

**PLAN COMMISSION**  
of the City of Platteville



**MINUTES**

**MONDAY, NOVEMBER 1, 2021 – 7:00 P.M.**  
**COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET**

**ROLL CALL**

Present: Barbara Daus, Bill Kloster, Amy Seeboth-Wilson, Isaac Shanley, Robert Vosberg  
Absent: Evan Larson

Staff Present: Joe Carroll, Adam Ruechel, Howard Crofoot  
Others Present: Derek Furrer, Dax Connelly, Daryl Henry, Pauline Henry

**APPROVE MINUTES – October 4, 2021**

Motion by Kloster to approve the minutes. Second by Vosberg. Motion approved.

**STREET DISCONTINUANCE – Ubersox Drive (PC21-MI03-16)**

Kwik Trip Inc. and Kunes Auto Group are working on plans to develop and redevelop the lots adjacent to Ubersox Drive. To assist with the redevelopment of this property, they have submitted a request to have Ubersox Drive discontinued as a public street. Access to the lots will be provided via shared access easements rather than the public street. The land within the current street right-of-way will be transferred to the adjacent properties, which will be reconfigured via a certified survey map under a separate approval.

Staff has some minor concerns related to having adequate emergency vehicle access to the Kunes property if the cul-de-sac is removed as part of the parking lot reconfiguration project. Specifically, there needs adequate space for a fire truck to enter and exit the property. There are requirements for fire lanes and adequate fire department access in the City and State fire codes, but Staff wants to make sure all parties are clear on this requirement prior to beginning the redevelopment project and as the plans may be modified.

To address concerns related to emergency vehicle access to Lot 2, Staff is working with the Kunes owners on a Memorandum of Agreement that will require the maintenance of adequate fire lanes and access on this property. This agreement will ensure that fire trucks have adequate area to enter and exit the property.

Staff recommends approval of the discontinuance of Ubersox Drive, subject to a Memorandum of Agreement between Kunes and the City regarding emergency vehicle access to the property.

Motion by Shanley to approve the discontinuance of Ubersox Drive, subject to the memorandum of agreement. Second by Vosberg. Motion approved.

### **CERTIFIED SURVEY MAP – Kwik Trip/Kunes Country (PC21-CSM03-17)**

Kwik Trip Inc. and Kunes Auto Group are working on plans to develop and redevelop the lots adjacent to Ubersox Drive. They have submitted a request to have Ubersox Drive discontinued as a public street and would like to replat the lots located adjacent to the street.

The proposed CSM would replat the discontinued Ubersox Drive and the existing four lots that are adjacent to the street and create two lots. Lot 1 will be the future site of a new Kwik Trip gas station, convenience store, diesel fueling area, and carwash. Lot 2 will contain the existing Kunes Country auto dealership.

The proposed lots will meet the area and dimensional standards of the B-3 zoning district and the subdivision ordinance. The proposal is in compliance with the business designation in the Comprehensive Plan. Utility easements will remain in place for all of the existing utilities.

Staff recommends approval of the proposed CSM to reconfigure the lots, with the following conditions: The CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City, and the approval is contingent upon the Council discontinuing Ubersox Drive.

Motion by Kloster to approve the CSM subject to the conditions that the CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City, and the approval is contingent upon the Council discontinuing Ubersox Drive. Second by Shanley. Motion approved.

### **CONDITIONAL USE PERMIT – Kwik Trip (PC21-CUP-18)**

Kwik Trip Inc. is interested in purchasing the current Mobil gas station and convenience store located at the corner of Vision Drive and Ubersox Drive. The applicant would like to remove the existing building and pumps and construct a new Kwik Trip store, fuel pumps and canopy, diesel fuel pumps and canopy, and a carwash building. The carwash use requires a conditional use permit.

The carwash is proposed to be located on the south side of the main Kwik Trip building, and south of the current Ubersox Drive. The property in question is currently vacant property that is used as overflow parking for the Kunes dealership. The carwash will be a separate building that will be accessed from the north, and with the exit to the south and onto Vision Drive.

Staff believes there is adequate space on the property to accommodate the carwash, there is adequate vehicle stacking area, and the proposed use is compatible with the surrounding businesses. Staff recommends approval of the Conditional Use Permit to allow the carwash as proposed.

Motion by Shanley to approve the conditional use permit for the carwash. Second by Seeboth-Wilson. Motion approved.

### **CODE AMENDMENT – Chapter 5 (PC21-CA03-12)**

Carroll presented a draft ordinance that makes changes to the regulations concerning weed and tall grass enforcement, swimming pool fences, and other property maintenance issues.

Changes were suggested regarding the language for eradicating noxious weeds, the location of the definition of a noxious weed, the language related to administrative fees, and the removal of the reference to invasive plants.

Motion by Kloster to approve the changes and recommend the ordinance to the Council. Second by Vosberg. Motion approved.

**CODE AMENDMENT – Sections 22.061 and 22.062 of the Zoning Ordinance (PC21-CA02-06)**

Carroll and Crofoot presented proposed amendments to the zoning ordinance to implement sidewalk policy recommendations for commercial and multi-family projects, and an updated sidewalk plan map.

A change was suggested regarding the need for council approval of sidewalk assessments, and some additional changes were recommended to the sidewalk plan map.

Motion by Kloster to approve the code and map changes and send to the Council, with the discussed changes. Second by Seebboth-Wilson. Motion approved.

**ADJOURN**

Motion by Kloster to adjourn. Second by Seebboth-Wilson. Motion approved. Meeting adjourned at 8:05 p.m.