

## **PLAN COMMISSION**

Monday, May 4, 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: Barbara Daus, Eileen Nickels, Matt Niehaus (arrived at 6:02 PM), Tim Durst, Bob Gates, Ciara Miller

Excused: Robert Vosberg

### **APPROVE MINUTES – April 6, 2026**

Motion by Gates, second by Durst, 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 explained a permit request for the premises at 35 N. Second Street. Plan Commission Chair, Barbara Daus noted that City ordinance requires an establishment to be a restaurant, which 35 N. Second Street currently is not. Given that the permit request is not following City ordinance, no further action is required.

### **CERTIFIED SURVEY MAP & SALE OF INDUSTRY PARK LOT 47- 305 PHILIPS ROAD**

Community Development Director Joe Carroll explained that the Platteville Area Industrial Development Corporation (PAIDC) and City Staff have been working on the sale of land in the industry park. The property consists of Lot 47 of Platteville Industry Park #7, which is located at 305 Philips Road, in the northwest portion of the park. The purchaser would like to acquire approximately 1.5 acres of the current 2.69-acre parcel. The purchaser might want a Right of First Refusal to allow them an option to purchase the remaining 1.19-acre portion of the lot within 5 years. The lot will be sold to a company that provides water testing services to municipalities, industries, and private wells. The building will include a laboratory and office space and will have an area of 7,200 sq. ft. and an estimated construction cost of \$650,000. The business will have 8 full-time employees. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$175,000 per acre, but the final purchase price is reduced based on the value of the building constructed, and the number and wage rate for the jobs created. In some situations, the land can be sold for \$1 per acre. For projects that have a value under \$1,000,000, the purchase price is determined on a case-by-case basis. PAIDC has negotiated a purchase price of \$45,000 for the 1.5 acres. The purchaser will be responsible for constructing a stormwater pond sized to accommodate the development of the entire Lot 47, but will receive a pay-as-you-go TIF incentive to cover 50% of the estimated \$62,000 pond construction cost (not to exceed \$35,000). The purchaser will also be responsible for ongoing maintenance of the pond. The proceeds from the sale of the property and the tax increase resulting from the development will assist with the revenue for TID #9. Director Carroll and Dan Dreessens of Delta 3 answered questions. Motion by Miller, second by Gates, to

approve the land sale subject to a Development Agreement, a Construction Deadline and Repurchase Agreement, TIF Assistance Agreement and CSM. Staff also recommends approval of the Option to Purchase for the remaining portion of Lot 47. Motion carries on a 5-0 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. Updates have been made based on recent Wisconsin law changes (Assembly Bill 453, now Wisconsin Act 173). Carroll noted that there is an error in the housing densities chart on page 40, but it will be updated for the final draft, and gave an update on the updated appendix. A public statement for informational purposes was made with two follow-up questions by Gene Weber, 1285 Union Street. Director Carroll answered questions, and Plan Commission members gave their opinions. Motion by Miller, second by Durst, to recommend the Comprehensive Plan as written, with the exclusion of the chart on Page 40, to the Council. Motion carried 5-0 on a roll call vote.

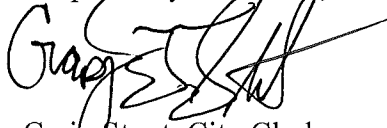
### **DISCUSS REVIEW PROCESS FOR THE TRAIL VIEW DEVELOPMENT PROPOSALS**

Plan Commission member Bob Gates shared measurements of the Trail View Development compared to the Keystone Development. Community Development Director Joe Carroll shared that he has received three proposals for the Trail View Development. No bids were received for section 3 or the other half of section 1. Director Carroll went over each bid and answered questions. A public statement for informational purposes was made by Robert Snyder, 25 Maple Street. Plan Commission members gave their opinions. Plan Commission Chair Barbara Daus clarified the TIF process for Stephen Kleisath, 115 Maple Drive, and the city's potential future funding of this project. Motion by Durst, second by Nickels, to send the KC Construction proposal and the Holtz Builder proposal to Council for further investigation and discussion. Motion carried 4-0 on a roll call vote.

### **ADJOURN:**

Motion by Niehaus, second by Nickels, to adjourn at 7:11 p.m. Motion carried 4-0 on a roll call vote.

Respectfully submitted,



Craig Stout, City Clerk