tr>
</tbody>
</table>

*Note that all of the projects shown in Table 1 are within one-half mile of the District boundary.

The costs listed in Table 1 are preliminary estimates based on 2013 prices that are inclusive of the professional services costs associated with the design and construction of each project. The City reserves the right to revise these estimates to reflect changes in project scope, inflation, and other unforeseen circumstances that may occur from the date this Project Plan Amendment is approved to the time of construction or implementation. The City may fund specific project cost items shown in Table 1 in significantly greater or lesser amounts in response to opportunities that will help the City accomplish the purposes of the District. Note that these projects are in addition to the previously authorized expenditures described in the original Project Plan and Amendment No. 1. However, the previously approved expenditures will be undertaken only if sufficient revenues are deemed to be available in order for the District to close on time with a positive cash balance.

The City anticipates constructing the extension of Vision Dr. in phases, and the cost shown in Table 1 is not enough to extend the road all the way to Phillips Rd., which is the City’s ultimate plan. The remaining cost to complete the full extension is estimated to be $770,000. Because tax increments are not projected to be sufficient to cover this additional amount, it has not been included in the spending plan or the economic feasibility analysis. However, this additional amount is included in this Plan as a contingent expense that the City may undertake should sufficient revenues become available to cover all or a part of it.

Implementation of this revised Project Plan and construction of the proposed improvements listed herein will require case-by-case authorization by the Common Council. Public expenditures for projects listed in the Project Plan, as amended, should and will be based on market conditions and the status of development at the time a project is scheduled for construction. The Common Council is not mandated to make the public expenditures described in this Plan. Redistribution of project costs within the total budget estimate will not require an amendment to the Plan provided that the expenditures meet the purpose and intent of the TID, as amended.

AMENDED SECTION IV. District Description & Equalized Value Test

Map 1 on the following page designates the area which falls within the half-mile radius of the TID #4 boundary within which the City intends to use increment to fund projects as allowed by Sec. 66.1105, Wis. Stats. In accordance with said statute, all such areas where projects are proposed within one-half mile of the District boundary are also within the City of Platteville incorporated limits.

No additions to the District boundaries are proposed so the equalized value test is not applicable to this amendment.
AMENDED SECTION V. Economic Feasibility

The projects described in Table 1 in Section III are proposed to be financed through a borrowing using one of the methods described in Section VI. The estimated project costs and financing terms are shown on Table 2. The District is projected to produce approximately $193,500 in annual revenue for its remaining life with no new development or reduction in current values anticipated (2012 value increment of $7,840,100 and current/projected combined tax rate of approximately 0.247). All annual revenue will be pledged to debt service and, thereby, permit the District to close on time and with a positive balance. As indicated previously, the Common Council is not mandated to borrow any funds or construct the public expenditures described in this Plan and will further evaluate the feasibility of the borrowing and the projects prior to undertaking them.

City of Platteville TID #4

Table 2: Proposed 2013 Borrowing

Anticipated projects include: Stormwater improvements west of Evergreen Rd/
Eastside Rd intersection* $540,000
Easements for stormwater improvements* $135,000
Extension of Vision Dr. to the west* $345,000
Total $1,020,000

*Denotes project within one-half mile of TID boundary.

AMENDED SECTION VI. Financing

In addition to those borrowing methods described in Amendment No. 1, TIF Revenue Borrowing or Bonds also may be used. These debt instruments are backed by anticipated tax increment revenues from existing and/or proposed development. They typically do not count against a municipality’s debt limit. As a result, they can have higher costs and interests than General Obligation borrowings. Given that the City is nearing it General Obligation borrowing limits as established by policy of the Common Council, the method of financing to be used for this borrowing will likely be a TIF Revenue borrowing/bond or another type that does not apply toward the City’s debt limits.
SECTION VII. Proposed Zoning Changes

This Amendment No. 2 proposes no changes to this section as originally adopted in 1996 and amended in 2011.

SECTION VIII. Proposed Changes in the Community Development Plan, Map, Building Codes & Ordinance

This Amendment No. 2 proposes no changes to this section as originally adopted in 1996 and amended in 2011.

SECTION IX. List of Non-Project Costs

This Amendment No. 2 proposes no changes to this section as originally adopted in 1996 and amended in 2011.

SECTION X. Relocation

This Amendment No. 2 proposes no changes to this section as originally adopted in 1997 and amended in 2011.

SECTION XI. Statement Indicating How Amending of the TID Promotes Orderly Development of Municipality

This Amendment No. 2 proposes no changes to this section as originally adopted in 1996 and amended in 2011.

AMENDED SECTION XII. Legal Opinion

An opinion from the City legal counsel regarding the amended Project Plan for TID No. 4 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I.

SECTION XIII. Glossary of TIF Related Terms

This Amendment No. 2 proposes no changes to this section as originally adopted in 1997 and amended in 2011.
APPENDIX A: Taxing Jurisdiction Correspondence
June 11, 2013

Larry Wolf
Grant County Board
111 S. Jefferson Street
Lancaster, WI 53813

Re: Proposed Amendments to City of Platteville TID No. 4, TID No. 5, TID No. 6, and TID No. 7

Dear Mr. Wolf:

The City of Platteville is proposing to amend the Project Plans for Tax Increment Financing District No. 4 (TID #4), Tax Increment Financing District No. 5 (TID #5), Tax Increment Financing District No. 6 (TID #6), and Tax Increment Financing District No. 7 (TID #7). Section 66.1105 Wis. Stats., requires that the City notify all of the affected taxing jurisdictions of the proposed changes. Enclosed is a copy of the legal notice advertising the public hearing at which all of the proposed project amendments will be considered. Drafts of each of the amended project plans will be sent to you a week or so in advance of the Joint Review Board meeting noted below. Please note that the amendments to TID #4, TID #5 and TID #7 include proposed projects costs to be incurred within one-half mile of the respective boundaries of these districts, as proposed to be amended, as permitted under 66.1105.(2)(f).n.

