

**PLAN COMMISSION**  
**Monday, January 06, 2025**

The regular meeting of the Plan Commission of the City of Platteville was called to order by Plan Commission Chair Barbara Daus at 7:00 PM in the Common Council Chambers of the Municipal Building.

**ROLL CALL:**

Present: Kory Wein, Ciara Miller, Robert Vosberg, and Barbara Daus.

Absent: Todd Kasper

**APPROVE MINUTES** – December 2, 2024

Motion by Wein, second by Miller to approve December 2, 2024, minutes as presented. Motion carried 3-0 on a roll call vote with Vosberg abstaining.

**PUD AMENDMENT – Park Place Assisted Living**

City Manager Clinton Langreck explained that Elderspan Management owners of Park Place Assisted Living requested a Planned Unit Development amendment to expand the current facility to the east and west. Council President Daus acknowledged Greg Griffin from Elderspan Management who brought the original proposal to build Park Place to the council many years ago and asked Architect David Baum to explain diagrams in the packet and answer questions. Motion by Miller, second by Wein to recommend to Common Council to amend the approved Planned Unit Development to allow an addition onto the Park Place assisted living facility at 1015 N Elm Street. Motion carried 4-0 on a roll call vote.

**CERTIFIED SURVEY MAP and REZONE-** City Manager Clinton Langreck presented that applicant Gerard Abing has requested that the 37 acres of land at the south end of Ioka Ridge Road north of the city which is currently zoned A-T Agricultural Transition be zoned R-1 Single-Family Residential. This land was historically used for agricultural purposes and is located in areas planned for future development. The proposal is to change the zoning and subdivide part of the land to create four additional lots. The lots would range in size from 1.52 to 1.87 acres. Each lot will have 200 to 250 feet of frontage on an extension of Ioka Ridge Road. Delta 3 Civil Engineer Dan Dreessens answered questions about the proposal. Ron Boldt, 7065 Ioka Ridge Road voiced concerns about the proposal. Motion by Miller, second by Vosberg to recommend to Common Council to consider a zoning amendment from A-T Agricultural to R-1 Residential and 4-lot Certified Survey Map to expand the Ioka Subdivision located in the ET zoning area north of the city. Motion carried 4-0 on a roll call vote.

**ADJOURN:**

Motion by Vosberg, second by Wein to adjourn. Motion carried on a voice vote. The meeting was adjourned at 7:30 PM.

Respectfully submitted,



Colette Steffen, City Clerk