

**CITY OF PLATTEVILLE, WISCONSIN**

**Project Plan –Amendment No. 1 to  
Tax Incremental Finance District No. 5**

**Platteville Development Group Development Area**

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

**Prepared by:  
Vandewalle & Associates**

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## **AMENDED SECTION I. Introduction**

This Tax Increment Financing District #5 (TID #5) Project Plan Amendment No. 1 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 #5 Project Plan for public and private sector development within the original boundaries of TID #5.

The City of Platteville created TID #5 in 2005 as a Mixed Use District under Wisconsin Statutes. This first amendment to the TID will allow the City to utilize positive tax increments from the District for the following:

- Pay for additional infrastructure projects within TID # 5.
- Assist private development projects within TID #5.
- Pay for public improvements within one-half mile of TID #5.
- Donate funds to TID #7.

The development that is anticipated to occur will provide long term tax benefits to both the City and all other overlying taxing jurisdictions.

The original TID #5 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, which was vacant and undeveloped prior to its creation. Since then, all of the original public improvement projects have been completed, significant commercial development has taken place, and the value of property has grown tremendously; however, development has been at a slower pace than originally envisioned and no residential development has been started. Nevertheless, increment from the existing development is projected to be sufficient to satisfy all District obligations detailed in a pay as you go agreement between the City and the District developer wherein nearly 100% of the annual tax increment is used to pay the loan on the original infrastructure.

This amendment is being proposed and processed simultaneously with amendments to Platteville TIDs 4, 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 No. 1 to TID #5 and the concurrent amendments to the other Districts have been prepared consistent with the outcomes from the above-referenced meetings. The purpose of this amendment is for the City to borrow the funds necessary to pay off all outstanding pay as you go obligations in order to use the remaining increment from existing development, and that projected

from future development, to fund additional improvements and programs within the District, and within a half-mile of the District, to promote additional development consistent with District goals. Further, this amendment also provides for donations to TID #7, a “blighted” district that covers much of downtown Platteville. Although total District expenditures are being increased substantially, the City intends to use sound fiscal practices to ensure that the District will close on time and with all obligations satisfied.

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

The following is the formal meeting/action calendar for the City of Platteville Tax Incremental Finance District # 5 Amendment No. 1 process:

Date	Meeting/Action
June 10, 2013	Municipality notifies taxing entities (school district, county, and vocational college) of the proposed District amendment and public hearing.
June 12, 2013	First Notice of Public Hearing is published in the local newspaper (Class 2).
June 19, 2013	Second Notice of Public Hearing is published in the local newspaper.
July 1, 2013	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 and Map occurs.
July 1, 2013	Plan Commission holds the Public Hearing for the amended Project Plan and Map. 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.
July 23, 2013	Common Council action on the proposed amendment to the TID #5 Project Plan. Approval by resolution contains findings that detail the TID's consistency with state statutes.
July 29, 2013	Upon approval of the Common Council, the Joint Review Board holds a second meeting to review the proposed Project Plan amendment and act on them by resolution. The Board submits its decision to the City no more than 7 days after the vote.
By September 21, 2013	The City of Platteville notifies the Department of Revenue of the adopted TID #5 amendment subsequent approval by the Joint Review Board.
By October 31, 2013	The City submits the amendment packet documentation and amended Project Plan to the Department of Revenue for certification.

**AMENDED SECTION II. District Boundary**

Map 1 shows the current boundaries of the District and those areas within one-half mile that also are within the Platteville City limits. No changes to the District boundaries are proposed as part of this amendment.

**SECTION III. Plan Goals, Objectives and Statement of Need**

This Amendment No. 1 proposes no changes to this section as originally adopted in 2005.

**SECTION IV. Existing Land Uses and Conditions of Real Property in the Project Area**

This Amendment No. 1 proposes no changes to this section as originally adopted in 2005.

**SECTION V. Proposed Changes in Project Area Land Uses and Zoning**

This Amendment No. 1 proposes no changes to this section as originally adopted in 2005.

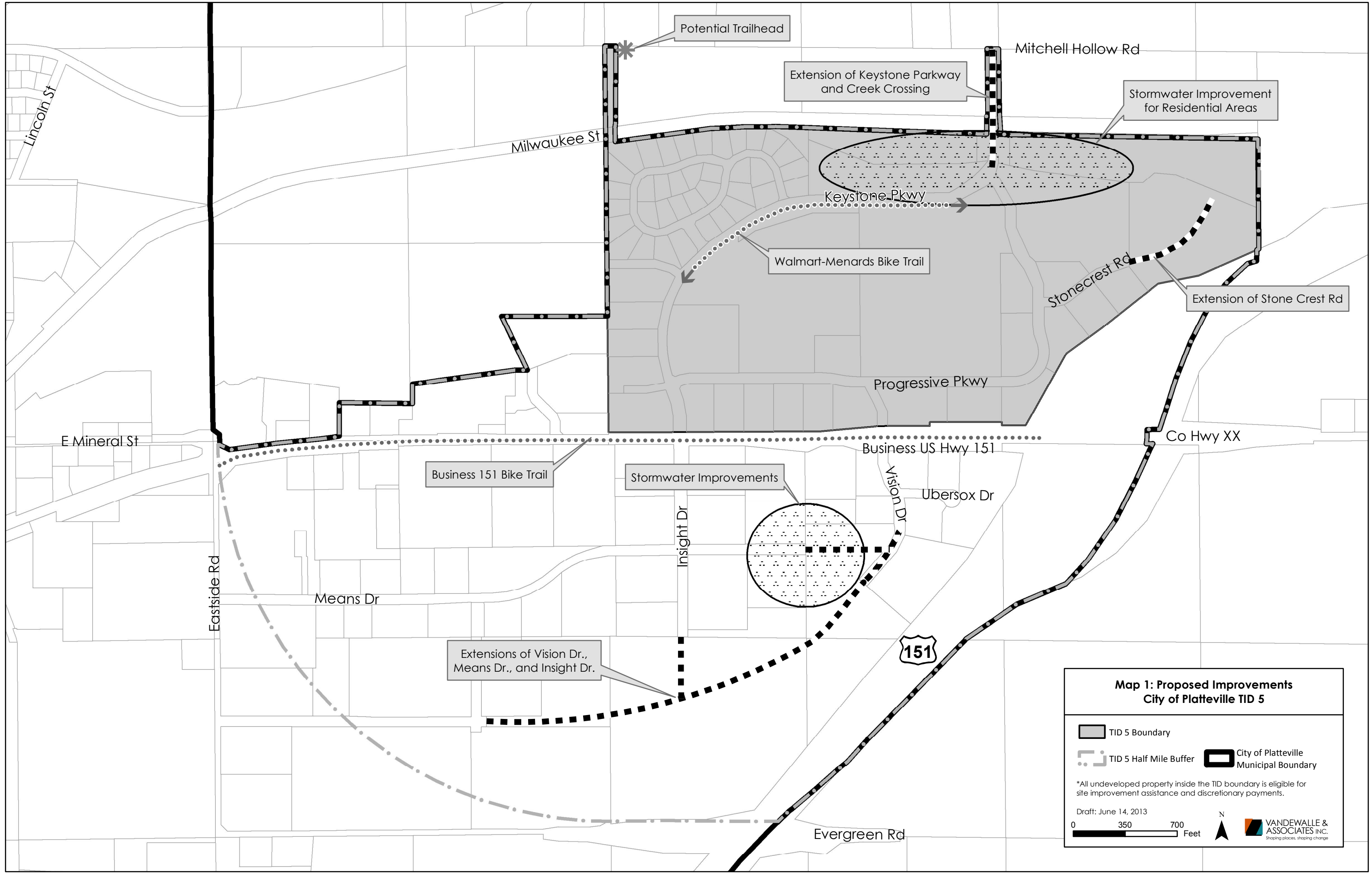
**AMENDED SECTION VI. Statement of Proposed Public and Private Improvements**

