

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
JUNE 27, 2017

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

ROLL CALL

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

SPECIAL PRESENTATION

2016 Audited Financial Statements – Johnson Block & Company, Inc. – Brent Nelson, CPA Audit Manager from Johnson Block & Company Inc presented a detailed overview of the 2016 audited financial statements for the City of Platteville.

PUBLIC HEARING

Ordinance 17-10 Amending the Zoning Map – 545 W Adams Street Planned Unit Development – Council President Pro Tem Daus opened the public hearing. Community Planning Director Joe Carroll explained that the applicant would like to construct two duplex buildings to be used for rental purposes on one lot. Each building will have an upper unit and a lower unit and each unit will have an attached 2-car garage. The buildings will be accessed via a shared driveway that will connect to Adams Street. Because of the shape of the lot and limited frontage, there is not the option to split the property into 2 lots. The applicant submitted a similar proposal in September 2016 which the Council voted to deny the request. The difference between this proposal and the prior submittal is related to the occupancy of the proposed units. In response to concern expressed last time from the neighbors regarding the number of tenants that would be living on the property, the applicant is proposing to allow the property to have the R-LO Limited Occupancy Residential Overlay District designation which places a limit of a maximum of 2 unrelated individuals that can live in each unit. The Plan Commission reviewed and recommended denial at their June 5 meeting. Staff recommends approval with conditions. Applicant Dan Wedig of Mineral Point presented two options to the Council, addressed concerns of the neighbors relating to number of occupants, fire/emergency vehicles, and minimal water runoff with Delta 3 Engineering, and addressed concerns of the Council relating to storm water management plan, garbage, house design, concrete/green space, and snow removal. He stated that he didn't want to build Option 1 (wants to stay away from college rentals), wants to build two high-end duplexes with attached garages and target young professionals and elderly. No public statements in favor or in general. Registered against included Marilyn Gottschalk of 235 Virgin Ave. Speaking against included Ben Ballweg of 400 Short Street, Ellsworth Hood of 580 W Cedar St, Charlie Chamberlain of 410 W Dewey St, and Carol Beals of 475 N Hickory, on behalf of Geneva Beals citing concerns with increased traffic flow, drainage, headlights, retaining walls, and garbage enforcement. Additional Council discussion included the differences between R-2 and R-LO zoning. Motion by Stockhausen, second by Kilian to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Kilian to deny the request to create a Planned Unit Development at 545 W Adams Street. Motion died for lack of a second. Motion by Nall, second by Westaby to approve Ordinance 17-10 Amending the Zoning Map for a Planned Unit Development at 545 W Adams St with the following conditions: 1) R-LO Limited Occupancy Residential Overlay District designation; 2) sidewalks connecting the parking areas to the building and the buildings to the street; 3) depending on the height of the retaining walls, need for fencing or other barriers to prevent someone from accidentally walking over the walls; 4) landscaping and screening provided between the development and surrounding properties; and 5) additional information on the building design and materials provided. Motion failed 2-4 on a roll call vote with Daus, Francis, Stockhausen, and Kilian voting against.

CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Westaby to approve the consent calendar as follows: June 13 Special and Regular Council Minutes; Payment of Bills in the amount of \$369,205.46; Junk Dealer License to Pauline Chandler & Sons at 1190 E Mineral Street; One-year Operator License to Kyle J Albrecht, Eleanor A Clement, Jennifer S Fure, Amanda S Mixdorf, Blake R Nyffenegger, Mary A Schleicher, and Ethan W Zielinski; Two-year Operator License to Krystal M Francis, Lori K Gratz, Michelle E Gunzel, Craig R Klein, Kimberly B Minett, Denise M Mulholland, Karla M Bluemer, Elizabeth T Reuter, Morton E Stephens, Nickolas B Vance, and Becki L Voigts 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 Police & Fire Commission, Community Safe Routes, Museum Board, Historic Preservation Commission, Library Board, Water & Sewer Commission, Parks Forestry & Recreation Committee, and Commission on Aging.

