

CITY OF PLATTEVILLE, WISCONSIN

**Project Plan –Amendment No. 1 to
Tax Incremental Finance District No. 6**

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. Introduction

This Tax Increment Financing District #6 (TID #6) 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 #6 Project Plan for public and private sector development within the original and expanded boundaries of TID #6.

The City of Platteville created Tax Incremental Finance District #6 in 2006 as a Mixed Use District under the TIF Law. This first amendment to the TID changes the boundaries of the District and allows the City to utilize positive tax increments from TID #6 to pay for public improvements and provide assistance to the added properties. The development that is anticipated to occur will provide long term tax benefits to both the City and all other overlying taxing jurisdictions.

This amendment is being proposed and processed simultaneously with amendments to Platteville TIDs 4, 5 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 #6 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 is to add vacant lands and buildings and businesses with expansion potential into TID #6 in order to capture the tax increment associated with their future development/expansion and to be able to use District resources to promote and assist with their development. Five of these properties are in TID #4 and are being overlaid with TID #6, and the other five are currently not in any TID but immediately adjoin the current TID #6 boundaries. The original TID #6 Project Plan authorized a number of project types and expenditures, none of which are changed with this Amendment No. 1 except that the properties being added to the District shall be eligible for TID funding and projects in the same manner as properties already in the District. Otherwise, this Amendment only affects the boundaries of the District. As shown in Section XIII, the addition of properties not already in a TID meets the equalized value test wherein the current assessed value of property being added to the TID plus the value increment of all property currently in all TIDs within the City does not exceed 12% of the assessed value of the entire City.

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.

Approval Process

State statutes prescribe the process for creating and amending Tax Incremental Finance Districts. The laws require 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 District. 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 # 6 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 boundary and 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 TID #6 boundary and 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 boundary and 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 #6 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.

Joint Review Board

A Joint Review Board (JRB) consisting of the following has been assembled to review and act upon this Project Plan amendment as required by Wisconsin Statutes:

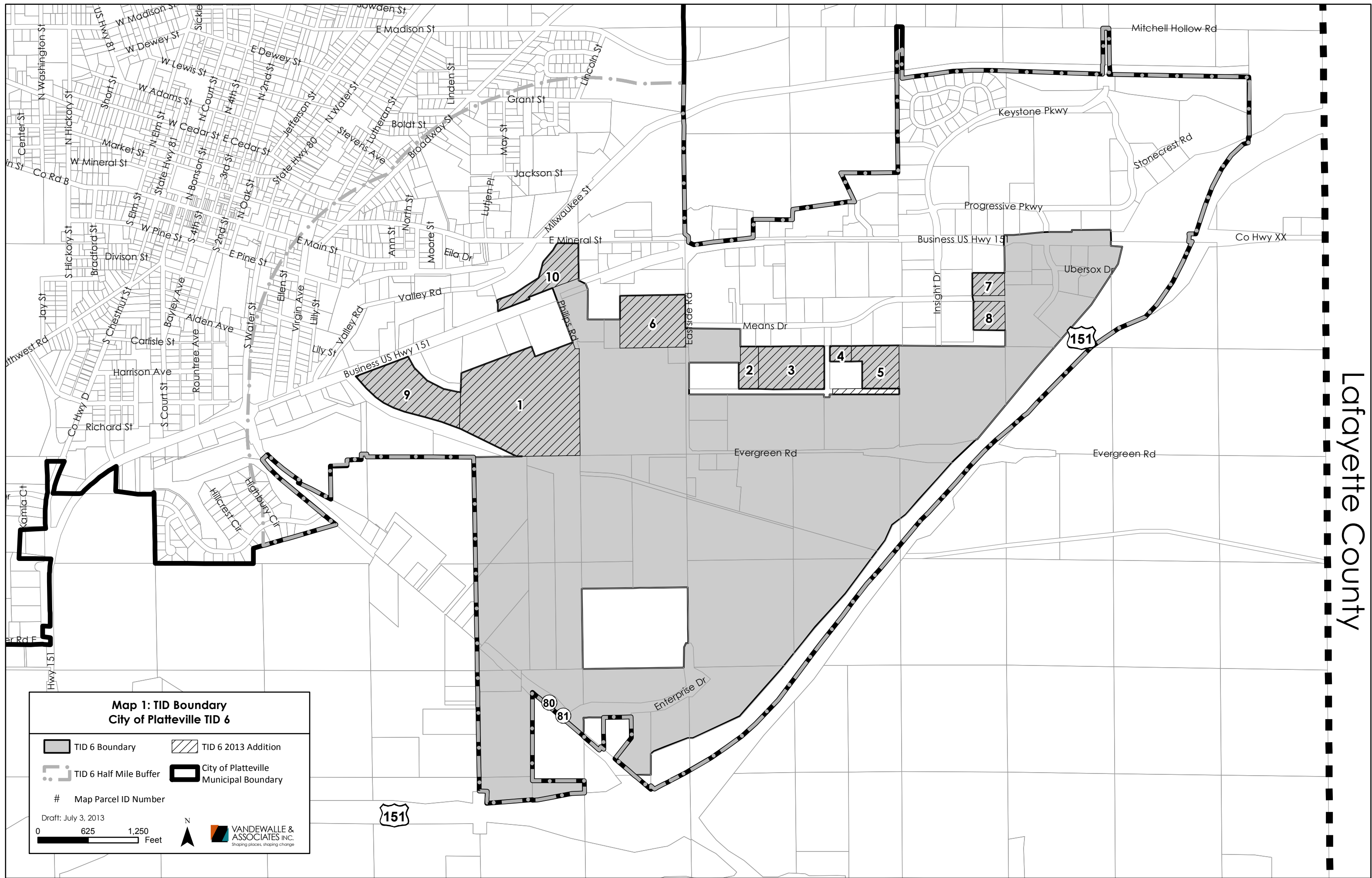
City of Platteville Barb Davis 75 N. Bonson Platteville, WI 53818	Platteville School District Connie Valenza 780 N. Second St. Platteville, WI 53818
Grant County Larry Wolf 111 S. Jefferson St. Lancaster, WI 53813	Southwest Wisconsin Technical College Duane Ford 1800 Bronson Blvd. Fennimore, WI 53809
At Large Dave Jones 201 Tamarac Trace Platteville, WI 53818	

Amended Boundaries

The parcels to be added to the District are show on Map 1 and listed on Table 1.

