

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, AUGUST 31, 2026 – 6:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – July 6, 2026

3. PUBLIC HEARING – TAX INCREMENT FINANCE DISTRICT CREATION (TID 10)

Public Hearing regarding the proposed creation of Tax Incremental District No. 10, the proposed boundaries of the District, and the proposed Project Plan for the District.

Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10."

4. PUBLIC HEARING – TAX INCREMENT FINANCE DISTRICT MODIFICATION (TID 9)

Public Hearing regarding the proposed boundary amendment to Tax Incremental District No. 9.

Consideration and possible action on a "Resolution Establishing the Boundaries of Tax Incremental District No. 9."

5. CERTIFIED SURVEY MAP AND SALE OF INDUSTRY PARK LOT – 1590 Vision Drive

Consider a proposed CSM that would divide a lot in the Platteville Industry Park and also consider the sale of said lot.

6. 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, July 6, 2026

The regular meeting of the Plan Commission of the City of Platteville was called to order by Plan Commission Chair Barbara Daus at 6:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Eileen Nickels, Matt Niehaus, Bob Gates, Ciara Miller, Danny Xiao

Excused: Tim Durst

APPROVE MINUTES – June 1, 2026

Motion by Gates, second by Xiao, to approve the June 1, 2026, minutes as presented. Motion carried 5-0 on a roll call vote.

SIDEWALK CAFÉ PERMIT – 35 N. SECOND STREET

Community Development Director Joe Carroll explained a permit request for the premises at 35 N. Second Street. The recently approved Council Municipal Code amendment allows establishments other than restaurants to apply for a Sidewalk Café permit. The applicant would like to place 5 metal tables and 10 metal chairs in front of the building along Second Street, in front of the building. The applicant is also proposing to surround the table and chairs with a movable, plastic fence. The location of the tables, chairs, and fence would need to maintain a minimum of 4 feet of clearance from the existing obstructions in the area, which consists of a light pole and garbage cans. The tables and chairs would also be placed to not interfere with the door to the building. The tables and chairs are proposed to be located adjacent to the curb rather than adjacent to the building. If approved by Council, the applicant would need to apply for an Extension of Premise to serve alcohol. Director Carroll and City Clerk Craig Stout answered questions. Staff recommends approval of the Sidewalk Café Permit to allow an outdoor eating and drinking area on the public sidewalk in front of 35 N. Second Street as long as the ordinance requirements are met. Motion by Miller, second by Gates, to approve the Sidewalk Café Permit to allow an outdoor eating and drinking area on the public sidewalk in front of 35 N. Second Street as long as the ordinance requirements are met. Motion carried 5-0 on a roll call vote.

CONDITIONAL USE PERMIT- HOME OCCUPATION AT 1070 PRINCESS COURT

Community Development Director Joe Carroll explained a Conditional Use Permit request for the premises at 1070 Princess Court. The premise is a single-family residence. The applicant would like to use the property to operate a pet grooming business out of the basement of the residence. All grooming business would be conducted on an appointment-only basis, and there would be no other employees besides the resident. The location has off-street parking and is available in the driveway of the residence. The applicant would install a sidewalk to connect the driveway to the basement entrance. There would be no outside business activities. The applicant may install a small sign near the walkway to assist new clients with identifying the business entrance location. The proposed home occupation appears to comply with the conditions and restrictions provided in the ordinance. Director Carroll noted that a similar conditional use permit

has been granted in this neighborhood before and had no problem. The applicant was present and introduced herself. Director Carroll answered questions. Staff recommends approval of the Conditional Use Permit for a Type 2 Home Occupation with dog grooming at 1070 Princess Court. Motion by Niehaus, second by Gates, to approve a Conditional Use Permit for a Type 2 Home Occupation with dog grooming at 1070 Princess Court. Motion carried 5-0 on a roll call vote.

ADJOURN:

Motion by Nickels, second by Miller, to adjourn at 6:20 p.m. Motion carried 5-0 on a roll call vote.

Respectfully submitted,

Craig Stout, City Clerk

September 22, 2026

PROJECT PLAN

City of Platteville, Wisconsin

Tax Incremental District No. 10



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for August 31, 2026
Public Hearing Held:	Scheduled for August 31, 2026
Action by Plan Commission:	Scheduled for August 31, 2026
Action by Common Council:	Scheduled for September 22, 2026
Action by the Joint Review Board:	Scheduled for TBD

TABLE OF CONTENTS

Executive Summary	3
Preliminary Map of Proposed District Boundary	5
Map Showing Existing Uses and Conditions.....	7
Preliminary Parcel List and Analysis	9
Equalized Value Test	11
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District.....	12
Map Showing Proposed Improvements and Uses.....	18
Detailed List of Estimated Project Costs	20
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	22
Annexed Property	28
Estimate of Property to Be Devoted to Retail Business.....	28
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances.....	28
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	29
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	29
List of Estimated Non-Project Costs.....	29
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	30
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	32

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 10 (“District”) is a proposed Mixed-Use District comprising approximately 168.5 acres located near the Southeast corner of the City along State Highway 151. The District will be created to pay the costs of infrastructure, administrative, financing, and development incentives needed (“Project”). In addition to the incremental property value that will be created, the City expects the Project will result in increased housing stock, new businesses, job creation, and redevelopment of certain properties.

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$14.8 Million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”) under Section 8 and described in Section 6.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$28,600,000 will result from the Project. 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 20 of 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 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.

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 the following information:

Developers are likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

Additionally there will be jobs created with the parcels identified for industrial and commercial development.

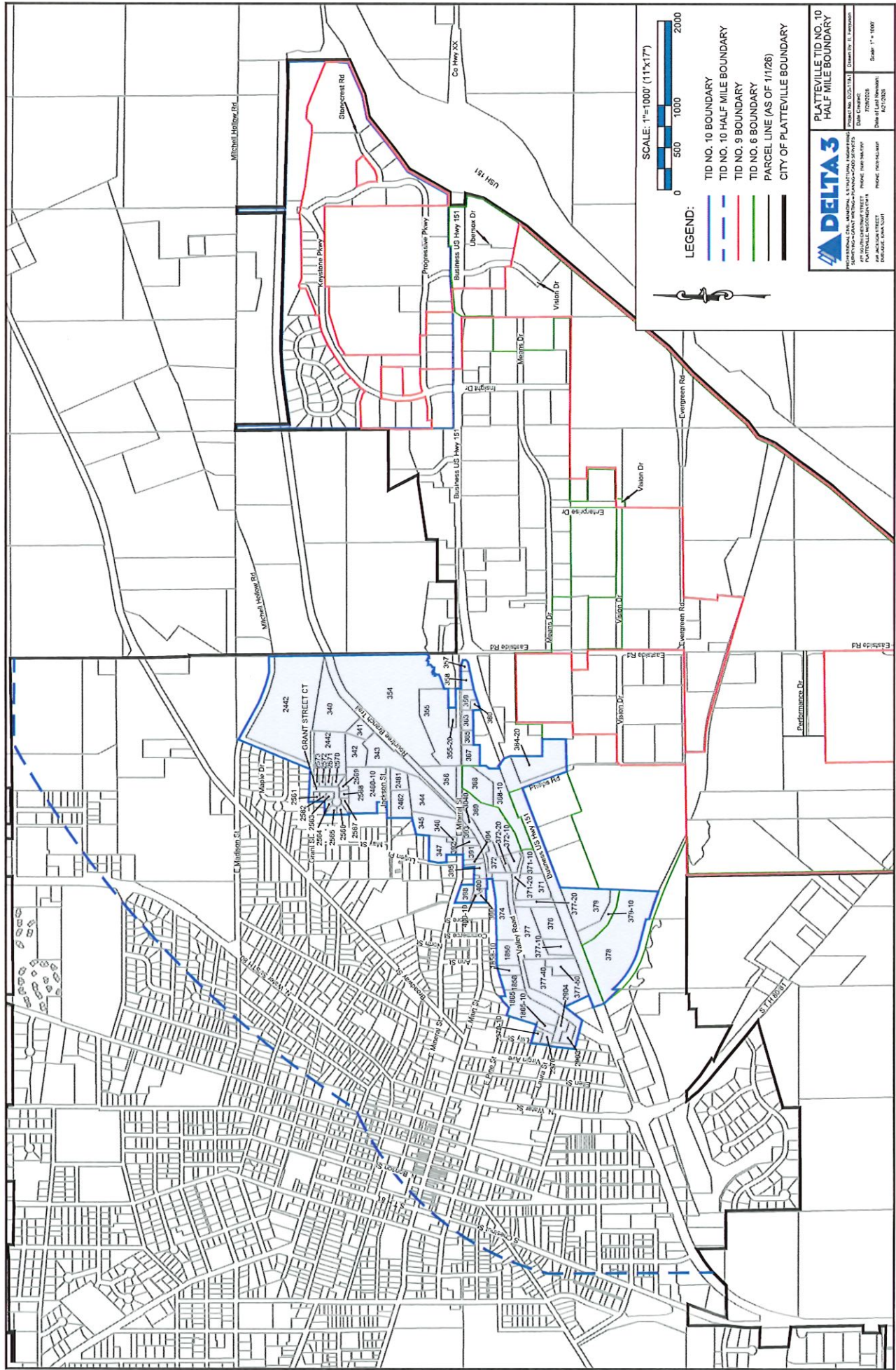
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project 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 Project.
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(2)(cm). 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 in Wis. Stat. § 66.1105(2)(f)3.a.
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 less than 35% 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. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:

Preliminary Map of Proposed District Boundary

Map Found on Following Page. District boundaries do not include wetlands.





DELTA 3
PROFESSIONAL CIVIL, LANDSCAPE, & SURVEYING ENGINEERS
147 SOUTH COLLEGE STREET
PLATTEVILLE, WISCONSIN 53589
PHONE: 608.784.2797
FAX: 608.784.2797
WWW.DELTA3WI.COM

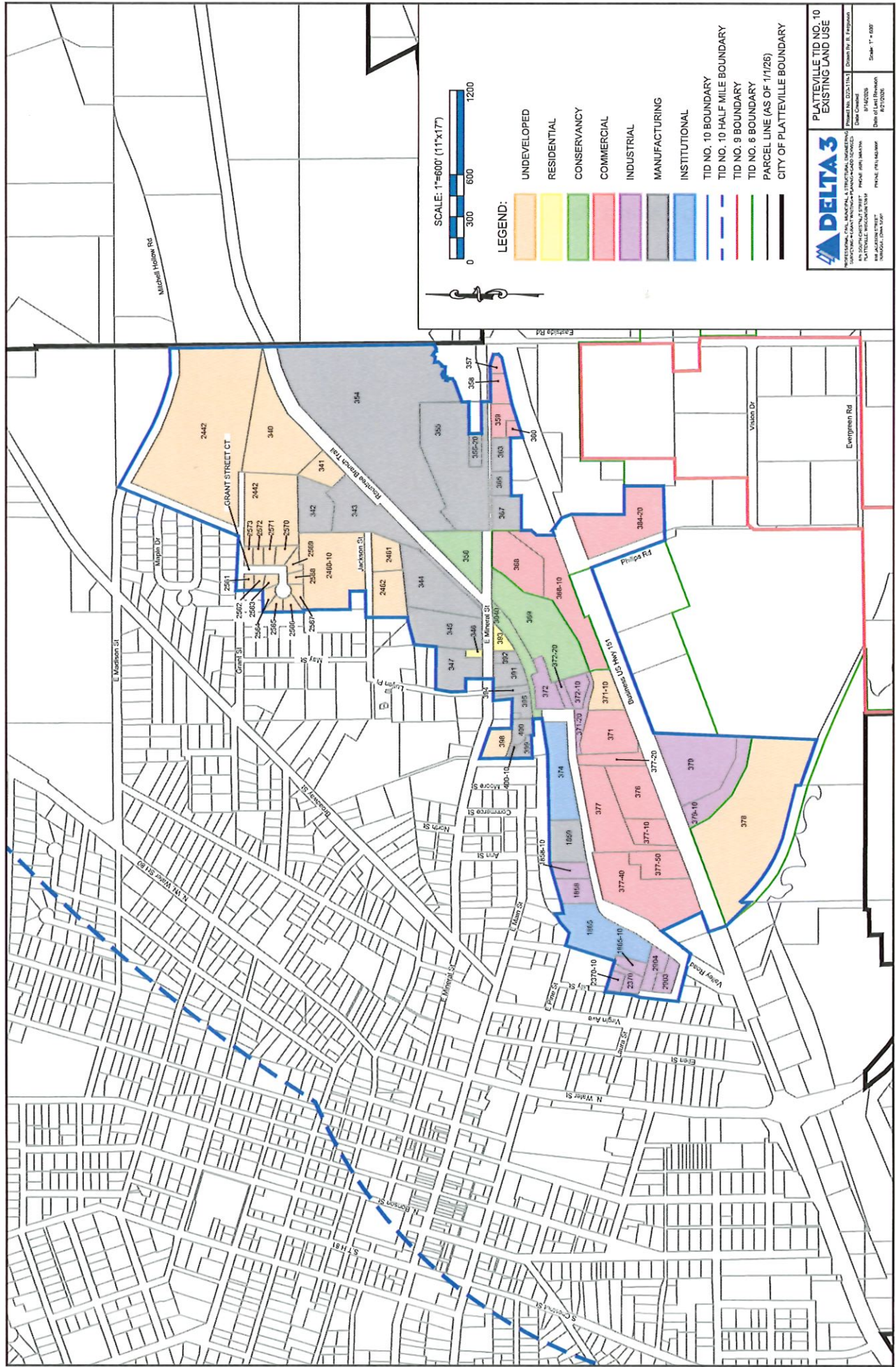
**PLATTEVILLE TID NO. 10
HALF MILE BOUNDARY**

