

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JULY 10, 2023 – 7:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET, PLATTEVILLE WI

1. ROLL CALL
2. APPROVE MINUTES – April 3, 2023 and June 5, 2023
3. PUBLIC HEARING – TAX INCREMENT FINANCE DISTRICT CREATION
Consider creating a Tax Increment Finance district in the vicinity of the current TID 5 and TID 6 on the east side of the City.
4. ZONING AMENDMENT – PETITION TO EXPAND LIMITED OCCUPANCY OVERLAY DISTRICT
Consider a request to adopt the R-LO Overlay District designation for 23 properties located on Camp Street, Kelly Avenue, Main Street, Moonlight Drive, Perry Drive, Preston Drive, Union Street and Western Avenue.
5. ADJOURN

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to carrollj@platteville.org or call 608-348-9741 x 2235.

PLAN COMMISSION
Monday, April 3, 2023

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Amy Seeboth-Wilson, Kory Wein, Todd Kasper, Robert Vosberg, Bill Kloster, Joie Schoonover, and Evan Larson.

Excused: None.

APPROVAL MINUTES – March 6, 2023

Motion by Wein, second by Seeboth-Wilson to approve the March 6, 2023, minutes as presented. Motion carried 5-0 on a roll call vote, Kloster and Schoonover abstained.

Zoning Amendment – 1135 Perry Drive – The Plan Commission considered a request to remove the R-LO Overlay District designation from the property at 1135 Perry Drive. The property contains a single-family house that was recently purchased by the applicant and his father. The applicant is a student at UW-Platteville and lives there with three other students. The property has an overlay district designation that includes a restriction limiting the occupancy to no more than 2 unrelated individuals. The applicant was not aware of this restriction when purchasing the property and is requesting to have the RLO overlay district designation removed. Wayne Weber spoke for informational purposes only. Richard Rundell, Terry Vaassen, and Rachel Culbertson spoke against. Sylvia Kurowski, Melody Koppen, Charles Clark, Renae Kratcha, Joe Kratcha, Bonnie Vaassen, Mary Jo Hennessey, and Thomas Nickels registered against. Devyn Dahlke and Geri Zauche spoke in favor. Staff has no concerns with the request to remove the R-LO designation. This request conforms with the original designation could have it removed. Motion by Vosberg, second by Wein to recommend to the Council to keep the R-LO in place but grant the current owner a waiver of 2-years to come into compliance. Motion carried 7-0 on a roll call vote.

CONDITIONAL USE PERMIT – 500 E. Business Highway 151 – The Plan Commission considered a request for a Conditional Use Permit to allow the Grant County Humane Society to operate an animal shelter and kennel on the property at 500 E. Business Highway 151. Dr. Cari Schaffer, Hannah Haar, and Paul Halberg spoke in favor. Staff recommends approval of the Conditional Use Permit to allow the proposed use appears to be in compliance with these requirements. Motion by Kasper, second by Wein to recommend approval of the Conditional Use Permit for 500 E. Business Highway 151.

ADJOURN:

Motion by Schoonover, second by Kloster to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 8:32 PM.

Respectfully submitted,

Candace Klaas, City Clerk

PLAN COMMISSION
Monday, June 5, 2023

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Kory Wein, Todd Kasper, Robert Vosberg, Bill Kloster, Joie Schoonover, and Robert Vosberg.

Excused: None.

TAX INCREMENT FINANCE DISTRICT CREATION – The Plan Commission, Dan Dresseens, and Staff discussed the potential of creating one or more Tax Increment Finance overlay districts in the vicinity of TID 5 and TID 6.

ADJOURN:

Motion by Kloster, second by Schoonover to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 7:59 PM.

Respectfully submitted,

Candace Klaas, City Clerk

DRAFT

STAFF REPORT
Community Planning &
Development Department



Meeting Date: July 10, 2023

Re: Potential Tax Increment Finance District Creation

Applicant: Staff submitted

The City currently has capacity under the state imposed 12% equalized value limit for Tax Incremental Finance Districts. Based on the 2022 Department of Revenue Tax Incremental Financing (TIF) Value Limitation Report, the City of Platteville currently has \$94,717,800 in TID out of a Total Municipal Equalized Value of \$852,503,800 which equates to 11.11%.

This means that the City has the potential to create an additional Tax Incremental District (TID) in an effort to promote economic growth through various development incentives. This is of value to the City because our existing Mixed-Use TIDs are past their expenditure periods and the City currently cannot offer potential developers any new incentives through TID increment in these TIDs. A new district could allow for development incentives and spur new commercial, industrial or housing growth that otherwise may not happen.

Attached is a draft project plan for the creation of a new Tax Increment District No. 9. This would consist of a new TID located in the area of TID 5 and TID 6, and which would consist of primarily vacant land that is already located in these two districts.

Staff recommends approval of the proposed TID 9.

Pioneering the Good Life

M

PLATTEVILLE
W I S C O N S I N

**Tax Increment District No. 9
Project Plan
City of Platteville, WI**

Prepared By:
City of Platteville
75 N. Bonson Street
Platteville, WI 53818

With Assistance From:



875 South Chestnut Street
Platteville, WI 53818
(608) 348-5355

July 5, 2023

Acknowledgements

City Council

Barbara Daus, Council President/District 2
Todd Kasper, District 1
Ken Kilian, District 4
Jason Artz, At-Large
Kathy Kopp, At-Large
Lynne Parrott, At-Large
Vacant, District 3

Plan Commission

William Kloster, Plan Member
Kory Wein, Plan Member
Joie Schoonover, Plan Member
Robert Vosberg, Plan Member
Todd Kasper, Council Representative
Barbara Daus, Council President
Joe Carroll, Staff Liaison

City Staff

Candace Klaas, City Clerk
Clinton Langreck, City Manager
Joe Carroll, Community Development Director
Nicola Maurer, Administration Director
Howard Crofoot, Public Works Director

Joint Review Board

Grant County – Robert Keeney
Southwest Wisconsin Technical College – Karen Campbell
Platteville School District – Jim Boebel
City of Platteville – Nicola Maurer
At-large – Troy Maggied

Delta 3 Engineering

Dan Dreessens, Project Manager

Key Dates

Organizational Joint Review Board Meeting Held:	June 28, 2023
Public Hearing Held:	July 10, 2023
Approval by Plan Commission:	July 10, 2023
Adoption by City Council:	July 25 or August 8, 2023
Approval by the Joint Review Board:	July/August, 2023

Table of Contents

Section 1: Executive Summary	3
Section 2: Preliminary Map of Proposed District Boundary and ½ Mile Boundary	6
Section 3: Map Showing Existing Uses and Conditions.....	9
Section 4: Preliminary Parcel List and Analysis.....	11
Section 5: Equalized Value Test	17
Section 6: Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within the District.....	18
Property, Right-of-Way, and Easement Acquisition	18
Site Preparation Activities	19
Utilities.....	19
Street and Streetscape.....	21
Community Development	21
Miscellaneous.....	21
Section 7: Map Showing Proposed Improvements and Uses	23
Section 8: Detailed List of Estimated Project Costs	26
Section 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs, and the Time When Related Costs or Monetary Obligations are to be Incurred..	28
Section 10: Annexed Property.....	33
Section 11: Estimate of Property to be Devoted to Retail Business	33
Section 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes, and City Ordinances	33
Section 13: Statement of the Proposed Method for the Relocation of any Displaced Persons..	36
Section 14: How Creation of the Tax Increment District Promotes the Orderly Development of the City	36
Section 15: List of Estimated Non-Project Costs	36
Section 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. §66.1105(4)(f)	37
Section 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	38

Section 1: Executive Summary

Description of District

Tax Incremental Financing (“TIF”) District No. 9 (the “District”) is a proposed Mixed Use District comprising approximately 495 acres located in the south side of the City of Platteville (the “City”), in Grant County, Wisconsin. The District is being created to pay for the development of industrial properties; the costs of sanitary sewer, water, storm sewer, and street infrastructure, site improvements, property acquisition, electrical improvements, development incentives, financing costs, and administrative expenses that would support the timely and orderly development of the property located within the District (collectively, the “Projects”. In addition to the incremental property value that will be created, the City expects increased employment opportunities and increased activity in the local City businesses.

Authority

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

Estimated Total Project Cost Expenditures

Project Costs include an estimated \$19.2 million in “pay as you go” development incentives that will be used to pay for the majority of the Projects. To the extent future funds are available, the City also plans to expand their Industry Park (\$4.0 million for land acquisition and \$5.6 million for utility and street extensions); complete street and utility extensions to support development (\$9.6 million); and partial funding of a new water tower (\$2.5 million) and well (\$1.5 million).

Incremental Valuation

The City projects that new land and improvements value of approximately \$65.25 million will result from the Projects. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the private and public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

In addition, portions of the Projects may not be economically viable without public participation based on extraordinary costs associated with demolition of structures and (re)development of existing sites. The City expects to receive one or more requests for tax incremental financing ("TIF") assistance. As requests are submitted, the City will evaluate each to confirm that the public investment is necessary, and that "but for" that investment, the related development will not occur. The development incentives included in this Plan are for purposes of confirming economic feasibility only and do not reflect a commitment by the City to provide incentives in any specific amount. Incentive commitments will be set forth in development agreements for individual phases and subject to approval by the City Council. To the extent the City provides incentives, it expects to do so on a "pay as you go basis."

