

**CITY OF PLATTEVILLE, WISCONSIN**

**Project Plan – Amendment No. 2 to  
Tax Incremental Finance District #7 &  
Redevelopment Project Area #1**

<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 amendment to the Project Plan for Tax Increment District No. 7 (TID #7) and Redevelopment Project Area No. 1 (RPA #1) in the City of Platteville has been prepared in compliance with Sec.'s 66.1105(4)(f) and 66.1331(5), Wis. Stats. This amendment reconfirms a need for the District, the proposed improvements within the District, an estimated time schedule, and a projected spending plan. This Plan also includes a detailed description of the Tax Increment District and boundaries. The boundary of the TID is coterminous with the boundary of Redevelopment Project Area No. 1 for exercising the powers of the Redevelopment Authority (RDA) as defined in Sec. 66.1331(3)(h), Wis. Stats. The Plan for the TID is a redevelopment plan required to be prepared by 66.1331(3)(Lm), 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 Redevelopment Authority and is intended to work in conjunction with the original TID #7/RDA #1 Project Plan (adopted in 2006). **This amendment replaces TID #7 Amendment No. 1 (adopted in 2011) in its entirety.**

The City of Platteville created TID #7 as a "Blighted" District under the TIF Law and amended it once in 2011. The City has now identified a need to amend the District a second time to allow the City to utilize positive tax increments from the District to pay for additional public improvements and programs intended to encourage redevelopment and eliminate blight consistent with the goals and purposes of the District as described in the original Project Plan. The redevelopment that is anticipated to occur will provide long term tax benefits to both the City and all other overlying taxing jurisdictions.

This Amendment No. 2 is being proposed and processed simultaneously with amendments to Platteville TIDs 4, 5, and 6. 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 2 to TID #7 and the concurrent amendments to the other Districts have been prepared consistent with the outcomes from the meeting.

Since the adoption of the original TID #7/RPA #1 Project Plan, the City adopted the 2011 Downtown Revitalization Plan. The study area for the Downtown Plan and the existing TID #7/RPA #1 boundary are similar; however, some redevelopment sites identified in the Downtown Plan are not within the current TID boundaries. Accordingly, these and other potential projects that may require TID assistance are included in this amended Project Plan. Since 2006, the City also has identified additional public improvements that are necessary to advance the purposes of the TID, including projects within one-half mile of the amended TID boundary. Finally, the original list of projects and the spending plan did not include sufficient funds for property assembly and clearance or direct assistance to redevelopment projects.

This Project Plan Amendment No. 2 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.

Together with the original Project Plan adopted in 2006, this document is to be used as the official Plan that guides redevelopment activities within TID #7/RPA #1. Implementation of the Plan and completion of the proposed activities will require a case-by-case authorization by the Redevelopment Authority and Common Council. Public expenditures for projects listed in the Plan will be based on the development status of the land and economic conditions existing at the time the project is scheduled for construction. The Common Council and Redevelopment Authority are not mandated to make expenditures described in this Plan and is limited to implementing only those project cost categories identified herein. Changes in boundaries or additional project categories not identified here will require a formal amendment to the Plan involving public review and Common Council approval.

As stated in the Common Council resolution approving this plan (Appendix H), this Project Plan conforms to the General Plan of the City of Platteville.

**A. Approval Process**

State statutes prescribe the process for creating and amending Tax Incremental Finance Districts (TIDs). The law requires public input in the TID creation and amendment process, including a public hearing held by the Plan Commission at which TID information is discussed and whereby citizens can reasonably voice their personal opinion on the creation or amendment of a TID. A three-phased approval process is required to create and amend TIDs including approval by the Plan Commission, Common Council, and the Joint Review Board. The following is the formal meeting/action calendar for the City of Platteville TID #7 Amendment No. 2 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 boundary and Project Plan amendment occurs.
July 1, 2013	Plan Commission holds the Public Hearing for the amended boundary and Project Plan. Interested parties are given a reasonable opportunity to express their views on the proposed Project Plan. Following the Public Hearing, the Plan Commission acts on a resolution recommending consideration and approval by the Common Council.
July 23, 2013	Common Council action on the proposed amendment to TID No. 4 boundaries 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 amendments 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 #7 amendment subsequent to approval by the Joint Review Board.
By October 31, 2013	The City submits the amendment packet documentation and amended boundary and Project Plan to the Department of Revenue for certification.

**B. 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:

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

**C. Plan of Redevelopment for TID #7 / RPA #1**

Inventory of Area

The area that is the subject of this Plan is located in southeastern Grant County in downtown Platteville. Map 1 shows the boundaries of TID #7/RPA #1, including lands to be added as a result of this Amendment No. 2. As shown on Map 2, and the photographs that follow it, underutilized, deteriorated, and undervalued parcels and improvements characterize much of the area to be added as part of this amendment. While investments have been made to some properties, others are deteriorating. The City and Redevelopment Authority intend to use the tools and powers authorized by State Statutes to promote the redevelopment of this area and prevent further deterioration. This amendment to TID #7/RPA #1 will promote further redevelopment and investment by property owners, both within and outside of the District. This amendment allows the City to provide needed infrastructure as well as funding to local stakeholders through incentives and grants to encourage property and business owners to proactively participate in revitalization.

Table 1 provides a summary of all properties in the District, including those being added as part of this amendment. It also reflects an update to the blight study prepared in 2006 for properties currently in the District wherein the blight status of two properties in the original TID #7 boundary has changed: the now unoccupied Ford dealership on Pine Street has been determined to be blighted and the site of the former Chicago’s Best restaurant on 2<sup>nd</sup> Street has been determined to be blighted and vacant (a fire destroyed this property in August, 2012). With the new parcels, and those with a changed status, 27.12 acres, or 59%, of real property in the District has been found to be blighted. Table 2 lists all 24 parcels to be added with this amendment and the blight status of each.

**Table 1: Inventory of Property within TID #7/RPA #1**

	Parcels	Acres	Percentage
Blighted Property	113	27.123	59.1% of real property
Vacant Property	11	3.842	5.3% of total area
Non Vacant or Blighted Property	101	14.959	20.5% of total area
Real Property	225	45.924	63.0% of total area
Right of Way	N/A	27.000	37.0% of total area
Total Boundary Area	225	72.942	100%

Maps 3 and 4 depict existing land uses and proposed land uses, respectively, for all parcels in TID #7/RPA #1, as amended. The entire area is served by City water and sewer service. Electric power is provided by Alliant Energy. Public utilities are adequate to serve the District. Other than a shared ride taxi service, the City of Platteville is not served by public transportation.

**Redevelopment Plans**

The area encompassed by this Plan is the core of downtown Platteville. The purpose of this Plan, as detailed in the original plan adopted in 2006, is to promote the revitalization of the downtown, improve the condition of property, decrease the incidence of crime, and generally make the downtown a better place to live, work and shop. The property included in TID #7/RPA #1 is important to the redevelopment of the downtown and preserving the character of the community. See Section III for a list and map of the planned municipal expenditures within TID #7/RPA #1 intended to improve the property conditions and stimulate private investment.

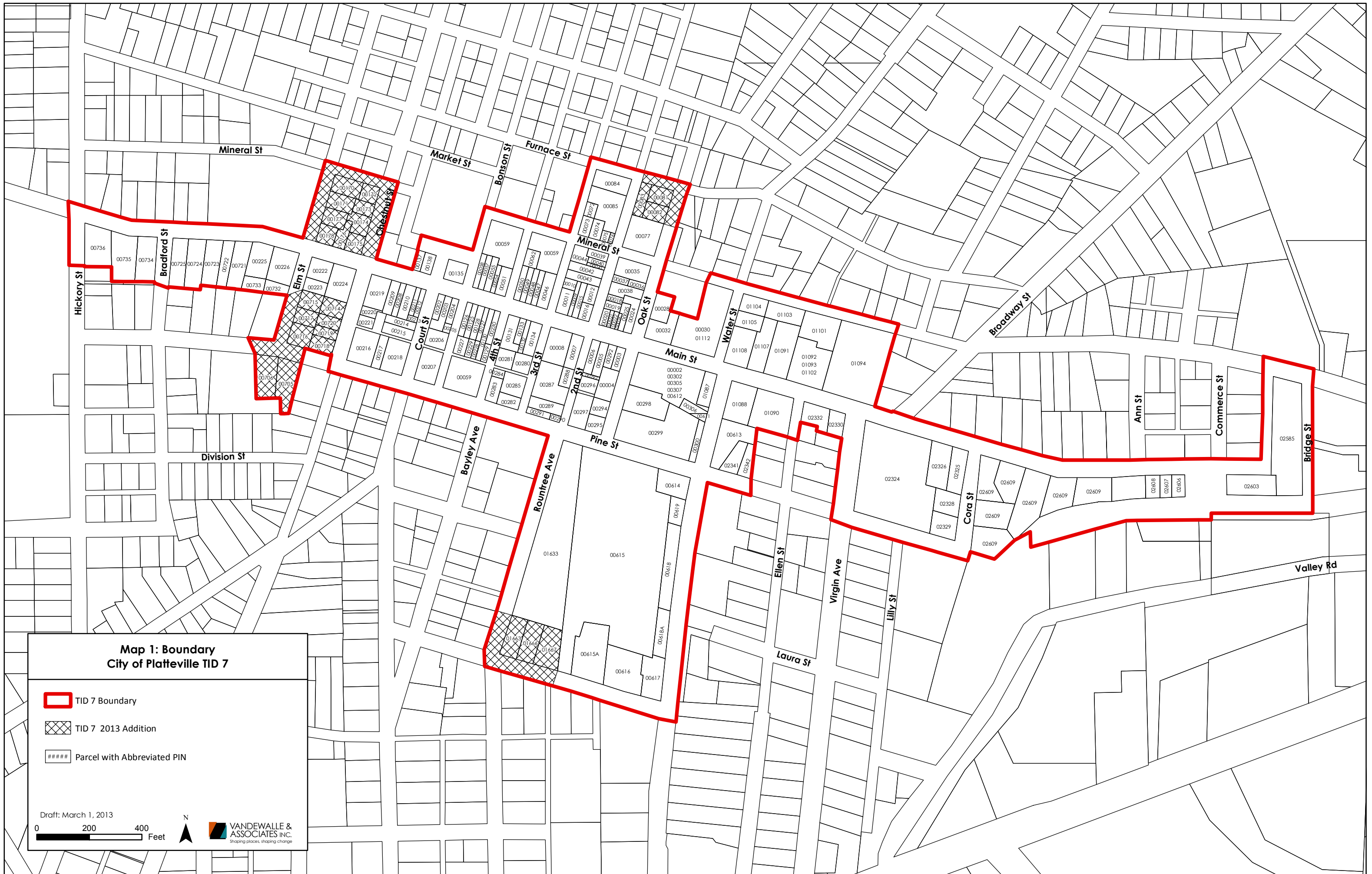
**D. Implementation**

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 the 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 TID and this amendment.




Table 2: Amended Parcel List

PIN	Parcel Number	Property Address	Name	Mailing Address	City	Land Value	Imp. Value	Personal Property	Total Value	Acreage	Land Use (Commercial, Institutional, Municipal, Residential, Undeveloped)	Current Zoning	Proposed Zoning Change	Blighting Conditions																		
														Blighted	Vacant	Dilapidated	Deterioration	Age	Obsolescence	Ventilation, light, air, sanitation	High density or overcrowding	Endanger life or property	Structure Demolished on Site	Obsolete platting	Diversity of ownership	Deterioration of structure	Deterioration of site improvement	Impairs sound growth				
00170	271001700000	275 MINERAL ST	BELL, GARY V	PO BOX 183	PLATTEVILLE	\$ 18,900	\$ 156,700		\$ 175,600	0.169	Residential	CBT	B2	X				X	X	X										X	X	
00171	271001710000	65 ELM ST	ELM STREET PROPERTIES LLC	65 N ELM ST	PLATTEVILLE	\$ 30,200	\$ 239,800	\$ 3,196	\$ 273,196	0.145	Commercial	CBT	B2																			
00177	271001770000	35 ELM ST	COONS, DOUGLAS	3311 SHADY FOREST LN	WISCONSIN RAPIDS	\$ 26,800	\$ 92,700		\$ 119,500	0.133	Residential	CBT	B2	x			X	X	X										X	X		
00178	271001780000	280 MAIN ST	REDFERN, MARK A	1045 EASTMAN ST	PLATTEVILLE	\$ 30,200	\$ 80,600	\$ 4,210	\$ 115,010	0.112	Commercial	B2	B2	x			X	X											X	X		
00176	271001760000	250 MAIN ST	KOELLER TRUST	250 W MAIN ST	PLATTEVILLE	\$ 26,300	\$ 64,400	\$ 11,579	\$ 102,279	0.096	Commercial	B2	B2	x			X	X											X	X		
00175	271001750000	20 CHESTNUT ST	LONG, LUCILLE M	620 BOLDT ST	PLATTEVILLE	\$ 29,600	\$ 75,700	\$ 2,820	\$ 108,120	0.108	Commercial	B2	B2	x			X	X											X	X		
00174	271001740000	40 CHESTNUT ST	HOLZE PROPERTIES 2 LLC	10106 FARVIEW RD	LANCASTER	\$ 39,500	\$ 179,300	\$ 2,230	\$ 221,030	0.132	Commercial	B2	B2	x	X											X			X	X		
00173	271001730000	50 CHESTNUT ST	TOM KENNEY PROPERTIES LLC	1550 LAFOLLETTE ST	FENNIMORE	\$ 25,000	\$ 4,200		\$ 29,200	0.091	Commercial	B2	B2	x			X	X											X	X		
00172	271001720000	80 CHESTNUT ST	CULLEN, KENNETH J	2346 AIRPORT RD	PLATTEVILLE	\$ 22,900	\$ 86,000	\$ 28,400	\$ 137,300	0.101	Commercial	B2	B2	x			X	X											X	X		
00715	271007150000	65 ELM ST	PLATTEVILLE CITY	75 N BONSON ST	PLATTEVILLE	\$ -	\$ -		\$ -	0.133	Undeveloped	CBT	B2		X																	
00717	271007170000	65 ELM ST	PLATTEVILLE CITY	75 N BONSON ST	PLATTEVILLE	\$ -	\$ -		\$ -	0.118	Municipal	I1	B2																			
00716	271007160000	65 ELM ST	PLATTEVILLE CITY	75 N BONSON ST	PLATTEVILLE	\$ -	\$ -		\$ -	0.163	Municipal	I1	B2																			
00705	271007050000	275 PINE ST	FIRST EVAN LUTHERAN CHURCH	215 W PINE ST	PLATTEVILLE	\$ -	\$ -		\$ -	0.312	Undeveloped	CBT	B2		X																	
00706	271007060000	305 PINE ST	CLARE BANK	345 W PINE ST	PLATTEVILLE	\$ 22,000	\$ -		\$ 22,000	0.297	Undeveloped	CBT	B2		X																	
01663	271016630000	385 ROUNDTREE AVE	WETTER, MICHELLE B	385 ROUNDTREE AVE	PLATTEVILLE	\$ 12,400	\$ 64,600		\$ 77,000	0.232	Residential	R2	B2					X	X									X	X	X		
01666	271016660000	40 ALDEN AVE	ALDEN AVENUE LLC	PO BOX 202	PLATTEVILLE	\$ 12,600	\$ 84,400		\$ 97,000	0.234	Residential	R2	B2	X			X	X										X	X	X		
01667	271016670000	50/60 ALDEN AVE	HARTMAN, PAUL D & LAURA G	6987 REYNOLDS RIDGE RD	POTOSI	\$ 14,600	\$ 70,000		\$ 84,600	0.297	Residential	R2	B2	X			X	X		X								X	X	X		
00081	271000810000	115 125 FURNACE ST	ADDISON, STEVEN W	15 PRESTON DR	PLATTEVILLE	\$ 22,900	\$ 47,700		\$ 70,600	0.130	Residential	CBT	B2	X			X	X										X	X	X		
00082	271000820000	140 OAK ST	WHITAKER, ROBERT	555 N HICKORY ST	PLATTEVILLE	\$ 32,400	\$ 68,500	\$ 2,848	\$ 103,748	0.130	Commercial	B2	B2	X			X	X	X									X	X	X		
00083	271000830000	165 2ND ST	BLUWATER LLC	PO BOX 242	PLATTEVILLE	\$ 34,600	\$ 153,200		\$ 187,800	0.117	Residential	CBT	CBT	X			X	X	X									X		X		
00718	271007180000	220 PINE ST	CHURCH	PO BOX 245	PLATTEVILLE	\$ -	\$ -		\$ -	0.123	Undeveloped	CBT	B2	X	X										X							
00719	271007190000	70 CHESTNUT ST	KLUCK, MICHAEL & BRENDA	PO BOX 161	HATLEY	\$ 19,800	\$ 63,300		\$ 83,100	0.081	Residential	CBT	B2	X			X	X	X									X	X	X		
00720	271007200000	60 CHESTNUT ST	BLOCK REVOCABLE INTER TRUS	530 W MAIN ST	PLATTEVILLE	\$ 8,400	\$ 69,800	\$ 2,650	\$ 80,850	0.094	Residential	CBT	B2	X			X	X	X									X	X	X		
00714	271007140000	50 CHESTNUT ST	SHANLEY, BRUCE & ELAINE	PO BOX 91	PLATTEVILLE	\$ 33,400	\$ 84,700		\$ 118,100	0.138	Commercial	CBT	B2	X			X	X	X									X	X	X		





