

PLAN COMMISSION
Monday, December 1, 2025

The regular meeting of the Plan Commission of the City of Platteville was called to order by Plan Commission Chair Barbara Daus at 6:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Bob Gates, Eileen Nickels, Robert Vosberg, Tim Durst, Barbara Daus, and Matt Niehaus.

Absent: Ciara Miller

APPROVE MINUTES – October 2, 2025

Motion by Gates, second by Niehaus, to approve the October 6, 2025, minutes as presented. Motion carried 5-0 on a roll call vote.

ZONING AMENDMENT- Expansion of R-LO Limited Occupancy Zoning Overlay District

City Manager Clinton Langreck presented that the zoning ordinance currently includes a Limited Occupancy Overlay District, which places restrictions on the number of occupants that are permitted to live in a residential housing unit located within that district. The ordinance also allows for the expansion of the designation to additional properties through a petition process. A petition has now been submitted that has been signed by the owners of 37 properties, requesting the addition of the overlay district designation on their properties. Most of the properties are zoned R-1 Single-Family Residential or R-2 One & Two-Family Residential. The petition requests that the properties also be rezoned to include the R-LO Limited Occupancy Residential overlay zoning designation. The Properties at 1210 Eastman Street and 950 Mason Street are zoned R-3 Multi-Family Residential and are not eligible for this overlay designation. With the R-LO designation, the property can be used as an owner-occupied residence, and as a rental property, but is limited to the number of unrelated individuals that can live there. According to the requirements of the R-LO designation, the house can be occupied by any number of individuals that comprise a family, but it would be limited to a maximum of 2 individuals that are unrelated. Timothy Splinter, 1125 Hollman Street, Diana Blindert, 1125 Hollman Street, Charles Dobson, 860 Eastman Street, and Priscilla Hahn, 920 W Camp Street registered in favor; Mike Hahn, 920 W Camp Street and Gene Weber, 1285 Union Street spoke in favor, and James Schneller, Jr., 620 Ridge Avenue spoke against. Motion by Vosberg, second by Nickels, to recommend the expansion of the R-LO Limited Occupancy Overlay District to the Common Council. Motion carried 3-2 with Durst and Gates voting against, on a roll call vote.

PLANNED UNIT DEVELOPMENT: SIP -135 S. Hickory Street – St. Augustine Redevelopment Project

City Manager Clinton Langreck explained that this request is the second part of an overall St. Augustine redevelopment project that began back in 2016. The site for the overall project consists of the block bounded by Pine Street, Hickory Street, Greenwood Avenue, and Bradford Street. The block initially contained four houses and the existing St. Augustine church building. The first phase of the project involved the removal of all the houses on the block and the construction of a new apartment building. The second phase involves the removal of the existing church building and the construction of a new chapel/Newman Center building. The project is being presented as a Planned Unit Development (PUD), with the first part of the approval (the General Development Plan) being approved in 2016. The GDP established the land uses, the permissible densities, the general land plan, the general building design, and other general plan details. The second part of the project (the Specific Implementation Plan) was approved for the apartment building portion of the project. That approval specifically mentioned that the additional details on the new church building would be provided as part of a separate application. The applicant has now applied for approval of the second step in the PUD approval for the church portion of the project, primarily the specific building design and materials, final grading, utilities, and other site details. The new chapel/Newman Center building will be located on the corner of Pine Street and Hickory Street in the same location as the existing building.

The proposed building will have a larger footprint and will be taller than the existing building, but will include many of the same features. Director of Public Works Howard Crofoot spoke about the need for the fire hydrant to be moved at the developer's expense, and that the closer setback on Pine Street would not be an issue because of the 4-way stop sign at that intersection, the sight distance would not be applicable. Fr. Eric Nielson, pastor of St. Augustine University Parish, spoke in favor of the project. Motion by Niehaus, second by Gates, to recommend the Planned Unit Development: SIP-135 S. Hickory Street – St. Augustine Redevelopment Project to the Common Council with the understanding that the fire hydrant would need to be moved at the developer's expense. Motion carried 5-0, on a roll call vote.

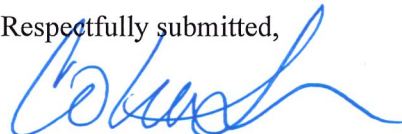
HOUSING PLANNING DISCUSSION- Trail View Neighborhood Development

City Manager Clinton Langreck presented the Trail View Development and explained the findings from the Housing Study and Needs Assessment, completed in January 2019, which led to ordinance changes allowing for smaller lot sizes. The property was purchased on the east side of Platteville in May 2024. It was purchased in three separate parcels. Discussions have occurred with neighboring property owners to help plan the development. Langreck acknowledged that the UW Student Design Project - Mineral Street Site Development provided a useful analysis of soil and hydrologic issues, topography, and flood hazards in the area. Director of Public Works Howard Crofoot explained how the Floodway and Flood Plain designations will impact the development. The study presented a possible residential layout and estimated development costs. Delta 3 Civil Engineer and Vice President Dan Dreessens outlined challenges related to infrastructure costs and the potential use of a Tax Increment Financing (TIF) to help fund the project. The State of Wisconsin only permits TIFs for mixed-use districts that combine commercial and residential areas. Dreessens showed a slide proposing a possible Mixed-Use TIF district for this development. Langreck discussed findings from the comprehensive study regarding the type of new housing to consider. Dreessens reviewed potential development options for the three parcels, including costs and challenges for each. Plan Commission Chair Daus invited attendees to ask questions or express concerns. James Schneller, Jr., 620 Ridge Avenue, spoke in support of the development. Abby Haas, representing PAIDC, requested that the RFP require a minimum assessment to safeguard the City's investment. Cindy Tang, 995 Highbury Circle, expressed support for using a TIF. Meanwhile, Steve Kleisath, 115 Maple Drive; Kathy Marty, 10 Maple Drive; Niles Davis, 970 E Mineral Street; and Shirley Thalmann, 940 Grant Street, voiced concerns about how the development might affect their neighborhoods. Langreck outlined the next steps, which could include adopting a Comprehensive Plan, implementing zoning amendments, creating a TIF, posting an RFP, and selling land to developers. The Plan Commission gave consensus to split the area into 3 parcels for the purposes of developing an RFP and to move forward with a new TID that could provide Pay-Go incentives to developers.

ADJOURN:

Motion by Nickels, second by Durst to adjourn at 7:30 p.m. Motion carried 5-0 on a voice vote.

Respectfully submitted,



Colette Steffen, City Clerk