

AGENDA
MEETING OF THE JOINT EXTRATERRITORIAL COMMITTEE
of the City and Town of Platteville
Wednesday, April 19, 2023 at 6:00 p.m.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL

2. APPROVE MINUTES – April 22, 2021

3. CSM/REZONE – 6043 County Highway D

Consider approval of a Certified Survey Map to divide the property at 6043 County Hwy. D into two lots. If approved, the CSM will create one lot that contains the existing house and one vacant lot that will be used for a commercial storage building. Also consider approval of a request to rezone the new lot to C-1 Commercial.

4. CSM/REZONE – Mitchell Hollow Road

Consider approval of a Certified Survey Map to divide property owned by Mark Wruble on Mitchell Hollow Road to create two additional lots. Also consider approval of a request to rezone the new lots to R-2 Residential.

5. CSM/REZONE – Mitchell Hollow Road

Consider approval of a Certified Survey Map to divide property owned by Moses Renno at 607 Mitchell Hollow Road to create two additional lots. Also consider approval of a request to rezone the new lots to R-2 Residential.

6. ADJOURN

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 or call 608-348-9741 x 2235.

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

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Joint ET Committee - April 19, 2023

Re: Land Division and Rezoning

Applicant: Steve Wetter/Ingersoll Plumbing & Heating

Location: 6043 County Highway D

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Residential	R-2 (ET)	Low Density Residential
North	Residential	R-1	Low Density Residential
South	Commercial	B-3	Business
East	Vacant/ Agriculture	A-T (ET)	Mixed Use
West	Residential/ Vacant	R-1	Low Density Residential

BACKGROUND

1. The property is located within the ET plat review and zoning area of the City of Platteville and Platteville Township. The applicant would like to divide the property to create an additional lot and rezone the new lot to allow for a commercial storage building.

PROJECT DESCRIPTION

2. The applicant owns the property at 6043 County Highway D, which contains a single-family home. The applicant would like to divide the lot to create an additional lot that could be used to construct a commercial storage building. The project would require two approvals: a Certified Survey Map would need to be approved to create the added lot, and the new lot would need to be rezoned to allow the storage use.
3. The proposed Lot 1 will have an area of 0.86 acres (37,564 sq. ft.) and will have approximately 161 feet of frontage. This lot will contain the existing single-family home. Lot 2 will have an area of 1.04 acres (45,498 sq. ft.) and will have 200 feet of frontage. This will be a vacant lot.
4. The applicant would like to use the vacant lot to construct a storage building that will be used by the Ingersoll Plumbing & Heating business.

STAFF ANALYSIS

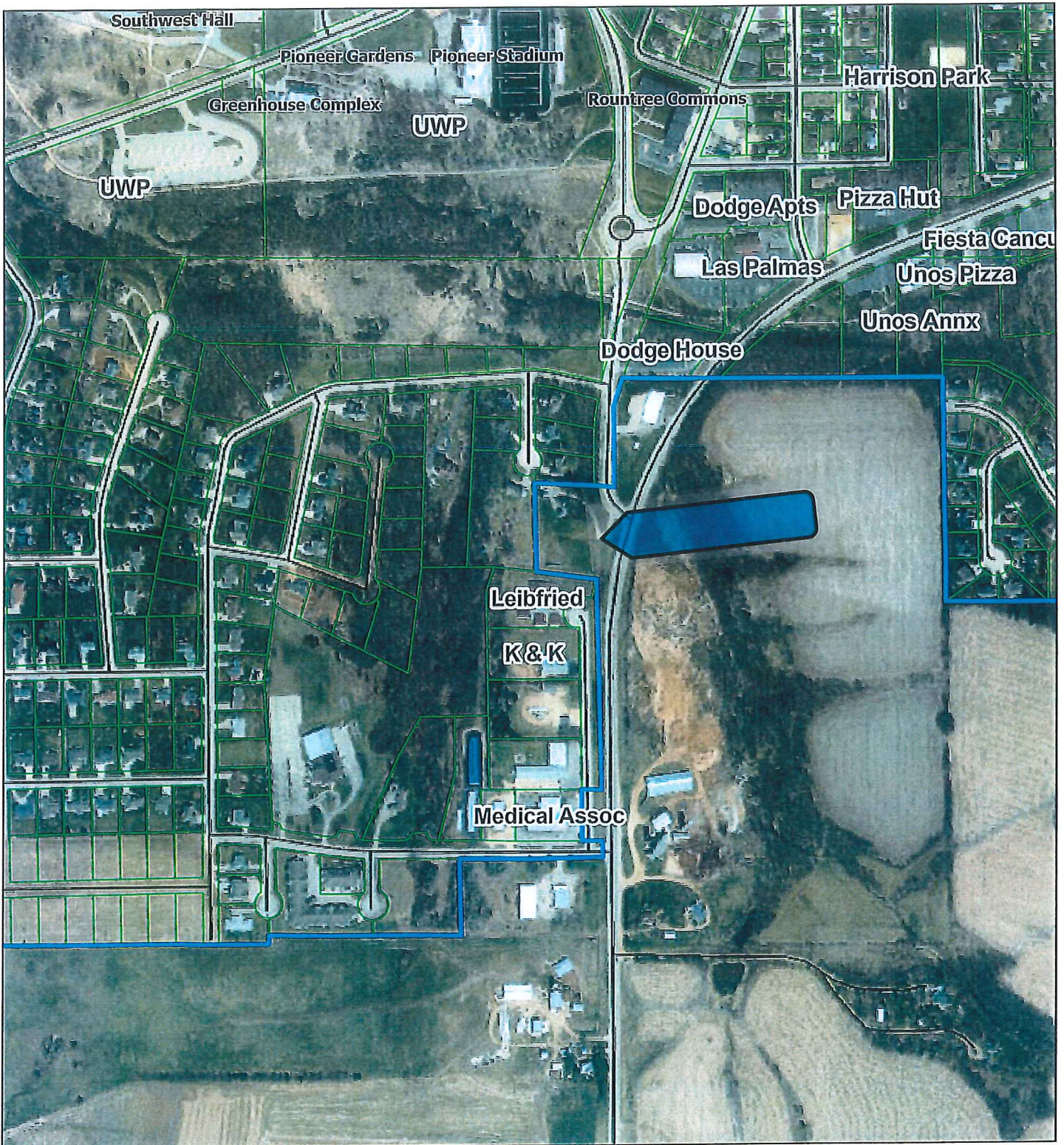
5. The land division meets the requirements of the City's subdivision ordinance for lot size and frontage.
6. The existing driveway for the house, which is located on Lot 1, extends across a portion of Lot 2. Unless the driveway is going to be relocated, it would be a good idea to have an access agreement in place to allow the continued use of the driveway on Lot 2.
7. The proposed use of the lot as commercial storage does not comply with the current R-2 Residence zoning. The request is to rezone the vacant lot to C-1 General Commercial & Industrial District. The proposed storage use would be a permitted use in the C-1 district. The lot will be adjacent to the Leibfried Feed property, which is zoned B-3 Highway Business and also contains commercial storage buildings.

