

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
APRIL 26, 2016

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

ROLL CALL

Present: Katherine Burk, Barbara Daus, Ken Kilian, Tom Nall, President Eileen Nickels, and Amy Seeboth-Wilson. Excused: Don Francis. Don Francis arrived at 8:02 PM during the first public hearing.

PUBLIC HEARINGS

- A. *Ordinance 16-08 Planned Unit Development – St Augustine Redevelopment Project* – President Nickels called the hearing to order. Community Planning & Development Director Joe Carroll provided an overview of the project that involves the removal of all the buildings on the block bounded by Pine Street, Hickory Street, Greenwood Avenue, and Bradford Street and replaces them with a new apartment building and chapel/student center building. Parking for the development will be a combination of underground, surface on-site, and surface off-site at the St Mary's Church property. The proposed development has some characteristics that do not meet the zoning requirements, so the developer is requesting some flexibility through the use of PUD approval process, including the amount and location of parking, the building setbacks, density of housing units. The Plan Commission considered this request at their March 7 meeting and recommended the zoning of the property remain R-3 Multi-family Residential. In response to the concerns raised at the Plan Commission, the development was modified to increase the amount of on-site parking from 72 to 85 spaces, construction of a new 28-space parking lot on the St Mary's property – which is in addition to the existing 28-space lot on that site, building setback distance for the proposed church building was increased from 0' to 28', apartment building from 10' to 28', and along Greenwood Ave from 19' to 28', the church building and site signage were moved to eliminate any encroachments into the vision corner areas at the intersections, and the developer has begun work on a proposed PILOT payment to the City. Staff recommends approval with conditions. Developer Steve Harms stated that the project is the result of positive growth in the Newman Center over the past 4-5 years and provided a comprehensive overview of the proposed development, addressing community concerns, on-site and off-site parking, paying their full share of property taxes (property taxes or PILOT payment), and pointing out community benefits. The high density housing (26 4-BR and 20 2-BR units with a maximum capacity of 144 tenants) will be leased to students and faculty affiliated with a university, college or tech school, management on-site, and will offer amenities, services and events not currently offered in Platteville. St Augustine Parish Development Director Steve Davies talked about how the number of students coming to hear him speak has increased from 15 to 60-70 over the past 3 years, the overcrowded gathering spaces, and lack of office spaces. Public statements in favor included Mark Schmitz-75 W Pine St, John Skinkis-180 Center St, Emily Stanek-380B Southwest Rd, Sidney Kilcoin-1355 Circle Dr, Jaduiga Rezewski-1300 Greenwood Ave, Weston Schiltz-960 Stonebridge Dr, Jim Rosemeyer-1275 N^{4th} St, Lee Eggers-490 Camp St, Jerry Cullen-685 Pyrite, Dick Rogers-1440 Wilson St, David Drefcinski-905 Hollman St, Daniel Leahy-185 S Hickory St, and Barb Kohout-825^{9th} St Fennimore. Comments included the benefits and practicality of living so close to campus, safety, revenue to the community by students, increase of students for daily mass and bible studies, outgrowing the building with nowhere for them to expand, positive environment for students, testimonials as to the impact the Newman Center has had on personal lives, lives transformed from the Men's Group and Newman Center, positive economic development that will add jobs, with improvements made by the public transportation no need for a car in the community, will draw students into the University, and home away from home from a parent and UWP alumni perspective. Registered in favor included Lindsey Josephson-135 S Hickory St, Juli Boughton-205

