

PLAN COMMISSION
Monday, May 5, 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: Bob Gates, Eileen Nickels, Rick Anderson, Tim Durst, and Barbara Daus.

Absent: Ciara Miller, Robert Vosberg

APPROVE MINUTES – March 3, 2025

Motion by Nickels, second by Durst to approve March 3, 2025, minutes as presented. Motion carried 4-0 on a roll call vote.

REZONING – 500 Water Street

Community Development Director Joe Carroll presented that the property at 500 N. Water Street previously contained a small commercial building and an attached single-family residential building. In 2012, the applicant removed the commercial structure and began remodeling the residential structure. The project has never been finished, and the building has primarily been used for storage. The applicant would now like to replace the building with a new single-family structure. The current building is a legal non-conforming structure because it doesn't meet the required setbacks. If the existing building is removed, the new building would need to meet the minimum setbacks. This is a relatively small lot, and when the required setbacks are factored in, there isn't much buildable area left to locate a new building. The property is currently zoned B-1 Neighborhood Business. Changing the zoning to R-2 One & Two-Family Residential would provide different setbacks and would allow a new structure to meet the same setbacks as the existing non-conforming structure. This would provide the necessary buildable area to construct the new building. The applicant has submitted a request to rezone the property to R-2 One & Two-Family Residential District, which allows single-family and duplex uses (if there is enough lot area). The applicant would like to construct a new single-family home that would essentially be in the same location as the existing structure. The R-2 district would allow this location. When deciding on the rezoning, consideration must be given to the impact the request would have on surrounding properties. The neighborhood consists of single-family properties that are zoned R-2, and the Armory property across the street, which is zoned I-1 Institutional. The proposed use and zoning would be compatible with the neighborhood. Staff recommends approval. Motion by Durst, second by Gates to approve the request to rezone the property at 500 N. Water Street to R-2 One & Two-Family Residential. Motion carried 4-0 on a roll call vote.

PRESENTATION AND DISCUSSION – UWP Student Senior Design Project – The Urban Pioneers: Nicole Sedam, Allison Raverty, Matthew George, and Hayden Thompson presented Single-Family Home Subdivision. This was a UW-Platteville Engineering project where they worked with a property owner and found options to develop land into a subdivision. They explained all of their work to find the best solution and the many infrastructure items that need to be considered. Jake Engelke, landowner, shared the time and effort put into the project and supported future development consideration. Council members and Staff asked the students questions.

ADJOURN:

Motion by Gates, second by Nickels to adjourn. Motion carried 4-0 on a roll call vote. The meeting was adjourned at 7:43 PM.

Respectfully submitted,



Colette Steffen, City Clerk