STAFF RECOMMENDATION

8. Staff recommends approval of the proposed Certified Survey Map.
9. Staff recommends approval of the request to rezone Lot 2 to C-1 General Commercial and Industrial District.

ATTACHMENTS: Location Map, CSM

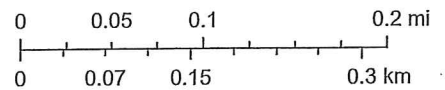
City of Platteville



6/20/2022, 1:21:40 PM

1:9,028

- Centerlines
- Parcel Data (2022)
- City Boundary
- Landmark Names
- UWP Places

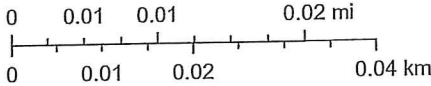


City of Platteville



6/20/2022, 1:21:04 PM

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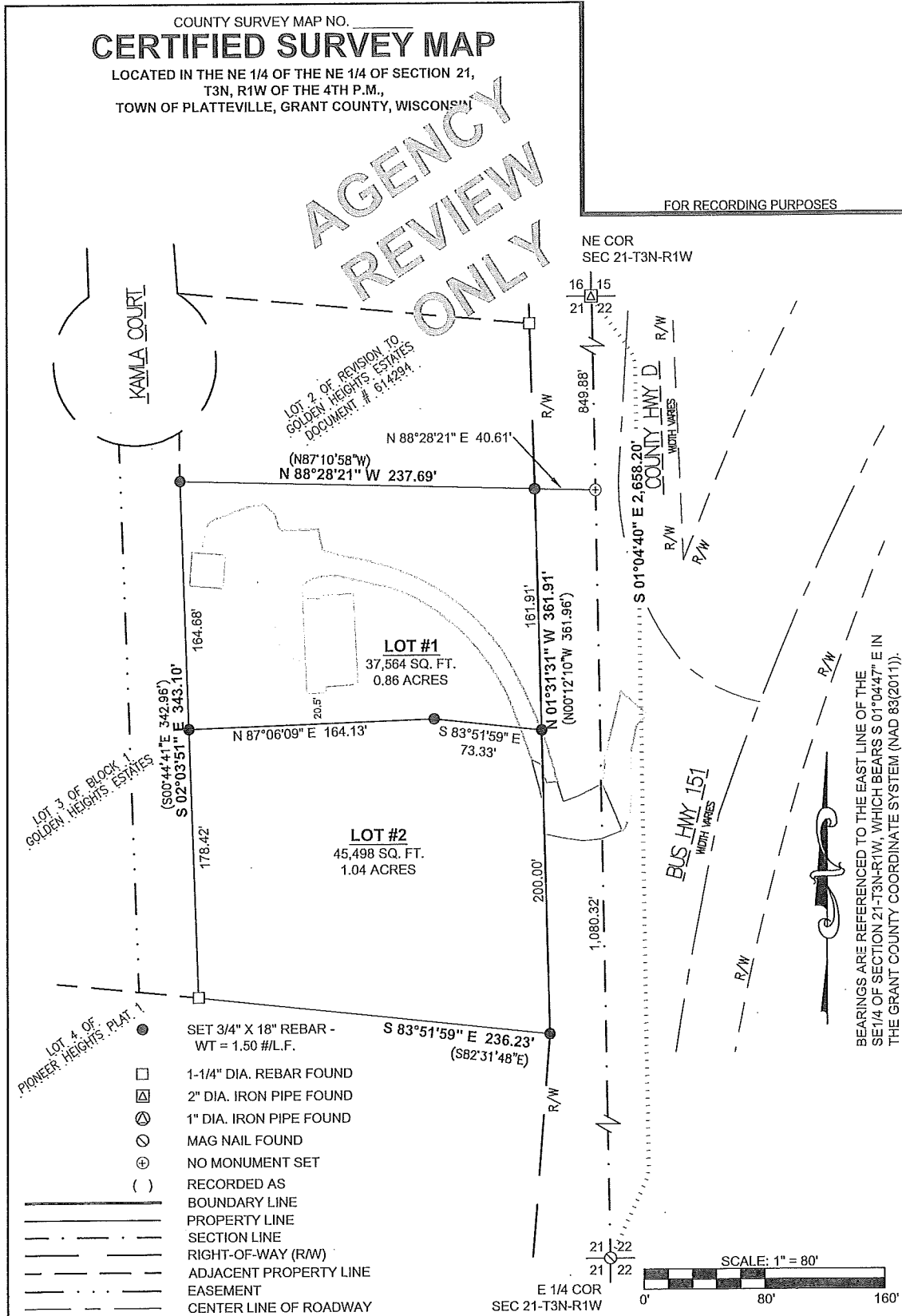
- Centerlines
- City Boundary
- Address Points (Data in Progress)
 - Active
 - Parcel Data (2022)

