

PLAN COMMISSION

Monday, April 6, 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 Tim Durst

Absent: Eileen Nickles and Matt Niehaus

APPROVE MINUTES – March 2, 2026

Motion by Gates, second by Miller, to approve the March 2, 2026, minutes as presented. Motion carried 4-0 on a roll call vote.

SIDEWALK CAFÉ PERMIT – 35 N. SECOND STREET

Community Development Director Joe Carroll shared a permit request for the premises at 35 N. Second Street. The applicant would like to place five metal tables and ten metal chairs in front of the building along Second Street. The applicant is also proposing to surround the tables and chairs with a movable plastic fence. The location of the tables, chairs, and fence would need to maintain a minimum of four feet of clearance from existing obstructions in the area, which consist of a light pole and garbage cans. The tables and chairs would also be placed so as not to interfere with the door to the building. Community Development Director Carroll is concerned that the fence might be a tripping hazard. Both Community Development Director Carroll and Plan Commission Chair, Barbara Daus are concerned that the café, as presented, would not be directly adjacent to the building to comply with the City Ordinance. Plan Commission Chair Daus requested that City Clerk Craig Stout check with the Department of Revenue regarding beer and liquor license requirements for a sidewalk café and any barricade requirements, and to have this information shared with the License Committee for their input. Development Director Carroll will update the applicant and confirm his measurements. Motion by Gates, second by Miller, to table the Sidewalk Café Permit discussion until feedback from the License Committee is received. Motion carried 4-0 on a roll call vote.

COMPREHENSIVE PLAN UPDATE

Community Development Director Joe Carroll and staff continue to work with the Southwest Wisconsin Regional Planning Commission on the Comprehensive Plan update. Community Development Director Carroll provided updates on density information for Fox Ridge, minimum lot size requirements in the zoning ordinance, and the resulting density calculations for a residential TIF district that would comply with the new law (Assembly Bill 451). Troy Maggied, Executive Director of the Southwestern Wisconsin Regional Planning Commission, provided an update the Comprehensive Plan, as well as Assembly Bill 453, which requires additional information to be included in Comprehensive Plans. The bill does not go into effect until January 2028, but it is preferable to include the required information now rather than amend the plan later.

Carroll and Maggied shared updates on Comprehensive Plan maps and how the projections were developed. They indicated that an appendix will be included for items in the current Comprehensive Plan that have not yet been completed. Carroll and Maggied answered questions. A public statement for informational purposes was made by Gene Webber, 1285 Union Street. The Comprehensive Plan will go to Council for information on April 28, Plan Commission action on May 4, and Council action on May 12.

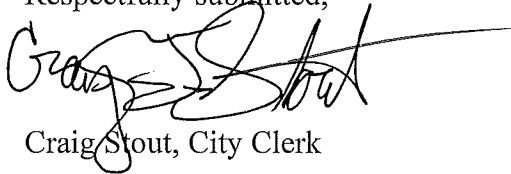
DISCUSS REVIEW PROCESS FOR THE TRAILVIEW DEVELOPMENT PROPOSALS

Community Development Director Joe Carroll shared that he has received two proposals for the Trailview Development. One proposal is for half of Section One, one for Section Two, and none for Section Three. Two other developers indicated interest if additional time were provided. An extension will be given to receive more proposals.

ADJOURN:

Motion by Miller, second by Durst, to adjourn at 7:27 p.m. Motion carried 4-0 on a roll call vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Craig Stout", with a long horizontal line extending to the right.

Craig Stout, City Clerk