Following the project categories described in Section VI of the original Project Plan, several new projects are proposed as shown in Table 1 and Map 1. 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.

As noted on Table 1, the City intends to use tax increment to fund several projects in areas that fall within one-half mile of the TID #5 boundary 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.

**AMENDED SECTION VII. Estimated Project Cost and Schedule of Completion**

Table 2 provides a schedule for all of the proposed projects shown in Table 1. It also includes donations to TID #7 and site development and discretionary payments to be made available on a pay as you go basis. 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 original Project Plan and this amendment.



Potential Trailhead

Extension of Keystone Parkway and Creek Crossing

Mitchell Hollow Rd

Stormwater Improvement for Residential Areas

Milwaukee St

Keystone Pkwy

Walmart-Menards Bike Trail

Stonecrest Rd

Extension of Stone Crest Rd

Progressive Pkwy

E Mineral St

Business US Hwy 151

Co Hwy XX

Business 151 Bike Trail

Stormwater Improvements

Vision Dr

Ubersox Dr

Eastside Rd

Means Dr

Insight Dr

Extensions of Vision Dr., Means Dr., and Insight Dr.

151

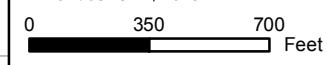
Evergreen Rd

**Map 1: Proposed Improvements  
City of Platteville TID 5**

-  TID 5 Boundary
-  TID 5 Half Mile Buffer
-  City of Platteville Municipal Boundary

\*All undeveloped property inside the TID boundary is eligible for site improvement assistance and discretionary payments.

Draft: June 14, 2013



**VANDEWALLE & ASSOCIATES INC.**  
Shaping places, shaping change

**Table 1: Proposed Projects and Expenditures**

PROJECT DESCRIPTION	Estimated Cost	Totals(1)
<b>Infrastructure</b>		
<u>In District</u>		
Walmart-Menards Bike Loop	\$80,000	
Keystone Parkway extension and creek crossing	\$725,000	
Stormwater improvements for residential areas	\$150,000	
Stone Crest Rd. extension	\$1,350,000	
Mitchell Hollow Rd. trailhead	\$150,000	
Sub-total	\$2,455,000	
<u>Wiithin One-half Mile</u>		
Business 151 bike trail	\$500,000	
Stormwater improvements west end of Means Dr.	\$400,000	
Extension of Vision, Means & Insight Roads	\$2,819,000	
Sub-total	\$3,719,000	\$6,174,000
<b>Site Prep(2)</b>		\$768,000
<b>Promotion and Development(3)</b>		\$720,000
<b>Real Estate Assembly Costs</b>		\$0
<b>Administration</b>		\$1,950
<b>Organizational Costs</b>		\$7,600
<b>Professional Consultants(4)</b>		\$0
<b>Discretionary Payments(5)</b>		\$768,000
<b>Donations to TID #7(6)</b>		\$2,400,000
<b>Finance Charges and Interest</b>		\$2,506,839
<b>Total Cost:</b>		<b>\$13,346,389</b>

**Footnotes:**

- (1) All costs are estimates in 2013 dollars and subject to inflation and refinement as more information becomes available.
- (2) Site preparation costs are expected to be funded at an average of approximately \$7,500 per acre.
- (3) Promotion and development includes payments to economic development partners.
- (4) Costs for professional consultants are included in infrastructure cost estimates and will be recorded separately at the time they are incurred.
- (5) Discretionary payments are expected to be funded at an average of approximately \$7,500 per acre as may be needed to ensure the financial feasibility of development projects.
- (6) TID #7 is a blighted District and currently has unfunded obligations.

**Table 2: Schedule of Proposed Projects and Expenditures**

PROJECT DESCRIPTION	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
<b>Infrastructure</b>														
In District		\$955,000					\$1,350,000							\$2,305,000
Within a 1/2-mile		\$650,000					\$3,219,000							\$3,869,000
<b>Site Prep</b>														
In District			\$24,000	\$72,000	\$96,000	\$120,000	\$144,000	\$120,000	\$96,000	\$72,000	\$24,000			\$768,000
Within a 1/2-mile														\$0
<b>Promotion and Development</b>														
In District		\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$720,000
Within a 1/2-mile														\$0
<b>Real Estate Assembly Costs</b>														
In District														\$0
Within a 1/2-mile														\$0
<b>Administration</b>														
In District	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$150	\$1,950
Within a 1/2-mile														\$0
<b>Organizational Costs</b>														
In District	\$7,600													\$7,600
Within a 1/2-mile														\$0
<b>Professional Consultants</b>														
In District														\$0
Within a 1/2-mile														\$0
<b>Discretionary Payments</b>														
In District			\$24,000	\$72,000	\$96,000	\$120,000	\$144,000	\$120,000	\$96,000	\$72,000	\$24,000			\$768,000
Within a 1/2-mile														\$0
<b>Donations to TID #7</b>														
		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,400,000
<b>Total Cost:</b>														
In District & Transfers	\$7,750	\$1,215,150	\$308,150	\$404,150	\$452,150	\$500,150	\$1,898,150	\$500,150	\$452,150	\$404,150	\$308,150	\$260,150	\$260,150	\$6,970,550
Within a 1/2-mile	\$0	\$650,000	\$0	\$0	\$0	\$0	\$3,219,000	\$0	\$0	\$0	\$0	\$0	\$0	\$3,869,000
Total Annual Cost	\$7,750	\$260,150	\$308,150	\$404,150	\$452,150	\$500,150	\$548,150	\$500,150	\$452,150	\$404,150	\$308,150	\$260,150	\$260,150	\$4,665,550
Total Cost to be Financed	\$0	\$1,605,000	\$0	\$0	\$0	\$0	\$4,569,000	\$0	\$0	\$0	\$0	\$0	\$0	\$6,174,000
Total All Costs	\$7,750	\$1,865,150	\$308,150	\$404,150	\$452,150	\$500,150	\$5,117,150	\$500,150	\$452,150	\$404,150	\$308,150	\$260,150	\$260,150	\$10,839,550



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**AMENDED SECTION VIII. Project Financing, Tax Increment Projection, and Economic Feasibility****Financing Methods**

Under Wisconsin law there are several methods of borrowing, some of which apply against a municipality's debt limit, and others that do not apply against the limit. The state sets this limit at five percent (5%) of the municipality's total equalized property valuation. The feasibility of financing specific projects at any given time using a particular method can be determined based on the municipality's current fiscal situation, anticipated non-TIF related capital needs, the amount of money to be borrowed, interest rates, and lending terms.