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21,
 T3N, R1W OF THE 4TH P.M.,
 TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

AGENCY
 REVIEW
 ONLY

FOR RECORDING PURPOSES



LOT 3 OF BLOCK 1
 GOLDEN HEIGHTS ESTATES

LOT 4 OF
 PIONEER HEIGHTS PLAT. 1

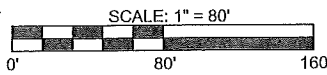
LOT 2 OF REVISION TO
 GOLDEN HEIGHTS ESTATES
 DOCUMENT # 614294

- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- 1-1/4" DIA. REBAR FOUND
- ⊠ 2" DIA. IRON PIPE FOUND
- ⊙ 1" DIA. IRON PIPE FOUND
- ⊖ MAG NAIL FOUND
- ⊕ NO MONUMENT SET
- (+) RECORDED AS BOUNDARY LINE
- BOUNDARY LINE
- PROPERTY LINE
- SECTION LINE
- RIGHT-OF-WAY (R/W)
- ADJACENT PROPERTY LINE
- EASEMENT
- CENTER LINE OF ROADWAY

BUS HWY 151
 WIDTH VARIES

COUNTY HWY D
 WIDTH VARIES

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 21-T3N-R1W, WHICH BEARS S 01°04'47" E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).

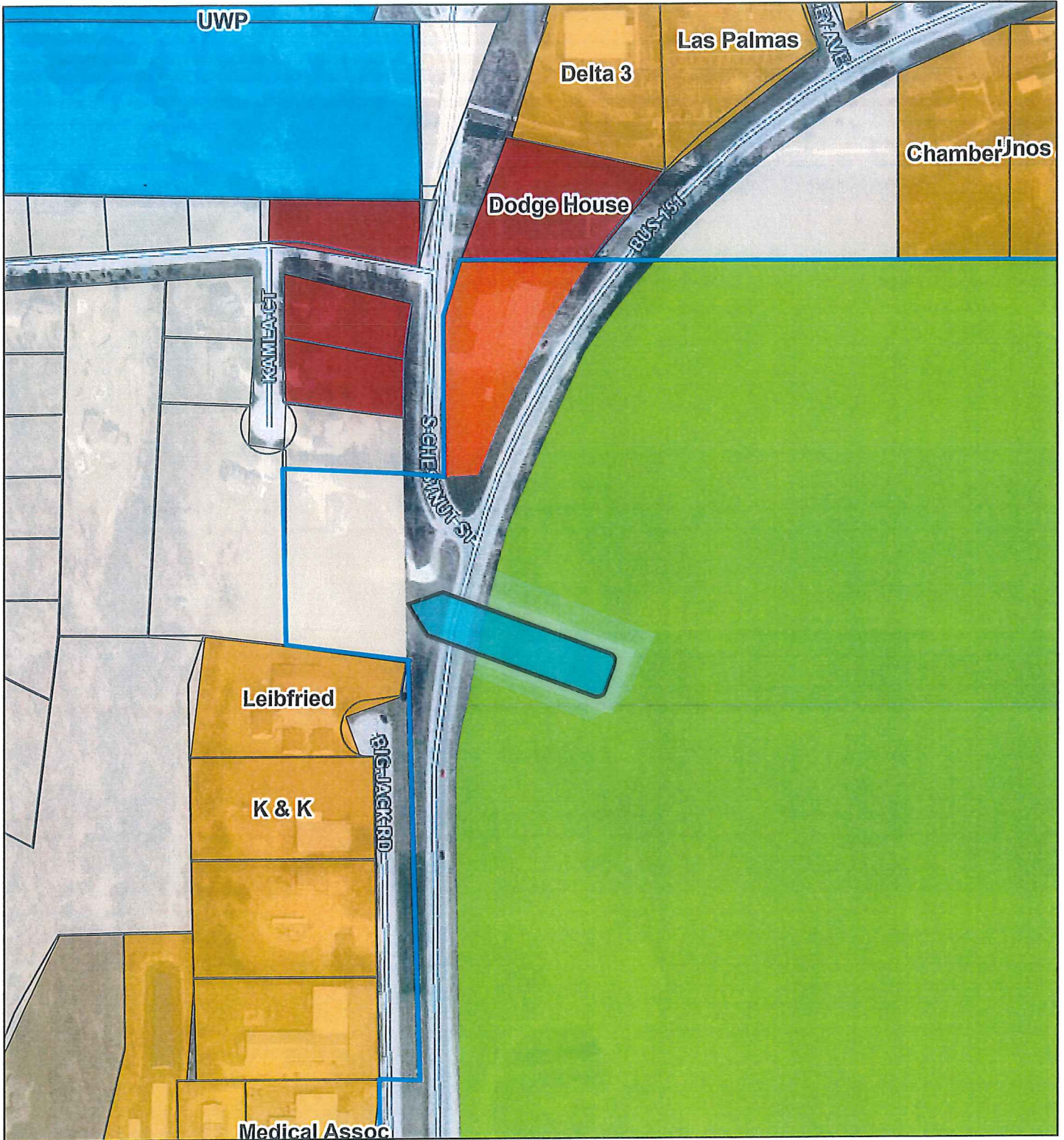


DELTA 3
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
 815 SOUTH CHESTNUT STREET, PLATTEVILLE, WISCONSIN 53818
 PHONE: (608) 348-5353

