

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, AUGUST 5, 2024 – 7:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – May 6, 2024

3. AIRPORT IMPROVEMENT PROJECT

Consider improvements at the Platteville Airport and the submittal of a request for airport improvement funds.

4. CODE AMENDMENT – Chapter 5 Health and Property Maintenance

Discuss and provide feedback related to potential amendments to the regulations concerning weeds and lawn maintenance (no-mow May, creeping charlie).

5. ADJOURN

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

PLAN COMMISSION
Monday, May 6, 2024

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

ROLL CALL:

Present: Kory Wein, Tad Leonard, Robert Vosberg, Todd Kasper, and Barbara Daus
Excused: Ciara Miller

APPROVAL MINUTES – April 1, 2024

Motion by Wein, second by Vosberg to approve the April 1, 2024, minutes as presented. Motion carried 4-0 on a roll call vote.

BIKE AND PEDESTRIAN PLAN – Community Development Director Joe Carroll explained that this item was brought back for review since at the last meeting two versions were circulating. Public Works Director Howard Crofoot explained that this plan was created due to a Department of Transportation (DOT) 80% Transportational Alternatives Program grant. The City contracted with Southwest Regional Planning to complete the study. The intention was to update the 2009 Safe Routes to School Plan and to include all bike and pedestrian transportation within the city. The City wanted this plan for future direction and to qualify for grants that require an updated plan. Council President Daus suggested that there should be a 5 year schedule for updating the plan. Motion by Leonard, second by Wein to recommend the Common Council review and adopt the Bike and Pedestrian Plan. Motion carried 4-0 on a roll call vote.

CODE AMENDMENT – Chapter 22 Zoning Director Carroll presented that this item was updated in 2020 when there were several modifications to Chapter 22 - Zoning of the Municipal Code book. These changes have been reviewed by the Plan Commission and Common Council and were approved but since they were not included in the ordinance format they were not changed. By sending them back to the Common Council in the ordinance format they will formally be approved, and the Municipal Code book can be updated. Motion by Wein, second by Kasper to recommend these changes be sent to Common Council for approval. Motion carried 4-0 on a roll call vote.

CODE AMENDMENT DISCUSSION – Digital Signage – Director Carroll said that a request was made to create a digital billboard along Business Highway 151. Digital signage is limited to a maximum size of 35 square feet. This would not be large for a billboard. The two options that an applicant can follow would be to ask to amend the ordinance or request a variance from the Board of Appeals. Director Carroll explained that he was asking the Commission to provide input on their preference at this time. The Commission’s consensus was that each request be brought to the Board of Appeals for a variance.

ADJOURN:

Motion by Wein, second by Leonard to adjourn. Motion carried 4-0 on a voice vote. The meeting was adjourned at 7:26 PM.

Respectfully submitted,

Colette Steffen, City Clerk

STAFF REPORT
Community Planning &
Development Department



Meeting Date: August 5, 2024
Re: Airport Improvements
Applicant: City of Platteville

I. PROJECT DESCRIPTION

The City of Platteville is beginning to plan for improvements at the airport. The improvement(s) desired are requested in a petition dated July 15, 2024. The requested improvement(s) are:

1. Runway repair that includes crack/seal pavement, painting, and new beads
2. Construct/Rehabilitate snow removal equipment building
3. Construct/Rehabilitate T-Hangars
4. Purchase snow removal and mowing equipment
5. Replace rotating beacon
6. Land Acquisition for Hangar Development Areas Access
7. Decommission/Remove Remote Communications Outlet, RCO
8. Clear and maintain runway approaches as stated in Wis. Admin. Code Trans 55
9. Construct hangar access taxi lane
10. Extend runway to 5,000 feet; including lighting
11. Land acquisition for runway extension
12. Conduct Wildlife Study
13. Any related necessary work

The first step in preparing for the improvement work is to make an application for federal and/or state aid. Attached is a sample resolution petitioning the Secretary of Transportation for airport improvement aid to complete the above projects. The City is not committed to doing the project by making the request; the petition basically puts the City in line for funding when it becomes available.

II. STAFF RECOMMENDATION

Staff recommends approval of the resolution petitioning the Secretary of Transportation for airport improvement aid.

Attachments: Eligibility Statement, Project Background information, Airport Plans, Resolution petitioning the Secretary of Transportation for Airport Improvement Aid.

**WISCONSIN DEPARTMENT OF TRANSPORTATION
DIVISION OF TRANSPORTATION INVESTMENT MANAGEMENT
BUREAU OF AERONAUTICS**

Eligibility statement

for

Petition dated July 15, 2024

Submitted by:

**The City of Platteville
Grant County, Wisconsin**

Platteville Municipal Airport

I. Project Background

A. Petition

The sponsor of the proposed project, City of Platteville, petitioned the Secretary of Transportation, under Wis. Stats. §114.33(2) (1971) for Federal and State funding to improve the Platteville Municipal Airport. The improvement(s) desired are requested in a petition dated July 15, 2024. The requested improvement(s) are:

1. Runway repair that includes crack/seal pavement, painting, and new beads
2. Construct/Rehabilitate snow removal equipment building
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B. Compatibility with national, state, and local plans

Platteville Municipal Airport is included in both the National Plan of Integrated Airport Systems (NPIAS) and the State Airport System Plan (SASP), making it eligible for both federal and state aid. The airport is classified as a Local/Basic airport in the NPIAS and as a Medium GA airport in the SASP.

The airport layout plan was approved on March 5, 1998. The acquisition of land in the existing runway approaches and for airport development and the recently constructed fuel farm are not shown on the existing signed ALP. Insert sheets have been submitted to the FAA which show these areas. The Commission approved a new Master Plan in April 2023, ALP approval is pending.

II. Project need assessment

A. Existing facility

The Platteville Municipal Airport has two paved bituminous runways. Runway 7/25 is 3,599' long and 75' wide. Runway 15/33 is 3,999' long and 75' wide. They are intersecting runways, and both have medium intensity runway light (MIRL's) as well as connecting taxiways to a paved bituminous parking apron. Each runway has an RNAV approach. A precision approach path indicator lighting system (PAPI) is installed on both runway 15

and 33. The fixed based operator (FBO) on the field is Apex Executive Jet Center which provides services including the sale of 100LL and Jet A fuel.

The airport currently has 23 based aircraft, including 21 single engine and 2 multi engine. This information came from the FAA based aircraft as of 5/21/24.

B Assessment of petitioned items

1. Runway repair that includes crack/seal pavement, painting, and new beads

The 2023 Masterplan indicates runway 15/33 is considered the primary runway with a length of 3,999 feet in 2023 it was noted in FAA publications as being in good condition having been reconstructed in 2012 and crack sealed in 2018. Runway 7/25 is noted in FAA publications as being in excellent condition having been reconstructed in the summer of 2018. The markings have faded since being last redone in 2018 and need to be remarked after crack sealing. The taxiways and aprons around the hangars have not been updated and need to be repaired. The Sponsor is actively trying to preserve these pavements by keeping up on crack sealing.