Possible funding sources include:

- "Pay as you go" or Developer-Financed: Pay as you go is a contractual commitment in a development agreement, a separate contract-to-pay, or a separately issued Pay as you go note. Regardless of its form, it is defined as a "bond" in State statutes. In Pay as you go, it is the developer, not the municipality, who finances the costs of making improvements. The municipality later reimburses the developer for qualified expenditures with a bond to be paid with TIF revenues. Payments by the municipality to the developer on the bond are contingent on the availability of TIF revenues. The developer, not the municipality, carries the risk that TIF revenues will not be sufficient to cover the bond payments. A Pay as you go Bond does not constitute a general obligation of the municipality and is not included when calculating debt limits.
- General Obligation Borrowing: General Obligation Borrowing includes all types of municipal borrowing from banks, the State Trust Fund, or other lending institutions. This method of borrowing requires little effort or legal expenditures and works particularly well for smaller projects.
- General Obligation Bonding: General Obligation Bonds are a debt instrument backed by the full faith and credit of the municipality and its ability to raise revenue through taxation. In the case of default, the municipality is liable for repayment of the debt. As a result, this type of debt can often result in lower interest rates than regular General Obligation Borrowing. The high fees associated with the issuance of the bonds make them more attractive for larger projects.
- Mortgage Revenue Bonds: Revenue Bonds are a debt instrument backed by revenue generated from the project. These types of bonds are also mainly used for larger debt issuances due to their relatively high associated fees. They are typically issued by municipal bodies that raise revenues on either a fee for service type basis, such as the Water & Sewer Utility, or future tax increment revenues generated from a particular project or district. These types of bonds generally do not count against a municipality's five percent debt limit.
- Special Assessment "B" Bonds: Special Assessment "B" Bonds are a debt instrument backed by the municipality's ability to raise revenue from special assessments charged to persons, organizations, or businesses receiving benefits from the project. These bonds also do not normally count against a municipality's debt limit.

**Projected Revenues**

Table 3 provides an update of the development and increment projections contained in the original Project Plan. Consistent with the statewide and national recession that began in 2008, actual development and values lag the original projections by about three years. However, the local economy appears to be recovering at an increasing rate as exemplified by the restaurant currently under construction and the pending spec home to be constructed this year in TID #5. Accordingly, Table 3 adjusts the remaining development and value projections by extending them out an additional three years.

**Table 3: Projected Value Increment from Development**

2005 Base Value: \$29,500
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Year	New Increment from Construction	Total Value Increment	Total Valuation
2012		\$36,010,200	\$36,039,700
2013	\$1,835,000	\$37,815,700	\$37,845,200
2014	\$2,835,000	\$40,621,200	\$40,650,700
2015	\$2,835,000	\$43,426,700	\$43,456,200
2016	\$2,835,000	\$46,232,200	\$46,261,700
2017	\$2,835,000	\$49,037,700	\$49,067,200
2018	\$2,835,000	\$51,843,200	\$51,872,700
2019		\$51,813,700	\$51,843,200
2020		\$51,784,200	\$51,813,700
2021		\$51,754,700	\$51,784,200
2022		\$51,725,200	\$51,754,700
2023		\$51,695,700	\$51,725,200
2024		\$51,666,200	\$51,695,700
2025		\$51,636,700	\$51,666,200
2026		\$51,607,200	\$51,636,700
2027		\$51,577,700	\$51,607,200
<b>Total</b>	<b>\$16,010,000</b>		

**Project Financing**

Two borrowings are anticipated as part of this amendment. The City is nearing the General Obligation debt limits established by policy of the Common Council so these are likely to be structured with one of the other financing methods described above, such as Revenue Bonds backed by future tax increment. As shown on Table 4, a principal borrowing amount of \$5,964,173 is anticipated in 2013. This includes the full reimbursement of the outstanding balance of \$4,359,173 for the construction of the initial infrastructure projects as described in the original Project Plan. In the original Plan and current developer agreement, infrastructure costs were to be reimbursed on a pay as you go basis with nearly 100% of the annual increment. However, in order to permit additional projects to be undertaken in a timelier manner, the City now proposes to finance the outstanding balance itself for these initial infrastructure expenditures. Further, the City proposes to borrow an additional \$1,605,000 to fund new infrastructure projects both within the District and within one-half mile of the District as described in Table 1 in Section VI.

**Table 4: Proposed 2013 Borrowing**

<b>Anticipated projects include:</b>	Reimburse outstanding infrastructure balance	\$4,359,173
	Business 151 bike trail*	\$500,000
	Walmart-Menards Bike Loop	\$80,000
	Mitchell Hollow Rd. trailhead	\$150,000
	Keystone Parkway extension and creek crossing	\$725,000
	Stormwater improvements for residential areas	<u>\$150,000</u>
	<b>Total</b>	<u>\$5,964,173</u>

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

Loan Terms	
Loan Amount	\$5,964,173
Annual Interest Rate	4.30 %
Loan Period in Years	12
Number of Payments Per Year	1
Start Date of Loan	9/1/2013
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 646,606.56
Scheduled Number of Payments	12
Actual Number of Payments	12
Total Early Payments	\$ -
Total Interest	\$ 1,795,105.69

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	9/1/2014	\$ 5,964,173.00	\$ 646,606.56	\$ -	\$ 646,606.56	\$ 390,147.12	\$ 256,459.44	\$ 5,574,025.88
2	9/1/2015	5,574,025.88	646,606.56	-	646,606.56	406,923.44	239,683.11	5,167,102.44
3	9/1/2016	5,167,102.44	646,606.56	-	646,606.56	424,421.15	222,185.40	4,742,681.29
4	9/1/2017	4,742,681.29	646,606.56	-	646,606.56	442,671.26	203,935.30	4,300,010.02
5	9/1/2018	4,300,010.02	646,606.56	-	646,606.56	461,706.13	184,900.43	3,838,303.90
6	9/1/2019	3,838,303.90	646,606.56	-	646,606.56	481,559.49	165,047.07	3,356,744.41
7	9/1/2020	3,356,744.41	646,606.56	-	646,606.56	502,266.55	144,340.01	2,854,477.86
8	9/1/2021	2,854,477.86	646,606.56	-	646,606.56	523,864.01	122,742.55	2,330,613.85
9	9/1/2022	2,330,613.85	646,606.56	-	646,606.56	546,390.16	100,216.40	1,784,223.69
10	9/1/2023	1,784,223.69	646,606.56	-	646,606.56	569,884.94	76,721.62	1,214,338.75
11	9/1/2024	1,214,338.75	646,606.56	-	646,606.56	594,389.99	52,216.57	619,948.76
12	9/1/2025	619,948.76	646,606.56	-	619,948.76	593,290.96	26,657.80	0.00

A second borrowing is proposed for 2019 for additional infrastructure projects both within the District and within one-half mile of the District. The specific projects are listed on Table 5 and are estimated to cost \$4,569,000. 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.