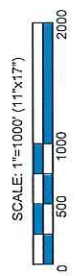
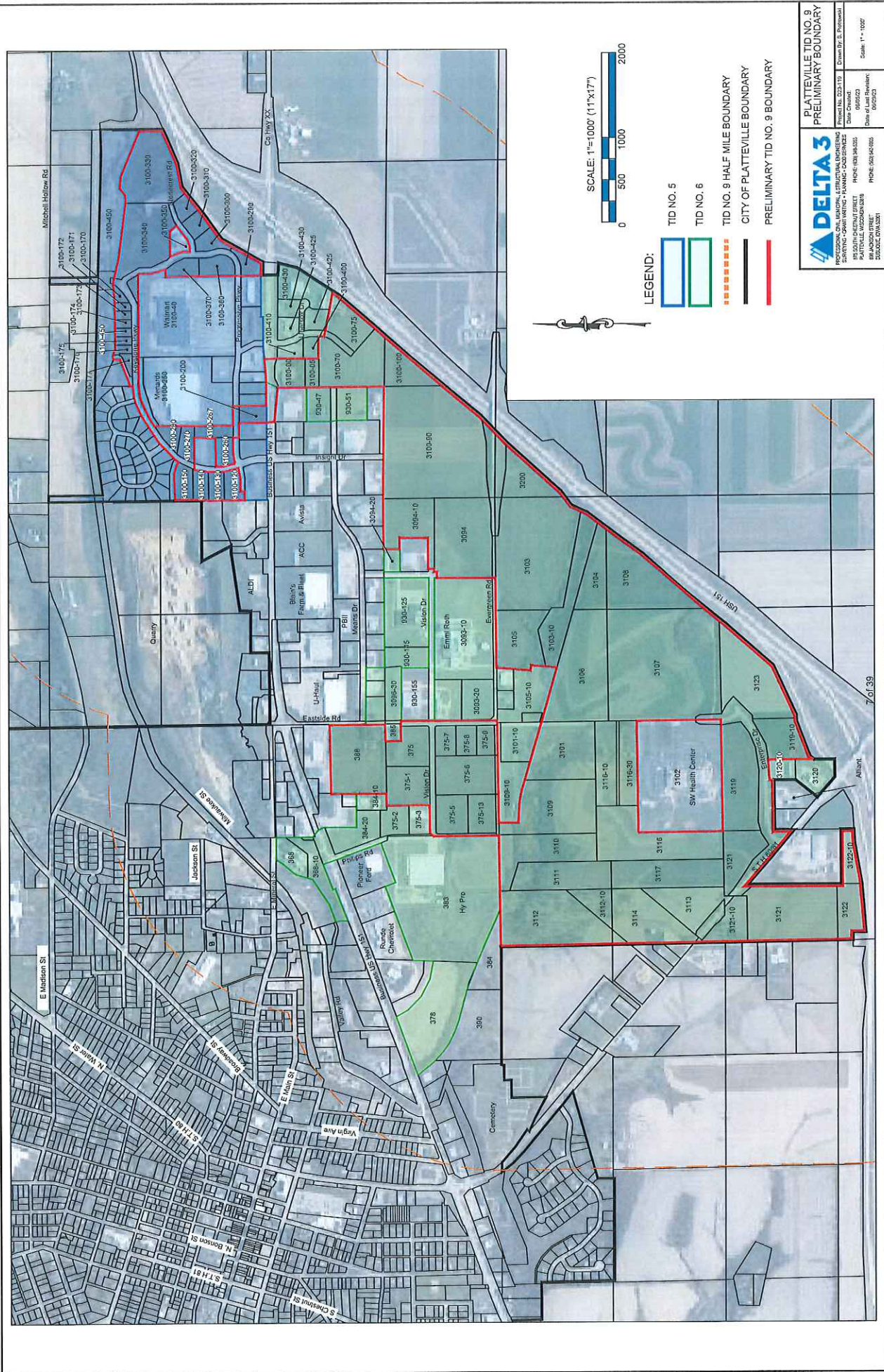
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered that the developers are likely to purchase goods and services from local suppliers in construction of the Projects, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Projects would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Projects.
4. Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wis. Stat. § 66.1105. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly platted residential

development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined by Wis. Stat. § 66.1105.

5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed-use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. The Plan for the District is feasible and is in conformity with Sections IV and VIII of the City's Comprehensive Plan.

Section 2: Preliminary Map of Proposed District Boundary and ½ Mile Boundary

Maps Found on Following Pages

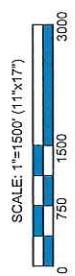
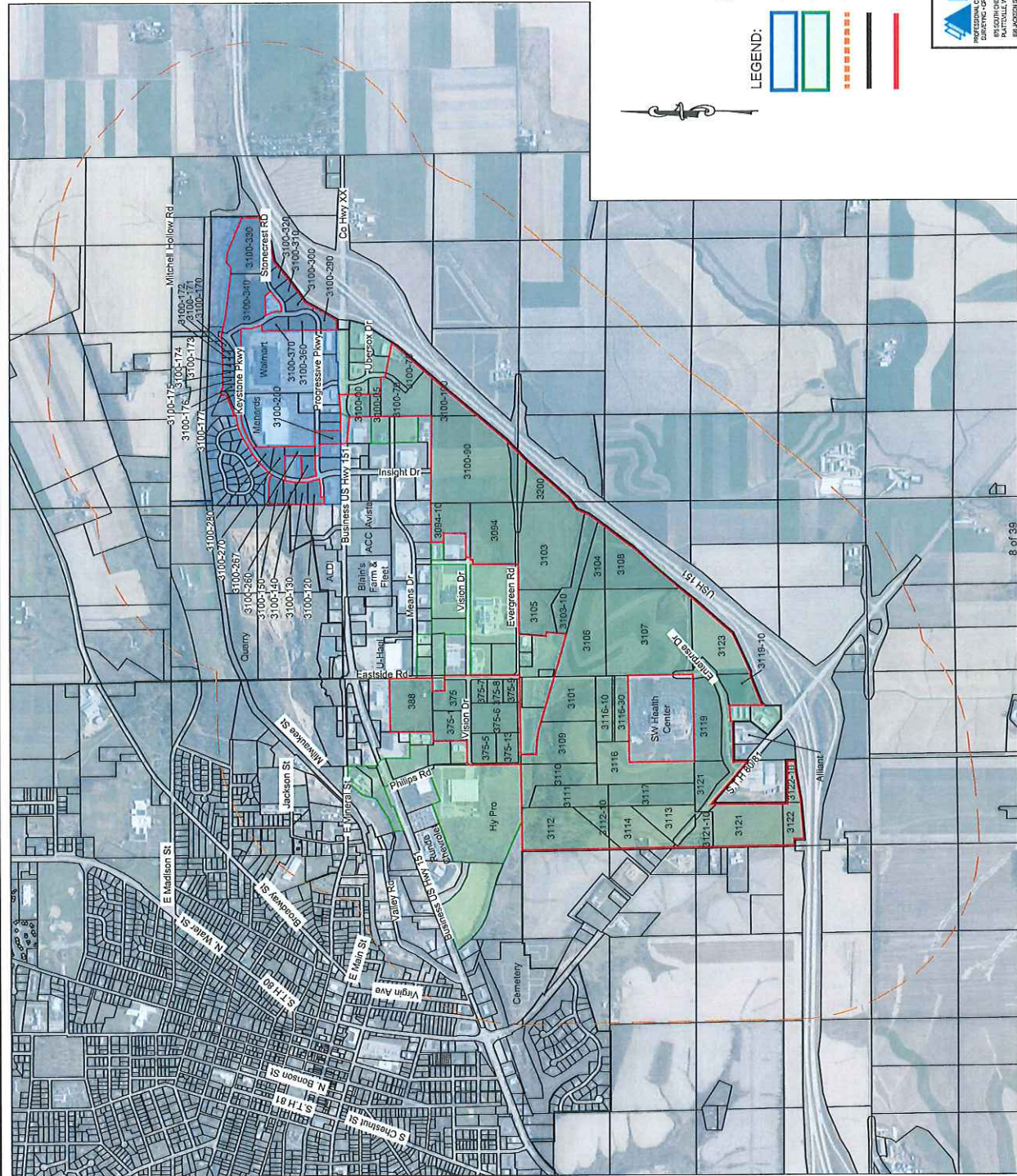


- LEGEND:**
- TID NO. 5
 - TID NO. 6
 - TID NO. 9 HALF MILE BOUNDARY
 - CITY OF PLATTEVILLE BOUNDARY
 - PRELIMINARY TID NO. 9 BOUNDARY



**PLATTEVILLE TID NO. 9
PRELIMINARY BOUNDARY**

Project No. 0221170 Client: City of Platteville 915 SOUTH CHESTNUT STREET PLATTEVILLE, WISCONSIN 53608 PHONE: 608.784.6205 FAX: 608.784.6205 EMAIL: info@delta3.com WEBSITE: www.delta3.com	Drawn By: S. Probst Date: 02/21/17 Checked By: S. Probst Date of Last Revision: 02/21/17 Scale: 1" = 1000'
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- LEGEND:**
- TID NO. 5
 - TID NO. 6
 - TID NO. 9 HALF MILE BOUNDARY
 - CITY OF PLATTEVILLE BOUNDARY
 - PRELIMINARY TID NO. 9 BOUNDARY

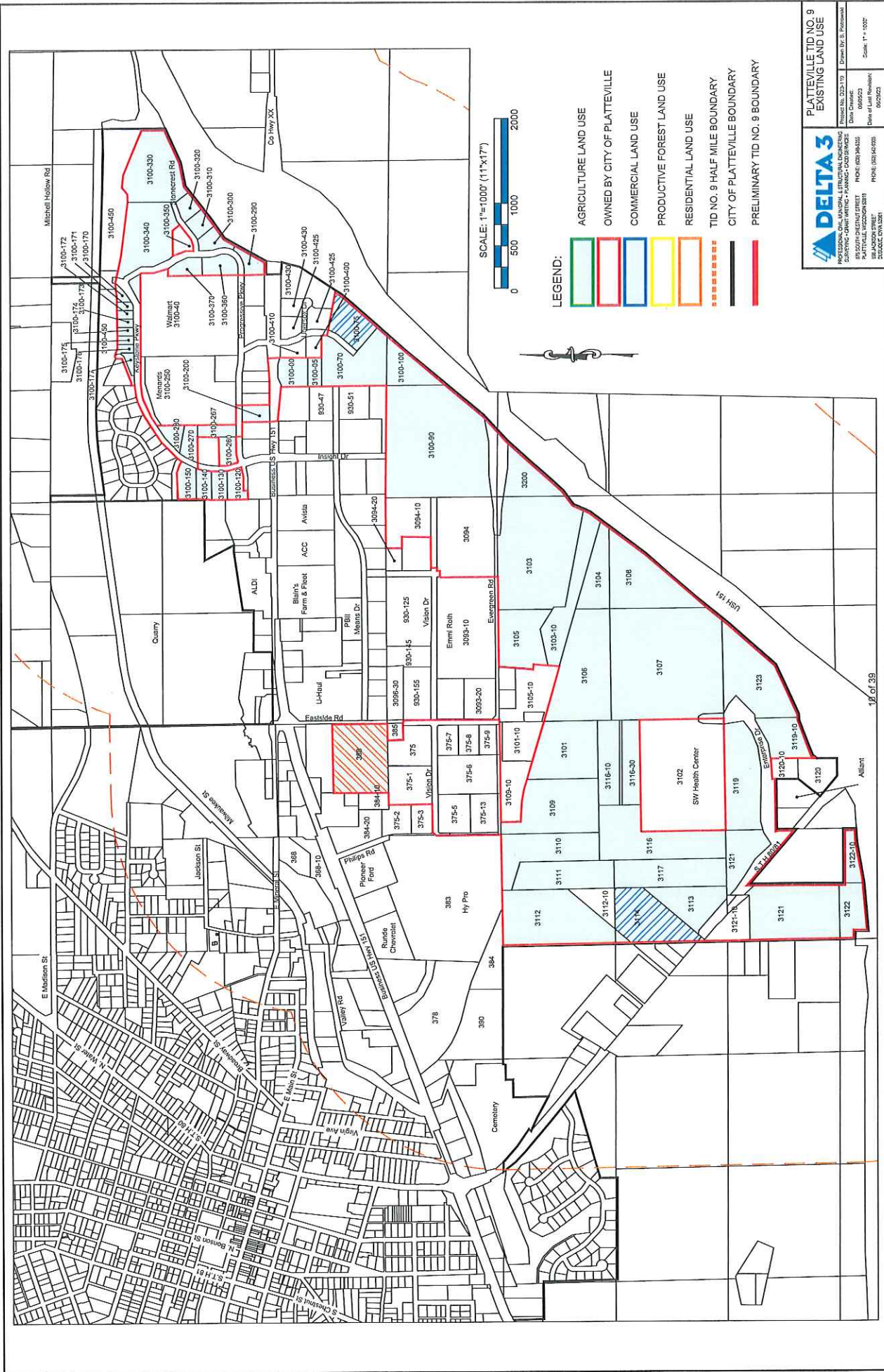
DELTA 3
 PLATTEVILLE TID NO. 9
 HALF MILE BOUNDARY