2. Construct/Rehabilitate snow removal equipment (SRE) building

The Sponsor would like to construct or rehabilitate a dedicated SRE building to house their existing snow removal equipment. The current structure that had originally housed SRE, is too low to accommodate the existing equipment. This space would also be used as a maintenance shelter for the equipment. The SRE is currently stored in an aircraft hangar.

3. Construct/Rehabilitate T-Hangars

The existing 22 T-Hangar spaces are full. With the airport being a general aviation airport adding more T-Hangars can increase traffic and help grow general aviation. The Sponsor would like to construct new T-Hangars and rehabilitate a six-bay T-Hangar that is old and needs to be updated to current standards.

4. Purchase snow removal and mowing equipment

The Sponsor would like to purchase snow removal equipment as part of the State's equipment bid or as a standalone project using appropriate funding. The FAA's AIP Handbook states the useful life of snow removal equipment (SRE) is 10 years. The airport has phased its equipment over several years. The most immediate need is to replace a 2005 Ford F350 with plow used to work in and around hangars. The truck is unreliable and expensive to maintain. It is also used for general work around the airport all year long. Wear and tear on other equipment is leading to high maintenance costs to keep the equipment operable. Replacement of other major SRE will be necessary in the next 5 years.

Maintaining grass and brush height at the airport is a priority. This not only helps pilots to easily locate visual and navigation aids but aids the overall safety of the airport by deterring wildlife from bedding or nesting in long brush or grass. The Sponsor would like to acquire mowing equipment for this purpose.

5. Replace rotating beacon

The rotating beacon indicates an airport for pilots at night. It has long served its useful life at the airport. The current Rotating Beacon is not energy efficient and is the largest cost on

monthly electricity bills. The Sponsor would like to replace the Rotating Beacon to improve energy efficiency

6. Land Acquisition for Hangar Development Areas Access

There is a strip of land and a small triangle to the north needed to unlock hangar development areas as shown in the Master Plan along runway 15/33. It's called out as 2.5 acres on the recommended concept.

7. Decommission/Remove Remote Communications Outlet, RCO

Federal/FAA owned facility. The facility is old and not required any longer and is positioned on land that could be used for other purposes.

8. Clear and maintain runway approaches as stated in Wis. Admin. Code Trans 55

Runway approaches must be maintained to comply with State Code.

9. Construct hangar access taxi lane

This would be the taxi lane going to the east from the existing pavements, as depicted in the Master Plan. The taxi way is in a previously developed area. The taxi way was constructed but not paved to save project funds originally.

10. Extend runway to 5,000'; including lighting

The Sponsor prepared a new a Master Plan approved in April 2023. The sponsor continues to seek basing or intent to base, aircraft that would normally require a longer runway, to enhance economic development in the Region. If the need can be shown, the airport is justified and eligible for a runway extension, the Sponsor would like to pursue that project including the required lighting.

11. Land acquisition for runway extension

The airport would like to acquire land for future runway extension approaches. The existing approaches are owned in fee and easement, but acquisition will be necessary for a runway extension. The land acquisition could come in any of the following forms: fee simple, navigation easements and/or clear zone easements. Prior to acquisition, a new ALP or Master Plan will be required showing which parcels would need to be acquired to protect future runway approaches. The Master Plan will be consulted when considering land acquisition.

12. Conduct Wildlife Study

It is unknown if a formal Wildlife Study has ever been done for the airport. Since the airport is near land used for farming, a Wildlife Study should be conducted to note and mitigate the possible danger to flight operations.

13. Any related necessary work

This item is intended to cover those related items that are not specifically petitioned for but are required for the efficient and proper implementation of the petitioned items listed above.

III. Public hearing summary

A public hearing was held on **(Date)** at 6 P.M. in the Common Council Chambers of City Hall at 75 N. Bonson Street, Platteville, WI 53818. All items were discussed and there **was or was not** any public comment. **(Hearing scheduled for August 13) Public hearing must be noticed 10 days prior to hearing.**

IV. Eligibility review committee determination

A. Petition items

(Bureau of Aeronautics will insert comments in Sections IV. and V. after Sponsor submission)

B. Other conditions

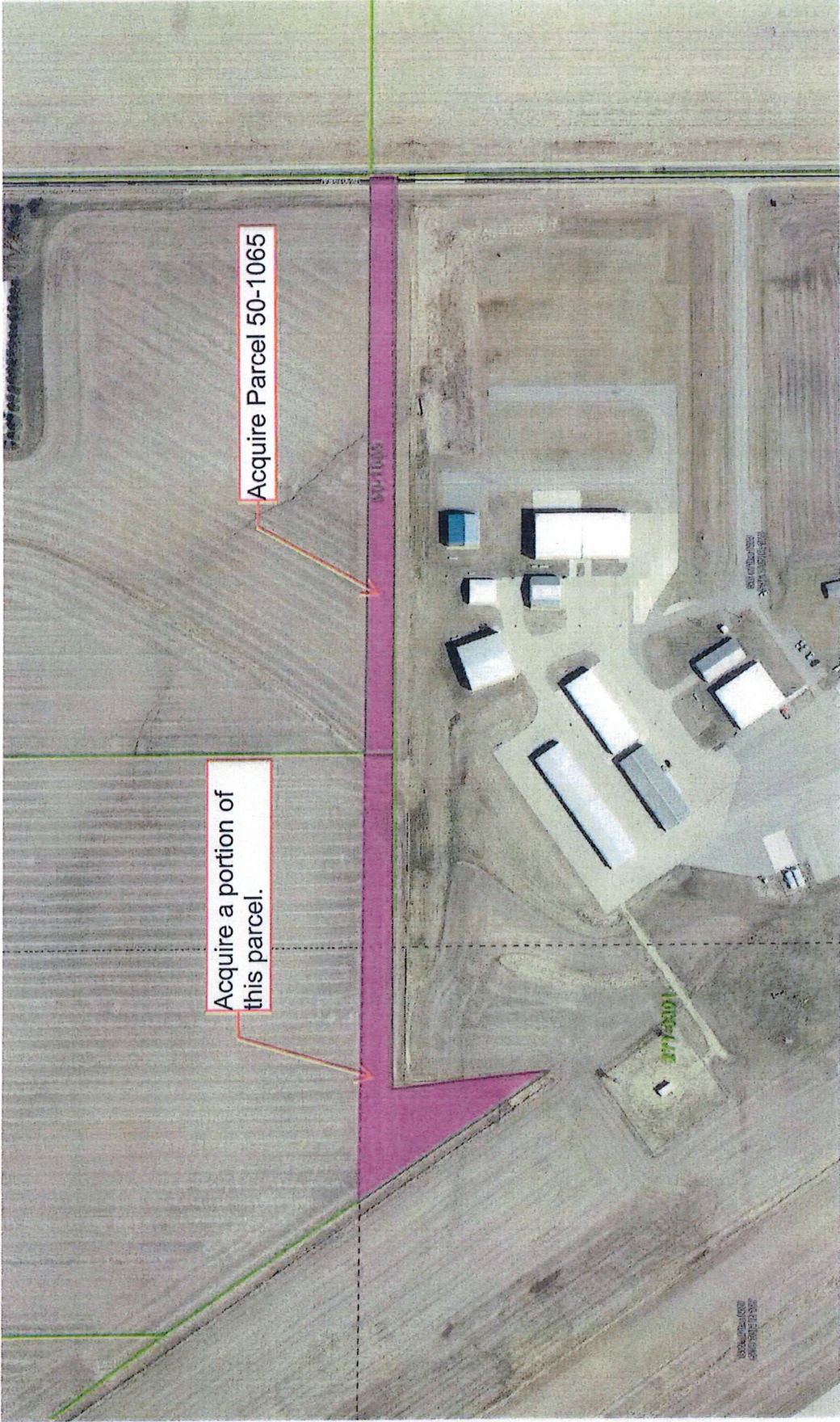
Prior to the use of any federal or state funds for the construction of the petition items, the airport owner must:

