

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
December 9, 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, Tony McFall, Steven Badger, Bob Gates, and Brian Whisenant

Excused: none

SPECIAL PRESENTATION

City Clerk Colette Steffen administered the Oath of Office to newly appointed District 4 Alderperson Brian Whisenant. Council President Daus appointed Alderperson Whisenant to the Airport Commission, Historic Preservation Commission, Joint ET Committee, and License Committee, and Alderperson McFall to the Water and Sewer Commission, which they will serve on as a Council representative.

CONSIDERATION OF CONSENT AGENDA

Motion by Gates, second by Kopp to approve the consent agenda as follows: Council Minutes – 11/25/25 Regular; Payment of Bills in the amount of \$898,219.81; Financial Report – November; Appointments to Boards and Commissions: none; Taxi Driver Licenses - Jason L. Davis, Donna L. Flannery, Justin A. Harris-Davis, Ira L. Johnson, Jennifer D. Pepper, Stuart E. Rogers, Robyn R Schramer, and John Tranel; Taxi Vehicle License - Platteville Transit Taxi, 1250 E. Business Hwy 151, Suite I, Platteville, WI; 2017 Dodge Grand Caravan, Plate # MUN 99702, 2019 Dodge Grand Caravan, Plate # C12827, 2022 Chrysler Voyager, Plate # C22830, 2024 Chrysler Voyager, Plate # C29188; Davis Bus Lines, 521 N. Randolph Street, Cuba City, WI – (Contingent upon proof of mechanical certification), 2019 Ford F550, Plate # C13708, 2022 Ford F550, Plate # C19619; Temporary Class “B” to Serve Fermented Malt Beverages to Friends of the Mining & Rollo Jamison Museums at 405 East Main Street from 6:00 PM to 8:00 PM for Museum After Dark on Friday, January 23, 2026; Resolution 25-21 Appoint Election Inspectors 2026-2027. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Common Council President Daus thanked City Manager Clinton Langreck for all the projects that he led during his tenure as City Manager and mentioned there would be donuts with the City Manager next week. Alderperson Pro-tem Kopp reported that the Katie’s Garden Winter Wonderland event was successful and thanked the Fire and Police departments for aiding with transporting Santa and Mrs. Claus and traffic control. The inflatables and animated light displays in Katie’s Garden will be set up for viewing until the end of December. Daus announced that Magic on Main will take place this Friday night. Museum Director Cody Grabhorn announced that the Museum events that coordinate with this event will start at 3:00 P.M. on Friday, December 12, with the Platteville Chorale performing at 6:00 P.M. Kopp said that the Quota Club will have a Cookie Sale at the United Methodist Church on Saturday.

REPORTS

- A. Board/Commission/Committee Minutes – Commission on Aging, Housing Authority Board, Plan Commission, Library Board, Water & Sewer Commission, Parks, Forestry, & Recreation Committee

- B. Other Reports - Water and Sewer Financial Report – November, Airport Financial Report – November, Department Progress Reports

