

RESOLUTION NO. 23-23

RESOLUTION CREATING TAX INCREMENTAL DISTRICT NO. 9

WHEREAS, the Common Council of the City of Platteville requested the Plan Commission to identify a boundary and prepare a Project Plan for the creation of Tax Incremental District (TID) No. 9; and

WHEREAS, the Plan Commission established boundaries for said TID No. 9 and caused a Project Plan to be prepared for TID No. 9 which identified a mixed-use area and public improvements necessary to promote mixed-use redevelopment of said area; and

WHEREAS, the Plan Commission conducted a public hearing on said boundary and Project Plan on July 10, 2023 after duly posting public notification of said public hearing; and

WHEREAS, the Plan Commission approved said boundary and Project Plan for TID No. 9 and recommended to the Common Council of the City of Platteville create TID No. 9 as approved by the Plan Commission; and

NOW, THEREFORE, BE IT RESOLVED, the Common Council of the City of Platteville hereby creates a Tax Incremental District which shall be known as Tax Incremental District (TID) No. 9, City of Platteville, Grant County and said District shall be created effective January 1, 2023.

BE IT FURTHER RESOLVED, the boundaries of TID No. 9 shall be those attached and marked as Exhibit A (map) and Exhibit B (description) to this Resolution and contains only whole units of property as are assessed for property tax purposes; and

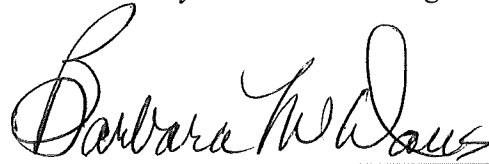
BE IT FURTHER RESOLVED, the City makes the following findings:

- A. Not less than 50 percent, by area, of the real property within the District is suitable for mixed-use development; and
- B. Declared that the District is a mixed-use district; and
- C. The project costs directly serve to promote mixed-use redevelopment and are consistent with the purpose for which the Tax Incremental District is created; and
- D. The aggregate value of equalized taxable property of the District plus all increment in existing Districts does not exceed twelve percent of the total value of equalized taxable property with the City; and
- E. The improvement of TID No. 9 is likely to enhance significantly the value of substantially all of the other real property in such District; and
- F. The percentage of territory within TID No. 9 devoted to retail business at the end of the expenditure period will be under 35 percent, by area; and

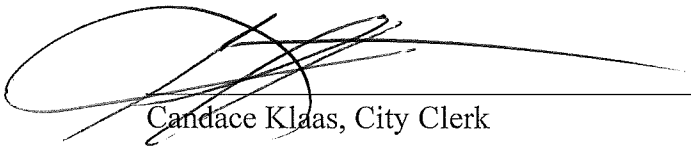
- G. Not more than 35 percent, by area, of the real property within the District is proposed for newly platted residential use; and
- H. Project costs to be incurred by the City for newly platted residential development comply to one of the following:
- a. The density of the residential housing is at least 3 units per acre; or
 - b. The residential housing is located in a conservation subdivision, as defined in ss. 66.1027(1)(a); or
 - c. The residential housing is located in a traditional neighborhood development, as defined in ss. 66.1027(1)(c).

BE IT FURTHER RESOLVED, pursuant to Wisconsin Statutes 66.1105(4)(g), the Common Council hereby approves the Project Plan for TID No. 9 as recommended by the Plan Commission and finds that it is feasible and in conformity with the Master Plan of the City.

This Resolution is being adopted by the Common Council at a duly scheduled meeting on July 25, 2023.



Barbara Daus, Common Council President



Candace Klaas, City Clerk

CERTIFICATION

I, Candace Klaas Clerk of the City of Platteville, certify that the foregoing Resolution was duly and regularly adopted by the Common Council at a duly scheduled meeting held at the City Hall on July 25, 2023. Motion by Kasper, seconded by Parrott to adopt the Resolution.