1. Have an approved ALP (Master Plan is in progress)

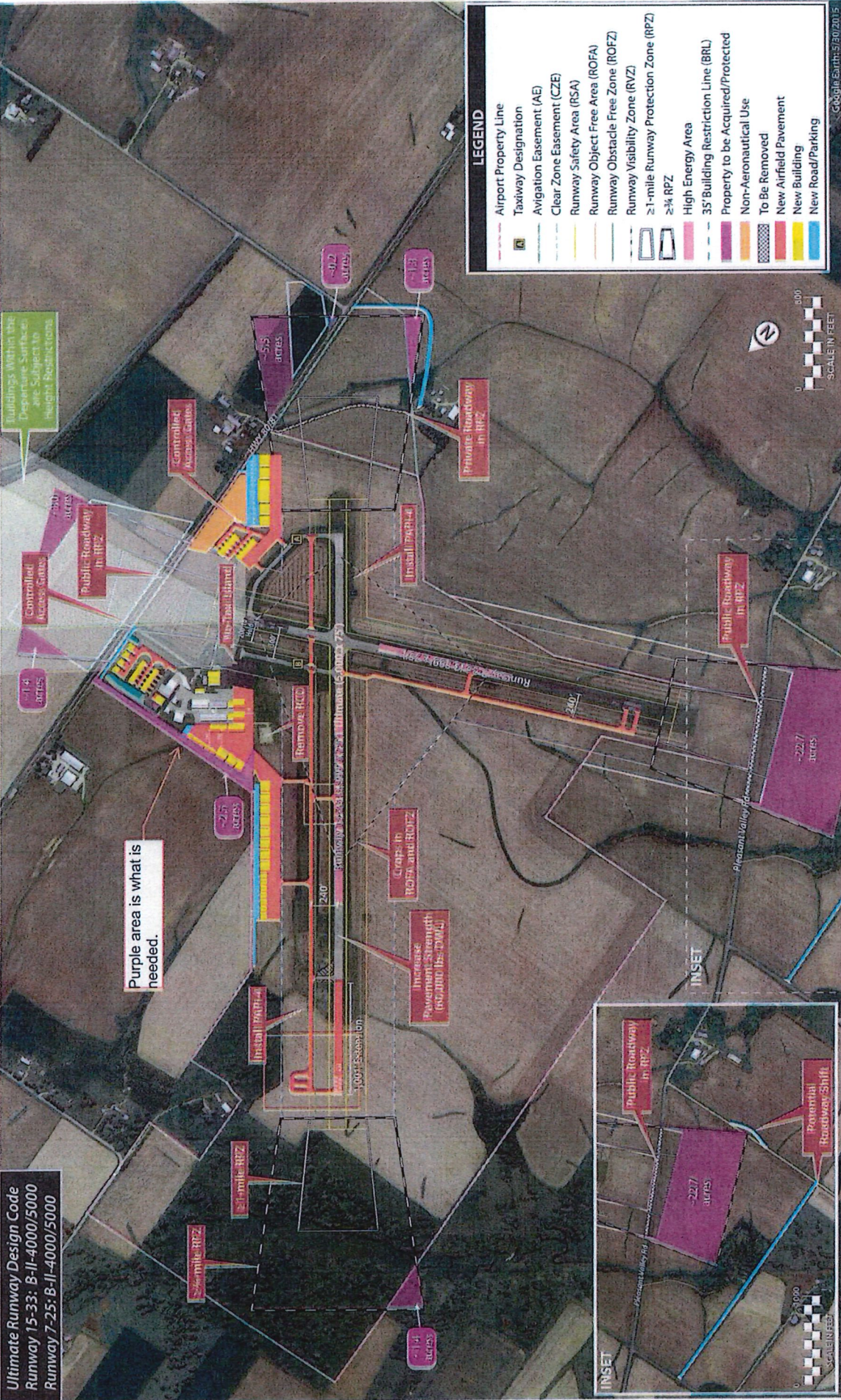
V. Bureau Director Endorsement

The determination(s) of the eligibility review committee are approved. It is recommended that the eligible items be programmed in accordance with priorities subject to the correction of any deficiencies identified in Wis. Admin. Code Trans §55.06 (1997).

Approved _____ Date _____
Name
Director
Bureau of Aeronautics



Ultimate Runway Design Code
Runway 15-33: B-II-4000/5000
Runway 7-25: B-II-4000/5000



LEGEND

- Airport Property Line
- Taxiway Designation
- Aviation Easement (AE)
- Clear Zone Easement (CZE)
- Runway Safety Area (RSA)
- Runway Object Free Area (ROFA)
- Runway Visibility Zone (RVZ)
- ≥1-mile Runway Protection Zone (RPZ)
- ≥¼ RPZ
- High Energy Area
- 35' Building Restriction Line (BRL)
- Property to be Acquired/Protected
- Non-Aeronautical Use
- To Be Removed
- New Airfield Pavement
- New Building
- New Road/Parking



Google Earth: 5/10/2015

**DRAFT RESOLUTION PETITIONING
THE SECRETARY OF TRANSPORTATION
FOR AIRPORT IMPROVEMENT AID
BY**

**Common Council of the City of Platteville
Grant County, Wisconsin**

WHEREAS, the City of Platteville, Grant County, Wisconsin hereinafter referred to as the sponsor, being a municipal body corporate of the State of Wisconsin, is authorized by Wis. Stat. §114.11, to acquire, establish, construct, own, control, lease, equip, improve, maintain, and operate an airport, and