The public hearings are scheduled for July 1, 2013, beginning at 7:00 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 5:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed amendments also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of amending the TIF districts. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as the attached notice and agenda. Further, please tentatively save 4:00 p.m., July 24 for a final Joint Review Board on these amendments.

Sincerely,

CITY OF PLATTEVILLE

Jan Martin
City Clerk
June 11, 2013
Connie Valenza
Platteville Public Schools
780 N. Second Street
Platteville, WI 53818

Re: Proposed Amendments to City of Platteville TID No. 4, TID No. 5, TID No. 6, and TID No. 7

Dear Mrs. Valenza:

The City of Platteville is proposing to amend the Project Plans for Tax Increment Financing District No. 4 (TID #4), Tax Increment Financing District No. 5 (TID #5), Tax Increment Financing District No. 6 (TID #6), and Tax Increment Financing District No. 7 (TID #7). Section 66.1105 Wis. Stats., requires that the City notify all of the affected taxing jurisdictions of the proposed changes. Enclosed is a copy of the legal notice advertising the public hearing at which all of the proposed project amendments will be considered. Drafts of each of the amended project plans will be sent to you a week or so in advance of the Joint Review Board meeting noted below. Please note that the amendments to TID #4, TID #5 and TID #7 include proposed projects costs to be incurred within one-half mile of the respective boundaries of these districts, as proposed to be amended, as permitted under 66.1105.(2)(f1)n.

The public hearings are scheduled for **July 1, 2013, beginning at 7:00 p.m.** Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at **5:00 p.m.** in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed amendments also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of amending the TIF districts. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as the attached notice and agenda. Further, please tentatively save 4:00 p.m., July 24 for a final Joint Review Board on these amendments.

Sincerely,

CITY OF PLATTEVILLE

Jan Martin
City Clerk
June 11, 2013

Duane Ford
Southwest Wisconsin Technical College
1800 Bronson Boulevard
Fennimore, WI 53809

Re: Proposed Amendments to City of Platteville TID No. 4, TID No. 5, TID No. 6, and TID No. 7

Dear Mr. Ford:

The City of Platteville is proposing to amend the Project Plans for Tax Increment Financing District No. 4 (TID #4), Tax Increment Financing District No. 5 (TID #5), Tax Increment Financing District No. 6 (TID #6), and Tax Increment Financing District No. 7 (TID #7). Section 66.1105 Wis. Stats., requires that the City notify all of the affected taxing jurisdictions of the proposed changes. Enclosed is a copy of the legal notice advertising the public hearing at which all of the proposed project amendments will be considered. Drafts of each of the amended project plans will be sent to you a week or so in advance of the Joint Review Board meeting noted below. Please note that the amendments to TID #4, TID #5 and TID #7 include proposed projects costs to be incurred within one-half mile of the respective boundaries of these districts, as proposed to be amended, as permitted under 66.1105.(2)(f)1.n.

The public hearings are scheduled for July 1, 2013, beginning at 7:00 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 5:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed amendments also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of amending the TIF districts. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as the attached notice and agenda.
Further, please tentatively save 4:00 p.m., July 24 for a final Joint Review Board on these amendments.

Sincerely,

CITY OF PLATTEVILLE

Jan Martin
City Clerk
June 11, 2013

Eileen Nickels
City of Platteville
75 N. Bonson Street
Platteville, WI 53818

Re: Proposed Amendments to City of Platteville TID No. 4, TID No. 5, TID No. 6, and TID No. 7

Dear Mrs. Nickels:

The City of Platteville is proposing to amend the Project Plans for Tax Increment Financing District No. 4 (TID #4), Tax Increment Financing District No. 5 (TID #5), Tax Increment Financing District No. 6 (TID #6), and Tax Increment Financing District No. 7 (TID #7). Section 66.1105 Wis. Stats., requires that the City notify all of the affected taxing jurisdictions of the proposed changes. Enclosed is a copy of the legal notice advertising the public hearing at which all of the proposed project amendments will be considered. Drafts of each of the amended project plans will be sent to you a week or so in advance of the Joint Review Board meeting noted below. Please note that the amendments to TID #4, TID #5 and TID #7 include proposed projects costs to be incurred within one-half mile of the respective boundaries of these districts, as proposed to be amended, as permitted under 66.1105.(2)(f)1.n.

The public hearings are scheduled for July 1, 2013, beginning at 7:00 p.m. Prior to the public hearing, the Joint Review Board is requested to convene for an organizational meeting at 5:00 p.m. in the same location in order to select a chairperson and appoint a member to the Board from the public. A brief overview of the proposed amendments also will be provided. If your representative cannot attend the Joint Review Board meeting, please assign an alternative representative so that we can be assured of a quorum and proceed with the process of amending the TIF districts. We also encourage that your representative attend the public hearing immediately after to hear public input.

Please forward your representative a copy of this letter as well as the attached notice and agenda. Further, please tentatively save 4:00 p.m., July 24 for a final Joint Review Board on these amendments.