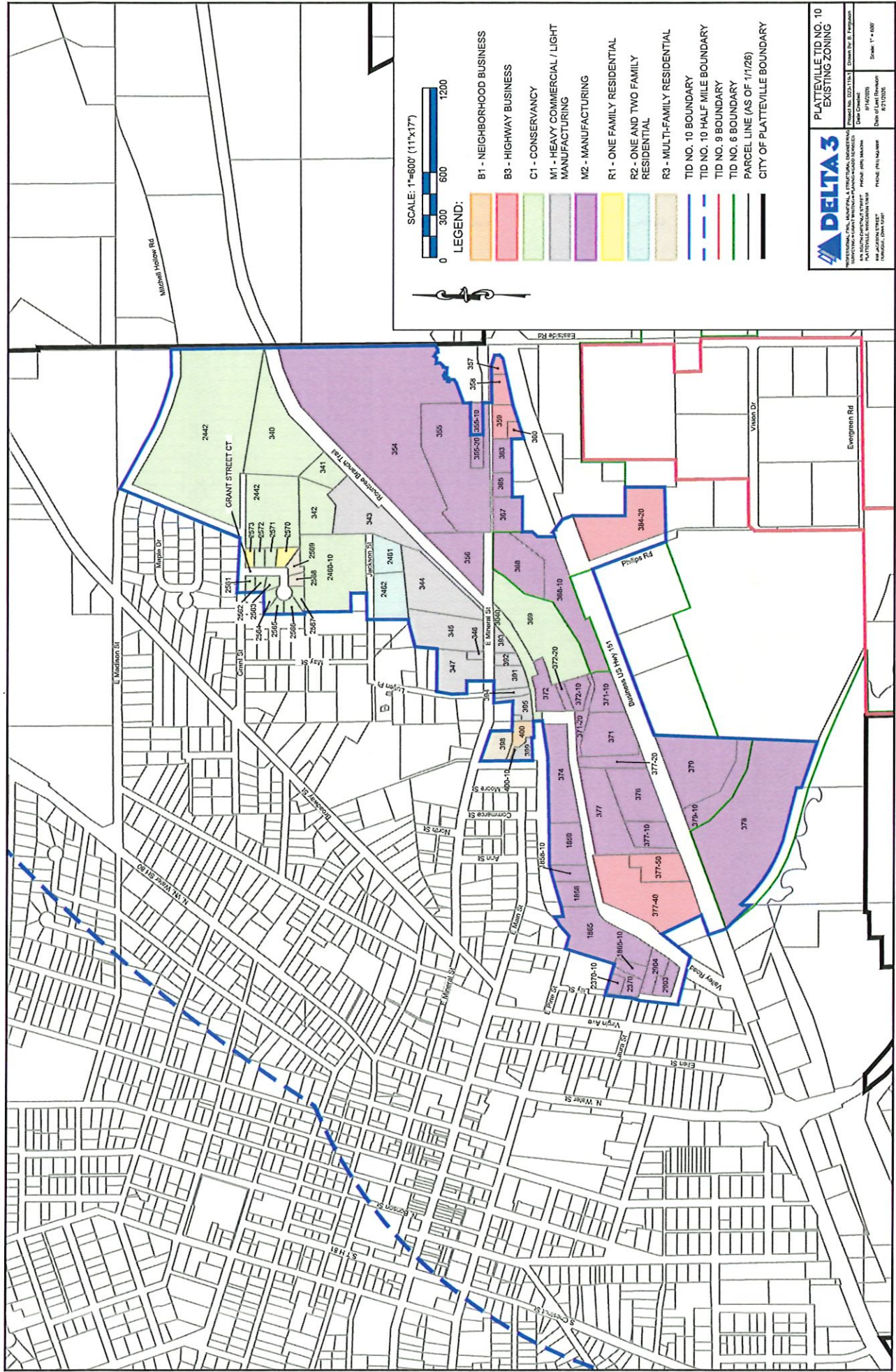
Project No. 02-21-11-01 | Drawn by: R. Wenzel
Date Created: 7/20/2026
Date of Information: 7/20/2026
Scale: 1" = 1000'

SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.





SCALE: 1"=600' (11"x17")

LEGEND:

- B1 - NEIGHBORHOOD BUSINESS
- B3 - HIGHWAY BUSINESS
- C1 - CONSERVANCY
- M1 - HEAVY COMMERCIAL / LIGHT MANUFACTURING
- M2 - MANUFACTURING
- R1 - ONE FAMILY RESIDENTIAL
- R2 - ONE AND TWO FAMILY RESIDENTIAL
- R3 - MULTI-FAMILY RESIDENTIAL
- TID NO. 10 BOUNDARY
- TID NO. 10 HALF MILE BOUNDARY
- TID NO. 9 BOUNDARY
- TID NO. 8 BOUNDARY
- PARCEL LINE (AS OF 1/1/26)
- CITY OF PLATTEVILLE BOUNDARY



PLATTEVILLE TID NO. 10
EXISTING ZONING

Prepared by: DELTA 3
Date of Last Revision: 8/14/2020
Scale: 1" = 600'
Project: PLATTEVILLE TID NO. 10
Author: DELTA 3
Reviewer: DELTA 3
Date of Last Revision: 8/14/2020

SECTION 4: Preliminary Parcel List and Analysis

Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial/Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
N/A	ROW Areas			0.00				
1	271-02442-0000	625 Lincoln St	City of Platteville	15.28			15.28	
2	271-00340-0000		City of Platteville	5.18			5.18	
3	271-00341-0000		City of Platteville	1.00			1.00	
4	271-00342-0000		City of Platteville	1.85			1.85	
5	271-02460-0010		City of Platteville	4.99			4.99	
6	271-02561-0000	50 Grant St Ct	J Squared Construction LLC	0.23		0.23		
7	271-02562-0000	40 Grant St Ct	J Squared Construction LLC	0.16		0.16		
8	271-02563-0000	30 Grant St Ct	J Squared Construction LLC	0.23		0.23		
9	271-02564-0000	20 Grant St Ct	J Squared Construction LLC	0.25		0.25		
10	271-02565-0000	10 Grant St Ct	J Squared Construction LLC	0.25		0.25		
11	271-02566-0000	5 Grant St Ct	J Squared Construction LLC	0.25		0.25		
12	271-02567-0000	15 Grant St Ct	J Squared Construction LLC	0.31		0.31		
13	271-02568-0000	25 Grant St Ct	J Squared Construction LLC	0.14		0.14		
14	271-02569-0000	27 Grant St Ct	J Squared Construction LLC	0.29		0.29		
15	271-02570-0000	29 Grant St Ct	J Squared Construction LLC	0.30		0.30		
16	271-02571-0000	35 Grant St Ct	J Squared Construction LLC	0.50		0.50		
17	271-02572-0000	45 Grant St Ct	J Squared Construction LLC	0.22		0.22		
18	271-02573-0000	55 Grant St Ct	J Squared Construction LLC	0.22		0.22		
19	271-00343-0000	285 Milwaukee St	LJ Property Holdings LLC	3.60	3.60			
20	271-00344-0000	990 E Mineral St	LJ Property Holdings LLC	3.00	3.00			
21	271-02461-0000	1015 Jackson St	LJ Property Holdings LLC	1.19	1.19			
22	271-02462-0000	1005 Jackson St	Niles O Davis	1.78			1.78	
23	271-00345-0000	970 E Mineral St	Niles O Davis	3.00	3.00			
24	271-03040-0000		Wisconsin DNR	6.13				
25	271-00354-0000		Rosemeyer Properties LLC	24.10				24.10
26	271-00355-0000	1190 E Mineral St	Robert L. Chandler	7.10				7.10
27	271-00355-0020	1250 E Mineral St	Jeffrey H. Udelhoven	0.53	0.53			
28	271-00356-0000	1100 E Mineral St	Rosemeyer Properties LLC	2.19				2.19
29	271-00357-0000	1370 E Business Hwy 151	Maria D. Cortez	0.25	0.25			
30	271-00358-0000	1350 E Business Hwy 151	Maria D. Cortez	0.37	0.37			
31	271-00359-0000	1290 E Business Hwy 151	Smart Station Ventures LLC	0.77	0.77			
32	271-00360-0000		Empire Group BB LLC	0.15	0.15			
33	271-00363-0000	1235 E Business Hwy 151	BUCKEYE GAS PROD CO LP	0.76				0.76
34	271-00365-0000	1185 E Business Hwy 151	Ruth A. Hinzmann	0.54	0.54			
35	271-00367-0000	1165 E Business Hwy 151	Otto Properties LLC	1.19	1.19			
36	271-00368-0000	1085 E Mineral St	Platteville Real Estate Investment LLC	2.95	2.95			
37	271-00368-0010		Hwy 151 Real Estate LLC	4.26	4.26			
38	271-00369-0000	945 Valley Rd	City of Platteville	5.18				
39	271-00384-0020	1105 E Business Hwy 151	Boldt Properties LLP	4.50	4.50			
40	271-00346-0000	950 E Mineral St	ZACHARY D SCHAEFER	0.17		0.17		
41	271-00347-0000	930 E Mineral St	Platteville Telephone Co	2.00				2.00
42	271-00391-0000	939 E Mineral St	Duba Rentals LLC	0.65	0.65			
43	271-00392-0000	945 E Mineral St	PLATTEVILLE VET CLINIC REAL ESTATE LLP	0.31	0.31			
44	271-00393-0000	965 E Mineral St	KELLY E KOPECKY	0.33		0.33		
45	271-00394-0000	935 E Mineral St	RICHARD P & NORA A BONIN	0.33	0.33			
46	271-00395-0000	927 E Mineral St	RICHARD BONIN	0.54				0.54
47	271-00398-0000	825 E Mineral St	KOWALSKI-KIELER INC	0.87				0.87
48	271-00399-0000	5 Bridge St	KOWALSKI-KIELER INC	0.42				0.42
49	271-00400-0000	925 E Mineral St	RICHARD P & NORA A BONIN	0.23		0.23		
50	271-00400-0010		KOWALSKI-KIELER INC	0.03				0.03
51	271-00371-0000	860 E Business Hwy 151	WJD INVESTMENTS LLC	2.49	2.49			
52	271-00371-0010	860 E Business Hwy 151	WJD INVESTMENTS LLC	1.20	1.20			
53	271-00372-0000	900 Valley Rd	SUMMIT AVE LLC	1.18	1.18			
54	271-00372-0010		City of Platteville	0.71				
55	271-00372-0020		City of Platteville	0.77				

56	271-00374-0000	890 Valley Rd	City of Platteville	2.64				
57	271-00376-0000	700 E Business Hwy 151	WISCONSIN POWER & LIGHT	3.00				
58	271-00377-0000	570 E Business Hwy 151	FOUR SEASONS LANDSCAPING	3.65	3.65			
59	271-00377-0010	600 E Business Hwy 151	JK FAHERTY PROPERTIES LLC	1.30	1.30			
60	271-00377-0020	840 E Business Hwy 151	FOUR SEASONS LANDSCAPING	0.99	0.99			
61	271-00377-0040	500 E Business Hwy 151	GRANT COUNTY HUMANE SOCIETY INC	5.29	5.29			
62	271-00377-0050	550 E Business Hwy 151	SOUTHWEST HEALTH CENTER INC	1.61	1.61			
63	271-00378-0000	555 E Business Hwy 151	JEWISON HOLDING COMPANY, LLC	14.86				14.86
64	271-00379-0000	825 E Business Hwy 151	PLATTEVILLE INDUSTRIAL LLC	6.00				6.00
65	271-00379-0010		JEWISON HOLDING COMPANY, LLC	2.00				2.00
66	271-01858-0000	810 Valley Rd	KUNKEL TRUCKING INC	2.34				2.34
67	271-01858-0010	830 Valley Rd	BSME LLC	0.77	0.77			
68	271-01859-0000	840 Valley Rd	LUKE J TEMPERLEY	0.69				0.69
69	271-01865-0000	750 Valley Rd	City of Platteville	3.80				
70	271-01865-0010		OWEN S EXCAVATING & TRENCHING INC	0.43	0.43			
71	271-02370-0000	275 Lily St	OWEN S EXCAVATING & TRENCHING INC	0.65	0.65			
72	271-02370-0010	265 Lily St	OWEN S EXCAVATING & TRENCHING INC	0.27	0.27			
73	271-02903-0000	335 Lily St	NEW HORIZONS SUPPLY COOPERATIVE	0.34	0.34			
74	271-02904-0000	325 Lily St	NEW HORIZONS SUPPLY COOPERATIVE	0.44	0.44			
75	0			0.00				
TOTALS				168.49	48.20	4.08	30.08	61.90

Percentage of TID Area Suitable for Mixed Use Development (at least 50%)	87%
Percentage of TID Area Not Suitable for Development	13%
Total Area	100%
Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%)	18%
Wetland Acreage Removed from District Boundaries	0.00

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.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$96,777,900. This value is less than the maximum of \$126,672,516 in equalized value that is permitted for the City.