S Tyler Lancaster, Christine DelPriore-905 Heather Ln, Joseph DelPriore-905 Heather Ln, Jared Miller-650 Union St, Josh Pestile-435 Irene St, Kathy Prete-612 S Washington St Cuba City, Michael Koepfel-90 E Gridley Ave, Fr John DelPriore-130 W Cedar St, Cindy Wiker-1017 Cty Rd J Mineral Point, Marlee Bonham-1455 Circle Dr, Molly Doan-16760 Brunton Ln Belmont, Tessa Jansen-1100 Southwest Rd, Katre Klar-1693 Southwest Rd, Brianna Peckham-1005 Union St, Kalie Knutson-131 E Wilson St Valders, Megan Georgeson-580 W Madison St, Andrew Waldo-650 Union St, Matthew Busch-5622 Major Ln, Steven Piorkowski-185 S Hickory St, Daniel Ma-1200 Southwest Rd, Nick Harding-1300 Greenwood Ave, John Beminger-800 S Chestnut St, Logan Brincks-320A Bridgeway Commons, Kyle Harmen-1100 Southwest Rd, Brent Brochtrup-1555 Circle Dr, Luke Klasiewski-565 Rountree Ave, Sara Werner-135 S Hickory St, Nicholas Court- 405 W Adams St, Zoe Houle-315½ E Main St, Austin Werner-1200 Greenwood Ave, Marissa Miller-30332 Goose Hill Rd Cascade IA, Linda Thomas-4722 State Rd 80 & 81, Carol Rogers-1440 Wilson St Fennimore, Tom Keuhey-13178 Switzer Fennimore, Matthew Burnas-845 S Chestnut St, Ryan Mosley-Rountree Commons, Samuel Andreski-80 S Elm St, Nicole Janssen-315½ E Main St, and Andrew J Schroeder. Public statements against included Garry Prohaska-280 Division St, Isaac Shanley-1030 Siemers St, and Lonnie Holze-10106 Fairview Rd. Comments included that they were not against the project overall, but it should be zoned R-3 and parking required on-site like other PUDS were required in the area (Twin Pines, Washington Place, Holze property), development on top of National Historic Districts, concerns with the density, parking on Bradford, building height, questioned why there wasn't student housing in St Mary's School, pick the University not because of the Catholic facility but because of the University and the safety of the community, no shortage of housing on campus or in the community, parking in the right of way, requirement of a CUP needed for St Mary's parking, Plan Commission turned the project down, no guarantee that once the housing portion is done it won't be sold off, setting a precedent with off-site parking, strain on the neighborhood, codes need to be updated to meet the Comprehensive Plan, land use and parking conflicts, not consistent approvals. Registered against was Mike LeGrand-7076 Meadow Ln. No public statements in general. Applicant rebuttal included emphasized the positives, economic development, drawing new students, they have involved the community in the discussions, there is a lack of quality housing and 3rd party management, and all parking is on their lot – not in the right-of-way, and passed out results of a study of over 400 students – 70% had a car. Motion by Daus, second by Seeboth-Wilson to close the public hearing. Motion carried 7-0 on a roll call vote. Kilian expressed concern about the aesthetic appearance of the parking around the development with the removal of trees and shrubs – thought they should reduce a level of the housing and the large mass of the development. Seeboth-Wilson asked if the St Mary's parking would need a CUP to which CP&D Director responded no, that it would be part of the PUD approval/developer agreement process, and clarified that the parking agreements would be part of the developer agreement. Daus stated that she was in favor of the PUD rather than retaining the R-3 zoning, it gives the City options/flexibility to work with the developer to create a developer agreement, a PILOT if the property becomes tax exempt, design, etc., the off-site parking doesn't concern her. The look of the building and landscaping can be addressed through the developer agreement and SIP approval. Motion by Daus, second by Seeboth-Wilson to adopt Ordinance 16-08 Amending the Zoning Map to Planned Unit Development – General Development Plan district for the St Augustine Redevelopment Project subject to the following: additional details on the parking arrangements, additional steps to reduce the need for vehicles by the tenants, the project should utilize building materials and building design that is a higher than standard quality, and a negotiated payment in lieu of taxes (PILOT) agreement in the event the property is deemed tax exempt. Motion to amend by Kilian to reduce the apartment building to two stories to help reduce the density. Motion to amend died for lack of a second. Original motion carried 6-1 on a roll call vote with Kilian voting against.

The Council took a 5 minute break.