Sincerely,

CITY OF PLATTEVILLE

Jan Martin
City Clerk
PUBLIC NOTICE

CITY OF PLATTEVILLE

Public notice is hereby given that the City of Platteville Joint Review Board will hold an organizational meeting on Monday, July 1, 2013, at 5:00pm in the Council Chambers, City Hall, 75 North Bonson Street, Platteville, WI, in anticipation of proposed amendments to City of Platteville Tax Increment Financing Districts #4, #5, #6, and #7 pursuant to section 66.1105, Wis. Stats. At the meeting, the members of the Board shall appoint a chairperson and select a member from the public.

Copies of each of the proposed amended Tax Increment Finance District project plans are available and will be provided upon request at the City Clerk’s office at City Hall, between the hours of 7:15 am and 5:00pm, Monday through Thursday.

Jan Martin
City Clerk
PUBLIC NOTICE
CITY OF PLATTEVILLE

Public notice is hereby given that the City of Platteville Plan Commission and Redevelopment Authority will hold a joint public hearing on Monday, July 1, 2013, at 7:00pm, or shortly thereafter, in the Council Chambers, City Hall, 75 North Bonson Street, Platteville, WI, to consider amendments to the following Tax Increment Financing Districts (TID) and Redevelopment District #1 pursuant to sections 66.1105 and 66.1333, Wis. Stats:

Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to $2.0 million.

Amendment No. 1 to TID #5 includes additional costs for infrastructure projects and related expenditures within the TID boundary and within one-half mile of the TID boundary; additional costs for promotion, development and administrative programs; donations to Platteville TID #7; and may include the provision of discretionary payments to owners, lessees, and developers of land within the TID boundary; for a total increase in project costs of up to $13.5 million.

Amendment No. 1 to TID #6 includes adding six parcels to the TID boundary as shown on the map below and may include the provision of redevelopment funds for private infrastructure to owners, lessees, and developers of land within the expanded TID boundary but with no change in total project costs.

Amendment No. 1 to TID #7 and Redevelopment District #1 includes adding 24 parcels to the TID and Redevelopment District boundary as shown on the map below; additional costs for capital, infrastructure and land acquisition projects and related expenditures within the expanded boundary and within one-half mile of the expanded boundary; additional costs for promotion, development and administrative programs; and may include the provision of redevelopment funds or discretionary payments to owners, lessees, and developers of land within the expanded boundary; for a total increase in project costs of up to $16.5 million.
Copies of each of the proposed amended TID and Redevelopment District project plans are available and will be provided upon request at the City Clerk’s office at City Hall, between the hours of 7:15am and 5:00pm, Monday through Thursday.

At the public hearing, interested parties will be afforded a reasonable opportunity to express their views on the proposed amended project plans and TID boundaries.

Jan Martin
City Clerk
APPENDIX B: Proofs of Publication for Plan Commission Hearing and Initial Joint Review

Board Meeting
APPENDIX C: Plan Commission Public Hearing Minutes
SPECIAL JOINT MEETING OF THE
PLAN COMMISSION AND REDEVELOPMENT AUTHORITY
Monday, July 1, 2013

The joint meeting of the Plan Commission and Redevelopment Authority of the City of Platteville was called to order by Chairperson Eileen Nickels at 7:05 p.m. in the Common Council Chambers of the Municipal Building.

PLAN COMMISSION ROLL CALL:
Present: Mike Denn, Jane Leighly, Chairperson Eileen Nickels, Tom Nall, John Miller, and Gary Munson. Excused: Tom Nelson and Karen Rogulja. There is one vacancy on the Plan Commission at this time.

REDEVELOPMENT AUTHORITY ROLL CALL:
Present: Barb Daus, Mike Olds, and John Zuehlke. Larry Ward arrived at 7:09 PM.

PUBLIC HEARING:
Plan Commission Chairperson Nickels called the public hearing to order. The intent of the public hearing was to consider boundary and/or plan amendments to Tax Increment Financing Districts #4, #5, #6, and #7, and boundary and plan amendments to Redevelopment District #1, pursuant to Wis. Stats. Section 66.1105 and 66.1333. Scott Harrington from Vandewalle Associates provided an overview of the TIF districts and the redevelopment areas identified.

TID #4 – the amendment to the project plan would allow the City to use increment to fund projects (such as road and stormwater improvements) within a one-half mile radius of the TIF district boundary.
TID #5 – the amendment to the project plan will allow the City to pay for additional infrastructure projects within TID #5; provide assistance to owners, lessees, and developers of land within TID #5; use increment to fund projects within a one-half mile radius of the TIF district boundary; and donate funds to TID #7.
TID #6 – the amendment to the project plan would change the boundaries of the District by adding 8 parcels of property and allow the City to utilize positive tax increments from TID #6 to pay for public improvements and provide assistance to the owners, lessees, and developers within the expanded boundary.
TID #7 – the amendment to the project plan includes adding 24 parcels to the TID; additional costs for capital, infrastructure and land acquisition projects and related expenditures within the expanded boundary and within one-half mile of the expanded boundary; additional costs for promotion, development, and administrative programs; and providing assistance to owners, lessees, and developers of land within the expanded boundary.

Mr. Harrington explained that TID #7 was created as a “blighted” district and all of the redevelopment projects identified in the 2011 Downtown Revitalization Plan, including a few others, would be included in the Redevelopment Project Area #1 District in TID #7. One of the tools in state statute permitted, but not mandated, in a redevelopment district is condemnation of property in order to promote redevelopment. A current city council cannot bind a future council. If a property owner in one of the identified “blighted” areas was unhappy with being included in the district and/or having their property deemed “blighted”, the statute states that either today or within 15 days of the public hearing, the property owner could submit a notice of objection (with name, address, and parcel #) to the City Clerk and the City would keep it on file. In the future if the City decided to pursue condemnation, it gives the property owner additional standing and puts more burden on the City to do so. It doesn’t prohibit or stop the District, but maximizes the property owner’s rights.
Community Planning & Development Director Joe Carroll explained that after the public hearing notice was published, two additional boundary amendments were proposed to TID #6, which would incorporate two additional properties – 555 E Bus Hwy 151 (vacant land located on the south side, west of HyPro) and 1085 E Mineral Street (former Swiss Valley Farms plant). Staff recommends approval.

