

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS**  
**May 28, 2019**

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

**ROLL CALL**

Present: Barbara Daus, Eileen Nickels, Ken Kilian, Isaac Shanley, Barbara Stockhausen (left meeting at 9:28 PM), and Robin Cline. Absent: Cena Sharp.

**PUBLIC HEARING**

- A. *Resolution 19-08 Petitioning the Secretary of Transportation for Airport Improvement Aid* – Administration Director Nicola Maurer presented that Wisconsin Statutes require municipal airports applying for federal and/or state aid to hold a public hearing for consideration of the proposed improvements and to adopt a resolution approving the petition for federal/state aid. Adopting the resolution enables the airport to apply for and receive federal/state aid when it becomes available. Resolution 19-08 includes the purchase of snow removal and mowing equipment; reconstruction/rehabilitation of north taxi lanes and taxiways; reconstruction and expansion of auto parking lot; construction of snow removal equipment building; construction of terminal building; paving taxi lanes in east portion of hangar area; extending the runway to 5,000 feet including lighting; land acquisition for runway extension, and any necessary related work. Alaine Lange, Airport Manager, spoke in favor. There were no public statements. Motion by Kilian, second by Stockhausen to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Nickels, second by Shanley to approve Resolution 19-08 Petitioning the Secretary of Transportation for Airport Improvement Aid. Motion carried 6-0 on a roll call vote.
- B. *Conditional Use Permit – 1425 E Business Highway 151- U Haul* – Community Development Director Joe Carroll explained the applicant is currently using the building and property for rental of trucks and trailers, retail sales of moving-related products, installation of trailer hitches, and related uses. The applicant would also like to use part of the existing building for self-storage/warehouse use. Two additional self-storage buildings would be constructed on the east side of the building in an area that is currently part of the parking lot. Additional storage units would be provided on the east side of the building through the use of former van bodies that are converted into storage units. The building façade would receive some modifications, and additional landscaping/painting would be installed along the east property line, and in a grassy area on the east side of the building. The landscaping is intended to provide additional screening for the van body storage area. The business would have approximately 15 employees, both full-time and part-time. The hours of operation would be 7 AM to 7 PM Monday through Thursday, 7 AM to 8 PM Fridays, 7 AM to 7 PM Saturdays, and 9 AM to 5 PM Sundays. Staff is suggesting that the self-storage/warehouse uses on the property be approved, subject to the following conditions: 1) The placement on the property of van bodies for use as storage units shall be limited to a total of 39 units and shall be limited to the location identified on the site plan. The van bodies shall be wrapped in metal trim as indicated in the submitted photos. 2) Additional plantings shall be placed on the property to provide screening of these van bodies as indicated on the submitted landscape plan dated 4/30/19. 3) The exterior storage of boats/RV's/campers and similar vehicles or items would require a future review and approval. 4) The portion of the building identified on the site plan as "Future Development Phase II", which is approximately 28,000 sq. ft., shall be used only for retail or other specified uses of the B-3 Highway Business District. This space shall be made available for lease by other businesses, listed with a commercial real estate broker, and actively marketed for lease. If this space is not leased after two years, the applicant can submit a request for a conditional use permit to allow this space to be used for self-storage/warehouse use. The Plan Commission voted in August of 2018 to recommend approval of the proposed self-storage/warehouse use but

recommended that the exterior storage of boats/RV's/campers and similar vehicles, if desired by the applicant, would require a future review and approval. Applicant Adam Sonnleitner of Madison, WI spoke in favor. Lonnie Holze spoke against. There were no other public statements. Motion by Nickels, second by Kilian to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Shanley, second by Kilian to approve a Conditional Use Permit to allow self-storage/warehouse uses inside the existing building at 1425 E Business Highway 151, with the conditions that there is no exterior storage and the portion of the existing building identified on the site plan as "Future Development Phase II", which is approximately 28,000 sq. ft., shall be used only for retail or other specific uses of the b-3 Highway Business District. This space shall be made available for lease by other businesses, listed with a commercial real estate broker, and actively marketed for lease. If this space is not leased after two years, the applicant can submit a request for a conditional use permit to allow this space to be used for self-storage/warehouse use. Motion carried 6-0 by roll call vote.

