

**PLAN COMMISSION**  
**Monday, March 2, 2026**

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, Barbara Daus, Ciara Miller, Robert Vosberg, and Matt Niehaus  
Absent: Tim Durst, Eileen Nickels

**APPROVE MINUTES – February 2, 2026**

Motion by Vosberg, second by Niehaus, to approve February 2, 2026, minutes as presented. Motion carried 4-0 on a roll call vote.

**PUBLIC HEARING - COMPREHENSIVE PLAN UPDATE**

Community Development Director Joe Carroll explained that the City has been working with the Southwest Regional Plan Commission (SWRPC) to update the City's Comprehensive Plan. A public hearing on the draft plan was scheduled for this meeting, however, with the passage of Assembly Bill 453, which adds requirements to the plan, Staff are recommending that no action be taken until such changes are made. SWRPC Senior Community Resiliency Planner Ellen Tyler provided citizens' feedback to the draft plan and the changes made because of it. Community Development Director Joe Carroll explained the Land Use Map. Carroll requested that Plan Commission members define the parameters for low, medium, and high-density residential. It was the consensus of the Commission that Low Density Residential be set to 0-6 units per acre, Medium Density Residential be set to 4-14 units per acre and High Density Residential be set to 10-50 units per acre. Carroll provided City of Platteville and the surrounding cities densities for comparison. Plan Commission Chair Daus asked Carroll to provide the proposed definitions, the current land area requirements for R-1, R-2, and R-3 zoning, and the density of the Fox Ridge apartments. Carroll will provide members with these suggested changes before the next Plan Commission meeting. There were no public statements in favor. Public Statements against were made by Kathy Connett, 110 Moonlight Drive, Mike Hahn, 920 Camp Street, Shirley Thalmann, 940 Grant Street, Gene Weber, 1285 Union Street, and registered against were Diane Nelson, 520 Western Avenue. Public statements for informational purposes were made by Tom Young, 950 Kelly Avenue. No other public statements were made. Motion by Vosberg, second by Niehaus to close the hearing. Motion carried 4-0 on roll call vote.

**REZONING -715 ROUNTREE AVENUE**

The property at 715 Rountree Avenue is located on the southeast corner of Rountree Avenue and Gridley Avenue. The property is currently vacant. The applicant would like to change the zoning of the property to allow for the construction of multi-family housing. The property is a 0.31-acre (13,480 square foot) parcel with 168 feet of frontage on Gridley Avenue and 80 feet of frontage on Rountree Avenue. The property is served by City utilities in the adjacent street right-of-way. The neighborhood is a combination of single-family residential, duplex residential, multi-family residential, and nearby commercial businesses along Water Street and Business Highway 151. The property is zoned R-2 One & Two-Family Residential, which allows single-family or duplex structures, but does not allow buildings with 3 or more units. The applicant has submitted a request to rezone the property to R-3 Multi-Family Residential, which allows single-family, duplex, and multi-family uses. The applicant would like to construct either two 3-unit buildings or one 6-unit building on the property. The current zoning does not allow that use, but the proposed zoning does. Since plans and additional information on the buildings have not been submitted, Staff is unable to determine if the desired two 3-unit buildings, or one 6-unit building, can be constructed on the property in compliance with the zoning ordinance requirements. In the opinion of Staff, the R-3 district is appropriate for this property based on the medium-density designation in the comprehensive plan, the current uses of

the nearby properties, and the R-3 and B-3 zoning classification of the adjacent properties. Staff recommends approval of the request to rezone the property at 715 Rountree Avenue to R-3 Multi-Family Residential. Motion by Gates, second by Miller, to recommend Council approve a zoning change at 715 Rountree Avenue from R-2 One and Two-Family Residential to R-3 Multi Family Residential. Motion carried 4-0 on a roll call vote.

**CERTIFIED SURVEY MAP -1255 PERFORMANCE DRIVE**

The property in question is undeveloped land located adjacent to Southwest Health Center on Eastside Road. In 2022 the applicant received approval of a preliminary plat for a residential and commercial subdivision, with the understanding that the larger lots would be further divided as needed when the land is developed. The anticipated uses include commercial office space, health-related business, elderly housing and residential care facilities. The applicant is now requesting approval to create a lot for a daycare facility that is currently under construction. The proposed Certified Survey Map will divide the southwest portion of the property to create a lot for the New Horizon Academy, which is a 12,513 square foot childcare facility. The proposed Lot 1 will have an area of 1.42 acres and will have 247.7 feet of frontage on Performance Drive. The lot is located adjacent to the EMS garage on the Southwest Health Campus and will include an ingress/ egress easement and sidewalk to connect to the main campus property. Public water and sanitary sewer utilities are located in Performance Drive to serve the property. The proposed lot meets the requirements of the Zoning Ordinance and Subdivision Ordinance. Staff recommends approval of the proposed CSM with the following conditions: The CSM shall be recorded with the Grant County Register of Deeds, and a copy provided to the City. Motion by Niehaus, second by Gates, to recommend Council approve a Certified Survey Map that would create a new lot for the New Horizons Academy daycare facility. Motion carried 4-0 on a roll call vote.

**ADJOURN:**

Motion by Gates, second by Niehaus to adjourn at 7:35 p.m. Motion carried 4-0 on a voice vote.

Respectfully submitted,



Colette Steffen, City Clerk