Project No. 022-119 Drawn By: B. Brehm
 Date Created: PLO: 023-34-023
 02/27/2013 PHONE: 608-785-0203
 02/27/2013 DATE OF LAST REVISION:
 02/27/2013 02/27/2013

Scale: 1" = 1500'

Section 3: Map Showing Existing Uses and Conditions

Maps Found on Following Pages



- LEGEND:**
- AGRICULTURE LAND USE
 - OWNED BY CITY OF PLATTEVILLE
 - COMMERCIAL LAND USE
 - PRODUCTIVE FOREST LAND USE
 - RESIDENTIAL LAND USE
 - TID NO. 9 HALF MILE BOUNDARY
 - CITY OF PLATTEVILLE BOUNDARY
 - PRELIMINARY TID NO. 9 BOUNDARY

SCALE: 1"=1000' (11"x17")



DELTA 3
 PROFESSIONAL CIVIL, LANDSCAPE, ENVIRONMENTAL ENGINEERING
 1000 DELTA DRIVE
 1800 SOUTH MAIN STREET
 PLATTEVILLE, WISCONSIN 53408
 PHONE: (608) 946-2625
 FAX: (608) 946-2625
 P.E. #001497825

Project No. 2324117
 Date Created: 06/05/23
 Date: 06/05/23
 Scale: 1" = 1000'

PLATTEVILLE TID NO. 9
 EXISTING LAND USE

Section 4: Preliminary Parcel List and Analysis

The District will include the parcels identified in the table included on the following page. A total of 494.87 acres to be included in the District are suitable for mixed-use development.

City of Platteville, Wisconsin

Tax Incremental District No. 9

Parcel Listing and Acreages

Abbreviated PID	PID	Property Owner	Acreage	Suitable Acres:		
				Industrial/ Commercial	Existing Residential	Newly Platted Residential
271-375	271-00375-0000	Platteville City	5.00	5.00		
271-375-1	271-00375-0001	Platteville City	5.31	5.31		
271-375-4	271-00375-0004	Platteville City	0.28	0.28		
271-375-5	271-00375-0005	Platteville City	4.00	4.00		
271-375-6	271-00375-0006	Platteville City	7.50	7.50		
271-375-7	271-00375-0007	Platteville City	2.05	2.05		
271-375-8	271-00375-0008	Platteville City	1.99	1.99		
271-375-9	271-00375-0009	Platteville City	1.74	1.74		
271-375-10	271-00375-0010	Platteville City	0.29	0.29		
271-375-11	271-00375-0011	Platteville City	0.37	0.37		
271-375-12	271-00375-0012	Platteville City	0.37	0.37		
271-375-13	271-00375-0013	Platteville City	3.50	3.50		
271-388	271-00388-0000	Charles Johns	11.80	11.80		
271-3094	271-03094-0000	Platteville City	13.45	13.45		
271-3094-10	271-03094-0010	Platteville City	6.42	6.42		
271-3100	271-03100-0000	Pamona LLC	2.79	2.79		
271-3100-5	271-03100-0005	Henry, Darrell E & Pauline J	1.29	1.29		
271-3100-70	271-03100-0070	Harms, Marshall C & Sheila M	12.03	12.03		
271-3100-75	271-03100-0075	Kunes Platteville Properties LLC	5.00	5.00		
271-3100-76	271-03100-0076	Platteville City	0.66	0.66		
271-3100-90	271-03100-0090	Harms, Marshall C & Sheila M	34.00	34.00		
271-3100-100	271-03100-0100	Harms, Marshall C & Sheila M	5.00	5.00		
271-3100-120	271-03100-0120	Platteville Development Group	1.71	1.71		
271-3100-130	271-03100-0130	Platteville Development Group	1.42	1.42		
271-3100-140	271-03100-0140	Platteville Development Group	1.50	1.50		
271-3100-150	271-03100-0150	Platteville Development Group	2.13	2.13		
271-3100-170	271-03100-0170	Platteville Development Group	0.84	0.84		
271-3100-171	271-03100-0171	Platteville Development Group	0.49	0.49		
271-3100-172	271-03100-0172	Platteville Development Group	0.49	0.49		

Abbreviated PID	PID	Property Owner	Acreage	Industrial/ Commercial	Existing Residential	Newly Platted Residential
271-3100-173	271-03100-0173	Platteville Development Group	0.49		0.49	
271-3100-174	271-03100-0174	Platteville Development Group	0.48		0.48	
271-3100-175	271-03100-0175	Platteville Development Group	0.47		0.47	
271-3100-176	271-03100-0176	Platteville Development Group	0.51		0.51	
271-3100-177	271-03100-0177	Platteville Development Group	0.59		0.59	
271-3100-200	271-03100-0200	Platteville Development Group	1.49	1.49		
271-3100-260	271-03100-0260	Platteville Development Group	1.63	1.63		
271-3100-267	271-03100-0267	Platteville Development Group	1.48	1.48		
271-3100-270	271-03100-0270	Platteville Development Group	1.71	1.71		
271-3100-280	271-03100-0280	Platteville Development Group	1.71	1.71		
271-3100-290	271-03100-0290	Platteville Development Group	1.68	1.68		
271-3100-300	271-03100-0300	Platteville Development Group	1.79	1.79		
271-3100-310	271-03100-0310	Platteville Development Group	1.57	1.57		
271-3100-320	271-03100-0320	Platteville Development Group	1.49	1.49		
271-3100-330	271-03100-0330	Platteville Development Group	11.56			
271-3100-340	271-03100-0340	Platteville Development Group	10.57			
271-3100-360	271-03100-0360	Platteville Development Group	2.20	2.20		
271-3100-370	271-03100-0370	Platteville Development Group	1.78	1.78		
271-3100-380	271-03100-0380	Keystone Commercial Owners Association Inc	1.84	1.84		
271-3101	271-03101-0000	James F Harms	12.48	12.48		
271-3103	271-03103-0000	Thomas & Mary Jo Oyen Revocable Trust	24.58	24.58		
271-3103-10	271-03103-0010	Thomas C & Kelli M Weigel	8.88	8.88		
271-3104	271-03104-0000	Thomas C & Kelli M Weigel	5.75	5.75		
271-3105	271-03105-0000	Thomas & Mary Jo Oyen Revocable Trust	8.96	8.96		
271-3106	271-03106-0000	James F Harms	18.78	18.78		
271-3107	271-03107-0000	James F Harms	39.81	39.81		
271-3108	271-03108-0000	Thomas C & Kelli M Weigel	14.27	14.27		
271-3109	271-03109-0000	James F Harms	13.50			13.50
271-3110	271-03110-0000	James F Harms	10.19			10.19
271-3111	271-03111-0000	Melvin L Riege Revocable Trust Dated August 7 2008	8.71			8.71
271-3112	271-03112-0000	Jacob W & Amanda J Engelke	17.74			17.74
271-3112-10	271-03112-0010	William P Williams	5.00			5.00
271-3113	271-03113-0000	Melvin L Riege Revocable Trust	6.87	6.87		
271-3114	271-03114-0000	William P Williams	11.00	11.00		

Abbreviated PID	PID	Property Owner	Acreage	Industrial/ Commercial	Existing Residential	Newly Platted Residential
271-3116	271-03116-0000	Southwest Health Center Inc	15.25			15.25
271-3116-10	271-03116-0010	Southwest Health Center Inc	5.37	5.37		
271-3116-20	271-03116-0020	Platteville City	1.76	1.76		
271-3116-30	271-03116-0030	Southwest Health Center Inc	4.47	4.47		
271-3117	271-03117-0000	Melvin L Riege Revocable Trust Dated August 7 2008	10.00			10.00
271-3119	271-3119-0000	James H & Ann M Kemink	12.76	12.76		
271-3119-10	271-03119-0010	Professional Properties LLC	5.63	5.63		
271-3121	271-03121-0000	Melvin L Riege Revocable Trust Dated August 7 2008	23.38	23.38		
271-3121-10	271-03121-0010	Melvin L Riege Revocable Trust Dated August 7 2008	3.92	3.92		
271-3122	271-03122-0000	Melvin L Riege Revocable Trust Dated August 7 2008	5.29	5.29		
271-3122-10	271-03122-0010	Charles Wamsley	2.71	2.71		
271-3123	271-03123-0000	Platteville Progressive Properties LLC	13.60	13.60		
271-3200	271-03200-0000	Thomas & Mary Jo Oyen Revocable Trust	5.75	5.75		
Totals			494.87	387.99	4.36	80.39
Percentages				78%	1%	16%