Carroll noted that the Plan Commission will be asked to vote on all four TID project plans and amendments, but the RDA will only vote on TID #7.

Plan Commission discussion ensued regarding proposed projects and various expenditures described in the project plans and blight. It was stressed that just because a project was included, doesn’t automatically mean it would happen. With TIFs, the only projects that could be funded are ones that are specifically identified in the project plan.

Public Statements in Favor – James Schneller of 620 Ridge Avenue spoke in favor from two perspectives. As a developer of TID #5 he stated that 100% of the revenue generated by TID #5 goes to pay off the debt, however the City has an agreement with the developer that 25% of the revenue goes back to the City. As a member of the Platteville Area Industrial Development Corporation (PAIDC), he stated this is not a cash box, it needs to be thought of as an investment tool, and the City Manager and PAIDC should be required to prove the return on investment. TID #5 is the most successful TID - within 6 years it has grown into nearly 7% of the equalized value of the City and that doesn’t include the new Benvenutos or spec house they are putting up.

Public Statements Against – Garry Prohaska of 280 Division Street, not totally against TIF districts, just against the expansion of TID #7. Has a problem with jumping Chestnut Street going west. He does like what the City did to the infrastructure downtown, but is concerned with area blocked between Main Street, Pine Street, Elm Street, and Chestnut Street. He is dealing with parking problems and water drainage issues right now and the empty lots hold the water. Feels it opens up the door to have chunks of properties leveled and redeveloped.

RDA member Mike Olds mentioned that he initially was concerned with the expansion of TID #7, but as he got educated on the RDA process, he changed his mind. He now sees this as a tool and an opportunity to address some of the water problems on that street, that couldn’t be fixed by the City due to budgetary constraints.

Mr. Harrington explained that if the Plan Commission and RDA approve the resolutions, the next step will be Council action at the July 23 meeting, with final action by the Joint Review Board (consisting of the City, Platteville School District, Grant County, and Southwest Technical College) on July 29.

**MOTION: TID Amendments**
Motion by Miller, second by Munson to adopt Resolution PC13-01 Approving Tax Increment Finance District No. 4 Project Plan Amendment No. 2 as presented. Motion carried 5-0 on a roll call vote.

Motion by Miller, second by Munson to adopt Resolution PC13-02 Approving Tax Increment Finance District No. 5 Project Plan Amendment No. 1 as presented. Motion carried 5-0 on a roll call vote.

Motion by Miller, second by Munson to adopt Resolution PC13-03 Approving Tax Increment Finance District No. 6 Project Plan Amendment No. 1 including two additional properties – 555 E Bus Hwy 151 and 1085 E Mineral Street. Motion carried 5-0 on a roll call vote.
On behalf of the RDA, motion by Ward, second by Zuehlke, to adopt the Resolution Approving Tax Increment Finance District No. 7 Project Plan Amendment No. 2 and the boundary and plan amendments to Redevelopment District #1 as presented. Motion carried 4-0 on a roll call vote.

Motion by Miller, second by Munson to adopt Resolution PC 13-04 Approving Tax Increment Finance District No. 7 Project Plan Amendment No. 2 as presented. Motion carried 5-0 on a roll call vote.

This finished the RDA portion of the meeting. On behalf of the RDA, there was a motion by Ward, second by Daus to adjourn. Motion carried on a voice vote.

APPROVE MINUTES: June 3, 2013 Regular Meeting
Motion by Nall, second by Miller to approve the June 3, 2013 minutes as presented. Motion carried 5-0 on a roll call vote.

MOTION:

A. **Rezoning – Platteville Development Group (PC13-RZ01-12)** – Consider a request to rezone Lot 7 of Keystone Development from the current zoning which is part B-3 Highway Business and part R-3 Multi-family Residential to all R-3 Multi-family Residential. The applicant owns vacant land that was previously platted as Lot 7 of the Keystone Subdivision and would to divide the parcel to create eight residential lots. Community Planning and Development Director Joe Carroll explained that the zoning (part R-3 and part B-3) was established prior to the approval of the plat for the entire Keystone Development (located behind Menards & Walmart), so it was an approximation of where the future lot lines would be located. The intent of the development has always been that this property would be used for residential use, so they are proposing to rezone the entire parcel to R-3 Multi-family Residential. The Council approved the preliminary plat for the property at the June 25th meeting with the condition that the zoning of the property be changed prior to approval of the final plat. Staff recommends approval. No applicant statement or public statements in favor, against, or in general. Motion by Miller, second by Denn to rezone Lot 7 of the Keystone Subdivision to R-3 Multi-family Residential as presented. Motion carried 5-0 on a roll call vote.

B. **Final Plat – Platteville Development Group (PC13-FP01-13)** – Consider a request to divide Lot #7 of Keystone Development into eight parcels for the purpose of developing duplexes. CP&D Director Carroll explained that the preliminary plat was approved by the Council on June 25th and the applicant is following through with submitting the final plat, which will be known as the Second Estates at Keystone, taking Lot 7 and dividing it into eight parcels that will meet all the requirements of the zoning and subdivision ordinances, making it suitable for the construction of duplexes. This will allow the lots to be sold individually. Staff recommends approval with a condition that the zoning be changed prior to recording the final plat. No applicant statement or public statements in favor, against, or in general. Motion by Nall, second by Leighty to approve the final plat for the Second Estates at Keystone with the condition that the zoning for the property be changed prior to recording the final plat, so that the zoning boundaries conform to the lot boundaries. Motion carried 5-0 on a roll call vote.