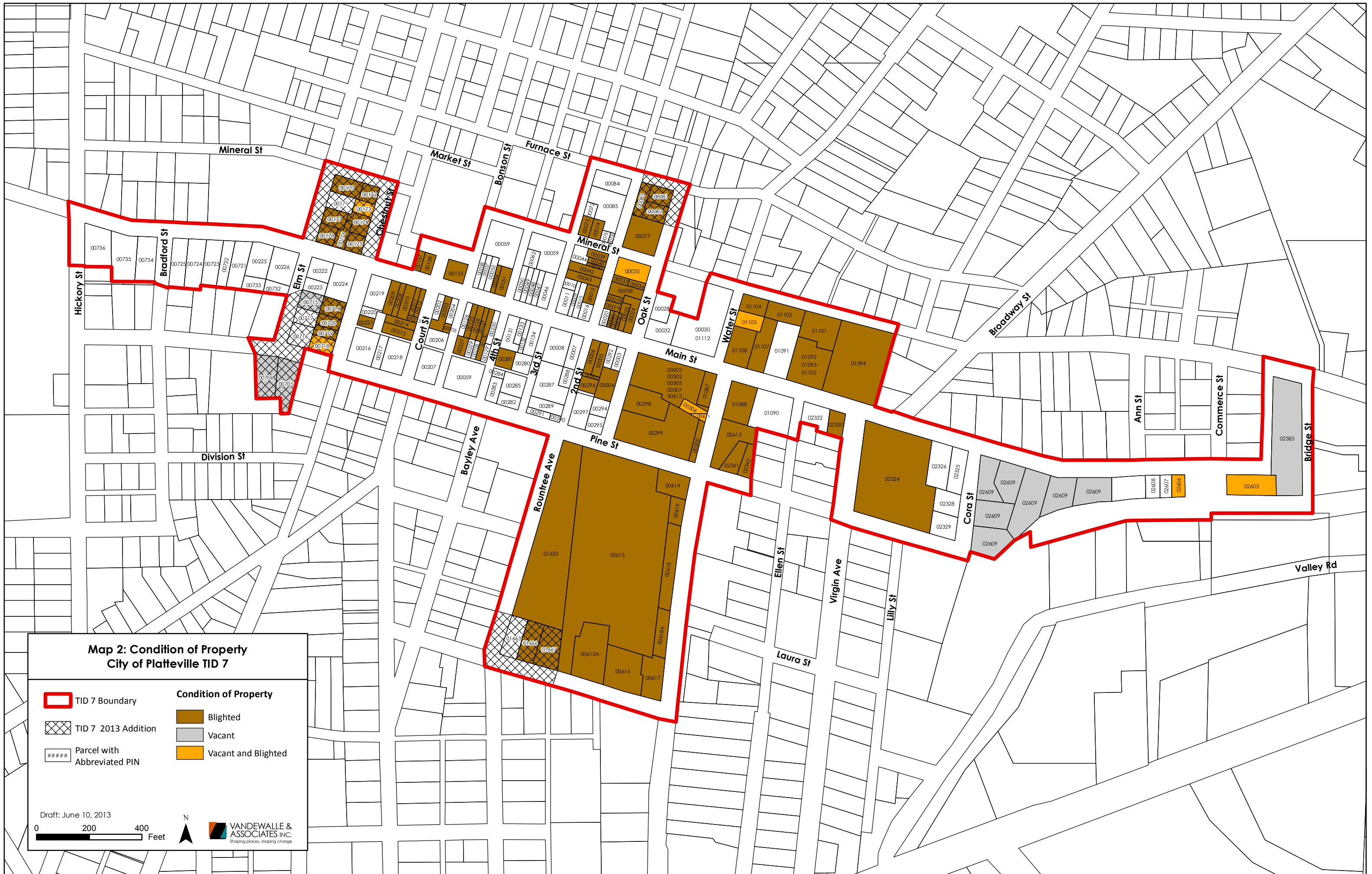
**Map 1: Boundary  
City of Platteville TID 7**

-  TID 7 Boundary
-  TID 7 2013 Addition
-  Parcel with Abbreviated PIN







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**Map 2: Condition of Property  
City of Platteville TID 7**

- |   |                             |   |                     |
|---|-----------------------------|---|---------------------|
|  | TID 7 Boundary              |  | Blighted            |
|  | TID 7 2013 Addition         |  | Vacant              |
|  | Parcel with Abbreviated PIN |  | Vacant and Blighted |

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50-60 Alden Ave (01667)



40 Alden Ave (01666)



385 Roundtree Ave (01663)



115 125 Furnace St (00081)



140 Oak St (00082)



165 2<sup>nd</sup> St (00083)



275 Mineral St (00170)



65 Elm St (00171)



35 Elm St (00177)



280 Main St (00178)



250 Main St (00176)



20 Chestnut St (00175)



40 Chestnut St (00174)



50 Chestnut St (00173)



80 Chestnut St (00172)



65 Elm St (00715)



65 Elm St (00717)



65 Elm St (00716)



275 Pine St (00705)



305 Pine St (00706)



220 Pine St (00718)



70 Chestnut St (00719)

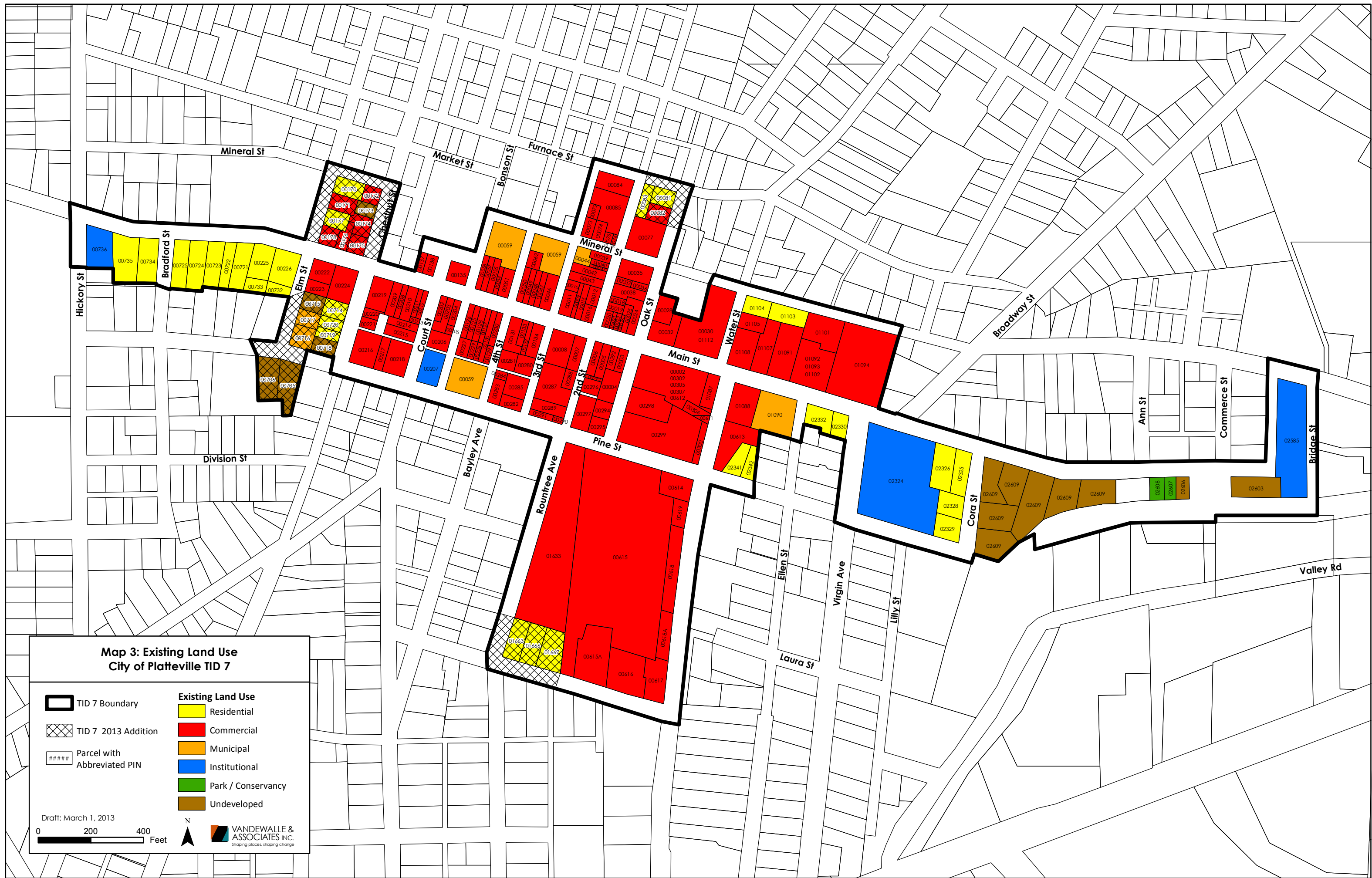


60 Chestnut St (00719)












50 Chestnut St (00714)





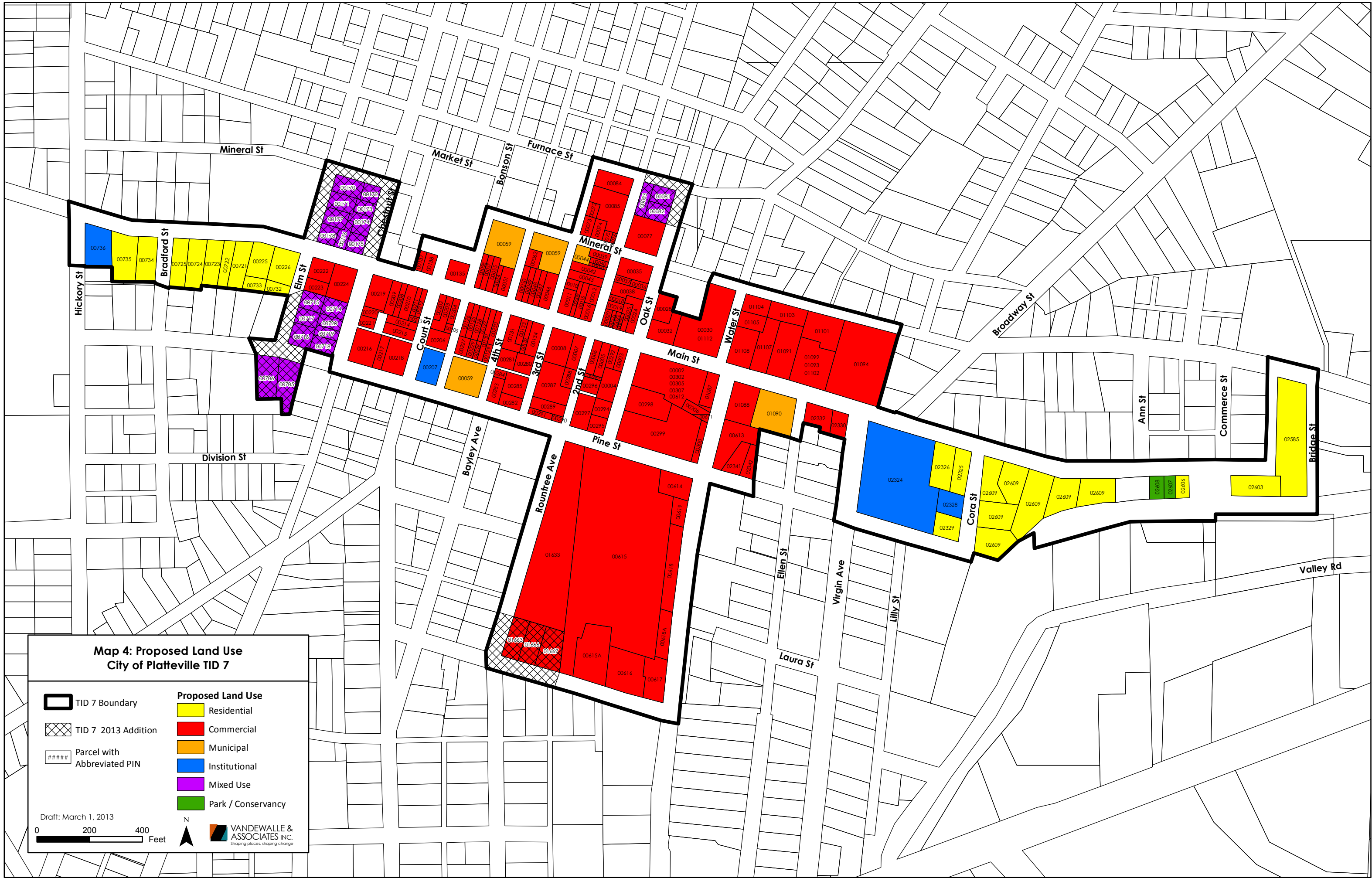
**Map 3: Existing Land Use  
City of Platteville TID 7**