WHEREAS, the sponsor desires to develop or improve the Platteville Municipal Airport, Grant County, Wisconsin,

"PETITION FOR AIRPORT PROJECT"

WHEREAS, the foregoing proposal for airport improvements has been referred to the city plan commission for its consideration and report prior to council action as required by Wis. Stat. §62.23(5), and

WHEREAS, airport users have been consulted in formulation of the improvements included in this resolution, and

WHEREAS, a public hearing was held prior to the adoption of this petition in accordance with Wis. Stat. §114.33(2) as amended, and a transcript of the hearing is transmitted with this petition, and

THEREFORE, BE IT RESOLVED, by the sponsor that a petition for federal and (or) state aid in the following form is hereby approved:

The petitioner, desiring to sponsor an airport development project with federal and state aid or state aid only, in accordance with the applicable state and federal laws, respectfully represents and states:

1. That the airport, which it is desired to develop, should generally conform to the requirements for a general aviation type airport as defined by the Federal Aviation Administration.
2. The character, extent, and kind of improvements desired under the project are as follows:
 1. Sealcoat and crack fill airport pavements, painting, and new beads
 2. Construct/Rehabilitate snow removal equipment building
 3. Construct/Rehabilitate new T-Hangars
 4. Purchase new snow removal and mowing equipment
 5. Replace rotating beacon
 6. Land Acquisition for Hangar Development Areas Access
 7. Decommission/Remove RCO
 8. Clear and maintain runway approaches as stated in Wis. Admin. Code Trans 55
 9. Construct hangar access taxi lane
 10. Extend runway to 5,000 feet; including lighting
 11. Land acquisition for runway extension
 12. Conduct wildlife study
 13. Any related necessary work
3. That the airport project, which your petitioner desires to sponsor, is necessary for the following reasons: to meet the existing and future needs of the airport.

WHEREAS, it is recognized that the improvements petitioned for as listed will be funded individually or collectively as funds are available, with specific project costs to be approved as work is authorized, the proportionate cost of the airport development projects described above which are to be paid by the sponsor to the Secretary of the Wisconsin Department of Transportation (hereinafter referred to as the Secretary) to be held in trust for the purposes of the project; any unneeded and

unspent balance after the project is completed is to be returned to the sponsor by the Secretary; the sponsor will make available any additional monies that may be found necessary, upon request of the Secretary, to complete the project as described above; the Secretary shall have the right to suspend or discontinue the project at any time additional monies are found to be necessary by the Secretary, and the sponsor does not provide the same; in the event the sponsor unilaterally terminates the project, all reasonable federal and state expenditures related to the project shall be paid by the sponsor; and

WHEREAS, the sponsor is required by Wis. Stat. §114.32(5) to designate the Secretary as its agent to accept, receive, receipt for and disburse any funds granted by the United States under the Federal Airport and Airway Improvement Act, and is authorized by law to designate the Secretary as its agent for other purposes.

, and **“DESIGNATION OF SECRETARY OF TRANSPORTATION AS SPONSOR'S AGENT”**

THEREFORE, BE IT RESOLVED, by the sponsor that the Secretary is hereby designated as its agent and is requested to agree to act as such, in matters relating to the airport development project described above, and is hereby authorized as its agent to make all arrangements for the development and final acceptance of the completed project whether by contract, agreement, force account or otherwise; and particularly, to accept, receive, receipt for and disburse federal monies or other monies, either public or private, for the acquisition, construction, improvement, maintenance and operation of the airport; and, to acquire property or interests in property by purchase, gift, lease, or eminent domain under Wis. Stat. §32 .02; and, to supervise the work of any engineer, appraiser, negotiator, contractor or other person employed by the Secretary; and, to execute any assurances or other documents required or requested by any agency of the federal government and to comply with all federal and state laws, rules, and regulations relating to airport development projects.

FURTHER, the sponsor requests that the Secretary provide, per Wis. Stat. §114.33(8)(a), that the sponsor may acquire certain parts of the required land or interests in land that the Secretary shall find necessary to complete the aforesaid project.

"AIRPORT OWNER ASSURANCES"

AND BE IT FURTHER RESOLVED that the sponsor agrees to maintain and operate the airport in accordance with certain conditions established in Wis. Admin. Code Trans §55, or in accordance with sponsor assurances enumerated in a federal grant agreement.

AND BE IT FURTHER RESOLVED THAT THE _____ and _____ be authorized to sign and execute the agency agreement and federal block grant owner assurances authorized by this resolution.

RESOLUTION INTRODUCED BY: _____
_____ (TITLE)

_____ (TITLE)

_____ (TITLE)

CERTIFICATION

I, _____, Clerk of City of Platteville, Wisconsin, do hereby certify that the foregoing is a correct copy of a resolution introduced at a _____ meeting of the _____ on _____, 20____, adopted by a majority vote, and recorded in the minutes of said meeting.

Clerk

**AGENCY AGREEMENT AND
FEDERAL BLOCK GRANT OWNER ASSURANCES**

**Department of Transportation
Bureau of Aeronautics
Madison, Wisconsin**

WHEREAS, the City of Platteville, Grant County, Wisconsin, hereinafter referred to as the sponsor, desires to sponsor an airport development project to be constructed with federal aid and/or state aid, specifically, the Platteville Municipal Airport project to:

Construct/Rehabilitate terminal building; Construct/Rehabilitate fuel farm; Conduct wildlife study; Land acquisition in existing runway approaches and for airport development;; Feasibility study, Master Plan & Environmental Assessment runway extension & parallel taxiway construction; Construct hangars; clear and maintain runway approaches as stated in Wis. Admin. Code Trans §55; and any necessary related work.

WHEREAS, the sponsor adopted a resolution on _____, 20____, a copy of which is attached and the prescribed terms and conditions of which are fully incorporated into this agreement, designating the Secretary as its agent and requesting the Secretary to act as such as set forth in the resolution, and agreeing to maintain and operate the airport in accordance with certain conditions; and

AGENCY AGREEMENT.....

WHEREAS, upon such request, the Secretary is authorized by law to act as agent for the sponsor until financial closing of this project;

NOW THEREFORE, the sponsor and the Secretary do mutually agree that the Secretary shall act as the sponsor's agent in the matter of the airport development as provided by law and as set forth in the referenced resolution; provided, however, that the Secretary is not required to provide legal services to the sponsor.

By: SECRETARY OF TRANSPORTATION

David M. Greene, Director (Date)
Bureau of Aeronautics

FEDERAL BLOCK GRANT OWNER ASSURANCES

WHEREAS, the sponsor does agree to the conditions established in Wis. Admin. Code Trans §55, and for projects receiving federal aid, to the attached federal sponsor assurances, which are a condition of a federal grant of funds.

