

**AGENDA**  
**MEETING OF THE JOINT EXTRATERRITORIAL COMMITTEE**  
of the City and Town of Platteville  
Thursday, April 22, 2021 at 6:00 p.m.

This meeting will be held virtually through ZOOM.  
Use the virtual meeting link found at the bottom of this agenda.

1. ROLL CALL
2. APPROVE MINUTES – July 23, 2018
3. PRELIMINARY PLAT – Walnut Dell Subdivision (PC21-PP01-05)

*Consider a request to approve a preliminary plat for a 6-lot subdivision located adjacent to Walnut Dell road in the extraterritorial platting area.*

4. ADJOURN

Join Zoom Meeting

<https://us02web.zoom.us/j/83307960849?pwd=NXZqUWpTVWVVDc2hSVC9OVmdZWTKxZz09>

Meeting ID: 833 0796 0849

Passcode: 801407

888 475 4499 US Toll-free

877 853 5257 US Toll-free

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to [carrollj@platteville.org](mailto:carrollj@platteville.org) or call 608-348-9741 x 2235.

**JOINT EXTRATERRITORIAL COMMITTEE**  
of the City and Town of Platteville  
July 23, 2018

Regular meeting of the Joint Extraterritorial Committee of the City and Town of Platteville was held at 7:00 p.m. in the Council Chambers of the Municipal Building.

**PRESENT:** Eileen Nickels, Dan Smith, Ken Kilian, Cena Sharp, Tom Weigel, Myron Tranel

**ABSENT:** None

**STAFF:** Joe Carroll

**OTHERS PRESENT:** None

**MINUTES**

Motion by Sharp to approve the November 30, 2015 minutes. Second by Smith. Motion approved.

**MOTION**

**ET Zoning Amendments – Section 25.03**

Carroll presented the staff report concerning this request.

There were several development projects in the Town of Platteville that occurred in 2015 and 2016, and that required zoning approval. Discussions that took place during and after these approvals lead to suggestions for potential amendments to the relevant sections of Chapter 25. Staff has developed several potential code amendments based on these discussions. The Town of Platteville Plan Commission, Town Board, and City Plan Commission have already reviewed and approved the proposed changes.

There are several amendments proposed to Section 25.03, which regulates structures within the various zoning districts in the ET area. Below is a summary of the proposed changes:

- a) Changes to the allowable building height are being proposed to match the changes that were made several years ago to the regulations for building within the City (Chapter 22).
- b) Changes to the building setback requirements are being made to provide a distinction between principal buildings and accessory buildings. This change will also better match the regulations in Chapter 22.
- c) Changes to the allowable maximum area of accessory structures are being proposed to include a total maximum area of 10% of the lot area. This is being suggested to recognize that there is a wide range of lot sizes for properties in the ET area, and a maximum square footage for buildings is not adequate regulation by itself. This maximum area is similar to a restriction that is in Chapter 22.
- d) Changes to the allowable location of accessory structures is being suggested to include a building location section. This change recognizes that there is a wide range of lot sizes in the ET area, particularly many parcels that are much larger than what is available in the City. This change will allow accessory structures to be located in the street yard, if a minimum setback requirement is met. This minimum will only be able to be met for much larger parcels.

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.

Staff recommends approval of the proposed amendments as requested.

Discussion regarding the maximum allowable size of accessory structures. There was concern that the 2,500 sq.ft. Should be larger. Issue is that smaller lot developments are different than larger lots surrounded by agriculture.

There was a suggestion to increase it to 5,000 on a 2-acre lot or larger.

Add exception for Ag structures for side and rear yard only.

Motion by Sharp to adopt the proposed amendments. Second by Kilian. Motion approved on a 6 to 0 vote.

**ADJOURNMENT**

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

Respectfully submitted: Joe Carroll, Community Development Director

# STAFF REPORT

## CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Date:** Joint ET Committee – April 22, 2021  
**Re:** Land Division  
**Case #:** PC21-PP01-05  
**Applicant:** Gerard Abing  
**Location:** Walnut Dell Road, west of Second Road, north of the City

### Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	A-2 Agriculture (county)	Low Density Residential
North	Residential/Agriculture	A-2 Agriculture (county)	Agriculture
South	Agriculture	A-2 Agriculture (county)	Low Density Residential
East	Residential/Agriculture	A-2 Agriculture (county)	Low Density Residential
West	Residential	A-2 Agriculture (county)	Low Density Residential

### BACKGROUND

1. 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 would like to divide the property to create six lots.
2. The Town Plan Commission recommended approval of this request.
3. The City Plan Commission recommended approval of this request with the condition that a temporary turn-around or cul-de-sac is included to provide adequate access for the fire department.