- |   |  |
|---|--|
|  TID 7 Boundary              |  Residential        |
|  TID 7 2013 Addition         |  Commercial         |
|  Parcel with Abbreviated PIN |  Municipal          |
|   |  Institutional      |
|   |  Park / Conservancy |
|   |  Undeveloped        |










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**Map 4: Proposed Land Use**  
**City of Platteville TID 7**

- |   |                             |   |                    |
|---|-----------------------------|---|--------------------|
|  | TID 7 Boundary              |  | Residential        |
|  | TID 7 2013 Addition         |  | Commercial         |
|  | Parcel with Abbreviated PIN |  | Municipal          |
|   |                             |  | Institutional      |
|   |                             |  | Mixed Use          |
|   |                             |  | Park / Conservancy |

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## **AMENDED SECTION II. STATEMENT OF KIND, NUMBER, AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS WITHIN THE DISTRICT**

Consistent with the goals and purposes of the District as articulated in the original Project Plan adopted in 2006, TID #7/RPA #1 is being amended in order to promote the redevelopment of blighted property, stimulate commercial revitalization, create jobs, improve housing, enhance the value of property, decrease crime, and broaden the property tax base of downtown Platteville. The City and Redevelopment Authority intend to spend funds on planning, public improvements, demolition of existing structures, financial incentives, and site improvements to promote redevelopment activities.

Any cost directly or indirectly related to achieving the objectives of blight elimination or redevelopment is considered a "project cost," consistent with Sec. 66.1105(2)(F), and eligible to be paid from tax increment revenues of this District, including but not limited to the list below. The costs of planning, engineering, design, surveying, legal and other consultant fees, testing, environmental studies, permits necessary for the public work, easements, judgments or claims for damages, and other expenses for all projects are included as project costs.

The City intends to use tax increment revenues to fund eligible projects within a one-half mile radius of its boundary as allowed by Sec. 66.1105, Wis. Stats. and to fund the projects specified below. Any other projects to be funded within one-half mile of the TID #7 boundary will require an additional amendment to this Project Plan.

Below are descriptions of the major public improvement categories used in the original Project Plan document, which are necessary and standard improvements for eliminating blight and promoting redevelopment of blighted areas. These projects may be implemented in varying degrees in response to development needs. In addition to a general description, each category contains a list of the following types of proposed expenditures. The specific projects listed under each type are intended to address needs identified in the 2011 Downtown Plan as well as assist the City and RDA in actively promoting redevelopment within the District consistent with the opportunities described in the Downtown Plan as well as additional opportunities that have emerged since the completion of that plan:

- Priority Expenditures are those that the City intends, but is not required, to undertake based on the projected tax increments to be received from the future redevelopment projects described in Section III on Table 4 and are included in the financial feasibility analysis in Tables 6 and 7 in Section IV.
- Contingent Expenditures are those the City may undertake provided sufficient tax increments become available to pay for them. The tax increments projected to be received from the future redevelopment projects described on Table 4 are not thought to be sufficient to cover the Contingent Expenditures and, therefore, these expenditures are not included in the financial feasibility analysis contained in Section IV. However, should additional development occur and additional tax increments be generated, then the City may use them to undertake these projects.
- Expenditures within a Half-mile are those the City desires to undertake within a half-mile of the TID #7 boundary. All of these projects are classified as Contingent Expenditures and, thus, are not a part of this amendment's financial feasibility analysis and will be undertaken only if sufficient revenues become available to pay for them. All other expenditures within a half-mile not specifically identified herein will require an amendment to this Project Plan and approval of the Joint Review Board.

Note that not all of the above spending types are proposed for each of the spending categories described below.

**A. Capital Costs**

Includes, but is not limited to: the actual costs of the construction of public works or improvements; new buildings, structures, and fixtures; the demolition, alteration, remodeling, repair or reconstruction of existing buildings, structures and fixtures other than the demolition of listed historic properties; the acquisition of equipment to service the district; the removal or containment of, or the restoration of soil or groundwater affected by environmental pollution; and the clearing and grading of land. Also included are on-street and off-street parking facility improvements including: land acquisition and assembly; repair, expansion, reconfiguration and construction of existing and new parking facilities; developer assistance with parking; directional and regulatory signage; landscaping, screening and beautification of parking facilities; and similar improvements necessary to serve the parking needs of the District.

- Priority Expenditures

Parking facility improvements	\$2,000,000
Environmental assessments, testing, remedial planning and remediation	<u>\$200,000</u>
Total	\$2,200,000

**B. Infrastructure**

Includes, but is not limited to, that portion of costs related to the construction or alteration of: sewerage treatment plants, water treatment plants or other environmental protection devices; storm or sanitary sewer lines; water lines; amenities on streets; and the rebuilding or expansion of streets, the construction, alteration, rebuilding or expansion of which are necessitated to carry out the goals of this Project Plan, as amended, within the District and within a half-mile of the District. Infrastructure also can be installed further outside of the District if required to carry out Project Plans, but only the portion which directly benefits the district is an eligible cost.

- Priority Expenditures

District streetscaping and amenity improvements (concurrent with redevelopment sites)	\$200,000
District street improvements (concurrent with redevelopment sites)	\$200,000
District water, sanitary sewer and storm sewer improvements (concurrent with redevelopment sites)	<u>\$200,000</u>
Total	\$600,000
- Contingent Expenditures

Main St. storm sewer upgrades (Broadway to Water St.)	\$150,000
Bonson Street improvements (Main St. to Mineral St.)	\$222,500
Pine St. improvements (Water St. to Ellen St.)	<u>\$200,000</u>
Total	\$572,500
- Expenditures within a Half-mile

Drainage way improvements (Roundtree to Madison St)	\$1,500,000
Bonson street improvements (Mineral St. to Furnace St.)	\$222,500
Pine St. Improvements (Ellen St. to Virgin Ave.)	<u>\$225,000</u>
Total	\$1,947,500

**C. Real Property Assembly Costs**

Includes, but is not limited to, any deficit incurred resulting from the purchase of property for public use or the resale or lease as lessor by the City of real or personal property for consideration which is less than its cost to the City.

- Priority Expenditures

Redevelopment site acquisition: \$400,000

Note: Expenditures shown under Capital Projects and Redevelopment Funds categories also may include Real Property Assembly Costs as specific public works and redevelopment projects may require. To the extent such expenditures are made, they will be recorded under this category.

**D. Professional Services**

Includes, but is not limited to, those costs incurred for architectural, planning, engineering, financial, and legal advice and services.

- Priority Expenditures

Miscellaneous district engineering, surveying, design and planning \$45,000

Miscellaneous district financial and legal analyses \$15,000

Total \$60,000

Note: Expenditures shown under Capital Projects and Redevelopment Funds categories also may include Professional Services as specific public works and redevelopment projects may require. To the extent such expenditures are made, they will be recorded under this category.

**E. Relocation Costs**

Includes, but is not limited to, relocation payments made in certain circumstances as the result of the City or RDA acquiring property within TID #7/RA No 1.

- Priority Expenditures

Note: Although no specific Priority Expenditures are identified in this category, expenditures shown under the Redevelopment Funds category may include Relocation Costs as specific redevelopment projects may require. To the extent such expenditures are made, they will be recorded under this category.

**F. Redevelopment Funds**

Includes, but is not limited to, the amount of any contributions made to the Redevelopment Authority in connection with the implementation of the Project Plan, such as: marketing; developer and business recruitment; project concept planning; and incentives to property and business owners to undertake investments such as interior and exterior improvements. The direct TIF contributions shown below may include cash grants, incentives, and any expenditures of the type described in any of the other categories listed in this section by or on behalf of a developer in order to induce development and ensure project feasibility. All redevelopment projects that receive some form of direct or indirect TIF participation will first enter into a development agreement approved by the Common Council that specifies the terms of the TIF contributions and the obligations of the receiving property or business owner. The amount of contributions shown below is the sum total of approximately half of the accumulated tax increment revenues generated by the development projects shown on Table 4 in Section III through the life of the District. For purposes of this Project Amendment No. 2, it is assumed that these contributions would be in the form of pay-as-you-go payments. 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, the Downtown Revitalization Plan, and other plans and policies of the City.

- Priority Expenditures

Marketing and development recruitment	\$250,000
Concept planning and project financial analysis	\$250,000
Façade, site and interior improvements	\$375,000
Redevelopment project contributions	<u>\$6,965,000</u>
Total	<u>\$7,840,000</u>

**G. Discretionary Payments**

Includes, but is not limited to, payments made in the discretion of the Common Council or RDA, which are found to be necessary or convenient to the implementation of this Project Plan.

- Priority Expenditures

Note: Although no specific Priority Expenditures are identified in this category, expenditures shown under Redevelopment Funds may include Discretionary Payments as specific redevelopment projects may require.

**H. TIF Organizational and Amendment Costs**

Includes, but is not limited to, the costs of conducting environmental impact and other studies and the costs of informing the public with respect to a District amendment and the implementation of this Project Plan.

- Priority Expenditures

Amendment No. 2 preparation and adoption:	\$10,000
---	----------

**I. Administration Costs**

Includes, but is not limited to, reasonable charges for the time spent by City employees and contractors in connection with the implementation of this Project Plan as well as funding for the City’s Main Street Program.

- Priority Expenditures

Main Street program:	\$400,000
General district administration:	<u>\$70,000</u>
Total:	<u>\$470,000</u>

**J. Financing Costs**

Includes, but is not limited to: all interest paid to holders of evidences of indebtedness issued to pay for project costs authorized under this Plan; the costs involved in the issuance of indebtedness; and any premium paid over the principal amount of the obligations because of the redemption of the obligations prior to maturity.

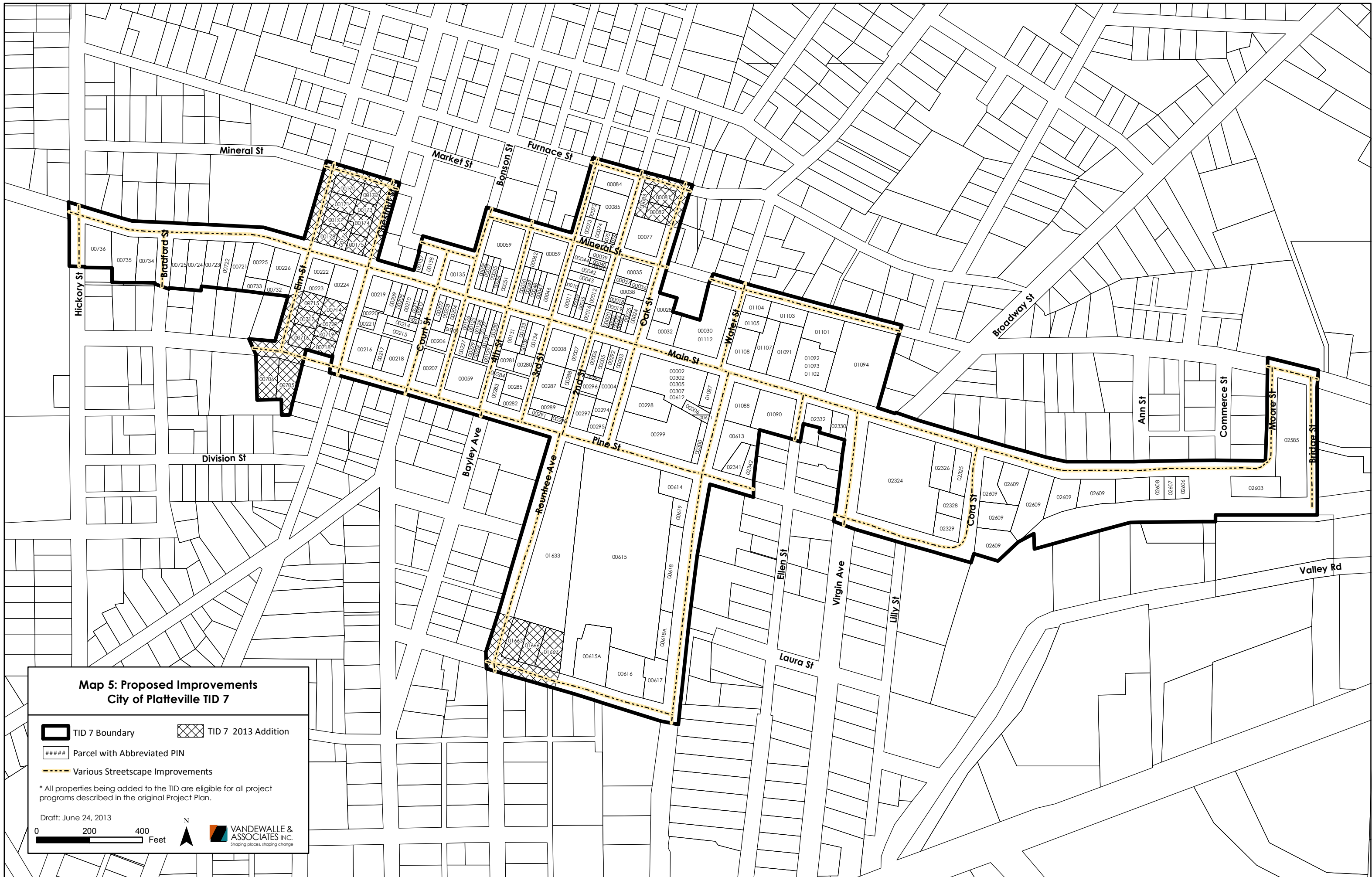
- Priority Expenditures

Financing and interest:	\$3,969,000
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**K. Total Costs**

- Priority Expenditures
  - Contingent Expenditures
  - Expenditures within a Half-mile
  - Total
- |  |                     |
|--|---------------------|
|  | \$15,549,000        |
|  | \$572,500           |
|  | <u>\$1,947,500</u>  |
|  | <u>\$18,069,000</u> |

Proposed improvements are depicted on Map 5. Map 6 depicts current zoning and proposed changes to zoning for all parcels in TID #7, as amended.



