

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, SEPTEMBER 9, 2024 – 7:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – August 5, 2024

3. REZONING – 470 N. Washington Street

Consider a request to change the zoning of the property at 470 N. Washington Street from R-2 One & Two Family Residential to R-3 Multi-Family Residential.

4. POTENTIAL SALE OF CITY-OWNED PROPERTY – 210 N. Bonson Street

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, August 5, 2024

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

ROLL CALL:

Present: Kory Wein, Tad Leonard, Ciara Miller, Robert Vosberg, Barbara Daus, and Todd Kasper.
Excused: none

APPROVE MINUTES – May 6, 2024

Motion by Wein, second by Leonard to approve the May 6, 2024, minutes as presented. Motion carried 5-0 on a roll call vote.

AIRPORT IMPROVEMENT PLAN – Community Planning Director Joe Carroll introduced the airport petition and described the steps needed for the submittal of a request for airport improvement funds for the Platteville Airport. Airport Commission Chairman Bill Kloster, 975 Highbury Circle, and Airport Manager Rison Pereira spoke in favor and answered questions from the Commission members. Motion by Miller, second by Wein to recommend approval of the resolution petitioning the Secretary of Transportation for airport improvement aid. Motion carried 5-0 on a roll call vote.

CODE AMENDMENT – Chapter 5 Health and Property Maintenance – Creeping Charlie - Public Works Director Howard Crofoot presented that the Platteville Municipal Code, Chapter 5, Health and Property Maintenance was last revised in January 2022 to add paragraph 6 prohibiting the growth of Creeping Charlie (*Glechoma hederacea*) within ten feet of any property containing a residential dwelling unit. Code Enforcement Specialist Jenny Rodell presented information showing the results of a community survey and discussed the challenges of enforcing this ordinance. Motion by Vosberg, second by Kasper to recommend the Common Council adopt option 2 – deleting the paragraph regarding the control of Creeping Charlie. Motion carried 5-0 on a roll call vote.

CODE AMENDMENT – Chapter 5 Health and Property Maintenance – No Mow May - Public Works Director Howard Crofoot spoke about the effort by Code Enforcement Specialist Rodell to research the possibility of the City adopting a No Mow May, Slow Mow May, or Slow Mow Spring after receiving requests from residents. Code Enforcement Specialist Rodell explained that the intended purpose was to assist the pollinators by providing increased food. She presented her findings after speaking with surrounding communities and surveying Platteville citizens. Motion by Miller, second by Kasper to recommend that municipal code chapter 5(7)(c) regarding No Mow May or any version of this is not added. Motion carried 5-0 on a roll call vote.

ADJOURN:

Motion by Wein, second by Kasper to adjourn. Motion carried on a voice vote. The meeting was adjourned at 7:55 PM.

Respectfully submitted,

Colette Steffen, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – September 9, 2024
Common Council – September 10, 2024 (Information)
Common Council – September 24, 2024 (Action)

Re: Rezoning

Case #: PC24-RZ01-04

Applicant: Michelle Eno

Location: 470 Washington Street

Surrounding Uses and Zoning:

| Direction | Land Use | Zoning | Comprehensive Plan |
|----------------------|---------------------------|--------|----------------------------|
| Property in Question | 4-unit Residential | R-2 | Medium Density Residential |
| North | Single-Family Residential | R-2 | Medium Density Residential |
| South | Single-Family Residential | R-2 | Medium Density Residential |
| East | Open Space | C-1 | Conservancy |
| West | Single-Family Residential | R-2 | Medium Density Residential |

I. BACKGROUND

1. The property at 470 Washington Street was recently purchased by the current owner and applicant. Upon purchasing the property, the applicant realized that the current use of the property is not in conformance with the present zoning of the property. In response, the applicant desires to change the zoning of the property.

II. PROJECT DESCRIPTION

2. According to the Assessor’s files, the structure was built in 1955. Based on the appearance, it was most likely originally constructed as a single-family home. At some time in the past the structure was converted to a 4-unit apartment building. Staff is unsure when this conversion happened, but based on the issuance of building permits, it appears this was done in the 1980s.
3. The property is zoned R-2 One & Two-Family Residential, which allows single-family or duplex structures, but does not allow 4-unit residential buildings. Based on this zoning, the apartment building is a legal, non-conforming use of the property. As a non-conforming

use of the property, the building would not be allowed to be rebuilt if it was destroyed in a fire or storm. This status has created some issues for the owner related to financing and insurance for the property.

