

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
May 13, 2025

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Barbara Daus at 6:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Barbara Daus, Kathy Kopp, Lynne Parrott, Bob Gates, Tony McFall, and Tom Nall
Excused: Ken Kilian

CONSIDERATION OF CONSENT AGENDA

Motion by Gates, second by Kopp to approve the consent agenda as follows: Council Minutes – 4/22/25 Regular; Payment of Bills in the amount of \$1,201,941.05; Financial Report – April; Appointments to Boards and Commissions: Lepoleon Hall to Commission on Aging, Joyce Bos to Housing Authority Board, Tim Durst to Plan Commission, Deb Rice to Police & Fire Commission; Two-Year Operator Licenses - Gracie N Cooper, Mikiah K Culbertson, Wilhelmina M Flora, Kylee R Hanson, Jayda T Martin, Brandon F Spitale, Abigail R Richardson, Kathy L Stecklein, Paige M Terpstra, Sasha M Walrack; Change of Agent for “Class A” Combination Beer and Alcohol License for Kwik Trip, Inc., La Crosse, WI (Kelly Schuler, Agent), for premises at 430 S. Water Street (Kwik Trip #795); Temporary “Class B” License to serve Wine for Platteville Main Street Program on Friday, June 20, from 4:00 P.M. to 8:00 P.M. for Uncorked Wine Walk; Banner Permit on June 20 through July 4 for Heritage Day on Friday, July 4 by Mining & Rollo Jamison Museums and July 25 through August 9 for Mine Day on Saturday, August 9 by Mining & Rollo Jamison Museums; Run/Walk Permit for Platteville Kiwanis for Kiwanis Badger Crawl on Saturday, May 17 from 9:00 A.M. to 11:00 A.M. at Mound View Park; Street Closing on Second Street from Main Street to Furnace Street and Mineral Street from Oak Street to Third Street for Annual Southwest Music Festival on Saturday, July 19 from 8:00 A.M. to Midnight; and Write-off Uncollectible Personal Property Taxes. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Council President Daus thanked Council members Nall, Gates, Kopp, and City Manager Langreck and Administration Director Maurer for joining her in traveling to Madison to lobby legislators on behalf of the city’s interests. City Manager Langreck spoke about the Pine Street water main breakage and the permanent repairs that are planned by the Public Works department. Council President Daus asked that the department consider a detour or signage recommending an alternate route until the repair can be made. Council President Pro-tem Kopp recognized the Police Department during National Law Enforcement Week. An Open House at the Police Station will be on Wednesday, May 14, and the Cops on Top will be at Dunkin Donuts on Friday, May 16. City Manager Langreck reported on the groundbreaking of the Fire Facility and the approval by the USDA to move the project forward.

REPORTS

- A. Board/Commission/Committee Minutes – Historic Preservation Commission, Housing Authority Board, Airport Commission, and Police & Fire Commission
- B. Other Reports – Water and Sewer Financial Report – April, Airport Financial Report – April, CIP Quarterly Status Report, and Department Progress Report