In addition to borrowing for project costs, the City anticipates funding a number of expenses annually as shown in Table 2 in Section VI. These include the use of pay-as-you go financing for site development and discretionary payments; annual payments to economic development partner organizations, and annual donations to TID #7. However, the amount and form of TIF participation for a particular project, if any, will be determined on a project-by-project basis as described in the project development agreement depending upon a project’s specific needs, funding availability, and the project’s consistency with the goals and objectives stated in this Plan and other plans and policies of the City.

**Table 5: Proposed 2019 Borrowing**

<b>Anticipated projects include:</b> Stone Crest Rd. extension	\$1,350,000
Stormwater improvements west end of Means Dr.*	\$400,000
Extension of Vision, Means & Insight Roads*	<u>\$2,819,000</u>
Total in 2013 dollars	<u>\$4,569,000</u>

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

Loan Terms	
Loan Amount	\$4,569,000
Annual Interest Rate	4.30 %
Loan Period in Years	6
Number of Payments Per Year	1
Start Date of Loan	1/1/2019
Optional Extra Payments	

Loan Summary	
Scheduled Payment	\$ 880,122.23
Scheduled Number of Payments	6
Actual Number of Payments	6
Total Early Payments	\$ -
Total Interest	\$ 711,733.35

Pmt No.	Payment Date	Beginning Balance	Scheduled Payment	Extra Payment	Total Payment	Principal	Interest	Ending Balance
1	1/1/2020	\$ 4,569,000.00	\$ 880,122.23	\$ -	\$ 880,122.23	\$ 683,655.23	\$ 196,467.00	\$ 3,885,344.77
2	1/1/2021	3,885,344.77	880,122.23	-	880,122.23	713,052.40	167,069.83	3,172,292.37
3	1/1/2022	3,172,292.37	880,122.23	-	880,122.23	743,713.65	136,408.57	2,428,578.72
4	1/1/2023	2,428,578.72	880,122.23	-	880,122.23	775,693.34	104,428.88	1,652,885.38
5	1/1/2024	1,652,885.38	880,122.23	-	880,122.23	809,048.15	71,074.07	843,837.23
6	1/1/2025	843,837.23	880,122.23	-	843,837.23	807,552.22	36,285.00	0.00

**Economic Feasibility**

Table 6 projects annual revenues over the remaining life of the District. These include tax revenues, exempt computer state aid, interest, and borrowed funds. Table 7, then, projects expenditures (as shown on Table 2), annual cash flows, and outstanding principal amounts. As shown on Table 7, the District is projected to close on time and with a positive cash balance. As noted previously, the City is not obligated to fund or construct any additional projects and will evaluate each project on a case-by-case basis before incurring any additional costs in order to ensure the District will close on time and with a positive balance.

**Table 6: Revenue Analysis**

Base Value Year	2005	Rate of Inflation	1.00 %
Base Value Amount	\$30 ...in \$1,000s	Interest Rate	2.00 %
2012 Total Value	\$36,040 ...in \$1,000s		
2012 Increment Value	\$36,010 ...in \$1,000s		
Net Value Tax Rate	0.0247		

Year	Development Increment Base (\$1000)	Tax Base Loss (\$1000)	Total Value (\$1000)	Inflation Factor	Total Current Value (\$1000)	Total Increment Value (\$1000)	Tax Revenue (\$1000)	Non-tax Revenue (\$1000)	Interest on Prior Year Cash Balance (\$1000)	Borrowed Funds (\$1000)	Total Revenue (\$1000)
2013	\$36,040	\$0	\$36,040	1.0000	\$36,040	\$36,010	\$888	\$7	\$0	\$1,605	\$2,499
2014	\$36,040	\$0	\$36,040	1.0100	\$36,400	\$36,371	\$897	\$7	(\$0)		\$903
2015	\$38,235	\$0	\$38,235	1.0201	\$39,004	\$38,974	\$961	\$7	(\$0)		\$967
2016	\$41,839	\$0	\$41,839	1.0303	\$43,106	\$43,077	\$1,062	\$7	\$0		\$1,069
2017	\$45,941	\$0	\$45,941	1.0406	\$47,807	\$47,777	\$1,178	\$7	\$0		\$1,185
2018	\$50,642	\$0	\$50,642	1.0510	\$53,225	\$53,196	\$1,311	\$7	\$2		\$1,320
2019	\$56,060	\$0	\$56,060	1.0615	\$59,509	\$59,479	\$1,466	\$7	\$6	\$4,569	\$6,047
2020	\$62,344	\$0	\$62,344	1.0721	\$66,841	\$66,812	\$1,647	\$7	\$11		\$1,665
2021	\$66,841	\$0	\$66,841	1.0829	\$72,379	\$72,350	\$1,783	\$7	\$4		\$1,794
2022	\$72,379	\$0	\$72,379	1.0937	\$79,160	\$79,131	\$1,951	\$7	\$0		\$1,958
2023	\$79,160	\$0	\$79,160	1.1046	\$87,442	\$87,413	\$2,155	\$7	\$1		\$2,162
2024	\$87,442	\$0	\$87,442	1.1157	\$97,556	\$97,527	\$2,404	\$7	\$7		\$2,418
2025	\$97,556	\$0	\$97,556	1.1268	\$109,929	\$109,899	\$2,709	\$7	\$20		\$2,736
<b>Totals</b>		<b>\$0</b>					<b>\$20,411</b>	<b>\$86</b>	<b>\$52</b>	<b>\$6,174</b>	<b>\$26,723</b>

*Note:* There is a two-year lag between the project construction year and the year the project comes on the tax roll.

**Table 7: Expenditure Analysis**

Year	Total Revenue (\$1000)	Debt Service Payments (\$1000)	Cash Expenses (\$1000)	Financed Project Costs (\$1000)	Cash Balance 31-Dec (\$1000)	Outstanding Principle (\$1000)
2013	\$2,499	(\$894)	(\$8)	(\$1,605)	(\$7)	(\$5,964)
2014	\$903	(\$647)	(\$260)		(\$11)	(\$5,574)
2015	\$967	(\$647)	(\$308)		\$1	(\$5,167)
2016	\$1,069	(\$647)	(\$404)		\$19	(\$4,743)
2017	\$1,185	(\$647)	(\$452)		\$105	(\$4,300)
2018	\$1,320	(\$647)	(\$500)		\$279	(\$3,838)
2019	\$6,047	(\$647)	(\$548)	(\$4,569)	\$562	(\$7,926)
2020	\$1,665	(\$1,527)	(\$500)		\$200	(\$6,740)
2021	\$1,794	(\$1,527)	(\$452)		\$15	(\$5,503)
2022	\$1,958	(\$1,527)	(\$404)		\$42	(\$4,213)
2023	\$2,162	(\$1,527)	(\$308)		\$369	(\$2,867)
2024	\$2,418	(\$1,527)	(\$260)		\$1,001	(\$1,464)
2025	\$2,736	(\$1,464)	(\$260)		\$2,012	\$0
<b>Totals</b>	<b>\$26,723</b>	<b>(\$13,871)</b>	<b>(\$4,666)</b>	<b>(\$6,174)</b>		

Table 8 shows the projected total costs of the District including those already incurred prior to 2013 and those anticipated between 2013 and 2025. Similarly, Table 9 shows projected total revenues including those already collected and those anticipated between 2013 and 2025. As indicated, the total revenues are projected to exceed total costs at the close of the District with all obligations satisfied.