City of Platteville, Wisconsin
Tax Incremental District No. 9

Aggregate Ratio:¹ 0.939866783

Parcel Listing and Base Value

Abbreviated PID	PID	Property Owner	Acreage	Assessed Value ²		Equalized Value ³	
				Land	Improvements	Land	Improvements
271-375	271-00375-0000	Platteville City	5.000	\$0.00	\$0.00	\$0	\$0
271-375-1	271-00375-0001	Platteville City	5.310	\$0.00	\$0.00	\$0	\$0
271-375-4	271-00375-0004	Platteville City	0.280	\$0.00	\$0.00	\$0	\$0
271-375-5	271-00375-0005	Platteville City	4.000	\$0.00	\$0.00	\$0	\$0
271-375-6	271-00375-0006	Platteville City	7.500	\$0.00	\$0.00	\$0	\$0
271-375-7	271-00375-0007	Platteville City	2.050	\$0.00	\$0.00	\$0	\$0
271-375-8	271-00375-0008	Platteville City	1.990	\$0.00	\$0.00	\$0	\$0
271-375-9	271-00375-0009	Platteville City	1.740	\$0.00	\$0.00	\$0	\$0
271-375-10	271-00375-0010	Platteville City	0.290	\$0.00	\$0.00	\$0	\$0
271-375-11	271-00375-0011	Platteville City	0.370	\$0.00	\$0.00	\$0	\$0
271-375-12	271-00375-0012	Platteville City	0.370	\$0.00	\$0.00	\$0	\$0
271-375-13	271-00375-0013	Platteville City	0.370	\$0.00	\$0.00	\$0	\$0
271-388	271-00388-0000	Charles Johns	3.500	\$0.00	\$0.00	\$0	\$0
271-3094	271-03094-0000	Platteville City	11.800	\$93,600.00	\$176,200.00	\$87,885	\$89,589
271-3094-10	271-03094-0010	Platteville City	13.450	\$0.00	\$0.00	\$0	\$0
271-3100-5	271-03100-0005	Pamona LLC	6.420	\$0.00	\$0.00	\$0	\$0
271-3100-70	271-03100-0070	Henry, Darrell E & Pauline J	2.790	\$1,376,000.00	\$1,755,200.00	\$403,461	\$1,454,037
271-3100-75	271-03100-0075	Harms, Marshall C & Sheila M	1.290	\$400.00	\$400.00	\$426	\$426
271-3100-76	271-03100-0076	Kunes Platteville Properties LLC	12.050	\$4,100.00	\$4,100.00	\$4,362	\$4,362
271-3100-90	271-03100-0090	Platteville City	5.000	\$0.00	\$0.00	\$0	\$0
271-3100-100	271-03100-0100	Harms, Marshall C & Sheila M	34.000	\$9,900.00	\$9,900.00	\$10,533	\$10,533
271-3100-120	271-03100-0120	Harms, Marshall C & Sheila M	5.000	\$1,700.00	\$1,700.00	\$1,809	\$1,809
271-3100-130	271-03100-0130	Platteville Development Group	1.710	\$600.00	\$600.00	\$638	\$638
271-3100-140	271-03100-0140	Platteville Development Group	1.420	\$500.00	\$500.00	\$532	\$532
271-3100-150	271-03100-0150	Platteville Development Group	1.500	\$500.00	\$500.00	\$532	\$532
271-3100-170	271-03100-0170	Platteville Development Group	2.130	\$700.00	\$700.00	\$745	\$745
271-3100-171	271-03100-0171	Platteville Development Group	0.840	\$300.00	\$300.00	\$319	\$319
271-3100-172	271-03100-0172	Platteville Development Group	0.490	\$200.00	\$200.00	\$213	\$213
271-3100-173	271-03100-0173	Platteville Development Group	0.490	\$0.00	\$0.00	\$0	\$0
271-3100-174	271-03100-0174	Platteville Development Group	0.480	\$0.00	\$0.00	\$0	\$0
271-3100-175	271-03100-0175	Platteville Development Group	0.470	\$0.00	\$0.00	\$0	\$0
271-3100-176	271-03100-0176	Platteville Development Group	0.510	\$0.00	\$0.00	\$0	\$0
271-3100-177	271-03100-0177	Platteville Development Group	0.590	\$0.00	\$0.00	\$0	\$0
271-3100-200	271-03100-0200	Platteville Development Group	1.490	\$0.00	\$0.00	\$0	\$0
271-3100-260	271-03100-0260	Platteville Development Group	1.630	\$0.00	\$0.00	\$0	\$0
271-3100-267	271-03100-0267	Platteville Development Group	1.480	\$0.00	\$0.00	\$0	\$0
271-3100-270	271-03100-0270	Platteville Development Group	1.710	\$0.00	\$0.00	\$0	\$0
271-3100-280	271-03100-0280	Platteville Development Group	1.710	\$0.00	\$0.00	\$0	\$0
271-3100-290	271-03100-0290	Platteville Development Group	1.880	\$0.00	\$0.00	\$0	\$0
271-3100-300	271-03100-0300	Platteville Development Group	1.790	\$0.00	\$0.00	\$0	\$0
271-3100-310	271-03100-0310	Platteville Development Group	1.570	\$0.00	\$0.00	\$0	\$0
271-3100-320	271-03100-0320	Platteville Development Group	1.490	\$0.00	\$0.00	\$851	\$851
271-3100-330	271-03100-0330	Platteville Development Group	11.560	\$5,900.00	\$5,900.00	\$6,277	\$6,277

Abbreviated PID	PID	Property Owner	Acreage	Assessed Value ²		Equalized Value ³		Total
				Land	Improvements	Land	Improvements	
271-3100-340	271-03100-0340	Platteville Development Group	10.570	\$3,600.00	\$0.00	\$3,600.00	\$0	\$3,630
271-3100-360	271-03100-0360	Platteville Development Group	2.200	\$800.00	\$0.00	\$800.00	\$0	\$851
271-3100-370	271-03100-0370	Platteville Development Group	1.780	\$600.00	\$0.00	\$600.00	\$0	\$638
271-3100-380	271-03100-0380	Keystone Commercial Owners Association Inc	1.840	\$600.00	\$0.00	\$600.00	\$0	\$638
271-3101	271-03101-0000	James F Harms	12.480	\$148,300.00	\$0.00	\$148,300.00	\$0	\$157,788
271-3103	271-03103-0000	Thomas & Mary Jo Oyen Revocable Trust	24.580	\$8,400.00	\$0.00	\$8,400.00	\$0	\$8,937
271-3103-10	271-03103-0010	Thomas C & Kelli M Weigel	8.880	\$3,000.00	\$0.00	\$3,000.00	\$0	\$3,192
271-3104	271-03104-0000	Thomas C & Kelli M Weigel	5.750	\$2,000.00	\$0.00	\$2,000.00	\$0	\$2,128
271-3105	271-03105-0000	Thomas & Mary Jo Oyen Revocable Trust	8.960	\$3,600.00	\$0.00	\$3,600.00	\$0	\$3,830
271-3106	271-03106-0000	James F Harms	18.780	\$5,400.00	\$0.00	\$5,400.00	\$0	\$5,745
271-3107	271-03107-0000	James F Harms	39.810	\$29,600.00	\$0.00	\$29,600.00	\$0	\$31,494
271-3108	271-03108-0000	Thomas C & Kelli M Weigel	14.270	\$4,900.00	\$0.00	\$4,900.00	\$0	\$5,214
271-3109	271-03109-0000	James F Harms	13.500	\$5,600.00	\$0.00	\$5,600.00	\$0	\$5,958
271-3110	271-03110-0000	James F Harms	10.190	\$4,600.00	\$0.00	\$4,600.00	\$0	\$4,894
271-3111	271-03111-0000	Melvin L Riege Revocable Trust Dated August 7 2008	8.710	\$11,000.00	\$0.00	\$11,000.00	\$0	\$11,704
271-3112	271-03112-0000	Jacob W & Amanda J Engelke	17.740	\$3,500.00	\$0.00	\$3,500.00	\$0	\$3,724
271-3113	271-03113-0000	William P Williams	5.900	\$15,000.00	\$0.00	\$15,000.00	\$0	\$15,960
271-3114	271-03114-0000	Melvin L Riege Revocable Trust	6.870	\$2,300.00	\$0.00	\$2,300.00	\$0	\$2,447
271-3116	271-03116-0000	William P Williams	11.000	\$83,400.00	\$80,300.00	\$163,700.00	\$85,438	\$174,174
271-3116-10	271-03116-0010	Southwest Health Center Inc	15.250	\$4,500.00	\$0.00	\$4,500.00	\$0	\$4,788
271-3116-20	271-03116-0020	Southwest Health Center Inc	5.370	\$1,100.00	\$0.00	\$1,100.00	\$0	\$1,170
271-3117	271-03117-0000	Platteville City	1.760	\$0.00	\$0.00	\$0.00	\$0	\$0
271-3119	271-03119-0000	Southwest Health Center Inc	4.470	\$12,500.00	\$3,300.00	\$15,800.00	\$3,511	\$16,811
271-3119-10	271-03119-0010	James H & Ann M Kernink	12.760	\$3,400.00	\$0.00	\$3,400.00	\$0	\$3,618
271-3121	271-03121-0000	Professional Properties LLC	5.630	\$4,400.00	\$0.00	\$4,400.00	\$0	\$4,682
271-3121-10	271-03121-0010	Melvin L Riege Revocable Trust Dated August 7 2008	23.376	\$1,900.00	\$0.00	\$1,900.00	\$0	\$2,022
271-3122	271-03122-0000	Melvin L Riege Revocable Trust Dated August 7 2008	3.924	\$6,000.00	\$0.00	\$6,000.00	\$0	\$6,512
271-3122-10	271-03122-0010	Melvin L Riege Revocable Trust Dated August 7 2008	5.290	\$90,700.00	\$75,000.00	\$165,700.00	\$79,799	\$176,302
271-3123	271-03123-0000	Charles Wamsley	2.710	\$1,800.00	\$0.00	\$1,800.00	\$0	\$1,915
271-3200	271-03200-0000	Platteville Progressive Properties LLC	13.600	\$900.00	\$0.00	\$900.00	\$0	\$958
		Thomas & Mary Jo Oyen Revocable Trust	5.750	\$4,700.00	\$0.00	\$4,700.00	\$0	\$5,001
TOTALS			494.87	\$1,086,600.00	\$1,628,200.00	\$2,714,800.00	\$1,732,373.17	\$2,888,494.46

Notes:

¹ Aggregate rate is from January 1, 2022

² Assessed values are as of January 1, 2023

³ Equalized value calculated by using assessed value divided by aggregate ratio

Section 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

Calculation of City Equalized Value Limit:

City TID IN Equalized Value (January 1, 2023)	\$852,503,800
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TID Valuation Limit @ 12% of Above Value	\$102,300,456
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Calculation of Value Subject to Limit:

Estimated Base Value of New District	\$2,888,494
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Incremental Value of Existing Districts (January 1, 2022)	\$94,717,800
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Total Value Subject to 12% Valuation Limit	\$97,606,294
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The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$97,606,294, which is 11.45% of the City's total equalized value. This value is less than the maximum of \$102,300,456 (12%) in equalized value that is permitted for the City. Following creation of the District its base value is no longer counted towards the 12% limit, however, any incremental increase in value will be included in the calculation for creation of subsequent districts, or where territory is being added to an existing district.

Section 6: Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provides additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way, and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains;

manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Street and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Developer Incentive

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Miscellaneous

Property Tax Payments to Town

Property tax payments due to the Town of Platteville under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make approximately \$4.0 million of priority project costs within one-half mile of the District boundary to include:

- Water Supply and Storage Improvements
- Wastewater Treatment Facility Improvements
- Sanitary Sewer System Improvements
- Water System Improvements
- Storm Water Management System Improvements