- B. *Ordinance 16-09 Rezoning – Library Block Project* – President Nickels called the hearing to order. Community Planning & Development Director Joe Carroll explained the Staff recommendation to rezone the entire Library Block project site to CBT Central Business Transition. The site is currently a combination of CBT Central Business Transition district, B-2 Central Business district, and I-1 Institutional district. Those districts are appropriate for the proposed uses, but the boundaries of the zoning districts do not align with the lot boundaries as designated in the approved Certified Survey Map. The result is that the library is in two different districts and the hotel is in two different districts. The CBT district is currently the predominant designation for the block right now, includes the majority of the allowable uses designated in the B-2 and I-1 districts, and allows all of the uses that are being proposed as part of the Library Block. The Plan Commission considered this request at the March 7 meeting and recommended approval. No public statements in favor, against, or in general. Motion by Daus, second by Kilian to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Kilian, second by Daus to adopt Ordinance 16-09 Amending the Zoning Map to rezone the properties located within the block bordered by Elm Street, Pine Street, Chestnut Street, and Main Street to CBT Central Business Transition district as presented. Motion carried 7-0 on a roll call vote.

City Manager Karen Kurt dispelled rumors that the stalled construction at the Library block was due to financing issues, rather than waiting for results of boring soil samples and reassessing their plans to ensure that necessary structural support will be in place. She explained that this project utilized tax credits and all the parties have paid up front.

CONSIDERATION OF CONSENT CALENDAR

Motion by Daus, second by Kilian to approve the consent calendar as follows: April 12 Regular Council Minutes; Payment of Bills in the amount of \$269,715.20; Appointment of Mike Denn as Alternate to Board of Appeals (ET Zoning) (3 year term), Michael Knautz as Alternate to Board of Appeals (3 year term), Bill Cramer and John Klosterman to Commission on Aging (3 year term), Nancy Collins to Rountree Gallery Board (partial term expiring 7/1/16), Marcia Cordts to Freudenreich Animal Care Trust Fund (3 year term), Arlene Siss to Historic Preservation Commission (3 year term), Marilyn Gottschalk to Housing Authority (5 year term), Troy Maggied and Kelly Francis to Library Board (3 year term), Julie Loeffelholz to Plan Commission (3 year term), and Jane Peoples to Police & Fire Commission; One-Year Council Appointments of Daus to Airport Commission, Nickels to Area Ambulance Committee, Nall to Board of Appeals-Zoning & ET Zoning, Burk to Commission on Aging, Francis to Community Development Board and Community Safe Routes Committee, Seeboth-Wilson to Freudenreich Animal Care Trust Fund, Nickels to Grant County Economic Development, Kilian to Historic Preservation Commission and Housing Authority, Daus to Industry Park Covenant Committee, Kilian/Seeboth-Wilson/Francis to the Joint ET Committee, Burk to Library Board, Daus/Nall/Francis to Licensing Committee, Seeboth-Wilson to Museum Board, Burk to Parks, Forestry & Recreation Committee, Daus to PAIDC, Nickels to Police & Fire Commission, Daus to Redevelopment Authority (RDA), Burk to Rountree Gallery Board, Nickels to Tourism Committee, and Kilian/Nall/Seeboth-Wilson to Water & Sewer Commission; Reserve “Class B” Combination Beer & Liquor License (contingent upon passing all inspections) to Gary II LTD, Platteville (John Utley, Agent) for premises at 75-95 N Second Street (City Bar); Two-Year Operator License to Thomas A Hofer, Kimberly B Minett, and Samantha L Pease; and Temporary Sign Permit for Ruby’s Food Pantry to Platteville United Methodist Church at 1065 Lancaster Street as presented. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Bob Harding-730 N Water Street and Reverend Zayna Thompson-240 E Madison Street expressed concerns with the City’s temporary sign code, related fees, and asked that the Council review the code. Community Planning & Development Director Joe Carroll responded that a reevaluation of the ordinance will be forthcoming this fall, as well as the fee structure the goes with.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Tourism Committee, Airport Commission, Water & Sewer Commission, Community Safe Routes Committee, Parks Forestry & Recreation Committee, and Commission on Aging.
- B. Other Reports – 2015 Tax Incremental Financing (TIF) District Reports.