**Map 5: Proposed Improvements  
City of Platteville TID 7**

-  TID 7 Boundary
-  TID 7 2013 Addition
-  Parcel with Abbreviated PIN
-  Various Streetscape Improvements

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

Draft: June 24, 2013  
0 200 400 Feet



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*Shaping places. Shaping change.*












**Parcels Proposed to Change Zoning**

R2 to B2: 01663, 01666, 01667

CBT to B2: 00081, 00170, 00171, 00177, 00222, 00223, 00705, 00706, 00714, 00715, 00718, 00719, 00720

I1 to B2: 00716, 00717

**Map 6: Zoning and Proposed Changes to Zoning  
City of Platteville TID 7**

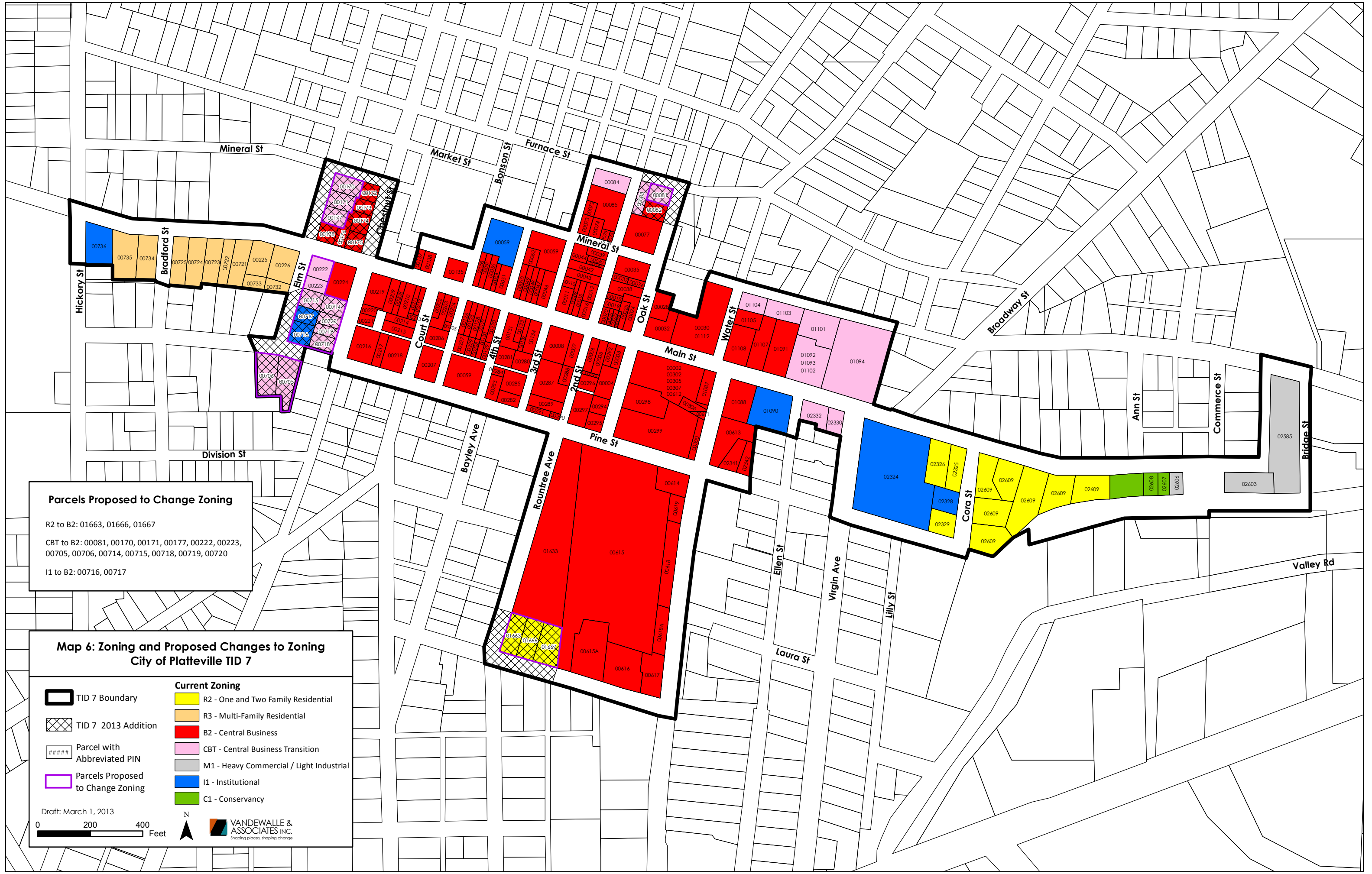
 TID 7 Boundary	 R2 - One and Two Family Residential
 TID 7 2013 Addition	 R3 - Multi-Family Residential
 Parcel with Abbreviated PIN	 B2 - Central Business
 Parcels Proposed to Change Zoning	 CBT - Central Business Transition
	 M1 - Heavy Commercial / Light Industrial
	 I1 - Institutional
	 C1 - Conservancy

Draft: March 1, 2013

0 200 400 Feet

N

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Shaping places. Shaping change.



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**AMENDED SECTION III. DETAILED LIST OF PROJECT COSTS FOR TIF No. 7/RPA #1**

Table 3 lists the projected development costs and incremental values for 15 redevelopment projects described in the adopted 2011 Downtown Revitalization Plan and two additional projects that have been proposed since then. The site numbers shown on the table corresponds with those used in the Downtown Plan. As indicated, the Plan proposes multiple buildings for most of these sites, and separate cost and value projections have been calculated for each building as it is assumed that each site will redevelopment incrementally over a period of years.

Of the two additional projects, one is the proposed UW-Platteville Innovation Center on the former Pioneer Ford site (Site #2). At the time the Downtown Plan was prepared it was anticipated that the dealership would redevelop the property and continue to occupy the site, and a concept plan for that was included in the Plan. However, the dealership has since relocated out of TID #7, and the site is a potential candidate for the proposed Innovation Center. The other additional site is the "N. Business Block" bounded on the east and west by Elm and Chestnut, respectively, and on the north and south by Mineral and Main. Plans for this site are still in the initial conceptual stage so the redevelopment projections shown on the table are similar to those indicated for similar-sized sites in the Downtown Plan. It should be noted that the redevelopment projections shown on Table 3 for the Library Block (Site #6) also followed the redevelopment scenario described in the Downtown Plan; however, a more detailed study for a mixed-use project involving a new library and private commercial and/or residential uses is currently underway.

The bottom of Table 3 shows the projected annual tax increment revenues for each of the 17 proposed projects based on the current tax rate. Some of these projects ultimately may become tax exempt, but it was unclear at the time this Amendment No.2 was prepared which of those projects, if any, may be exempt and to what extent (some projects may contain both taxable and non-taxable components). Further, some tax-exempt projects may provide payments in lieu of taxes of some amount yet to be determined. Because all of the property involved in all 17 of the projects (except the Library Block) is currently taxable, this amended Project Plan assumes that all future development on them also will be taxable. Should property be considered for tax-exempt development, the City will work with the respective entity to evaluate the impacts of such a conversion on District finances, including the potential removal of the property from the District boundaries.

Because initial concept planning has begun for only some of the proposed projects, it is difficult to predict when and in what order the projects will be constructed. However, the Redevelopment Authority already has stepped up its efforts to expedite projects and intends to further intensify these efforts in the coming years. The total projected value increment of all of the proposed projects is about \$42.5 million, which would yield an average of about \$2.5 million per project. Rather than arbitrarily projecting the timing of each project, this Plan instead assumes that one to two projects of average value will be constructed over the next 10 years as shown in Table 4. Further, while the majority of such projects most likely will include those described on Table 3, they also may include additional projects that will likely be proposed over the remaining life of the District.

Table 5 summarizes the Proposed Priority Expenditures described in Section II. As outlined in that section, the majority of projected expenditures under the Redevelopment Funds line item are contributions expected to be made to individual redevelopment projects. For purposes of this Project Plan, it is assumed that the contributions will average about 50% of the cumulative tax increment revenues to be generated by each project and provided on a pay-as-you-go basis. However, the ultimate amount and type of TIF participation, if any, for each project will be subject to the terms of a development agreement between the developer and the City.

**Table 3: Estimated Costs and Values for Potential Redevelopment Projects**

	Site #1 - Water & Main						Site #2	Site #3 - McGregor Plaza						Site #4 - Feed and Fuel		Site #6	N. Business Block	Total
	Bldg A SW Corner Water & Main	Bldg B SE Corner Water & Main	Bldg C1 NE Corner Water & Main	Bldg C2 NE Corner Water & Main	Bldg D1 NW Corner Water & Main	Bldg D2 SW Corner Water & Min.	Pioneer Ford (Proposed UW-P Innovation Cen.)	Bldg A SE Corner	Bldg B South Center	Bldg C North Center	Bldg D NW Corner	Bldg E NE Corner	Bldgs F Existing Buildings	Bldg A NW Corner 2nd & Furnace	Bldg B NE Corner 2nd & Furnace	Library Block NE Corner Pine & Elm	Elm to Chestnut Main to Min.	
<b>Estimated Project Assessments</b>																		
<b>Project Size</b>																		
Commercial Building Size (sq. ft.)	2,200	2,200	8,400	5,000	11,600	2,200	30,000		8,825	25,225	2,200	4,750	76,050		34,800	7,200	220,650	
Dwelling Units (total number)	10	22			32			200					30	20	20	15	349	
<b>Per Unit Costs</b>																		
Building (per sq. ft.)	\$125.00	\$125.00	\$125.00	\$62.50	\$125.00	\$125.00	\$275.00		\$125.00	\$125.00	\$125.00	\$125.00	\$30.00		\$125.00	\$125.00		
Dwelling Units (avg. per unit)	\$80,000	\$80,000			\$80,000			\$50,000					\$80,000	\$80,000	\$80,000	\$80,000		
<b>Construction/Market Values</b>																		
Building	\$275,000	\$275,000	\$1,050,000	\$312,500	\$1,450,000	\$275,000	\$8,250,000	\$0	\$1,103,125	\$3,153,125	\$275,000	\$593,750	\$2,281,500	\$0	\$0	\$4,350,000	\$900,000	\$24,544,000
Dwelling Units	\$800,000	\$1,760,000	\$0	\$0	\$2,560,000	\$0	\$0	\$10,000,000	\$0	\$0	\$0	\$0	\$2,400,000	\$1,600,000	\$1,600,000	\$1,200,000	\$21,920,000	
Total	\$1,075,000	\$2,035,000	\$1,050,000	\$312,500	\$4,010,000	\$275,000	\$8,250,000	\$10,000,000	\$1,103,125	\$3,153,125	\$275,000	\$593,750	\$2,281,500	\$2,400,000	\$1,600,000	\$5,950,000	\$2,100,000	\$46,464,000
<b>Existing Improvement Values to be Removed</b>																		
	(\$149,700)	(\$118,220)	(\$120,100)	\$0	(\$282,100)	\$0	(\$440,800)	(\$473,600)	\$0	\$0	\$0	\$0	(\$219,000)	(\$171,300)	(\$269,400)	(\$745,900)	(\$979,400)	(\$3,969,520)
<b>Incremental Values</b>	\$925,300	\$1,916,780	\$929,900	\$312,500	\$3,727,900	\$275,000	\$7,809,200	\$9,526,400	\$1,103,125	\$3,153,125	\$275,000	\$593,750	\$2,062,500	\$2,228,700	\$1,330,600	\$5,204,100	\$1,120,600	\$42,494,480
<b>Annual Tax Increment Revenues</b>																		
Tax Rate: 0.0248	22,963	47,568	23,077	7,755	92,515	6,825	193,799	236,415	27,376	78,251	6,825	14,735	51,185	55,309	33,021	129,149	27,810	



**Table 4: Incremental Value Assumptions from Potential Redevelopment Projects**

2006 Base Value: \$27,321,400 2012 Value Increment : \$2,270,200
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Year	New Increment from Construction	Total Value Increment	Total Valuation
2013	\$1,500,000	\$3,770,200	\$31,091,600
2014	\$2,500,000	\$6,270,200	\$33,591,600
2015	\$5,000,000	\$11,270,200	\$38,591,600
2016	\$5,000,000	\$16,270,200	\$43,591,600
2017	\$5,000,000	\$21,270,200	\$48,591,600
2018	\$5,000,000	\$26,270,200	\$53,591,600
2019	\$5,000,000	\$31,270,200	\$58,591,600
2020	\$5,000,000	\$36,270,200	\$63,591,600
2021	\$5,000,000	\$41,270,200	\$68,591,600
2022	\$2,500,000	\$43,770,200	\$71,091,600
2023	\$1,000,000	\$44,770,200	\$72,091,600
2024		\$44,770,200	\$72,091,600
2025		\$44,770,200	\$72,091,600
2026		\$44,770,200	\$72,091,600
2027		\$44,770,200	\$72,091,600
2028		\$44,770,200	\$72,091,600
2029		\$44,770,200	\$72,091,600
2030		\$44,770,200	\$72,091,600
2031		\$44,770,200	\$72,091,600
2032		\$44,770,200	\$72,091,600
2033		\$44,770,200	\$72,091,600
<b>Total</b>	<b>\$42,500,000</b>		