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

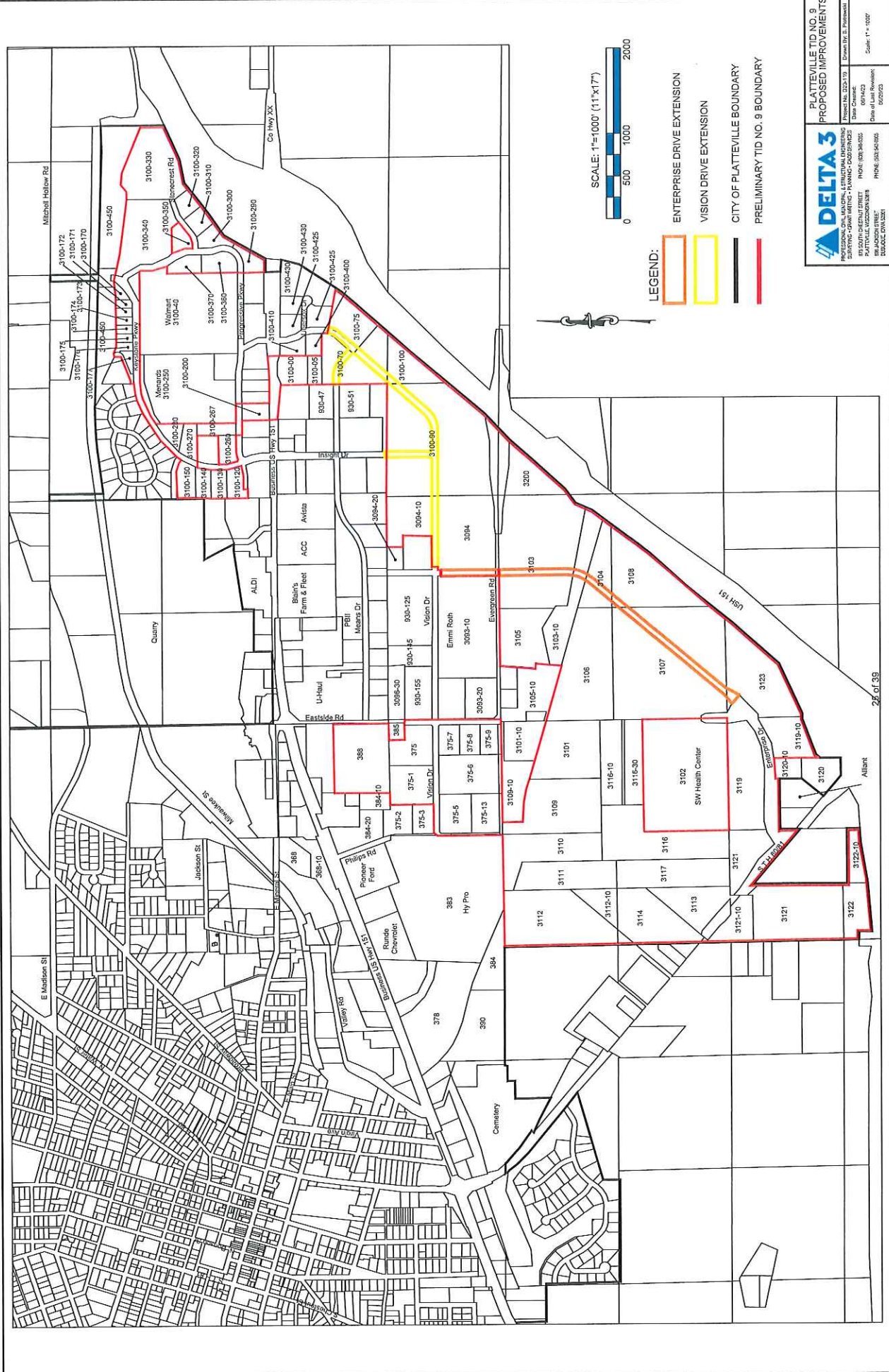
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

Section 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Pages

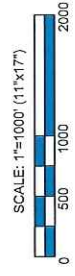


DELTA 3
 PLATTEVILLE TID NO. 9
 PROPOSED IMPROVEMENTS

Client: City of Platteville
 Project: Platteville TID No. 9
 Date: 10/20/2023

Scale: 1" = 100'

PHONE: 660-344-2023
 FAX: 660-344-2023
 EMAIL: info@delta3inc.com
 WEBSITE: www.delta3inc.com



- LEGEND:**
- ENTERPRISE DRIVE EXTENSION
 - VISION DRIVE EXTENSION
 - CITY OF PLATTEVILLE BOUNDARY
 - PRELIMINARY TID NO. 9 BOUNDARY

Section 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Platteville, Wisconsin

Tax Incremental District No. 9

Estimated Project List¹

ID No.:	Project Name:	Project Year:	TID Amount	Non-TID Amount ⁴	1/2 Mile Project	Percentage in 1/2 Mile
1	Development Incentive: Property Development (assumed \$140,000/acre) ²	2023-2038	\$11,200,000	\$2,800,000	No	N/A
2	Development Incentive: Site Development (assumed \$250,000/acre) ³	2023-2038	\$8,000,000	\$2,000,000	No	N/A
3	Land Acquisition & Assembly (assumed \$50,000/acre) ⁵	TBD	\$4,000,000	\$0	No	N/A
4	Industry Park Expansion ⁶	TBD	\$5,600,000	\$0	No	N/A
5	Utility and Street Extensions ⁷	TBD	\$9,600,000	\$0	No	N/A
6	Water Storage Improvements	TBD	\$2,500,000	\$2,500,000	Yes	100%
7	Water Supply Improvements	TBD	\$1,500,000	\$1,500,000	Yes	100%
8	Professional Services/Administration/Organizational	2023-2043	\$150,000	\$0	No	N/A
Total Projects			\$42,550,000	\$8,800,000		

Notes:

- ¹Project costs are estimated based upon information provided by City of Platteville and Delta 3 Engineering and are subject to modification.
- ²Development Incentive for property development is intended to be used to develop properties that do not have utilities adjacent to them.
- ³Development Incentive for site development is intended to be used to develop current properties that have utilities adjacent to them.
- ⁴The Non-TID Amount will vary based upon the executed developer's agreement. Assumed 20% for this projection.
- ⁵Land Acquisition & Assembly by City of Platteville to obtain additional land for Industry Park and/or street right-of-ways
- ⁶Industry Park Expansion includes storm water management, underground utilities, street construction, site grading, and site amenities.
- ⁷Utility and Street Extensions include underground utilities, storm water management, and street construction.

Section 9: Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs, and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

City of Platteville, Wisconsin
Tax Incremental District No. 9

Development Assumptions

Construction Year	Commercial/Industrial Projects		Residential Projects				Annual Total \$0
	3100-360	3116-10	3116-30	3100-70	3100-330	3100-177 ²	
1 2023							
2 2024	\$1,500,000					\$600,000	\$7,350,000
3 2025						\$600,000	\$600,000
4 2026	\$12,000,000	\$1,750,000				\$600,000	\$15,850,000
5 2027						\$600,000	\$600,000
6 2028			\$2,500,000			\$600,000	\$7,600,000
7 2029						\$600,000	\$600,000
8 2030					\$2,000,000	\$600,000	\$12,600,000
9 2031						\$600,000	\$600,000
10 2032							\$2,250,000
11 2033	\$2,250,000				\$2,000,000		\$2,000,000
12 2034							\$300,000
13 2035							\$300,000
14 2036							\$300,000
15 2037							\$300,000
16 2038							\$10,300,000
17 2039							\$300,000
18 2040				\$2,500,000			\$2,800,000
19 2041							\$300,000
20 2042							\$300,000
TOTALS	\$12,000,000	\$1,500,000	\$4,500,000	\$2,250,000	\$2,500,000	\$10,000,000	\$65,250,000

Notes:

¹Assumes parcels 375-5, 375-13, 375-6, 375-7, 375-8, and 375-9 are developed together.

²Includes parcels 3100-177, 3100-176, 3100-175, 3100-174, 3100-173, 3100-172, 3100-171, and 3100-170.

City of Platteville, Wisconsin

Tax Incremental District No. 9

Tax Increment Projection Worksheet¹

Base Value	\$0.00
Base Tax Rate (2022)	0.018762092
Property Appreciation Rate (Inflation)	0.50%
Annual Change in Tax Rate	0.50%
Construction Inflation Rate	0.00%

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
1	2023	\$0	2024	\$0	\$0	2025	0.018762092	\$0
2	2024	\$7,350,000	2025	\$0	\$7,350,000	2026	0.018855902	\$138,591
3	2025	\$600,000	2026	\$36,750	\$7,986,750	2027	0.018950182	\$151,350
4	2026	\$15,850,000	2027	\$39,934	\$23,876,684	2028	0.019044933	\$454,730
5	2027	\$600,000	2028	\$119,383	\$24,596,067	2029	0.019140158	\$470,773
6	2028	\$7,600,000	2029	\$122,980	\$32,319,048	2030	0.019235858	\$621,685
7	2029	\$600,000	2030	\$161,595	\$33,080,643	2031	0.019332038	\$639,516
8	2030	\$12,600,000	2031	\$165,403	\$45,846,046	2032	0.019428698	\$890,729
9	2031	\$600,000	2032	\$229,230	\$46,675,276	2033	0.019525841	\$911,374
10	2032	\$2,250,000	2033	\$233,376	\$49,158,653	2034	0.019623471	\$964,663
11	2033	\$2,000,000	2034	\$245,793	\$51,404,446	2035	0.019721588	\$1,013,777
12	2034	\$300,000	2035	\$257,022	\$51,961,468	2036	0.019820196	\$1,029,886
13	2035	\$300,000	2036	\$259,807	\$52,521,275	2037	0.019919297	\$1,046,187
14	2036	\$300,000	2037	\$262,606	\$53,083,882	2038	0.020018893	\$1,062,681
15	2037	\$10,300,000	2038	\$265,419	\$63,649,301	2039	0.020118988	\$1,280,560
16	2038	\$300,000	2039	\$318,247	\$64,267,548	2040	0.020219583	\$1,299,463
17	2039	\$2,800,000	2040	\$321,338	\$67,388,885	2041	0.020320681	\$1,369,388
18	2040	\$300,000	2041	\$336,944	\$68,025,830	2042	0.020422284	\$1,389,243
19	2041	\$300,000	2042	\$340,129	\$68,665,959	2043	0.020524395	\$1,409,327
20	2042	\$300,000	2043	\$343,330	\$69,309,289	2044	0.020627017	\$1,429,644
TOTALS		\$65,250,000		\$4,059,289				\$17,573,567

Notes:

¹Final amounts will vary depending on actual development amount and tax rates.

Financing and Implementation

The District will fund development incentives for portions of the Projects. Incentives will be paid on a “pay as you go” basis from the tax increment generated by the Projects and may be structured in one or more phases. Payments will be made from and strictly limited to the tax increments generated by the District. The incentives are not considered City debt nor will the City appropriate funds to make incentive payments from any other sources aside from the tax increment generated by the District.

If the City determines that the installation of public infrastructure or acquisition of property is necessary to further develop the District, the City will finance those costs through the issuance of tax-exempt General Obligation Bonds and Revenue Bonds with debt service to be paid from the tax increment generated by Project Costs. Cost of issuance will be paid from bond proceeds, and any interest due prior to the availability of tax increment may be capitalized.

