

**PLATTEVILLE COMMON COUNCIL PROCEEDINGS
SEPTEMBER 27, 2016**

The regular meeting of the Common Council of the City of Platteville was called to order by Council President Nickels at 7:00 PM in the Council Chambers of the Municipal Building.

ROLL CALL

Present: Barbara Daus, Don Francis, Ken Kilian, Tom Nall, President Eileen Nickels, and Katherine Westaby. Excused: Amy Seebboth-Wilson.

PUBLIC HEARING

Ordinance 16-15 Planned Unit Development – 545 W Adams Street – President Nickels called the hearing to order. Community Planning Director Joe Carroll explained that the property in question is located at the far west end of Adams Street and has frontage onto Adams and Hickory Streets. The applicant is proposing to construct two duplexes on the triangular shaped parcel. Each unit will have an upper and lower unit with an attached 2-car garage. The building will be accessed via a shared driveway that connects to Adams Street. The current R-2 zoning allows the proposed duplex residential use as proposed, however two duplexes on one lot does not. The lot is large enough to accommodate the duplexes, but there is not enough frontage to meet the required 100 feet of frontage for each duplex. Staff is generally in favor of the project (because the lot is large enough for two duplexes) with the following suggestions: a) prefer to see some modification to the on-site parking layout to allow better access to the parking spaces and better on-site circulation; b) sidewalks connecting the parking areas to the building and the buildings to the street; c) depending on the height of the retaining walls, there may be a need for fencing or other barriers to prevent someone from accidentally walking over the walls; d) landscaping and screening provided between the development and surrounding properties; and additional information on the building design and material be provided. The Plan Commission considered this at their September 12th meeting and recommended to deny the PUD request on a 4-2 vote. Dan Dreessens of Delta 3 Engineering, on behalf of the applicant Dan Wedig, provided a detailed overview of the proposed project - zero entry, higher end townhouses targeting professionals and older people who would appreciate the zero entrance. He addressed concerns brought forward at the Plan Commission such as emergency access (Fire Department approved), parking (will add more if the Council requires), reduction in neighborhood greenspace (60%), drainage (impact to neighboring site will be minimal), landscaping, and rain gardens, rentals (only 25% of the area is owner-occupied), green buffer between this and the neighboring property, will no longer be a cut-through property, and this area is slated in the Comprehensive Plan as medium density. No public statements in favor. Public statements against included Charlie Chamberlain, who owns property at 560/570 & 580/590 W Adams Street, Ben Ballweg of 400 Short Street, Ellsworth Hood of 580 W Cedar Street, and Carol Beals on behalf of Beals Trust of 475 N Hickory Street. Garry Prohaska of 280 Division Street and Pat Ballweg of 400 Short Street registered against. Concerns included potential of 16 tenants, too much traffic congestion in that small area with only one way in and one way out, snow plowing, can't enforce stated intention to lease to elderly and young professionals, no documentation that there is a compelling need for more rental units to be built, fire and rescue safety, no over-riding benefit shown that would "exceed any significant negative impact" to the neighborhood, excessive run-off and drainage, the neighboring house still can't mow because the area is too wet, concrete put in the ditch has already cracked, and not supporting the recommendations of the Plan Commission. Public statements in general included applicant Dan Wedig who stated that he can't guarantee what happens in the future if the place is sold, but these are extremely high end rentals (\$1,200 per unit) with walk in closets, custom cabinets, crown molding, etc., he doesn't stockpile college students, rents to a lot of seniors who want to get out of their homes – no steps, and explained the only reason he is here is because there is not enough frontage. Nall clarified that the City does not have an ordinance that states that students are a protected class, so a landlord has the right not to rent to a student. This developer is trying to meet a need in Platteville for housing for young professionals. He has concern for the neighbors and the amount of water that runs through the drainage area. Kilian believes in a mix of

single family homes and renters in neighborhoods, but this particular property is too crowded with access to it and around the property itself – favors single family or one duplex on this property. Westaby understands the concerns of the neighbors and concurred with Kilian regarding access. Daus is not convinced that the street and access is adequate and has deep concern about the water level. Francis thought it was trying to squeeze too much on this strange size lot, a single family and single unit would seem to make more sense. Nickels concurred with some of the comments and thought 2 duplexes were too much. Motion by Kilian, second by Daus to close the public hearing. Motion carried 6-0 on a roll call vote. Motion by Kilian, second by Francis to disapprove the request for a Planned Unit Development at 545 W Adams Street. Motion carried 5-1 on a roll call vote with Nall voting against.