**Table 5: Proposed Priority Expenditures**

PROJECT DESCRIPTION	2013 (\$1,000)	2014 (\$1,000)	2015 (\$1,000)	2016 (\$1,000)	2017 (\$1,000)	2018 (\$1,000)	2019 (\$1,000)	2020 (\$1,000)	2021 (\$1,000)	2022 (\$1,000)	2023 (\$1,000)	2024 (\$1,000)	2025 (\$1,000)	2026 (\$1,000)	2027 (\$1,000)	2028 (\$1,000)	2029 (\$1,000)	2030 (\$1,000)	2031 (\$1,000)	2032 (\$1,000)	2033 (\$1,000)	Subtotal (\$1,000)	
<b>Capital Costs</b>																							
In District			(\$200)	(\$2,000)																			(\$2,200)
<b>Infrastructure</b>																							
In District			(\$200)			(\$200)			(\$200)														(\$600)
<b>Real Property Assembly</b>																							
In District						(\$200)			(\$200)														(\$400)
<b>Professional Services</b>																							
In District	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)	(\$5)											(\$60)
<b>Redevelopment Funds</b>																							
In District	(\$50)	(\$75)	(\$92)	(\$121)	(\$178)	(\$235)	(\$292)	(\$349)	(\$406)	(\$463)	(\$520)	(\$523)	(\$512)	(\$507)	(\$507)	(\$507)	(\$502)	(\$501)	(\$500)	(\$500)	(\$500)		(\$7,840)
<b>TIF Organization/Amendment</b>																							
In District	(\$10)																						(\$10)
<b>Administrative Costs</b>																							
In District	(\$25)	(\$25)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)	(\$30)							(\$470)
<b>Financing Costs</b>																							
In District	(\$160)	(\$166)	(\$168)	(\$185)	(\$269)	(\$267)	(\$287)	(\$287)	(\$283)	(\$292)	(\$280)	(\$263)	(\$242)	(\$216)	(\$187)	(\$156)	(\$123)	(\$86)	(\$47)	(\$5)	\$0		(\$3,969)
<b>Total Annual Cost:</b>																							
In District	(\$250)	(\$271)	(\$695)	(\$2,341)	(\$482)	(\$937)	(\$614)	(\$671)	(\$1,124)	(\$790)	(\$835)	(\$821)	(\$784)	(\$753)	(\$724)	(\$693)	(\$625)	(\$587)	(\$547)	(\$505)	(\$500)		(\$15,549)

**AMENDED SECTION IV. ECONOMIC FEASIBILITY STUDY FOR TID #7**

Table 6, Revenue Analysis, summarizes annual revenue projections consistent with the development schedule presented in Table 4 in the previous section. It also includes projected donations of \$200,000 per year from TID #5, provided the concurrent amendment to that District is approved. Table 7, Expenditure Analysis, combines the projected project costs shown in Table 5 with the projected revenues. Under this scenario, about \$3.2 million in additional borrowing may be necessary primarily to pay for the previously described projects; however, the TID is projected to close on time and with a positive balance. As shown on Table 7, it is estimated that the borrowing interest rate will be 4.3% with a property value inflation rate of 1% and an effective mill rate of 0.0247.

As shown on Table 8, total expenditures at the close of TID #7 in 2033 are projected to be about \$15.55 million more than the \$4.1 million already spent as of December 31, 2012, and significantly higher than the \$6.7 million in total projected costs shown in the original TID #7 Project Plan approved in 2006. Likewise, as shown on Table 9, total revenues are projected to be \$20.8 million more than the \$888,000 collected as of December 31, 2012, and significantly more than the \$8.7 million in total projected revenues shown in the original Project Plan.

The preliminary economic feasibility analysis projects that TID #7 is feasible. Nevertheless, while the City is optimistic about future development in the TID, Tables 6 and 7 are strictly projections on what could be possible assuming development conditions, property owner interest, City finances, and a host of other factors are conducive to prudently moving forwarding. Accordingly, the City is under no obligation to undertake any of the projects or expenses shown but will evaluate and decide upon each of these based on the specific market conditions and the status of development at the time a project is scheduled for construction. Further, the City may redistribute costs within the total budget estimate as it may deem appropriate without having to amend this Project Plan provided that the expenditures meet the purpose and intent of the original TID.

**Table 6: Revenue Analysis**

Base Value Year	2006	Rate of Inflation	1.00 %
Base Value Amount	\$27,321 ...in \$1,000s	Interest Rate	4.30 %
2012 Total Value	\$29,592 ...in \$1,000s		
2012 Increment Value	\$2,270 ...in \$1,000s		
Net Value Tax Rate	0.0248		

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)	Total Revenue (\$1000)
2013	\$2,270	\$0	\$29,592	1.0100	\$29,888	\$2,566	\$64	\$33	\$96
2014	\$2,270	\$0	\$29,592	1.0201	\$30,186	\$2,865	\$71	\$20	\$91
2015	\$3,770	\$0	\$31,092	1.0303	\$32,034	\$4,712	\$117	\$20	\$137
2016	\$6,270	\$0	\$33,592	1.0406	\$34,956	\$7,634	\$189	\$20	\$209
2017	\$11,270	\$0	\$38,592	1.0510	\$40,560	\$13,239	\$329	\$20	\$349
2018	\$16,270	\$0	\$43,592	1.0615	\$46,273	\$18,952	\$470	\$20	\$490
2019	\$21,270	\$0	\$48,592	1.0721	\$52,097	\$24,775	\$615	\$20	\$635
2020	\$26,270	\$0	\$53,592	1.0829	\$58,032	\$30,711	\$762	\$20	\$782
2021	\$31,270	\$0	\$58,592	1.0937	\$64,081	\$36,759	\$912	\$20	\$932
2022	\$36,270	\$0	\$63,592	1.1046	\$70,245	\$42,923	\$1,065	\$20	\$1,085
2023	\$41,270	\$0	\$68,592	1.1157	\$76,525	\$49,204	\$1,221	\$20	\$1,241
2024	\$43,770	\$0	\$71,092	1.1268	\$80,108	\$52,786	\$1,310	\$20	\$1,330
2025	\$46,270	\$0	\$73,592	1.1381	\$83,754	\$56,433	\$1,400	\$20	\$1,420
2026	\$46,270	\$0	\$73,592	1.1495	\$84,592	\$57,270	\$1,421	\$20	\$1,441
2027	\$46,270	\$0	\$73,592	1.1610	\$85,438	\$58,116	\$1,442	\$20	\$1,462
2028	\$46,270	\$0	\$73,592	1.1726	\$86,292	\$58,971	\$1,463	\$0	\$1,463
2029	\$46,270	\$0	\$73,592	1.1843	\$87,155	\$59,833	\$1,485	\$0	\$1,485
2030	\$46,270	\$0	\$73,592	1.1961	\$88,026	\$60,705	\$1,507	\$0	\$1,507
2031	\$46,270	\$0	\$73,592	1.2081	\$88,907	\$61,585	\$1,528	\$0	\$1,528
2032	\$46,270	\$0	\$73,592	1.2202	\$89,796	\$62,474	\$1,550	\$0	\$1,550
2033	\$46,270	\$0	\$73,592	1.2324	\$90,694	\$63,372	\$1,573	\$0	\$1,573
<b>Totals</b>		<b>\$0</b>					<b>\$20,496</b>	<b>\$313</b>	<b>\$20,809</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**

Base Value Year	2006	Rate of Inflation	1.00 %
Base Value Amount	\$27,321 ...in \$1,000s	Interest Rate	4.30 %
2012 Total Value	\$29,592 ...in \$1,000s		
2012 Increment Value	\$2,270 ...in \$1,000s		
Net Value Tax Rate	0.0248		

Year	Total Revenue (\$1000)	Account Balance 1-Jan (\$1000)	Debt Service Interest (\$1000)	Nominal Project Costs (\$1000)	Account Balance 31-Dec (\$1000)	Annual Amount Borrowed (\$1000)
2013	\$96	(\$3,713)	(\$160)	(\$90)	(\$3,867)	(\$153)
2014	\$227	(\$3,867)	(\$166)	(\$105)	(\$3,911)	(\$45)
2015	\$310	(\$3,911)	(\$168)	(\$527)	(\$4,296)	(\$385)
2016	\$383	(\$4,296)	(\$185)	(\$2,156)	(\$6,254)	(\$1,958)
2017	\$522	(\$6,254)	(\$269)	(\$213)	(\$6,214)	\$0
2018	\$482	(\$6,214)	(\$267)	(\$670)	(\$6,669)	(\$455)
2019	\$615	(\$6,669)	(\$287)	(\$327)	(\$6,668)	\$0
2020	\$762	(\$6,668)	(\$287)	(\$384)	(\$6,577)	\$0
2021	\$912	(\$6,577)	(\$283)	(\$841)	(\$6,788)	(\$212)
2022	\$1,065	(\$6,788)	(\$292)	(\$498)	(\$6,513)	\$0
2023	\$1,221	(\$6,513)	(\$280)	(\$555)	(\$6,127)	\$0
2024	\$1,310	(\$6,127)	(\$263)	(\$558)	(\$5,638)	\$0
2025	\$1,400	(\$5,638)	(\$242)	(\$542)	(\$5,022)	\$0
2026	\$1,421	(\$5,022)	(\$216)	(\$537)	(\$4,354)	\$0
2027	\$1,442	(\$4,354)	(\$187)	(\$537)	(\$3,636)	\$0
2028	\$1,463	(\$3,636)	(\$156)	(\$537)	(\$2,866)	\$0
2029	\$1,485	(\$2,866)	(\$123)	(\$502)	(\$2,006)	\$0
2030	\$1,507	(\$2,006)	(\$86)	(\$501)	(\$1,087)	\$0
2031	\$1,528	(\$1,087)	(\$47)	(\$500)	(\$105)	\$0
2032	\$1,550	(\$105)	(\$5)	(\$500)	\$941	\$0
2033	\$1,573	\$941	\$0	(\$500)	\$2,013	\$0
<b>Totals</b>	<b>\$21,276</b>		<b>(\$3,969)</b>	<b>(\$11,580)</b>		<b>(\$3,207)</b>

**Table 8: Total Project Costs Summary**

<b>Project Costs</b>	<b>Original Project Plan Approved Expenditures (\$1000)</b>	<b>Actual Expenditures 2006-2011 (\$1000)</b>	<b>2012 Estimated Expenditures (\$1000)</b>	<b>Amendment No. 1 Projected Expenditures 2013-2033 (\$1000)</b>	<b>Projected Total Expenditures At Close of TID (\$1000)</b>
Capital Costs	\$550	\$235		\$2,200	\$2,435
Infrastructure	\$2,820	\$3,300	\$612	\$600	\$4,512
Real Property Assembly Costs	\$0	\$0		\$400	\$400
Professional Services	\$0	\$0		\$60	\$60
Relocation Costs	\$0	\$0		\$0	\$0
Redevelopment Funds	\$0	\$0		\$7,840	\$7,840
Discretionary Payments	\$0	\$0		\$0	\$0
TIF Organizational Costs	\$29	\$20		\$10	\$30
Administration Costs	\$622	\$137	\$24	\$470	\$631
Financing Costs & Capitalized Interest	\$2,703	\$395	\$86	\$3,969	\$4,450
<b>Total Expenditures</b>	<b>\$6,724</b>	<b>\$4,087</b>	<b>\$721</b>	<b>\$15,549</b>	<b>\$20,358</b>

Notes: Actual Expenditures 2006-2011 and 2012 Estimated Expenditures provided by City of Platteville.

**Table 9: Total Project Revenues Summary**

<b>Project Revenues</b>	<b>Original Project Plan Projected Revenues (\$1000)</b>	<b>Actual Revenues 2006-2011 (\$1000)</b>	<b>2012 Estimated Revenues (\$1000)</b>	<b>Amendment No. 1 Projected Revenues 2013-2033 (\$1000)</b>	<b>Projected Total Revenues At Close of TID (\$1000)</b>
Tax Increments	\$8,152	\$295	\$72	\$20,496	\$20,863
Transfers from TID #4				\$313	\$313
Interest Income	\$524	\$49			\$49
Assistance Application Fees		\$0			\$0
Exempt Computer State Aid		\$19	\$4		\$23
Insurance Payments		\$12			\$12
Grants		\$418			\$418
Donations		\$95			\$95
<b>Total Expenditures</b>	<b>\$8,676</b>	<b>\$888</b>	<b>\$76</b>	<b>\$20,809</b>	<b>\$21,772</b>

Notes: Actual Revenues 2006-2011 and 2012 Estimated Revenues provided by City of Platteville.

**AMENDED SECTION V. FINANCING METHODS AND TIMETABLE FOR TID #7**

The financing methods described in the original Project Plan adopted in 2006 all remain available to the City. However, the City is nearing its limit on General Obligation debt as established by policy of the Common Council. Accordingly, another form of financing likely will be required for the borrowings shown in Table 7, such as TIF Revenue Bonds or bonds issued by the RDA.

**AMENDED SECTION VI. ANALYSIS OF OVERLYING TAXING DISTRICTS**

In addition to the City of Platteville itself, taxing districts overlying TID #7 include Grant County, the Platteville School District, Southwest Technical College, and the State of Wisconsin. The impact on the overlying taxing districts shown in Table 10 is based on the percentage of tax collections in TID #7 in 2013. Total tax increment over the life of the District is shown by the proportionate share from each taxing jurisdiction.