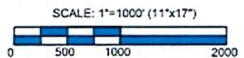
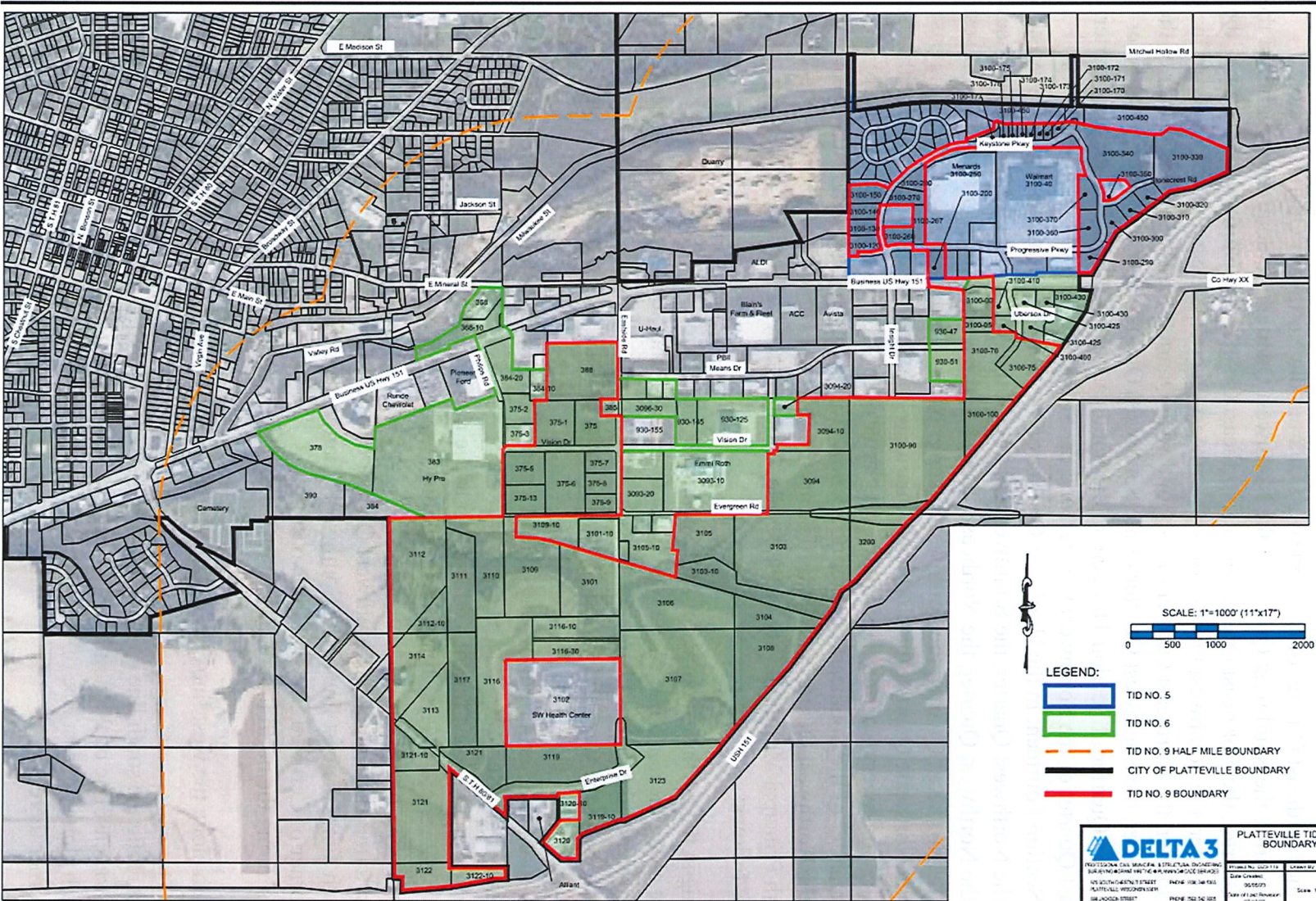
Vote: 7 Yes 0 No

Resolution Adopted.



Candace Klaas, City Clerk

ATTACHMENT A: City of Platteville TID No. 9 Boundary Map



- LEGEND:**
- TID NO. 5
 - TID NO. 6
 - TID NO. 9 HALF MILE BOUNDARY
 - CITY OF PLATTEVILLE BOUNDARY
 - TID NO. 9 BOUNDARY

<p>DELTA 3</p> <p>PROFESSIONAL SURVEYING & ENGINEERING SURVEYING & ENGINEERING 105 SOUTH GARDEN STREET PLATTEVILLE, MISSOURI 64601 316.420.0100 WWW.DELTA3.COM</p>	<p>PLATTEVILLE TID NO. 9 BOUNDARY</p>	
	<p>Project No. 2022119</p> <p>Date Created: 05/25/23</p> <p>Date of Last Revision: 07/05/23</p>	<p>Client: City of Platteville</p> <p>Scale: 1" = 1000'</p>