C. **Certified Survey Map – Lonnie Holze (PC13-CSM04-10)** – Consider a request to divide a lot at the corner of Camp Street and Washington Street. CP&D Director Carroll explained that the applicant received approval in March of 2012 to combine two single-family lots into one lot to allow for the construction of a duplex residential building. The applicant preferred to construct one duplex rather than two single-family homes, which would have been allowed without the lot consolidation. The duplex was constructed and the applicant is now requesting to re-subdivide.
this lot back into two lots to allow for the construction of another single-family home for rent in addition to the duplex. The Plan Commission denied this same request in December of 2012. Overall there is not enough land area to accommodate a duplex and single-family structure and if the land division is approved, the existing building will be in violation of the minimum rear-yard setback, creating a non-conforming lot and setback. The applicant did receive approval from the Zoning Board of Appeals in November 2012 for two variances which will expire after 12 months. Staff recommends denial since the CSM would create a lot that is not in compliance with the minimum requirements of the zoning ordinance. Applicant Lonnie Holze answered questions of the Plan Commission, noted that there was some confusion with the previous Plan Commission and stated that originally he wanted to do a PUD, but was told that the Plan Commission was phasing them out, so he was trying to do the most that he could with the lot. John Duggan of 63 Means Drive registered in favor of the project. No public statements in favor, against, or in general. Motion by Cenn, second by Leighty to approve the CSM with the condition that the CSM be recorded with the Grant County Register of Deeds and a copy provided to the City. Motion carried 5-0 on a roll call vote.

D. Planned Unit Development (PUD) Amendment – Argall Dairies (PC13-PUD01-11) – Consider a request to amend a planned unit development for the property at 1415 Evergreen Road. CP&D Director Carroll explained there was a condition in the PUD of the property to allow the office space located in the former barn to be used as a residential apartment with the conditions that “the residential portion of the building shall be limited to one residence and shall not involve any building expansions, and to limit the residential zoning to the current owner with the zoning reverting to B-3 commercial/industrial if the property is sold.” The applicant recently purchased the property and was unaware of this condition until he went to renew the rental license for the apartment. He is requesting a continuation of the current uses of the property as previously approved, including the residential apartment. The only change from the previous approval is the property owner; therefore the request it to amend the previous PUD approval to allow the residential apartment to continue. Carroll noted that this type of condition is hard to keep track of since there isn’t a legal way to put this on a deed and recommended amendment of the PUD without having that condition. Plan Commission discussion ensued. Applicant Scott Argall of Mineral Point was concerned that the conditions didn’t show up on any title work during the sale of the property and noted it would be a hardship for him if he couldn’t continue to rent out the apartment. Motion by Leighty, second by Cenn to approve the Planned Unit Development amendment for the property at 1415 Evergreen Road to allow the current residential use on the property to continue and will not terminate with a new owner. Motion carried 5-0 on a roll call vote.

COMPREHENSIVE PLAN UPDATE: Review and discuss the draft updated Comprehensive Plan document. The Plan Commission discussed proposed changes to the proposed land use map identified by red squiggly outlines. CP&D Director Carroll noted that these were some areas where the current zoning doesn’t meet the current use and was looking for direction from the Plan Commission to see if now was the time to change the recommended land use. In some cases, it may be where projected development may be.

Public Works Director Howard Crofoot noted that the area northeast of the Prairie View Development shouldn’t be yellow (medium density), but rather blue (conservancy). Another suggestion was to change the south end of Golden Heights development be changed from white (low density) to yellow (medium density) since there have been times in the past when developers have asked to do so. The Plan Commission was in favor.
Carroll also reminded the Plan Commission to again review the goals, recommendations, and maps and to contact him if they have any questions or need clarification. He stressed that he wants to make sure they are comfortable with the update to the Comprehensive Plan before they are asked to vote on it.

ADJOURNMENT:
Motion by Miller, second by Leighty to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 8:53 PM.

Respectfully submitted,

[Signature]

Jan Martin, City Clerk
APPENDIX D: Plan Commission Resolution Approving TID #4, Amendment No. 2 Project Plan
RESOLUTION NO. PC13-01

APPROVING TAX INCREMENT FINANCE DISTRICT NO.4
PROJECT PLAN AMENDMENT NO.2

PLAN COMMISSION OF THE CITY OF PLATTEVILLE, WISCONSIN

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the City of Platteville Plan Commission has prepared an Amendment to the Project Plan of Tax Increment Finance District No. 4 to allow the City to use increment to fund projects within a one-half mile radius of the Tax Increment Finance District No. 4 boundary; and

WHEREAS, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 4 Project Plan Amendment No. 2; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 4, including the County of Grant, Southwest Wisconsin Technical College, and the Platteville School District pursuant to Wis. Stats. Section 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed Tax Increment District No. 4 Project Plan Amendment No. 2; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Platteville the Tax Increment Finance District No. 4 Project Plan Amendment No. 2 in the form attached hereto as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Wis. Stats. Section 66.1105(4)(h)1:

1. The Plan Commission hereby finds and determines that Tax Increment District No. 4 Project Plan Amendment No. 2 and the Project Plan as amended by said Amendment No. 2 are feasible and in conformity with the master plan of the City of Platteville.
2. The Plan Commission hereby approves, accepts, and adopts Tax Increment Finance District No. 4 Project Plan Amendment No. 2 in the form attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED that the Plan Commission recommends that the Common Council approve Project Plan Amendment No. 2 of Tax Increment District No. 4, City of Platteville, Wisconsin pursuant to Wis. Stats. Section 66.1105(4)(h)1.