The federal block grant owner assurances shall remain in full force and effect throughout the useful life of the facilities developed under this project, but in any event not to exceed twenty (20) years from the date of the finding (except for land projects, which shall run in perpetuity);

Acceptance: The sponsor does hereby accept the agency agreement and the federal block grant owner assurances.

Sponsor: The City of Platteville, Grant County, Wisconsin

Name

Name

Title

Title

Date

Date

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: INFORMATION & DISCUSSION ITEM NUMBER: VII.	TITLE: Chapter 5 Health and Property Maintenance code revisions	DATE June 11, 2024 VOTE REQUIRED: Majority
PREPARED BY: Howard B. Crofoot, P.E. Director of Public Works		

Description:

Platteville Municipal Code, Chapter 5, Health and Property Maintenance, was last revised and approved in January 2022. It revised the code regarding weeds and the maximum height of grass allowable under code. Additionally, a paragraph was included that prohibited the growth of Creeping Charlie (*Glechoma hederacea*) within ten (10) feet of any property containing a residential dwelling unit. Separately, there have been requests to allow a “No Mow May” program in the City of Platteville to support pollinators.

1. Creeping Charlie: This ground ivy is an invasive plant that uses rhizomes to propagate. If left uncontrolled, it will take over lawns. It is ubiquitous, like dandelions. Due to the nature of the plant, it is controlled by raking and hand-pulling or by herbicides. It takes multiple seasons for this plant to be under control. Many lawn care companies will provide applications 4- 5 times per year for 2 – 3 years to control this plant at a cost of approximately \$300 per year. Additionally, the Ordinance as written is difficult to enforce and unequal in its treatment of different classes of properties. It requires a property owner that abuts another property with a residential dwelling unit to not permit growth of Creeping Charlie within ten (10) feet of the property line. It says nothing about growth on other portions of the lawn. Many property owners do not know where their lot line is and would have a difficult time determining where the ten foot buffer strip is. It only prohibits growth abutting property with a residential dwelling unit. If I live on a parcel that is adjacent to a Church, the Church would be required to control Creeping Charlie because it abuts my residential property, but I would not be required to do so adjacent to the Church. Code Enforcement Inspector Rodell conducted a survey and the majority of people who responded were property owners who are unconcerned about Creeping Charlie in the neighborhood or community and think enforcement would have a negative effect on our community. As one comment said, “I would prefer to have Creeping Charlie than any increase in herbicides in my neighborhood”.
2. “No Mow May”: This and variations like “Slow Mow May” or Slow Mow Spring” have been started in a number of communities to show support for pollinators. Pollinators like bees and butterflies need ample and varied sources of pollen in the spring to thrive. The intent is to allow the grass to grow to sufficient height to grow pollen heads to feed the pollinators – generally 6 – 8 inches high. With the growing season we have had so far, with rain seemingly every other day, grass has been extremely high. Many residents have had a hard time keeping up as it is, let alone waiting an entire month to mow. Not mowing allows vermin to proliferate and makes the neighborhoods look terrible. Code Enforcement Inspector Rodell conducted a survey. A plurality of people would participate in “No Mow May” and a slightly smaller plurality would like the City to implement “No Mow May”. A slight majority think a policy of “No Mow May” would have a positive effect on the Community.

Enclosed is a redlined Ordinance with Options:

Creeping Charlie:

- Leave as written: It remains difficult to enforce, costly for residential property owners to comply with and unequal in treatment of properties adjacent to residential property versus being adjacent to non-residential property. The survey also indicates that Creeping Charlie is not a high priority for most residents.
- Eliminate the section: It returns the Ordinance to pre-2022 condition. It acknowledges the difficulty in enforcement and unequal treatment. It acknowledges the ubiquitous nature of the plant and leaves it to individuals to control it on their own property.
- No Creeping Charlie anywhere: It provides clarity of enforcement and a more equal treatment of properties. It would require additional staffing to ensure City properties do not have Creeping Charlie and additional Code Enforcement staffing to enforce throughout the community.

No Mow May:

- Leave as written: No Mow May is not recognized in the City of Platteville. The community looks well-kept, especially for UW-P and High School graduations.
- No Mow May: Amend the Ordinance to not enforce the 8-inch lawn height Ordinance in the month of May. It will support the pollinators, but the lawns could grow to 12 – 18 inches high, depending on the weather.
- Slow Mow May: Amend the Ordinance to encourage property owners to mow infrequently and keep the deck height to the maximum to allow growth of 8 – 10 inches throughout May. It will be difficult to enforce, but still support pollinators.
- Slow Mow Spring: Amend the Ordinance to encourage property owners to mow infrequently and keep the deck height to the maximum to allow growth of 8 – 10 inches until June 20th. It will be difficult to enforce, but still support pollinators.

Budget/Fiscal Impact:

1. Creeping Charlie: There are at least eight City properties that directly abut a parcel with a residential dwelling unit. To comply with the Ordinance as written, the City will either be required to have certified staff to apply herbicides or spend additional effort to hand-pull this plant over a period of years. The least impact would be to repeal the paragraph regarding Creeping Charlie.
2. No Mow May: Due to the importance of Memorial Day, Staff does not recommend changing practices for cemeteries in the month of May. It would be up to Parks and Recreation to determine whether to change practices to support a No Mow May – balancing the use of playing fields with general park usage.

Recommendation:

Staff recommends the Common Council adopt Option 2 – deleting the paragraph regarding the control of Creeping Charlie and Option 2 – No Mow May – suspending Lawn Maintenance enforcement during the month of May each year.

Sample Affirmative Motion:

“Move to recommend that the Common Council adopt Option 2 – deleting the paragraph regarding the control of Creeping Charlie and Option 2 “No Mow May” – suspending Lawn Maintenance enforcement during the month of May each year.”

Attachments:

- Redline version of Chapter 5.
- Survey PowerPoints

CHAPTER 5

HEALTH AND PROPERTY MAINTENANCE

5.01 WEEDS AND LAWN MAINTENANCE.

1) **PURPOSE.** It is the purpose of this Section to prohibit the uncontrolled growth of vegetation and to eradicate noxious weeds, while permitting the planting and maintenance of planned landscaping that adds diversity and richness to the quality of life. There are reasonable expectations regarding the proper maintenance of vegetation on any lot or parcel of land. It is in the public's interests to provide standards regarding the maintenance of vegetation because vegetation which is not managed can decrease the value of nearby properties and threaten the public health and safety. It is also in the public's interests to encourage diverse landscaping treatments, particularly those that encourage the reservation, restoration, and management of native plant communities which can be economical, low-maintenance and effective in soil and water conservation. The City enacts this Section to balance these competing interests.