CONSIDERATION OF CONSENT CALENDAR

Kilian asked to take separate action on the minutes. Motion by Kilian, second by Westaby to approve the consent calendar as follows: Payment of Bills in the amount of \$2,137,369.22; Appointment of Tom Lindahl to the Zoning Board of Appeals (3 year term), Lauren Furrer to Community Development Board (3 year term), Max Anderson to the Water & Sewer Commission (5 year term) and Barb Daus to the Platteville Transit System Committee (replacing former Council member Barb Stockhausen); One-Year Operator License to Lori A Baker and Samuel K Nigbur; Two-Year Operator License to Chelsea L Buchanan, Cole J Cooper, Allison A Faehling, Brooke H Rasmussen, and Brandon C Weigel; Run Permit to UW-Platteville for Homecoming Torch Run on Saturday, October 15; and Resolution 16-20 Proclaiming October 2016 as United Nations Month as presented. Motion carried 6-0 on a roll call vote.

Kilian requested that the following sentence: “Changes for content, typos, and grammar will be made after approval by DNR” be added to the September 13 minutes after the motion carried under the Stormwater Management Plan (SWMP) agenda item. Motion by Kilian, second by Nall to approve the amended minutes for the September 13, 2016 Council meeting. Motion carried 6-0 on a roll call vote.

CITIZENS’ COMMENTS, OBSERVATIONS AND PETITIONS, if any.

Daus commented that citizens can report street lights outages directly on the Alliant Energy website, <https://www.alliantenergy.com/Customerservice/StormandOutageCenter/StreetLights/index.htm>, rather than calling the City.

REPORTS

- A. Board/Commission/Committee Reports – Meeting reports were submitted by the Museum Board, Plan Commission, Airport Commission, Parks Forestry & Recreation Committee, and Community Safe Routes Committee.
- B. Other Reports – August City Attorney Itemized Statement, August Water & Sewer Financial Report, August Airport Financial Report, and Department Progress Reports. Francis noted that in response to concerns about some areas of the trail to slow bikers down, he teaches a class and coordinated 25 volunteers to help beautify the trail on October 8 (Embrace Citizenship Day), including stenciling a turtle that says Slow Down onto the trail itself in key locations.

ACTION

- A. *Resolution 16-10 Amending the 2016 Fee Schedule* – City Clerk Jan Martin explained that the Council took action on August 23 to create separate fees for permanent signage and temporary signage as part of the approval of Chapter 22 Zoning. This resolution allows the temporary signage fees (Residential-\$10, Additional Business/Product Advertising-\$10, and Special Event-\$25) to be included in the 2016 Fee Schedule. Motion by Daus, second by Kilian to approve Resolution 16-10 Amending the 2016 Fee Schedule to include temporary signage fees as presented. Motion carried 6-0 on a roll call vote.

- B. *Delta 3 Engineering Contract Extension 2017-2019* – Public Works Director Howard Crofoot explained that the current engineering contract with Delta 3 Engineering expires on December 31. Staff had intended to solicit proposals, but due to the additional workload from the MPO trail project, Library Block project, Lead Water Service Line replacement and performance contracting opportunities for City Hall improvements, the City Manager and he recommend approving an extension. Delta 3 Engineering’s contract rates have not changed since 2011, they are local, no charges for travel, and are able to have meetings at City Hall or their offices for coordination of projects. They are requesting an average increase of 3% for 2017 and will hold those rates through 2019, if the City approves a 3-year extension. Kilian stated he was in favor of granting the extension and expressed concern with not getting enough time to review the storm water management plan document before it went to the WI DNR. Motion by Daus, second by Nall to approve an extension of the Delta 3 Engineering contract for 2017-2019 engineering services for the City of Platteville as presented. Motion carried 6-0 on a roll call vote.

INFORMATION AND DISCUSSION

- A. *Rectangular Rapid Flashing Beacon (RRFB) for UW-Platteville* – Request is to allow UW-Platteville to install RRFB’s at pedestrian crossing on City streets near campus, including Greenwood Avenue near Glenview Commons, Washington & Main Street, Mid-block of Hickory Street between Main & Pine by the Ullsvik Center, and Southwest Road by Parking Lot 28. Sensors are used to detect pedestrians approaching the crosswalk and activate the RRFB. The UW is proposing 4 signs per crossing – one on each side of the street facing in each direction – and will absorb the cost of installation and maintenance for the systems. They are considering additional ones in the coming years near Parking Lot 1 by the Center for the Arts. The Community Safe Routes Committee will consider this at their next meeting on September 19. Action at next meeting.

CLOSED SESSION

Motion by Nall, second by Daus to adjourn to closed session per Wisconsin Statute 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 – *City Manager Review and Contract*. The Council took no action and reconvened to open session at 8:55 PM.

ADJOURNMENT

Motion by Nall, second by Kilian to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 8:55 PM.

Respectfully submitted,

Jan Martin, City Clerk