### PROJECT DESCRIPTION

4. The applicant owns approximately 13 acres of land along the south side of Walnut Dell Road and north of the City. Portions of this farm property have already been divided in years past to create the IOKA Estates Subdivision and the First Addition to IOKA Estates Subdivision. The request is to create six additional residential building lots.

5. Lot 1 will have an area of approximately 2 acres and will have about 209 feet of frontage on Walnut Dell Road. Lot 2 will have an area of approximately 2.1 acres and will have about 208 feet of frontage on Walnut Dell Road. Lot 3 will have an area of approximately 1 acre, Lot 4 will have an area of approximately 1.2 acres, Lot 5 will have an area of approximately 4.5 acres, and Lot 6 will have an area of approximately 1 acre. Lots 3, 4, 5 and 6 will have frontage on a future east-west road that connects to the existing lots to the west.

**STAFF ANALYSIS**

6. 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.
7. 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.

**STAFF RECOMMENDATION**

8. The proposed land division meets the requirements of the subdivision ordinance and meets the requirements of the comprehensive plan. Staff recommends approval with the condition that a temporary turn-around or cul-de-sac is included to provide adequate access for the fire department.

**ATTACHMENTS:**

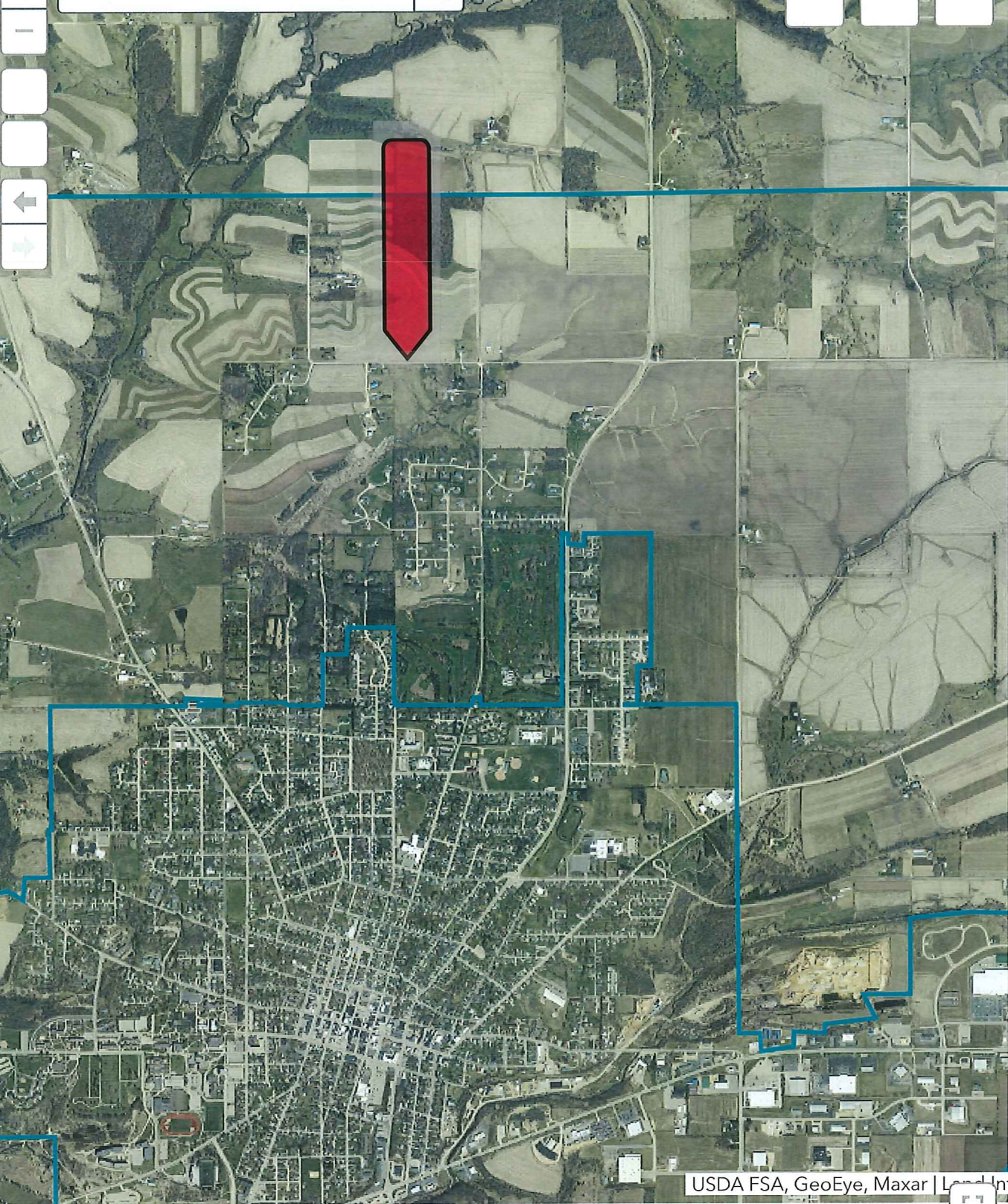
1. Location map, subdivision map.






