

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JANUARY 10, 2017**

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

ROLL CALL

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, and Amy Seeboth-Wilson. Excused: Katherine Westaby. Absent: None.

SPECIAL PRESENTATION

Ceremonial Swearing In of New Police Officers – Simeon J Morell and Quinten A Strand – City Clerk Jan Martin swore in Simeon J Morell and Quinten A Strand as new police officers for the City of Platteville.

PUBLIC HEARING

Ordinance 17-01 Planned Unit Development – General Development Plan for Former Pioneer Ford Site – President Nickels called the public hearing to order. Community Planning Director Joe Carroll explained that the City had acquired this site with the intent to sell it to a developer for redevelopment in order to create a higher better use of the properties. The Council had previously selected the proposal submitted by developer General Capital Group. Since the City wanted to provide adequate opportunity for public input, the project is being reviewed using the Planned Unit Development (PUD) process. The first step of the PUD process is to approve the General Development Plan (GDP) which establishes land uses, permissible densities, general site layout, general building design, and other project details. If the first step is approved, then a Specific Implementation Plan (SIP), which gets into more detail, and a development agreement will follow. The proposal involves the demolition of some of the buildings and construction of a 4 story mixed-use building attached to the 2 story remodeled former dealership building on the corner of Pine St and Oak St containing 71 residential apartments (combination of 1-BR, 2-BR, and 3 BR), common areas for the apartment building, and approx. 5,300 sq ft of commercial space on the ground floor. The U-shaped building will surround a private courtyard for use by the building tenants. A 29-stall surface parking lot will be constructed on the north side of the building (driveway accessing Water St), with an additional 43-stall parking lot via the existing parking lot along Pine St between Oak St and Second St, for a total of 72 spaces. The proposal complies with the goals that the Council had set forth for the project. The Plan Commission considered this request at their December 5th meeting and recommended approval. In addition to the Staff conditions, they suggested that the Council look at additional pedestrian crossing signage, and a possible additional pedestrian crossing, on Pine Street near the Oak Street intersection, and removing the old apartment building/former hotel building on Oak Street and replacing it with additional parking and an access drive to Oak Street. Staff recommends approval.

Applicant Sig Strautmanis from General Capital Group stated that after the Plan Commission comments, they looked into leasing offsite parking at McGregor Plaza (the owners were not interested in leasing any spaces at this time) and Rountree Ave. They also looked again at the interior condition of the former hotel building and they will not be putting anything in the building, would rather take the building down. Not only would it add 17-18 parking spaces, it will also allow east/west cross access and alleviate traffic on Water St. They are also looking at developing something more exciting at the base of the building on Pine and Water Streets, gateway welcome signage, LED lighting, and integrating some type of trellis work (grow it green) at the base with ivy, vines, etc. He provided a PowerPoint presentation of their general development plan submittal. No public statements in favor, against, or in general. Kilian suggested the following “opportunities” for the Council: 1) the Historic Preservation Commission recommended that a feasibility study for historic restoration be undertaken before they consider demolition of the building at 55 S Oak St., 2) recommend a thorough study of underground parking; 3) provide a visual barrier to the back of the buildings on Pine Street with a row of garage parking on the lot west of the Pioneer Ford building, and 4) installing a skywalk across Pine Street to connect to McGreor Plaza. Nall questioned who would be paying for all the studies, didn’t agree with any of the “opportunities”, and thought tearing down the

building was a good suggestion since it was in such terrible state. Daus noted that she also has gone through the building and it would take a lot of money to rehab - supports the Plan Commission's recommendation, stated that the developer has met the parking parameters the City has in place, and would support some sort of beautification shielding plan, but not parking garages, in the parking lot. Mr. Strautmanis responded that their original intent was to look at rehabbing the former hotel building, but found it not feasible for them. They also looked at underground parking – adds \$1.4 million to the project – not feasible for them. As for the parking lot, they have done carports before and are willing to look at drawing up a “techie” carport design that fits in with the development – rather than garages which tend to accumulate junk. Skywalk across Pine Street is a great idea, but not feasible for them at this time.