FOR: STEVE WETTER
 WISK LLC
 6043 COUNTY ROAD D
 PLATTEVILLE, WI 53818
 DELTA PROJECT NO. 022075
 DATA LOCATION: 022-075 Ingersoll 6403 City Rd D CSM
 Survey\CAD\Existing

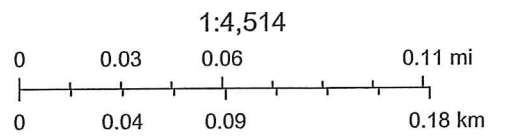
DATE(S) OF FIELDWORK:
 FIELD CREW: A. LOEFFELHOLZ, J. SEWELL
 DRAWN BY: J. SEWELL
 REVIEWED BY: D. DRESSSENS

ArcGIS Web Map



3/27/2023, 4:08:23 PM

- | | |
|--|---|
| ET_Zoning | Zoning (by Parcel) |
| A-T Agricultural | B3: Highway Business |
| C-1 General Commercial & Industrial | I1: Institutional |
| R-2 Residential | R1: One Family |
| Centerlines | R2: One & Two Family |
| City Boundary | R3: Multi-Family |
| Parcel Data (2022) | Landmark Names |



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Joint ET Committee – April 19, 2023

Re: Land Division

Applicant: Mark Wruble

Location: Mitchell Hollow Road, east of the City

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	AT Agriculture Transition (ET)	Low Density Residential
North	Residential	R-2 Residential (ET)	Low Density Residential
South	Vacant/ Quarry	AT Agriculture Transition (ET)	Manufacturing
East	Agriculture	AT Agriculture Transition (ET)	Low Density Residential
West	Vacant	C-1 Conservancy/ R-1 Residential	Low Density Residential

BACKGROUND

1. The property is located within the ET plat review and zoning area of the City of Platteville/Platteville Township. The applicant would like to rezone the property and divide it to create two lots that would be sold for housing development.

PROJECT DESCRIPTION

2. The applicant owns a 13.3-acre parcel of land adjacent to Mitchell Hollow Road east of the City. The land is currently vacant and used for cropland and pasture. The request is to create two parcels through the approval of a Certified Survey Map. The property would eventually be divided to create up to a total of six parcels in the future.
3. Lot 1 will have an area of approximately 2.63 acres and will have 233 feet of frontage on Mitchell Hollow Road. Lot 2 will have an area of approximately 1.87 acres and will have 172 feet of frontage.
4. The property is currently zoned A-T Agricultural Transition District. This district is for areas that have historically been used for agricultural purposes but are located in an area that is anticipated to be developed in the future. The proposal is to rezone the land to R-2

Residential, which would allow the created lots to be used for the proposed single-family residential construction.