Table 1: Parcels Added to TID #6

Map Number	Parcel Number	Last Name	Property Address	Acres	Existing Land Use	Future Land Use	Zoning	Land Value	Improvement Value	Personal Prop Value	Total Value
Parcels currently in TID #4											
1	271003830000	ESBE INVESTMENTS LLP	1000 Phillips Rd.	39.96	Industrial	Industrial	M2	\$ 417,700	\$ 1,215,200	\$ 57,800	\$ 1,690,700
2	271009300145	PLATTEVILLE CITY	Vision Dr.	2.87	Undeveloped	Industrial	M4	\$ -	\$ -	\$ -	\$ -
3	271009300125	FRESH BRANDS DISTRIBUTING INC	1540 Viision Dr.	10.08	Industrial	Industrial	M4	\$ 148,000	\$ 2,102,000	\$ -	\$ 2,250,000
4	271030940000	PLATTEVILLE CITY	(Part of 1600 Evergreen	1.19	Undeveloped	Industrial	M4	\$ -	\$ -	\$ -	\$ -
5	271030940010	PLATTEVILLE CITY		7.66	Undeveloped	Industrial	M4	\$ -	\$ -	\$ -	\$ -
	Total			61.76				\$ 565,700	\$ 3,317,200	\$ 57,800	\$ 3,940,700
Parcels not currently in a TID											
6	271003880000	CHARLES JOHNS	200 Eastside Rd.	12.23	Undeveloped	Industrial	M2	\$ 40,100	\$ 89,900	\$ -	\$ 130,000
7	271009300047	PLATTEVILLE CITY	Means Dr.	2.63	Undeveloped	Industrial	M4	\$ -	\$ -	\$ -	\$ -
8	271009300051	INSIGHT DRIVE LLC	(Part of 22 Insight Dr.)	3.23	Undeveloped	Industrial	M4	\$ 58,700	\$ -	\$ -	\$ 58,700
9	271003780000	JEWISON HOLDING COMPANY LLC	555 BUSINESS HWY 15	13.23	Undeveloped	Industrial	M2	\$ 4,200	\$ -	\$ -	\$ 4,200
10	271003680000	TRITENT INT'L AGRICULTURE, INC	1085 MINERAL ST	6.99	Industrial	Industrial	M2	\$ 85,100	\$ 306,100	\$ -	\$ 391,200
	Total			38.31				\$ 188,100	\$ 396,000	\$ -	\$ 584,100



Map 1: TID Boundary
City of Platteville TID 6

TID 6 Boundary	TID 6 2013 Addition
TID 6 Half Mile Buffer	City of Platteville Municipal Boundary

Map Parcel ID Number

Draft: July 3, 2013

0 625 1,250 Feet

N

VANDEWALLE & ASSOCIATES INC.
 Shaping places. Shaping change.

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SECTION II. Statement of Kind, Number and Location of Proposed Public Works and Improvements within the District

This Amendment No. 1 proposes no changes to this section as originally adopted in 2006, except that those parcels being added to the District shall be eligible for the same projects and programs as authorized for properties already within the District. Map 2 shows the location of these new properties/projects

AMENDED SECTION III. Detailed List of Project Costs for TID #6

This Amendment No. 1 proposes no changes to the project costs for TID #6. However, parcels added to the TID as identified in this Amendment will be eligible to receive TIF assistance but with no increase in the previously authorized total level of expenditures.

SECTION IV. Economic Feasibility Study for TID #6

This Amendment No. 1 proposes no changes to this section as originally adopted in 2006.

SECTION V. Financing Methods and Timetable

This Amendment No. 1 proposes no changes to this section as originally adopted in 2006.