This Resolution was duly adopted at a meeting of the Plan Commission of the City of Platteville on the 1st day of July, 2013.
PLAN COMMISSION

By: ____________________________
Eileen Nickels
Plan Commission Chairperson

ATTEST:

[Signature]
Jan Martin, City Clerk
APPENDIX E: Common Council Resolution Approving TID #4, Amendment No.2 Project Plan
RESOLUTION NO. 13-25

RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO. 4
PROJECT PLAN AMENDMENT NO. 2

COMMON COUNCIL OF THE CITY OF PLATTEVILLE, WISCONSIN

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the City of Platteville Plan Commission has prepared an Amendment to the Project Plan of Tax Increment Finance District No. 4 to allow the City to use increment to fund projects within a one-half mile radius of the Tax Increment Finance District No. 4 boundary; and

WHEREAS, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 4 Project Plan Amendment No. 2; and

WHEREAS, such public hearing was properly noticed in the City’s official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 4, including the County of Grant, Southwest Wisconsin Technical College, and the Platteville School District pursuant to Wis. Stats. Section 66.1105(4)(a); and

WHEREAS, such public hearing afforded interested parties an opportunity to express their views on the proposed Tax Increment District No. 4 Project Plan Amendment No. 2; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission favorably recommended to the Common Council of the City of Platteville the Tax Increment Finance District No. 4 Project Plan Amendment No. 2 in the form attached hereto as Exhibit “A”.

NOW, THEREFORE, BE IT RESOLVED, that in accordance with Wis. Stats. Section 66.1105(4)(h)1:

1. The Common Council hereby finds and determines that Tax Increment District No. 4 Project Plan Amendment No. 2 and the Project Plan as amended by said Amendment No. 2 are feasible and in conformity with the master plan of the City of Platteville.
2. The Common Council hereby approves, accepts, and adopts Tax Increment Finance District No. 4 Project Plan Amendment No. 2 in the form attached hereto as Exhibit “A”.

This Resolution shall take effect upon approval by the Joint Review Board pursuant to Wis. Stats. Section 66.1105(4m).

This Resolution was duly adopted at a regular meeting of Common Council of the City of Platteville on the 23rd day of July, 2013.
COMMON COUNCIL

By: Eileen Nickels
Eileen Nickels, Common Council President

ATTEST:

[Signature]

Jan Martin, City Clerk
APPENDIX F: Proof of Publication of Joint Review Board Final Meeting Class 1 Notice
PUBLIC NOTICE

CITY OF PLATTEVILLE

STATE OF WISCONSIN

By

JAN MULLEN

City Clerk

Annexation Notice

Annexations into the City of Platteville will be made a reasonable opportunity to be heard before the adoption of the proposed annexation. The annexation will be made after a hearing on the proposal. The annexation is expected to be made at the City Council meeting on March 27, 2017.

Public Notice is hereby given that the City of Platteville will hold a meeting on Monday, April 17, 2017, at 6:00 PM in the Council Chambers where the annexation will be discussed and acted on.

July 18, 2017

City of Platteville, Wisconsin

STATE OF WISCONSIN

j.mullen@platteville-wi.gov

PUBLIC NOTICE

ANNEXATION NOTICE

CITY OF PLATTEVILLE

STATE OF WISCONSIN

By

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July 18, 2017

City of Platteville, Wisconsin

STATE OF WISCONSIN

j.mullen@platteville-wi.gov
APPENDIX G: Joint Review Board Minutes
A Meeting of the Joint Review Board for the City of Platteville was held on July 29, 2013 at 4:00 p.m. in the Council Chambers at 75 N. Bonson Street, Platteville, Wisconsin.

MEMBERS PRESENT: Connie Valenza, Barb Daus, Duane Ford, Larry Wolf, Dave Jones
OTHERS PRESENT: Melissa Pahl, Scott Harrington, Larry Bierke (arrived 4:15 p.m.)

Call to Order
Chairwoman Daus called the meeting to order at 4:00 pm, with all members present.

Explanation and Discussion Regarding TID Amendments
Scott Harrington from Vandewalle & Associates provided an overview of all the proposed changes to the tax increment finance districts. He explained the changes as follows: TIF District #4 – project plan amendment. TIF District #5 – project plan amendment. TIF District #6 – boundary change. TIF District #7 – boundary change and project plan amendment.

Mr. Harrington explained that the Plan Commission, RDA and Common Council have all approved the proposed resolutions for the TIF Districts. He went on to say none of the amendments extend the life of any of the TiDs. The project plans detail how the money can be spent. Mr. Harrington said it is proposed that funds from TID #5 will be used to initiate development in TID #7.

Mr. Harrington noted that the Joint Review Board was required to make certain findings regarding the amendments to each District and that a summary of those findings was included in the packets sent out to the Board. Discussion was held on the definition of blight, who determines if something is blighted and how the designation as blighted could affect a property. Brief discussion also was held on the potential impacts of tax-exempt development on the finances of a district.

Action on Resolutions approving TID Amendments
Motion by Wolf, second by Ford, to approve the proposed resolution relative to TIF District #4-Amendment No. 2. Motion carried unanimously on a roll call vote.

Motion by Ford, second by Jones, to approve the proposed resolution relative to TIF District #5-Amendment No. 1. Motion carried unanimously on a roll call vote.

