

## PLATTEVILLE COMMON COUNCIL PROCEEDINGS

August 12, 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, Ken Kilian, Lynne Parrott, and Bob Gates

Excused: Tony McFall

PUBLIC HEARING - Ordinance 25-03 - Property Annexation, Zoning Designation, and Preliminary Plat – Western Avenue – Community Development Director Joe Carroll presented the request for annexation of 11.5 acres on the west side of Western Avenue with the rezoning to R-2 One & Two-family Residential district. Carroll stated this petition was approved by the State. Dan Dreessens, Vice President Delta-3 spoke on behalf of the applicant. Applicant Jim Schneller gave a statement and answered questions. Kathy Connett, 110 Moonlight Drive; Diane Nelson, 520 Western Avenue; Tom Osting, 150 Moonlight Drive; Konner Stremlau, 530 Western Avenue; and Gene Weber, 1285 Union Street, spoke against the annexation unless the R-LO overlay was added. Diana (Nall) Terrell, 845 Chestnut Street, spoke against the annexation. Thomas Lindahl, 295 Flower Court; Heidi Serres, 145 Moonlight Drive; Kerry McCabe, 1250 Union Street; Tim and Barbara Deis, 115 Moonlight Drive; Brian and Tonia Wagner, 1155 Union Street; Chris and Paul Budden, 4705 Grandview Lane; Chris Boigenzahn, 1440 and 1460 W Main Street; Dwight Nelson, 1270 Westhill Avenue; Steve Yunck, 1270 Union Street; Jan Weber, 1285 Union Street; John Connett, 110 Moonlight Drive; Judy Pearce, 1150 Camp Street; Priscilla Hahn, 920 W Camp Street; Melody Koppen, 1255 Perry Drive; Tammy VanNatta, 755 Eastman Street; Martha Green, 960 Camp Street; Renae and Joe Kratcha, 1110 Perry Drive; Kay and Thomas Young, 950 Kelly Avenue; Bill Wagner, 1536 W Main Street; Rachel and Constance Jacobus, 175 Moonlight Drive; Mary Jo Hennessy, 1195 Westhill Avenue; Terri Ellis, 1245 Union Street; Janet Patterson, 1265 Union Street; Eileen and Tom Nickels, 1115 Perry Drive; Mike Hahn, 920 Camp Street; Valerie Wetzel, 330 Flower Court; Charles Dobson, 860 Eastman Street; Deborah Osting, 150 Moonlight Drive; Rob Serres, 145 Moonlight Drive; Gary Lindahl, 1130 Camp Street; Tim and Terry Wood, 75 Preston Drive; Bill Berth, 1723 Rexs Road; Alexander Reuter and Ronald Rush, 510 Western Avenue; Don Weeden, 1205 Union Street registered “I would like to recommend R1 adding R-LO and/or R-2 adding R-LO. If R-LO is not included, we object to this annexation.” Motion by Kilian, second by Gates to close the Public Hearing. Motion carried 5-0 on a roll call vote. Motion by Kilian, second by Gates, to deny the annexation of 11.5 acres of land located on the west side of Western Avenue and the zoning of the land as R-2 One & Two-Family Residential. Motion carried 4-1 on a roll call vote with Kopp voting against. Motion by Parrott, second by Gates, to deny the preliminary plat for the 11.5 acres to create 6 lots as proposed. Motion carried 5-0 on a roll call vote.

### CONSIDERATION OF CONSENT AGENDA

Motion by Kopp, second by Parrott to approve the consent agenda as follows: Council Minutes – 7/22/25 Regular and 7/25/25; Payment of Bills in the amount of \$1,025,803.30; Financial Report – July; Appointments to Boards and Commissions: Joanne Wilson to a partial term ending 7/1/26 on the Museum Board; One-Year Operator Licenses - Allison L Bean, Jordan RK Morthland; Two-Year Operator Licenses – Kinsey A Droessler, Madison E Haack, Rachel M Kastner, Melia L Piotrowski; Nathaniel Sharrett, and Victoria L Wurster; Change of Agent for “Class A” Combination Beer and Alcohol License for Kwik Trip, Inc., La Crosse, WI (Leah E Husemann, Agent), for premises at 430 South Water Street (Kwik Trip #795), and Notice of Public Records Policy. Motion carried 5-0 on a roll call vote.

## CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

### REPORTS

- A. Board/Commission/Committee Minutes – Community Safe Routes Committee, Library Board, Museum Board, Police & Fire Commission, Plan Commission
- B. Other Reports - Water and Sewer Financial Report – July, Airport Financial Report – July, CIP Quarterly Status Report – 07/31/25, Department Progress Reports

### INFORMATION AND DISCUSSION

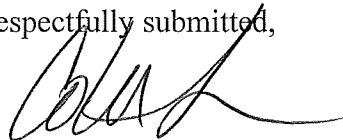
- A. *Resolution for Conditional Use Permit – Home Occupation at 150 Rountree Avenue*– Community Development Director Joe Carroll explained that the applicant has a contingent offer to purchase the property at 150 Rountree Avenue, which is currently a single-family home. The applicant would continue to use the property as a residence, but would also like approval to use the property for small public and private events. This use would be classified as a Type 3 Home Occupation, which requires approval as a Conditional Use Permit. The primary use of the property would remain a single-family residence. These events would utilize the parlors, main dining room, and courtyard areas of the property. Examples of the types of uses intended include baby showers, bridal showers, private celebrations, craft workshops, book club events, etc. A Type 3 Home Occupation is classified as a business operated out of a residence that would involve customers and clients routinely coming to the property and may include exterior activities. The Plan Commission considered this request at the August 4 meeting and recommended approval with the following conditions: interior activities shall be limited to the hours between 7:00 AM and 10:00 PM, and exterior activities shall be limited to the hours between 8:00 AM and 8:00 PM.; business activities on the property shall be limited to the interior parlors and dining areas, to the exterior courtyard, and to the east porch and east lawn; the Conditional Use Permit shall be limited to the current applicant, any subsequent owner would need to reapply; no amplified sound shall be allowed on the courtyard or outside areas; there shall be a 1-year review of the permit; there should be a maximum occupancy limit for the property – the applicant shall provide a suggested number for consideration and approval by the council. Additional questions were raised at the Plan Commission meeting. One was regarding the reevaluation of the permit. There is a requirement in the ordinance that Type 3 Home Occupations be reevaluated after two years. There was also a discussion regarding whether a maximum occupancy limit should be included for the facility. The Plan Commission suggested that the applicant provide more information and a suggested maximum number. Staff used the square footage numbers provided by the applicant and the capacity formula that is used for liquor license inspections and determined that the indoor portion of the facility would have a capacity of 150 people based on the square footage. The applicant has suggested a maximum of 75 people. Staff agrees with the Plan Commission and recommends approval subject to the conditions provided, except with a recommendation for a 2-year review period, and a suggestion for the maximum capacity of 75 people. Chuck Bowman, 232 Tamarac Trace, registered in favor. David and Monica Miller, 150 Rountree Avenue, spoke in favor. Cindy Tang, 995 Highbury Circle, and John Jones (on behalf of Ruth Jones) spoke against. This item will come back for action at the next meeting. Council President Daus requested information about the license or permit requirements for serving alcohol at this location and accessibility information.

- B. *Procedure for Filling Alderperson At-Large Position* – City Manager Clinton Langreck explained that Alderperson At-Large, Tom Nall resigned on Tuesday, July 22, 2025. This At-Large term expires in April 2027. This leaves a vacancy of almost two years. A special election is not required, and the position can be filled through an appointment by the council. Staff have taken action to solicit candidates to serve the remainder of the term. A posting for the position has been made public. Interviews with the Common Council will be held on the evening of September 9. Candidates are invited to make a five-minute presentation for the interview, followed by answering 5-10 minutes of questions from the Council. Appointment by the Council is planned for September 9, with the new member swearing-in and orientation at the September 23 meeting.
- C. *Awarding Contract for Roof Design Services for Hail Damage Restoration*– City Manager Clinton Langreck stated that following the April 18 hail event, the City sustained hail damage to many of our buildings. In efforts to help fully assess the damage and develop a recovery solution, staff is recommending a contract with STR-Specialty Engineering Group of Madison WI. Specialty Engineering Group LLC (STR-SEG) has submitted a proposal to provide roof design services for multiple City-owned buildings affected by hail damage. Services include assessment review, specification development, bidding assistance, contract administration, and construction oversight. STR-SEG will prepare construction documents, facilitate competitive bidding, and provide contract administration through project closeout. The scope covers multiple locations and is based on prior damage assessment reports. We are also exploring services for STR for assessment and planning with damage to windows and siding. Professional fees are set at 8% of the accepted construction contract value. Fees will be invoiced in two phases: 60% upon completion of construction documents and bidding; 40% upon project closeout. Funding is anticipated to be covered through insurance proceeds and/or capital improvement allocations. Staff recommends awarding a contract for roof design services to Specialty Engineering Group LLC.

#### ADJOURNMENT

Motion by Kopp, second by Parrott to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 9:00 P.M.

Respectfully submitted,



Colette Steffen, City Clerk