Based on the Project Cost expenditures as included within the cash flow exhibit, the District is projected to accumulate sufficient funds by its closure in 2044 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

City of Platteville, Wisconsin
Tax Incremental District No. 9

Cash Flow Proforma Analysis

Year	Revenues			Expenses			Annual Balance (Deficit)	Cumulative Balance (Deficit)
	Developer Share of TID Increment (assume 80%)	City Share of TID Increment (assume 20%)	Total TID Increments	Developer Cash Grants	Professional and Administrative Expenses	Future Industry Park Expansion		
2023	\$0.00	\$0.00	\$0.00	\$0.00	\$35,000.00	\$0.00	(\$35,000.00)	(\$35,000.00)
2024	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	(\$5,000.00)	(\$40,000.00)
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00	(\$5,000.00)	(\$45,000.00)
2026	\$110,872.71	\$27,718.18	\$138,590.88	\$110,872.71	\$5,000.00	\$0.00	\$22,718.18	(\$22,281.82)
2027	\$121,080.29	\$30,270.07	\$151,350.37	\$121,080.29	\$5,000.00	\$0.00	\$25,270.07	\$2,988.25
2028	\$363,783.87	\$90,945.97	\$454,729.84	\$363,783.87	\$5,000.00	\$0.00	\$85,945.97	\$88,934.22
2029	\$376,618.08	\$94,154.52	\$470,772.60	\$376,618.08	\$5,000.00	\$0.00	\$89,154.52	\$178,088.74
2030	\$497,347.70	\$124,336.92	\$621,684.62	\$497,347.70	\$5,000.00	\$0.00	\$119,336.92	\$297,425.66
2031	\$511,612.98	\$127,903.25	\$639,516.23	\$511,612.98	\$5,000.00	\$0.00	\$122,903.25	\$420,328.91
2032	\$712,583.18	\$178,145.79	\$890,728.97	\$712,583.18	\$10,000.00	\$0.00	\$168,145.79	\$588,474.70
2033	\$729,099.23	\$182,274.81	\$911,374.04	\$729,099.23	\$5,000.00	\$300,603.42	(\$123,328.61)	\$465,146.09
2034	\$771,730.70	\$192,932.67	\$964,663.37	\$771,730.70	\$5,000.00	\$300,603.42	(\$112,670.75)	\$352,475.34
2035	\$811,021.84	\$202,755.46	\$1,013,777.29	\$811,021.84	\$5,000.00	\$300,603.42	(\$102,847.96)	\$249,627.38
2036	\$823,909.18	\$205,977.29	\$1,029,886.47	\$823,909.18	\$5,000.00	\$300,603.42	(\$99,626.13)	\$150,001.26
2037	\$836,949.50	\$209,237.37	\$1,046,186.87	\$836,949.50	\$10,000.00	\$300,603.42	(\$101,366.05)	\$48,635.21
2038	\$850,144.45	\$212,536.11	\$1,062,680.56	\$850,144.45	\$5,000.00	\$300,603.42	(\$93,067.31)	(\$44,432.09)
2039	\$1,024,447.61	\$256,111.90	\$1,280,559.51	\$1,024,447.61	\$5,000.00	\$300,603.42	(\$49,491.52)	(\$93,923.61)
2040	\$1,039,570.39	\$259,892.60	\$1,299,462.99	\$1,039,570.39	\$5,000.00	\$300,603.42	(\$45,710.82)	(\$139,634.43)
2041	\$1,095,510.41	\$273,877.60	\$1,369,388.02	\$1,095,510.41	\$5,000.00	\$300,603.42	(\$31,725.82)	(\$171,360.25)
2042	\$1,111,394.25	\$277,848.56	\$1,389,242.82	\$1,111,394.25	\$5,000.00	\$300,603.42	(\$27,754.86)	(\$199,115.11)
2043	\$1,127,461.83	\$281,865.46	\$1,409,327.29	\$1,127,461.83	\$5,000.00	\$300,603.42	(\$23,737.96)	(\$222,853.07)
2044	\$1,143,715.12	\$285,928.78	\$1,429,643.90	\$1,143,715.12	\$5,000.00	\$0.00	\$280,928.78	\$58,075.71
	\$14,058,853.32	\$3,514,713.33	\$17,573,566.65	\$14,058,853.32	\$150,000.00	\$3,306,637.62		

Section 10: Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. No property has been annexed within the past three years.

Section 11: Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

Section 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes, and City Ordinances

Master (Comprehensive) Plan and Map

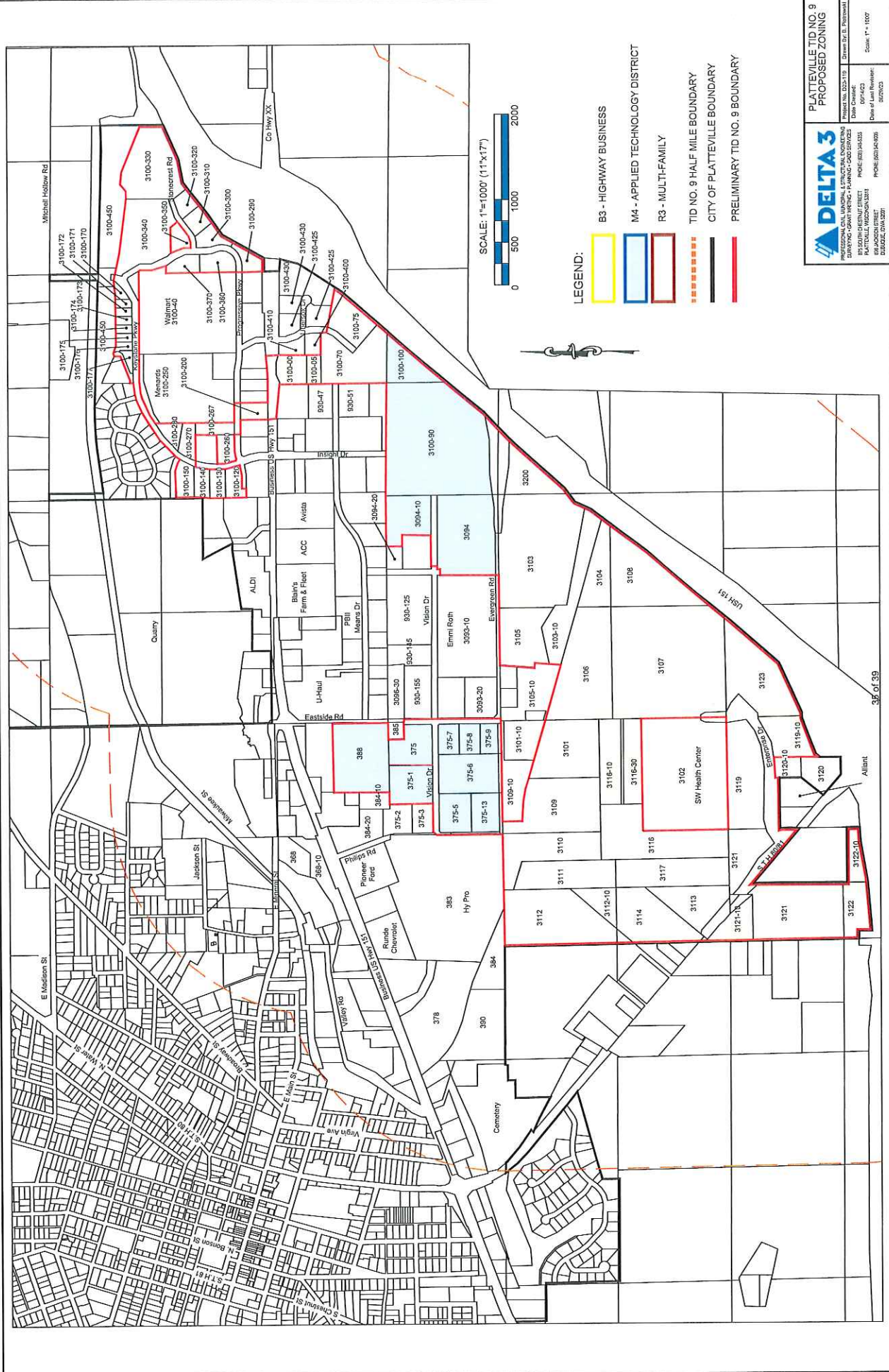
The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial and residential development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. See the following pages for the existing zoning and proposed zoning of the District.



DELTA 3
 DELTA 3 ENGINEERING & ARCHITECTURE
 875 SOUTH CHESTNUT STREET
 PLATTEVILLE, WISCONSIN 53589
 PHONE: 608.784.4700
 FAX: 608.784.4701

**PLATTEVILLE TID NO. 9
 PROPOSED ZONING**

Project No. 022-117 Drawn By: B. Brubaker
 Date Created: PWD/E: 02/14/2025
 Date of Last Review: Scale: 1" = 1000'
 5/2/2023

Section 13: Statement of the Proposed Method for the Relocation of any Displaced Persons

If the implementation of this Plan requires relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Section 14: How Creation of the Tax Increment District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating new industrial and residential sites, providing necessary public infrastructure improvements, and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in an increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities, increased activity in the local City businesses, and additional housing opportunities for residents.

Section 15: List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The Plan includes the following non-project costs:

1. The City will allocate approximately \$4.0 million of other revenues to fund a portion of the \$5.0 million water tower and \$3.0 million well.

Section 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

**Section 17: Calculation of the Share of Projected Tax
Increments Estimated to be Paid by the Owners of Property
in the Overlying Taxing Jurisdictions**

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4. Allocation of future tax increments is based on the projections included in this Plan and assumes the same proportions as the actual breakdown of tax collections for the 2022 levy year.

City of Platteville, Wisconsin
 Tax Incremental District No. 9

Overlying Taxing Jurisdiction Distribution of future increment

Current Value as of 2022 =	\$2,540,600.00	2022 tax rate =	0.018762092
Estimated Value in 2044 =	\$69,309,288.80	2044 assumed tax rate	0.020627017

	Value of Collected Taxes in 2022	Distribution of 2044 collected taxes (based upon 2022 tax	Increase in Annual Tax Collections after TID No. 9 Closes:
City of Platteville =	\$18,405	\$552,018	\$533,613
Grant County =	\$9,067	\$271,939	\$262,872
Southwest Technical College =	\$2,766	\$82,957	\$80,191
Platteville School District =	\$17,249	\$522,729	\$505,480
Total	\$47,487	\$1,429,644	\$1,382,157

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – July 10, 2023
Common Council – July 11, 2023 (Information)
Common Council – July 25, 2023 (Action)

Re: Petition to expand R-LO overlay district

Case #: PC23-RZ02-06

Applicant: Petition signed by multiple property owners

Location: Camp Street, Kelly Avenue, Main Street, Moonlight Drive, Perry Drive,
Preston Drive, Union Street, Western Avenue

I. BACKGROUND

1. The zoning ordinance currently includes a Limited Occupancy Overlay District, which places restrictions on the number of occupants that are permitted to live in a residential housing unit located within that district. The ordinance also allows for the expansion of the designation to additional properties through a petition process. A petition has now been submitted that has been signed by the owners of 23 properties requesting the addition of the overlay district designation on their properties.