City of Platteville, Wisconsin		
Tax Increment District No. 10		
Valuation Test Compliance Calculation		
<u>Calculation of City Equalized Value Limit</u>		
City TID IN Equalized Value (Jan. 1, 2026)	\$	1,055,604,300
TID Valuation Limit @ 12% of Above Value	\$	126,672,516
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	11,271,700
Incremental Value of Existing Districts (Jan. 1, 2026)	\$	85,928,300
Less: Value of Underlying TID Parcels	\$	(422,100)
Total Value Subject to 12% Valuation Limit	\$	96,777,900
Total Percentage of TID IN Equalized Value		9.17%
Residual Value Capacity of TID IN Equalized Value	\$	29,894,616

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 provide additional information as to the kind, number and location of potential Project Costs. Based on the current expected development assumptions not all of the project costs listed in Section 8 are affordable therefore the City has identified via a footnote within Section 8 of the projects that would require additional incremental value to afford. In order to avoid additional amendments and corresponding costs the City has included all of the costs in the plan.

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.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

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.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

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 demolition and 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.

Streets 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

Cash Grants (Development Incentives)

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.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

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: 1) the project area is located within the City's corporate boundaries; and 2) 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 does not intend to make the following project cost expenditures outside the District.

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 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.

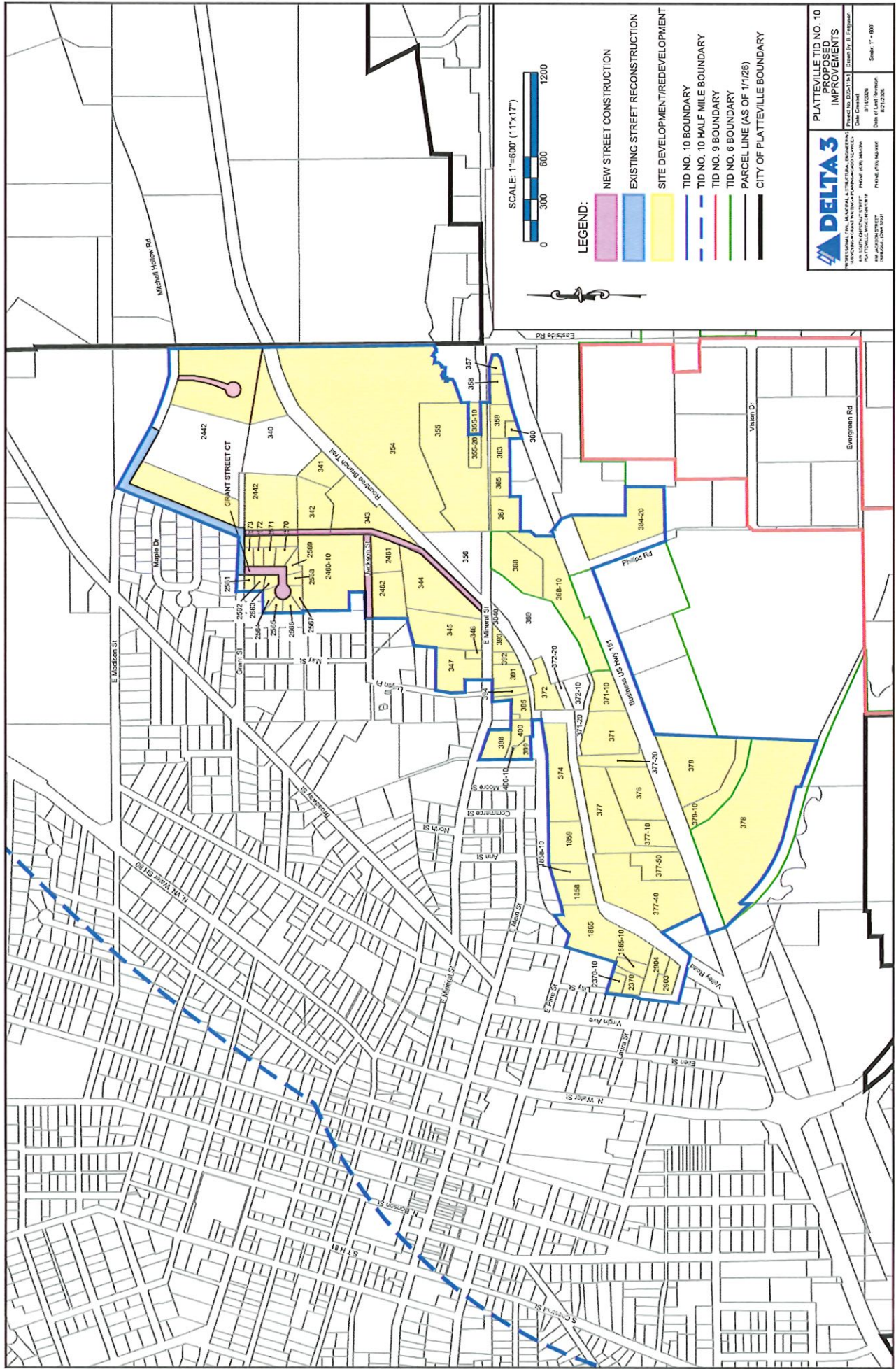
Financing Costs

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

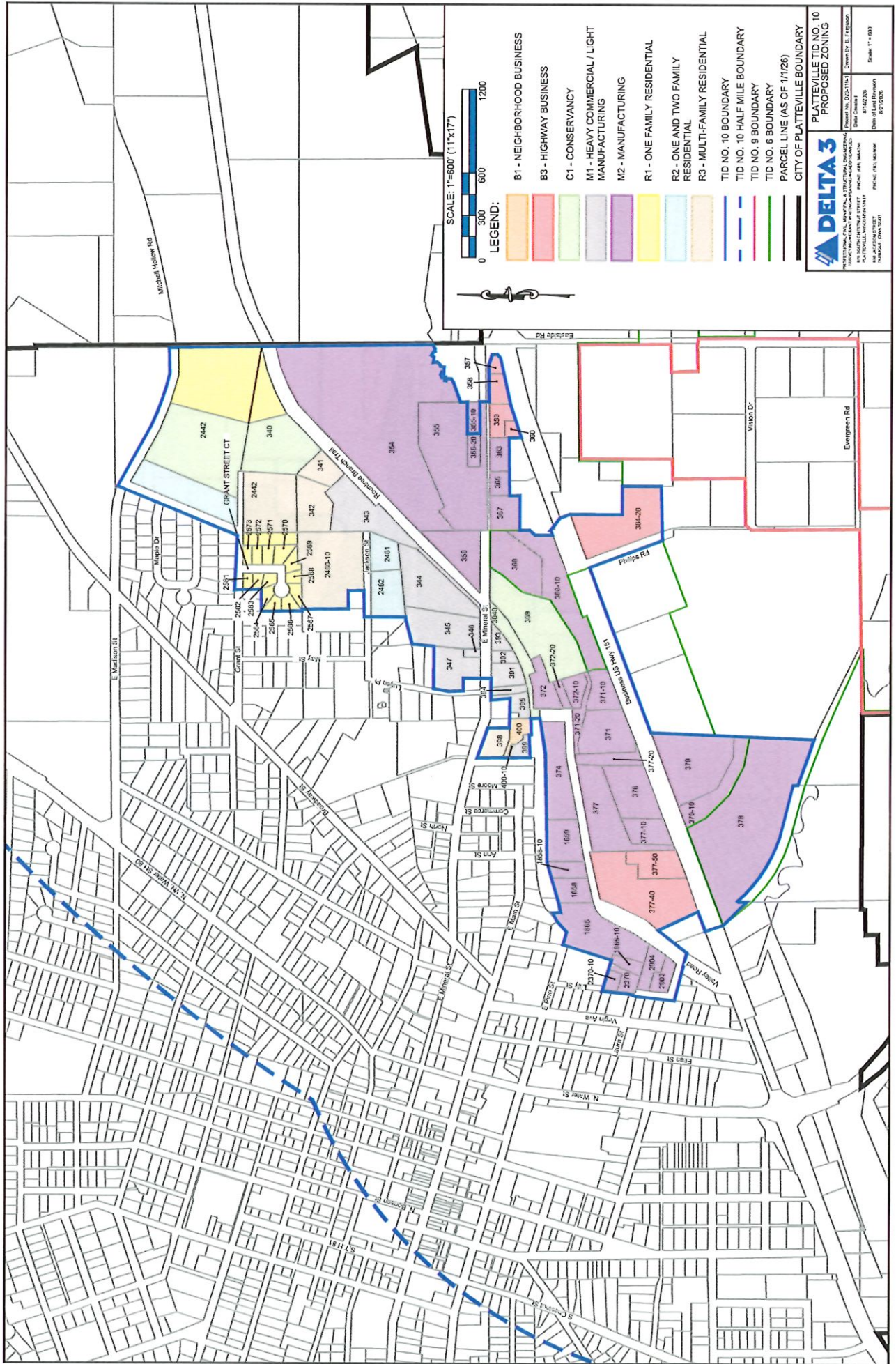
Maps Found on Following Page.



**DELTA 3**

PLATTEVILLE TID NO. 10
PROPOSED
IMPROVEMENTS

Project No. C20-11-11 | Drawn By: B. Koppstadt
Date Created: 8/1/2020
By: B. Koppstadt
Checked: J. Koppstadt
Platteville, Wisconsin 53151
Phone: (715) 441-1111
Fax: (715) 441-1111



SCALE: 1"=600' (11"x17")

LEGEND:

- B1 - NEIGHBORHOOD BUSINESS
- B3 - HIGHWAY BUSINESS
- C1 - CONSERVANCY
- M1 - HEAVY COMMERCIAL / LIGHT MANUFACTURING
- M2 - MANUFACTURING
- R1 - ONE FAMILY RESIDENTIAL
- R2 - ONE AND TWO FAMILY RESIDENTIAL
- R3 - MULTI-FAMILY RESIDENTIAL
- T1D NO. 10 BOUNDARY
- T2D NO. 9 BOUNDARY
- T3D NO. 6 BOUNDARY
- T4D NO. 3 BOUNDARY
- PARCEL LINE (AS OF 1/1/26)
- CITY OF PLATVILLE BOUNDARY

**DELTA 3**
PLATVILLE TID NO. 10
PROPOSED ZONING

INTEGRATIONAL, CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, AND STRUCTURAL ENGINEERING
SOLUTIONS FOR COMMUNITY DEVELOPMENT
10000 N. 100TH AVENUE, SUITE 100
PLATVILLE, MISSOURI 64651
PHONE: (816) 791-1000
WWW.DELTA3ENGINEERS.COM

OWNER: TID NO. 10
DATE: 11/1/2023
SCALE: 1" = 600'

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 Increment District No. 10

Detailed List of Estimated Project Costs

Project ID	Project Name/Type	Est. Cost				Totals
		2027	2028	2028 and beyond	Ongoing	
1	Extend Lincoln Street from Grant Street to Jackson Street	1,600,000				1,600,000
2	Rebuild Lincoln Street from Madison Street to Grant Street	1,750,000				1,750,000
3	Extend Jackson Street east to connect with the extended Lincoln Street		1,050,000			1,050,000
4	Extend Lincoln Street from Jackson Street to Mineral Street			1,400,000		1,400,000
5	Install a new street south from Madison Street			900,000		900,000
6	Extend sidewalk along east Madison Street to connect Lincoln Street to the new street			285,000		285,000
7	Install the Grant Street Court street, including sidewalks (PAYGO)			1,030,000		1,030,000
8	Stormwater improvements (Trailview, adjacent South property, and Grant St. Court)			300,000		300,000
9	Remove the former railroad abutment located in the Business Highway 151 R.O.W.			100,000		100,000
10	Development Incentives (PAYGO)			3,000,000		3,000,000
11	Interest on Long Term Debt				2,713,133	2,713,133
12	Financing Costs				176,000	176,000
13	Ongoing Planning & Administrative Costs	35,000			525,000	560,000
Total Project Costs		3,385,000	1,050,000	7,015,000	3,414,133	14,864,133

Notes:

1) To be completed only if increment is available.

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.

Key Assumptions

The Project Costs the City plans to make are expected to create approximately \$28.6 million in incremental value by 2035. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$16.64 per thousand of equalized value, negative tax rate adjustment factor of -1% per year, economic appreciation of 3.75%, the Project would generate \$8,922,130 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Financing and Implementation

Table 3. provides a summary of the District's financing plan. The City has identified General Obligation Promissory Notes and Municipal Revenue Obligations wherein project costs a split between potential developers paying for associated project costs with their development and the Village repaying them with increment. This form of financing is referred to as Pay-as-you-go financing and limits the risk on the municipality. At the time of the eligible project costs are needed the City reserves the right to find the most appropriate financing vehicle at that time.

City of Platteville, Wisconsin

Tax Increment District No. 10

Table 1: Development Assumptions

Construction Year	Commonwealth	JT Development	Holtz Development	KS Development	Housing Dev. "Parcel E"	"Parcel J&L"	Grant St Subdivision	Honeywell Redevelopment	Annual Total	Construction Year		
	Units	Total Value	Units	Total Value	Total Value	Units	Sq. Ft.	Total Value				
Est. Value per												
		\$45,000		\$300,000				\$2,000,000				
1 2026									0	2026 1		
2 2027	20	900,000							4,900,000	2027 2		
3 2028	20	900,000	16	2,700,000	1,300,000				5,900,000	2028 3		
4 2029			16	2,700,000	1,300,000				700,000	2029 4		
5 2030					1,300,000				700,000	2029 4		
						1	2,000,000		2,300,000	2029 4		
6 2031									700,000	2030 5		
7 2032	1	300,000			900,000	1	2,000,000		3,900,000	2031 6		
8 2033	1	300,000			900,000	1	2,000,000		3,900,000	2032 7		
9 2034					900,000	1	2,000,000		2,900,000	2033 8		
10 2035					900,000				900,000	2034 9		
11 2036					900,000				900,000	2035 10		
12 2037									0	2036 11		
13 2038									0	2037 12		
14 2039									0	2038 13		
15 2040									0	2039 14		
16 2041									0	2040 15		
17 2042									0	2041 16		
18 2043									0	2042 17		
19 2044									0	2043 18		
20 2045									0	2044 19		
									0	2045 20		
Totals	40	1,800,000	5	1,500,000	32	5,400,000	4	8,000,000	0	3,500,000	0	28,600,000

Notes:
Developments highlighted or not listed may occur in the District Boundary and no reasonable assumptions for values can be made at this time.