- C. *Conditional Use Permit – 110 E Mineral Street – Outdoor Dining Area* – Community Development Director Joe Carroll explained that the VFW Tavern at 110 E Mineral Street would like to provide an outdoor beer garden/smoking area adjacent to the building, which use requires a Conditional Use Permit. The outdoor space would be located on the south side of the building and would be enclosed with a 4' to 6' high metal fence that would be similar in style to the metal fences located across the street. The area would be directly accessible from the building, and there would be a gate on the west and east sides. The area within the fence would be 22' x 30'. The applicant Mike Lynch spoke in favor. Marilyn Gottschalk registered against. There were no other public statements. There was some discussion amongst the Council members about outdoor music. The applicant stated they do not have plans to have outdoor music. Motion by Shanley, second by Cline to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Shanley, second by Stockhausen to approve a Conditional Use Permit to allow an outdoor beer garden at 110 E Mineral Street as proposed, subject to the following conditions: The beer garden shall comply with the standards in Section 22.06(J), the enclosed fence shall be a minimum of 4 feet high and a maximum of 6 feet high, and a sign shall be placed on the fence reminding customers that alcoholic beverages shall remain within the fenced area. Motion by Kilian to amend the motion to not allow music in the outdoor space. Motion died due to a lack of a second. Roll call vote was taken on original motion and carried 5-1 with Kilian voting against.
- D. *Planned Unit Development Amendment – 555 N Chestnut Street and 530 N Court Street* – Community Development Director Joe Carroll explained that this project involved the former Gray's Nursing Home property at 555 N Chestnut Street. The applicant is requesting an amendment to the previous approval to allow the building to be converted into a 5-unit building, rather than the approved 4-units. The proposed layout will now include three 2-bedroom units and two 1-bedroom units. The total number of bedrooms in the building will increase from 5 to 8. The proposed parking for the building will also be modified. The elevation of the driveway will be raised to provide handicapped access to each of the apartments, and it will serve more like a sidewalk and drop-off area. The applicant is proposing to install the parking on the south side of the house at 530 N Court. A new 6 to 9 stall parking lot will be added at this location and walkway will connect the parking area to the apartment building. An existing curb cut is already in place on Court Street at this location. An easement will be provided to allow the installation and access of the parking between the 530 N Court Street and 555 N Chestnut Street properties. Applicant Mike Osterholz spoke in favor. There were no public statements. Motion by Kilian, second by Stockhausen to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Nickels, second by Shanley to approve an amendment to the Planned Unit Development for the properties at 555 N Chestnut Street and 530 N Court Street to allow conversion of the former nursing home building into a 5-unit apartment building, and allow the installation of at least an 8 stall parking lot adjacent to the house at 530 N Court Street with the following conditions; a) an easement shall be provided to

allow the tenants of the property at 555 N Chestnut Street to access and use the parking on the property at 530 N Court Street, b) the current owner or any future owner will maintain the parking lot and sidewalk, c) stormwater management to be approved by staff, and d) screening to be installed so that headlights do not disturb the neighbors. Motion carried 6-0 on a roll call vote.

- E. *Planned Unit Development Amendment – 325-355 Waite Lane – Cedar Hill Condominiums* – Community Development Director Joe Carroll explained that the applicant would like to amend the layout of some of the duplex condominium lots to be able to construct smaller lots that are more affordable and would meet the target market. The current request would shrink the size of the two duplex lots to allow one more single-family lot. This would result in adding one more unit to the overall development, which would raise the unit count to 18. Applicant Charles Buell spoke in favor. There were no public statements. Motion by Nickels, second by Shanley to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Shanley, second by Nickels to approve an amendment to the Planned Unit Development for the Cedar Hill Condominium properties at 325-355 Waite Lane to allow modifying the layout of Lots, 13, 14, and 15 for two duplexes, and to return Lot 12 as a single-family condominium lot. Motion carried 6-0 on a roll call vote.