II. PROJECT DESCRIPTION

2. The petition includes the following properties:

<u>Property Address</u>	<u>Parcel Number</u>
1130 Camp Street	271-02990-0000
1150 Camp Street	271-02989-0000
1170 Camp Street	271-02988-0000
1190 Camp Street	271-02987-0000
1210 Camp Street	271-02986-0000
1230 Camp Street	271-02985-0000
1260 Camp Street	271-02984-0000
1290 Camp Street	271-00829-0000
825 Kelly Avenue	271-02994-0000
850 Kelly Avenue	271-02991-0000
865 Kelly Avenue	271-02996-0000
890 Kelly Avenue	271-02992-0000
895 Kelly Avenue	271-02997-0000
950 Kelly Avenue	271-02993-0000

1190 W. Main Street	271-02943-0000
110 Moonlight Drive	271-01616-0000
1115 Perry Drive	271-02951-0000
1280 Perry Drive	271-02932-0000
1290 Perry Drive	271-02931-0000
200 Preston Drive	271-02175-0000
1090 Union Street	271-00843-0010
1230 Union Street	271-02908-0010
530 Western Avenue	271-03048-0000

3. The properties in question are currently zoned R-1 Single Family Residential. The petition requests that the properties also be rezoned to include the R-LO Limited Occupancy Residential overlay zoning designation. With this designation, the property can be used as an owner-occupied residence, and as a rental property, but is limited to the number of unrelated individuals that can live there. According to the requirements of the R-LO designation, the house can be occupied by any number of individuals that compose a family (as defined by the code), but it would be limited to a maximum of 2 individuals that are unrelated.
4. In the R-LO Limited Occupancy Residential Overlay District, the definition of “family” is set forth below:

“Family” shall mean one of the following groups of individuals, but not more than one group at a time:

- (1) Any number of persons, all of whom are related to each other by blood, adoption, marriage, domestic partnership formed under Wis. Stats. 770, or legal guardianship, along with up to one (1) roomer or boarder not so related, living together in one dwelling unit as a single housekeeping entity; or
- (2) Not more than two (2) persons who are not related by blood, adoption, or marriage, living together in one dwelling unit as a single housekeeping entity; or
- (3) Two (2) unrelated individuals and any children of either or both of them living as a single-housekeeping unit.

For purposes of the definition of family, the term “related” shall mean a spouse, parent, child, stepchild, child of a parent in a domestic partnership, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, and great-grandchild, or a child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, or great-grandchild of a person in a domestic partnership. The term “related” does not include other, more distant relationships such as cousins.

The definition of family includes up to two (2) guests if the guests live and cook together with the family in a single dwelling unit and do not pay rent or give other consideration for the privilege of staying with the family. The definition of “guest” under this section is defined as a person who stays with a family for a period of less than thirty days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose.

5. In the R-1 District, the definition of family is set forth below:

“Family” shall mean any one of the following groups of individuals, but not more than one group at a time: (a) Any number of persons, all of whom are related to each other by blood, adoption, marriage, legal guardianship, or domestic partnership formed under Wis. Stats. 770, along with up to two (2) roomers or boarders not so related, living together in one dwelling unit as a single housekeeping entity; (b) Not more than four (4) persons who are not related by blood, adoption, or marriage, living together in one dwelling unit as a single housekeeping entity; or (c) Two (2) unrelated individuals and any children of either or both of them living as a single-housekeeping unit. For purposes of the definition of family, the term “related” shall mean a spouse, parent, child, stepchild, child of a parent in a domestic partnership, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, and greatgrandchild, or a child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, or great-grandchild of a person in a domestic partnership. The term “related” does not include other, more distant relationships such as cousins. The definition of family includes up to two (2) guests if the guests live and cook together with the family in a single dwelling unit and do not pay rent or give other consideration for the privilege of staying with the family. The definition of “guest” under this section is defined as a person who stays with a family for a period of less than thirty days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose.

III. STAFF ANALYSIS

6. The ordinance includes a process that allows individuals or neighborhoods to petition for the creation of an RLO District in their neighborhood. To be considered, the petition must have the signatures of a minimum of 75% of the property owners within the proposed district. If the petition has less than 100% of the signatures then the district requires a favorable $\frac{3}{4}$ vote of the Council to be approved. The petition does not include any properties where the owner did not sign the petition, so a standard majority vote is all that is required for approval.

IV. STAFF RECOMMENDATION

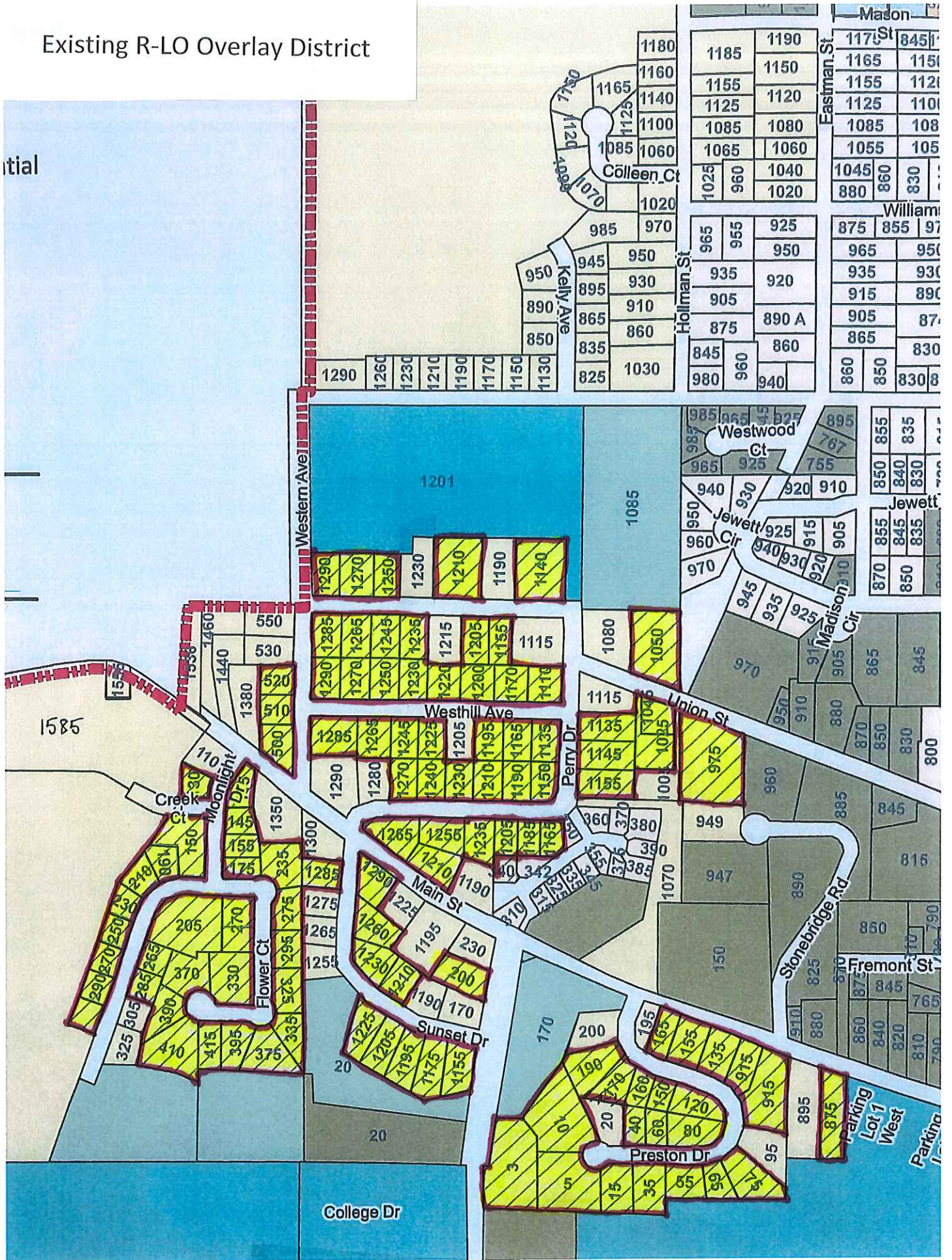
7. Staff has some concerns related to the ability to enforce the R-LO ordinance, but has no concerns with the proposed request to rezone the properties to include the R-LO designation.

ATTACHMENTS:

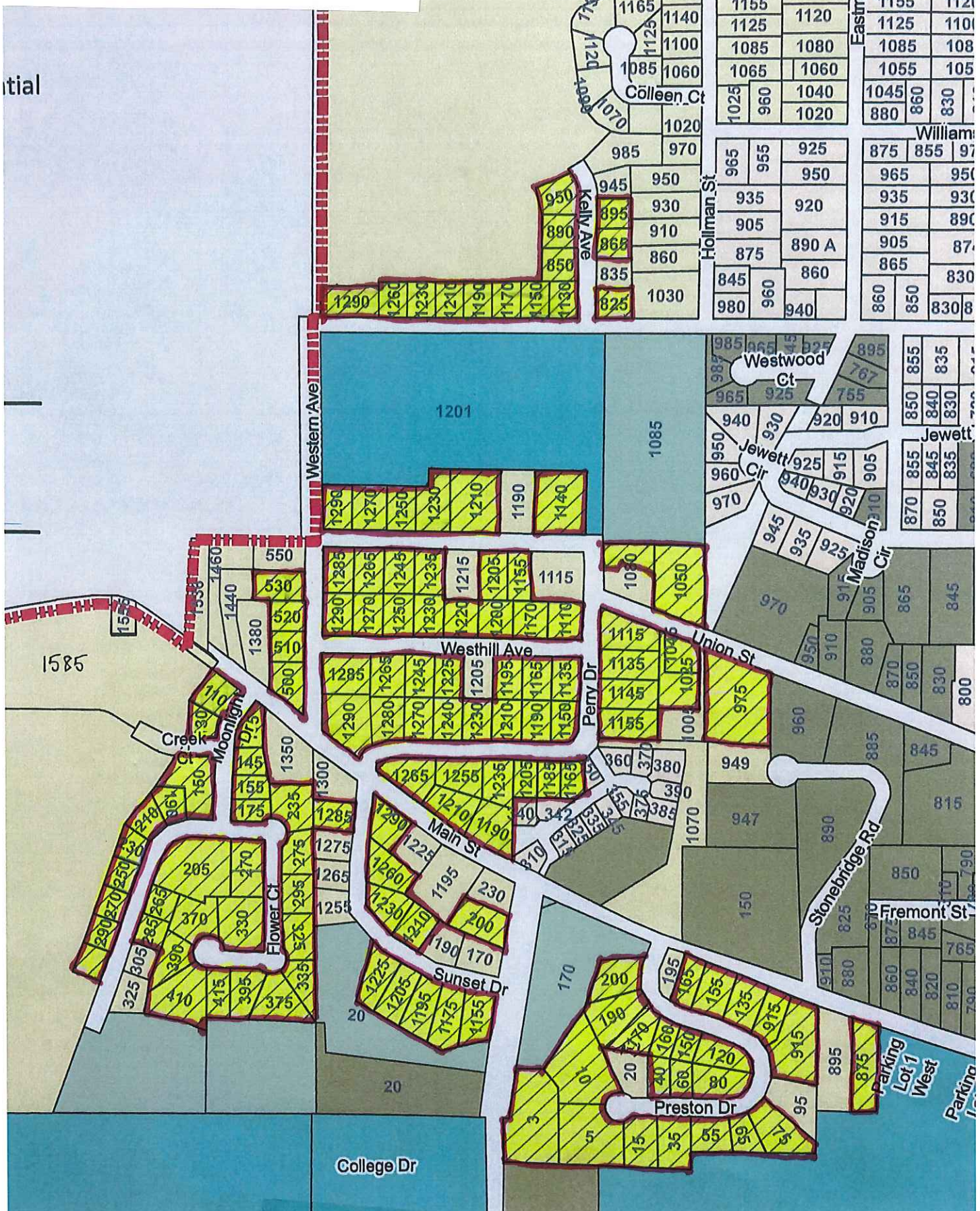
Existing Overlay Zone Map, Proposed Additions to Overlay District, Proposed R-LO District (if approved), Section 22.0514 R-LO Limited Occupancy Residential Overlay District

Existing R-LO Overlay District

tial



Proposed R-LO Overlay District



recognized by a reasonable person as offensive. Provided, however, that nothing in this section shall prohibit night illumination of a property within the district.