Motion by Ford, second by Valenza, to approve the proposed resolution relative to TIF District #6-Amendment No. 1. Motion carried unanimously on a roll call vote.

Motion by Jones, second by Ford, to approve the proposed resolution relative to TIF District #7-Amendment No. 2. Motion carried unanimously on a roll call vote.

It was noted that no one else was present so there was no public comment.

Scott Harrington thanked everyone for their cooperation and dedication.
Other Items Allowed By Law
None

Adjournment
Motion by Ford, second by Wolf, to adjourn. Motion carried on a voice vote. Meeting adjourned 4:40 p.m.

Submitted by

Carol Riniker
Community Planning & Development/Zoning Coordinator
A Meeting of the Joint Review Board for the City of Platteville was held on July 1, 2013 at 5:00 p.m. in the Council Chambers at 75 N. Bonson Street.

MEMBERS PRESENT: Connie Valenza, Barb Daus, Duane Ford, Larry Wolf
OTHERS PRESENT: Joe Carroll, Eileen Nickels, Melissa Pahl, Jim Schneller, Scott Harrington, Dan Dreessens.

Call to Order

Election of Chairperson

*Motion* by Ford to nominate Barb Daus as the Chairperson. Second by Valenza. Motion approved.

Election of 5th Member at Large

Daus suggested that Dave Jones would be a good member for the Board. He is a retired banker with knowledge of the community, and he is willing to serve.

*Motion* by Daus to nominate Dave Jones as the 5th Joint Review Board member. Second by Ford. Motion approved.

Initial Explanation of TID Amendments

Scott Harrington from Vandewalle & Associates provided an overview of all the proposed changes to the tax increment finance districts. Included was a discussion regarding the boundary amendments to TID 6 that were identified after the public hearing map was published.

Review Adoption Schedule

There was a consensus to hold the next JRB meeting at 4:00 p.m. on Monday, July 29th.

Adjournment

*Motion* by Ford to adjourn. Second by Valenza. Meeting adjourned at 5:50 p.m.

Submitted by

Joe Carroll
Community Planning & Development Director
APPENDIX H: TID #4 Joint Review Board Final Information and Decision
JOINT REVIEW BOARD

CITY OF PLATTEVILLE
TIF DISTRICT NO. 4 PROJECT PLAN AMENDMENT NO. 2

INFORMATION AND PROJECTIONS

Wisconsin state law requires that certain information and projections be provided to the Joint Review Board. The contents are listed in Section 66.1105(4m)(c)(1), Wis. Stats.

(i) The local legislative body shall provide the joint review board with the following information and projections:

1. The specific items that constitute the project costs, the total dollar amount of these project costs to be paid with the tax increments, and the amount of tax increments to be generated over the life of the tax incremental district.

Response:
The primary purpose of Amendment No. 2 is to use all future increment to fund infrastructure projects within one-half mile of the District just to the west of the current District boundary. New projects are proposed as shown in Table 1 and described further in the Project Plan document, plus finance charges of approximately $138,000. The financial impact of these additions is minimal as they will be in lieu of the previously authorized donations to TID No. 7 of a similar amount. Total tax increment over the remaining life of the District is expected to be about $1,159,600.

Table 1: Proposed Projects

<table>
<thead>
<tr>
<th>Infrastructure Project</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storm water improvements west of Eastside Road in the vicinity of the Evergreen Road intersection</td>
<td>$540,000</td>
</tr>
<tr>
<td>Purchase of easements for the above improvements</td>
<td>$135,000</td>
</tr>
<tr>
<td>Extension of Vision Dr. to the west of Eastside Road</td>
<td>$345,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>$1,020,000</strong></td>
</tr>
</tbody>
</table>

2. The amount of the value increment when the project costs in subd. 1 are paid in full and the tax incremental district is terminated.

Response:
TID No. 4 had a reported equalized value increment of $7,840,100 as of January 1, 2012. As the District is mostly builitout, this value is not expected to change much prior to the close of the TID in 2019, the same year that all project costs will be paid in full.
3. The reasons why the project costs in subd. 1 may not or should not be paid by the owners of property that benefit by improvements within the tax incremental district.

Response:
The City will continue to responsibly use TID No. 4 tax increments to encourage and expand businesses, create new jobs, and continue with needed infrastructure extensions. The original TID No. 4 Project Plan included the use of District tax increments primarily to assist with the costs of initial site development and primary infrastructure in the District. Since then, most of the original public improvement projects have been completed, significant industrial and manufacturing development has taken place, and the value of property has grown tremendously. Now, additional infrastructure near the TID No. 4 boundary is necessary to encourage future business and job growth. As demonstrated since the TID was first established, this level of development would be nearly impossible to achieve but for the resources offered by the TID.

4. The share of the projected tax increments in subd. 1 estimated to be paid by the owners of taxable property in each of the taxing jurisdictions overlying the tax incremental district.

Response:
The January 1, 2012, TID No. 4 had a total equalized value of $11.04 million and a total incremental value of $7.84 million, which generates approximately $193,262 in annual revenue. The share of tax increments estimated to be paid by the owners of taxable property in each of the taxing jurisdictions is estimated as follows:

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>Tax Rate</th>
<th>Amount</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grant County</td>
<td>0.003831788</td>
<td>$30,042</td>
<td>15.54%</td>
</tr>
<tr>
<td>City of Platteville</td>
<td>0.007418435</td>
<td>$58,161</td>
<td>30.09%</td>
</tr>
<tr>
<td>Platteville School District</td>
<td>0.011265312</td>
<td>$88,321</td>
<td>45.70%</td>
</tr>
<tr>
<td>Southwest Technical College</td>
<td>0.002134930</td>
<td>$16,738</td>
<td>8.66%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>$193,262</td>
<td>100.00%</td>
</tr>
</tbody>
</table>

5. The benefits that the owners of taxable property in the overlying taxing jurisdictions will receive to compensate them for their share of the project tax increments in subd. 4.