City of Platteville, Wisconsin

Tax Increment Projection Worksheet

Table 2: Tax Increment Projection Worksheet

Type of District		Mixed Use		Base Value		Historical 5-year avg. = 7%					
District Creation Date		September 22, 2026		Economic Change Factor		3.75%					
Valuation Date		Jan 1, 2026		Base Tax Rate		\$16.64					
Max Life (Years)		20		Rate Adjustment Factor		-1.00%					
End of Expenditure Period		15									
Revenue Periods/Final Year		20									
Extension Eligibility/Years		Yes									
Eligible Recipient District		No									
Construction		Valuation		Economic		Total		Tax Exempt		Taxable NPV	
Year	Value Added	Year	Change	Increment	Revenue Year	Tax Rate ¹	Tax Increment	NPV Calculation	Calculation	Calculation	Calculation
1 2026	0	2027	0	0	2028	\$16.31	0	0	0	0	0
2 2027	4,900,000	2028	0	4,900,000	2029	\$16.14	79,099	67,614	67,614	63,850	63,850
3 2028	5,900,000	2029	183,750	10,983,750	2030	\$15.98	175,534	211,891	211,891	198,157	198,157
4 2029	2,300,000	2030	411,891	13,695,641	2031	\$15.82	216,685	383,140	383,140	355,307	355,307
5 2030	3,000,000	2031	513,587	17,209,227	2032	\$15.66	269,552	587,977	587,977	540,607	540,607
6 2031	3,900,000	2032	645,346	21,754,573	2033	\$15.51	337,340	834,468	834,468	760,417	760,417
7 2032	3,900,000	2033	815,796	26,470,370	2034	\$15.35	406,361	1,119,972	1,119,972	1,011,398	1,011,398
8 2033	2,900,000	2034	992,639	30,363,009	2035	\$15.20	461,458	1,431,716	1,431,716	1,281,549	1,281,549
9 2034	900,000	2035	1,138,613	32,401,621	2036	\$15.05	487,516	1,748,397	1,748,397	1,552,077	1,552,077
10 2035	900,000	2036	1,215,061	34,516,682	2037	\$14.90	514,146	2,069,532	2,069,532	1,822,509	1,822,509
11 2036	0	2037	1,294,376	35,811,058	2038	\$14.75	528,092	2,386,690	2,386,690	2,085,795	2,085,795
12 2037	0	2038	1,342,915	37,153,972	2039	\$14.60	542,417	2,699,922	2,699,922	2,342,124	2,342,124
13 2038	0	2039	1,393,274	38,547,246	2040	\$14.45	557,130	3,009,277	3,009,277	2,591,681	2,591,681
14 2039	0	2040	1,445,522	39,992,768	2041	\$14.31	572,242	3,314,801	3,314,801	2,834,644	2,834,644
15 2040	0	2041	1,499,729	41,492,497	2042	\$14.17	587,764	3,616,544	3,616,544	3,071,188	3,071,188
16 2041	0	2042	1,555,969	43,048,466	2043	\$14.02	603,707	3,914,551	3,914,551	3,301,482	3,301,482
17 2042	0	2043	1,614,317	44,662,783	2044	\$13.88	620,083	4,208,868	4,208,868	3,525,690	3,525,690
18 2043	0	2044	1,674,854	46,337,637	2045	\$13.74	636,902	4,499,542	4,499,542	3,743,975	3,743,975
19 2044	0	2045	1,737,661	48,075,299	2046	\$13.61	654,178	4,786,618	4,786,618	3,956,493	3,956,493
20 2045	0	2046	1,802,824	49,878,122	2047	\$13.47	671,923	5,070,139	5,070,139	4,163,395	4,163,395
Totals						Future Value of Increment					
						8,922,130					

Notes:

1) Base Tax rate shown is actual 2025/2026 rate per DOR Form PC-202 (Tax Increment Collection Worksheet). First Increment year adjusted by rate adjustment factor two years later.

City of Platteville, Wisconsin

Tax Increment District No. 10

Table 3: Estimated Financing Plan

	DEBT ISSUES			Municipal Revenue Obligation (MRO) 2028	Totals
	G.O. Promissory Note 2027	G.O. Promissory Note 2028			
Projects					
Phase I	3,350,000				3,350,000
Phase II		1,050,000			1,050,000
Phase III					0
Phase IV					0
Phase V			1,030,000		1,030,000
Total Project Funds	3,350,000	1,050,000	1,030,000		5,430,000
Other Funds					
Capitalized Interest	367,817	115,517			
Estimated Finance Related Expenses	134,000	42,000			
Total Financing Required	3,851,817	1,207,517			
Estimated Interest	3.00%	(50,250)	3.00%	(15,750)	
Assumed spend down (months)	6	6			
Rounding	3,433	3,233			
Net Issue Size	3,805,000	1,195,000	1,030,000		6,030,000

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 20 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 Increment District No. 10

Table 4: Cash Flow Projection

Projected Revenues										Projected Expenditures					Balances			
Year	Tax Increments	Interest Earnings	Debt Proceeds	Total Revenues	2027 G.O. Promissory Note			2028 G.O. Promissory Note			MRO #1		Ongoing Planning & Administration	Total Expenditures	Annual	Cumulative	Liabilities Outstanding	Year
					Dated Date:	Principal	Est. Rate	Interest	Dated Date:	Principal	Est. Rate	Interest						
2026				0									35,000	35,000	(35,000)	(35,000)	0	2026
2027	0	50,250	3,805,000	3,855,250									25,000	3,509,000	346,250	311,250	3,805,000	2027
2028			1,195,000	1,210,190	4,000	215,617	4,000	67,717	215,617				25,000	1,332,617	(121,867)	189,383	5,000,000	2028
2029	79,099	5,682		84,781	4,000	152,200	4,000						25,000	244,917	(160,136)	29,247	5,000,000	2029
2030	175,534	877		176,412	50,000		4,000	47,800	249,000	8,254			25,000	282,254	(105,842)	(76,595)	4,950,000	2030
2031	216,685	0		216,685	50,000	149,200	4,000	47,800	286,200	16,649			25,000	327,849	(111,164)	(187,759)	4,860,000	2031
2032	269,552	0		269,552	55,000	147,100	4,000	45,400	287,500	25,190			25,000	337,690	(68,138)	(255,896)	4,765,000	2032
2033	337,340	0		337,340	60,000	144,800	4,000	43,800	288,600	33,882			25,000	347,482	(10,142)	(266,038)	4,665,000	2033
2034	406,361	0		406,361	80,000	142,000	4,000	42,200	304,200	42,729			25,000	371,929	34,432	(231,607)	4,545,000	2034
2035	461,458	0		461,458	140,000	137,600	4,000	40,600	358,200	43,888			25,000	427,088	34,369	(197,237)	4,365,000	2035
2036	487,516	0		487,516	185,000	131,100	4,000	38,800	404,300	45,079			25,000	474,979	12,538	(184,700)	4,130,000	2036
2037	514,146	0		514,146	205,000	123,300	4,000	36,700	420,000	46,301			25,000	491,301	22,845	(161,855)	3,870,000	2037
2038	528,092	0		528,092	270,000	113,800	4,000	34,400	478,200	47,557			25,000	550,757	(22,665)	(184,520)	3,540,000	2038
2039	542,417	0		542,417	280,000	102,800	4,000	31,800	484,600	48,847			25,000	558,447	(16,031)	(200,551)	3,190,000	2039
2040	557,130	0		557,130	285,000	91,500	4,000	28,900	480,400	50,172			25,000	555,572	1,558	(198,993)	2,830,000	2040
2041	572,242	0		572,242	295,000	79,900	4,000	25,800	480,700	51,533			25,000	557,233	15,009	(183,984)	2,455,000	2041
2042	587,764	0		587,764	305,000	67,900	4,000	22,500	480,400	52,931			25,000	556,331	29,433	(154,551)	2,065,000	2042
2043	603,707	0		603,707	305,000	55,700	4,000	19,000	469,700	54,367			25,000	549,067	54,640	(99,911)	1,670,000	2043
2044	620,083	0		620,083	310,000	43,400	4,000	15,300	463,700	55,842			25,000	544,542	75,541	(24,370)	1,265,000	2044
2045	636,902	0		636,902	310,000	31,000	4,000	11,300	457,300	57,356			25,000	539,656	97,246	72,876	850,000	2045
2046	654,178	2,186		656,365	310,000	18,600	4,000	6,900	450,500	58,912			25,000	534,412	121,953	194,829	425,000	2046
2047	671,923	5,845		677,768	310,000	6,200	4,000	2,300	433,500	60,510			25,000	519,010	158,758	353,587	0	2047
Totals	8,922,130	80,590	5,000,000	14,002,720	3,805,000	2,104,917	1,195,000	608,217	7,713,133	800,000	4,400,000	176,000	560,000	13,640,133				Totals

Notes:

PROJECTED CLOSURE YEAR

LEGEND:
--- CALLABLE MATURITIES
--- END OF EXP. PERIOD

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. None of the property within the proposed District boundary was annexed during 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 less than 35% 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

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.

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed-use.

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.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require 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 Incremental 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 opportunities for mixed use development, 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 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 and housing stock.

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.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

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.

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Platteville
75 N Bonson Street
Platteville, Wisconsin 53818

RE: Project Plan for Tax Incremental District No. 10

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Platteville, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Platteville Tax Incremental District No. 10 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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.

City of Platteville, Wisconsin						
Tax Increment District No. 10						
Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Revenue Year	Grant County	City	Platteville School District	SW Technical College	Total	Revenue Year
2028	0	0	0	0	0	2028
2029	13,004	30,334	31,993	3,768	79,099	2029
2030	28,859	67,317	70,997	8,361	175,534	2030
2031	35,625	83,098	87,641	10,321	216,685	2031
2032	44,316	103,372	109,024	12,839	269,552	2032
2033	55,461	129,369	136,442	16,068	337,340	2033
2034	66,809	155,838	164,359	19,355	406,361	2034
2035	75,867	176,968	186,643	21,980	461,458	2035
2036	80,151	186,961	197,183	23,221	487,516	2036
2037	84,529	197,173	207,954	24,489	514,146	2037
2038	86,822	202,522	213,595	25,153	528,092	2038
2039	89,177	208,015	219,389	25,836	542,417	2039
2040	91,596	213,658	225,340	26,537	557,130	2040
2041	94,081	219,453	231,452	27,256	572,242	2041
2042	96,633	225,406	237,730	27,996	587,764	2042
2043	99,254	231,520	244,178	28,755	603,707	2043
2044	101,946	237,800	250,802	29,535	620,083	2044
2045	104,711	244,250	257,605	30,336	636,902	2045
2046	107,552	250,875	264,592	31,159	654,178	2046
2047	110,469	257,680	271,769	32,004	671,923	2047
Totals	1,466,863	3,421,610	3,608,689	424,968	8,922,130	



Draft Project Plan Amendment No. 1

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

August 31, 2026

Acknowledgements

City Council

Barbara Daus, Council President/District 2
Tony McFall, District 1
Brian Whisenant, District 4
Kathy Kopp, At-Large
Lynne Parrott, At-Large
Steven Badger, At-Large
Bob Gates, District 3

Plan Commission

Tim Durst, Plan Member
Danny Xiao, Plan Member
Eileen Nickels, Plan Member
Ciara Miller, Plan Member
Matt Niehaus, Plan Member
Bob Gates, Council Representative
Barbara Daus, Council President
Joe Carroll, Staff Liaison

City Staff

Craig Stout, City Clerk
Caz Muske, 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: Jeremy Pickard
Platteville School District: Demetri Andrews
City of Platteville: Nicola Maurer
At-large: Troy Maggied

Delta 3 Engineering

Dan Dreessens, Project Manager

Key Dates

Organizational Joint Review Board Meeting Held:	August 31, 2026
Public Hearing Held:	August 31, 2026
Approval by Plan Commission:	August 31, 2026
Adoption by City Council:	September 22, 2026
Approval by the Joint Review Board:	TBD

Table of Contents

Appendices	4
Section 1: Executive Summary	5
Section 2: Preliminary Map of Proposed District Boundary and ½ Mile Boundary	8
Section 3: Map Showing Existing Uses and Conditions.....	11
Section 4: Parcel List and Analysis.....	13
Section 5: Equalized Value Test	20
Section 6: Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within the District.....	21
Property, Right-of-Way, and Easement Acquisition	21
Site Preparation Activities	21
Utilities.....	22
Street and Streetscape	23
Community Development	24
Miscellaneous.....	24
Section 7: Map Showing Proposed Improvements and Uses	26
Section 8: Detailed List of Estimated Project Costs	29
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..	31
Section 10: Annexed Property.....	36
Section 11: Estimate of Property to be Devoted to Retail Business	36
Section 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes, and City Ordinances	36
Section 13: Statement of the Proposed Method for the Relocation of any Displaced Persons...	39
Section 14: How Creation of the Tax Increment District Promotes the Orderly Development of the City	39
Section 15: List of Estimated Non-Project Costs	39
Section 16: Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	40
Section 17: Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	42

Appendices

Attachments

Attachment #1: Parcel Listing and Acreage
Attachment #2: Parcel Listing and Values
Attachment #3: Equalized Value Test
Attachment #4: Estimated Project List
Attachment #5: Development Assumptions
Attachment #6: Tax Incremental Projection Worksheet
Attachment #7: Cash Flow Proforma Analysis
Attachment #8: Overlying Taxing Jurisdiction Distribution of Future Increment
Attachment #9: Attorney's Opinion

Exhibits

Map #1: District Boundary
Map #2: Half Mile Boundary
Map #3: Existing Land Use
Map #4: Proposed Improvements
Map #5: Proposed Land Use
Map #6: Existing Zoning
Map #7: Proposed Zoning

Section 1: Executive Summary

Description of District

Tax Incremental Financing ("TIF") District No. 9 (the "District") is a Mixed-Use District comprising of approximately 501 acres located in the south side of the City of Platteville (the "City"), in Grant County, Wisconsin. The District can pay for the development of industrial, commercial, and residential 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.