ACTION

- A. *Contract 8-25 for Highway Painting* – Motion by Gates, second by Nall to award Contract 8-25 for Highway Painting with Alternate A to Century Traffic at the bid price of \$55,836.50. Motion carried 6-0 on a roll call vote.
- B. *Resolution 25-03 to Submit DNR Grant Application – Southeast Rail Corridor Trail Land Acquisition Amendment* – Motion by Nall, second by Kopp to approve Resolution 25-03 for a DNR Grant for the Southeast Rail Corridor Trail Land Acquisition Amendment as proposed. Motion carried 6-0 on a roll call vote.
- C. *Resolution 25-04 for DNR Trail Grants – Trailhead Parking* - Motion by Parrott, second by Nall to approve Resolution 25-04, DNR Trail Grant – Trailhead Parking. Motion carried 6-0 on a roll call vote.
- D. *Resolution 25-05 for DNR Trail Grants – Mound View Park Trail Maintenance* - Motion by Nall, second by Kopp to approve Resolution 25-05, DNR Trail Grant – Maintenance. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Award of Contract 7-25, Street Maintenance* – Howard Crofoot, Director of Public Works explained that this is the annual project to do overlays of selected streets using the estimated \$110,000 in Wheel Tax funding. This is a 0.75-inch overlay over an existing pavement to enhance the ride and delay deterioration for 7–10 years. On Tuesday, May 6, 2025, staff opened one bid for Contract 7-25, Street Maintenance from Iverson Construction. The proposed streets in the Base Bid would cost \$88,008.84. The total would be \$117,230.37 – or \$7,230.37 over budget with both additional streets. Over the last four years, Wheel Tax revenue has exceeded the budgeted revenues of \$110,000 with an excess of approximately \$17,000. With this accumulated excess staff would include the additional two streets. Staff recommend awarding Contract 7-25, Street Maintenance Base Bid plus Alternates to Iverson Construction for the proposed streets for thin overlay for \$117,230.37, with the over-budget amount to come from prior years' excess of revenues over expenditures.
- B. *Resolution in Support of the Grant County Sheriff's Department Application to Apply for Grants to Fund a Dispatch Study* – Police Chief Doug McKinley presented that the Grant County Sheriff's Department has requested a resolution from the Platteville Common Council in support of their application for grant funding to pay for a Dispatch study to identify and explore options for the future delivery of emergency service communications in Grant County and Platteville. Currently, both agencies work closely together and have made significant investments in equipment in their dispatch centers to create a fully redundant communication system throughout the county via a fiber optic loop. Once the Grant County radio tower project is completed and operational, the radio communication systems for the county and the city should be a viable solution now and in the foreseeable future. The delivery of emergency service communications to the public is a vital function of the Platteville Police Department and the Grant County Sheriff's Department, which is handled by the Dispatch Centers housed in each agency. In an attempt to continue to provide this service most effectively and efficiently, the Platteville Police Department and the Grant County Sheriff's Office have had ongoing discussions about the future of emergency communications. An in-depth study by a

consultant is needed to gather information, identify potential options, assess comprehensive impacts, identify a timeline, and provide governance and funding options. The grant will primarily be written by Grant County Emergency Management and the Grant County Dispatch Supervisor, with City and PD staff assisting. If the grant is awarded, City and PD staff will help select a consultant to conduct the study, and staff will provide any assistance needed to complete the study. Grant County will be the grant recipient. There is a 10% cost share/match requirement, which is anticipated to be split equally between the City of Platteville and Grant County. It is estimated that the City of Platteville would be responsible for approximately \$4,000 based on similar studies completed elsewhere.

- C. *Property Rezone – 500 North Water Street* - The property at 500 N. Water Street previously contained a small commercial building and an attached single-family residential building. The applicant wants to replace the building with a new single-family structure. The current building is a legal non-conforming structure because it doesn't meet the required setbacks. If the existing building is removed, the new building would need to meet the minimum setbacks. This is a relatively small lot, and when the required setbacks are factored in, there isn't much buildable area left to locate a new building. The property is currently zoned B-1 Neighborhood Business. The applicant submitted a request to rezone the property to R-2 One & Two-Family Residential District, which allows single-family and duplex uses. The applicant would like to construct a new single-family home that would essentially be in the same location as the existing structure. Changing the zoning to R-2 One & Two-Family Residential would provide different setbacks and would allow a new structure to meet the same setbacks as the existing non-conforming structure. This would provide the necessary buildable area to construct the new building. Staff recommends approval of the request to rezone the property at 500 N. Water Street to R-2 One & Two-Family Residential.
- D. *Building Permits for Hail Damage Reconstruction* – Community Development Director Joe Carroll said that the building code requires a building permit for roofing, siding, and similar projects, including repairs needed from hail damage. There is a fee associated with the permit, which is established in the fee schedule approved by the Council. Most permits issued so far this year are \$100 or \$150. The City doesn't require any special licensing or registration requirements for contractors, however, the State does have a dwelling contractor registration/licensing requirement to do work in Wisconsin. The primary purpose of this licensing is to ensure the contractors are familiar with the uniform dwelling code requirements and that minimum insurance requirements are met. The City requires a building permit to do this type of work, allowing Staff to ensure the contractors meet these requirements. Staff have received questions from property owners related to the impact on their taxes from getting a permit. Accurate Appraisal reviews the building permits annually to determine if any work has been performed that will impact the value of the property. For roofing, siding, and related repairs, they would need to determine on a case-by-case basis if the work impacts the value. Generally, if the work results in a higher-value component, the value will increase. If the new work is similar to the old, the value will only increase if it is considered a significant increase in the condition of the roof. Even if the value is determined to increase, the roof is only a small part of the overall value of the property, so the resulting tax implications will be relatively small. Staff are receiving a significant number of phone calls asking for the building permit history for properties, since many insurance companies base the amount of the claim payment on the life of the roof. Collecting building permit fees does have a positive impact on the

