

PLATTEVILLE COMMON COUNCIL PROCEEDINGS

March 24, 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, Steven Badger, Bob Gates, Tony McFall, and Brian Whisenant

Excused: none

WORK SESSION/DISCUSSION

- A. *230 E. Main Street Structural Inspection and Real Estate/Relocation* - Director of Public Works Howard Crofoot gave a history of the E. Main Street project from 2022 up to this point. Since Director Crofoot's last update on the E. Main Street project in February, the Local Small Structures Improvement Program (LSSIP) has become available that could pay for 90% of the cost of replacing the Water/Pine Street culvert. If an application for this grant was successful, the resulting project could increase the size of the Water/Pine culvert and move the problem to the open area behind the new floral shop. Director Crofoot also shared that he received the final contamination analysis report, which shows that the contamination is localized near the former gas stations at Water Street. Estimates of \$200,000 for hazardous waste removal are based on the estimated amount of contamination and the costs charged in recent DOT projects. Michael Martens, an engineer from Jewell Associates gave a brief update on his structural report of 230 E. Main Street. Martens and Jewell Associates performed a structural inspection of 230 E. Main Street to evaluate whether the structure could withstand the demolition of 250 E. Main Street and the associated construction activities on East Main Street. Martens reported that he believes 230 E. Main Street could withstand 250 E. Main Street being demolished. The report indicates that the brick veneer on the eastern exterior wall of 230 E. Main Street—visible above the roofline of 250 E. Main—may not extend beneath the roof line of 250 E. Main Street to the ground. If this condition is confirmed, the brick veneer on 230 E. Main Street would need to be extended to the ground following the demolition of 250 E. Main Street. If the veneer does extend from roof to ground, the east wall of 230 E. Main Street may still require preparation and/or support once exposed. Staff have proposed a contingency of \$200,000 to be added to the 2027 budget to account for either of these conditions. Kathy Rudolph and Laura Humphrey gave an update and answered questions about real estate acquisition relocation payments. Rudolph explained that both the tenants at 250 E. Main Street and the building owner may both be eligible for relocation payments. Relocation payments are separate from the real estate acquisition. Relocation payments are actual, reasonable and necessary payments used to help tenants move to other sites based on a 48 month period per Wisconsin law. Rudolph said they are working off worst case scenarios for their estimate of \$554,000 which is broken up among relocation payments, and professional services. Alderperson Whisenant asked for specific state and federal laws that require relocation payments and a specific breakdown of what money will be spent on. Ellery Schaffer, the Project Manager for Jewell Associates answered questions about the project involving traffic/access and timing of the project. Director Crofoot will confirm amounts being charged to Water and Sewer vs what is being charged to Streets for lead contamination removal.

PUBLIC HEARING

- A. *Rezoning – 715 Rountree Avenue* - Community Development Director Joe Carroll presented rezoning request for the property at 715 Rountree Avenue. The property is located on the southeast corner of Rountree Avenue and Gridley Avenue. The property is currently vacant. The applicant would like to change the zoning of the property to allow for the construction of multi-family housing. The property is a 0.31-acre (13,480 square foot) parcel with 168 feet of frontage on Gridley Avenue and 80 feet of frontage on Rountree Avenue. The property is served by City utilities in the adjacent street right-of-way. The neighborhood is a combination of single-family residential, duplex residential, multi-family residential, and nearby commercial businesses along Water Street and Business Highway 151. The property is zoned R-2 One & Two-Family Residential, which allows single-family or duplex structures, but does not allow buildings with 3 or more units. The applicant has submitted a request to rezone the property to R-3 Multi-Family Residential, which allows single-family, duplex and multi-family uses. The applicant would like to construct either two 3-unit buildings, or one 6-unit building on the property. The current zoning does not allow that use, but the proposed zoning does. The applicant was present, but no questions were asked. Director Carroll took questions from Council. Motion by Kopp, second by Parrott to close the public hearing. Motion carried 7-0 on a roll call vote. Motion by Kopp, second by Parrott to approve rezoning the property at 715 Rountree Avenue to R-3 Multi-Family Residential. Motion carried 7-0 on a roll call vote.

CONSIDERATION OF CONSENT AGENDA

Motion by Gates, second by Whisenant to approve the consent agenda as follows: Council Minutes-3/10/26; Regular Payment of Bills totaling \$1,214,233.97; Appointments to Boards and Commissions: none; Two-Year Operator License-Heidi Dyas-McBeth, Isabella J Eibenholz, Trista D Rucker, Anton T Wallace; Temporary Class “B” to serve Fermented Malt Beverages- Friends of Our Gallery at 120 W Main Street on Friday, May 15, from 4:00 PM to 7:00 PM for Artist Reception; Temporary Class “B” to serve Fermented Malt Beverages- Friends of Our Gallery at 120 W Main Street on Friday, June 26, from 4:00 PM to 7:00 PM for Artist Reception; Temporary Class “B” to serve Fermented Malt Beverages- Friends of Our Gallery at 120 W Main Street on Friday, August 14, from 4:00 PM to 7:00 PM for Artist Reception; Banner Permit- Platteville Dairy Days advertising August 14-September 25; Banner Permit- Veterans of Foreign Wars October 31-November 15. Motion carried 7-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Fire Chief Ryan Simmons gave an update on the March 29th Platteville Fire Department pancake breakfast fundraiser. Alderperson Badger gave an update on the Mining and Rollo Jamison Museums pasty sale fundraiser.