4. The applicant has submitted a request to rezone the property to R-3 Multi-Family Residential, which allows single-family, duplex and multi-family uses. This amended zoning would make the use conforming with the zoning, rather than non-conforming.

III. STAFF ANALYSIS

5. When deciding on the rezoning, consideration must be given to the impact the request would have on surrounding properties. Since the proposed zoning is only being requested to legalize the property use that is already in place, and has been in place for over thirty years, there should be no negative impacts on the surrounding properties. In addition, there are other R-3 properties in the neighborhood.
6. In the opinion of Staff, the R-3 district is appropriate for this property based on the current use of the property as a 4-unit residential rental.

IV. STAFF RECOMMENDATION

7. Staff recommends approval of the request to rezone the property at 470 Washington Street to R-3 Multi-Family Residential.

ATTACHMENTS: Location Maps, Zoning Map

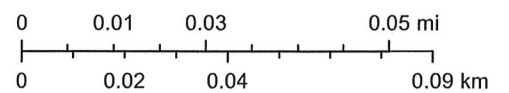
City of Platteville



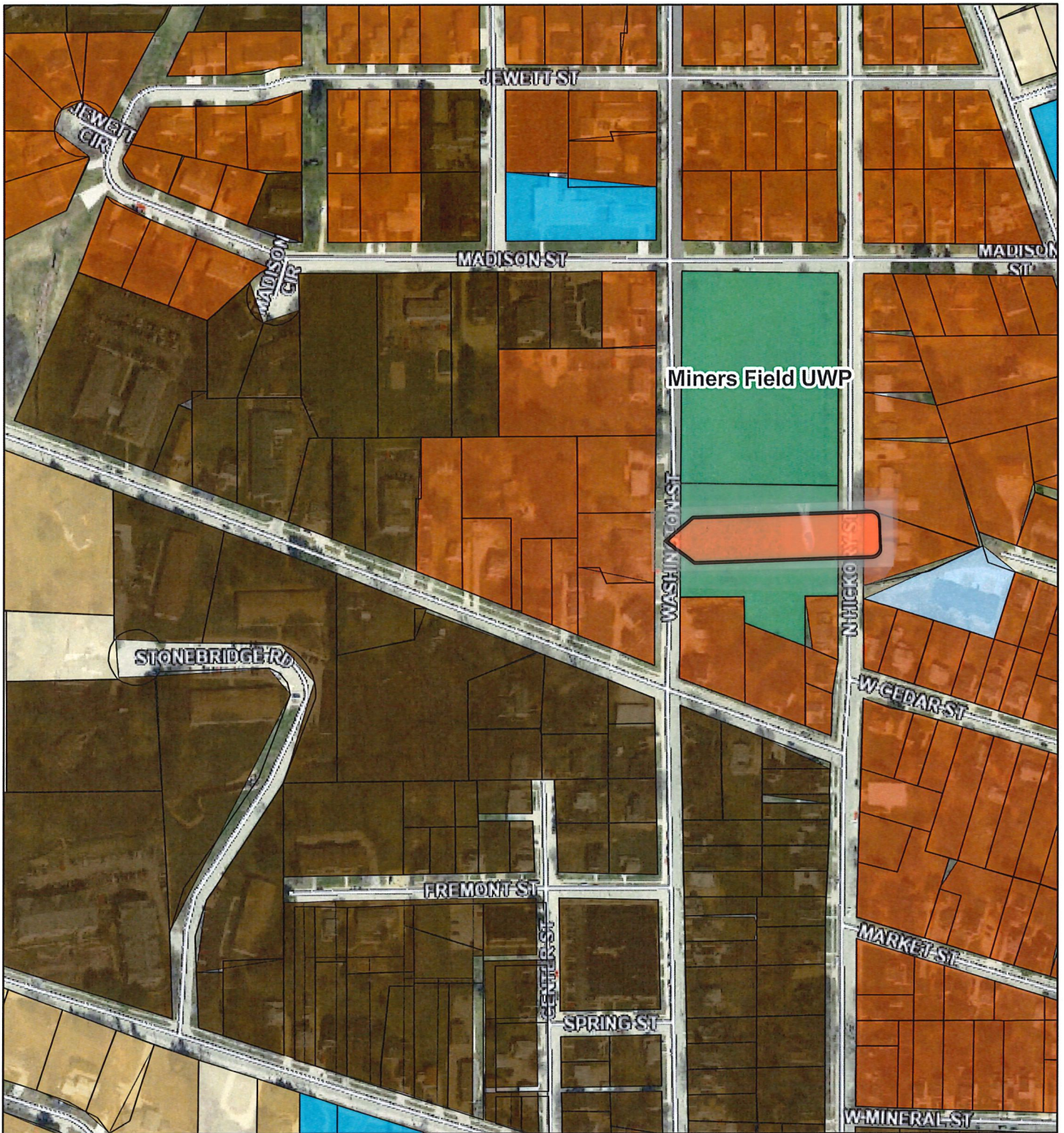
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1:2,257