#### CONSIDERATION OF CONSENT CALENDAR

Motion by Kilian, second by Nickels to approve the consent calendar as follows: May 14<sup>th</sup> Regular Council Minutes; Payment of Bills in the amount of \$398,061.51; Appointment to Boards and Commissions, None; Temporary Class “B”/ “Class B” to Sell Fermented Malt Beverages and Wine to Grant County Democratic Party at 120 W Main Street – Rountree Gallery for 19<sup>th</sup> Amendment – Celebration of Women Voters from 5 PM to 8 PM on Monday, June 10; Temporary Class “B” License to Sell Fermented malt Beverages to Friends of Our Gallery in City Park for Chalk and Cheese Fest from Noon to 7 PM on Saturday, June 22 (Rain-date Sunday, June 23); Taxi Driver License, JoAnn M Crosby; One Year Operator License, Ariana Aranda, Zachary T Clement, Andria L Hilger, Isaac S Kollock, Cynthia K Martens, and Jacob A Stukenberg; Two Year Operator License, Lori K Gratz, Sarah C Gruenberger, Andrew J Maas, Leo A Melssen, Kevin C Neuhaus, Victoria I Reynolds, Madisen L Sailors, and Morton E Stephens Jr; Motion carried 6-0 on a roll call vote.

#### CITIZENS’ COMMENTS, OBSERVATIONS, AND PETITIONS, if any

Marilyn Gottschalk, 235 Virgin Ave, would like to thank the City for their contribution to the Housing Authority.

Ben Behlke, UW-Platteville Student Body President, provided an update to the Council in which he voiced his goal to improve campus/community relations, and gave a report on volunteer hours that were provided to the City by students of UW-P.

Robin Timm of 155 Center Street Platteville, Ashley Snider of 25 Maple Dr Platteville, Dena Kurt of 4023 Braellam Ln Hazel Green, and Dr. Gloria Belken of 1127 Hollow Rd Montfort, spoke against the Cardinal Hickory Creek Transmission Lines.

#### REPORTS

- A. Board/Commission/Committee Minutes – Commission on Aging, Parks, Forestry, & Recreation Committee, and Platteville Public Transportation Committee.

#### ACTION

- A. *Award Contract 2-19, City Hall Renovation Phases 1 and 2* – Motion by Nickels, second by Shanley to award Contract 2-19 City Hall Phase 1 and Phase 2 Renovation to J-Squared Construction for the bid price of \$222,132.18 for Phase 1 – to be billed in 2019 and \$268,196.58 for Phase 2 – to be billed in 2020. The total bid price is \$490,328.76. Motion carried 4-1 on a roll call vote with Kilian voting against.

- B. *Legion Park Event Center Proposed Design and Location* – Motion by Nickels, second by Shanley to approve the proposed design and location of the Legion Park Event Center. Motion carried 5-0 on a roll call vote.
- C. *Highway Safety Improvement Program (HSIP) Amendment – Business Highway 151* – Dave Ralph of 75 N Oak Street Apt 307 Platteville registered in favor. Robin Fatzinger of 2201 County Rd O Platteville and Danica Larson of 1010 7<sup>th</sup> Ave Platteville spoke in favor. Motion by Shanley, second by Cline to approve the Business Highway 151 HSIP project amendment to include the addition of curb and gutter between Staley Avenue and Water Street to provide wide shoulders. Motion carried 5-0 on a roll call vote.

#### INFORMATION AND DISCUSSION

- A. *Amendment to Post-Issuance Compliance Policy for Tax-Exempt and Tax-Advantaged Obligations and Continuing Disclosure* – Administration Director Nicola Maurer explained that the City’s municipal advisor, Ehlers, recommends that the City’s post-issuance compliance policy be updated to include these two events. The two new reportable events are: financial obligation incurrence or agreement, if material; and, default, event of acceleration, termination event, modification of terms or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.
- B. *Resolution Creating Additional Assigned Parking Locations within the City of Platteville* – Public Works Director Howard Crofoot explained that under the current Resolution 18-05 37 parking stalls are to be used for assigned parking. As of earlier this year, 34 of the 37 stalls have been assigned under this program. Staff is anticipating additional renters requesting stalls beginning in September 2019 and request authorization to make 8 more stalls in Lot 5 on Pine Street available. Staff has monitored Lot 5 at various times during the week on several separate occasions. The 3-hour stalls were in full use twice; both occasions were special events. The majority of the time, the 3-hour stalls are underutilized. The proposed change should better balance the number of stalls needed for long and short-term parking.

#### ADJOURNMENT

Motion by Nickels, second by Cline to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 9:59 PM.

Respectfully submitted,

Candace Klaas, City Clerk