

**PLAN COMMISSION**  
of the City of Platteville



**AGENDA**

**MONDAY, MARCH 3, 2025 – 7:00 P.M.**

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

1. ROLL CALL
2. APPROVE MINUTES – January 6, 2025
3. CERTIFIED SURVEY MAP – Eastside Road  
*Consider a Certified Survey Map that would create a lot for commercial development on Eastside Road.*
4. SIDEWALK CAFÉ PERMITS
  - a. 92 E. Main Street
  - b. 45 N. Second 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](mailto:carrollj@platteville.org) or call 608-348-9741 x 2235.

**PLAN COMMISSION**  
**Monday, January 06, 2025**

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, Ciara Miller, Robert Vosberg, and Barbara Daus.

Absent: Todd Kasper

**APPROVE MINUTES – December 2, 2024**

Motion by Wein, second by Miller to approve December 2, 2024, minutes as presented. Motion carried 3-0 on a roll call vote with Vosberg abstaining.

**PUD AMENDMENT – Park Place Assisted Living**

City Manager Clinton Langreck explained that Elderspan Management owners of Park Place Assisted Living requested a Planned Unit Development amendment to expand the current facility to the east and west. Council President Daus acknowledged Greg Griffin from Elderspan Management who brought the original proposal to build Park Place to the council many years ago and asked Architect David Baum to explain diagrams in the packet and answer questions. Motion by Miller, second by Wein to recommend to Common Council to amend the approved Planned Unit Development to allow an addition onto the Park Place assisted living facility at 1015 N Elm Street. Motion carried 4-0 on a roll call vote.

**CERTIFIED SURVEY MAP and REZONE-** City Manager Clinton Langreck presented that applicant Gerard Abing has requested that the 37 acres of land at the south end of Ioka Ridge Road north of the city which is currently zoned A-T Agricultural Transition be zoned R-1 Single-Family Residential. This land was historically used for agricultural purposes and is located in areas planned for future development. The proposal is to change the zoning and subdivide part of the land to create four additional lots. The lots would range in size from 1.52 to 1.87 acres. Each lot will have 200 to 250 feet of frontage on an extension of Ioka Ridge Road. Delta 3 Civil Engineer Dan Dreessens answered questions about the proposal. Ron Boldt, 7065 Ioka Ridge Road voiced concerns about the proposal. Motion by Miller, second by Vosberg to recommend to Common Council to consider a zoning amendment from A-T Agricultural to R-1 Residential and 4-lot Certified Survey Map to expand the Ioka Subdivision located in the ET zoning area north of the city. Motion carried 4-0 on a roll call vote.

**ADJOURN:**

Motion by Vosberg, second by Wein to adjourn. Motion carried on a voice vote. The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Colette Steffen, City Clerk

**STAFF REPORT**

**CITY OF PLATTEVILLE**

Community Planning & Development Department



**Meeting Dates:** Plan Commission - March 3, 2025

**Re:** Certified Survey Map

**Case #:** PC25-CSM02-04

**Applicant:** James Harms/Concerned Church Women of Platteville LLC

**Location:** Eastside Road

**Surrounding Uses and Zoning:**

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	B-3	Mixed Use/ Medium Density Residential
North	Vacant/Stormwater Ponds	B-3	Mixed Use/ Medium Density Residential
South	Agriculture	B-3	Mixed Use
East	Agriculture	B-3	Mixed Use
West	Agriculture	B-3	Mixed Use/ Medium Density Residential

**BACKGROUND**

1. The property in question is undeveloped farmland located on the west side of Eastside Road between the Southwest Health Center property and the industry park. The owner would like to divide the property to create a new lot that would be sold for development.

**PROJECT DESCRIPTION**

2. The proposed Certified Survey Map will divide the northeast portion of the property to create a new lot. The proposed Lot 1 will have an area of 3.02 acres (131,493 sq. ft.) and will have 294 feet of frontage on Eastside Road.
3. The CSM also includes a shared ingress-egress easement with the property to the south. This easement is 66 feet wide and is intended to allow for a shared driveway and the construction of a future street.