ACTION

- A. *Ordinance Creating Section 41.19 Mobile Food Vending Permit* – Motion by Parrott, second by Badger, to approve Ordinance 25-05 creating Section 41.19 Mobile Food Vending Permit within the City of Platteville. Motion carried 7-0 on a roll call vote.
- B. *Resolution 25-22 Authorizing the Intention to Commit Funds for a Local Match for the 2026 Interoperable Radio Grant Program* - Motion by Kopp, second by Parrott, to approve Resolution 25-22 authorizing the intention to join the Statewide Public Safety Interoperable Communication System and spend funds for the 20 percent local match of the total of any grant awarded. Motion carried 7-0 on a roll call vote.
- C. *Funding for Cemetery Management Software – 2025 Budget Amendment #3* - Motion by Badger, second by Parrott, to approve Budget Amendment 3, authorizing use of General Fund reserves to provide supplemental funding for the portion of the cemetery management software project allocated to Hillside Cemetery, after having applied the Hillside Cemetery Not Perpetual funds. Motion carried 7-0 on a roll call vote.
- D. *Assignment of Contract 20-25, Solid Waste and Recycling Contract 2026-2030* – Municipal Services Manager Matt Pivit from Republic Services presented the plan to maintain current services and answered questions from the alderpersons. Motion by Kopp, second by Gates, to approve the Assignment of Contract 20-25, Solid Waste and Recycling Contract 2026 – 2030 to Republic. Motion carried 7-0 on a roll call vote.
- E. *City Manager Transition Plan – Contract for Administrative and Recruitment Services* – Interim City Manager Mark Rohloff introduced himself, explained the transition process, and answered questions from alderpersons. Motion by Gates, second by Badger, to move to authorize Council leadership and staff to award a contract to Mark Rohloff of McMahon for interim City Manager services and executive recruitment. Motion carried 7-0 on a roll call vote.
- F. *City Assessor Services* - Motion by Whisenant, second by Parrott, to approve Associated Appraisal Consultants for city assessor services for the years 2026 through 2030 and authorize city staff to execute a contract with Associated Appraisal for said services. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Zoning Amendment – Expansion of the Residential Limited Occupancy Overlay District* – Community Development Director Joe Carroll explained that the zoning ordinance currently includes a Limited Occupancy Overlay District, which places restrictions on the number of occupants that are permitted to live in a residential housing unit located within that district. The ordinance also allows for the expansion of the designation to additional properties through a petition process. A petition has now been submitted that has been signed by the owners of 37 properties, requesting the addition of the overlay district designation on their properties. Most of the properties in question are currently zoned R-1 Single Family Residential or R-2 One &

Two-Family Residential. The petition requests that the properties also be rezoned to include the R-LO Limited Occupancy Residential overlay zoning designation. The properties at 1210 Eastman Street and 950 Mason Street are zoned R-3 Multi-Family Residential and are not eligible for this overlay designation. With the R-LO designation, the property can be used as an owner-occupied residence and as a rental property but is limited to the number of unrelated individuals that can live there. According to the requirements of the R-LO designation, the house can be occupied by any number of individuals who compose a family (as defined by the code), but it would be limited to a maximum of 2 individuals who are unrelated. Staff has some concerns about the spread of this overlay district beyond the original target area. Staff is not opposed as long as the request is to make the change for their own properties and not force it onto other properties. However, the properties at 1210 Eastman Street and 950 Mason Street are not eligible to be included in the ordinance. The Plan Commission recommended approval of the amendment at their December 1 meeting. Terri Ellis, 1245 Union Street; Steve Tucker, 1180 Hollman Street; Diana Blindert, 1125 Hollman Street; Tim Splinter, 1125 Hollman Street; Priscilla Hahn, 920 W. Camp Street; Diane Nelson, 520 Western Avenue; and Mark Mauthe, 865 Eastman Street registered in favor. Mike Hahn, 920 Camp Street, and Gene Weber, 1285 Union Street, spoke in favor. Council President Daus asks for a map that distinguishes which properties are zoned R-1 or R-2 and the exact number of properties that have been added to the R-LO zoning since the original passage. be included for the next meeting.

- B. *Planned Unit Development: SIP – 135 S. Hickory Street* – Community Development Director Joe Carroll said this request is the second part of an overall St. Augustine redevelopment project that began back in 2016. The site for the overall project consists of the block bounded by Pine Street, Hickory Street, Greenwood Avenue, and Bradford Street. The block initially contained four houses and the existing St. Augustine church building. The first phase of the project involved the removal of all the houses on the block and the construction of a new apartment building. The second phase involves the removal of the existing church building and the construction of a new chapel/Newman Center building. The new chapel/Newman Center building will be located on the corner of Pine Street and Hickory Street in the same location as the existing building. The proposed building will have a larger footprint and will be taller than the existing building but will include many of the same features. The first floor will include a traditional-styled chapel space, an attached café area, restrooms, meeting rooms, and storage. The second floor will include a choir loft for the chapel, kitchen, storage, restrooms, and a multi-purpose area. The first floor will open onto an adjacent patio area, and the second floor will have an outdoor deck, both of which are located overlooking the shared open space between the new building and the apartment building. The building will require the relocation of an existing fire hydrant on the corner of Pine Street and Hickory Street. The proposed building is substantially in compliance with the design as approved during the General Development phase in 2016. The Plan Commission considered this item at the December 1 meeting and recommended approval. Staff recommends approval of the SIP phase of the planned unit development for the St. Augustine Chapel/Newman Center as proposed, subject to the relocation of a fire hydrant and easement near the corner of Pine Street and Hickory Street at a location approved by City Staff.