**Table 8: Total Project Costs Summary**

	Original Project Plan Approved Expenditures (\$1000)	Actual Expenditures 2005-2012 (\$1000)	Amendment No. 1 Projected Expenditures 2013-2025 (\$1000)	Projected Total Expenditures At Close of TID (\$1000)
<b>Project Costs</b>				
Infrastructure	\$5,088	\$6,750	\$6,174	\$12,924
Site Preparation	\$301	\$14	\$768	\$782
Promotion and Development	\$20	\$1	\$720	\$721
Real Property Assembly Costs	\$0	\$0	\$0	\$0
Administration	\$30	\$13	\$2	\$15
Organizational Costs	\$19	\$33	\$8	\$40
Professional Consultants	\$621	\$804	\$0	\$804
Discretionary Payments	\$0	\$0	\$768	\$768
Donations to TID #7	\$0	\$0	\$2,400	\$2,400
Financing Costs & Capitalized Interest	\$3,041	\$1,522	\$2,507	\$4,029
<b>Total Expenditures</b>	<b>\$9,120</b>	<b>\$9,137</b>	<b>\$13,346</b>	<b>\$22,483</b>

Notes: Actual Expenditures 2005-2012 provided by City of Platteville.

**Table 9: Total Project Revenues Summary**

	Original Project Plan Projected Revenues (\$1000)	Actual Revenues 2005-2012 (\$1000)	Amendment No. 1 Projected Revenues 2013-2025 (\$1000)	Projected Total Revenues At Close of TID (\$1000)
<b>Project Revenues</b>				
Tax Increments	\$23,217	\$3,235	\$20,411	\$23,645
Miscellaneous Income		\$0	\$0	\$0
Exempt Computer State Aid		\$47	\$86	\$133
Interest Income		\$0	\$52	\$52
<b>Total Expenditures</b>	<b>\$23,217</b>	<b>\$3,282</b>	<b>\$20,549</b>	<b>\$23,830</b>

Notes: Actual Revenues 2005-2012 provided by City of Platteville.

**SECTION IX. Estimated Non-Project Costs**

This Amendment No. 1 proposes no changes to this section as originally adopted in 2005.

**AMENDED SECTION X. Legal Review**

An opinion from the City legal counsel regarding the amended Project Plan for TID #5 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I.

## **APPENDICES**

## **APPENDIX A: Taxing Jurisdiction Correspondence**



# CITY OF PLATTEVILLE

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



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)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

# CITY OF PLATTEVILLE

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



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)(f)1.n.

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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

# CITY OF PLATTEVILLE

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



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.

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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

# CITY OF PLATTEVILLE

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



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.

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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

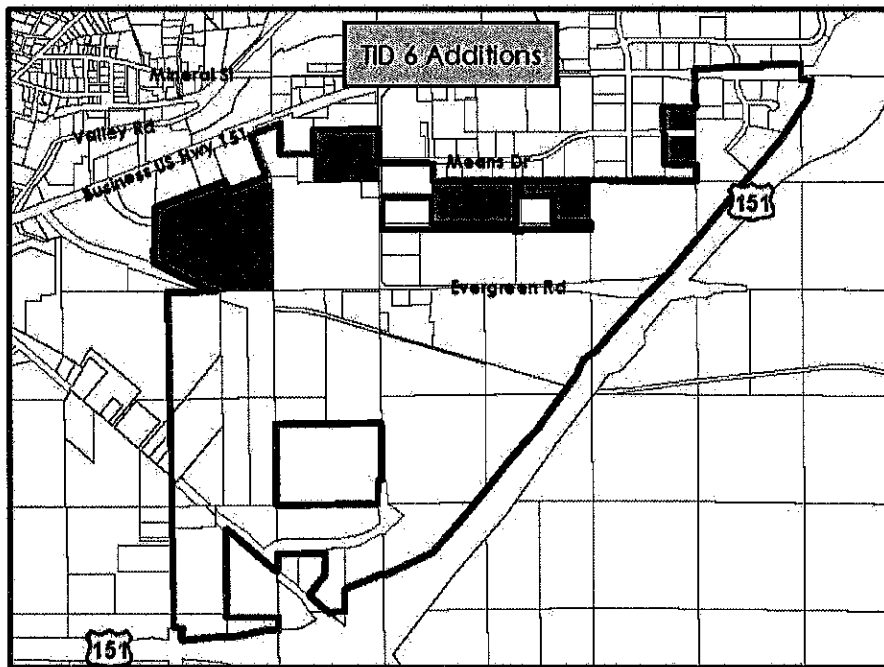
CITY OF PLATTEVILLE

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:

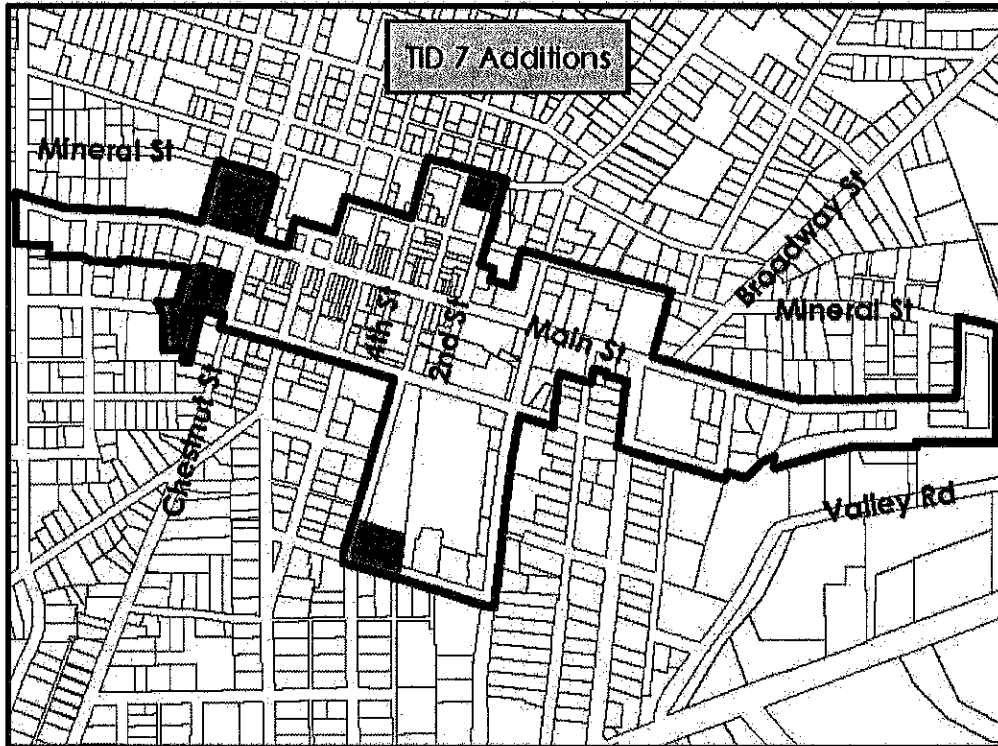
Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to \$2.0 million.