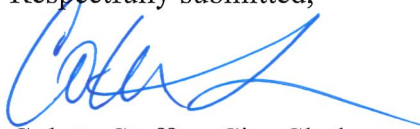
budget and helps offset the Staff time spent on efforts related to the hailstorm. Council President Pro-tem Kopp acknowledged the value of requiring a building permit but asked if the council could waive the permit fee due to the widespread impact of the hailstorm on city residents. McFall asked if they could be reduced. Council President Daus asked Staff to bring a plan for permit reduction to Council for action.

- E. *Administrative Policy - Personal Use of City of Platteville Vehicles* – City Manager Clinton Langreck presented an administrative policy regarding the personal use of the City of Platteville vehicle for the Common Council’s review and discussion. The policy is drafted to enable designated employees to save time and/or City resources in responding to emergency conditions. Input has been given by affected department directors and thoroughly investigated by the HR Manager. Upon enactment, the City Manager and HR Manager hope to present the policy to departments to ensure that staff members understand their intent and procedures. The City Manager has designated the HR Manager as the point of contact for questions and guidance in utilizing the policy. There is no foreseeable additional budget impact other than the allocation of staff time and review by the City Attorney. Expenses from additional fuel consumption are anticipated to be justified by quicker responsiveness. HR Manager Chad Wilson answered questions and gave examples of how this would benefit the city.
- F. *Annual Reports and Strategic Planning* – City Manager Clinton Langreck explained that in preparation for strategic planning and comprehensive planning, the city manager will be updating the Common Council on preparations for planning. The City Manager will be providing instructions for Council members and the public to access recorded department annual reports for viewing and future discussion. These reports are intended as a foundation for educating on department status, challenges, and opportunities. The City Manager and Director of Community Development will meet with our partners at Southwest Wisconsin Regional Planning Commission to schedule a path for planning a timeline. The City Manager will be defining the process of arriving at an annual letter of budget guidance to the departments and the Council members to ensure values and priorities are understood.
- G. *Contract for Aquatic Center Construction Manager* – City Manager Langreck explained that the City of Platteville has solicited construction manager services for a replacement aquatic center. It is intended that the City will contract with a Construction Manager at Risk (CMaR) to manage the reconstruction of the facility. Parks, Forestry, and Recreation (PFR) Director, Robert Lowe, will be leading the evaluation process. The PFR Director has posted a Request for Proposal (RFP) in accordance with state statute and the City’s purchasing policy. The RFP was reviewed by the City Manager, Director of Public Works, and the City Engineer. A panel will review the applications and give guidance to the City Manager. The City Manager intends to bring a recommendation to the Common Council on May 27.

ADJOURNMENT

Motion by Nall, second by Gates to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 7:23 P.M.

Respectfully submitted,



Colette Steffen, City Clerk