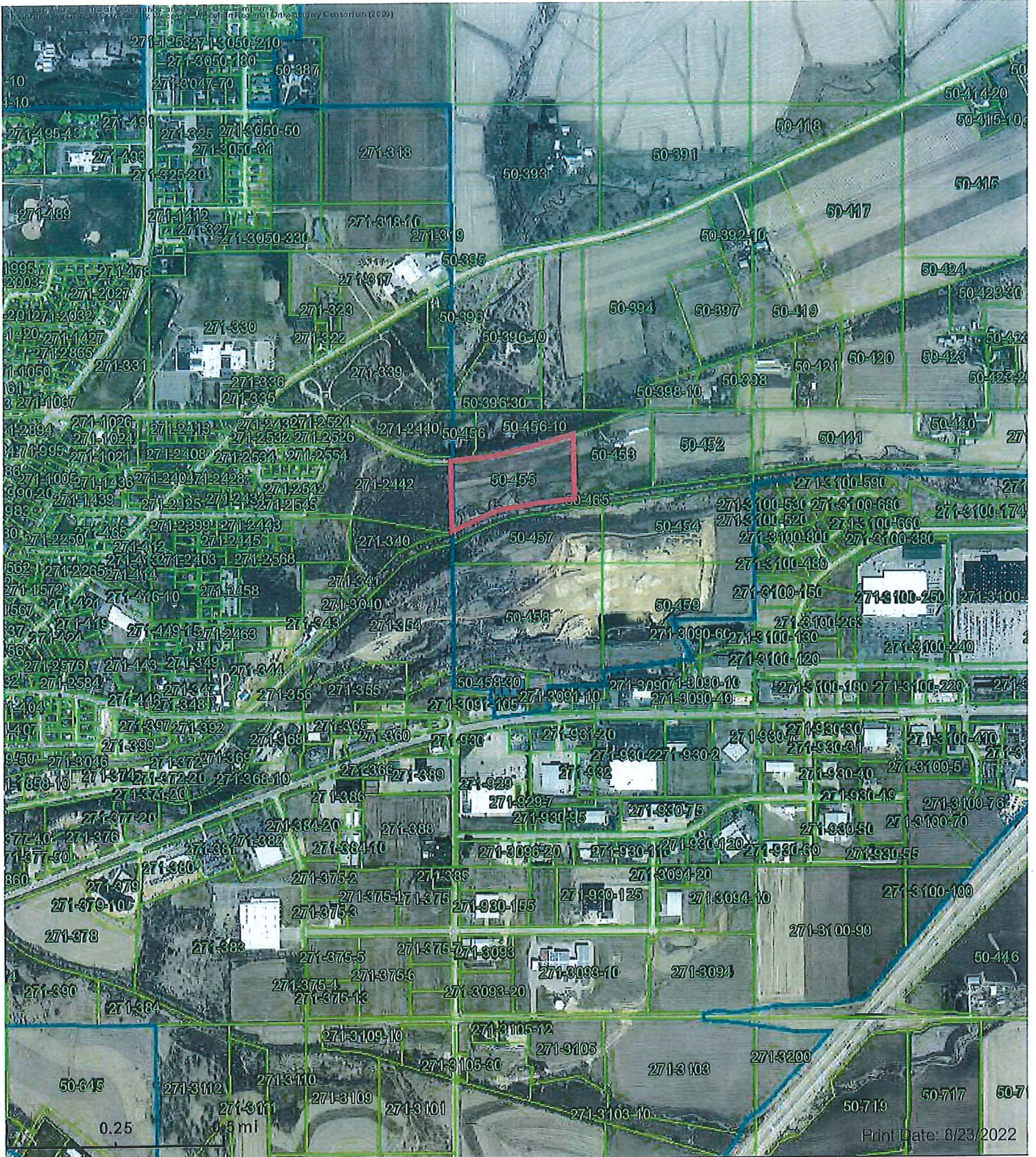
STAFF ANALYSIS

5. The land division meets the requirements of the City's subdivision ordinance for lot size and lot frontage. The Comprehensive Plan designates this area for low-density residential development, which is compatible with the proposed R-2 zoning. The existing residential parcels located on the north side of Mitchell Hollow Road are zoned R-2.

STAFF RECOMMENDATION

6. The proposed land division meets the requirements of the subdivision ordinance and meets the requirements of the comprehensive plan, so Staff recommends approval.
7. The proposed R-2 Residential zoning conforms with the recommended low-density residential designation in the Comprehensive Plan, so Staff also recommends approval of the zoning amendment.

ATTACHMENTS: Location map, draft CSM.



General Reference Map
Grant County, WI



1: 18,056



Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.



General Reference Map
Grant County, WI



1:4,514

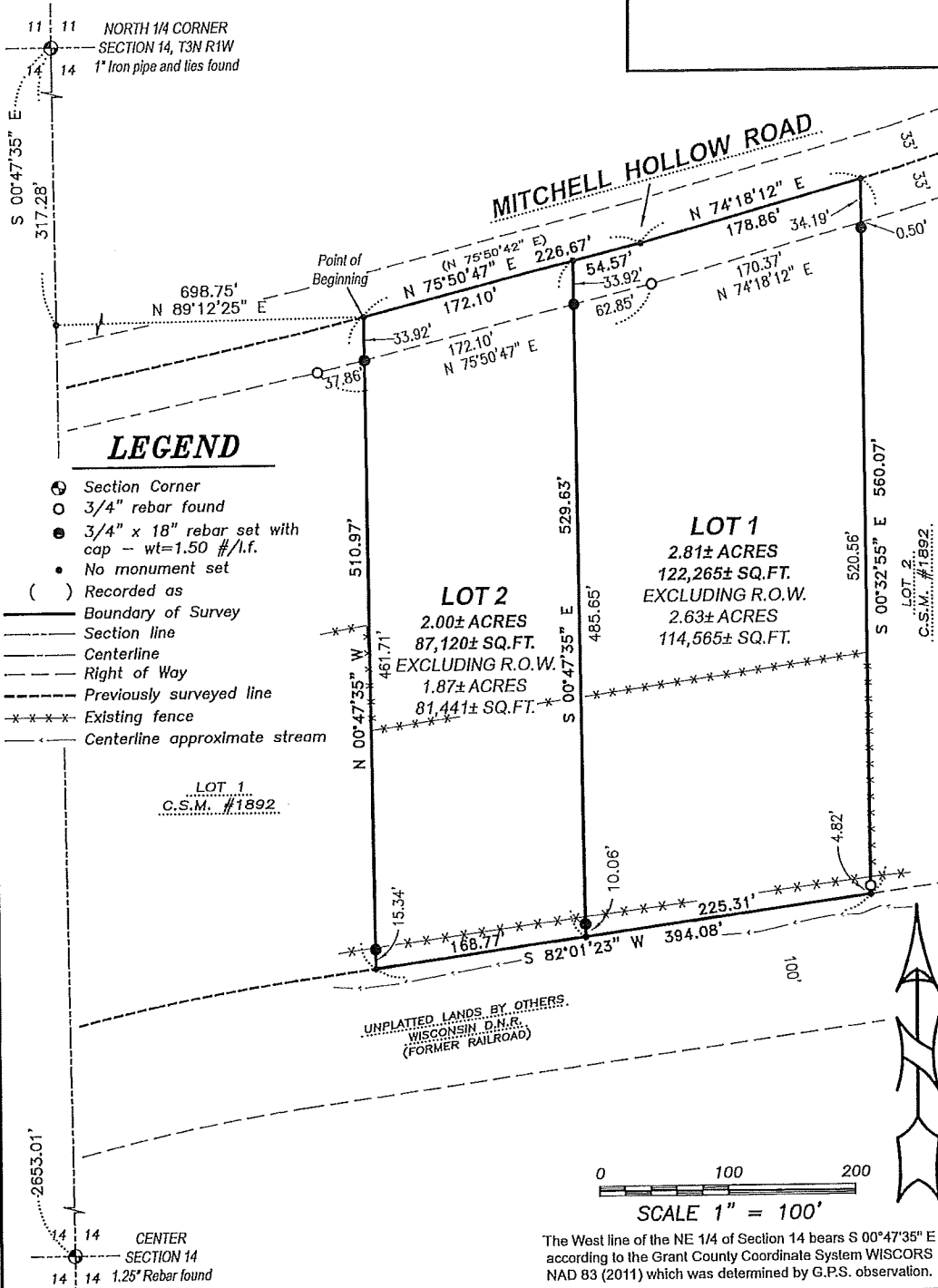


Tax Parcel Boundaries

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CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOT 1 OF C.S.M. #1892 WHICH IS LOCATED IN THE
NW 1/4 OF THE NE 1/4 OF SECTION 14, T3N R1W OF THE 4TH P.M.,
TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