Purpose of the Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, Boundary Amendment No. 1, or the Plan Amendment is to:

1. Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
2. Amend the locations and costs of Project Costs to be made under Wis. Stat. § 66.1105(4)(h)1.

Estimated Total Project Cost Expenditures

This Amendment will add an estimated \$5.55 million in "pay as you go" development incentives and \$15,000 in professional services and administrative costs, thereby increasing the total expenditures to approximately \$49,107,000 to undertake the projects listed in this Amendment. A full listing of all eligible Project Costs can be found in Section 6. To date, the City has spent \$95,100 in professional services and administrative costs.

Incremental Valuation

The District's current incremental value, as of January 1, 2026, is \$8,195,300. The City projects that new land and improvements to this Amendment will add approximately \$8.5 million to 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.

The City of Platteville and its economic development entities are currently engaging with developers who have stated that without the availability of an incentive such as TIF, they would no longer pursue developing within the City of Platteville due to the high cost of infrastructure. Developers have consistently indicated that without TIF based incentives, development will stall.

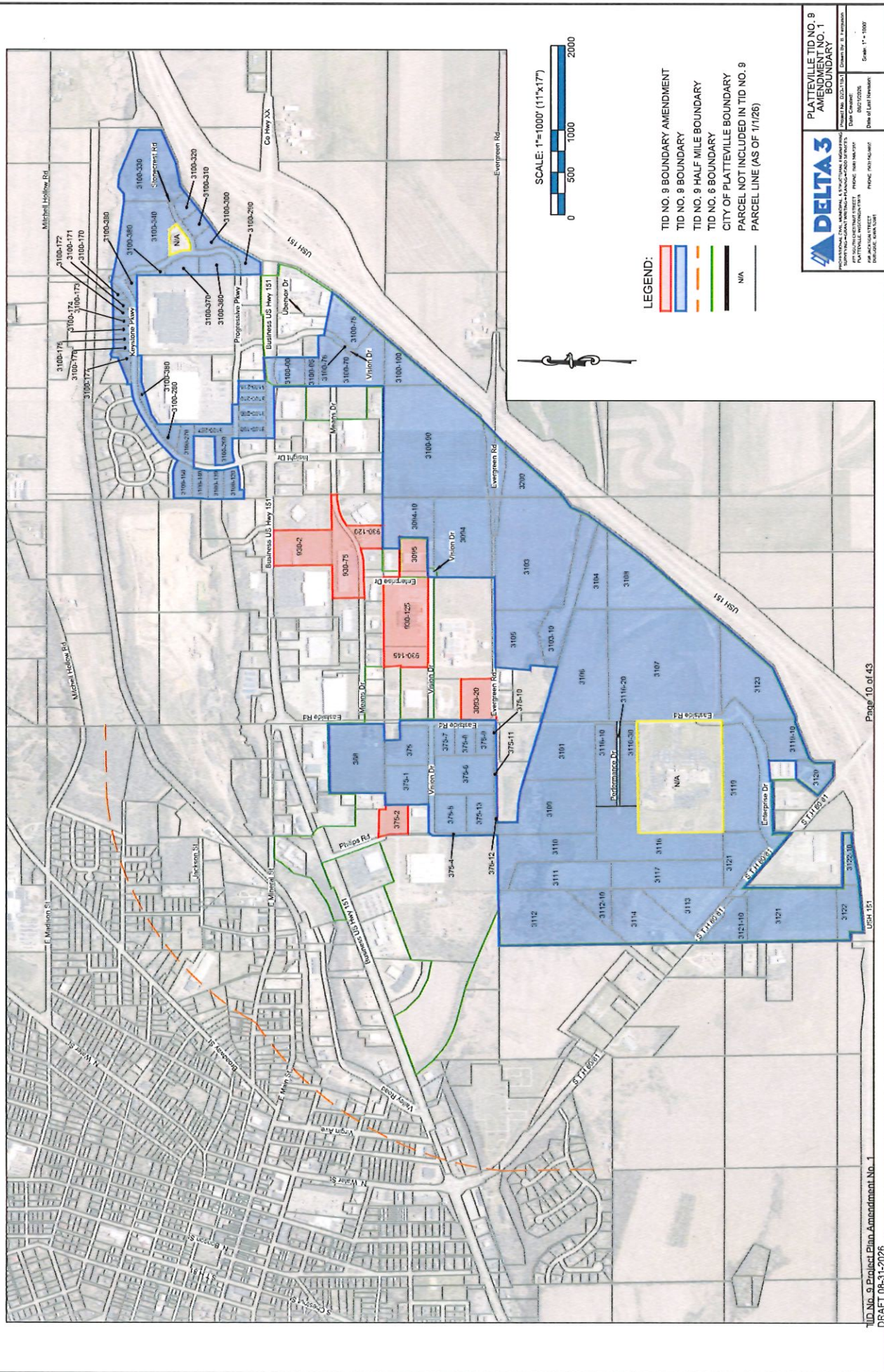
2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to justify for the cost of the improvements. In making this determination, the City has considered that the developers are likely to purchase goods and services 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 less than 35% 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.
11. That there are no parcels being added to the District that were annexed to the City within the preceding three-year period.

Section 2: Preliminary Map of Original District Boundary and Territory to be Added and Updated ½ Mile Boundary

Maps Found on Following Pages





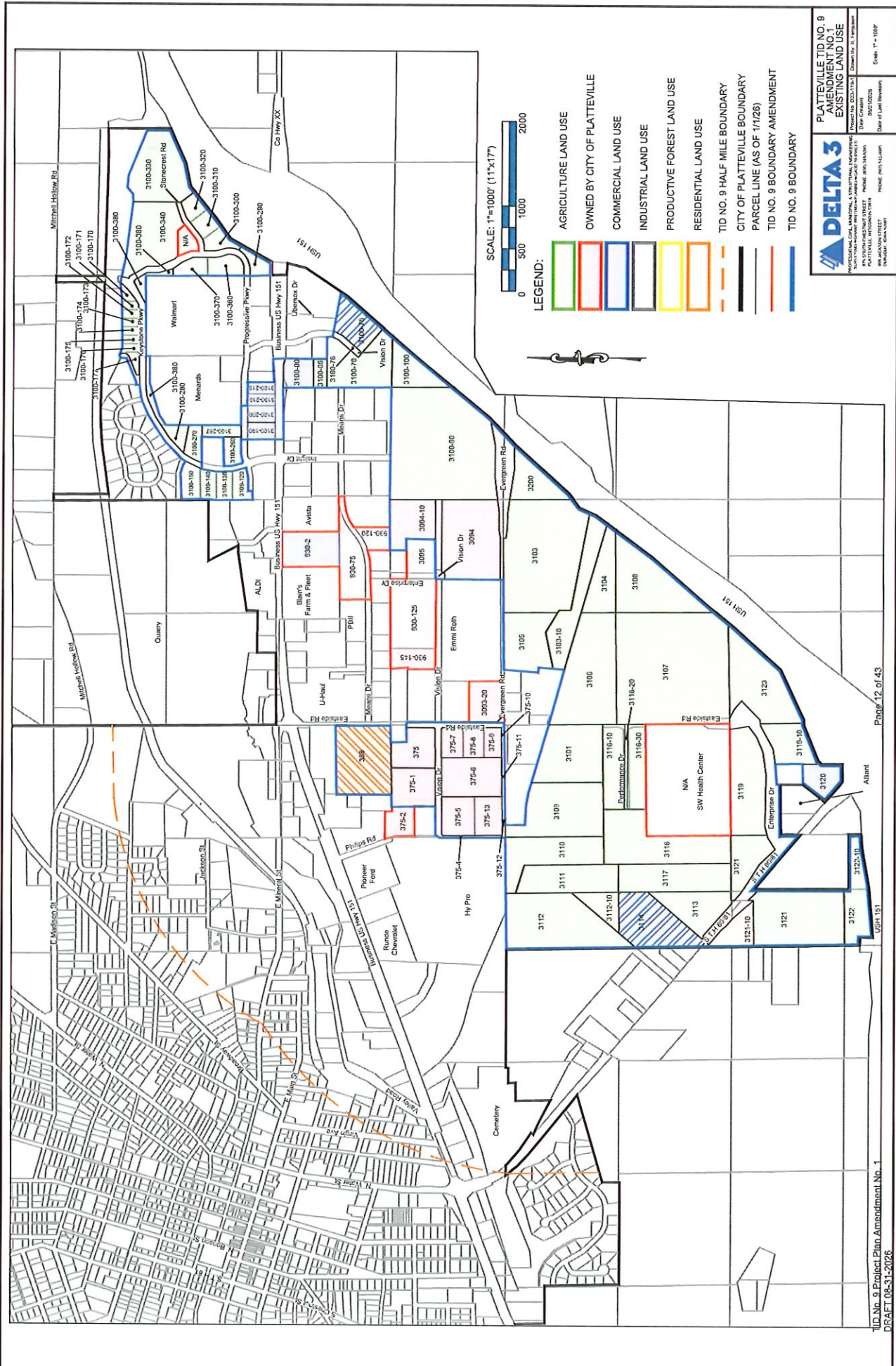
DELTA 3

PLATTEVILLE TID NO. 9
AMENDMENT NO. 1
BOUNDARY

Project No. 2023-0133 | Owner: City of Platteville
Date Created: 08/31/2026
Project Manager: JEFFREY L. HARRIS
City Engineer: JEFFREY L. HARRIS
Scale: 1" = 1000'

Section 3: Map Showing Existing Uses and Conditions of Original District and Territory to be Added

Maps Found on Following Pages



DELTA 3

PROFESSIONAL CIVIL, MECHANICAL, & STRUCTURAL ENGINEERING
 1000 WEST 10TH STREET, SUITE 100, PLATTEVILLE, MO 64076
 PHONE: (816) 335-1234 FAX: (816) 335-1235
 WWW.DELTA3ENGINEERS.COM

**PLATTEVILLE TID NO. 9
 AMENDMENT NO. 1
 EXISTING LAND USE**

Project No. 0223-12-01 Drawn By: A. L. Thompson
 Date: 08/21/2026 Date of Last Revision: 08/21/2026
 Scale: 1" = 1000'

Section 4: Preliminary Identification of Parcels to be Added

A total of eight parcels will be added to the District totaling 35.01 acres. The total area of TID No. 2 after Amendment No. 1 will be 535.91 acres.

City of Platteville, Wisconsin

Tax Incremental District No. 9

Parcel Listing and Acreages **Parcels in RED are parcels being added**

Abbreviated PID	PID	Property Owner	Acreage	Suitable Acres:		
				Industrial/ Commercial	Existing Residential	Newly Platted Residential
271-375	271-00375-0000	Myers Property Holdings LLC ¹	5.00	5.00		
271-375-1	271-00375-0001	Platteville City	5.31	5.31		
271-375-2	271-00375-0002	Platteville City	2.69	2.69		
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		
271-930-2	271-00930-0002	Stefanik Enterprises III LLC ⁴	6.35	6.35		
271-930-75	271-00930-0075	TS Partners LLC	3.96	3.96		
271-930-120	271-00930-0120	Woodward Communications Inc	1.76	1.76		
271-930-125	271-00930-0125	1540 Vision Drive LLC	10.01	10.01		
271-930-145	271-00930-0145	Platteville City	2.92	2.92		
271-3093-20	271-03093-0020	Platteville City	4.20	4.20		
271-3094	271-03094-0000	Platteville City	13.45	13.45		
271-3094-10	271-03094-0010	Platteville City	6.42	6.42		
271-3095	271-03095-0000	Professional Properties LLC ²	3.12	3.12		
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		

Abbreviated PID	PID	Property Owner	Acreage	Industrial/ Commercial	Existing Residential	Newly Platted Residential
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	
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	
271-3100-190	271-03100-0190	JMBF Real Estate LLC ³	1.49	1.49		
271-3100-200	271-03100-0200	Store Master Funding XXXIII LLC ¹	1.49	1.49		
271-3100-210	271-03100-0210	Strifex LLC	1.03	1.03		
271-3100-215	271-03100-0215	Platteville Parkway Building LLC	1.02	1.02		
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	11.56		
271-3100-340	271-03100-0340	Platteville Development Group	10.57	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		

Abbreviated PID	PID	Property Owner	Acreage	Industrial/ Commercial	Existing Residential	Newly Platted Residential
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		
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		
271-3120	271-03120-0000	Ihm Living Trust Dated February 10 2022	2.49	2.49		
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			535.91	451.16	4.36	80.39
Added from Territory Amendment No. 1			35.01	35.01		
Percentages				84%	1%	15%

Notes:

¹Property owner changed from original Project Plan

²Owner as of 1/1/2026. New ownership in 2026 - Platteville Holdings LLC

³Owner as of 1/1/2026. New ownership in 2026 - Southwest Health Inc.