ACTION

- A. *Land Donation – Lot 21 Oakhaven Subdivision* – Community Planning Director Joe Carroll explained that applicant Bob Cody believes Lot 21 is not buildable due to the steep slope of the property. Rather than sell it at a discount to someone that may end up having problems constructing a home, he is interested in donating the lot to City. Carroll noted that the lot is adjacent to City-owned greenspace which includes a bike/walking trail, but due to the slope, size and location of the lot, the property is only suitable for greenspace, rather than active recreation or other uses. The neighbors have expressed concerns about the weeds and the fill on the property. The Plan Commission recommended denial of the request at their June 5 meeting. Public Works Director Howard Crofoot stated that the Parks Forestry and Recreation Committee approved a motion to accept the property only if the current owner “cleans” it with said “cleaning” means removal of foreign matter and dead trees. Staff recommends denial, however if the Council wishes to accept the property, that the current owner cleans the property prior to acceptance, and direct Staff to look into a quitclaim deed with the adjoining property owners for the mowable area to remove the maintenance burden from the City. The remaining steep slopes would remain natural with no City maintenance. Carroll noted that he talked to Mr. Cody about the “cleaning” of the lot, and he suggested rather than to remove fill, that he would place additional black dirt on top of the exposed concrete to get suitable growth. Bruce Schmidt of 190 W Knollwood Way expressed concern with the City’s reactive code enforcement and asked the Council to accept the donation with some minor clean up. Motion by Nall, second by Kilian to accept the donation of Lot 21 of the Oakhaven Subdivision from Bob Cody to the City with certain conditions: 1) that the exposed concrete/metal/plastic fill be covered with black dirt and flattened out; 2) dead trees removed; and 3) a quit claim deed accepted by one or more of the neighboring property owners for the mowable portion of the property. Motion carried 6-0 on a roll call vote.

- B. *Resolution 17-15 Approving 2016 Compliance Maintenance Annual Report (CMAR)* - The CMAR is an annual self-report required by the DNR on the condition of the wastewater treatment plant, the collection system, the experience of our operations personnel, and our financial and managerial capacity to run the system. The system was graded an “A” in all areas for 2016. Motion by Stockhausen, second by Nall to approve Resolution 17-15 Approving the 2016 Compliance Maintenance Annual Report as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Downtown Parking Task Force Overview* – City Manager Karen Kurt presented a PowerPoint presentation of the Downtown Parking Task Force purpose, progress, the parking study done by UWP Senior Engineering Design team, and recommendations. The findings of the parking study were similar to the previous 2012 study – adequate parking exists, even with the proposed increased development, except for 24-hour parking. With regard to the recommendations, Kurt asked that the Council hold off on discussion/action until next year on all but two of the recommendations due to the results of the Mineral Street bid and possible configuration of that lot. A couple other areas (reduce parking categories and possible paid public parking) may be added at that time.
- B. *Downtown Parking Task Force Recommendations*
1. *Post Office Parking Lot Modifications* – Discussion/action next year.
 2. *Third Street Modifications* – Discussion/action next year.
 3. *Bonson Street Parking Reassignment* – Discussion/action next year.
 4. *Crosswalk Across Chestnut Street at W Mineral Street* – Designates a crosswalk across N Chestnut Street at W Mineral Street to accommodate heavy student pedestrian traffic. Public Works Director Crofoot will Action at next meeting.
 5. *Market Street Parking Reassignment* – Designates four parking stalls with 3-hour parking and no overnight parking on Market Street. Action at next meeting.
 6. *Third Street/Mineral Street Parking Reassignment* – Discussion/action next year.
- C. *Contract 13-17 Third Street Parking Lot Reconstruction* – Public Works Director Howard Crofoot explained that only one bid was received for the Third Street Parking Lot Reconstruction resulting in a bid that was nearly double the estimate. Staff recommends to formally reject the bid and rebid the project in late winter with other City projects to obtain a more competitive price. Action at next meeting.
- D. *2018 Proposed Budget Timeline* – City Manager Karen Kurt provided the Council the proposed meeting dates for the 2018 budget and 2018-2022 CIP and asked them to place the meeting dates on their schedules.
- E. *Baseball/Softball Hitting Stations* – Recreation Coordinator Luke Peters explained the request to spend up to \$6,000 from the Legion Park Advertising Trust to install five hitting stations to the immediate east of batting cages at Legion Park. The hitting stations would be poured concrete with fencing separating each station, anchored batting tee, with netting to avoid damaging the existing batting cage fence. The Parks Forestry & Recreation Committee recommends approval. Action at next meeting.

ADJOURNMENT

Motion by Nall, second by Kilian to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 9:25 PM.

Respectfully submitted,

Jan Martin, City Clerk