Austin Engineering LLC
austinengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **MARC WRUBLE**

JOB NO: 22S154
H:\CRD\22S154
H:\PLAT\T3NR1W\14\22S154-WRUBLE CSM#1

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 2

City of Platteville



11/2/2022, 9:35:47 AM

ET_Zoning

A-T Agricultural

C-1 General Commercial & Industrial

R-1 Residential

R-2 Residential

Conservancy

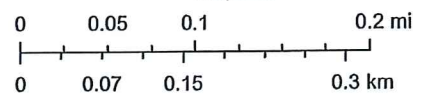
Centerlines

City Boundary

Parcel Data (2022)

Landmark Names

1:9,028



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Joint ET Committee – April 19, 2023

Re: Land Division and Rezone

Applicant: Moses Renno

Location: Mitchell Hollow Road, east of the City

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	AT Agriculture Transition (ET)	Low Density Residential
North	Residential	R-2 Residential (ET)	Low Density Residential
South	Vacant/Quarry	AT Agriculture Transition (ET)	Manufacturing
East	Agriculture	AT Agriculture Transition (ET)	Low Density Residential
West	Vacant	C-1 Conservancy/ R-1 Residential	Low Density Residential

BACKGROUND

1. The property is located within the ET plat review and zoning area of the City of Platteville/Platteville Township. The applicant would like to rezone the property and create two lots that would be sold for housing development.

PROJECT DESCRIPTION

2. The applicant owns approximately 22 acres of land adjacent to Mitchell Hollow Road east of the City. The request is to create two parcels through the approval of a Certified Survey Map. The portion of the property where the lots would be created is used as cropland and pasture.
3. Lot 1 will have an area of approximately 1.07 acres (outside the right-of-way) and will have 136 feet of frontage on Mitchell Hollow Road. Lot 2 will have an area of approximately 1.22 acres (outside of right-of-way) and will have 1150 feet of frontage.
4. The property is currently zoned A-T Agricultural Transition District. This district is for areas that have historically been used for agricultural purposes but are located in an area that is anticipated to be developed in the future. The proposal is to rezone the land to R-2

Residential, which would allow the created lots to be used for the proposed single-family residential construction.