**STAFF ANALYSIS**

4. The proposed lot meets the size and frontage requirements of the subdivision ordinance and the zoning ordinance.

**RECOMMENDATION**

5. Staff recommends approval of the proposed CSM with the condition that the CSM be recorded with the Grant County Register of Deeds and a copy provided to the City.

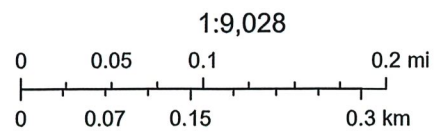
**ATTACHMENTS:** Location Map, CSM

# City of Platteville



2/19/2025, 2:52:27 PM

- Centerlines
- City Boundary
- Parcel Data (2023)

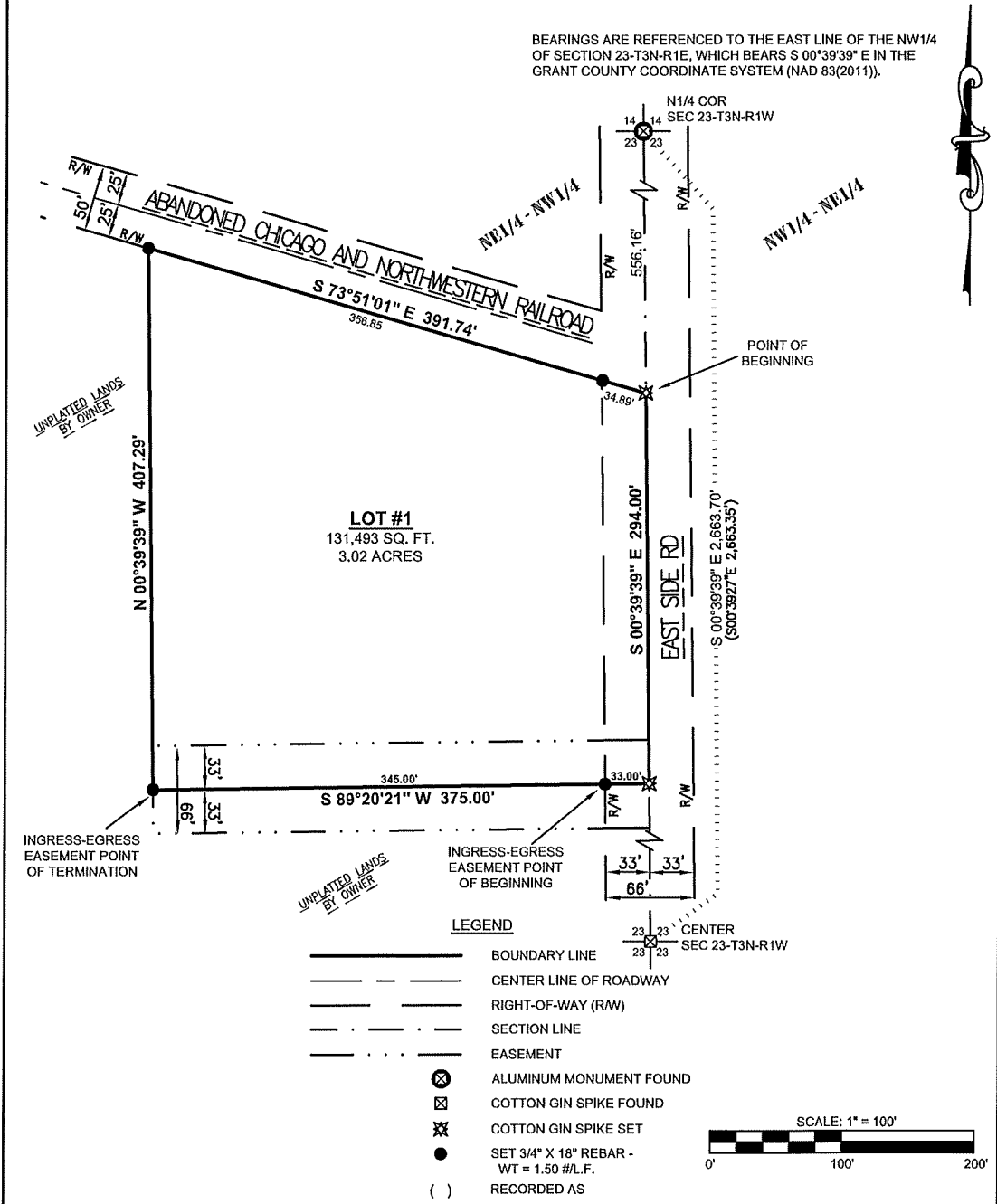


COUNTY SURVEY MAP NO. \_\_\_\_\_  
**CERTIFIED SURVEY MAP**

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 23,  
 T3N, R1W OF THE 4TH P.M.,  
 CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

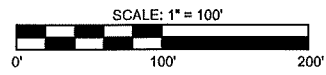
FOR RECORDING PURPOSES

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NW1/4  
 OF SECTION 23-T3N-R1E, WHICH BEARS S 00°39'39" E IN THE  
 GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).



**LEGEND**

- BOUNDARY LINE
- CENTER LINE OF ROADWAY
- RIGHT-OF-WAY (RW)
- SECTION LINE
- ..... EASEMENT
- ⊗ ALUMINUM MONUMENT FOUND
- ⊠ COTTON GIN SPIKE FOUND
- ⊗ COTTON GIN SPIKE SET
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- ( ) RECORDED AS



**DELTA 3**  
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING  
 GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES  
 875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355  
 PLATTEVILLE, WISCONSIN 53818

FOR: CONCERNED CHURCH WOMEN OF  
 PLATTEVILLE LLC  
 950 LANCASTER STREET  
 PLATTEVILLE, WI 53818

DELTA 3 PROJECT NO.: D24-106-1  
 DATA LOCATION: D24-106-1\PROJECT FILES\SURVEY\CAD\C5M

DATE(S) OF FIELDWORK: 12/31/2024  
 FIELD CREW: AWL  
 DRAWN BY: A. LOEFFELHOLZ  
 REVIEWED BY: S. KING, A. LOEFFELHOLZ