SECTION VI. Analysis of Overlying Taxing Districts

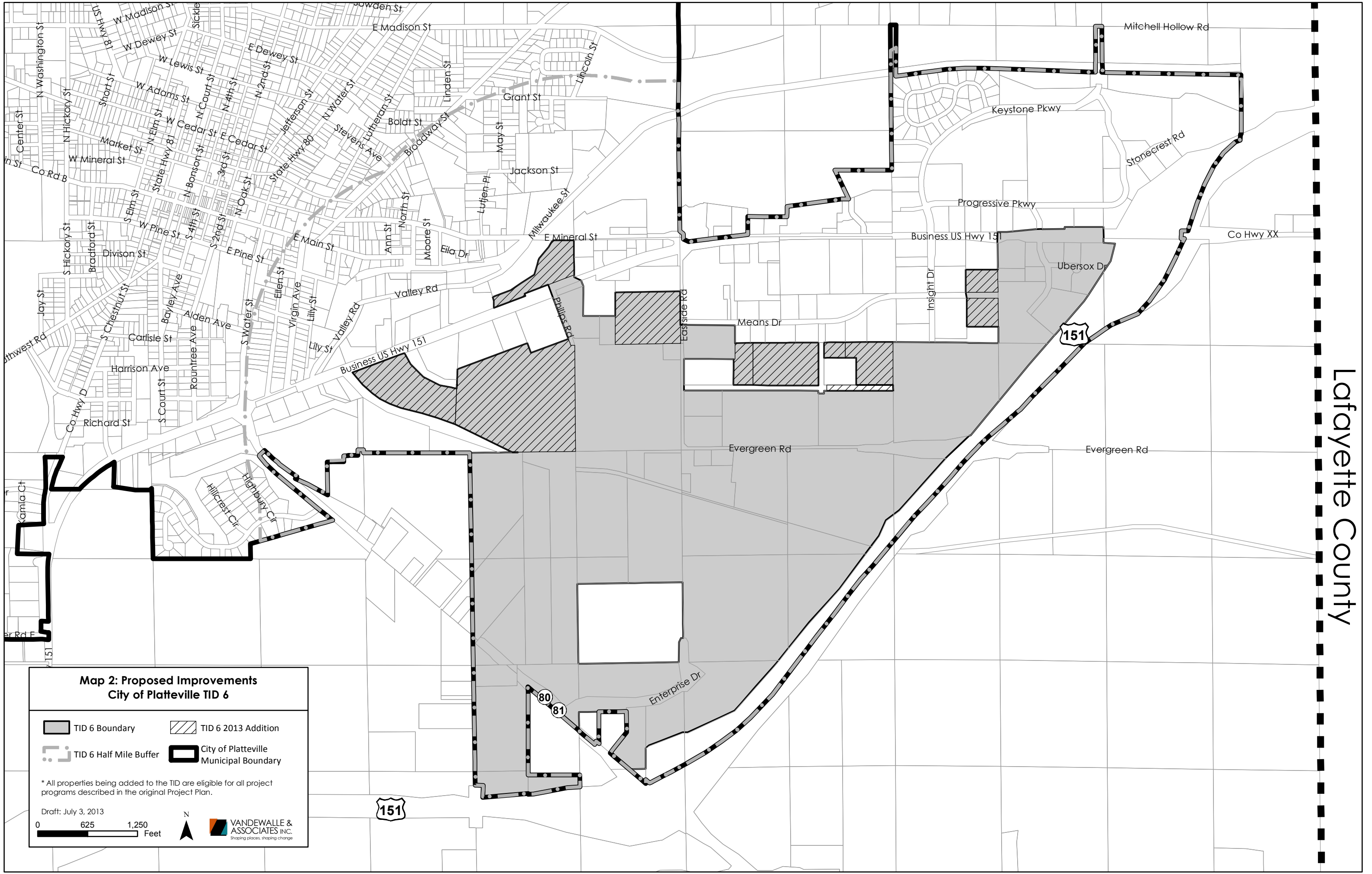
This Amendment No. 1 proposes no changes to this section as originally adopted in 2006.

AMENDED SECTION VII. Maps Showing Existing Uses and Zoning

Map 3, Existing Land Use, and Map 4, Zoning both include the parcels to be added to the District as part of this amendment.

AMENDED SECTION VIII. Maps Showing Proposed Improvements

No additional improvements are proposed as part of this Amendment No.1 except that those properties being added to the District shall be eligible for assistance at the levels provided for under the original Project Plan as adopted in 2006 and as indicated on Map 2. Map 5 shows the proposed land uses for the District.



**Map 2: Proposed Improvements
City of Platteville TID 6**

- TID 6 Boundary
- TID 6 2013 Addition
- TID 6 Half Mile Buffer
- City of Platteville Municipal Boundary





* All properties being added to the TID are eligible for all project programs described in the original Project Plan.





Draft: July 3, 2013
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**Map 3: Existing Land Use
City of Platteville TID 6**

-  TID 6 Boundary
-  TID 6 Half Mile Buffer
-  City of Platteville Municipal Boundary
-  TID 6 2013 Addition

- Existing Land Use**
-  Residential
 -  Commercial
 -  Industrial
 -  Undeveloped

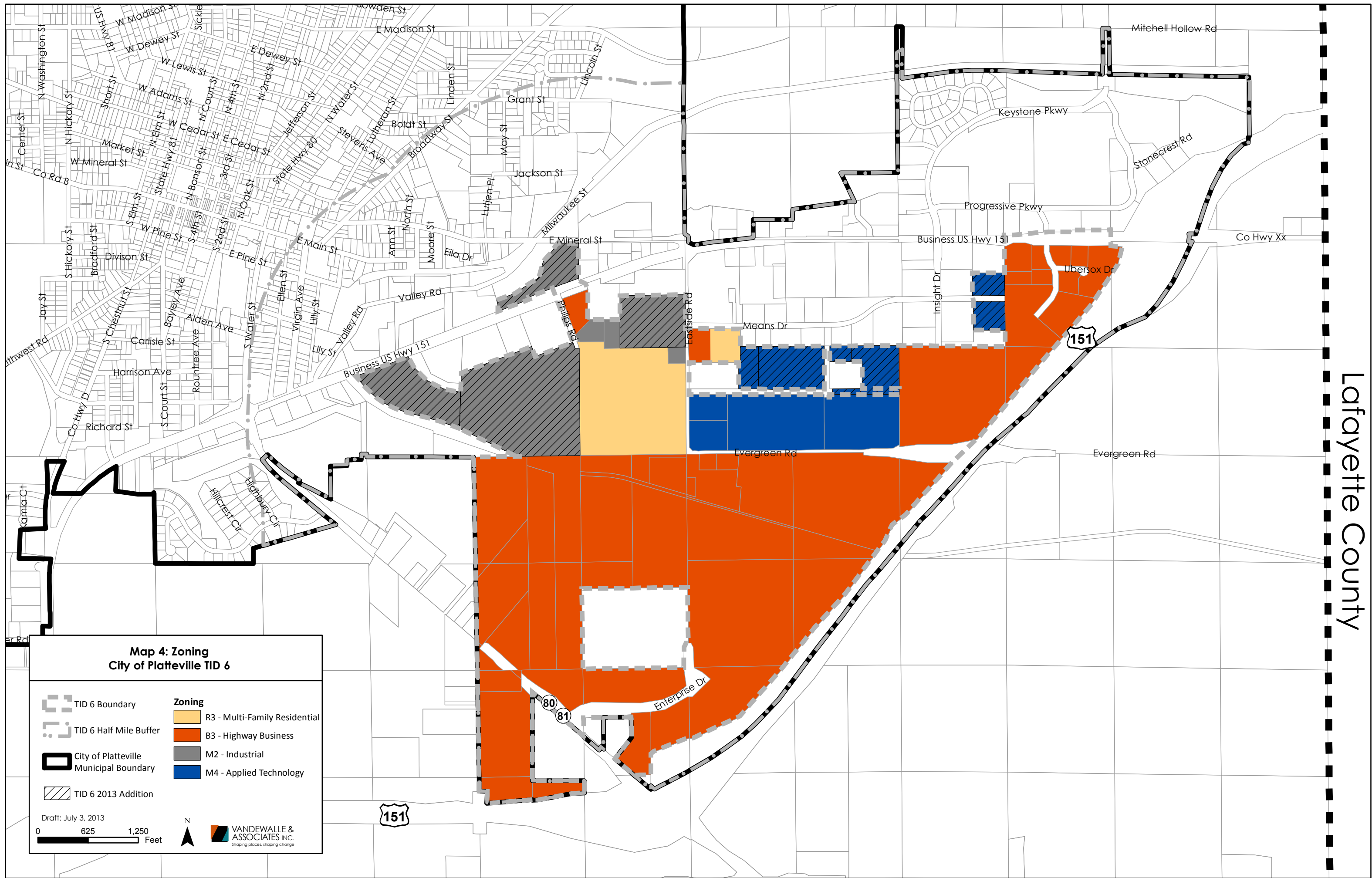
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Lafayette County