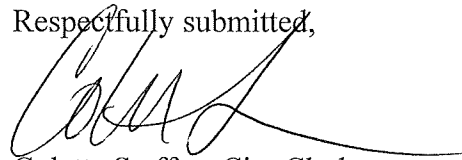
- C. *Resolution Approving the City of Platteville Urban Area Functional Classifications*— Director of Public Works Howard Crofoot said that the Federal Highway Administration (FHWA) and State DOT adjust the Urban Area Functional Classifications for small municipalities after every Census. The DOT has proposed adjusting the current Functional Classifications based on the land uses and traffic patterns. This defines which streets are Principal Arterials, Minor Arterials, and Major Collectors. These roads are eligible for the Surface Transportation Program – Urban (STP-U) funding. All other streets are Local streets and are eligible for Surface Transportation Program – Local (STP-L) funding. The latter program was recently enacted under the Bipartisan Infrastructure Law. City staff and DOT staff reviewed the proposed map and agreed that the Functional Classifications should remain the same and are appropriate. It has no direct impact on the budget, except that it defines the area under which roads can be funded under the different programs. Staff recommends approval of a resolution approving the City of Platteville Urban Area Functional Classifications.
- D. *Acceptance of the City of Platteville Water Supply Service Area Plan (WSSAP)* – Director of Public Works Howard Crofoot explained that under revisions to NR 854, water utilities serving a population of 10,000 or more are required to have a Water Service Supply Area Plan (WSSAP) completed by December 31, 2025 and a component of this plan is to hold a Public Hearing for public input. The City will have the draft plan completed by December 30, 2025, and the Public Hearing on January 13, 2026. If there are public comments that need to be incorporated into the plan, Staff will make those as amendments. The City had a Water Comprehensive Plan and a Risk and Resilience Plan completed in 2021. This WSSAP will be an amendment to these previous plans and include those items called out in NR 854. Some of the requirements are as follows: a planning period of at least 10 years and no more than 20 years, delineate a coverage area, description of the water service utility, description of current water use, and projected water demand/population growth. Inventory and ID of sources of water (wells), the quantities of supplies, and alternatives. Plan recommendations, including future needs. This will help the City identify the need to replace the current Well 3 on Valley Road and identify potential locations to investigate. The planning effort was budgeted in the Water and Sewer Utility 2025 budget. Staff recommends proceeding to the Public Hearing on January 13, 2026, and incorporating any comments into the final plan for approval at that time.
- E. *Report on Sale of Series 2025B Water and Sewer System Revenue Bonds* – Administration Director Nicola Maurer presented that the 2025 City of Platteville Water and Sewer Budget included capital projects that are being funded through the issuance of revenue bonds. After reviewing project bids and/or projected costs and consulting with Senior Municipal Advisor Brian Roemer, Staff recommended funding the CIP amount of \$1,585,000 through utility revenue bonds. Project and cost details are: Seventh Avenue (Camp to Ridge Streets) - \$726,000, Pine Street water main replacement - \$900,000, motor control center replacements (design) - \$210,000, Business 151 sanitary sewer lining - \$70,000, and Dump Truck Replacement - \$165,300. Utility cash of \$432,000 will be used to partially fund the projects, which reduces the amount required through borrowing. After the application of cash, the initial bond sizing for the water and sewer capital improvement projects, including bond issue costs and debt service reserve, was \$1,585,000. On November 10, the Council adopted a resolution authorizing the issuance of the bonds, establishing parameters for the sale of the bonds, and

authorizing City Staff to accept the low bid if within the parameters. The bonds were sold on December 3. The low bidder was Baird, with the issue downsized to \$1,465,000 and a true interest cost of 3.6843%. While the issue received only two bids, the low bid was competitive in comparison to other similar-sized issues offered through Ehlers during this period. The bonds are special obligations of the City of Platteville, payable only out of revenues of the Water and Sewer System and therefore do not constitute general obligation debt or count against the City's general obligation debt borrowing capacity.

ADJOURNMENT

Motion by Badger, second by Kopp to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 8:07 PM.

Respectfully submitted,



Colette Steffen, City Clerk