ATTACHMENT B:

City of Platteville TID No. 9 Boundary Description

Located in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section Thirteen, in the Southeast Quarter of the Southeast Quarter, the Northeast Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter of Section Fourteen, in the Northeast Quarter of the Northwest Quarter, the Northwest Quarter of the Northwest Quarter, the Southwest Quarter of the Northwest Quarter, the Southeast Quarter of the Northwest Quarter, the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter, the Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southwest Quarter, the Northwest Quarter of the Southwest Quarter, the Southwest Quarter of the Southwest Quarter, and the Northwest Quarter of the Southeast Quarter of Section Twenty-Three, and in the Northwest Quarter of the Northwest Quarter of Section Twenty-Four, Town Three North, Range One West of the Fourth Principal Meridian, City of Platteville, Grant County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section Twenty-Three;

Thence East along the north line of the Northwest Quarter of said Section Twenty-Three to the southwest corner of the plat of Platteville Industry Park No. 7;

Thence North along the west line of said Platteville Industry Park No. 7 to the north right-of-way of Vision Drive;

Thence East along the north right-of-way of said Vision Drive to the southwest corner of Lot #45 of said Industry Park No. 7;

Thence North along the west line of said Lot #45 to the northwest corner thereof;

Thence East 142', more or less, along the north line of said Lot #45;

Thence North 653', more or less;

Thence East to the east line of the Southwest Quarter of said Section Fourteen;

Thence South along the east line of the Southwest Quarter of said Section Fourteen to the northeast corner of Certified Survey Map No. 6;

Thence West along the north line of said Certified Survey Map No. 6 to the northwest corner thereof;

Thence South along the west line of said Certified Survey Map No. 6 to the southwest corner thereof;

Thence East along the south line of said Certified Survey Map No. 6 to the southeast corner thereof and the east line of the Southwest Quarter of said Section Fourteen;

Thence South along the east line of the Southwest Quarter of said Section Fourteen to the southeast corner thereof;

Thence West along the south line of the Southwest Quarter of said Section Fourteen to the northwest corner of Certified Survey Map No. 1714;

Thence South along the west line of said Certified Survey Map No. 1714;

Thence Southeasterly along the southerly line of said Certified Survey Map No. 1714 to the southeast corner thereof and the southwest corner of Certified Survey Map No. 1447;

Thence Southeasterly along the southerly line of said Certified Survey Map No. 1447 to the southeast corner thereof;

Thence Southeasterly to the southwest corner of Certified Survey Map No. 1279;

Thence Southeasterly along the southerly line of said Certified Survey Map No. 1279 to the southeast corner thereof;

Thence North, West, and North along the east line of said Certified Survey Map No. 1279 to the northeast corner thereof and the south line of the Southeast Quarter of said Section Fourteen;

Thence East along the south line of the Southeast Quarter of said Section Fourteen to the west right-of-way of Enterprise Drive;

Thence North along the west right-of-way of said Enterprise Drive to the north right-of-way of said Vision Drive;

Thence East along the north right-of-way of said Vision Drive to the southeast corner of Certified Survey Map No. 834;

Thence North along the east line of said Certified Survey Map No. 834 to the northeast corner thereof;

Thence West along the north line of said Certified Survey Map No. 834 to the southeast corner of Certified Survey Map No. 1223;

Thence North along the east line of said Certified Survey Map No. 1223 to the northeast corner thereof and the south line of the plat of Platteville Industry Park No. 4;

Thence East along the south line of said Platteville Industry Park No. 4 to the southeast corner thereof and the southwest corner of the plat of Platteville Industry Park No. 3;

Thence East along the south line of said Platteville Industry Park No. 3 to the southeast corner thereof;

Thence North along the east line of said Platteville Industry Park No. 3 to the northeast corner thereof and the south right-of-way of Business Highway 151;

Thence West along the south right-of-way of said Business Highway 151 to the northwest corner of Lot #7 of said Platteville Industry Park No. 3;

Thence North to the southwest corner of Lot #10 of the plat of Keystone Development;

Thence North along the west line of said Lot #10 to the northwest corner thereof;

Thence West 170', more or less, along the south right-of-way of Progressive Parkway;