(2) **DEFINITIONS.**

- a) **Destroy.** Means the complete killing of weeds or the killing of weed plants above the surface of the ground by the use of chemicals, cutting, tillage, cropping system, or any or all of these in effective combination, at a time and in a manner as will effectually prevent the weed plants from maturing to bloom or flower stage.
- b) **Lawn/turf grass.** An area of soil-covered land near buildings that is primarily planted with a mixture of grasses consisting of Kentucky bluegrass, ryegrass and fescues, and that is regularly mowed and used for aesthetic and recreational purposes.
- c) **Noxious Weed.** The term "noxious weeds" as used herein shall include the following and shall also include any plants identified in Wis. Stats. Sections 23.235 and 66.407:

Common Name - Scientific Name

Black nightshade - *Solanum nigrum* Bittersweet nightshade - *Solanum dulcamara*

Bull thistle - *Cirsium vulgare*

Burdock - *Articum*

Canada thistle - *Cirsium arvense*

Common cocklebur - *xanthium strumarium*

Field bindweed or creeping jenny - *Lysimachia nummularia*

Giant hogweed - *Heracleum mantegazzianum*

Grecian foxglove - *Digitalis lanata*

Jimsonweed - *Datura stramonium*

Leafy spurge - *Euphorbia esula*
 Lesser celandine or fig buttercup - *Ranunculus ficaria*
 Multiflora rose - *Rosa multiflora*
 Nettles - *Urtica dioica*
 Poison ivy - *Toxicodendron radicans*
 Poison oak - *Toxicodendron diversilobum*
 Poison hemlock - *Conium maculatum*
 Purple loosestrife - *Lythrum salicaria*
 Ragweed- common - *Ambrosia artemisiifolia*
 Ragweed - Giant - *Ambrosia trifida*
 Spotted knapweed - *Centaurea biebersteinii*, *Centaurea maculosa* or *Centaurea stoebe*
 Tansy or common tansy - *Tanacetum vulgare*
 Water hemlock – *Cicuta maculata*
 Whorled milkweed - *Asclepias verticillate*
 Wild hemp or marijuana - *Feral cannabis*
 Wild parsnip - *Pastinaca sativa*
 Yellow star thistle - *Centaurea solstitialis*

- (3) WEED COMMISSIONER. The Office of Weed Commissioner is hereby created. The powers and duties of the Weed Commissioner as set forth in this section are hereby conferred upon and combined with the Director of Public Works.
- a) The Weed Commissioner shall enforce this section of the Municipal Code, and if any person shall fail to comply herewith, the Weed Commissioner shall, after five (5) days written notice to the owner, cause the property to be mowed and/or noxious weeds destroyed, and report the cost thereof in writing to the City Clerk. The cost thereof shall be placed on tax rolls as a tax on the lands upon which such weeds, grasses, lawns or noxious weeds were cut, as set forth in Section 66.0517 of the Wisconsin Statutes.
- b) An administration charge, as set by resolution by the Common Council, shall be added to bills where the property owner fails to mow his property and thereby causes the City to perform the work and that any amount not paid within thirty (30) days shall bear interest at the rate of one percent (1%) per month until fully paid.
- (4) ADOPTION OF STATUTES. The provisions of Sections 66.0407 and 66.0517, as amended, of the Wisconsin Statutes relating to the regulation and control of weeds are hereby adopted by reference.
- (5) CONTROL OF NOXIOUS WEEDS. A person owning, occupying, or controlling property in the City shall destroy all noxious weeds on the land.
- (6) CONTROL OF CREEPING CHARLIE. No person owning, occupying, or controlling property in the City shall permit any growth of Creeping Charlie (*Glechoma hederacea*) within ten (10) feet of any property containing a residential dwelling unit.

Option 1: Leave it as written.

6) CONTROL OF CREEPING CHARLIE. No person owning, occupying, or controlling property in the City shall permit any growth of Creeping Charlie (Glechoma hederacea) within ten (10) feet of any property containing a residential dwelling unit.

Option 2: Remove completely.

~~6) CONTROL OF CREEPING CHARLIE. No person owning, occupying, or controlling property in the City shall permit any growth of Creeping Charlie (Glechoma hederacea) within ten (10) feet of any property containing a residential dwelling unit.~~

Option 3: No Creeping Charlie anywhere.

~~6) CONTROL OF CREEPING CHARLIE. No person owning, occupying, or controlling property in the City shall permit any growth of Creeping Charlie (Glechoma hederacea) within ten (10) feet of any property containing a residential dwelling unit. anywhere on the property.~~

- (7) LAWN MAINTENANCE. No person owning, occupying, or controlling property in the City shall permit or maintain any growth of lawns, turf grasses or weeds over eight (8) inches in height, measured from the ground surface, except those areas designated as follows:
- a) Those areas more than 100 feet from property containing a residential dwelling unit.
 - b) All other areas more than 100 feet from a parcel containing a structure in use.
 - c) Month of May:
 - Option 1: Do not add c). Leave as written.
 - Option 2: No Mow May. The City of Platteville recognizes that pollinators are essential to the ecology of the Earth and that after winter, they need an abundant and varied supply of pollens to thrive. As such, the City of Platteville suspends enforcement of 7) LAWN MAINTENANCE for the duration of the month of May each year.
 - Option 3: Slow Mow May: The City of Platteville recognizes that pollinators are essential to the ecology of the Earth and that after winter, they need an abundant and varied supply of pollens to thrive. As such, the City of Platteville recommends that lawns be mowed less frequently and at the highest setting on the mower to encourage plant growth for pollinators during the month of May.

b) Option 4: Slow Mow Spring: The City of Platteville recognizes that pollinators are essential to the ecology of the Earth and that after winter, they need an abundant and varied supply of pollens to thrive. As such, the City of Platteville recommends that lawns be mowed less frequently and at the highest setting on the mower to encourage plant growth for pollinators until June 20 of each year.

5.02 BURNING REFUSE. (Repealed)

5.03 GARBAGE AND REFUSE ACCUMULATIONS, JUNK VEHICLES. (a) No person owning, occupying, or controlling property in the City shall permit or allow any garbage, rubbish or refuse matter to accumulate on the premises so as to render the premises unsanitary, unsightly, or detrimental to public health or safety.