**Table 10: Analysis of Impact on Overlying Jurisdictions**

	<b>% of Mill Rate by Jurisdiction</b>	<b>Taxes Collected on Base Value Distributed to Taxing Jurisdictions</b>	<b>Taxes Captured by TIF District Not Distributed to Jurisdictions</b>	<b>Annual Taxes Collected After TID</b>	<b>Increase in Annual Tax Collections After TID</b>
School	45.4%	\$307,784	\$9,339,391	\$731,909	\$406,125
State	0.7%	\$4,545	\$137,910	\$10,542	\$5,997
VTAE	8.6%	\$58,329	\$1,769,941	\$135,295	\$76,966
County	15.4%	\$104,690	\$3,176,704	\$242,829	\$138,139
Local	29.9%	\$202,682	\$6,150,177	\$470,123	\$267,441
Total	100.0%	\$678,030	\$20,574,123	\$1,572,698	\$894,668

Many of the projects planned for the TID would not occur, or would occur at significantly lower values, but for the availability of tax incremental financing. TID #7 is a mechanism to make improvements in an area of Platteville that is experiencing blighting influences, and to support growth in the City’s tax base. All taxing jurisdictions will benefit from the increased property values, improved public safety, and enhanced community vitality, which will result from the projects planned in TID #7.

**AMENDED SECTION VII. MAPS SHOWING EXISTING LAND USE**

See Map 3 for an updated map showing existing land uses.

**AMENDED SECTION VIII. MAPS SHOWING PROPOSED IMPROVMENTS**

See Map 5 for an updated map showing proposed improvements.

**AMENDED SECTION IX. PROPOSED CHANGES IN THE MASTER PLAN, MAPS, BUILDING CODES AND CITY ORDINANCES**

See Map 6 for an updated map showing proposed zoning district changes.

**SECTION X. A LIST OF ESTIMATED NON-PROJECT COSTS**

There are no project costs planned for TID #7 which would directly benefit property outside the TID, therefore there are no “non-project” costs.

**SECTION XI. PROPOSED METHOD FOR THE RELOCATION OF ANY DISPLACED PERSONS**

This Amendment No. 2 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. 2 proposes no changes to this section as originally adopted in 2006.

**AMENDED SECTION XIII. DISTRICT BOUNDARIES**

This Amendment No. 2 proposes district boundary changes as depicted on Map 1 and as described in Appendix M.

As indicated on Table 11, 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. Per the requirements for blighted districts, more than 50% of the area of the District, as amended, has been found to be blighted (59.1%), and less than 25% of the area is vacant (5.3%), as detailed on Table 1 in Section I,

**AMENDED SECTION XIV. ATTORNEY OPINION LETTER AND COMMON COUNCIL RESOLUTION**

See Appendix H for the Common Council Resolution and Appendix L for the City Attorney opinion letter.



**Table 11: Equalized Valuation Test**

PIN	Parcel Number	Property Address	Name	Land Value	Imp. Value	Personal Property	Total Value
00170	271001700000	275 MINERAL ST	BELL, GARY V	\$ 18,900	\$ 156,700		\$ 175,600
00171	271001710000	65 ELM ST	ELM STREET PROPERTIES LLC	\$ 30,200	\$ 239,800	\$ 3,196	\$ 273,196
00177	271001770000	35 ELM ST	COONS, DOUGLAS	\$ 26,800	\$ 92,700		\$ 119,500
00178	271001780000	280 MAIN ST	REDFERN, MARK A	\$ 30,200	\$ 80,600	\$ 4,210	\$ 115,010
00176	271001760000	250 MAIN ST	KOELLER TRUST	\$ 26,300	\$ 64,400	\$ 11,579	\$ 102,279
00175	271001750000	20 CHESTNUT ST	LONG, LUCILLE M	\$ 29,600	\$ 75,700	\$ 2,820	\$ 108,120
00174	271001740000	40 CHESTNUT ST	HOLZE PROPERTIES 2 LLC	\$ 39,500	\$ 179,300	\$ 2,230	\$ 221,030
00173	271001730000	50 CHESTNUT ST	TOM KENNEY PROPERTIES LLC	\$ 25,000	\$ 4,200		\$ 29,200
00172	271001720000	80 CHESTNUT ST	CULLEN, KENNETH J	\$ 22,900	\$ 86,000	\$ 28,400	\$ 137,300
00715	271007150000	65 ELM ST	PLATTEVILLE CITY	\$ -	\$ -		\$ -
00717	271007170000	65 ELM ST	PLATTEVILLE CITY	\$ -	\$ -		\$ -
00716	271007160000	65 ELM ST	PLATTEVILLE CITY	\$ -	\$ -		\$ -
00705	271007050000	275 PINE ST	FIRST EVAN LUTHERAN CHURCH	\$ -	\$ -		\$ -
00706	271007060000	305 PINE ST	CLARE BANK	\$ 22,000	\$ -		\$ 22,000
01663	271016630000	385 ROUNDTREE AVE	WETTER, MICHELLE B	\$ 12,400	\$ 64,600		\$ 77,000
01666	271016660000	40 ALDEN AVE	ALDEN AVENUE LLC	\$ 12,600	\$ 84,400		\$ 97,000
01667	271016670000	50/60 ALDEN AVE	HARTMAN, PAUL D & LAURA G	\$ 14,600	\$ 70,000		\$ 84,600
00081	271000810000	115 125 FURNACE ST	ADDISON, STEVEN W	\$ 22,900	\$ 47,700		\$ 70,600
00082	271000820000	140 OAK ST	WHITAKER, ROBERT	\$ 32,400	\$ 68,500	\$ 2,848	\$ 103,748
00083	271000830000	165 2ND ST	BLUWATER LLC	\$ 34,600	\$ 153,200		\$ 187,800
00718	271007180000	220 PINE ST	CHURCH	\$ -	\$ -		\$ -
00719	271007190000	70 CHESTNUT ST	KLUCK, MICHAEL & BRENDA	\$ 19,800	\$ 63,300		\$ 83,100
00720	271007200000	60 CHESTNUT ST	BLOCK REVOCABLE INTER TRUST	\$ 8,400	\$ 69,800	\$ 2,650	\$ 80,850
00714	271007140000	50 CHESTNUT ST	SHANLEY, BRUCE & ELAINE	\$ 33,400	\$ 84,700		\$ 118,100
Totals				<b>\$ 462,500</b>	<b>\$ 1,685,600</b>	<b>\$ 57,933</b>	<b>\$ 2,206,033</b>
				2012 City of Platteville Total Valuation			\$ 551,467,700
				2012 Total Value Increment for all TID's			\$ 58,468,000
				Total TID Value Increment with Additions to TID #6			\$ 60,674,033
				<b>Total TID Value Increment with Additions to TID #6 as a Percent of Total City Valuation</b>			<b>11.00%</b>

Note: All values for individual parcels are preliminary estimates as of January 1, 2013 .

## **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.

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

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

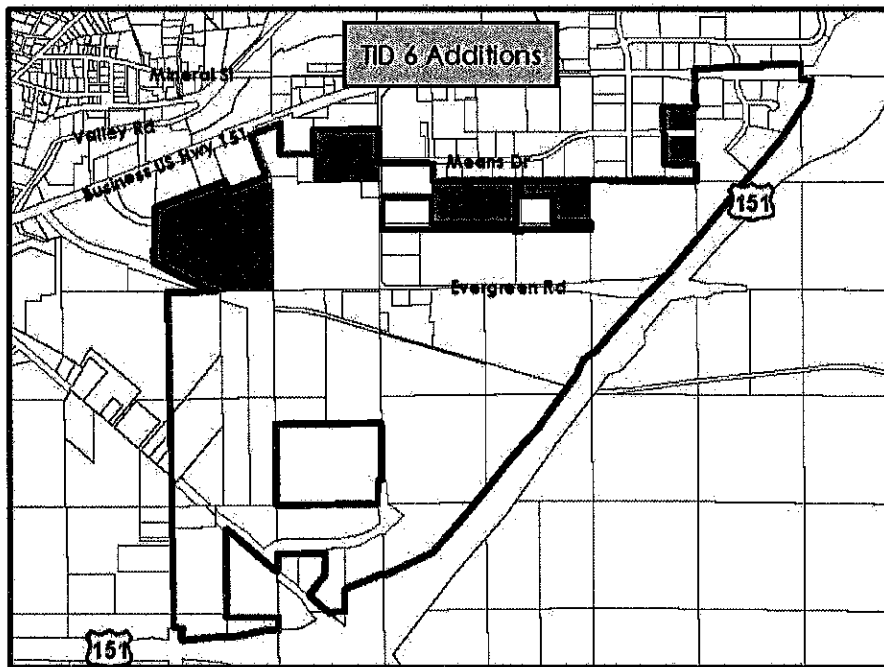
CITY OF PLATTEVILLE

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:

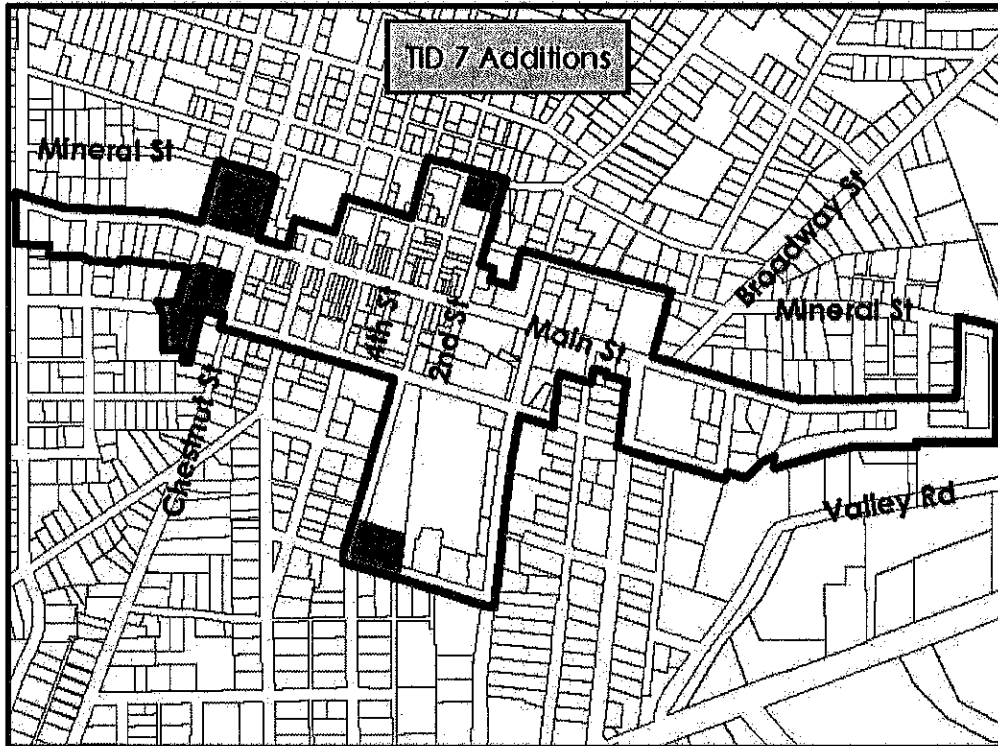
Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to \$2.0 million.

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: BLIGHT NOTIFICATION AND PUBLIC HEARING LETTER TO PROPERTY OWNERS**

# CITY OF PLATTEVILLE

*Community Planning & Development Department*

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



June 10, 2013

VIA CERTIFIED MAIL

To: All Owners of Property Being Added to City of Platteville TID No. 7 and Redevelopment Project Area No. 1

Re: Notice of Public Hearing

Dear Property Owner:

The Redevelopment Authority of the City of Platteville has prepared an amendment to the Redevelopment Plan for Redevelopment Project Area No. 1 and the Project Plan for Tax Increment District No. 7 (TID No. 7). A map of the existing and proposed boundary amendments of Redevelopment Project Area No. 1 and TID No. 7 is attached. The purpose of the amended Plans is to promote the revitalization of the downtown, improve the condition of property, decrease the incidence of crime and generally make the downtown a better place to live, work and shop. A copy of the Project Plan will be provided upon request for review at the City Clerks Office in the Platteville City Hall at the address given below on Mondays through Thursdays from 7:15am to 5:00pm.

Pursuant to Wisconsin Statutes 66.1333(6)(b)3 and 66.1333(6)(d), this is a notification that a Public Hearing will be held on the proposed Redevelopment Plan and TID Project Plan amendments at 7:00 p.m. on July 1, 2013, at Platteville City Hall, 75 N. Bonson Street, Platteville, WI. The purpose of the Public Hearing is to provide an opportunity for the public to express their opinion regarding the proposed Plan amendments. You are invited to attend this hearing. The plan does not include the condemnation of any private property; however, we are required by Wisconsin Law to state that "the owner's property might be taken for urban renewal." We are required to make this statement even though neither the City nor the Redevelopment Authority intends to acquire any property for urban renewal within Redevelopment Project Area No. 1. If condemnation did occur, there would be due process and just compensation.

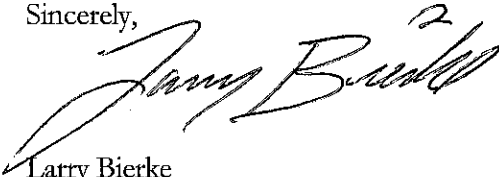
The City has established TID No. 7 for the purpose of blight elimination; therefore, State law requires the City to make a finding that not less than 50% of the real property within the proposed TID, as proposed to be amended, is a "blighted area." A determination of blight can be made in any area in which there exists a predominance of structures, buildings, or improvements

that are dilapidated, deteriorated, obsolete, or conditions that are detrimental to public health and safety.

Due to the general deterioration of structures and site improvements such as streets, driveways and parking lots, enough area within TID No. 7, as proposed to be amended, meets the technical definition of "blight" under the Wisconsin Statutes. These conditions within the District hinder the orderly growth and development of the City and contribute to this finding of blight. Finally, this process is necessary in order to implement a number of needed projects downtown, from infrastructure improvements with the District and within a half-mile of the District, to promotion and development programs, and the provision of redevelopment funds or discretionary payments to owners, lessees, and developers of land within the District as proposed to be amended.

If you have any questions, or require additional information, please contact me at (608) 348-9741.

Sincerely,

A handwritten signature in black ink that reads "Larry Bierke". The signature is written in a cursive style with a large, sweeping initial "L". There is a small number "2" written above the end of the signature.