ACTION

- A. *Ordinance 16-10 Repealing and Recreating Chapter 24 Fire Prevention* – Motion by Daus, second by Seeboth-Wilson to adopt Ordinance 16-10 Repealing and Recreating Chapter 24 Fire Prevention as presented. Motion carried 7-0 on a roll call vote.
- B. *Contract 1-16 Bonson & Short Street Reconstruction* – Five bids were received for the Bonson and Short Street Reconstruction contract which consisted of a single contract plus four alternate bids: Alternate A – Stamped and Colored Concrete on Bonson Street along the sidewalk and in the crosswalk to City Park; Alternate B – complete the reconstruction of the short section of E Mineral Street between Fourth and Bonson; Alternate C – replacement of City Hall steps; and Alternate D – replacement of the pedestals next to City Hall steps. Staff recommended awarding the Contract with all four alternate bids for a total contract price of \$583,487.95 of which \$192,839.50 was approved by the Water & Sewer Commission for the Utility portion. Motion by Kilian, second by Daus to award Contract 1-16 Bonson & Short Street Reconstruction with Alternates A-D for the total contract price of \$583,487.95 to WC Stewart Construction INC as presented. Motion carried 7-0 on a roll call vote.
- C. *Contract 7-16 Weed & Grass Mowing* – One bid was received for the annual weed and grass mowing contract used by the City to enforce its tall grass ordinance. Motion by Kilian, second by Nall to award Contract 7-16 Weed & Grass Mowing to Grasspro Lawn Care LLC at the price of \$100 per hour or \$75 minimum for Base Bid #1 (large rural type areas) and \$100 per hour for \$75 minimum for Base Bid #2 (isolated patches and residential lawns) as presented. Motion carried 7-0 on a roll call vote.
- D. *Contract 5-16 Sidewalk Repair* – Three bids were received for the repair of sidewalks throughout the City and grinding trip hazards on city sidewalks that aren't replaced. Motion by Seeboth-Wilson, second by Burk to award Contract 5-16 Sidewalk Repair to J&T Concrete Construction in the amount of \$23,113.40 for sidewalk repair and a maximum of \$7,092.00 for grinding trip hazards as presented. Motion carried 7-0 on a roll call vote.
- E. *City Manager/Communication Intern* – Recommendation was to allocate a portion of the City's contingency budget for a summer/fall internship to support a number of communications initiatives, including the website redesign. Motion by Daus, second by Seeboth-Wilson to approve the use of up to \$4,000 of contingency funds to hire a city manager/communications intern as presented. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Parking Permit Agreement with UW-Platteville* – Recommendation is to approve the intergovernmental cooperation agreement between the University and the City with respect to permitted parking on City streets within the campus for another three years. Action at next meeting.
- B. *Compensation Policy and 2016-17 Compensation Plan for Non-Union Employees* – Recommendation is to approve the proposed compensation policy and pay plan (resulting from the compensation study contracted with Carlson Dettmann Consulting LLC) and give the City Manager the authority to make minor adjustments pending the outcome of the employee appeal process.

Initial implementation will be July 3 and will cost \$20,000 (allocated in the 2016 budget). Future implementation will be phased in to help manage transition costs over time. Action at next meeting.

- C. *Website Design and Replacement* – Seven vendors responded to the request for information (RFP) for design and replacement of the current City website. Staff recommends approving a contract with aHa! Consulting in the amount of \$17,200 and maintenance/hosting annual costs of \$3,200 (starting the second year). Action at next meeting.
- D. *Request for Extension for Banking RFP* – Due to getting acclimated to new financial software and significant staffing changes, the Finance Department requests to extend the current banking contract with Mound City Bank and delay the RFP for banking services until 2017. Action at next meeting.

WORK SESSION

- A. *Library Fundraising* – Campaign Coordinator Nancy Kies, along with Platteville Public Library Foundation Board Chair Hap Daus and Library Director Jessie Lee-Jones distributed fundraising materials and provided an update to the Council on the progress and next steps of the fundraising capital campaign, *Our Library, Our Future*, to furnish and equip the new library space (furniture, fixtures, equipment, and technology). The goal is to raise \$500,000 by spring of 2017 of which they currently have the upward side of \$100,000.
- B. *Street Reconstruction Prioritization* – Director of Public Works Howard Crofoot provided an informational presentation on how the street conditions are rated by law and subsequently included/not included in the CIP budget.

ADJOURNMENT

Motion by Daus, second by Seeboth-Wilson to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 10:29 PM.

Respectfully submitted,

Jan Martin, City Clerk