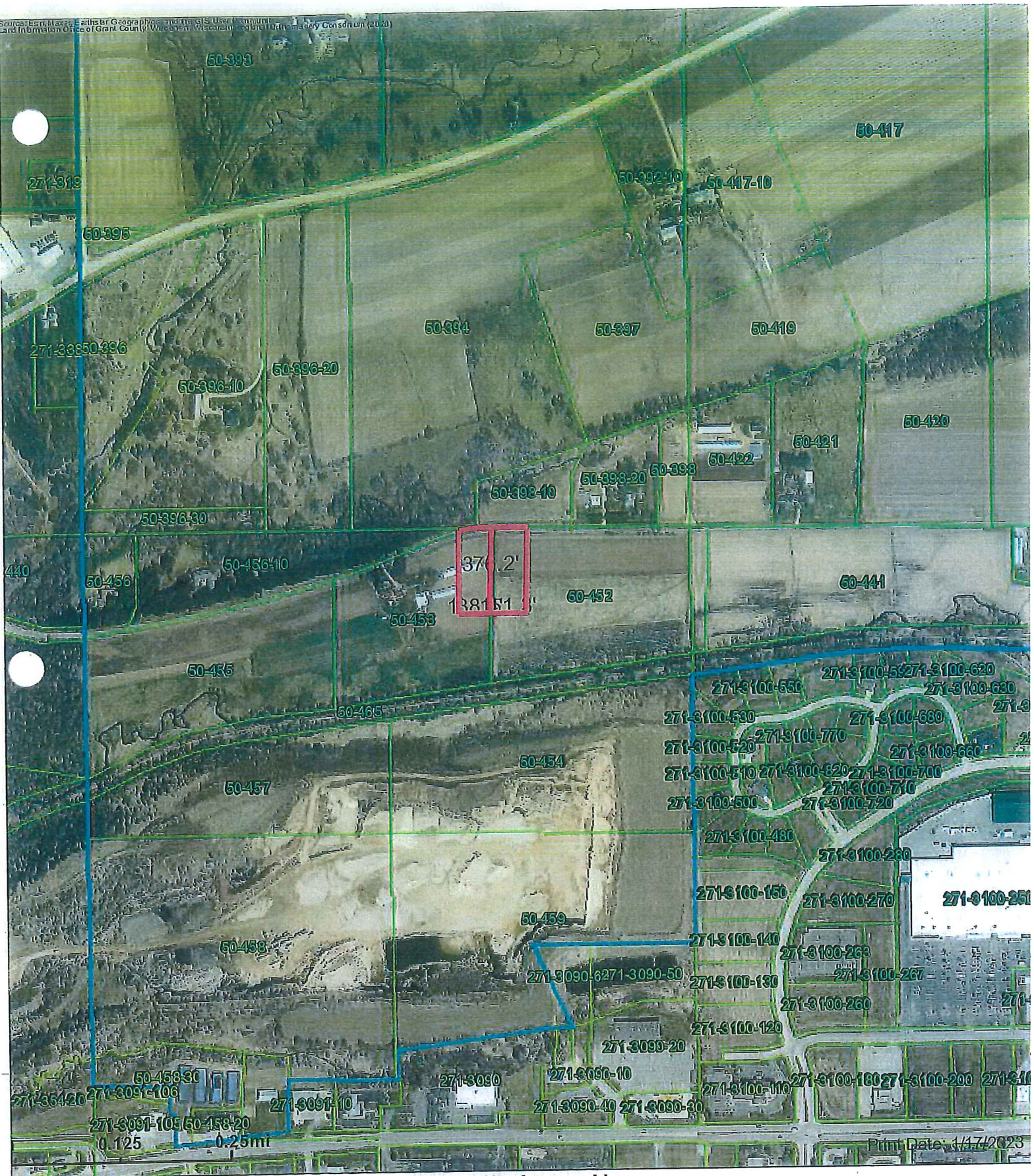
STAFF ANALYSIS

5. The land division meets the requirements of the City’s subdivision ordinance for lot size and lot frontage. The Comprehensive Plan designates this area for low-density residential development, which is compatible with the proposed R-2 zoning. The existing residential parcels located on the north side of Mitchell Hollow Road are zoned R-2.

STAFF RECOMMENDATION

6. The proposed land division meets the requirements of the subdivision ordinance and meets the requirements of the comprehensive plan, so Staff recommends approval.
7. The proposed R-2 Residential zoning conforms with the recommended low-density residential designation in the Comprehensive Plan, so Staff also recommends approval of the zoning amendment.

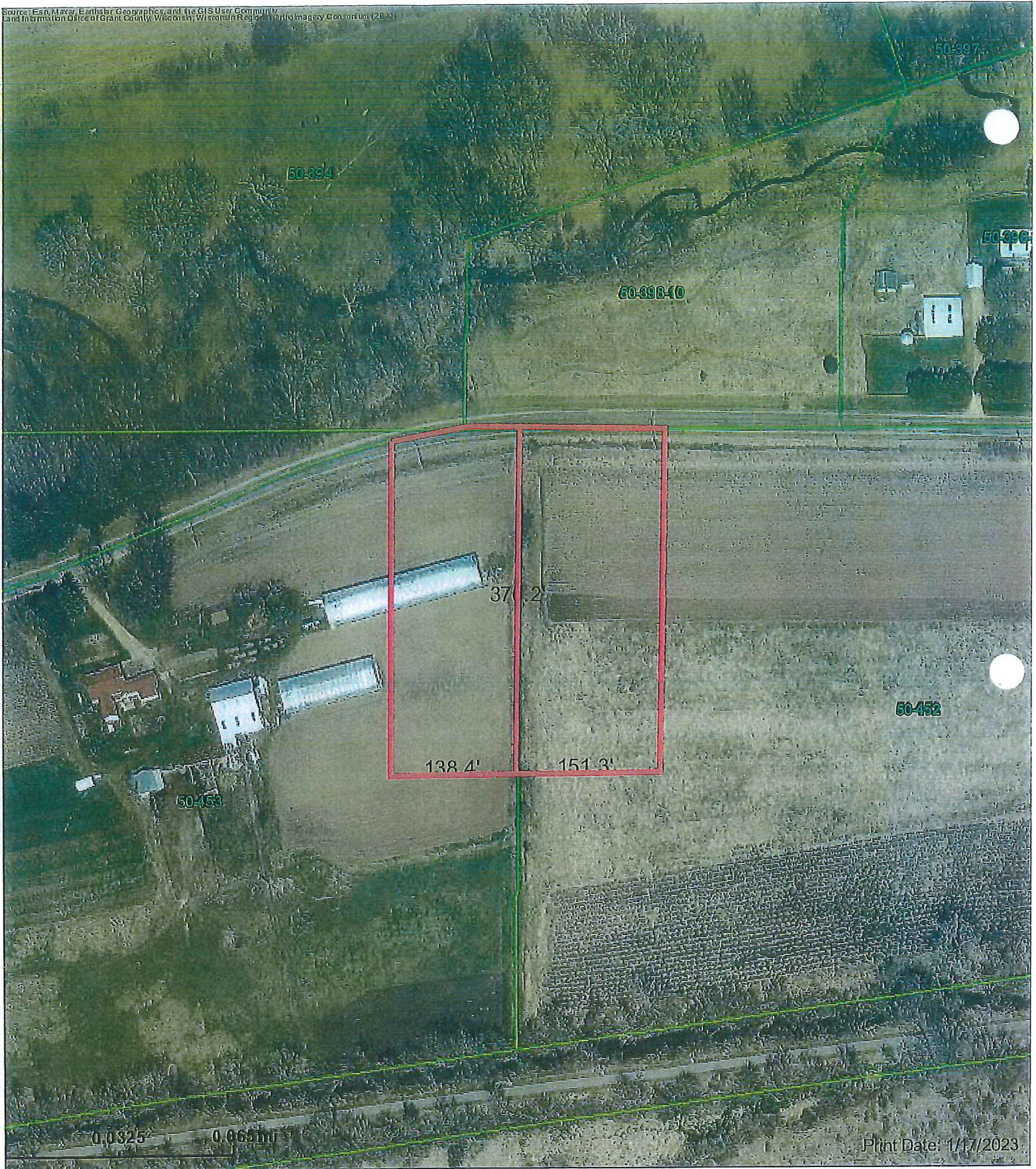
ATTACHMENTS: Location map, draft CSM.