Larry Bierke  
City Manager

Enclosure:     Boundary Map

Gary Bell  
PO Box 183  
Platteville WI 53818

Gary Bell  
PO Box 183  
Platteville WI 53818

Gary Bell  
PO Box 183  
Platteville WI 53818

Elm Street Properties LLC  
65 N Elm Street  
Platteville WI 53818

Elm Street Properties LLC  
65 N Elm Street  
Platteville WI 53818

Elm Street Properties LLC  
65 N Elm Street  
Platteville WI 53818

Douglas Coons  
3311 Shady Forest Ln  
Wisconsin Rapids WI 54494

Douglas Coons  
3311 Shady Forest Ln  
Wisconsin Rapids WI 54494

Douglas Coons  
3311 Shady Forest Ln  
Wisconsin Rapids WI 54494

Mark Redfern  
1045 Eastman St  
Platteville WI 53818

Mark Redfern  
1045 Eastman St  
Platteville WI 53818

Mark Redfern  
1045 Eastman St  
Platteville WI 53818

Koeller Trust  
250 W Main St  
Platteville WI 53818

Koeller Trust  
250 W Main St  
Platteville WI 53818

Koeller Trust  
250 W Main St  
Platteville WI 53818

Lucille Long  
620 Boldt St  
Platteville WI 53818

Lucille Long  
620 Boldt St  
Platteville WI 53818

Lucille Long  
620 Boldt St  
Platteville WI 53818

Holze Properties 2 LLC  
10106 Fairview Rd  
Lancaster WI 53813

Holze Properties LLC  
10106 Fairview Rd  
Lancaster WI 53813

Holze Properties LLC  
10106 Fairview Rd  
Lancaster WI 53813

Tom Kenney Properties  
1550 LaFollette St  
Fennimore WI 53809

Tom Kenney Properties  
1550 LaFollette St  
Fennimore WI 53809

Tom Kenney Properties  
1550 LaFollette St  
Fennimore WI 53809

Kenneth Cullen  
2346 Airport Rd  
Platteville WI 53818

Kenneth Cullen  
2346 Airport Rd  
Platteville WI 53818

Kenneth Cullen  
2346 Airport Rd  
Platteville WI 53818

City of Platteville  
PO Box 780  
Platteville WI 53818

City of Platteville  
PO Box 780  
Platteville WI 53818

City of Platteville  
PO Box 780  
Platteville WI 53818

First Evan Lutheran Church  
215 W Pine St  
Platteville WI 53818

First Evan Lutheran Church  
215 W Pine St  
Platteville WI 53818

First Evan Lutheran Church  
215 W Pine St  
Platteville WI 53818

Clare Bank  
345 W Pine St  
Platteville WI 53818

Clare Bank  
345 W Pine St  
Platteville WI 53818

Clare Bank  
345 W Pine St  
Platteville WI 53818

Michelle Wetter  
385 Rountree Ave  
Platteville WI 53818

Michelle Wetter  
385 Rountree Ave  
Platteville WI 53818

Michelle Wetter  
385 Rountree Ave  
Platteville WI 53818

Alden Avenue LLC  
PO Box 202  
Platteville WI 53818

Alden Avenue LLC  
PO Box 202  
Platteville WI 53818

Alden Avenue LLC  
PO Box 202  
Platteville WI 53818

Paul & Laura Hartman  
6987 Reynolds Ridge Rd  
Potosi WI 53820

Paul & Laura Hartman  
6987 Reynolds Ridge Rd  
Potosi WI 53820

Paul & Laura Hartman  
6987 Reynolds Ridge Rd  
Potosi WI 53820

Steven Addison  
15 Preston Dr  
Platteville WI 53818

Steven Addison  
15 Preston Dr  
Platteville WI 53818

Steven Addison  
15 Preston Dr  
Platteville WI 53818

Robert Whitaker  
555 N Hickory St  
Platteville WI 53818

Robert Whitaker  
555 N Hickory St  
Platteville WI 53818

Robert Whitaker  
555 N Hickory St  
Platteville WI 53818

Bluwater LLC  
PO Box 242  
Platteville WI 53818

Bluwater LLC  
PO Box 242  
Platteville WI 53818

Bluwater LLC  
PO Box 242  
Platteville WI 53818

First Evan Lutheran Church  
PO Box 245  
Platteville WI 53818

First Evan Lutheran Church  
PO Box 245  
Platteville WI 53818

First Evan Lutheran Church  
PO Box 245  
Platteville WI 53818

Michael & Brenda Kluck  
PO Box 161  
Hatley WI 54440

Michael & Brenda Kluck  
PO Box 161  
Hatley WI 54440

Michael & Brenda Kluck  
PO Box 161  
Hatley WI 54440

Block Rev Inter Trust  
530 W Main St  
Platteville WI 53818

Block Rev Inter Trust  
530 W Main St  
Platteville WI 53818

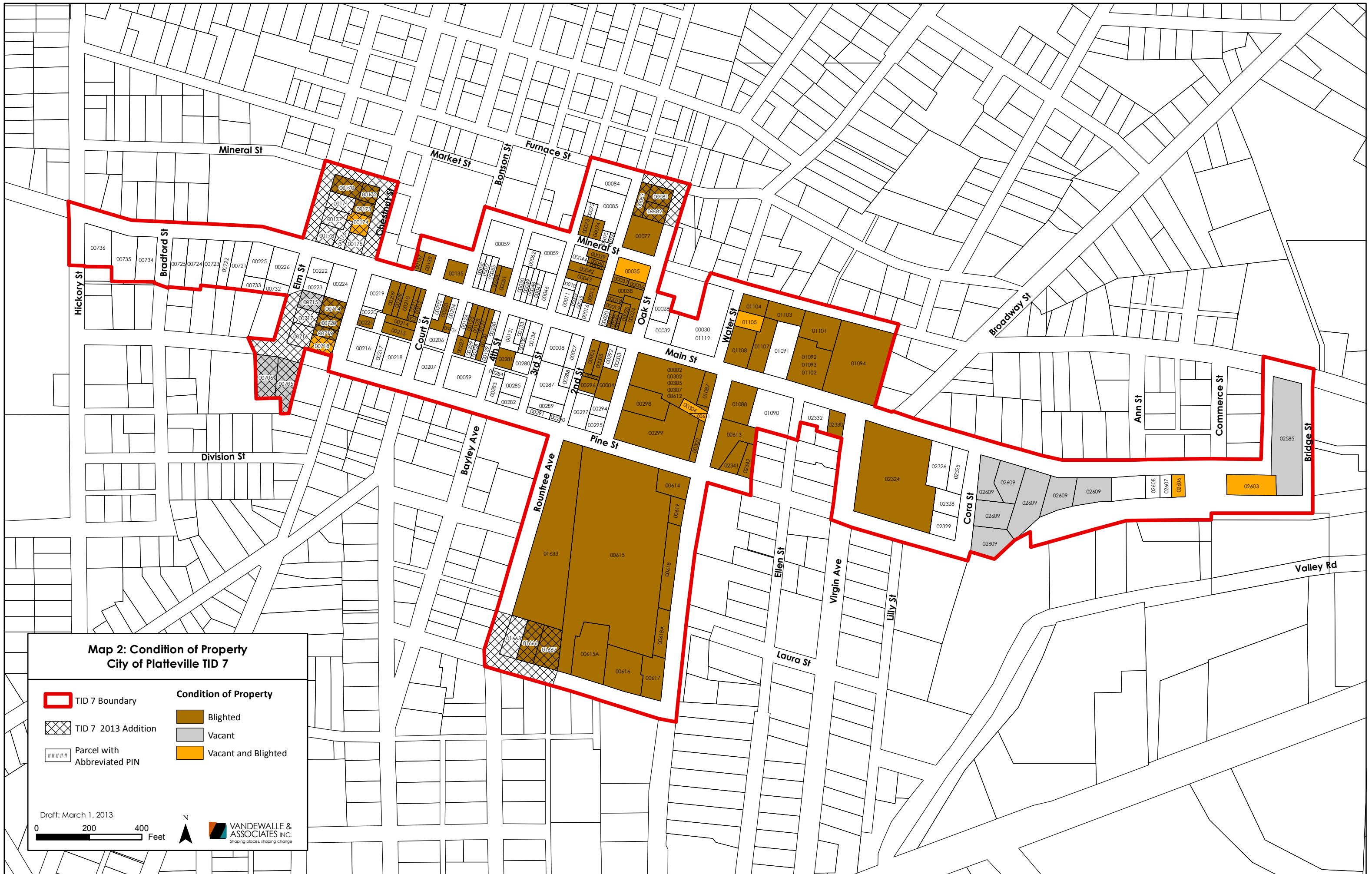
Block Rev Inter Trust  
530 W Main St  
Platteville WI 53818

Bruce & Elaine Shanley  
PO Box 91  
Platteville WI 53818

Bruce & Elaine Shanley  
PO Box 91  
Platteville WI 53818

Bruce & Elaine Shanley  
PO Box 91  
Platteville WI 53818





**APPENDIX C: PROOFS OF PUBLIC HEARING NOTICE FOR PC/RDA AND INITIAL JRB MEETINGS ON JULY1**

**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.

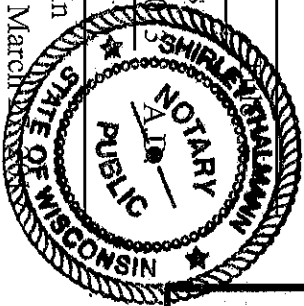
June 19, 2013

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

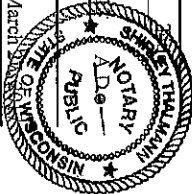
Signed Ann Rupp  
Ad Manager

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>438.32</b>

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

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

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

**PUBLIC NOTICE**

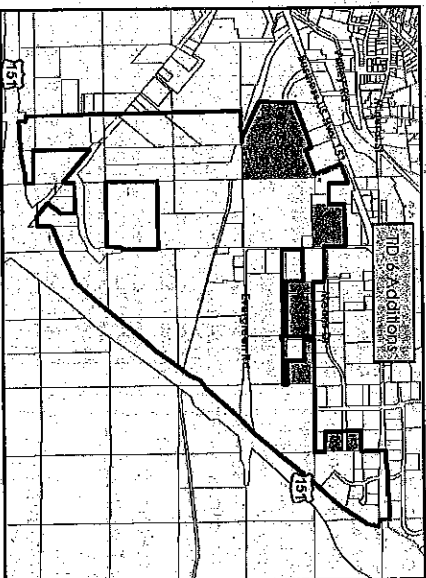
CITY OF PLATTEVILLE

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.

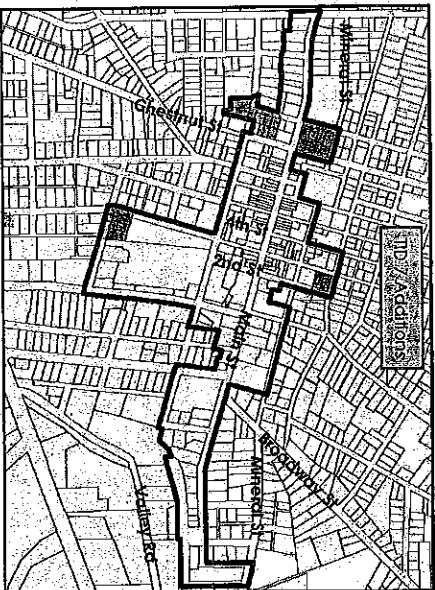
Amendment No. 2 to TID #4 includes additional costs for infrastructure projects and related expenditures within one-half mile of the TID boundary for a total increase in project costs of up to \$2.0 million.

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 D: PLAN COMMISSION/RDA PUBLIC HEARING MINUTES FOR JULY 1**

**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.

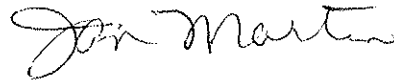
Public Works Director Howard Crofoot noted that the area northeast of the Prairie View Development shouldn’t be yellow (medium density), but rather blue (conservancy). Another suggestion was to change the south end of Golden Heights development be changed from white (low density) to yellow (medium density)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

**RESOLUTION NO. PC13-04**

**RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO.7  
PROJECT PLAN AMENDMENT NO. 2**

**PLAN COMMISSION OF THE CITY OF PLATTEVILLE, WISCONSIN**

WHEREAS, pursuant to Wis. Stats. Section 66.1105, the City of Platteville Plan Commission has prepared an Amendment to the Project Plan of Tax Increment Finance District No. 7 including: 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; and

WHEREAS, on July 1, 2013, the City of Platteville Plan Commission met and held a public hearing for Tax Increment District No. 7 Project Plan Amendment No. 2; and

WHEREAS, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 7, 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. 7 Project Plan Amendment No. 2; and

WHEREAS, pursuant to such procedure and after due reflection and consideration, the Plan Commission desires to favorably recommend to the Common Council of the City of Platteville the Tax Increment Finance District No. 7 Project Plan Amendment No. 2 in the form attached hereto as Exhibit "A".

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

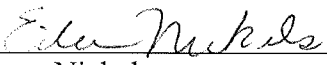
1. The Plan Commission hereby finds and determines that Tax Increment District No. 7 Project Plan Amendment No. 2 and the Project Plan as amended by said Amendment No. 2 are feasible and in conformity with the master plan of the City of Platteville.
2. The Plan Commission hereby approves, accepts, and adopts Tax Increment Finance District No. 7 Project Plan Amendment No. 2 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. 7 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.
4. The Plan Commission hereby finds and determines that not less than 50 percent, by area, of the total real property within Tax Increment Finance District No. 7 is blighted and that not more than 25 percent of the area is vacant.

5. The Plan Commission hereby finds and determines that the improvement of Tax Increment Finance District No. 7 is likely to enhance significantly the value of substantially all of the other real property in the District and that the project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Increment Finance District was created.