Map 4: Zoning
City of Platteville TID 6

- | | |
|--|---|
|  TID 6 Boundary | Zoning |
|  TID 6 Half Mile Buffer |  R3 - Multi-Family Residential |
|  City of Platteville Municipal Boundary |  B3 - Highway Business |
|  TID 6 2013 Addition |  M2 - Industrial |
| |  M4 - Applied Technology |

Draft: July 3, 2013

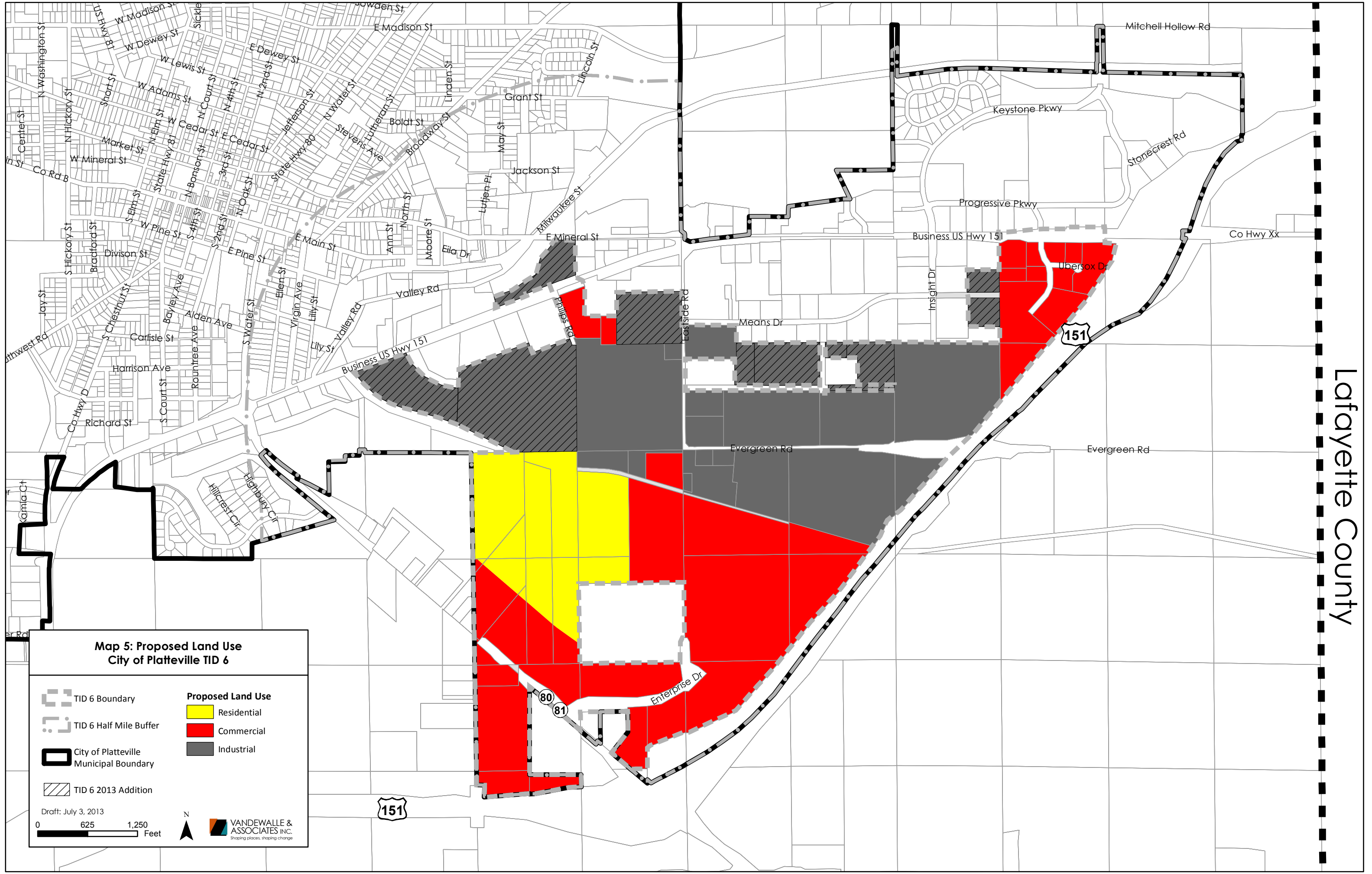


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


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**Map 5: Proposed Land Use
City of Platteville TID 6**

- | | | | |
|---|---|---|---|
|  | TID 6 Boundary |  | Proposed Land Use
Residential |
|  | TID 6 Half Mile Buffer |  | Commercial |
|  | City of Platteville
Municipal Boundary |  | Industrial |
|  | TID 6 2013 Addition | | |

Draft: July 3, 2013
0 625 1,250 Feet



SECTION IX. Proposed Changes in the Master Plan, Maps, Building Codes and City Ordinances

The proposed addition of properties to the District boundaries in this Amendment No. 1 is consistent with and does not alter the findings made in this section as originally adopted in 2006.

