

**PLAN COMMISSION**  
**Monday, July 7, 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, Robert Vosberg, and Barbara Daus.

Absent: Tim Durst, Ciara Miller.

**APPROVE MINUTES – June 2, 2025**

Motion by Nickels, second by Gates to approve the June 2, 2025, minutes as presented. Motion carried 4-0 with on a roll call vote.

**CERTIFIED SURVEY MAP – Southeast Rail Corridor Trail Extension/Harms**

The Platteville Community Arboretum (PCA) is working on a plan for an expansion of the existing Rountree Branch Trail that would connect Business Highway 151 to Eastside Road. The City applied for, and received, a DNR grant to assist with property acquisition for this project. The PCA is now working with the property owners in this area to acquire the land needed for this expansion. The acquisition is primarily centered on the former Chicago & Northwestern Railroad property and some adjacent land. The proposed Certified Survey Map will divide the former railroad right-of-way and some additional land on the north side of the RR property from the remaining land. The proposed Lot 1 will have an area of 5.19 acres (225,992 sq. ft.) and will have 52.23 feet of frontage on Eastside Road. The proposed lot is not intended for the construction of a habitable building but provides the necessary right-of-way for the future trail extension. Staff recommends approval of the proposed CSM with the condition. Motion by Anderson, second by Nickels to approve the proposed CSM with the condition that the CSM be recorded with the Grant County Register of Deeds and a copy provided to the City. Motion carried 4-0 on a roll call vote.

**ANNEXATION AND PRELIMINARY PLAT – Western Avenue**

The request is for the annexation of approximately 11 acres of currently vacant agricultural land on the west side of Western Avenue. The request also involves the division of this property into 6 lots that would be intended for residential development. The owner of the property is the applicant and has applied for "direct annexation by unanimous approval," pursuant to Chapter 66.0217 (2) of the Wisconsin Statutes. This method of annexation applies when all of the property owners and all of the electors residing on the property to be annexed have signed an annexation petition. Because of direct annexation, no referendum is necessary, and no public hearings are required, other than for the rezoning. There are no residents within the area being annexed. The land to be annexed is 11.55 acres in area. The property is contiguous to the municipal boundary along the west side of Western Avenue. A City water main is located adjacent to the property in the Western Avenue right-of-way. A sanitary sewer main is available at the southeast corner of the property, at the Western Avenue and Union Street intersection. Subject to annexation approval, the request is to rezone the property from the current Agricultural Transition district to R-2 One & Two-family Residential. The applicant has submitted a Preliminary Plat to divide the annexed property. The total land area to be included in the subdivision is approximately 11.55 acres. The proposed plat will divide this property into 6 building lots to be developed for residential use. Access to the proposed lots will be provided by the existing Western Avenue. No additional public streets will be constructed. Water service is in place and available for direct connection from each lot. Sanitary sewer service is located adjacent to the property, but will require the extension of sanitary mains from each lot to the connection point. The six lots range in area from 1.53 acres to 2.52 acres. The street frontage of the lots is 133 feet, except lot 6, which is located on the corner of Western Avenue and Camp Street and has 58.87 feet of frontage. The actual width of this lot is approximately 195 feet. The plat is also creating Outlot 1, which is intended to provide for the dedication of the western half of Western Avenue as a public road. A portion of the property along the southern

boundary will remain unannexed and unplatted and will provide access to the remaining unplatted portion of the property to the west. The annexation request meets all the requirements of the State statute. The property is contiguous to the City boundary, and City streets and utilities are available to serve the property. The requested R-2 zoning will allow for the future residential development of the land, which is suitable for land adjacent to the school and near other residential neighborhoods. The proposed subdivision plat and the proposed lots all meet the area and dimensional standards of the proposed zoning district and the subdivision ordinance. The plat layout allows for the future extension of Western Avenue to the north, which will allow for the future development of this land. Staff recommends approval of the annexation request and also recommends approval of the rezoning of the property to R-2 One & Two-family Residential after annexation. Staff recommends approval of the preliminary plat to create 6 lots.

Gene Weber, 1285 Union Street, asked about the difference in standards between the R-1 and R-2 zoning districts. He thinks the R-1 district would be more appropriate for the neighborhood.

Dwight Nelson, 1270 Westhill Avenue, had questions about the sewer service connection for the lots.

Chris Boigenzahn, 1440 W. Main Street, has concerns about the R-2 district and the ability for duplexes to be built.

There was discussion related to the R-2 zoning, the number of lots that could be created, and the number of potential driveways onto Western Avenue.

Motion by Gates, second by Vosberg, to recommend approval of the annexation of approximately 11 acres adjacent Western Avenue. Motion carried 4-0 on a roll call vote.

Motion by Vosberg, second by Gates, to recommend approval of the zoning of the 11 acres after annexation to R-2 One & Two-Family Residential. Motion carried 4-0 on a roll call vote.

Motion by Vosberg, second by Gates, to recommend approval of the preliminary plat to create 6 lots adjacent Western Avenue. Motion carried 4-0 on a roll call vote.

**ADJOURN:**

Motion by Gates, second by Nickels to adjourn. Motion carried 4-0 on a roll call vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Joe Carroll", is written over a horizontal line.

Joe Carroll, Community Development Director