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**



**AFFIDAVIT OF PUBLICATION**

State of Wisconsin,  
Grant County

Ann Rupp, of said county, SS.

being duly sworn, deposes and says that she (he) is an authorized representative of the Platteville Journal, a public weekly newspaper printed and published in the City of Platteville, in the County of Grant, and that the notice (of which the annexed is printed copy taken from the paper in which it was published) was inserted and published in said paper.

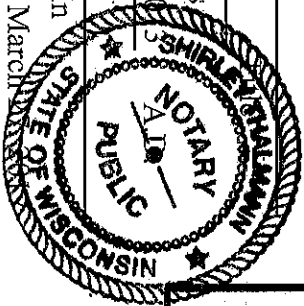
June 19, 2013

Signed Jan Rupp  
Ad Manager

Subscribed and sworn to before me this

10 day of July 2013

Shirley Shalman  
Notary Public, Grant County, Wisconsin  
My Commission expires March 2014



**Printing Fees:**

No. Line	Box ad	Insertion	1	\$	38.68
	Certificate (Notary Public)			\$	1.00
<b>TOTAL</b>				\$	<b>39.68</b>

Received payment of \_\_\_\_\_ this

day of \_\_\_\_\_

Platteville Journal - By \_\_\_\_\_

**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

Pub.: 6/19/13. WNAXLP

**AFFIDAVIT OF PUBLICATION**

State of Wisconsin,  
Grant County

Ann Rupp, of said county, ss.

being duly sworn, deposes and says that she (he) is an authorized representative of the Platteville Journal, a public weekly newspaper printed and published in the City of Platteville, in the County of Grant, and that the notice (of which the annexed is printed copy taken from the paper in which it was published) was inserted and published in said paper.

June 12, 2013  
June 19, 2013

Signed Ann Rupp  
Ad Manager

Subscribed and sworn to before me this

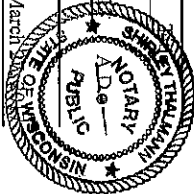
10 day of July

20

Notary Public, Grant County, Wisconsin

My Commission expires

March



**Printing Fees:**

No. Lin. Box ad	Insertion	2	\$	437.32
	Certificate (Notary Public)		\$	1.00
<b>TOTAL</b>			<b>\$</b>	<b>438.32</b>

Received payment of \_\_\_\_\_ this

day of \_\_\_\_\_

Platteville Journal - By \_\_\_\_\_

**PUBLIC NOTICE**

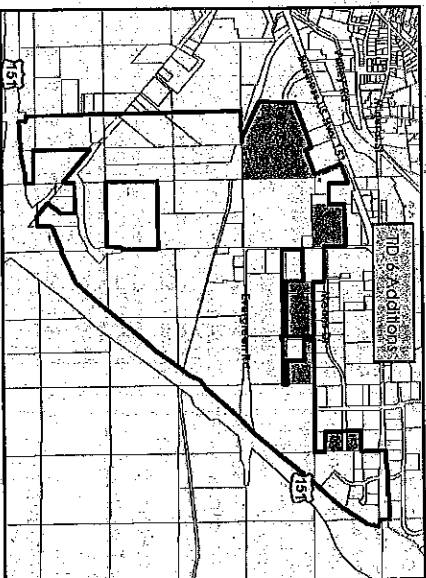
CITY OF PLATTEVILLE

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 Bohson 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.

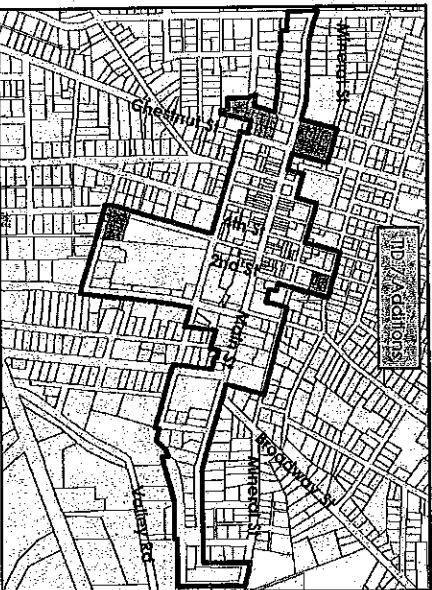
Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to \$2.0 million.

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 owners, lessees, and developers of land within the TID boundary; 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. 2 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.

Pub.: 6/12, 19/13. WNA:XP

Jan Martin, City Clerk

**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 Leighty, 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.  
Excused: Wendy Brooke, Chuck Runde, and Cindy Tang.

**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 Denn, 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 Denn 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.

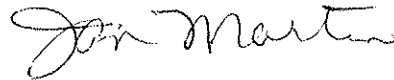
Public Works Director Howard Crofoot noted that the area northeast of the Prairie View Development shouldn’t be yellow (medium density), but rather blue (conservancy). Another suggestion was to change the south end of Golden Heights development be changed from white (low density) to yellow (medium density) 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,

A handwritten signature in black ink that reads "Jan Martin". The signature is written in a cursive, flowing style.

Jan Martin, City Clerk



**APPENDIX D: Plan Commission Resolution Approving TID #5, Amendment No. 1 Project Plan**

**RESOLUTION NO. PC13-02**

**APPROVING TAX INCREMENT FINANCE DISTRICT NO. 5  
PROJECT PLAN AMENDMENT NO. 1**

**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. 5 to pay for additional infrastructure projects within TID No. 5; provide assistance to owners, lessees, and developers of land within TID No. 5.; use increment to fund projects within a one-half mile radius of the Tax Increment Finance District No. 5 boundary; and donate funds to TID #7; and

WHEREAS, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 5 Project Plan Amendment No. 1; 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. 5, 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. 5 Project Plan Amendment No. 1; 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. 5 Project Plan Amendment No. 1 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. 5 Project Plan Amendment No. 1 and the Project Plan as amended by said Amendment No. 1 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. 5 Project Plan Amendment No. 1 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. 1 of Tax Increment District No. 5, 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 1<sup>st</sup> day of July, 2013.