- Centerlines
- City Boundary
- Address Points (Data in Progress)
- Active
- Preliminary
- Question/Needs Review
- Parcel Data (2023)













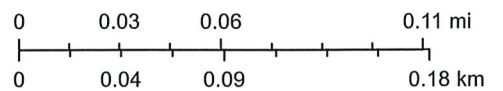
City of Platteville



8/21/2024, 11:38:32 AM

1:4,514

-  Centerlines
-  City Boundary
-  Parcel Data (2023)
- Zoning (By Parcel)
-  C1: Conservation
-  I1: Institutional
-  PUD: Planned Urban Development
-  R-1 / R-LO: One Family/Limited Occupancy Residential Overlay
-  R1: One Family
-  R2: One & Two Family
-  R3: Multi-Family



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Date: September 9, 2024

Request: Sale of City-Owned Property

Applicant: City

BACKGROUND

1. The City of Platteville owns the property at 210 N. Bonson Street. The property was originally acquired by the City in 1985 and then sold to Family Advocates for use as a housing shelter. There was a provision in the deed that at such time as the property is no longer used as a shelter by Family Advocates, the property ownership reverts back to the City. After completion of the new Family Advocates shelter building, they no longer had a use for the property so it transferred to the City earlier this year. The City is now interested in selling the property.

STAFF ANALYSIS

2. Staff is proposing to sell the property through a bid process and has included a draft Request for Bid document. Interested buyers will submit a bid explaining the purchase price, what the use of the property will be, any construction/redevelopment that will take place, etc.
3. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission must review and make a recommendation on the sale of public land. For this reason, the Plan Commission needs to make a recommendation regarding the sale of this property before Council action.

ATTACHMENT: Request for Bid

REQUEST FOR BIDS



Sale of Real Estate

210 N. Bonson Street
Platteville, Wisconsin

POSTING DATE: _____, 2024

General Community Information

The City of Platteville, home to the University of Wisconsin-Platteville and a regional retail and service center, has an estimated population of 11,836. The City is approximately 75 miles from Madison and 20 miles northeast of Dubuque, Iowa.

Sale of Property

The City of Platteville is interested in selling a property that it owns and that is located just north of City Park and the downtown area. The lot is 80 feet x 66 feet (5,280 sq. ft.) and has frontage on Bonson Street, Furnace Street and Court Street. A driveway is provided for off-street parking.

The property contains an existing two-story, residential duplex structure. The lower unit has two bedrooms, a full bath and a kitchen with a stove provided. The upper unit has four bedrooms, a full bath and a kitchen with a stove and refrigerator provided. The structure is currently unoccupied.

The property is currently zoned R-2 One and Two-Family Residential District and is designated for medium density residential development in the City's Comprehensive Plan. The surrounding area consists of single-family and duplex residential buildings, commercial uses, as well as a church. The uses permitted in the R-2 District are identified in Chapter 22 of the Municipal Code, which can be viewed on the City website at <http://www.platteville.org/municipal-code/zoning>.

Bid Requirements

The bids should be labeled "Sale of Real Estate – 210 N. Bonson Street" and mailed or delivered to the City of Platteville, 75 N. Bonson Street, Platteville, WI 53818, attention Joe Carroll. The bids can also be submitted electronically to carrollj@platteville.org. Review of the bids will begin on _____, 2024 and will continue until a bid is selected. The bids should include the following information:

- Identification of the Purchaser w/ contact Information
- Proposed purchase price.
- If a redevelopment or reuse is proposed, provide a description of the proposed use and include a schedule/timetable for the future use of the property and an estimated market value of the property when completed.

Selection Process

The following information will be considered when evaluating submissions to determine the bid that is in the best interests of the City:

- Purchase price.
- If a change of use or redevelopment is planned, the City will consider the future tax generation potential of the property and the compatibility of the reuse proposal with site planning considerations and existing land uses within the neighborhood.