SECTION X. A List of Estimated Non-Project Costs

This Amendment No. 1 proposes no changes to this section as originally adopted in 2006.

SECTION XI. Proposed Methods for the Relocation of Any Displaced Persons

This Amendment No. 1 proposes no changes to this section as originally adopted in 2006.

SECTION XII. Statement Indicating How Creation of the TID Promotes the Orderly Development of the City of Platteville

This Amendment No. 1 proposes no changes to this section as originally adopted in 2006.

AMENDED SECTION XIII. District Boundaries

See Map 1 for the amended TID #6 boundaries and Table 1 for a list of added properties. See Appendix J for a legal description.

As indicated on Table 2, the equalized value of taxable property being added to the District plus the value increment of all existing districts does not exceed 12% of the total equalized value of all taxable property in the City. Note that five of the parcels to be added are currently in TID #4 and, thus, are not included as part of the equalized value test.

Table 2: Equalized Valuation Test

Map Number	Parcel Number	Last Name	Property Address	Acres	Existing Land Use	Future Land Use	Zoning	Land Value	Improvement Value	Personal Prop Value	Total Value
Parcels currently in TID #4											
1	271003830000	ESBE INVESTMENTS LLP	1000 Phillips Rd.	39.96	Industrial	Industrial	M2	\$ 417,700	\$ 1,215,200	\$ 57,800	\$ 1,690,700
2	271009300145	PLATTEVILLE CITY	Vision Dr.	2.87	Undeveloped	Industrial	M4	\$ -	\$ -		\$ -
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5	271030940010	PLATTEVILLE CITY		7.66	Undeveloped	Industrial	M4	\$ -	\$ -		\$ -
	Total			61.76				\$ 565,700	\$ 3,317,200	\$ 57,800	\$ 3,940,700
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10	271003680000	TRITENT INT'L AGRICULTURE, INC	1085 MINERAL ST	6.99	Industrial	Industrial	M2	\$ 85,100	\$ 306,100		\$ 391,200
	Total							\$ 188,100	\$ 396,000	\$ -	\$ 584,100
Total 2012 City of Platteville Valuation											\$ 551,467,700
2012 Total TID Increment											\$ 58,468,000
Total TID Increment with Additions to TID #6											\$ 59,052,100
Total TID Increment with Additions to TID #6 as a Percent of Total City Valuation											10.71%

Per the other requirements for Mixed Use Districts, the proposed properties to be added to the TID #6 boundary do not result in more than 35%, by area, of the real property within the District being proposed for newly platted residential use and all lands within the District are contiguous.

AMENDED SECTION XIV. Attorney Opinion Letter and Common Council Resolution

An opinion from the City legal counsel regarding the amended Project Plan for TID #6 and its compliance with s. 66.1105 of Wisconsin Statutes is provided in Appendix I. The Common Council resolution is provided in Appendix E.

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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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.

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.

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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.

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

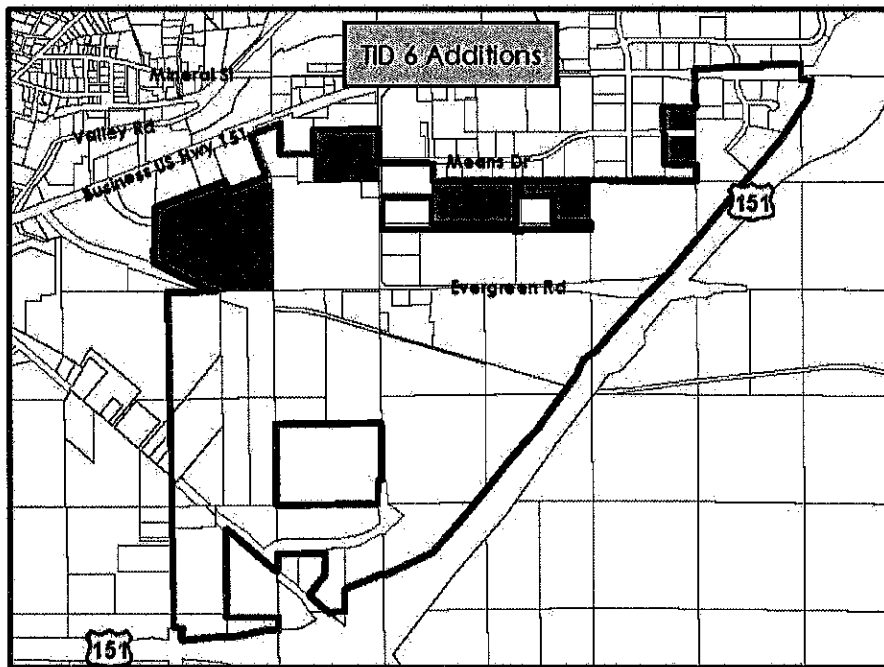
CITY OF PLATTEVILLE

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:

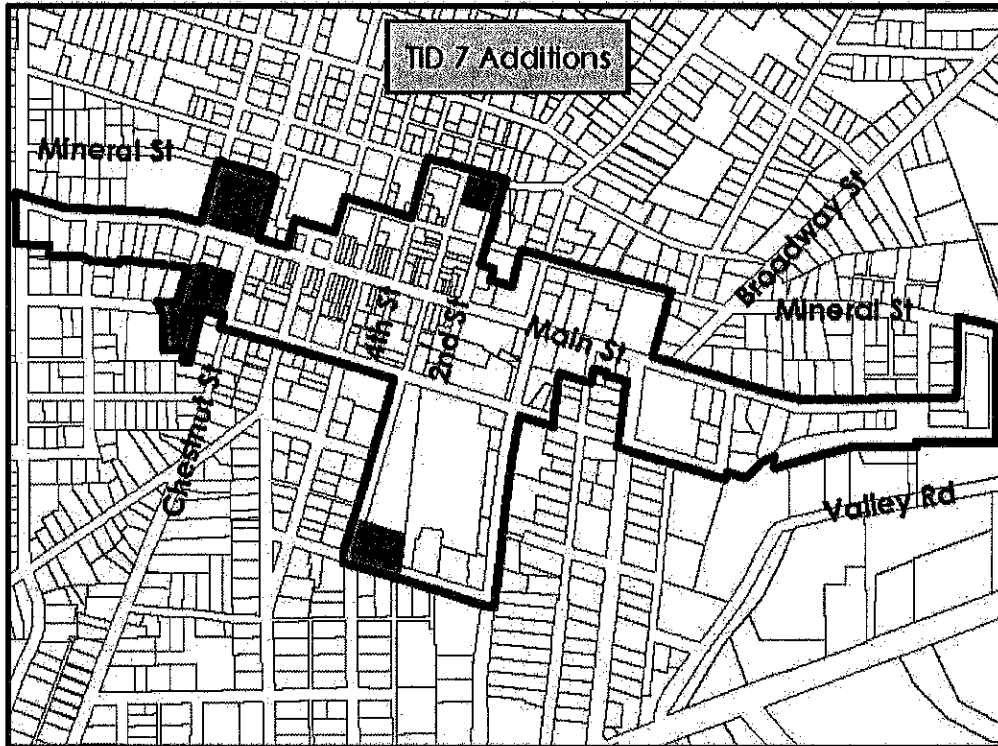
Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to \$2.0 million.

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

AFFIDAVIT OF PUBLICATION

State of Wisconsin,
Grant County

Ann Rupp, SS,
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.

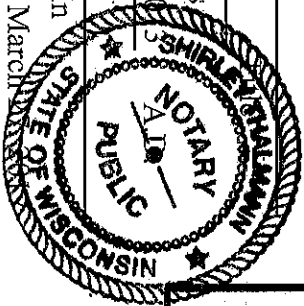
June 19, 2013

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
TOTAL				\$	39.68

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, \$s.

being duly sworn, deposes and says that she (he) is an authorized representative of the Plattville Journal, a public weekly newspaper printed and published in the City of Plattville, 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

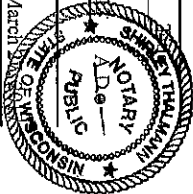
10 day of July

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
TOTAL			\$	438.32

Received payment of _____ this

day of _____

Plattville Journal - By _____

PUBLIC NOTICE

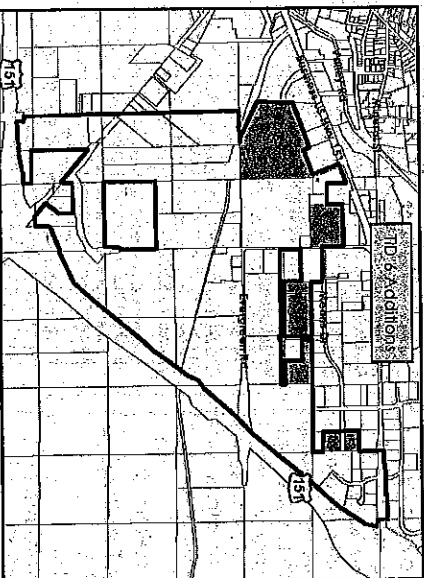
CITY OF PLATTVILLE

Public notice is hereby given that the City of Plattville 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, Plattville, 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.

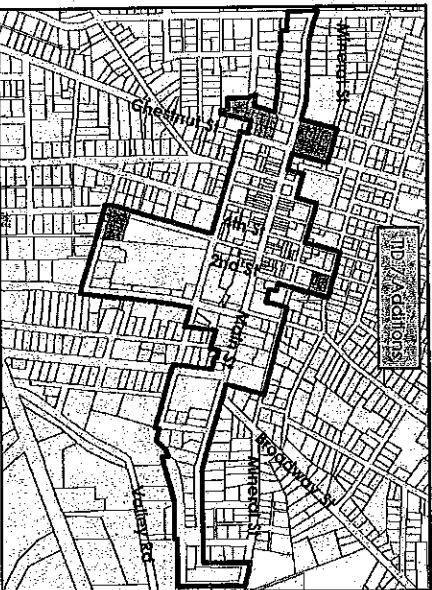
Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to \$2.0 million.

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.

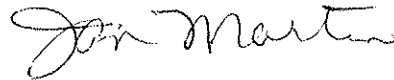
Public Works Director Howard Crofoot noted that the area northeast of the Prairie View Development shouldn’t be yellow (medium density), but rather blue (conservancy). Another suggestion was to change the south end of Golden Heights development be changed from white (low density) to yellow (medium density) 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 #6, Amendment No. 1
Project Plan**

RESOLUTION NO. PC13-03

**RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO.6
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. 6 which changes the boundaries of the District by adding eight parcels of property and allows the City to utilize positive tax increments from TID No. 6 to pay for public improvements and provide assistance to the owners, lessees and developers within the expanded boundary; and

WHEREAS, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 6 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. 6, 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. 6 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. 6 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. 6 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. 6 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A".
3. The Plan Commission hereby finds and determines that the equalized value of the property being added to Tax Increment Finance District No. 6 plus the value increment of all existing Tax Increment Finance Districts in the City does not exceed 12 percent of the total equalized value of all taxable property in the City.