Thence North to the southeast corner of Lot #1 of Certified Survey Map No. 1352;

Thence West along the south line of said Lot #1 to the southwest corner thereof;

Thence North along the west line of said Lot #1 to the northwest corner thereof;

Thence East along the north line of said Lot #1 to the northeast corner thereof;

Thence North along the west line of Lot #3 of said Certified Survey Map No. 1352 to the northwest corner thereof;

Thence West along the south line of Lot #17 of said Keystone Development and its extension thereof to the west right-of-way of Keystone Parkway;

Thence South along the west right-of-way of said Keystone Parkway to the southeast corner of Lot #2 of said Keystone Development;

Thence West, South, and West along the south line of said Lot #2 to the southwest corner thereof;

Thence North along the west line of said Keystone Development to the northwest corner of Lot #5 of said Keystone Development;

Thence East along the north line of said Lot #5 to the northeast corner thereof;

Thence Northeasterly along the northerly right-of-way of said Keystone Parkway to the southwest corner of the plat of Second Estates at Keystone;

Thence North, Northeasterly, and Northwesterly to the northwest corner of said Second Estates at Keystone;

Thence East along the north line of said Second Estates at Keystone to the northeast corner thereof;

Thence East to the northwest corner of Lot #24 of Keystone Development;

Thence East along the north line of said Lot #24 to the northeast corner thereof;

Thence East along the north line of Lot #23 to the northeast corner thereof;

Thence South along the east line of said Lot #23 to the southeast corner thereof and the westerly right-of-way of US Highway "151";

Thence southeasterly along the westerly right-of-way of said US Highway "151" to the southeast corner of Lot #19 of said Keystone Development;

Thence West along the south line of said Lot #19 to the southwest corner thereof;

Thence North along the east line of Certified Survey Map No. 1161 to the northeast corner thereof;

Thence West along the north line of said Certified Survey Map No. 1161 to the northwest corner thereof;

Thence Southwesterly along the southerly right-of-way of said Keystone Parkway to the northwest corner of Lot #15 of said Keystone Development;

Thence South along the west line of said Lot #15 to the southwest corner thereof and the north right-of-way of said Progressive Parkway;

Thence East 231', more or less, along the north right-of-way of said Progressive Parkway;

Thence South to the northeast corner of said Lot #10 of Keystone Development;

Thence South along the east line of said Lot #10 to the southeast corner thereof and the north right-of-way of said Business 151;

Thence East 556', more or less, along the north right-of-way of said Business 151;

Thence South to the northwest corner of the plat of Ubersox Development;

Thence South along the west line of said Ubersox Development to the southwest corner thereof;

Thence East, South, and East along the south line of said Ubersox Development to the southeast corner thereof and the westerly right-of-way of said US Highway "151";

Thence Southwesterly along the westerly right-of-way of said US Highway "151" to the east line of Certified Survey Map No. 1523;

Thence South along the east line of said Certified Survey Map No. 1523 to the southeast corner thereof;

Thence Southwesterly and Northwesterly along the south line of said Certified Survey Map No. 1523 to the southwest corner thereof;

Thence North along the westerly line of said Certified Survey Map No. 1523 to the northwest corner thereof and the south right-of-way of said Enterprise Drive;
Thence West and South along the south right-of-way of said Enterprise Drive to the northerly right-of-way of State Highway "80/81";
Thence South to the southerly right-of-way of State Highway "80/81";
Thence Northwesterly along the southerly right-of-way of Sate Highway "80/81" to the west line of the East One-Half of the Northwest Quarter of the Southwest Quarter of said Section Twenty-Three;
Thence South along the west line of the East One-Half of the Northwest Quarter of the Southwest Quarter of said Section Twenty-Three to the southwest corner thereof;
Thence East along the south line of the East One-Half of the Northwest Quarter of the Southwest Quarter of said Section Twenty-Three to the southeast corner thereof;
Thence South to the northerly right-of-way of said US Highway "151";
Thence East, North, and East to the west line of the Southwest Quarter of said Section Twenty-Three;
Thence North along the west line of the Southwest Quarter of said Section Twenty-Three to the northwest corner thereof;
Thence North along the west line of the Northwest Quarter of said Section Twenty-Three to the northwest corner thereof and the point of beginning.

Excepting Lot #1 of Certified Survey Map No. 835 and Lot #25 of Keystone Development.

Excluding all wetlands.