⁴Owner as of 1/1/2026. New ownership in 2026 - Platteville Thrift Shop Inc.

City of Platteville, Wisconsin
Tax Incremental District No. 9

Aggregate Ratio:¹

0.9549

Parcel Listing and Base Value

Parcels in RED are parcels being added

Abbreviated PID	PID	Property Owner	Acreage	Assessed Value ²		Equalized Value ³		Total
				Land	Improvements	Land	Improvements	
271-375	271-00375-0000	Myers Property Holdings LLC ⁴	5.000	\$0.00	\$0.00	\$0.00	\$0.00	\$0
271-375-1	271-00375-0001	Platteville City	5.310	\$0.00	\$0.00	\$0	\$0	\$0
271-375-2	271-00375-0002	Platteville City	2.690	\$0.00	\$0.00	\$0	\$0	\$0
271-375-4	271-00375-0004	Platteville City	0.280	\$0.00	\$0.00	\$0	\$0	\$0
271-375-5	271-00375-0005	Platteville City	4.000	\$0.00	\$0.00	\$0	\$0	\$0
271-375-6	271-00375-0006	Platteville City	7.500	\$0.00	\$0.00	\$0	\$0	\$0
271-375-7	271-00375-0007	Platteville City	2.050	\$0.00	\$0.00	\$0	\$0	\$0
271-375-8	271-00375-0008	Platteville City	1.990	\$0.00	\$0.00	\$0	\$0	\$0
271-375-9	271-00375-0009	Platteville City	1.740	\$0.00	\$0.00	\$0	\$0	\$0
271-375-10	271-00375-0010	Platteville City	0.290	\$0.00	\$0.00	\$0	\$0	\$0
271-375-11	271-00375-0011	Platteville City	0.370	\$0.00	\$0.00	\$0	\$0	\$0
271-375-12	271-00375-0012	Platteville City	0.370	\$0.00	\$0.00	\$0	\$0	\$0
271-375-13	271-00375-0013	Platteville City	3.500	\$0.00	\$0.00	\$0	\$0	\$0
271-930-2	271-00930-0002	Siefanik Enterprises III LLC ⁷	6.350	\$467,500.00	\$1,502,600.00	\$1,970,100.00	\$1,573,568	\$2,063,148
271-930-75	271-00930-0075	TS Partners LLC	3.955	\$346,900.00	\$2,598,900.00	\$2,945,800.00	\$2,721,646	\$3,084,930
271-930-120	271-00930-0120	Woodward Communications Inc.	1.763	\$0.00	\$0.00	\$0.00	\$0	\$0
271-388	271-00388-0000	Charles Johns	11.800	\$82,600.00	\$93,600.00	\$176,200.00	\$98,021	\$184,522
271-930-125	271-00930-0125	1540 Vision Drive LLC	10.008	\$322,800.00	\$3,513,900.00	\$3,836,700.00	\$3,679,862	\$4,017,908
271-930-145	271-00930-0145	Platteville City	2.922	\$0.00	\$0.00	\$0.00	\$0	\$0.00
271-3093-20	271-03093-0020	Platteville City	4.200	\$0.00	\$0.00	\$0.00	\$0	\$0.00
271-3094	271-03094-0000	Platteville City	13.450	\$0.00	\$0.00	\$0.00	\$0	\$0
271-3094-10	271-03094-0010	Platteville City	6.420	\$0.00	\$0.00	\$0.00	\$0	\$0
271-3095	271-03095-0000	Professional Properties LLC ⁵	3.122	\$103,100.00	\$840,000.00	\$943,100.00	\$879,673	\$987,643
271-3100	271-03100-0000	Pamona LLC	2.790	\$379,200.00	\$1,376,000.00	\$1,755,200.00	\$1,440,989	\$1,838,038
271-3100-5	271-03100-0005	Henry, Darrell E & Pauline J	1.290	\$400.00	\$0.00	\$400.00	\$0	\$419
271-3100-70	271-03100-0070	Harms, Marshall C & Sheila M	12.030	\$4,100.00	\$0.00	\$4,100.00	\$0	\$4,294
271-3100-75	271-03100-0075	Kunes Platteville Properties LLC	5.000	\$121,400.00	\$0.00	\$121,400.00	\$0	\$127,134
271-3100-76	271-03100-0076	Platteville City	0.660	\$0.00	\$0.00	\$0.00	\$0	\$0
271-3100-90	271-03100-0090	Harms, Marshall C & Sheila M	34.000	\$9,900.00	\$0.00	\$9,900.00	\$0	\$10,368
271-3100-100	271-03100-0100	Harms, Marshall C & Sheila M	5.000	\$1,700.00	\$0.00	\$1,700.00	\$0	\$1,780
271-3100-120	271-03100-0120	Platteville Development Group	1.710	\$600.00	\$0.00	\$600.00	\$0	\$628
271-3100-130	271-03100-0130	Platteville Development Group	1.420	\$500.00	\$0.00	\$500.00	\$0	\$524
271-3100-140	271-03100-0140	Platteville Development Group	1.500	\$500.00	\$0.00	\$500.00	\$0	\$524
271-3100-150	271-03100-0150	Platteville Development Group	2.130	\$700.00	\$0.00	\$700.00	\$0	\$733
271-3100-170	271-03100-0170	Platteville Development Group	0.840	\$300.00	\$0.00	\$300.00	\$0	\$314
271-3100-171	271-03100-0171	Platteville Development Group	0.490	\$200.00	\$0.00	\$200.00	\$0	\$209
271-3100-172	271-03100-0172	Platteville Development Group	0.490	\$200.00	\$0.00	\$200.00	\$0	\$209
271-3100-173	271-03100-0173	Platteville Development Group	0.490	\$200.00	\$0.00	\$200.00	\$0	\$209
271-3100-174	271-03100-0174	Platteville Development Group	0.480	\$200.00	\$0.00	\$200.00	\$0	\$209
271-3100-175	271-03100-0175	Platteville Development Group	0.470	\$200.00	\$0.00	\$200.00	\$0	\$209
271-3100-176	271-03100-0176	Platteville Development Group	0.510	\$200.00	\$0.00	\$200.00	\$0	\$209
271-3100-177	271-03100-0177	Platteville Development Group	0.590	\$200.00	\$0.00	\$200.00	\$0	\$209

Abbreviated PID	PID	Property Owner	Acreage	Assessed Value ²			Equalized Value ³		
				Land	Improvements	Total	Land	Improvements	Total
271-3100-190	271-03100-0190	JMBF Real Estate LLC ⁶	1.490	\$249,200.00	\$695,500.00	\$944,700.00	\$260,970	\$728,349	\$989,318
271-3100-200	271-03100-0200	Store Master Funding XXXVIII LLC ⁴	1.490	\$500.00	\$0.00	\$500.00	\$524	\$0	\$524
271-3100-210	271-03100-0210	Strifex LLC	1.030	\$217,000.00	\$355,000.00	\$572,000.00	\$227,249	\$371,767	\$599,016
271-3100-215	271-03100-0215	Platteville Parkway Building LLC	1.020	\$217,000.00	\$0.00	\$217,000.00	\$227,249	\$0	\$227,249
271-3100-260	271-03100-0260	Platteville Development Group	1.630	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3100-267	271-03100-0267	Platteville Development Group	1.480	\$500.00	\$0.00	\$500.00	\$524	\$0	\$524
271-3100-270	271-03100-0270	Platteville Development Group	1.710	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3100-280	271-03100-0280	Platteville Development Group	1.710	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3100-290	271-03100-0290	Platteville Development Group	1.680	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3100-300	271-03100-0300	Platteville Development Group	1.790	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3100-310	271-03100-0310	Platteville Development Group	1.570	\$500.00	\$0.00	\$500.00	\$524	\$0	\$524
271-3100-320	271-03100-0320	Platteville Development Group	1.490	\$500.00	\$0.00	\$500.00	\$524	\$0	\$524
271-3100-330	271-03100-0330	Platteville Development Group	11.560	\$5,900.00	\$0.00	\$5,900.00	\$6,179	\$0	\$6,179
271-3100-340	271-03100-0340	Platteville Development Group	10.570	\$3,600.00	\$0.00	\$3,600.00	\$3,770	\$0	\$3,770
271-3100-360	271-03100-0360	Platteville Development Group	2.200	\$800.00	\$0.00	\$800.00	\$838	\$0	\$838
271-3100-370	271-03100-0370	Platteville Development Group	1.780	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3100-380	271-03100-0380	Keystone Commercial Owners Association Inc	1.840	\$600.00	\$0.00	\$600.00	\$628	\$0	\$628
271-3101	271-03101-0000	James F Harms	12.480	\$148,300.00	\$0.00	\$148,300.00	\$155,304	\$0	\$155,304
271-3103	271-03103-0000	Thomas & Mary Jo Oyen Revocable Trust	24.580	\$8,400.00	\$0.00	\$8,400.00	\$8,797	\$0	\$8,797
271-3103-10	271-03103-0010	Thomas C & Kelli M Weigel	8.880	\$3,000.00	\$0.00	\$3,000.00	\$3,142	\$0	\$3,142
271-3104	271-03104-0000	Thomas C & Kelli M Weigel	5.750	\$2,000.00	\$0.00	\$2,000.00	\$2,094	\$0	\$2,094
271-3105	271-03105-0000	Thomas & Mary Jo Oyen Revocable Trust	8.960	\$3,600.00	\$0.00	\$3,600.00	\$3,770	\$0	\$3,770
271-3106	271-03106-0000	James F Harms	18.780	\$5,400.00	\$0.00	\$5,400.00	\$5,655	\$0	\$5,655
271-3107	271-03107-0000	James F Harms	39.810	\$29,600.00	\$0.00	\$29,600.00	\$30,998	\$0	\$30,998
271-3108	271-03108-0000	Thomas C & Kelli M Weigel	14.270	\$4,900.00	\$0.00	\$4,900.00	\$5,131	\$0	\$5,131
271-3109	271-03109-0000	James F Harms	13.500	\$5,600.00	\$0.00	\$5,600.00	\$5,864	\$0	\$5,864
271-3110	271-03110-0000	James F Harms	10.190	\$4,600.00	\$0.00	\$4,600.00	\$4,817	\$0	\$4,817
271-3111	271-03111-0000	Melvin L Riege Revocable Trust Dated August 7 2008	8.710	\$11,000.00	\$0.00	\$11,000.00	\$11,520	\$0	\$11,520
271-3112	271-03112-0000	Jacob W & Amanda J Engleke	17.740	\$3,500.00	\$0.00	\$3,500.00	\$3,665	\$0	\$3,665
271-3112-10	271-03112-0010	William P Williams	5.000	\$15,000.00	\$0.00	\$15,000.00	\$15,708	\$0	\$15,708
271-3113	271-03113-0000	Melvin L Riege Revocable Trust	6.870	\$2,300.00	\$0.00	\$2,300.00	\$2,409	\$0	\$2,409
271-3114	271-03114-0000	William P Williams	11.000	\$83,400.00	\$80,300.00	\$163,700.00	\$87,339	\$84,093	\$171,432
271-3116	271-03116-0000	Southwest Health Center Inc	15.250	\$4,500.00	\$0.00	\$4,500.00	\$4,713	\$0	\$4,713
271-3116-10	271-03116-0010	Southwest Health Center Inc	5.370	\$1,100.00	\$0.00	\$1,100.00	\$1,152	\$0	\$1,152
271-3116-20	271-03116-0020	Platteville City	1.760	\$0.00	\$0.00	\$0.00	\$0	\$0	\$0
271-3116-30	271-03116-0030	Southwest Health Center Inc	4.470	\$12,500.00	\$3,300.00	\$15,800.00	\$13,090	\$3,456	\$16,546
271-3117	271-03117-0000	Melvin L Riege Revocable Trust Dated August 7 2008	10.000	\$3,400.00	\$0.00	\$3,400.00	\$3,561	\$0	\$3,561
271-3119	271-3119-0000	James H & Ann M Kemink	12.760	\$4,400.00	\$0.00	\$4,400.00	\$4,608	\$0	\$4,608
271-3119-10	271-03119-0010	Professional Properties LLC	5.630	\$1,900.00	\$0.00	\$1,900.00	\$1,990	\$0	\$1,990
271-3120	271-03120-0000	Ihm Living Trust Dated February 10 2022	2.490	\$85,200.00	\$243,000.00	\$328,200.00	\$89,224	\$254,477	\$343,701
271-3121	271-03121-0000	Melvin L Riege Revocable Trust Dated August 7 2008	23.376	\$8,000.00	\$0.00	\$8,000.00	\$8,378	\$0	\$8,378
271-3121-10	271-03121-0010	Melvin L Riege Revocable Trust Dated August 7 2008	3.924	\$90,700.00	\$165,700.00	\$256,400.00	\$94,984	\$78,542	\$173,526
271-3122	271-03122-0000	Charles Wamsley	5.290	\$1,800.00	\$0.00	\$1,800.00	\$1,885	\$0	\$1,885
271-3122-10	271-03122-0010	Charles Wamsley	2.710	\$900.00	\$0.00	\$900.00	\$943	\$0	\$943
271-3123	271-03123-0000	Platteville Progressive Properties LLC	13.600	\$4,700.00	\$0.00	\$4,700.00	\$4,922	\$0	\$4,922
271-3200	271-03200-0000	Thomas & Mary Jo Oyen Revocable Trust	5.750	\$2,000.00	\$0.00	\$2,000.00	\$2,094	\$0	\$2,094
TOTALS			535.91	\$3,095,300.00	\$11,377,100.00	\$14,472,400.00	\$3,241,491.26	\$11,914,441.30	\$15,155,932.56
				Added from Territory Amendment No. 1			\$9,695,700.00		
							\$10,153,628.65		

Abbreviated PID	PID	Property Owner	Acreage	Assessed Value ²			Equalized Value ³		
				Land	Improvements	Total	Land	Improvements	Total

Notes:

- ¹Aggregate rate is from January 1, 2025
- ²Assessed values are as of January 1, 2025
- ³Equalized value calculated by using assessed value divided by aggregate ratio
- ⁴Property owner changed from original Project Plan
- ⁵Owner as of 1/1/2026. New ownership in 2026 - Platteville Holdings LLC
- ⁶Owner as of 1/1/2026. New ownership in 2026 - Southwest Health Inc.
- ⁷Owner as of 1/1/2026. New ownership in 2026 - Platteville Thrift Shop Inc.