BE IT FURTHER RESOLVED that the Plan Commission recommends that the Common Council approve Project Plan Amendment No. 1 of Tax Increment District No. 6, 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
Eileen Nickels
Plan Commission Chairperson

ATTEST:

Jan Martin
Jan Martin, City Clerk

APPENDIX E: Common Council Resolution Approving TID #6, Amendment No.1 Project Plan

RESOLUTION NO. 13-27

**RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO. 6
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. 6 which changes the boundaries of the District by adding eight parcels of property and allows the City to utilize positive tax increments from TID No. 6 to pay for public improvements and provide assistance to the owners, lessees and developers within the expanded boundary; and

WHEREAS, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 6 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. 6, 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. 6 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. 6 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. 6 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. 6 Project Plan Amendment No. 1 in the form attached hereto as Exhibit "A".
3. The Common Council hereby finds and determines that the equalized value of the property being added to Tax Increment Finance District No. 6 plus the value increment of all existing Tax Increment Finance Districts in the City does not exceed 12 percent of the total equalized value of all taxable property in the City.

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 Chairperson

ATTEST:

Jan Martin
Jan Martin, City Clerk

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

AFFIDAVIT OF PUBLICATION

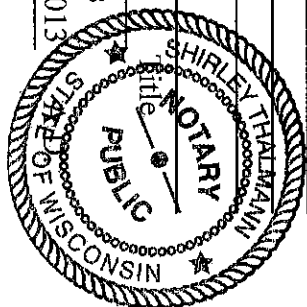
State of Wisconsin,
Grant County

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
TOTAL			\$	42.65

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 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 #6 Joint Review Board Final Information and Decision

JOINT REVIEW BOARD
CITY OF PLATTEVILLE
TIF DISTRICT NO. 6 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:

The primary purpose of this Amendment is to add 10 vacant lands and buildings and businesses with expansion potential into TID No. 6 in order to capture the tax increment associated with their future development/expansion and to be able to use District resources to promote and assist with their development. The original TID No. 6 Project Plan authorized a number of project types and expenditures totaling \$15.64 million, none of which are changed with this Amendment No. 1 except that the properties being added to the District shall be eligible for TID funding and projects in the same manner as properties already in the District. Likewise, the original projected amount of tax increments over the life of the District remain unchanged at \$27.19 million.

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:

This Amendment proposes no increase in the previously authorized total level of expenditures of \$15.64 million or the previously projected value increment of \$175.43 million at the time the District is terminated.

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:

This Amendment proposes no increase in the previously authorized total level of expenditures. The assistance to be offered to the added parcels is the same as that made available to the existing parcels and is necessary to induce development within the District consistent with the District goals and to ensure development feasibility

that otherwise could not be achieved *but for* the use of tax increment finance assistance.

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 #6 had a total equalized value of \$8.30 million and a total incremental value of \$5.32 million, which generates approximately \$131,170 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:

<u>Jurisdiction</u>	<u>Tax Rate</u>	<u>Amount</u>	<u>Percent</u>
Grant County	0.003831788	\$20,390	15.54%
City of Platteville	0.007418435	\$39,475	30.09%
Platteville School District	0.011265312	\$59,945	45.70%
Southwest Technical College	0.002134930	\$11,360	8.66%
Total		\$131,170	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 \$5.32 million in tax base. In addition, the new development has added jobs 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. 6 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. 6 in the City of Platteville and overlying taxing districts:

- A. TIF District No. 6 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 10 parcels being added 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 and these added parcels in particular, some of which have been vacant for some time.
- B. While the economic benefits of creating TIF District No. 6 are numerous and benefit not only the City of Platteville but also the overlying taxing jurisdictions, the amount of revenue expected to be generated from increased employment and income taxes as well as increases in property values in the District is projected to be insufficient to compensate for all of the project expenditures and debt service associated with borrowing for those project costs. The District is currently running a deficit and the

addition of the 10 parcels is expected to bring about additional increment needed to allow the District to satisfy all of its obligations prior to closure.

- C. The amendment of TID No. 6 will allow the City to actively promote and attract new development on these additional parcels and provide infrastructure to serve them to generate the additional tax increments needed to fully recover all District costs prior to termination of the District. 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.

JOINT REVIEW BOARD

**RESOLUTION APPROVING COMMON COUNCIL RESOLUTION
AMENDING THE TIF DISTRICT NO. 6 PROJECT PLAN
CITY OF PLATTEVILLE, WISCONSIN**

WHEREAS, the Joint Review Board, Tax Incremental District No. 6, City of Platteville, Wisconsin, has reviewed the public record, planning documents and resolution related to Project Plan Amendment No. 1 for TIF District No. 6, City of Platteville, Wisconsin; and

WHEREAS, the Joint Review Board, Tax Incremental District No. 6, 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. 6, City of Platteville, Wisconsin.

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

1. The development expected in TIF District No. 6, City of Platteville, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TIF District No. 6, 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. 6, City of Platteville, Wisconsin.

Adopted this 29th day of July, 2013.

JOINT REVIEW BOARD
TAX INCREMENTAL DISTRICT No. 6
AMENDMENT No. 1
CITY OF PLATTEVILLE, WISCONSIN

By: _____


Joint Review Board Ch

APPENDIX I: City Attorney Opinion

BRIAN C. McGRAW

Attorney at Law

**106 North Wisconsin Avenue
P.O. Box 619
Muscodia, Wisconsin 53573-0619
608-739-4234/348-4236
Fax - 739-4355**

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. 6 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. 6 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. 2013-27 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. 6; 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. 6, as revised by Amendment No. 1, is complete and complies with Wis. Stats. § 66.1105(4).