- (6) Vibrations. There shall be no operation or activity which would cause ground transmitted vibrations in excess of the limits set forth in the table below beyond the boundary of this district, under any conditions, nor beyond the property line if it would adversely affect any other use within the district.

Ground Transmitted Vibrations:
Maximum Permitted Displacement

Frequency Cycles per Second	Along Subdivision Boundaries (In Inches)
0-10	.0008
10 to 20	.0005
20 to 30	.0002
30 to 40	.0002
40 and over	.0001

22.0514 R-LO LIMITED OCCUPANCY RESIDENTIAL OVERLAY DISTRICT.

(A) PURPOSE AND INTENT

The purpose and intent of the R-LO Limited Occupancy Residential Overlay District is to protect, preserve, and enhance low-density single-family housing in areas zoned R-1 Single-family Residential and R-2 One & Two-family Residential, and within the local or state/national residential historic districts in the City.

This district establishes restrictions which operate to preserve the attractiveness, desirability, and privacy of residential neighborhoods by limiting the numbers of occupants permitted in residential properties and limiting the types and numbers of rental properties, and thereby preclude the deleterious effects on a neighborhood with regard to property deterioration, increased density, congestion, noise and traffic levels, and reduction of property values. The goal of the overlay district is to allow the City and the owners of property within residential neighborhoods to control the number of occupants and the types of rental properties that are permitted in one-family dwellings within their neighborhood. It is also the purpose of the district to achieve the following objectives:

- (1) To protect the privacy of residents and to minimize noise, congestion, and nuisance impacts;
- (2) To maintain an attractive community appearance and to provide a desirable living environment for residents by preserving the owner occupied character of the neighborhood;

CHAPTER 22 Zoning

- (3) To prevent excessive traffic and parking problems in the neighborhoods.

(B) OVERLAY DISTRICT RESTRICTIONS

In the R-LO Limited Occupancy Residential Overlay District the definition of "family" as set forth in Platteville Municipal Ordinance Section 22.15 Definitions shall be modified within the overlay district boundary. This definition is used to determine the allowable number of persons that can legally reside in a dwelling unit. The definition to be used within the district is set forth below.

"Family" shall mean one of the following groups of individuals, but not more than one group at a time:

- (1) Any number of persons, all of whom are related to each other by blood, adoption, marriage, domestic partnership formed under Wis. Stats. 770, or legal guardianship, along with up to one (1) roomer or boarder not so related, living together in one dwelling unit as a single housekeeping entity; or
- (2) Not more than two (2) persons who are not related by blood, adoption, or marriage, living together in one dwelling unit as a single housekeeping entity; or
- (3) Two (2) unrelated individuals and any children of either or both of them living as a single-housekeeping unit.

For purposes of the definition of family, the term "related" shall mean a spouse, parent, child, stepchild, child of a parent in a domestic partnership, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, and great-grandchild, or a child, grandparent, grandchild, brother, sister, uncle, aunt, nephew, niece, great-grandparent, or great-grandchild of a person in a domestic partnership. The term "related" does not include other, more distant relationships such as cousins.

The definition of family includes up to two (2) guests if the guests live and cook together with the family in a single dwelling unit and do not pay rent or give other consideration for the privilege of staying with the family. The definition of "guest" under this section is defined as a person who stays with a family for a period of less than thirty days within any rolling one-year period and does not utilize the dwelling as a legal address for any purpose.

(C) USES PERMITTED

Permitted uses are all specified or conditional uses in the underlying zoning district except as they pertain to the allowable occupancy of a dwelling unit. The restrictions set forth herein are in addition to the restrictions and requirements of the underlying district applicable to a particular property. If there is a conflict between the restrictions

CHAPTER 22 Zoning

and requirements associated with the district, those most restrictive to the use of the property shall apply.

(D) OVERLAY DISTRICT CREATION

The R-LO Limited Occupancy Residential Overlay District may be established over designated areas of the City of Platteville.

(1) INITIATION. The designation of an overlay district may be initiated by the Common Council or Plan Commission, or by a petition of one or more of the owners of property within the area proposed to be included in the district.

(2) PETITIONS

(a) A petition requesting an overlay district that meets the following requirements must be submitted to the City Clerk.

1. Each petition must be circulated by a person who owns property within the proposed district and be signed by the circulator.
2. The petition must contain the signature and address of all the parcel owners within the proposed boundary of the overlay district, exclusive of public property. Jointly owned parcels will be considered owned by a single person for purpose of petitioning and any co-owner may sign a petition for such parcel. If a person owns more than one parcel of property within the proposed district, they may sign the petition once for each parcel they own.
3. Each person signing the petition must also enter, on the petition, adjacent to their signature, the date that the person signed the petition.
4. The petition must accurately advise the signer of what restrictions would be imposed on the property if the overlay district were established.
5. The properties to be included in the proposed overlay district must be described in the petition by address.
6. When submitted, no signature dated earlier than six (6) months prior to the time the petition is filed with the City Clerk shall be counted in determining the validity of the petition.
7. Petitions shall also contain a map drawn to a scale of not less

CHAPTER 22 Zoning

than 1:300 showing the area proposed to be included in the district.

8. An application fee in an amount as set from time to time by a resolution of the Common Council shall be submitted to cover the rezoning costs of establishing the district.
- (b) Upon presentation to the City Clerk for review, the Clerk shall determine whether the petition is in conformity with the conditions of this section.
1. If the petition is not in conformity with the requirements of this section, the clerk shall reject the petition and return it to the person who filed the petition with a written explanation as to why the petition does not meet the requirements of this section.
 2. If the petition is rejected for failure to comply with the boundary requirements, it may be resubmitted with the proper boundary lines if it is accompanied by certification that a copy of the petition and written notice was mailed to each property affected by the change, notifying them that their property was either added to or deleted from the petition and if by the correction of the boundary line the petition still meets all other requirements of the code.
 3. If the petition is rejected for an insufficient number of valid signatures, it may be resubmitted with the additional signatures necessary to have it comply as long as the other signatures remain valid.
 4. If the petition is determined to be in conformity with the requirements of this section, the Zoning Administrator shall draft an appropriate ordinance and submit the ordinance for approval following the procedures set forth in this code.
- (3) **RECOMMENDATIONS.** The Plan Commission shall review all proposed changes and amendments and shall recommend that the district be approved as requested, modified, or denied. The recommendation shall be made in writing to the Common Council.
- (4) **HEARINGS.** The Common Council shall hold a public hearing upon each recommendation after publication of a Class 2 legal notice in accordance with Chapter 985 of the Wisconsin Statutes, listing the time and place, and the changes or amendments proposed. The Common Council shall also give at least ten (10) days prior written notice to the Clerk of any municipality within

CHAPTER 22 Zoning

1,000 feet of any land to be affected by the proposed change or amendment and shall mail a notice of the public hearing to owners of all land within the proposed district at least ten (10) days prior to the public hearing.

- (5) COMMON COUNCIL ACTION. Following such hearing and after careful consideration of the Plan Commission's recommendations, the Common Council shall vote on the passage of the proposed district. If the petition described in Section 22.0514(D)(2) is signed by the owners of a minimum of seventy five percent (75%) but less than one hundred percent (100%) of the parcels within the proposed overlay district, such district shall not become effective except by the favorable vote of three-fourths (3/4) of the entire membership of the Common Council. If the petition is signed by one hundred percent (100%) of the property owners within the proposed overlay district, such district shall become effective upon a simple majority vote. If approved, the district boundaries must be shown on the Zoning Map. Any ordinance that is not adopted within six (6) months of its introduction shall be deemed denied.

(E) EFFECT OF OVERLAY DISTRICT ORDINANCE

- (1) Upon introduction of an ordinance to create an overlay district and at all times while the ordinance is pending final decision, there shall be a moratorium on the issuance of initial rental unit licenses to the extent that no initial rental housing license shall be issued within the proposed overlay district to the owner of a one family dwelling unit, unless the license was applied for prior to the close of business for City Hall on the day of the meeting when the Plan Commission considers the ordinance.
- (2) Upon passage of an ordinance by the Common Council establishing an overlay district, it shall be unlawful to use or allow any property to be used except in conformity with the requirements of the underlying zoning district and overlay district. Any property in the overlay district that has an existing rental housing license, or has had a rental housing license within one year of adoption of the overlay district, shall be allowed to continue its use and occupancy in accordance with the law existing prior to the date of the adoption of the overlay district. An existing rental housing use or occupancy in an overlay district that does not meet the standards of the district shall be considered to be a legal nonconforming use as the result of adoption of an overlay district, and shall be subject to the requirements of Section 22.12(A)(6). The use may continue unless the owner surrenders an existing license, allows, either intentionally or unintentionally, a license to remain expired for more than one year or the rental license is suspended or revoked for a period in excess of one year, and upon such occurrence, any subsequent use of the property shall be subject to the restrictions imposed by the overlay district.

(F) OVERLAY DISTRICT REMOVAL

CHAPTER 22 Zoning

- (1) An existing R-LO Limited Occupancy Residential Overlay District may be removed or rescinded following the same procedures established in Section 22.0514(D).

22.0515 WELLHEAD PROTECTION AREA OVERLAY DISTRICT FOR CITY WELL#5

- (A) TITLE. This ordinance shall be known, cited, and referred to as the "Wellhead Protection Ordinance (WHPO)" for City Well #5.
- (B) PURPOSE. The users of the City of Platteville water supply system located in the City of Platteville depend exclusively on ground water for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade ground water quality. The purpose of the WHPO is to institute land use regulations and restrictions to protect the City of Platteville municipal water supply and to promote the public health, safety, and general welfare of the residents of the City of Platteville.
- (C) APPLICABILITY. The regulations specified in the WHPO shall apply within the Wellhead Protection Area Overlay District of the City of Platteville. No new use or change in use of any structure, land, or water shall be located, extended, converted, or structurally altered, and no development shall commence without full compliance with the terms of this ordinance and other applicable regulations.
- (D) DEFINITIONS.
 - (1) Aquifer – A saturated, permeable, geologic formation that contains and will yield significant quantities of water.
 - (2) Five Year Time of Travel (5 Year TOT) – The 5 Year TOT is the area down gradient and up gradient of Well #5, the outer boundary of which it is determined or estimated that ground water and potential contaminants will take five years to reach Well #5.
 - (3) Facility – The term "facility" shall mean all contiguous land and structures, other appurtenances, and improvements on the land, built, established or installed for the performance of one or more specific activities or functions.
 - (4) Hazardous substance – The term "hazardous substance" has the meaning specified under sec. 289, Wis. Stats.
 - (5) Well #5 – The municipal well for the City of Platteville located on Lot 9 of the Plat of the Platteville Industry Park No. 3, City of Platteville, Grant County, Wisconsin.