# Parcel Explorer

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USDA FSA, GeoEye, Maxar | 





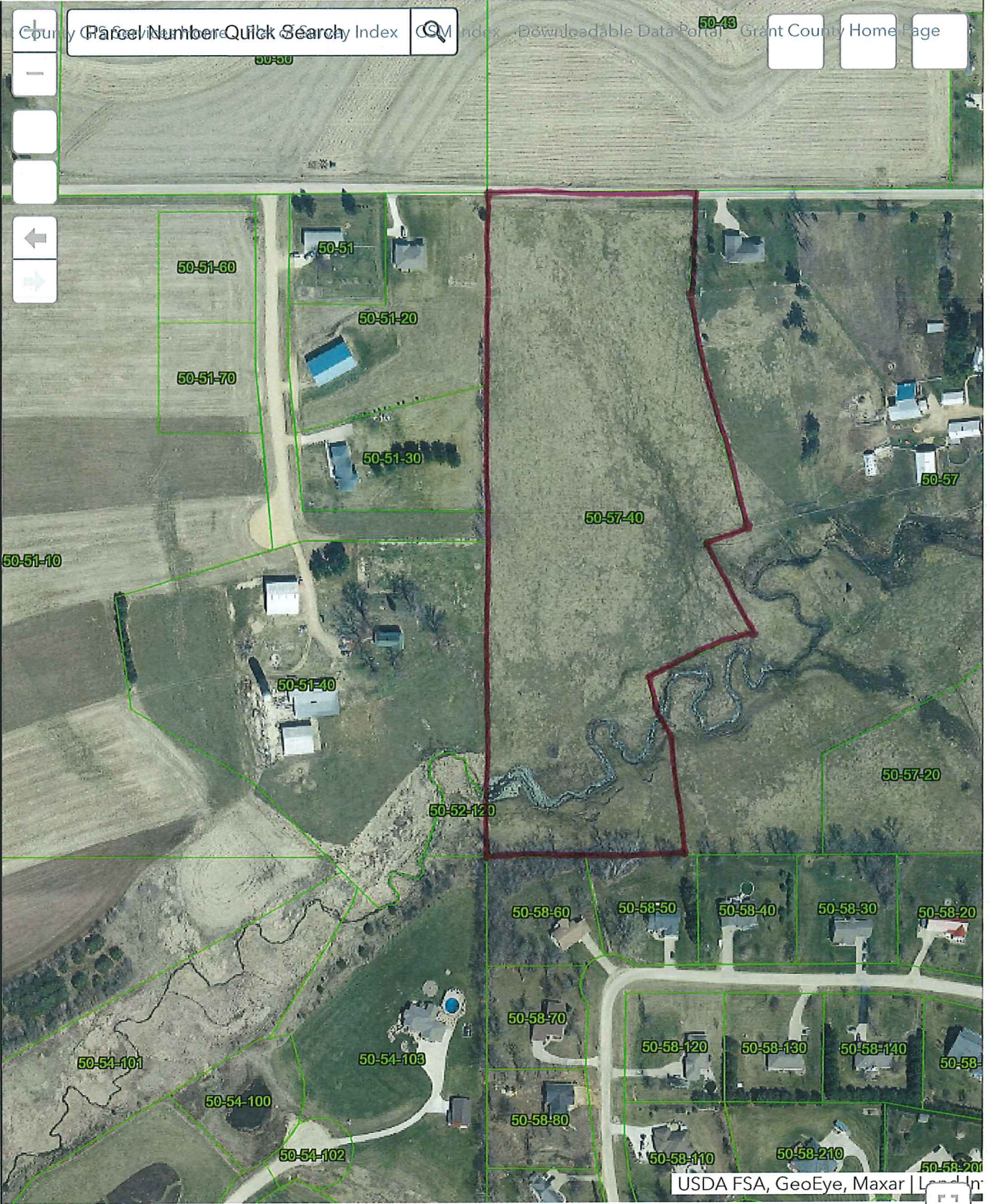
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