# STAFF REPORT

## CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Dates:** Plan Commission – March 3, 2025  
Common Council – March 11, 2025 (Information)  
March 25, 2025 (Action)

**Re:** Sidewalk Café Permits

**Case #:** PC25-MI01-05

**Applicant:** Keith Gutierrez

**Location:** 92 E. Main Street and 45 N. Second Street

### Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
<b>Property in Question</b>	Business	B-2	Mixed Use
<b>North</b>	Business	B-2	Mixed Use
<b>South</b>	Business	B-2	Mixed Use
<b>East</b>	Business	B-2	Mixed Use
<b>West</b>	Business	B-2	Mixed Use

### I. BACKGROUND

1. The applicant owns two restaurant businesses in the downtown area: 7 Hills North and the Beastro Seven. The applicant would like to install an outdoor dining area on the public sidewalk in front of each restaurant, which requires approval of a sidewalk café permit.

### II. PROJECT DESCRIPTION

2. 7 Hills North. The applicant would like to place 3 to 4 metal tables and 6 to 8 metal chairs in front of the building along the Main Street façade, adjacent to the building. The location of the tables and chairs would maintain a minimum of 4 feet of clearance from the existing obstructions in the area, which consists of a light pole and a bike rack, which meets the minimum requirements. The tables and chairs would also be placed to not interfere with the doors to the building. The sidewalk café area is intended to be used from 11 am to 8 pm, seven days per week.
3. Beastro Seven. The applicant would like to place 2 metal tables and 4 to 6 metal chairs in front of the building along the Second Street façade, adjacent to the building. The tables and chairs would be located on each side of the main entrance. The sidewalk café area is intended to be used from 12 pm to 8 pm, Wednesday through Saturday.