- (b) No person owning, occupying, or controlling property in the City shall permit or allow any junked or abandoned vehicle to be stored or parked on any premises in their control, except within a fully enclosed building. A vehicle shall be considered junked or abandoned if it is not licensed for the current license year or if it is not in operable condition for a consecutive period of 30 days. A vehicle which is not in compliance with Wisconsin Administrative Code - Standards for Vehicle Equipment (Chapter Trans 305) is not in operable condition.
- (c) If any person fails or neglects to remove any garbage, rubbish or refuse matter or any junked or abandoned vehicle on premises in their control after being requested to do so in writing by an official of the City of Platteville, the City of Platteville may have such garbage, rubbish or refuse or junked or abandoned vehicle removed from said premises and, in addition to any penalty provided for the violation of this section, the occupant or owner of said premises shall pay the cost of such removal, in addition to an administration charge as set by resolution of the Common Council, and that any amount not paid within thirty (30) days shall bear interest at the rate of one percent (1%) per month until fully paid.
- (d) No person owning, leasing, occupying or having charge of any premises shall place or allow to remain outdoors and exposed to the elements, any chair, sofa, bed, table or other related or similar furniture, which is not designed or intended for outdoor use and which may be susceptible to deterioration or which may provide a harborage for rodents. This section shall not apply to furniture which is placed outside as refuse for collection and disposal, or which is in an enclosed porch.

5.04 SWIMMING POOL FENCES. (a) No person, firm or corporation in possession of land in the City of Platteville, either as owner, purchaser under contract, lessee, tenant or licensee shall maintain a swimming pool thereon unless all the requirements of this section are complied with.

- (b) A swimming pool within the meaning of this section shall be any depression in the ground either temporary or permanent or a container of water either temporary or

permanent and either above or below the ground in which water of more than twenty-four (24) inches in depth is contained and which is used primarily for the purposes of bathing and swimming.

- (c) Every person, every member of a partnership and every corporation that owns, directly or indirectly, or operates or uses or has custody or control of or has the right to use any swimming pool located in the City of Platteville shall erect and maintain a fence or barriers at least four (4) feet in height around such swimming pool and of such construction as to safeguard a child less than 10 years of age from falling into such swimming pool. All gates or other openings in such fence or barrier shall be of a self-latching nature and shall be closed and locked when the swimming pool is not in use.
- (d) All fences constructed in compliance with this section shall conform to all other ordinances in the City of Platteville relating to fences and shall be so constructed that no opening is allowed larger than 6 square inches. Fence structures must start not more than 3 inches above ground level.
- (e) Abandoned pools or unused pools which are not occupied or used for periods of 30 days or more shall be completely drained or equipped with a secure swimming pool cover capable of supporting an adult weighing 150 pounds.
- (f) All swimming pools existing at the time of the passage of this section shall comply with the terms of this section within 90 days after its passage and publication as required by law.

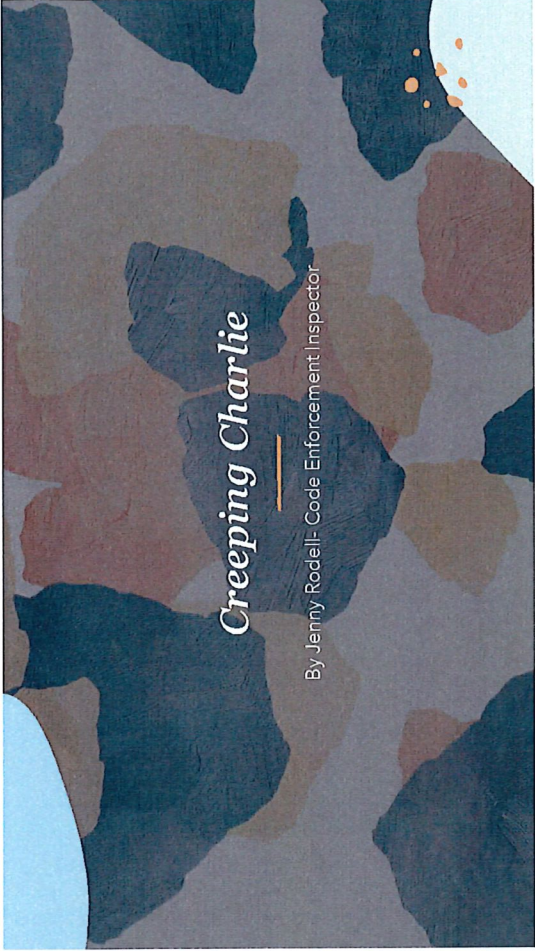
5.05 CLEAR WATER DRAINAGE. Any person owning, occupying, or controlling property in the City shall not allow or permit any drainage from roofs, patios, swimming pools, drain tiles, or any other clear water source into the sanitary sewer system of the City of Platteville. Under this section clear water sources shall be those sources of water wherein such water is not used for sewage purposes. If any dispute or disagreement of any kind exists as to whether any source of water is a clear water source, the Director of Public Works is hereby authorized and empowered to make the final decision on such question.

5.50 PENALTY AND ENFORCEMENT. (a) Forfeiture Penalty. The penalty for violation of any provisions of this chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

- (b) Forfeiture Schedule. The penalty for violation of any provision of this chapter shall be as set forth on the forfeiture schedule adopted by Section 1.10 of this code.

Current Creeping Charlie Ordinance:

- 5.01(6) CONTROL OF CREEPING CHARLIE. No person owning, occupying, or controlling property in the City shall permit any growth of Creeping Charlie (Glechoma hederacea) within ten (10) feet of any property containing a residential dwelling unit.



Creeping Charlie

By Jenny Rodell- Code Enforcement Inspector

Surrounding Town's Ordinance

- Belmont
 - No Creeping Charlie specific ordinance
- Lancaster
 - No Creeping Charlie specific ordinance
- Dodgeville
 - No Creeping Charlie specific ordinance

What is Creeping Charlie?

- Creeping Charlie is a perennial evergreen creeper of the mint family, commonly found in many yards throughout the country but is native to the British Isles
- Known for being difficult to get rid of and for spreading quickly from one yard to another.
- Creeping Charlie spreads by seeds, rhizomes (producing new root systems and shoots for a new plant) and creeping stems that root at the nodes.
- An allelopathic plant, meaning it will produce biochemicals that deter the growth of surrounding plants

How would you describe the extent of the Creeping Charlie infestation in your neighborhood?

- Mild (33.9%, 37 people)
- **Moderate (34.9%, 38 people)**
- Severe (14.7%, 16 people)
- Unsure (16.5%, 18 people)

Which of the following methods have you used to control Creeping Charlie? Select all that apply

- **Hand-pulling (62.1%, 64 people)**
- Mowing (52.4%, 54 people)
- Chemical herbicides (35%, 36 people)
- Natural herbicides (11.7%, 12 people)
- Other (14.9%, 13 people)
- None (3.9%, 4 people)

Survey Results

112 total responses

Do you use chemical herbicides on your lawn?

