

JOINT EXTRATERRITORIAL COMMITTEE
of the City and Town of Platteville
April 22, 2021

A meeting of the Joint Extraterritorial Committee of the City and Town of Platteville was held at 6:00 p.m. Due to COVID concerns, the meeting was held via ZOOM.

PRESENT: Barb Daus, Dan Smith, Ken Kilian, Kathy Kopp, Tom Weigel, Valerie Martin

ABSENT: None

STAFF: Joe Carroll

OTHERS PRESENT: Dan Dreessens

MINUTES

Motion by Smith to approve the July 23, 2018 minutes. Second by Kilian. Motion approved.

MOTION

Preliminary Plat for Walnut Dell Subdivision

Carroll presented the staff report concerning this request.

The property is located within the ET plat review area of the City of Platteville but is zoned under the jurisdiction of Grant County/Platteville Township. The applicant owns approximately 13 acres of land along the south side of Walnut Dell Road and north of the City. The request is to create six additional residential building lots. The lots vary in size from 1 acre to 4.5 acres. Lot 1 and 2 will have frontage on Walnut Dell Road and Lots 3, 4, 5 and 6 will have frontage on a future east-west road that connects to the existing lots to the west.

The land division meets the requirements of the City's subdivision ordinance for lot size and lot frontage. The outlot for the future street right-of-way has adequate width for street purposes and the street is designed to be extended in the future. The proposed use of the lots as single-family residential is in compliance with the A-2 zoning on the parcel. The Comprehensive Plan designates this land as Low-Density Residential development. The lots are located adjacent to existing residential development, which is recommended by the Plan. The only prime farmland present in the property is on the low spot of the property adjacent the stream, which isn't being developed.

The Town Plan Commission considered this request at their meeting and recommended approval. The City Plan Commission considered this request at their meeting and also recommended approval contingent upon a temporary cul-du-sac being provided at the end of the road that is large enough to provide adequate fire department access.

Staff recommends approval of the proposed amendments as requested.

Dreessens commented that the Grant County Zoning Committee also voted to approve the request.

Weigel commented that the Town utilizes the same road standards as the County, which requires a turnaround of at least 90 feet to provide adequate space for school busses, plow trucks and emergency vehicles to turn around.

Motion by Daus to approve the plat contingent upon a temporary cul-du-sac being provided at the end of the road that is large enough to provide adequate fire department access. Second by Kilian. Motion approved on a 6 to 0 vote.

ADJOURNMENT

Motion by Smith, second by Daus to adjourn. Motion carried.

Respectfully submitted: Joe Carroll, Community Development Director

