

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, DECEMBER 2, 2024 – 7:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – November 4, 2024
3. UWP STUDENT PRESENTATION – Redevelopment Options for former Clare Properties and former Rural Excavating Property
4. CERTIFIED SURVEY MAP – Fire Station
Consider a proposed Certified Survey Map that would combine the parcels for the proposed Fire Station facility into one parcel.
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, November 4, 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: Barbara Daus, Todd Kasper, Ciara Miller, Robert Vosberg, Kory Wein
Excused:

APPROVAL MINUTES – September 9, 2024

Motion by Wein, second by Kasper to approve the September 9, 2024, minutes as presented. Motion carried 5-0 on a voice vote.

REZONING: 250 N. Court Street – The Plan Commission considered the request to rezone the property at 250 N. Court Street from I-1 Institutional to R-3 Multi-Family Residential.

The building could accommodate up to 16 bedrooms, but the applicant indicated they will probably have less than that many. They would lease the rooms for one person per bedroom.

Motion by Kasper to approve the proposed rezoning. Second by Wein. Motion carried 5-0 on a roll call vote.

REZONING: 645 E. Main Street – The Plan Commission considered the request to rezone the property at 645 E. Main Street from M-1 Heavy Commercial & Light Manufacturing to R-2 One & Two-Family Residential.

Motion by Vosberg to approve the proposed rezoning. Second by Kasper. Motion carried 5-0 on a roll call vote.

ADJOURN:

Motion by Miller, second by Kasper to adjourn. Motion carried 5-0 on a voice vote. The meeting was adjourned at 7:26 PM.

Respectfully submitted,

Joe Carroll, Community Development Director

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: December 2, 2024
Re: Certified Survey Map for Fire Station Property
Case #: PC24-CSM01-07
Applicant: City of Platteville
Location: 100 and 220 W. Adams Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Former OE Gray School/ Storage Building	I-1	Institutional
North	Residential	R-2	Medium Density Residential
South	Residential/Church	R-2/I-1	Medium Density Residential/ Institutional
East	Residential	R-2	Medium Density Residential
West	Residential	R-2	Medium Density Residential

BACKGROUND

1. The City obtained the former OE Gray School property from the Platteville School District and identified this property as the most suitable location for a new fire station. To accommodate the new building and allow for adequate ingress and egress from the station, additional properties at 210 and 220 W. Adams Street were also acquired. A Certified Survey Map has been submitted for approval to combine the various parcels into one lot.

PROJECT DESCRIPTION

2. The proposed Lot 1 will have an area of 2.943 acres (128,216 sq. ft.) and will have approximately 327 feet of frontage on Adams Street, 342.8 feet of frontage on Court Street, 451.99 feet of frontage on Lewis Street, and 157 feet of frontage on Elm Street. Additional land area is being dedicated to the public and added to Adams Street, Court Street and Lewis Street to provide additional space to accommodate the public sidewalk and parking area within the public right of way.

STAFF ANALYSIS

3. The proposed lot meets the minimum size and frontage requirements of the zoning and subdivision ordinances and will remove the interior lot lines so there are no issues with meeting building code and zoning requirements for the new building.

STAFF RECOMMENDATION

4. Staff recommends approval of the proposed Certified Survey Map.



ATTACHMENTS: Location Map, Proposed CSM, Site Map Details



City of Platteville

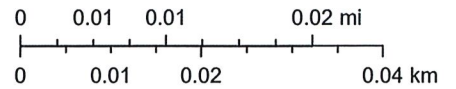


11/20/2024, 9:15:05 AM

1:1,128

 Centerlines
 City Boundary

 Inactive/Retired
 Parcel Data (2023)