- Yes (33%, 36 people)
- **No (64.2%, 70 people)**
- Unsure (2.8%, 3 people)
- Prefer not to say (0%, 0 people)

What challenges have you encountered in trying to control Creeping Charlie? Select all that apply

- Difficulty in eradication (41.7%, 40 people)
- **Re-growth after control efforts (62.5%, 60 people)**
- Damage to desirable plants (24%, 23 people)
- Concerns about chemical usage (49%, 47 people)
- Other (17%, 17 people)

Which of the following best describes your role within the City of Platteville? Select all that apply

- Landlord (2.7%, 3 people)
- Tenant (8.1%, 9 people)
- **House owner (86.5%, 96 people)**
- Property manager (0.9%, 1 person)
- Other (4.5%, 5 people)

Have you encountered Creeping Charlie in your neighborhood?

- **Yes (83.5%, 91 people)**
- No (7.3%, 8 people)
- Unsure (9.2%, 10 people)

Please list any questions, comments and/or concerns in the area below:

- "This issue is something that should be left to the owners discretion"
- "I would prefer to have Creeping Charlie than any increase in herbicides in my neighborhood"
- "Enforcing this ordinance would place an undue burden of time and/or money on home owners"
- "I appreciate the concern of invasive species but the current ordinance seems sufficient to me"
- "I don't love spraying our yard but hate having it be taken over by Creeping Charlie"

How concerned are you about the spread of Creeping Charlie in your neighborhood? 1- (I am in no way concerned) 5 (I am very concerned)

- 1 (53.2%, 59 people)
- 2 (16.2%, 18 people)
- 3 (12.6%, 14 people)
- 4 (11.7%, 13 people)
- 5 (6.3%, 7 people)

How concerned are you about the spread of Creeping Charlie in our community? 1- (I am in no way concerned) 5 (I am very concerned)

- 1 (55%, 61 people)
- 2 (13.5%, 15 people)
- 3 (16.2%, 18 people)
- 4 (9.9%, 11 people)
- 5 (5.4%, 6 people)

Should the City of Platteville be taking a more active role in enforcing the ordinance regarding the eradication of Creeping Charlie?

- Yes (12.6%, 14 people)
- No (68.5%, 76 people)
- Maybe (9.9%, 11 people)
- Unsure (9%, 10 people)

Do you think the City of Platteville taking a more active role in enforcing the Creeping Charlie eradication ordinance would have a positive or negative affect on our community?

- Positive (10.8%, 12 people)
- Negative (63.1%, 70 people)
- Neutral (17.1%, 19 people)
- Unsure (9%, 10 people)

No Mow May vs Low Mow May vs Slow Mow Spring

By Jenny Rodell
Code Enforcement Inspector

No Mow May	Low Mow May	Slow Mow May
Avoid mowing your lawn for the entire month of May	Mowing would take place one or two times a month Mower deck is set to the tallest position when mowing	Mowing would take place one or two times a month Mower deck is set to the tallest position when mowing
Regular grass enforcement would resume June 1 st	Regular grass enforcement would resume June 1 st	Regular grass enforcement would resume June 20 th

The Purpose

- The purpose of these policies are to promote plant growth in the early springtime to help increase the amount of food and shelter for pollinators when those resources would normally be sparse



Current Mowing Ordinance:

- Ordinance 5.01 (7)
 - LAWN MAINTENANCE: No person owning, occupying, or controlling property in the City shall permit or maintain any growth of lawns, turf grasses or weeds over eight (8) inches in height, measured from the ground surface, except those areas designated as follows:
 - A) Those areas more than 100 feet from property containing a residential dwelling unit.
 - B) All other areas more than 100 feet from a parcel containing a structure in use.

Surrounding Town's No Mow May Policies

Belmont

- No ordinance made for No Mow May, just a policy
- Few people do it
- People who participate are left alone for the most part, until it gets out of control

Lancaster

- Policy/ordinance in place
- Newly implemented (May 2024)

Appleton

- Was a policy, now ordinance
- Same grass height ordinance as us, but enforcement doesn't start until June 1st
- Don't require signs
- Has someone who cleans up grass clippings after the June 1st

Survey Results

265 Responses

WHICH OF THE FOLLOWING WOULD YOU BE MOST LIKELY TO PARTICIPATE IN?

- **No Mow May (40.9%, 108 people)**
- Low Mow May (14.4%, 38 people)
- Slow Mow Spring (17.4%, 46 people)
- None of the Above (27.3%, 72 people)

WHICH OF THE FOLLOWING WOULD YOU LIKE TO SEE IMPLEMENTED WITHIN THE CITY OF PLATTEVILLE

- **No Mow May (38.2%, 99 people)**
- Low Mow May (15.1%, 39 people)
- Slow Mow Spring (16.2%, 42 people)
- None of the Above (30.5%, 79 people)

ON A SCALE FROM 1-5, HOW MUCH WOULD IT BOTHER YOU IF YOUR NEIGHBORS PARTICIPATED IN NO MOW MAY, LOW MOW MAY OR SLOW MOW SPRING? 1- (IT WOULD NOT BOTHER ME AT ALL) 5 (IT WOULD BOTHER ME A LOT)

- **1 (69.2%, 182 people)**
- 2 (5.3%, 14 people)
- 3 (3.8%, 10 people)
- 4 (8.4%, 22 people)
- 5 (13.3%, 35 people)

DO YOU THINK A POLICY LIKE NO MOW MAY, LOW MOW MAY OR SLOW MOW SPRING WILL CAUSE UNWANTED TENSION BETWEEN YOU AND YOUR NEIGHBORS?

- Yes (16.6%, 44 people)
- **No (59.6%, 158 people)**
- Maybe (11.7%, 31 people)
- Unsure (12.1%, 32 people)

ARE YOU CURRENTLY DOING ANYTHING TO SUPPORT POLLINATORS DURING THE SPRINGTIME? EXAMPLES OF THIS ARE: FLOWER GARDENS, BEE HOUSES, BUTTERFLY FEEDERS, ETC.

- **Yes (69.1%, 183 people)**
- No (24.9%, 66 people)
- Unsure (6%, 16 people)

DO YOU THINK A POLICY LIKE NO MOW MAY, LOW MOW MAY OR SLOW MOW SPRING WOULD HAVE A NEGATIVE OR POSITIVE AFFECT ON THE COMMUNITY?

- **Positive (50.4%, 133 people)**
- Negative (23.5%, 62 people)
- Neutral (18.2%, 48 people)
- Unsure (8%, 21 people)

Please list any questions, comments and/or concerns in the blow area:

- "think about the perception of Pville when visitors come for graduation in May. It will look terrible. Love butterflies, but we do flower"
- "I love the sentiment behind this; however I feel as many will use it as an excuse to be lazy and I fear of extra vermin and bugs calling the extra grass home. Love the idea of adding more pollinator plants and trees to the city but would rather have my neighbors mow"
- "no mow May ultimately just leads to killing off these pollinators in June"
- "thank you for considering this! I would love for the city to embrace no mow May"
- "I love this and fully support it!"
- No mow May would be an incredible thing to implement, especially regarding pollinators"