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, 2026)	\$1,055,604,300
TID Valuation Limit @ 12% of Above Value	\$126,672,516

Calculation of Value Subject to Limit:

Estimated Base Value of Parcels Added	\$10,153,629
Incremental Value of Existing Districts (January 1, 2026)	\$85,928,300

Total Value Subject to 12% Valuation Limit	\$96,081,929
--	--------------

The equalized value of the increment of existing tax incremental districts within the City, plus the estimated base value of the District, totals \$96,081,929, which is 9.10% of the City's total equalized value. This value is less than the maximum of \$126,672,516 (12%) in equalized value that is permitted for the City.

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

There are no changes to “Statement Listing the Kind, Number, and Location of All Proposed Public Works or Improvements Within the District” included in the original Project Plan and is incorporated by reference as part of this Plan Amendment.

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 \$4.25 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.

Promotion and Development Costs

Promotion and development of the District including professional services for marketing, recruitment, realtor commissions and fees in lieu of commissions, marketing services and materials, advertising costs, administrative costs, and support of organizations promoting development within the District are eligible Project Costs.

Section 7: Map Showing Proposed Improvements and Uses Within the Original District and the Territory to be Added

Maps Found on Following Pages





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 or this Plan Amendment. 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
Project Plan Amendment No. 1
Tax Incremental District No. 9

Estimated Project List¹

ID No.:	Project Name:	Project Year:	Prior Plan Amount:	Amount Spent to Date ⁶ :	Added Projects:	Total Plan Amount	Non-TID Amount ⁴ :	1/2 Mile Project	Percentage in 1/2 Mile
	Development Incentive: Property Development (assumed	2023-2038							
1	\$250,000/acre) ²		\$10,500,000	\$0	\$3,750,000	\$14,250,000	\$4,750,000	No	N/A
2	Development Incentive: Site Development (assumed	2023-2038	\$7,500,000	\$0	\$1,800,000	\$9,300,000	\$3,100,000	No	N/A
	\$150,000/acre) ³								
3	Land Acquisition & Assembly (assumed \$50,000/acre) ⁵	TBD	\$4,000,000	\$0		\$4,000,000	\$0	No	N/A
4	Industry Park Expansion ⁶	TBD	\$5,600,000	\$0		\$5,600,000	\$0	No	N/A
5	Utility and Street Extensions ⁷	TBD	\$9,600,000	\$0		\$9,600,000	\$0	No	N/A
6	Water Storage Improvements	TBD	\$2,500,000	\$0		\$2,500,000	\$2,500,000	Yes	100%
7	Water Supply Improvements ⁹	TBD	\$1,750,000	\$0		\$1,750,000	\$1,750,000	Yes	100%
8	Professional Services /Administration/Organizational/Promotional	2023-2043	\$2,092,000	\$95,100	\$15,000	\$2,107,000	\$0	No	N/A
Total Projects			\$43,542,000	\$95,100	\$5,565,000	\$49,107,000	\$12,100,000		

Notes:

¹Project costs are estimated based upon information provided by City of Platteville 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. In original Project Plan this was incorrectly noted at \$140,000/acre.

³Development Incentive for site development is intended to be used to develop current properties that have utilities adjacent to them. In original Project Plan this was incorrectly noted at \$250,000/acre.

⁴The Non-TID Amount will vary based upon the executed developer's agreement. Assumed 25% 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.

⁸From 2025 TID No. 9 Annual Report (as of 12/31/2025)

⁹Cost of future well increased based on updated information from City of Platteville

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
Project Plan Amendment No. 1
Tax Incremental District No. 9

Development Assumptions

Construction Year	Commercial/Industrial Projects										Residential Projects										Annual Total
	375-5 ¹	3101	3119-10	3100-360	3100-200	3116-10	3116-30	3100-90	3100-70	375-2 ³	3095 ^{1,4}	3093-20 ³	3093-20 ³	3100-340	3100-330	3116	3100-177 ²	3109			
1 2023																					
2 2024		\$1,500,000	\$1,500,000		\$750,000									\$3,000,000		\$600,000		\$7,350,000			
3 2025																\$600,000		\$600,000			
4 2026	\$12,000,000		\$1,500,000			\$1,750,000										\$600,000		\$17,350,000			
5 2027										\$1,000,000	\$500,000					\$600,000		\$3,100,000			
6 2028											\$2,500,000			\$3,000,000		\$600,000		\$7,600,000			
7 2029			\$1,500,000			\$2,500,000										\$600,000		\$600,000			
8 2030															\$2,000,000	\$10,000,000		\$15,100,000			
9 2031																\$600,000		\$600,000			
10 2032																\$600,000		\$600,000			
11 2033					\$2,250,000													\$2,250,000			
12 2034														\$2,000,000				\$2,000,000			
13 2035																		\$300,000			
14 2036																		\$300,000			
15 2037								\$10,000,000										\$300,000			
16 2038																		\$300,000			
17 2039																		\$300,000			
18 2040																		\$300,000			
19 2041																		\$300,000			
20 2042																		\$300,000			
TOTALS	\$12,000,000	\$1,500,000	\$4,500,000	\$2,250,000	\$750,000	\$1,750,000	\$2,500,000	\$10,000,000	\$2,500,000	\$1,000,000	\$3,000,000	\$2,500,000	\$2,000,000	\$6,000,000	\$4,000,000	\$10,000,000	\$4,800,000	\$73,750,000			

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

Project Plan Amendment No. 1

Tax Incremental District No. 9

Tax Increment Projection Worksheet¹

Base Value	\$15,957,400.00
Base Tax Rate (2025)	0.016666793
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	0.016666793	\$0
2	2024	\$7,350,000	2025	\$0	\$7,350,000	2026	0.016750127	\$123,113
3	2025	\$600,000	2026	\$36,750	\$7,986,750	2027	0.016833878	\$134,448
4	2026	\$17,350,000	2027	\$39,934	\$25,376,684	2028	0.016918047	\$429,324
5	2027	\$3,100,000	2028	\$126,883	\$28,603,567	2029	0.017002638	\$486,336
6	2028	\$7,600,000	2029	\$143,018	\$36,346,585	2030	0.017087651	\$621,078
7	2029	\$600,000	2030	\$181,733	\$37,128,318	2031	0.017173089	\$637,608
8	2030	\$15,100,000	2031	\$185,642	\$52,413,960	2032	0.017258954	\$904,610
9	2031	\$600,000	2032	\$262,070	\$53,276,029	2033	0.017345249	\$924,086
10	2032	\$2,250,000	2033	\$266,380	\$55,792,409	2034	0.017431976	\$972,572
11	2033	\$2,000,000	2034	\$278,962	\$58,071,372	2035	0.017519135	\$1,017,360
12	2034	\$300,000	2035	\$290,357	\$58,661,728	2036	0.017606731	\$1,032,841
13	2035	\$300,000	2036	\$293,309	\$59,255,037	2037	0.017694765	\$1,048,504
14	2036	\$300,000	2037	\$296,275	\$59,851,312	2038	0.017783239	\$1,064,350
15	2037	\$12,300,000	2038	\$299,257	\$72,450,569	2039	0.017872155	\$1,294,848
16	2038	\$300,000	2039	\$362,253	\$73,112,822	2040	0.017961516	\$1,313,217
17	2039	\$2,800,000	2040	\$365,564	\$76,278,386	2041	0.018051323	\$1,376,926
18	2040	\$300,000	2041	\$381,392	\$76,959,778	2042	0.018141580	\$1,396,172
19	2041	\$300,000	2042	\$384,799	\$77,644,577	2043	0.018232288	\$1,415,638
20	2042	\$300,000	2043	\$388,223	\$78,332,799	2044	0.018323449	\$1,435,327
TOTALS		\$73,750,000		\$4,582,799				\$17,628,359

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
Project Plan Amendment No. 1
Tax Incremental District No. 9

Cash Flow Proforma Analysis

Year	Revenues		Total TID Increments	Expenses			Annual Balance (Deficit)	Cumulative Balance (Deficit)
	Developer Share of TID Increment (assume 75%)	City Share of TID Increment (assume 25%)		Developer Incentives (Pay-As-You-Go)	Professional, Administrative, and Promotional Expenses	Future Industry Park Expansion ¹		
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	\$82,000.00	\$0.00	(\$82,000.00)	(\$117,000.00)
2025	\$0.00	\$0.00	\$0.00	\$0.00	\$82,000.00	\$0.00	(\$82,000.00)	(\$199,000.00)
2026	\$92,335.08	\$30,778.36	\$123,113.44	\$92,335.08	\$107,000.00	\$0.00	(\$76,221.64)	(\$275,221.64)
2027	\$100,835.98	\$33,611.99	\$134,447.97	\$100,835.98	\$92,000.00	\$0.00	(\$58,388.01)	(\$333,609.65)
2028	\$321,992.95	\$107,330.98	\$429,323.94	\$321,992.95	\$92,000.00	\$0.00	\$15,330.98	(\$318,278.66)
2029	\$364,752.07	\$121,584.02	\$486,336.09	\$364,752.07	\$92,000.00	\$0.00	\$29,584.02	(\$288,694.64)
2030	\$465,808.31	\$155,269.44	\$621,077.75	\$465,808.31	\$92,000.00	\$0.00	\$63,269.44	(\$225,425.20)
2031	\$478,205.93	\$159,401.98	\$637,607.91	\$478,205.93	\$97,000.00	\$0.00	\$62,401.98	(\$163,023.23)
2032	\$678,457.61	\$226,152.54	\$904,610.14	\$678,457.61	\$102,000.00	\$0.00	\$124,152.54	(\$38,870.69)
2033	\$693,064.51	\$231,021.50	\$924,086.01	\$693,064.51	\$97,000.00	\$204,410.33	(\$70,388.82)	(\$109,259.51)
2034	\$729,428.94	\$243,142.98	\$972,571.92	\$729,428.94	\$97,000.00	\$204,410.33	(\$58,267.35)	(\$167,526.86)
2035	\$763,020.17	\$254,340.06	\$1,017,360.22	\$763,020.17	\$97,000.00	\$204,410.33	(\$47,070.27)	(\$214,597.13)
2036	\$774,630.96	\$258,210.32	\$1,032,841.28	\$774,630.96	\$102,000.00	\$204,410.33	(\$48,200.01)	(\$262,797.14)
2037	\$786,377.95	\$262,125.98	\$1,048,503.94	\$786,377.95	\$107,000.00	\$204,410.33	(\$49,284.34)	(\$312,081.48)
2038	\$798,262.62	\$266,087.54	\$1,064,350.16	\$798,262.62	\$102,000.00	\$204,410.33	(\$40,322.78)	(\$352,404.26)
2039	\$971,135.83	\$323,711.94	\$1,294,847.78	\$971,135.83	\$102,000.00	\$204,410.33	\$17,301.62	(\$335,102.64)
2040	\$984,912.81	\$328,304.27	\$1,313,217.08	\$984,912.81	\$102,000.00	\$204,410.33	\$21,893.94	(\$313,208.70)
2041	\$1,032,694.34	\$344,231.45	\$1,376,925.79	\$1,032,694.34	\$107,000.00	\$204,410.33	\$32,821.12	(\$280,387.58)
2042	\$1,047,128.96	\$349,042.99	\$1,396,171.94	\$1,047,128.96	\$107,000.00	\$204,410.33	\$37,632.66	(\$242,754.92)
2043	\$1,061,728.69	\$353,909.56	\$1,415,638.25	\$1,061,728.69	\$107,000.00	\$204,410.33	\$42,499.24	(\$200,255.68)
2044	\$1,076,495.29	\$358,831.76	\$1,435,327.06	\$1,076,495.29	\$107,000.00	\$0.00	\$251,831.76	\$51,576.08
	\$13,221,268.99	\$4,407,089.66	\$17,628,358.65	\$13,221,268.99	\$2,107,000.00	\$2,248,513.58		

Notes:

¹Future Industry Park Expansion would be a City expense. Amount of improvement will be based upon available TID increment and need.