Response:
The long-term benefits to not only the City of Platteville residents but those in the overlying taxing jurisdictions have been the addition of nearly $8 million in new tax base. Further, the new development has added several dozen jobs to the community in addition to the infrastructure extensions provided by the TID. The additional infrastructure improvements should attract additional investment and more quality jobs to the benefit of all.
Under the Wisconsin Statutes, Joint Review Boards must base their decision to approve or deny a proposed tax incremental district plan and boundary designation on the following criteria:

A. Whether the development expected in the tax incremental district would occur without the use of tax incremental financing;

B. Whether the economic benefits of the tax incremental district, as measured by increased employment, business and personal income and property value are insufficient to compensate for the cost of improvements; and

C. Whether the benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying tax districts.

The following information and data address the above criteria and summarize the positive impacts of TIF District No. 4 in the City of Platteville and overlying taxing districts:

A. TIF District No. 4 was created for multiple purposes which include, but are not limited to: job creation (living wage jobs); tax base creation; diversifying the tax base; development to City standards of under-utilized properties; infrastructure extensions; providing services for appropriate development; business recruitment; and enhancing land use patterns. Growth in the TID and the community has slowed over the last few years, but the economy is starting to show signs of recovery and the City believes the resources of the TID can be used to overcome various market constraints to bring significant new development to the community. Even prior to the recession, most of the new development within the community was within one the TIF districts, further indicating the need for this important economic tool to promote and attract growth and development to the City.

B. While the economic benefits of creating TIF District No. 4 are numerous and benefit not only the City of Platteville but also the overlying taxing jurisdictions, the amount of revenue generated from increased employment and income taxes as well as increases in property values is insufficient to compensate for the project expenditures and debt service associated with borrowing for those project costs. As the City has demonstrated since the creation of TID No. 4 in 1997, and with all of its TIF districts, only through the economically responsible use of tax increment financing can these project costs be paid.
C. The amendment of TID No. 4 will allow the City to actively promote and attract new business development and job creation through infrastructure extensions. Development in the community has lagged for several years with the TIF districts seeing the bulk of new businesses and development during that time. Even with the economy beginning to turn around, the City will need to continue using the resources provided by tax increment districts to attract new development and expand existing businesses. Because the existing tax base of TID #4 is stable, the District should be able to make this last investment while still closing the TID on time and with a positive cash balance.
JOINT REVIEW BOARD

RESOLUTION APPROVING COMMON COUNCIL RESOLUTION
AMENDING THE TIF DISTRICT NO. 4 PROJECT PLAN
CITY OF PLATTEVILLE, WISCONSIN

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Platteville, Wisconsin, has reviewed the public record, planning documents and resolution related to Project Plan Amendment No. 2 for TIF District No. 4, City of Platteville, Wisconsin; and

WHEREAS, the Joint Review Board, Tax Incremental District No. 4, City of Platteville, Wisconsin, has received in an open meeting additional information from the City of Platteville staff regarding Project Plan Amendment No. 2 for TIF District No. 4, City of Platteville, Wisconsin.

NOW, THEREFORE, BE IT RESOLVED that the Joint Review Board finds:

1. The development expected in TIF District No. 4, City of Platteville, Wisconsin, would not occur without the use of tax incremental financing;

2. The economic benefits of TIF District No. 4, City of Platteville, Wisconsin, as measured by increased employment, business and personal income and property value, are insufficient to compensate for the cost of the improvements;

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts in TIF District No. 4, City of Platteville, Wisconsin.

Adopted this 29th day of July, 2013.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT No. 4
AMENDMENT No. 2
CITY OF PLATTEVILLE, WISCONSIN

By: Barbara M. Jones
Joint Review Board Ch
APPENDIX I: City Attorney Opinion
August 5, 2013

Common Council President Eileen Nickels  
City of Platteville  
75 North Bonson Street  
Platteville, WI 53818

Re: City of Platteville Tax Increment District No. 4 Project Plan Amendment No. 2  
Opinion Letter Regarding Compliance with SS 66.1105(4)

Dear Council President Nickels:

As City Attorney for the City of Platteville, I have been asked to review the TID No. 4 Project Plan Amendment No. 2. In accordance with my duties, I have reviewed not only the proposed Project Plan text and maps but also the following documents:

1. Notice of Public Hearing relating to adoption of said Amendment No. 2;
2. Minutes of Platteville Plan Commission dated July 1, 2013, related to said public hearing;
3. Resolution No. 2013-25 of the Platteville Common Council relating to approval of the said Amendment No. 2;
4. Notices to Chief Executive Officers or administrators of all local governmental entities having power to levy taxes on property within TID No. 4; and
5. Minutes of meeting and decision of the Joint Review Board relating to said Amendment No. 2 dated July 29, 2013.

Based upon the foregoing and information submitted to me, it is my opinion that the Project Plan for Tax Increment District No. 4, as revised by Amendment No. 2, is complete and complies with Wis. Stats. § 66.1105(4).
I am providing you with a copy of this letter which should be attached to the Project Plan for its submittal to the Wisconsin Department of Revenue. Any questions regarding this opinion may be directed to me.

Sincerely,

[Signature]

Brian C. McGraw
Attorney, City of Platteville
APPENDIX J: Boundary Description

TID No. 4 boundaries are shown on Map 1. This amendment will not change the boundaries of Platteville TID No. 4.