PLAN COMMISSION

By: Eileen Nickels  
Eileen Nickels  
Plan Commission Chairperson

ATTEST:

Jan Martin  
Jan Martin, City Clerk

**APPENDIX E: Common Council Resolution Approving TID #5, Amendment No.1 Project Plan**

**RESOLUTION NO. 13-26**

**RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO. 5  
PROJECT PLAN AMENDMENT NO. 1**

**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. 5 to pay for additional infrastructure projects within TID No. 5; provide assistance to owners, lessees, and developers of land within TID No.; use increment to fund projects within a one-half mile radius of the Tax Increment Finance District No. 5 boundary; and donate funds to TID #7; and

**WHEREAS**, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 5 Project Plan Amendment No. 1; 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. 5, 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. 5 Project Plan Amendment No. 1; 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. 5 Project Plan Amendment No. 1 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. 5 Project Plan Amendment No. 1 and the Project Plan as amended by said Amendment No. 1 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. 5 Project Plan Amendment No. 1 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 23<sup>rd</sup> day of July, 2013.

COMMON COUNCIL

By: Eileen Nickels  
Eileen Nickels, Common Council President

ATTEST:

Jan Martin  
Jan Martin, City Clerk

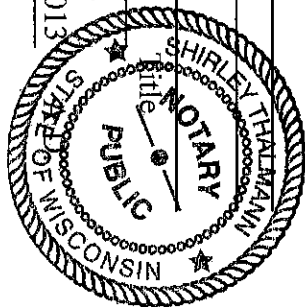
**APPENDIX F: Proof of Publication of Joint Review Board Final Meeting Class 1 Notice**

**AFFIDAVIT OF PUBLICATION**

State of Wisconsin,  
Grant County

ss.  
Ann Rupp, of said county,  
being duly sworn, deposes and says that she (he) is an  
authorized representative of the Platteville Journal, a  
public weekly newspaper printed and published in  
the City of Platteville, in the County of Grant,  
and that the notice (of which the annexed  
is printed copy taken from the paper in which it was  
published) was inserted and published in said paper.

July 17, 2013



Signed Ann Rupp  
Ad Manager

Subscribed and sworn to before me this

18 day of July 2013

Shirley Thalman  
Notary Public, Grant County, Wisconsin

My Commission expires March 27, 2017

**Printing Fees:**

No. Line box ad	Insertion	1	\$	41.65
Certificate (Notary Public)			\$	1.00
<b>TOTAL</b>			\$	<b>42.65</b>

Received payment of \_\_\_\_\_ this

day of \_\_\_\_\_

Platteville Journal - By \_\_\_\_\_

**PUBLIC NOTICE**  
**CITY OF PLATTEVILLE**

Public notice is hereby given that the City of Platteville Joint Review Board will hold a meeting on Monday, July 29, 2013, at 4:00 p.m. in the Council Chambers, City Hall, 75 North Bonson Street, Platteville, WI, to discuss and take action on proposed resolutions ratifying the City Council resolutions amending City of Platteville Tax Increment Financing Districts #4, #5, #6, and #7 pursuant to section 66.1105, Wis. Stats.

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 a.m. and 5:00 p.m., Monday through Thursday.

At the Joint Review Board meeting, interested parties will be afforded a reasonable opportunity to express their views on the proposed Project Plan amendments.

Jan Martin  
City Clerk

Pub.: 7/17/13. WNA\XLP



**APPENDIX G: Joint Review Board Minutes**

**CITY OF PLATTEVILLE  
JOINT REVIEW BOARD  
JULY 29, 2013**

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

**CITY OF PLATTEVILLE  
JOINT REVIEW BOARD  
July 1, 2013**

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 5<sup>th</sup> 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 5<sup>th</sup> 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 29<sup>th</sup>.

**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 #5 Joint Review Board Final Information and Decision**

**JOINT REVIEW BOARD**  
**CITY OF PLATTEVILLE**  
**TIF DISTRICT NO. 5 PROJECT PLAN AMENDMENT NO. 1**

**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:

New projects are proposed as shown in Table 1 and described further in the Project Plan document. Amendment No. 1 also adjusts the project schedule of private development and updates the corresponding increment projections. The net impact of these changes is an increase in total project costs by about \$13.35 million, and total projected tax increments of \$23.83 million.

**Table 1: Proposed Projects and Expenditures**

PROJECT DESCRIPTION	Estimated Cost	Totals
<b>Infrastructure</b>		
<u>In District</u>		
Walmart-Menards Bike Loop	\$80,000	
Keystone Parkway extension and creek crossing	\$725,000	
Stormwater improvements for residential areas	\$150,000	
Stone Crest Rd. extension	\$1,350,000	
Mitchell Hollow Rd. trailhead	\$150,000	
Sub-total	\$2,455,000	
<u>Within One-half Mile</u>		
Business 151 bike trail	\$500,000	
Stormwater improvements west end of Means Dr.	\$400,000	
Extension of Vision, Means & Insight Roads	\$2,819,000	
Sub-total	\$3,719,000	\$6,174,000
<b>Site Prep</b>		
<b>Promotion and Development</b>		
<b>Real Estate Assembly Costs</b>		
<b>Administration</b>		
<b>Organizational Costs</b>		
<b>Professional Consultants</b>		
<b>Discretionary Payments</b>		
<b>Donations to TID #7</b>		
<b>Finance Charges and Interest</b>		
<b>Total Cost:</b>		<b>\$13,346,389</b>

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. 5 had a reported equalized increment value of \$36.01 million as of January 1, 2012. Based on the updated projections, the TID will have an incremental value of \$109.90 million at its closing in 2025, which is 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. 5 tax revenues to encourage and expand businesses, create new jobs, promote new residential development, and continue with needed infrastructure extensions. The original TID No. 5 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, which was vacant and undeveloped prior to its creation. Since then, all of the original public improvement projects have been completed, significant commercial development has taken place, and the value of property has grown tremendously; however, development has been at a slower pace than originally envisioned and no residential development has been started. With that in mind, the City intends to re-commit itself to use the tools offered by the TID to encourage the full development of the remaining vacant portions of the TID. As demonstrated when 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. 5 had a total equalized value of \$36.04 million and a total incremental value of \$36.01 million, which generates approximately \$887,668 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:

<b>Jurisdiction</b>	<b>Tax Rate</b>	<b>Amount</b>	<b>Percent</b>
Grant County	0.003831788	\$137,983	15.54%
City of Platteville	0.007418435	\$267,139	30.09%
Platteville School District	0.011265312	\$405,666	45.70%
Southwest Technical College	0.002134930	\$76,879	8.66%
Total		\$887,668	100.00%

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 more than \$36 million in tax base. In addition, the new development has added dozens of jobs and much needed quality services and retail to the community in addition to the infrastructure extensions provided by the TID. The projected types and levels of additional development will bring more jobs, more residents and more tax base to the benefit of all.