General Reference Map Grant County, WI

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Thin Blue Line Boundaries

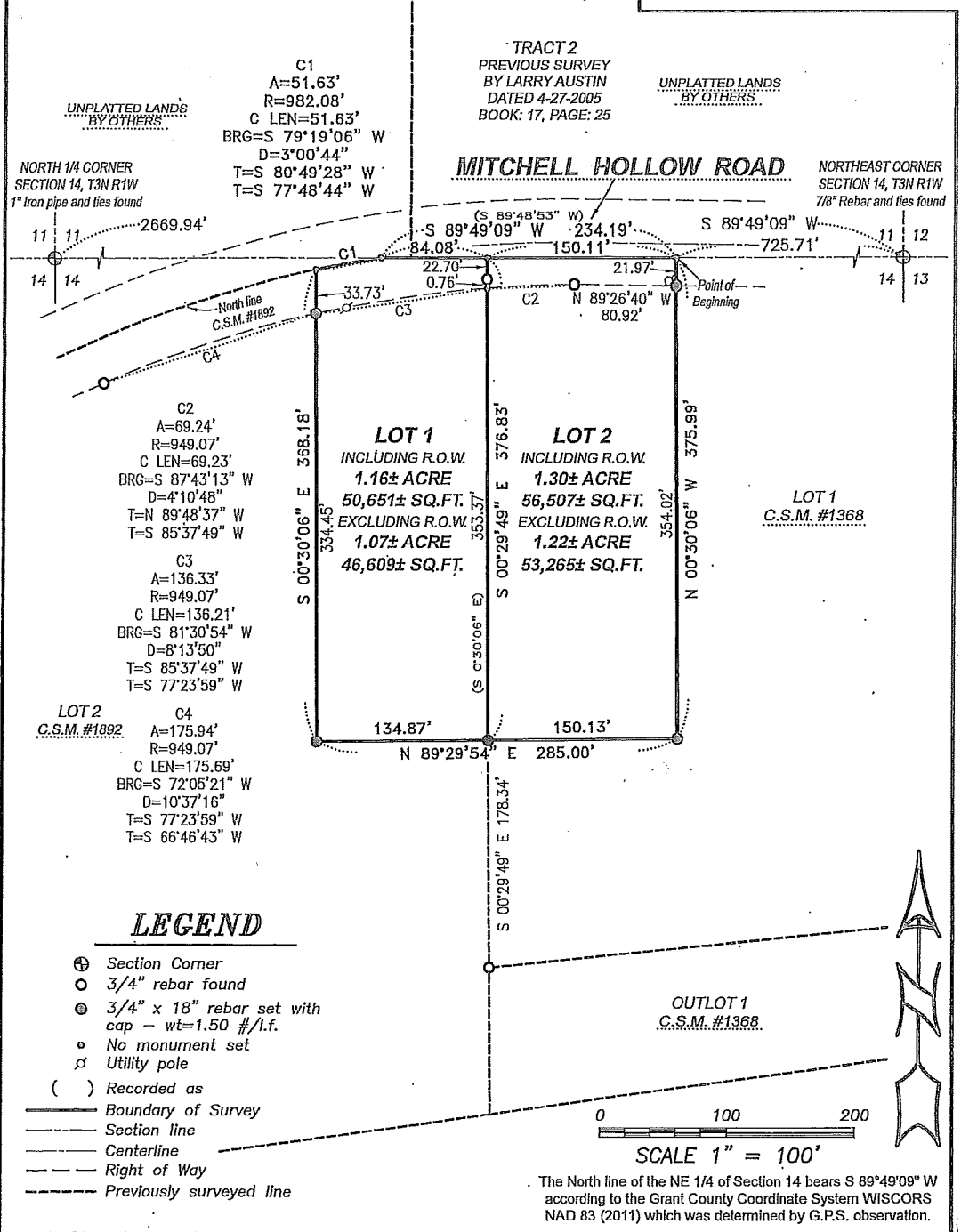


General Reference Map Grant County, WI



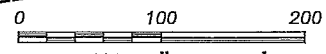
CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF PART OF LOT 1 OF C.S.M. #1368 AND PART OF LOT 2 OF C.S.M. #1892 WHICH IS LOCATED IN THE NE 1/4 - NE 1/4 OF SECTION 14, T3N R1W OF THE 4TH P.M., TOWN OF PLATTEVILLE, GRANT COUNTY, WI.



LEGEND

- ⊕ Section Corner
- 3/4" rebar found
- ⊙ 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- No monument set
- ⊕ Utility pole
- () Recorded as
- Boundary of Survey
- - - Section line
- Centerline
- - - Right of Way
- - - Previously surveyed line



SCALE 1" = 100'

The North line of the NE 1/4 of Section 14 bears S 89°49'09" W according to the Grant County Coordinate System WISCORS NAD 83 (2011) which was determined by G.P.S. observation.

Austin Engineering LLC
austineengineeringllc.com
4211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **MOSES RENNO**

JOB NO: 22S188
H:\CRD\22S188
H:\PLAT\T3NR1W\14\22S188-RENNO

DRAWN BY: AJ AUSTIN
CREW CHIEF: SHANE AUSTIN
CREW: O. AUSTIN, T. AUSTIN

City of Platteville



1/17/2023, 8:13:00 AM

ET_Zoning

A-T Agricultural

R-1 Residential

R-2 Residential

Conservancy

Centerlines

City Boundary

Parcel Data (2022)

