

PLATTEVILLE COMMON COUNCIL PROCEEDINGS
January 13, 2026

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

PUBLIC HEARING

- A. *Acceptance of the City of Platteville Water Supply Service Area Plan (WSSAP)* – Michael Forslund from Strand Associates 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. Forslund presented the key elements to include in the WSSAP, displayed the identified current and future service areas, and highlighted that Well 3 will need to be replaced in 3-4 years at a significant expense. Motion by Gates, second by Parrott to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Gates, second by Kopp to approve the Water Service Supply Area Plan subject to public comments. Motion carried 7-0 on a roll call vote.
- B. *Ordinance 26-01 Zoning Amendment – Expansion of the Residential Limited Occupancy Overlay District*. Community Development Director Joe Carroll presented that the City received a petition from 37 property owners requesting that the Limited Occupancy Overlay District (R-LO) be placed on their properties, which restricts the number of occupants that are unrelated to live in a home to two. Carroll said that staff have some concerns about the spread of this overlay district. Tom Young, 950 Kelly Avenue, Charles Dobson, 860 Eastman Street, Steve Tucker, 1180 Hollman Street, Norenne Masbruch, 920 Williams Street, Charles Clark, 875 W. Main Street, Tim Splinter, 1125 Hollman Street, Gene Weber, 1285 Union Street, and Tim Donavan, 35 Alden Avenue, registered in favor of the R-LO designation. Diana Blindert, 1125 Hollman Street, Liz Tucker, 1180 Hollman Street, and Priscilla and Mike Hahn, 920 Camp Street, spoke in favor. Bridget Wallace, UW-Platteville Chief of Staff, 1 University Plaza, spoke for informational purposes on behalf of the university. Motion by Kopp, second by Whisenant, to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Badger, second by Parrott, to approve the request to expand the R-LO overlay district designation for the 35 properties included in the petition that are eligible. Motion failed 3-4 with Kopp, McFall, Gates, and Whisenant voting against on a roll call vote.

CONSIDERATION OF CONSENT AGENDA

Motion by Gates, second by Badger to approve the consent agenda as follows: Council Minutes – 12/4/25 Special and 12/9/25 Regular; Payment of Bills in the amount of \$6,720,741.93 (Preliminary); Financial Report – December; Appointments to Boards and Commissions: Airport Commission - Dustan Duggan to a partial term ending November 2026; Two Year Operator License - Brianna D Paquette, Joshua W Reuter, Braedon K Shaner, and Lacey L Verburgt; Taxi Driver Licenses - Danyel M Hargrove, Korey J Keene, Jeffrey C Kopp, and Aaron D Pluemer; "Class B" Combination Beer & Liquor License for The Ville Nightclub LLC, Platteville, WI (Mynale Nevitt, Agent), for premises at 55 N Second Street (The Ville Nightclub) – contingent upon passing all inspections. Motion carried 7-0 on a roll call vote.

CITIZENS' COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Dan Faherty, 705 Lutheran Street, spoke about his concerns regarding City employment practices, snow plowing, and safety protocols.

REPORTS

- A. Board/Commission/Committee Minutes – Tourism Committee, Police & Fire Commission, Airport Commission, Water & Sewer Commission, Parks, Forestry, and Recreation Committee, Museum Board, and Plan Commission
- B. Other Reports - Water and Sewer Financial Report – December, Airport Financial Report – December, Department Progress Reports

ACTION

- A. *Planned Unit Development: SIP – 135 S. Hickory Street – Motion* by Badger, second by Kopp, to approve the Planned Unit Development – Specific Implementation Plan for the St. Augustine Chapel at 135 S. Hickory Street 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 and at the expense of the developer. Motion carried 7-0 on a roll call vote.
- B. *Resolution 26-01 Approving the City of Platteville Urban Area Functional Classifications – Motion* by Kopp, second by Parrott, to approve Resolution 26-01 Approving the City of Platteville Urban Area Functional Classifications. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Review of RFP for Trail View Development* - Community Development Director Joe Carroll explained that the City is interested in finding a developer or developers interested in the proposed Trail View Development property. Staff is proposing to utilize a Request for Proposals process to allow potential developers to submit their ideas for the development of the property. The City would then be able to select the proposals that are the most advantageous for the City. Issuance of the RFP will not have a direct budget impact. The anticipated development of the property will result in an increase in the tax base in the future. Developers may also request financial assistance through an anticipated TIF district, which will be created in 2026. The Plan Commission reviewed the RFP at its January 5 meeting. Staff requested that the Council Members review the RFP and provide any comments before the next meeting. Staff recommends approving the issuance of the RFP.
- B. *Raze Order for 645 Sickle Street* - Community Development Director Joe Carroll said that the City has been working for several years to address the property maintenance issues that are present on the property at 645 Sickle Street. Numerous violation notices have been sent, citations issued, and guilty verdicts issued. To date, none of these activities have resulted in the necessary repairs or improvements being made to the property. In September, the City requested and was granted a Special Inspection Warrant, which authorized an inspection to determine if the property complies with Municipal Code and if it is unfit for human habitation and is a danger to the occupants and the public. Michael Parrott from General Engineering Company inspected the property on September 30. The inspection report indicates that the property is unsafe, unsanitary, and unfit for human habitation. The costs of making repairs

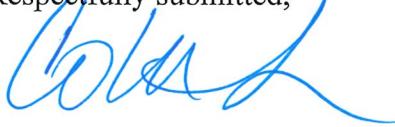
necessary to achieve code compliance are estimated to be \$150,000, which is greater than 50 percent of the assessed value of the property. Based on this report, the property meets the statutory requirements that allow the City to issue a raze order. Staff is requesting Council approve a resolution that authorizes the issuance of a raze order to the owner of the property, which requires the building to be razed within 30 days of issuance. If the property owner fails to comply with the raze order, then the City can proceed with the next steps to have the owner evicted and proceed with having the building razed. The issuance of the raze order has no direct budget impact. However, it is anticipated that the owner will not comply with the request. The City will then take the steps to have the building razed at City cost. The 2026 budget includes \$25,000 to pay for the razing expense, which can then be added as a lien on the property. Staff recommends approving a resolution authorizing the issuance of the raze order.

C. *Update on City Manager Recruitment*—Interim City Manager Mark Rohloff gave an update on the recruitment efforts underway. McMahon Associates has received questionnaire responses, which asked Council Members, Department Heads, and senior staff to assess the City in several key areas and to rate the importance of various traits in the next City Manager. The survey results ranked the top 5 traits as follows: integrity, decision-making ability, organizational skills, problem-solving skills, and listening skills. These results have been incorporated into the job announcement and will be the key traits used to evaluate candidates. Rohloff asked Council to keep these traits and needs in mind as they interview and select a final candidate. A salary survey conducted by the Wisconsin City-County Management Association of recent recruitments for comparable city manager/administrator positions was reviewed. McMahon Associates recommends that the starting salary be set at \$140,000-\$160,000. While this is over 10% more than the previous City Manager, the job recruiting market is very fluid at this point, and based on the requirements for this position, this is the salary range that people with this experience level are receiving in the market. Rohloff presented the timeline for the recruitment process and asked Council Members to decide on the date for the interviews and the Meet and Greet. The schedule will enable the City to secure a candidate by mid-March and have that person start in April or early May. The cost of interviews will depend on the location of the finalists; the final salary is subject to Council approval.

ADJOURNMENT

Motion by Badger, second by Parrott to adjourn. Motion carried 7-0 on a roll call vote. The meeting was adjourned at 8:05 PM.

Respectfully submitted,



Colette Steffen, City Clerk