

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
MAY 23, 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 Katherine Westaby. Excused: Barbara Stockhausen.

PUBLIC HEARING

Resolution Approving Planned Unit Development for 455 Broadway St – President Nickels opened the public hearing. Community Planning Director Joe Carroll reviewed the proposed project which involves the construction of two 2,070 sq ft duplex residential apartment buildings and a 15’x15’ storage building on one 19,520 sq ft lot. The buildings will be accessed via a shared driveway that will connect to Broadway and access the proposed 12 parking spaces. The current R-2 zoning allows for duplex residential use and the 4 units conform with the medium density residential designation in the Comprehensive Plan. Several characteristics of the proposed development do not meet the zoning ordinance requirements – more than one principal structure per lot, lot width, lot area, and rear-yard setback are short of the requirements, and the driveway is too narrow. The PUD approval process allows for flexibility with the design standards and deviations from the standard zoning requirements, however, in return for not meeting the zoning requirements, the project should provide a higher standard of design and amenities. Overall, it appears the design for the project is trying to fit more units on the lot than the land can accommodate. Plan Commission recommended denial at their May 1 meeting where neighbors expressed safety concerns with the additional density and traffic right next to the elementary school. Staff recommends denial. No applicant statement, no public statements in favor, against, or in general, and no Council discussion. Motion by Daus, second by Nall to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Daus, second by Nall to deny the request for a Planned Unit Development-General Development Plan to construct two duplex residential buildings on one lot at 455 Broadway Street. Motion carried 6-0 on a roll call vote.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Nall to approve the consent calendar as follows: May 9 Special and May 9 Regular Council Minutes; Payment of Bills in the amount of \$325,175.83; Temporary “Class B” License to serve wine to Southwest Wisconsin Rotary Club for “Uncorked” Wine Walk for 9 downtown locations (Driftless Market, United Country Realty, The Mint, Shannon Marie Photography, Kopp McKichan LLP, Memo Design, Barbershop Rock, Applied Micro, and Platteville Journal) on June 9 from 5-9 PM; One-year Operator License to Katherine M Andersen, Callie G Bristow, Jordan L Ernst, and Cynthia K Martens; Two-year Operator License to Jennifer A Abing, Jacob W Baush, Darian R Buman, John A Dank, Ariel R Helt, and Theresa L Lynch; Run/Walk Permit to 4th of July Committee/Clare Bank for July 4; and Street Closing Permit to Alison Thompson to close N Court St from W Adams St to W Cedar St for May 27 as presented. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

None.

REPORTS

Board/Commission/Committee Reports – Meeting reports were submitted by the Zoning Board of Appeals, Airport Commission, Commission on Aging, Parks Forestry & Recreation Committee, Library Board, and Water & Sewer Commission.

ACTION

- A. *Letter of Intent with Platteville Area Senior Services (PASS)* – Motion by Daus, second by Nall to approve a letter of intent with Platteville Area Senior Services (PASS) and grant authority to City Staff to make changes to the letter of intent as the project progresses and to execute a lease with the Platteville School District for space at OE Gray School. Motion carried 6-0 on a roll call vote.
- B. *Approval of RFP – Banking Services* – Director or Administration Valerie Martin reported that five banks submitted proposals for banking services, with the difference between the top two banks being a small amount of potential interest earnings. Motion by Kilian, second by Westaby to continue with Mound City Bank for an additional five years (June 1, 2017- May 31, 2022). Motion carried 5-0 on a roll call vote with Daus abstaining.

WORK SESSION

Future of City Hall Space – The Council discussed two options presented by City Manager Karen Kurt regarding the old police department in City Hall: 1) renting the “maker space” area (currently leased to the Main Street Program) to the Rountree Gallery for office space and their permanent collection storage until they can find a home; and 2) leasing out the renovated space for SWCAP Neighborhood Partners after they move out later this year to generate revenue for City Hall maintenance projects. *It was the consensus of the Council to move forward with both options.*

CLOSED SESSION

Motion by Daus, second by Nall to adjourn to closed session per Wisconsin Statute 19.85(1)(e) deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session – *Considering modifications to the Development Agreement for City’s Amended and Restated Real Estate Note Dated 11/21/07 and provide negotiation direction to the City Manager regarding the same.* Motion carried 6-0 on a roll call vote.

ADJOURNMENT

Motion by Daus, second by Westaby to reconvene to open session to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 8:07 PM.

Respectfully submitted,

Jan Martin, City Clerk