**JOINT REVIEW BOARD**  
**CITY OF PLATTEVILLE**  
**TIF DISTRICT NO. 5 PROJECT PLAN AMENDMENT NO. 1**

**DECISION CRITERIA**

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. 5 in the City of Platteville and overlying taxing districts:

- A. TIF District No. 5 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; provision of new, quality housing; 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 TID. 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. 5 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. 5 in 2005, 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. 5 will allow the City to actively promote and attract new development through infrastructure extensions, marketing and promotions, business and development recruitment, incentives, and cash grants that are targeted toward development. Development in the community has lagged for several years with the TIF districts seeing the bulk of new businesses and development during that time. Accordingly, the revised projects and development timelines included in the amendment represent an aggressive and robust, yet responsible, use of TID resources to achieve the same level of ultimate development as indicated in the original 2005 TID project plan 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. 5 PROJECT PLAN  
CITY OF PLATTEVILLE, WISCONSIN**

**WHEREAS**, the Joint Review Board, Tax Incremental District No. 5, City of Platteville, Wisconsin, has reviewed the public record, planning documents and resolution related to Project Plan Amendment No. 1 for TIF District No. 5, City of Platteville, Wisconsin; and

**WHEREAS**, the Joint Review Board, Tax Incremental District No. 5, City of Platteville, Wisconsin, has received in an open meeting additional information from the City of Platteville staff regarding Project Plan Amendment No. 1 for TIF District No. 5, City of Platteville, Wisconsin.


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

1. The development expected in TIF District No. 5, City of Platteville, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TIF District No. 5, 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. 5, City of Platteville, Wisconsin.

Adopted this 29<sup>th</sup> day of July, 2013.

JOINT REVIEW BOARD  
TAX INCREMENTAL DISTRICT No. 5  
AMENDMENT No. 1  
CITY OF PLATTEVILLE, WISCONSIN

By:

  
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Joint Review Board Ch

**APPENDIX I: City Attorney Opinion**

**BRIAN C. McGRAW**

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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. 5 Project Plan Amendment No. 1  
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. 5 Project Plan Amendment No. 1. 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. 1;
2. Minutes of Platteville Plan Commission dated July 1, 2013, related to said public hearing;
3. Resolution No. 2013-26 of the Platteville Common Council relating to approval of the said Amendment No. 1;
4. Notices to Chief Executive Officers or administrators of all local governmental entities having power to levy taxes on property within TID No. 5; and
5. Minutes of meeting and decision of the Joint Review Board relating to said Amendment No. 1 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. 5, as revised by Amendment No. 1, is complete and complies with Wis. Stats. § 66.1105(4).

Common Council President

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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,

A handwritten signature in cursive script that reads "Brian C. McGraw".

Brian C. McGraw  
Attorney, City of Platteville

**APPENDIX J: Boundary Description**

Located in the Northeast One-Quarter (NE  $\frac{1}{4}$ ) and the Northwest One-Quarter (NW  $\frac{1}{4}$ ) of Section Thirteen (13), Town Three (3) North, Range One (1) West of the Fourth Principal Meridian (4th P.M.) City of Platteville, Grant County, Wisconsin, containing 173.0 acres, more or less, being described as follows:

Commencing at the North Quarter (N  $\frac{1}{4}$ ) corner of said Section Thirteen (13), said point being the point of beginning;

Thence S 00°33'42" E 570.75' along the West line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of said Section Thirteen (13) to the Southerly right-of-way of the Abandoned Chicago, Milwaukee, and St. Paul Railway;

Thence S 88°20'36" E 1,435.06' along the Southerly right-of-way of the said Abandoned Chicago, Milwaukee, and St. Paul Railway;

Thence 303.64' along the arc of a curve to the left having radius of 3,115.71' and a chord bearing N 88°51'54" E 303.52' along the Southerly right-of-way of the Abandoned Chicago, Milwaukee, and St. Paul Railway to the East line of the West 25 acres of the East One-Half (E  $\frac{1}{2}$ ) of the Northeast One-Quarter (NE  $\frac{1}{4}$ ) of said Section Thirteen (13);

Thence S 00°26'10" E 741.59' along the East line of the West 25 acres of the East One-Half (E  $\frac{1}{2}$ ) of the Northeast One-Quarter (NE  $\frac{1}{4}$ ) of said Section Thirteen (13) to the Northerly right-of-way of U.S. Highway "151";

Thence S 66°03'45" W 441.39' along the Northerly right-of-way of said U.S. Highway "151";

Thence S 78°50'30" W 279.68' along the Northerly right-of-way of said U.S. Highway "151";

Thence S 51°36'45" W 479.13' along the Northerly right-of-way of said U.S. Highway "151";

Thence S 54°38'19" W 292.52' along the Northerly right-of-way of said U.S. Highway "151";

Thence S 29°29'00" W 560.89' along the Northerly right-of-way of said U.S. Highway "151" to the North right-of-way of Business "151";

Thence S 89°52'08" W 156.32' along the North right-of-way of said Business "151";

Thence N 00°33'42" W 25.00' along the North right-of-way of said Business "151";

Thence S 89°52'08" E 479.08' along the North right-of-way of said Business "151";

Thence S 00°14'59" E 25.00' along the North right-of-way of said Business "151";

Thence S 89°52'08" W 338.00' along the North right-of-way of said Business "151";

Thence S 84°40'46" W 401.57' along the North right-of-way of said Business "151";

Thence S 89°44'03" W 1,430.98' along the North right-of-way of said Business "151" to the West line of the Northwest One-Quarter (NW  $\frac{1}{4}$ ) of said Section Thirteen (13);

Thence N 00°30'12" W 2,599.87' along the West line of the Northwest One-Quarter (NW  $\frac{1}{4}$ ) of said Section Thirteen (13) to the Northwest (NW) corner of said Section Thirteen (13);

Thence S 89°37'20" E 75.01' along the North line of the Northwest One-Quarter (NW  $\frac{1}{4}$ ) of said Section Thirteen (13);

Thence S 00°30'12" E 641.45' to the Southerly right-of-way of the Abandoned Chicago, Milwaukee, and St. Paul Railway;

Thence N 82°01'11" E 446.22' along the Southerly right-of-way of the Abandoned Chicago, Milwaukee, and St. Paul Railway;

Thence 634.10' along the arc of a curve to the right having radius of 3,769.83' and a chord bearing N 86°50'19" E 633.35' along the Southerly right-of-way of the Abandoned Chicago, Milwaukee, and St. Paul Railway;

Thence S 88°20'34" E 1,422.23' along the Southerly right-of-way of the Abandoned Chicago, Milwaukee, and St. Paul Railway;

Thence N 00°33'40" W 569.08' to the North line of the Northwest One-Quarter (NW ¼) of said Section Thirteen (13);

Thence S 89°37'20" E 75.01' along North line of the Northwest One-Quarter (NW ¼) of said Section Thirteen (13) to the North Quarter (N ¼) corner of said Section Thirteen (13) and the point of beginning.

All bearings and distances are from recorded information and are for description clarity purposes only.