### III. STAFF ANALYSIS

4. The 92 E. Main Street location previously had a sidewalk café permit for the previous restaurant at that location. No issues were reported while it was operating. This is a new application for the 45 N. Second Street location.
5. The municipal code includes standards regarding sidewalk café's, as shown below.

#### 4.07 - SIDEWALK CAFÉ PERMITS

(4) GENERAL RESTRICTIONS. Any sidewalk café permitted hereunder shall be subject to the following regulations:

- a) Sidewalk cafés are restricted to the public right-of-way immediately adjacent to and extending perpendicular to the curb from the façade of the real property owned or leased by the permit holder. The Plan Commission may allow the boundary to be extended beyond the frontage of the permit holders business to include the frontage of contiguous property, however, a written statement signed by the owner(s) and tenant(s) of the adjacent business shall be provided at the time of application.
- b) All sidewalk cafés shall remain within the boundaries of the sidewalk café site as set forth on the approved application. No application will be approved where the location of the sidewalk café negatively impacts another business, as determined by the Plan Commission.
- c) No portion of a sidewalk café shall be permitted within five (5) feet of a fire hydrant, curb-cut or marked crosswalk, or any handicapped parking space.
- d) All activities at the sidewalk café shall be conducted so as to maintain a minimum width of four (4) feet of unobstructed public pedestrian walkway between the sidewalk café and the edge of the sidewalk adjacent to the curb and other obstructions. For the purpose of the minimum clear walkway, traffic signs, light poles, hydrants and all similar obstacles shall be considered obstructions.
- e) No furniture or activities in a sidewalk café shall block designated egress, ingress, or fire exits from or to any structures, including the business establishment that operates the sidewalk café.
- f) No person holding a sidewalk café permit may use any public property, such as light poles or other utility poles, flower planters, trees, or other amenities as a point of attachment for any ropes or other devices as part of the sidewalk café.
- g) The color and material of the proposed outdoor furniture should be harmonious with the principal structure and adjacent structures. The outdoor furniture should be constructed of durable materials, such as wrought iron, rather than lightweight plastic.
- h) No sidewalk café shall be open for business between the hours of 10:00 p.m. and 7:00 a.m. All materials and equipment forming part of the sidewalk café shall be removed from the site when the sidewalk café is not open.
- i) No food preparation, food or beverage storage, refrigeration apparatus, or other equipment shall be allowed in the sidewalk café unless specifically authorized as part of the approval.



- j) No amplified sound shall be allowed in the sidewalk café unless specifically authorized as part of the permit.
- k) All sidewalk cafés shall be maintained in a clean and hazard-free condition at all times. Debris shall be removed as required during the day and again at the close of each business day. All debris and refuse generated by patrons of the sidewalk café shall be disposed of in receptacles provided by the holder of the sidewalk café permit and shall not be disposed of in publicly maintained trash receptacles.
- l) The use of a portion of the public right-of-way as a sidewalk café shall not be an exclusive use. All public improvements, including, but not limited to, light poles, traffic signs, manholes, or any public initiated maintenance procedures, shall take precedence over said use of the public right-of-way at all times. The City Manager or his/her designee may temporarily order the removal of the sidewalk café for special events, including but not limited to parades, sponsored runs or walks, or for public health and safety reasons.

#### **IV. STAFF RECOMMENDATION**

- 6. Staff recommends approval of the Sidewalk Café Permits to allow an outdoor eating and drinking area on the public sidewalk in front of 92 E. Main Street and 45 N. Second Street as proposed.