BE IT FURTHER RESOLVED that the Plan Commission recommends that the Common Council approve Project Plan Amendment No. 2 of Tax Increment District No. 7, 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  
Plan Commission Chairperson

ATTEST:

  
Jan Martin, City Clerk

**APPENDIX F: COMMON COUNCIL ADOPTION RESOLUTION**

**RESOLUTION NO. 13-28**

**RESOLUTION APPROVING TAX INCREMENT FINANCE DISTRICT NO. 7  
PROJECT PLAN AMENDMENT NO. 2**

**COMMON COUNCIL OF THE CITY OF PLATTEVILLE, WISCONSIN**

**WHEREAS**, pursuant to Wis. Stats. Section 66.1105, the City of Platteville Plan Commission and City of Platteville Redevelopment Authority have prepared an Amendment to the Project Plan of Tax Increment Finance District No. 7 including: 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; and

**WHEREAS**, on July 1, 2013, the City of Platteville Plan Commission and Redevelopment Authority met and held a joint public hearing for Tax Increment District No. 7 Project Plan Amendment No. 2; and

**WHEREAS**, such public hearing was properly noticed in the City's official newspaper, and a copy of such notification was duly transmitted to all local governmental entities having the power to levy taxes on property within Tax Increment Finance District No. 7, 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. 7 Project Plan Amendment No. 2; and

**WHEREAS**, pursuant to such procedure and after due reflection and consideration, the Plan Commission and Redevelopment Authority both favorably recommended to the Common Council of the City of Platteville the Tax Increment Finance District No. 7 Project Plan Amendment No. 2 in the form attached hereto as Exhibit "A".

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

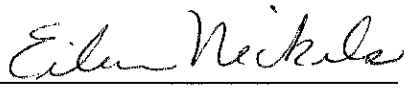
1. The Common Council hereby finds and determines that Tax Increment District No. 7 Project Plan Amendment No. 2 and the Project Plan as amended by said Amendment No. 2 are feasible and in conformity with the master plan of the City of Platteville.
2. The Common Council hereby approves, accepts, and adopts Tax Increment Finance District No. 7 Project Plan Amendment No. 2 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. 7 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.

4. The Common Council hereby finds and determines that not less than 50 percent, by area, of the total real property within Tax Increment Finance District No. 7 is blighted and that not more than 25 percent of the area is vacant.
5. The Common Council hereby finds and determines that the improvement of Tax Increment Finance District No. 7 is likely to enhance significantly the value of substantially all of the other real property in the District and that the project costs directly serve to eliminate blight and are consistent with the purpose for which the Tax Increment finance District was created.

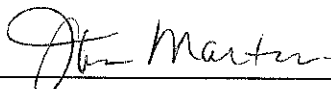
This Resolution shall take effect upon approval by the Joint Review Board pursuant to Wis. Stats. Section 66.1105(4m).

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, Common Council President

ATTEST:

  
Jan Martin, City Clerk



**APPENDIX G: PROOF OF PUBLICATION FOR FINAL JRB MEETING ON JULY 29**

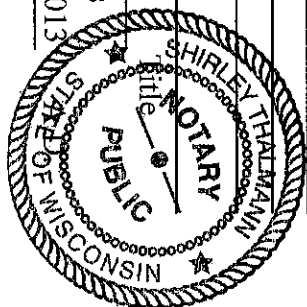
**AFFIDAVIT OF PUBLICATION**

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	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 H: JRB MINUTES FOR JULY 29**

**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

**APPENDIX I: JRB REPORTS AND ADOPTION RESOLUTION**

**JOINT REVIEW BOARD**  
**CITY OF PLATTEVILLE**  
**TIF DISTRICT NO. 7 PROJECT PLAN AMENDMENT NO. 2**  
**INFORMATION AND PROJECTIONS**

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

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

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

Response:

Since the adoption of the original TID No. 7/RPA No. 1 Project Plan, the City adopted the 2011 Downtown Revitalization Plan. The study area for the Downtown Plan and the existing TID No. 7/RPA No. 1 boundary are similar; however, some redevelopment sites identified in the Downtown Plan are not within the current TID boundaries. Accordingly, 24 additional properties and other potential projects that may require TID assistance are included in this amended Project Plan. Since 2006, the City also has identified additional public improvements that are necessary to advance the purposes of the TID, including projects within one-half mile of the amended TID boundary. Finally, the original list of projects and the spending plan did not include sufficient funds for property assembly and clearance or direct assistance to redevelopment projects.

New projects are proposed as shown in Section II of the amended Project Plan. Amendment No. 2 also reschedules some previously authorized projects and provides updated increment projections. The net impact of these changes is a \$15.55 million increase in the previously authorized total project costs to \$20.36 million, and total projected tax increments of \$21.77 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:

TID No. 7 had a reported equalized increment value of \$2.27 million as of January 1, 2012. Based on the updated projections, the TID will have an incremental value of \$63.37 million at its closing in 2033, 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 of Platteville created TID No. 7 as a “Blighted” District under the TIF Law and amended it once in 2011. The City has now identified a need to amend the District a second time to allow the City to utilize positive tax increments from the District to pay for additional public improvements and programs intended to encourage redevelopment and eliminate blight consistent with the goals and purposes of the District as described in the original Project Plan that would not occur *but for* the use of tax increment finance assistance. The redevelopment that is anticipated to occur will provide long term tax benefits to both the City and all other overlying taxing jurisdictions. The City will continue to responsibly use TID No. 7 tax revenues to encourage and expand businesses, create new jobs, promote new residential development, and continue with needed infrastructure extensions.

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. 7 had a total equalized value of \$29.59 million and a total incremental value of \$2.27 million which generates approximately \$55,961 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	\$8,699	15.54%
City of Platteville	0.007418435	\$16,841	30.09%
Platteville School District	0.011265312	\$25,575	45.70%
Southwest Technical College	0.002134930	\$4,847	8.66%
Total		\$55,961	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 \$2.27 million in tax base. In addition, the new development has added jobs to the community in addition to the infrastructure improvements provided by the TID. The new projects being added with this amendment will help to accelerate the types and levels of additional development that will bring more jobs, more residents and more tax base to the benefit of all.



**JOINT REVIEW BOARD**  
**CITY OF PLATTEVILLE**  
**TIF DISTRICT NO. 7 PROJECT PLAN AMENDMENT NO. 2**  
**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. 7 in the City of Platteville and overlying taxing districts:

- A. TIF District No. 7 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 improvements; providing services for appropriate development; business recruitment; and enhancing land use patterns. Growth in the TID and the community has slowed over the last few years, but the economy is starting to show signs of recovery and the City believes the resources of the TID can be used to overcome various market constraints to bring significant new development to the 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. 7 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. The District is currently running a deficit and the addition of the new projects and 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. 7 will allow the City to actively promote and attract new development through infrastructure improvements, 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 an even greater level of ultimate development than projected in the original 2006 TID project plan while also closing the TID on time and with a positive cash balance.

**JOINT REVIEW BOARD**

**RESOLUTION APPROVING COMMON COUNCIL RESOLUTION  
AMENDING THE TIF DISTRICT NO. 7 PROJECT PLAN  
CITY OF PLATTEVILLE, WISCONSIN**

**WHEREAS**, the Joint Review Board, Tax Incremental District No. 7, City of Platteville, Wisconsin, has reviewed the public record, planning documents and resolution related to Project Plan Amendment No. 2 for TIF District No. 7, City of Platteville, Wisconsin; and

**WHEREAS**, the Joint Review Board, Tax Incremental District No. 7, City of Platteville, Wisconsin, has received in an open meeting additional information from the City of Platteville staff regarding Project Plan Amendment No. 2 for TIF District No. 7, City of Platteville, Wisconsin.

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

1. The development expected in TIF District No. 7, City of Platteville, Wisconsin, would not occur without the use of tax incremental financing;
2. The economic benefits of TIF District No. 7, 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. 7, City of Platteville, Wisconsin.

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

JOINT REVIEW BOARD  
TAX INCREMENTAL DISTRICT No. 7  
AMENDMENT No. 2  
CITY OF PLATTEVILLE, WISCONSIN

By:

  
\_\_\_\_\_  
Joint Review Board Ch

**APPENDIX J: CITY ATTORNEY OPINION LETTER**

# **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. 7 Project Plan Amendment No. 2  
Opinion Letter Regarding Compliance with SS 66.1105(4)

Dear Council President Nickels:

As City Attorney for the City of Platteville, I have been asked to review the TID No. 7 Project Plan Amendment No. 2. In accordance with my duties, I have reviewed not only the proposed Project Plan text and maps but also the following documents:

1. Notice of Public Hearing relating to adoption of said Amendment No. 2;
2. Minutes of Platteville Plan Commission dated July 1, 2013, related to said public hearing;
3. Resolution No. 2013-28 of the Platteville Common Council relating to approval of the said Amendment No. 2;
4. Notices to Chief Executive Officers or administrators of all local governmental entities having power to levy taxes on property within TID No. 7; and
5. Minutes of meeting and decision of the Joint Review Board relating to said Amendment No. 2 dated July 29, 2013.

Based upon the foregoing and information submitted to me, it is my opinion that the Project Plan for Tax Increment District No. 7, as revised by Amendment No. 2, is complete and complies with Wis. Stats. § 66.1105(4).

Common Council President

Page 2

August 5, 2013

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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". The signature is written in black ink and is positioned above the typed name.

Brian C. McGraw  
Attorney, City of Platteville

**APPENDIX K: BOUNDARY DESCRIPTION**

An area of land located in the Southwest Quarter of the Northeast Quarter, and the Southeast Quarter of the Northeast 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 Northeast Quarter of the Southeast Quarter, and the Northwest Quarter of the Southeast Quarter, Section 15, Township 3 North, Range 1 West, City of Platteville, Grant County Wisconsin, bounded by the following described line:

Commencing at the intersection of the northerly right of way line of West Main Street and the west right of way line of South Hickory Street, being the Point of Beginning; Thence South along the west right of way line of South Hickory Street, 241 feet more or less; Thence Southeasterly to the east right of way line of South Hickory Street and to the northwest corner of Lot 5, Block 43 of the Assessment Plat; Thence East 94 feet more or less along the north lot line of Lot 5, Block 43 of the Assessment Plat; Thence Southerly to the southwest corner of Lot 2, Block 43 of the Assessment Plat; Thence Easterly 173 feet more or less to the west right of way line of Bradford Street; Thence Southeasterly to the southwest corner of Lot 5, Block 42 of the Assessment Plat; Thence Easterly 121.5 feet more or less; Thence Northeasterly 4.5 feet more or less; Thence Southeasterly 234.8 feet more or less; Thence Northeasterly 12.5 feet more or less; Thence Southeasterly 94 feet more or less to the west right of way line of Elm Street; Thence Southwesterly along the west right of way line of Elm Street to the north right of way line of West Pine Street; Thence Northwesterly along the north right of way line of West Pine Street 99 feet to the southwest corner of Lot 10, Block 42 of the Assessment Plat; Thence Southeasterly to the northwest corner of Lot 3, Block 40 of the Assessment Plat; Thence Southerly along the west lot line of Lot 3, Block 40 of the Assessment Plat to the southwest corner; Thence easterly approximately 90 feet along the south lot line of Lot 3, Block 40 of the Assessment Plat; Thence Southerly approximately 60 feet along the east lot line of Lot 10, Block 40 of the Assessment Plat; Thence easterly approximately 30 feet; Thence Northeasterly along the east lot line of Lot 2, Block 40 of the Assessment Plat to the south right of way line of West Pine Street; Thence Southeasterly along the south right of way line of West Pine Street to the west right of way line of Rountree Avenue; Thence Southwesterly along the west right of way line of Rountree Avenue to the south right of way line of Alden Avenue; Thence Southeasterly along the south right of way line of Alden Avenue to the east right of way line of South Water Street; Thence Northeasterly along the east right of way line of South Water Street to the south right of way line of East Pine Street; Thence Southeasterly along the south right of way line of East Pine Street, 173 feet more or less; Thence Northeasterly to the southwest corner of Lot 5, Block D of Rountrees Eastern Addition; Thence Northeasterly approximately 198 feet to the northwest corner of Lot 3, Block D of Rountrees Eastern Addition; Thence Southeasterly along the north lot line of Lot 3, Block D of Rountrees Eastern Addition to the east right of way line of Ellen Street; Thence Northeasterly along the east right of way line of Ellen Street, 65 feet more or less; Thence Southeasterly 65 feet more or less; Thence Southwesterly 15 feet more or less; Thence Southeasterly approximately 100 feet to the west right of way line of Virgin Avenue; Thence Southwesterly along the west right of way line of Virgin Avenue to the south right of way line of East Pine Street; Thence Southeasterly along the south right of way line of East Pine Street as extended, 613 feet more or less; Thence Northeasterly 147 feet more or less; Thence Northeasterly 52 feet more or less; Thence Southerly 58 feet more or less; Thence Northeasterly 375 feet more or less; Thence Easterly to the east right of way line of Bridge Street as extended southerly; Thence Northerly along the east right of way line of Bridge Street to the north right of way line of East Mineral Street; Thence Northwesterly along the north right of way line of East Mineral Street to the intersection of the west right of way line of Moore Street as extended northerly; Thence Southerly along the west right of way line of Moore Street to the north right of way line of East Main Street; Thence Westerly, and Northwesterly along the north right of way line of East Main Street, 1501 feet more or less; Thence Northeasterly, to the north right of way line of East Mineral Street; Thence Northwesterly along the north right of way line of East Mineral Street, 745 feet more or less;

Thence Southwesterly to the northwest corner of Lot 7 of Carls Addition; Thence Southwesterly along the west lot line of Lot 7 of Carls Addition 132 feet more or less; Thence Northwesterly 119 feet more or less; Thence Northeasterly 47 feet more or less; Thence Northwesterly 69 feet more or less to the east right of way line of North Oak Street; Thence Northeasterly along the east right of way line of North Oak Street to the north right of way line of East Furnace Street; Thence Northwesterly along the north right of way line of East Furnace Street, to the west right of way line of North Third Street; Thence Southwesterly along the west right of way line of North Third Street, to the north line of East Mineral Street; Thence Northwesterly along the north right of way line of East Mineral Street, to the west right of way line of North Bonson Street; Thence Southwesterly along the west right of way line of North Bonson Street, to the north right of way line of Irving Place; Thence Northwesterly along the north right of way line of Irving Place, 199 feet more or less; Thence Southwesterly to the north right of way line of West Main Street; Thence Northwesterly along the north right of way line of West Main Street to the east right of way line of North Chestnut Street; Thence Northeasterly along the east right of way line of North Chestnut Street to the north right of way line of West Mineral Street; Thence Northwesterly along the north right of way line of West Mineral Street to the west right of way line of North Elm Street; Thence Southwesterly along the west right of way line of North Elm Street to the north right of way line of West Main Street; Thence Northwesterly and Westerly along the north right of way line of West Main Street to the Point of Beginning.

Excluding All Wetlands.