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. None of the territory proposed to be added 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 less than 35% 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

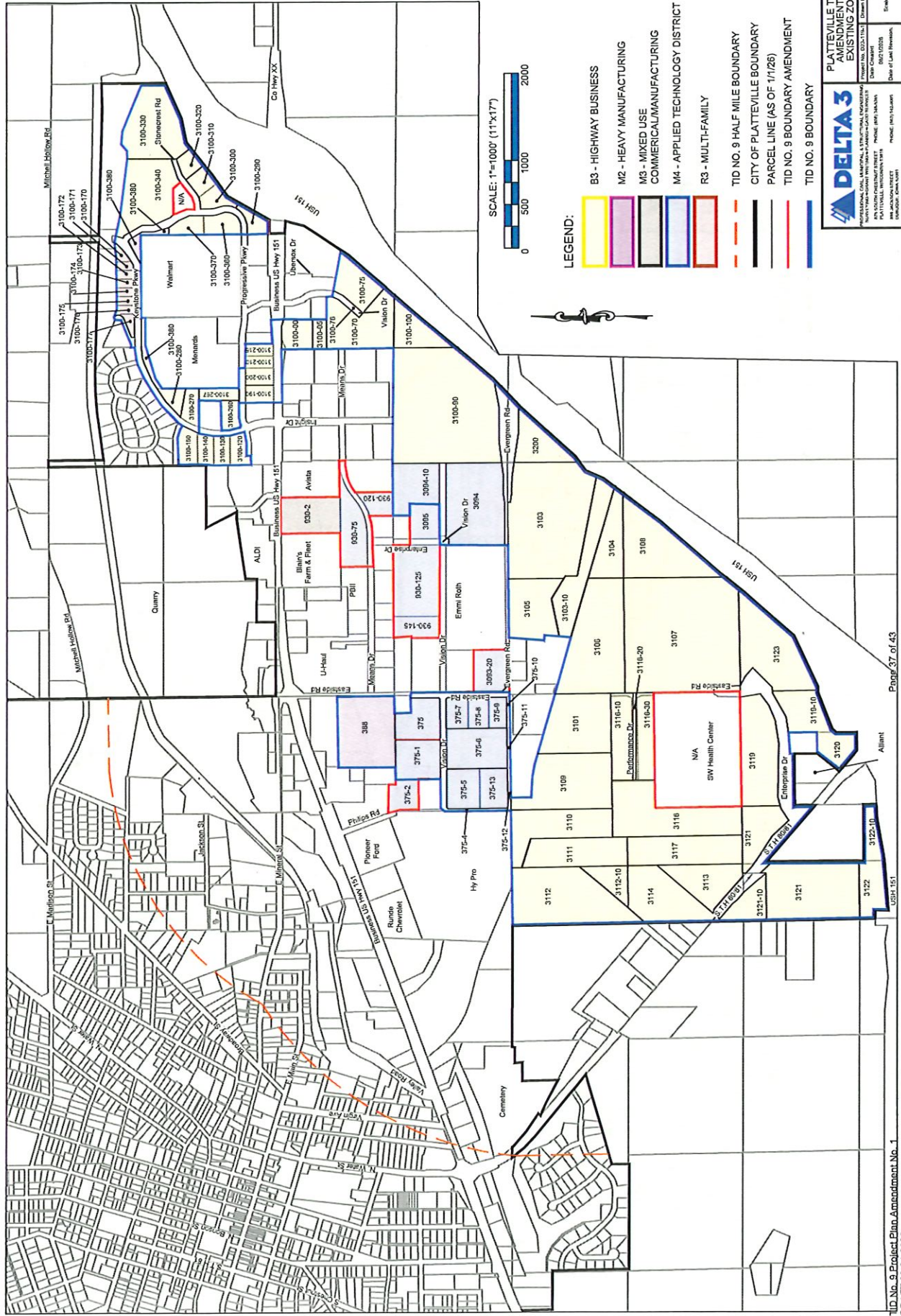
The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial and residential development.

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 CONSULTING, INC.
 1000 N. 10TH AVE., SUITE 100
 PLATVILLE, MISSOURI 64651
 PHONE: (417) 233-1111
 FAX: (417) 233-1112
 WWW.DELTA3CONSULTING.COM

**PLATVILLE TID NO. 9
 AMENDMENT NO. 1
 EXISTING ZONING**

Project No. 08-31-2025
 Date: 08/31/2025
 Date of Last Revision: 08/31/2025
 Scale: 1" = 1000'



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

The addition of the territory to 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 \$4.25 million of other revenues to fund a portion of the \$5.0 million water tower and \$3.5 million well.

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

Insert Attorney's Opinion here.

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 2025 levy year.

City of Platteville, Wisconsin
Tax Incremental District No. 9

Overlying Taxing Jurisdiction Distribution of future increment			
Base Value as of 2025 =	\$4,776,700.00	2025 tax rate =	0.015915121
Value of Parcels Added =	\$9,695,700.00		
Total =	<u>\$14,472,400.00</u>		
Estimated Value in 2044 =	\$89,272,390.15	2044 assumed tax rate =	0.017497061
Value of Collected Taxes in 2025		Distribution of 2044 collected taxes (based upon 2025 tax bill):	Increase in Annual Tax Collections after TID No. 9 Closes:
City of Platteville =	\$58,809	\$398,817	\$340,008
Grant County =	\$13,680	\$92,771	\$79,091
Southwest Technical College =	\$11,142	\$75,563	\$64,420
Platteville School District =	\$146,699	\$994,854	\$848,155
Total	<u>\$230,330</u>	<u>\$1,562,005</u>	<u>\$1,331,675</u>

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – August 3, 2026
Re: Land Division and Sale of City Land
Case #: PC26-CSM03-09 and PC26-MI03-10
Applicant: City of Platteville
Location: Platteville Industry Park
Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	M-4	Manufacturing
North	Manufacturing	M-4	Manufacturing
South	Vacant	M-4	Manufacturing
East	Vacant	M-4	Manufacturing
West	Manufacturing	M-4	Manufacturing

BACKGROUND

1. This property is located in the Platteville industry park, which is owned by the City. The proposal is to divide a lot in the industry park to allow for the sale and subsequent development of the land.

PROJECT DESCRIPTION

2. The potential buyer recently purchased the existing building at 455 Enterprise Drive. They would also like to purchase some adjacent land from the City. The property to be purchased would consist of a portion of the adjacent lot to the east, which has an address of 1590 Vision Drive. The lot currently has an area of 6.42 acres (279,709 sq. ft.) and has approximately 464' of frontage on the unimproved portion of Vision Drive. The proposal is to split the lot to create a 2.9-acre lot and a 3.52-acre lot. The prospect would purchase the 2.9-acre lot and add it to the 455 Enterprise Drive parcel. The other lot would be available for other future development.
3. The lot will be sold to a company that distributes and sells lumber and other building construction materials. They would construct an addition onto the existing building and will also construct two warehouse buildings and an enclosed storage yard at the rear of the property. The parking lot would be expanded and the driveways would be extended.

4. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$175,000 per acre, but the final purchase price is reduced based on the value of the building constructed, and the number and wage rate for the jobs created. In this situation, the land will be sold for \$1 per acre.
5. The purchaser will be responsible for constructing a stormwater pond sized to accommodate the development of the property plus the additional vacant land to the southeast that is owned by the City. The purchaser will receive a pay-as-you-go TIF incentive to cover the pond construction cost, with the details being included in a separate agreement. The pond will be located on City property and the City will be responsible for ongoing maintenance of the pond.

STAFF ANALYSIS

6. The land sale will be done following the land price formula, which was previously approved by the City. The intent of the formula is to provide an incentive to businesses that will create jobs and grow the tax base for the City. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission should review and make a recommendation regarding the sale of public land. For this reason, the Plan Commission needs to make a recommendation regarding this sale before Council action.
7. The proposed land division meets the requirements of the Zoning Ordinance and Subdivision Ordinance.

STAFF RECOMMENDATION

8. Staff recommends approval of the proposed land division.
9. Staff also recommends approval of the land sale subject to a Development Agreement and a TIF Assistance Agreement.

ATTACHMENTS: Location Map, Certified Survey Maps, Site Plan

SW of the NE
S14 T3N R1W

NE

SE of the NE
S14 T3N R1W

SW of the NW
S13 T3N R1W

NW

PROGRESSIVE PKWY

31059
Approximate

E BUSINESS HWY 151

NW of the SE
S14 T3N R1W

NE of the SE
S14 T3N R1W

NW of the SW
S13 T3N R1W

14

13

MEANS DR

SE

SW

VISION DR

SW of the SE
S14 T3N R1W

SE of the SE
S14 T3N R1W

SW of the SW
S13 T3N R1W

31063
Approximate

EVERGREEN RD

EVERGREEN RD

NW of the NE
S23 T3N R1W

NE

23

NE of the NE
S23 T3N R1W

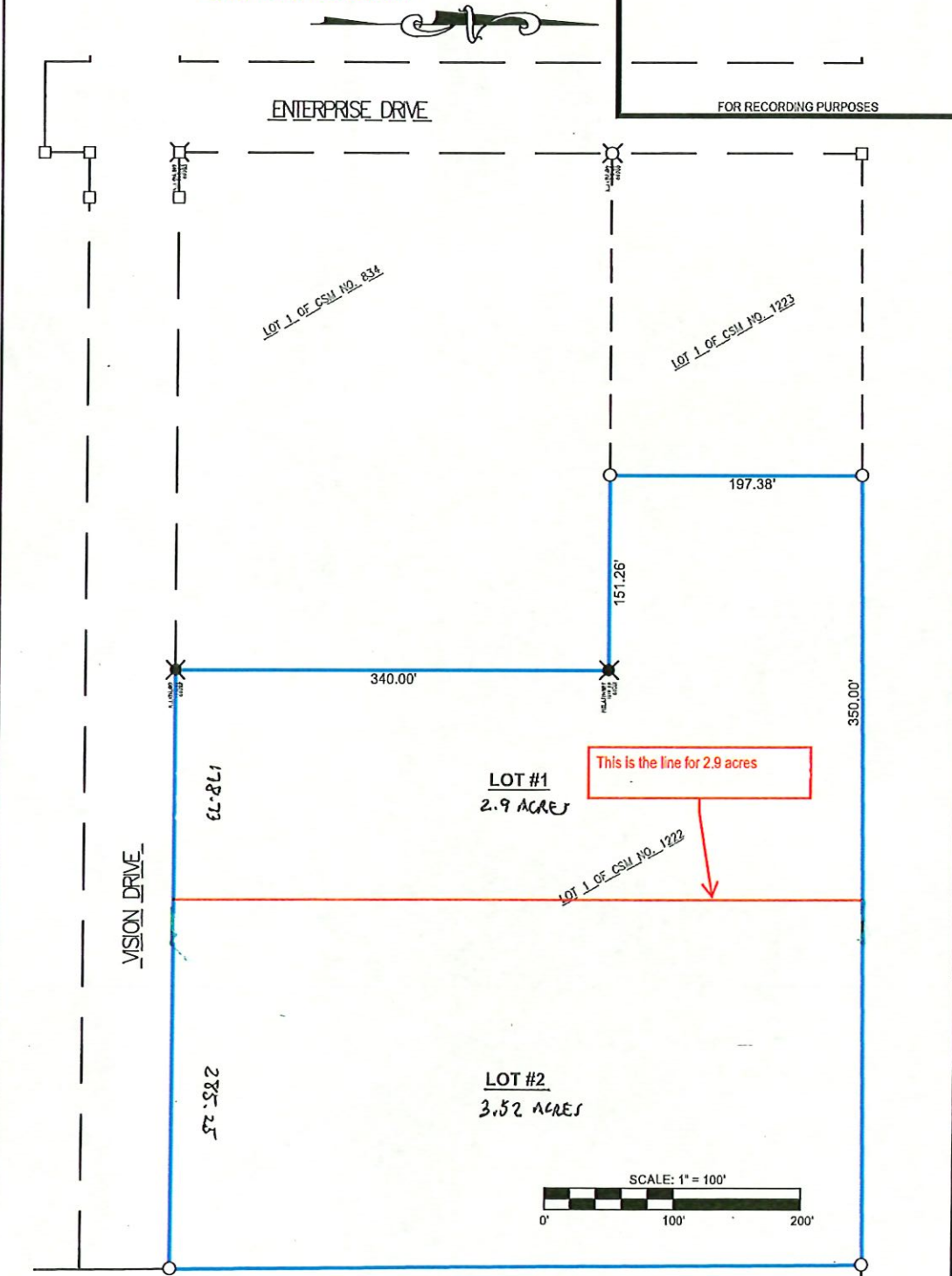
NW of the NW
S24 T3N R1W

24

TURNAROUND

CERTIFIED SURVEY MAP NO. _____

A REPLAT OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1222, BEING LOCATED IN THE SE1/4 OR THE SE1/4 OF SECTION 14, T3N, R1W OF THE 4th P.M., CITY OF PLATTEVILLE GRANT COUNTY, WISCONSIN



PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANNING • CAD SERVICES

875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: CITY OF PLATTEVILLE
75 N. BONSON STREET
PLATTEVILLE, WI 53818

DATE(S) OF FIELDWORK:
FIELD CREW: A.LOEFFELHOLZ
DRAWN BY: D.DREESSENS
REVIEWED BY: S.KING

DELTA 3 PROJECT NO.: D26-156-1

SHEET 1 OF 3