**ATTACHMENTS:** Application, Site Photos, Table/Chair pictures

APPLICATION FOR  
**SIDEWALK CAFÉ PERMIT**  
 CITY OF PLATTEVILLE, WISCONSIN



**General Information** (please type or print clearly)

	Restaurant Owner	Property Owner (if different)
Name	Keith Gutierrez	Mike Osterholz
Address	19240 FOREST MEADOW DR.	
Phone	563-543-9546	
Email	Keith.7hillsbrown@gmail.com	

**Property Information**

Name of Restaurant: 7 Hills NORTH  
 Address: 92 E Main - St. Platteville, WI

**Sidewalk Café Information**

This application is for:  Initial Sidewalk Café Permit  Renewal Sidewalk Café Permit  
 Hours of operation: 7 days a week 11-8

Will alcoholic beverages be served in Sidewalk Café area?  Yes  No

Does the restaurant currently have a City of Platteville liquor license?  Yes  No

Do the boundaries of the Sidewalk Café extend in front of adjacent businesses?  Yes  No

Name of adjacent business/property owner(s): Hellers Jewelry

Approximate dimensions of Sidewalk Café: ~ 45 ft. x 5 ft.

Proposed number of tables: 3-4 Proposed Number of Chairs: 6-8

Other equipment/features to be included in the Sidewalk Café area: -

**Attachments** The following items shall be provided.

- A scale drawing of the site, showing the location of all poles, hydrants, signs, benches, grates, and other amenities or obstructions, and location of the proposed furniture, fences, and other equipment.
- Photographs, drawings, or manufacturers brochures fully describing the appearance, materials and dimensions of all proposed tables, chairs or other objects related to the sidewalk café.
- A copy of a valid restaurant license issued by the State of Wisconsin under §254.64(1)(a) for the premises where the sidewalk café will be located.
- The applicable permit fee (\$25 for an initial permit, no fee for a renewal permit).
- Certificate of Insurance (may be submitted after approval of permit).
- Letter from adjacent business/property owner(s) (if the Sidewalk Café extends in front of adjacent property).