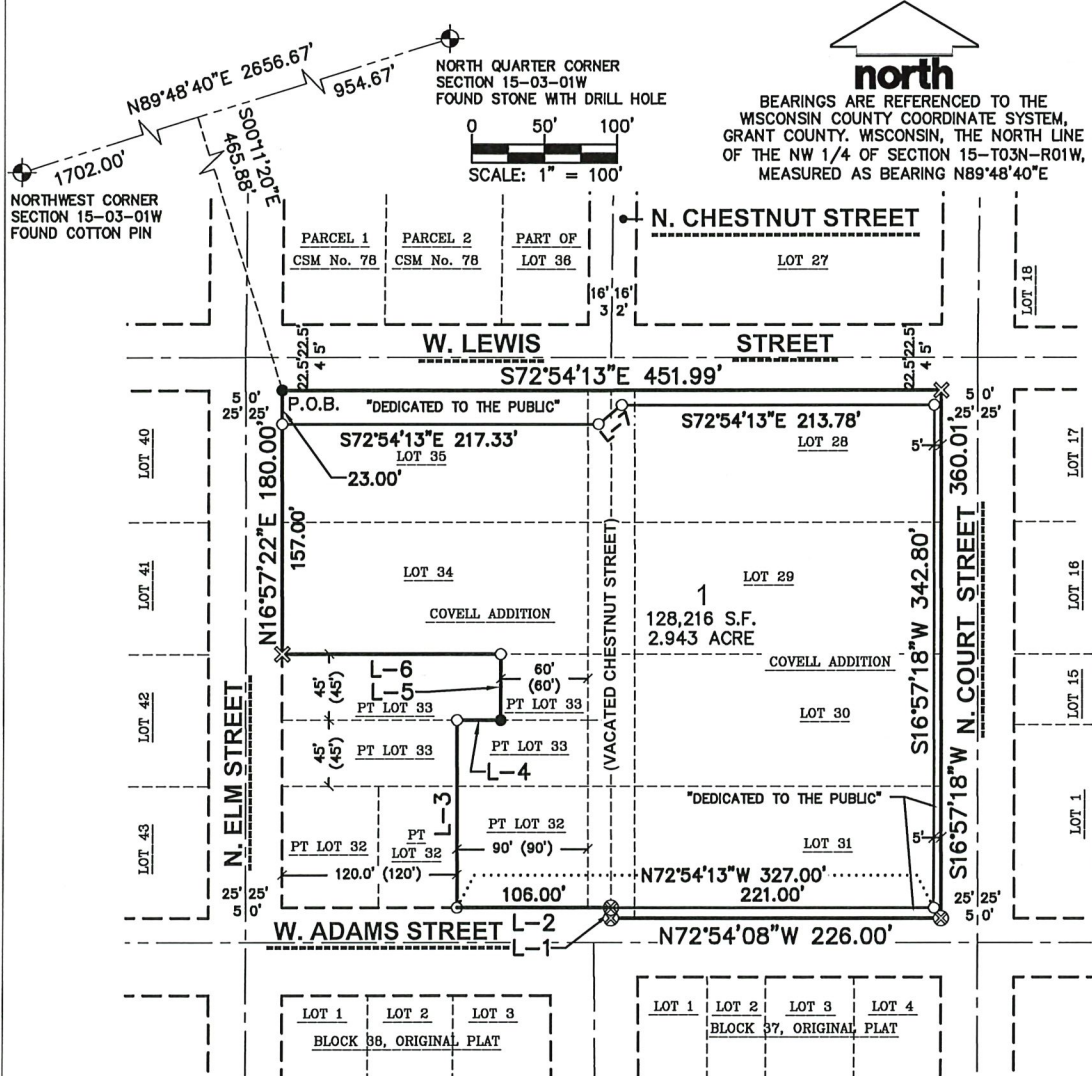
Address Points (Data in Progress)

 Active

PRELIMINARY FOR CITY REVIEW

CERTIFIED SURVEY MAP NO. _____

LOTS 28, 29, 30, 31, 34, 35 AND THE EASTERLY 90 FEET OF LOT 32, AND EASTERLY 90 FEET OF THE SOUTH HALF OF LOT 33, AND THE SOUTHEASTERLY 60 FEET OF THE NORTHEASTERLY HALF OF LOT 33, AND THAT PART OF VACATED CHESTNUT STREET, COVELL ADDITION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 03 NORTH, RANGE 01 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.



LEGEND

- GOVERNMENT CORNER
- 3/4" REBAR FOUND
- CHISELED "X" FOUND
- 3/4" x 24" REBAR SET (1.50 LBS/LF)
- CHISELED "X" SET
- PLAT BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- PLATTED LOT LINE
- SECTION LINE

NOTES:

1. FIELD WORK PERFORMED ON OCTOBER 14, 18 AND 24, 2022.
2. SEE SHEET 2 FOR EXISTING IMPROVEMENTS DETAIL.
3. ALL BUILDINGS DEPICTED ON SHEET 2 WILL BE DEMOLISHED AND REMOVED AS A PART OF REDEVELOPMENT OF THIS SITE.