Common Council President

Page 2

August 5, 2013

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

An area of land located in the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter, and the Southwest Quarter Of the Northeast Quarter, and the Northwest Quarter of the Southeast Quarter, Section 13, Township 3 North, Range 1 West, and the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter, and the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter. Section 14, Township 3 North, Range 1 West, and the Northeast Quarter of the Northeast Quarter, and the Northwest Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Northwest Quarter, and the Northwest Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter, and the Southeast Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter, and the Northwest Quarter of the Southwest Quarter, and the Southwest Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter, Section 23, Township 3 North, Range 1 West, and Northwest Quarter of the Northwest Quarter, Section 24, Township 3 North, Range 1 West, City of Platteville, Grant County Wisconsin, bounded by the following described line:

Beginning at the intersection of the northerly right of way line of Business Highway "151" and the west line of the Southeast Quarter of the Northwest Quarter, Section 13: Thence South along the west line of the Southeast Quarter of the Northwest Quarter, 71 feet more or less to the southwest corner of the Southeast Quarter of the Northwest Quarter, Section 13; Thence South along the west line of the Northeast Quarter of the Southwest Quarter, 375.44 feet more or less to the northeast corner of Lot 2 of CSM 622; Thence Westerly 412.73 feet more or less; Thence Southerly 285.3 feet more or less to the southwest corner of Lot 2 of CSM 622; Thence Southeasterly 70 feet more

or less to the northwest corner of Lot 2 of CSM 569; Thence Southerly along the west lot line to the southwest corner of Lot 2 of CSM 569; Thence Easterly to the southeast corner of Lot 2 of CSM 569; Thence Southerly to the southwest corner of the Northeast Quarter of the Southwest Quarter, Section 13; Thence West along the north line of the Southwest Quarter of the Southwest Quarter to the northwest corner of the Southwest Quarter of the Southwest Quarter, Section 13; Thence West along the north line of the Southeast Quarter of the Southeast Quarter of Section 14 to the east right of way line of Enterprise Drive; Thence South 195.43 feet more or less; Thence East 400 feet more or less; Thence South 340 feet to the north right of way line of Vision Drive; Thence West to the west right of way line of Enterprise Drive; Thence North along the right of way line 534.85 feet; Thence Westerly 1062.23 feet; Thence Northerly, 231 feet more or less to the south right of way line of Means Drive; Thence Westerly along the south right of way line of Means Drive, 698 feet more or less to the west right of way line of Eastside Road; Thence Northerly along the west right of way line of Eastside Road 400 feet more or less; Thence Westerly, 786 feet more or less; Thence Southerly, 335 feet more or less; Thence Westerly, 402 feet more or less to the east line of Lot 1, Grant County Certified Survey Map Number 1163, Page 24; Thence Northerly, 378 feet more or less to the southerly right of way line of Business Hwy "151"; Thence Northwesterly to the southwest corner of Lot 2 of Lot 4, Block 5 of the Assessment Plat; Thence North 466.52 feet more or less to the south right of way line of East Mineral Street; Thence Westerly 261.5 feet more or less; Thence Southwesterly along the east lot line of Lot 1 of CSM 1111 to the southeast corner of Lot 1 of CSM 1111; Thence Southeasterly to the north right of way line of Business Highway "151"; Thence Northeasterly along the north right of way line of Business Highway "151" to the point where the west right of way line of Phillips Road extended intersects with the north right of way line of Business Highway "151"; Thence Southeasterly to the point where the west right of way line of Phillips Road extended intersects with the south right of way line of Business Highway "151"; Thence Southeasterly 549.34 feet more or less; Thence Southwesterly 500 feet more or less; Thence Northwesterly 132.58 feet more or less, Thence Southwesterly 934.38 feet more or less; Thence

Southerly 252.04 feet more or less; Thence Northwesterly 842.88 feet more or less to the south right of way line of Business Highway "151"; Thence Southwesterly 668 feet more or less along the south right of way line of Business Highway "151"; Thence Southeasterly 2,197.51 feet more or less along the north right of way line of the abandoned Chicago & Northwestern Railroad to the north line of the Northwest Quarter of the Northwest Quarter of Section 23; Thence West along the north line of the Northwest Quarter of the Northwest Quarter to the north west corner, Section 23; Thence Southerly along the west lines of the Northwest Quarter of the Northwest Quarter, and the Southwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Southwest Quarter to the southwest corner of the Northwest Quarter of the Southwest Quarter, Section 23; Thence Southerly along the west line of the Southwest Quarter of the Southwest Quarter, Section 23, 200 feet more or less, to the north right of way line of U.S.H. "151"; Thence Easterly, 98 feet more or less to the east right of way line of U.S.H. "151"; Thence Southerly along the east right of way line of U.S.H. "151", 155 feet more or less; Thence Easterly along the north right of way line of U.S.H. "151", to the east line of the Southwest Quarter of the Southwest Quarter, Section 23; Thence Northerly along the east line of the Southwest Quarter of the Southwest Quarter, Section 23, 150 feet more or less; Thence Westerly 647 feet more or less; Thence Northerly, 1,030 feet more or less to the south right of way line of Highway 80; Thence Southeasterly along the southerly right of way line of Highway 80, 880 feet more or less to the east line of the Northwest Quarter of the Southwest Quarter, Section 23; Thence Northerly, 202 feet more or less; Thence Northwesterly, 26 feet more or less; Thence Northerly, 119 feet more or less to the south right of way line of Enterprise Drive; Thence Easterly, 595 feet more or less; Thence Southerly, 256 feet more or less; Thence Southwesterly, 277 feet more or less to the northerly right of way line of Highway 80; Thence Southeasterly along the northerly right of way line of Highway 80, 274 feet more or less to the northwesterly right of way line of U.S.H. "151"; Thence Northeasterly along the northwesterly right of way line of U.S.H. "151", 8715 feet more or less to the North-South Quarter (N-S 1/4) line of said Section 13; thence N3311'57"E, 148.84 feet along the northwesterly right-of-way of U.S.H. "151"; thence N1413'42"E, 223.61 feet

along said northwesterly right-of-way to the southerly right-of-way of Business Highway "151"; thence N0432'21"E, 186.00 feet to the northerly right-of-way of Business Highway "151"; thence S8952'18"W, 156.34 feet along the northerly right-of-way of said Business Highway "151" to the North-South Quarter (N-S 1/4) line of said Section 13; Thence Westerly along the north right of way line of Business Highway "151", 1332 feet more or less to the Point of Beginning.

Also Excepting:

Lot 1, Grant County Certified Survey Map No. 835.

Lot 1, Grant County Certified Survey Map No. 952.

Excluding all wetlands.