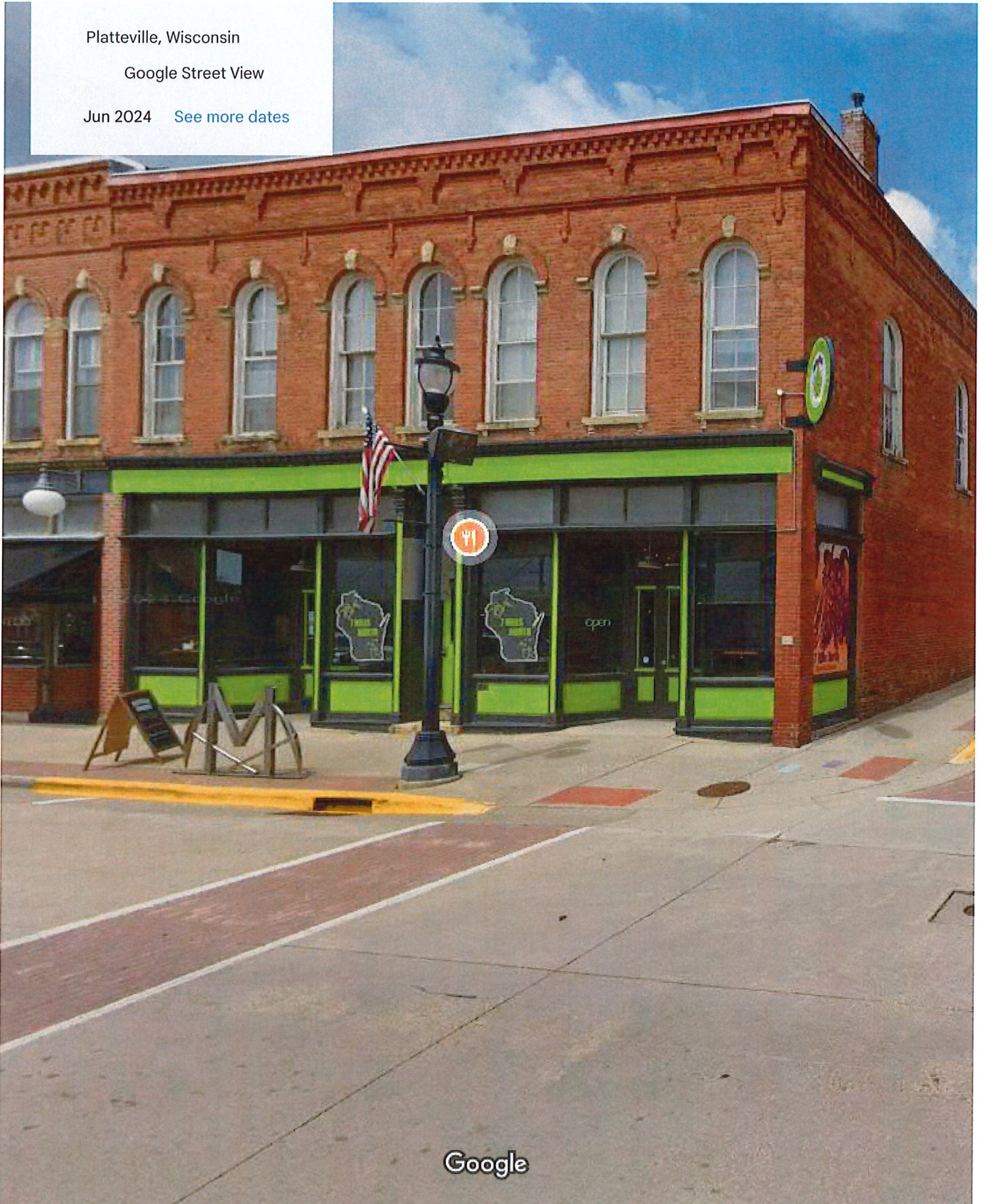
**Signature** The undersigned person hereby petitions the City of Platteville, Wisconsin, to issue a Sidewalk Café Permit as described above and on the attached documents.

NAME: Keith Gutierrez SIGNATURE: [Signature] DATE: 2-12-25

Platteville, Wisconsin

Google Street View

Jun 2024 [See more dates](#)



Platteville, Wisconsin

Google Street View

Jun 2024 [See more dates](#)





We would put smaller 2 top tables in these areas. Most likely 2 or 3 tables.





APPLICATION FOR  
**SIDEWALK CAFÉ PERMIT**  
 CITY OF PLATTEVILLE, WISCONSIN



**General Information** (please type or print clearly)

	Restaurant Owner	Property Owner (if different)
Name	Keith Gutierrez	
Address	12240 FOREST MEADOW DR.	
Phone	863-543-9546	
Email	Keith.PhillyBrew@gmail.com	

**Property Information**

Name of Restaurant: Beastro Sato  
 Address: 45 N. 2nd St. Platteville, WI

**Sidewalk Café Information**

This application is for:  Initial Sidewalk Café Permit  Renewal Sidewalk Café Permit  
 Hours of operation: WEDS-SAT 12-8

Will alcoholic beverages be served in Sidewalk Café area?  Yes  No  
 Does the restaurant currently have a City of Platteville liquor license?  Yes  No  
 Do the boundaries of the Sidewalk Café extend in front of adjacent businesses?  Yes  No  
 Name of adjacent business/property owner(s): School Girls +  
 Approximate dimensions of Sidewalk Café: 20 ft. x 5 ft.  
 Proposed number of tables: 2 Proposed Number of Chairs: 4-6  
 Other equipment/features to be included in the Sidewalk Café area: -

**Attachments** The following items shall be provided.

- A scale drawing of the site, showing the location of all poles, hydrants, signs, benches, grates, and other amenities or obstructions, and location of the proposed furniture, fences, and other equipment.
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Platteville, Wisconsin

Google Street View

Jun 2024 [See more dates](#)