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N16°57'15"E	7.20'
L-2	N72°54'13"W	106.00'
L-3	N16°57'15"E	127.80'
L-4	S72°54'14"E	30.00'
L-5	N16°55'57"E	45.00'
L-6	N72°54'13"W	149.98'
L-7	N67°44'34"E	20.50'

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SURVEYED BY:

 MADISON REGIONAL OFFICE
 507 W. VERONA AVENUE, SUITE 500
 VERONA, WISCONSIN 53593
 P. 608.848.5068

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

PROJECT NO: 22-11363
FIELDBOOK/PG: -
SHEET NO: 1 OF 4

SURVEYED BY: CMD
DRAWN BY: JK/MSM

VOL. _____ **PAGE** _____
DOC. NO. _____
C.S.M. NO. _____

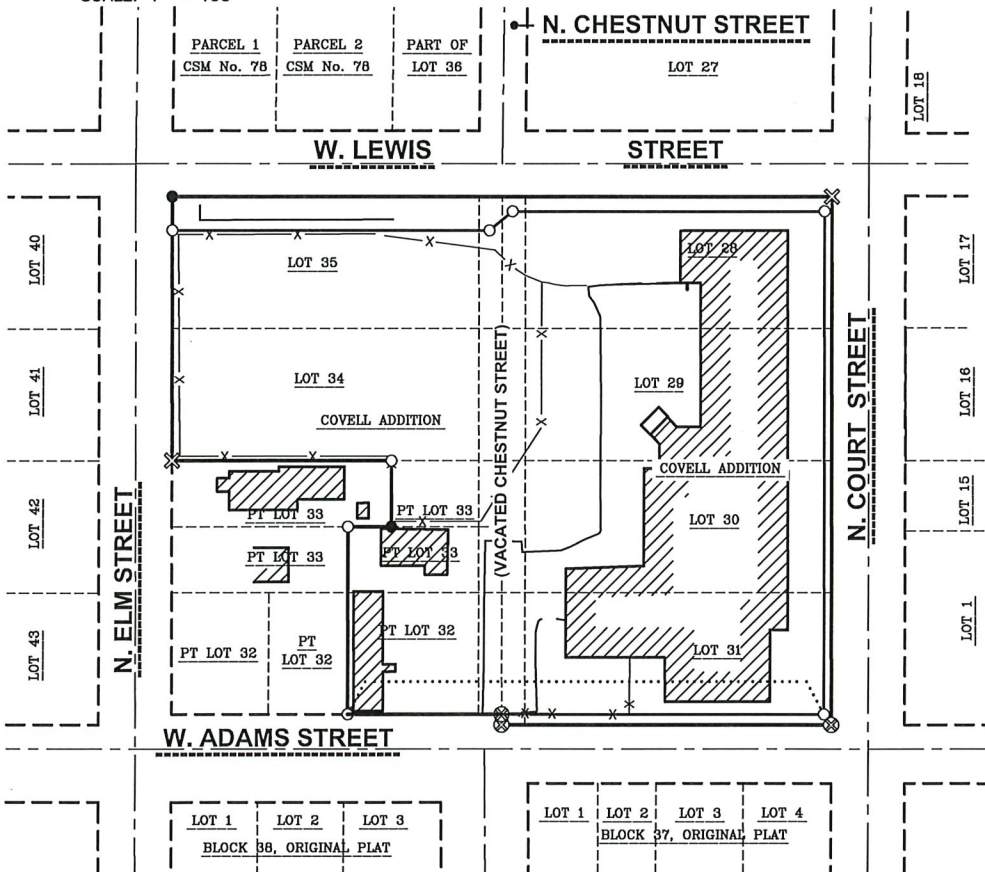
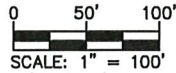
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BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY, WISCONSIN, THE NORTH LINE OF THE NW 1/4 OF SECTION 15-T03N-R01W, MEASURED AS BEARING N89°48'40"E



EXISTING IMPROVEMENTS DETAIL

NOTE: ALL BUILDINGS WILL BE DEMOLISHED AND REMOVED AS A PART OF REDEVELOPMENT OF THIS SITE.



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 MADISON REGIONAL OFFICE
 507 W. VERONA AVENUE, SUITE 500
 VERONA, WISCONSIN 53593
 P. 608.848.5060

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

PROJECT NO: 22-11363
FIELDBOOK/PG: -
SHEET NO: 2 OF 4

SURVEYED BY: CMD
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Detail of Lewis Street right-of-way change.