REPORTS

- A. Board/Commission/Committee Minutes-. Library Board, Airport Commission, Water & Sewer Commission

ACTION

- A. *Contract 8-26 – Highway Painting* Motion by Badger, second by Kopp, to award Contract 8-26, Highway Painting with Alternates A, B and C to Century Traffic at the bid price of \$50,076.65. Motion carried 7-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Award of Contract 13-26 Rountree Branch Streambank Restoration* - Director of Public Works Howard Crofoot presented. The base bid for this project is to conduct streambank stabilization with rip rap and turf reinforcement matting in three locations along the Rountree Branch. The three locations include: Site 1: Near Delta 3 Engineering: This location has eroded to nearly the trail surface. This has caused shifting in the trail and cracking in the trail surface. The project will slope and rip rap the streambank, plus replace the damaged trail surface with new concrete. Concrete was selected due to the small amount of trail to be replaced and the relative cost of getting the proper asphalt paving equipment to do the work. Sites 2 and 3: Along the trail northeast of the first railroad bridge northeast of East Mineral Street. There are two oxbows in the stream that come very close to the trail. The intent is to slope and rip rap the streambank to protect the trail from possible erosion. There is an Alternate Bid to repair an area near the Back Bar at Uno's. This area has eroded to an extent that there is a hole developing along the south side of the trail near the stream. If awarded, the project would rip rap and stabilize the bank and repair the trail. The low bidder is R&T Voegeli. This firm has done sidewalk repair contracts in 2024 and 2025. The 2025 Capital Improvement Program budgeted \$200,000 to complete this project. Of this amount, \$100,000.00 is allocated in the City Capital Improvement Plan budget and \$100,000.00 is allocated from a DNR grant. When you remove the Engineering allocation of \$30,000, it leaves approximately \$170,000 for construction. The low bidder is R&T Voegeli with a base bid of \$38,005.00. Dan Dreessens of Delta 3 confirmed that the bid price was correct. The Alternate Bid for work at the Back Bar is \$11,255.00. The total with the Alternate Bid is \$49,260.00. This bid is under budget. Director Crofoot confirmed that the DNR said we could add locations since we are under budget. Staff recommends awarding Contract 13-26 Rountree Branch Streambank Repair with Alternate A to R&T Voegeli for \$49,260.00.
- B. *2026 - 2028 Governmental Responsibility for Runoff Management Grants* - Director of Public Works Howard Crofoot presented. Every even year, the Wisconsin DNR accepts grant applications for certain environmental projects. These projects must be completed by the end of the second year after award. The goal for this type of project is to reduce streambank erosion through the use of vegetation, rip-rap or other methods. The maximum award for this type of project is \$150,000 matching grant toward a \$300,000 project. In 2020, 2022 and 2024, the City received matching funds for streambank repairs. On the enclosed map the 2020 sites are in red, the 2022 sites are in green, and the 2024 sites that were just discussed in the previous agenda item are in blue. Staff are reviewing sites for potential locations for the 2026 grant request. This grant request is due April 15 of every even year. One requirement is that the governing body of the local government requesting the grant submit a Resolution acknowledging the submission and pledging the local match funding. This would designate up to \$150,000 in CIP funds from the approximately \$750,000 discretionary funds in the CIP for 2028. This may require other projects, such as vehicle replacements to be deferred. Director Crofoot said that this grant may not even need to be submitted depending on what happens with Contract 13-26. The Common Council may consider the attached Resolution
- C. *Boards, Commissions, and Committees Terms of Office* - Parks and Recreation Director Robert Lowe gave a review of the City of Platteville's Boards, Commissions, and Committees, including current term lengths, composition requirements, and applicable ordinance or statutory citations. Director Lowe stated that the Parks, Forestry, and Recreation Committee (PFRC) recommend that

the Council consider adjustments to the tenure of their committee appointments. Director Lowe noted that during his research he wanted to provide a broader scope of the City's Boards, Commissions, and Committees (BCCs). Most committee structures are established by city ordinance, any adjustment to member tenure will require a formal ordinance change. Rather than addressing these requests through "piecemeal" updates, Director Lowe is proposing that the Council review all committees and tenures collectively. At this time, this item is presented for information and discussion only. It is Director Lowe's hope to present two proposals at the next Council meeting regarding virtual attendance by committee members and a specific change to PFRC to allow for two consecutive terms without a one-year absence. Council President Daus requested information about what state statute requires in terms of possibly combining boards/commissions, how alternates should be used and terms requirements.

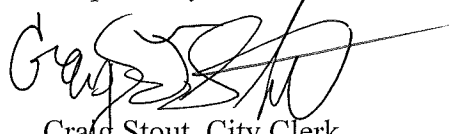
Motion by Badger, second by Whisenant to go into a Closed Session and adjourn from Closed Session. Motion carried 7-0 on a roll call vote.

CLOSED SESSION per Wisconsin 19.85(1)(c) – Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility – Discuss City Manager Candidates

ADJOURNMENT

The meeting was adjourned at 9:30 PM.

Respectfully submitted,



Craig Stout, City Clerk