Contact Information

Questions regarding this request can be directed to:

Joe Carroll, Community Development Director
City of Platteville
75 N. Bonson Street
Platteville, WI 53818
608-348-9741 ext. 2235
carrollj@platteville.org

Additional Information

The contents of this packet are for informational purposes only and the representations made herein are without warranty. Purchasers should rely exclusively on their own investigations and analysis. The City makes no representations or warranties as to the condition of the property and proposes to sell the property "as is."

The City retains the right to reject all bids.

Attachments

The following documents are attached: Building Photos, Location Maps

EXTERIOR PHOTOS



INTERIOR PHOTOS – FIRST FLOOR



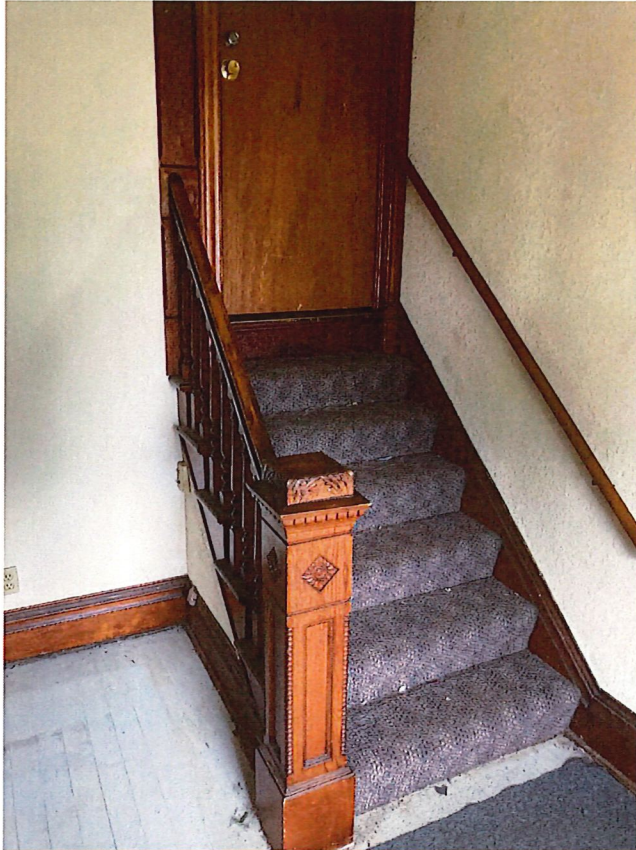








INTERIOR PHOTOS – SECOND FLOOR



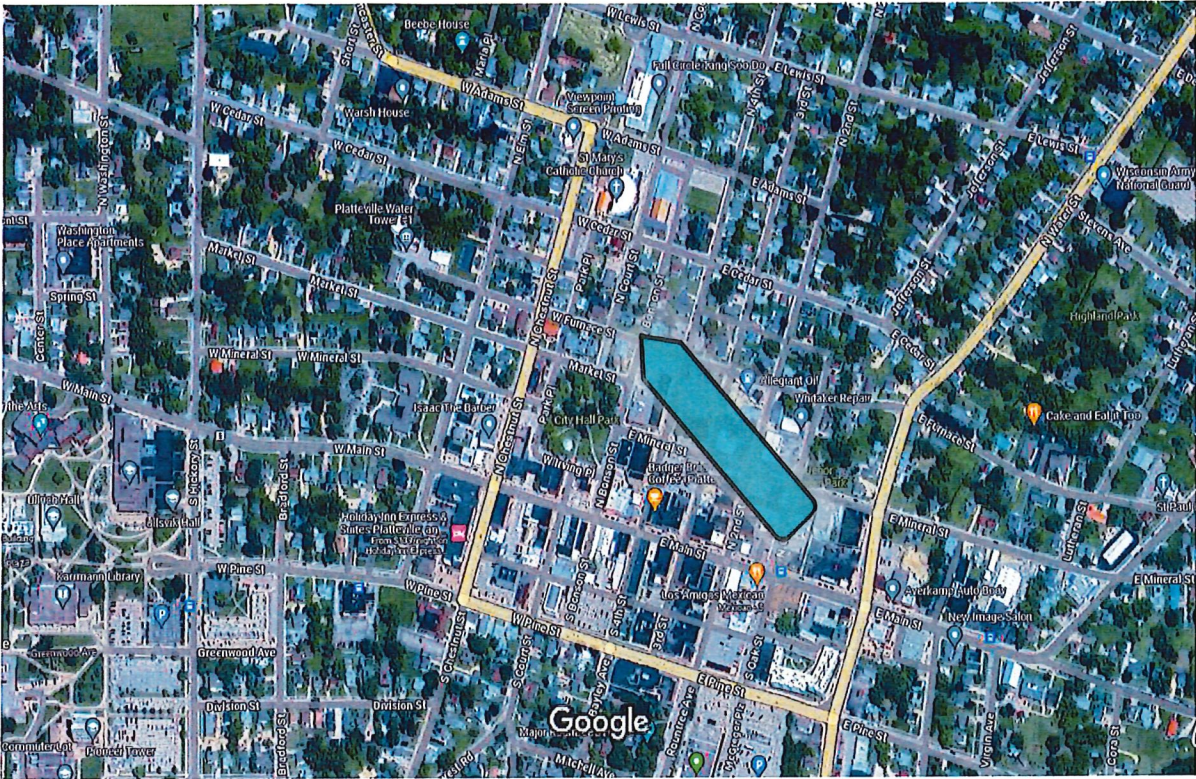




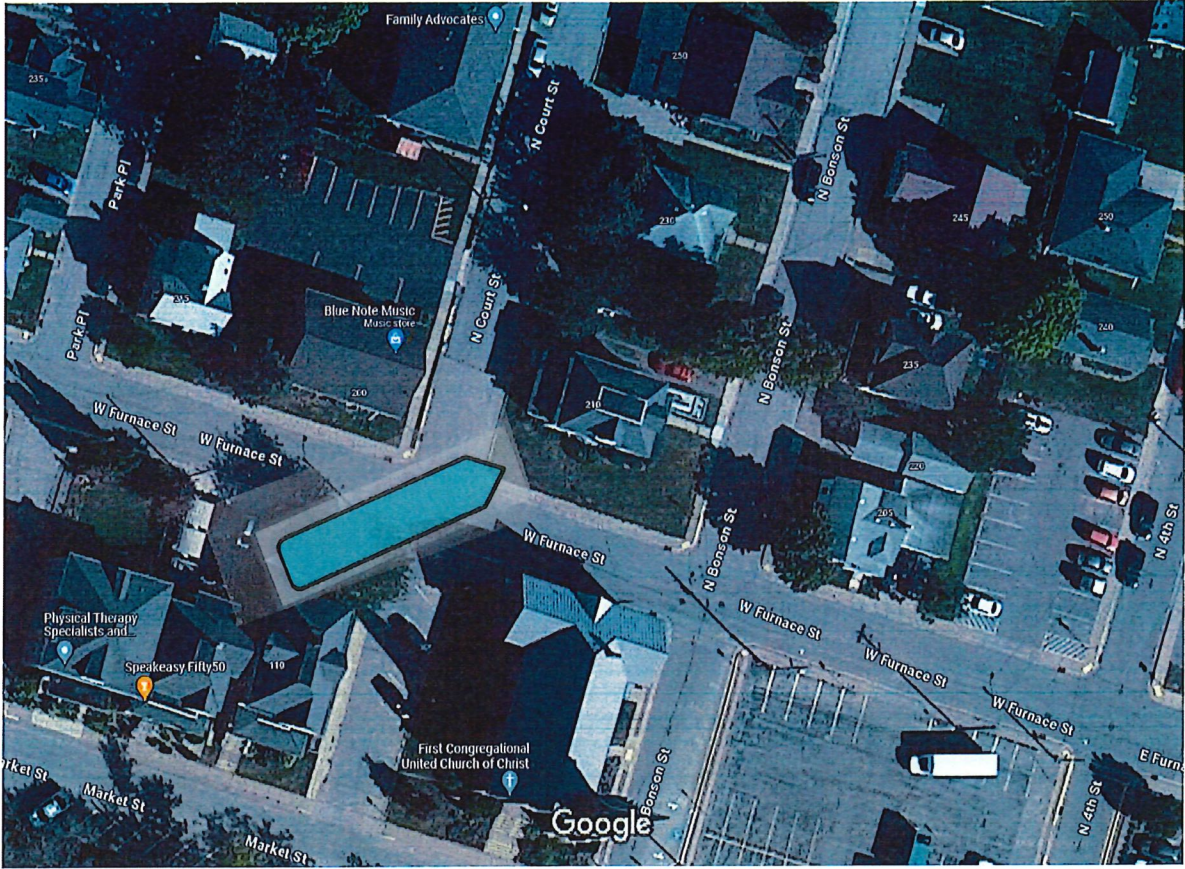




DRAFT



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