Motion by Daus, second by Nall to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Kilian to table action until further information is brought back. Motion died for lack of a second. Motion by Daus, second by Nall to adopt Ordinance 17-01 Amending the Zoning Map for a Planned Unit Development for the properties located at the northwest corner of Pine St and Water St, and at the northeast and northwest corners of Pine St and Oak St, and to approve the General Development Plan with the following recommendations: a) ground floor of the building at the corner of Pine St and Water St should have additional landscaping, architectural features, a sculptural element, or other features to break up the blank wall; b) increasing the building setback, providing a landscape buffer, and/or altering the elevations should be considered to improve the privacy for some of the ground floor residential units; c) bicycle parking areas needs to be provided for residents of the building, as well as visitors to the apartment building and commercial spaces; d) the proposed yellow façade on one of the buildings should be changed to a different color, or changed to a different façade so it isn't visible from the street; e) additional pedestrian crossing signage, and possible additional pedestrian crossing, should be provided on Pine St near the Oak St intersection; and f) the old apartment building/former hotel building on Oak St should be removed and replaced with additional parking and an access drive to Oak St and if additional parking is needed, they should look at leasing spaces offsite. Motion carried 6-1 on a roll call vote with Kilian voting against.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Seeboth-Wilson to approve the consent calendar as follows: December 13 Specials and Regular Council Minutes; Payment of Bills in the amount of \$2,134,178.17; December Financial Report; One-Year Operator License to Daniel J Swenson and Amanda L Wilkinson; Two-Year Operator License to Crystal M Reed, Christian C Umhoefer, and Tyler N Zettl; Taxi Driver License to Randolph S Rogers; Taxi Vehicle License to Platteville Transit for a 2007 Dodge Caravan-Plate 223-NSJ, 2010 Dodge Grand Caravan-Mun Plate 79709, 2011 Dodge Caravan-Mun Plate 82781, and 2014 Dodge Caravan-Mun Plate 89064; and Banner Permits to Platteville Fire Dept from March 20-April 10 and United Way from September 11-October 31 as presented. Motion carried 6-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Police & Fire Commission, Airport Commission, Community Safe Routes Committee, Water & Sewer Commission, and Housing Authority Board.
- B. Other Reports – Other reports submitted included the December City Attorney Itemized Report, December Water & Sewer Financial Report, December Airport Financial Report, and Department Progress Reports.

ACTION

- A. *Resolution 17-01 Conditional Use Permit (CUP) – 1665 Enterprise Drive* – Motion by Daus, second by Nall to approve a Conditional Use Permit to allow the construction of storage buildings and self-storage use at 1665 Enterprise Drive as presented with the following conditions: 1) that a sidewalk shall be installed along the street frontage of the property, at the property owner's expense,

when connecting sidewalks are installed on the adjacent properties; and 2) if water and sewer service is needed to serve this property, the service shall be provided by connecting to City utilities, at the expense of the property owner. Motion carried 6-0 on a roll call vote.

- B. *Skid Steer Purchase* – Motion by Seeboth-Wilson, second by Nall to carryover approximately \$25,000 from the 2016 Public Works equipment budget to the 2017 Public Works budget to be used toward the purchase of a new skid steer as presented. Motion carried 6-0 on a roll call vote.
- C. *2017-2019 Wisconsin Professional Police Association Contract* – Motion by Daus, second by Seeboth-Wilson to approve the negotiated 2017-2019 Agreement between the City of Platteville and Law Enforcement Employee Relations Division of the Wisconsin Professional Police Association (WPPA) Representing the City of Platteville Police Department as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Resolution Petitioning the Secretary of Transportation for Airport Improvement Aid* – Proposed resolution would allow the City to make application for federal and/or state aid for planned improvements to the municipal airport. The Council requested information to be included in their packet for the next meeting on the benefits that the Airport provides for the citizens and businesses. Public hearing and action at next meeting.
- B. *Year End 2016 Progress Update* – City Manager Karen Kurt provided her last quarterly report for 2016. Made a lot of progress with respect to the four key areas, wasn't able to hit every goal established, and highlighted the new website that will be going live shortly. Kurt commented that the 4th quarter was dominated by the fiscal challenges the City faced, and commended City staff on providing the Council the information they needed to address those budget challenges, while balancing their normal workload.
- C. *Planned Unit Development – 1445 Cody Parkway* – Request is for the approval of a one-step planned unit development that will allow two duplex residential apartment buildings on one lot. Public hearing and action at next meeting.

WORK SESSION

- A. Update from Economic Development Partners – Ela Kakde, Executive Director of Platteville Area Industrial Development Corporation (PAIDC) presented their 2016 Annual Report and noted that they are looking at ways to decrease their reliance on financial assistance from the City. 2017 local activities include cultivating prospects—in particular for TID 6, assist their existing businesses in expansion, update Industry Park entrance signage to mirror City signage, push web/digital marketing, marketing videos of Platteville, amplify marketing efforts, and finish strategic planning.
- B. 2017 Proposed Goals – City Manager Karen Kurt provided a draft copy of her 2017 Themes and Goals to the Council. Themes include Financial Sustainability, Business, Marketing, Connections, Housing, and Employee Relations with two to four goals within each theme. Kurt noted that she would like to restructure the themes, noting that financial sustainability alone will take all of our resources.

ADJOURNMENT

Motion by Daus, second by Seeboth-Wilson to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 9:15 PM.

Respectfully submitted,

Jan Martin, City Clerk