

AGENDA
MEETING OF THE PLAN COMMISSION
of the City of Platteville
Monday, February 1, 2021 at 7:00 p.m.

This meeting will be held virtually through ZOOM.
Use the virtual meeting link found at the bottom of this agenda.

1. ROLL CALL
2. APPROVE MINUTES – December 7, 2020 and January 4, 2021
3. LOT CONSOLIDATION – Lots 39 through 43 of Platteville Industry Park 7 (PC21-CSM01-01)
Consider a request to combine 5 lots in the Platteville Industry Park into one lot.
4. SALE OF CITY LAND – Lots 39 through 43 of Platteville Industry Park 7 (PC21-MI01-02)
Consider the sale of 20.78 acres in the Platteville Industry Park to allow for a warehouse/distribution business.
5. ADJOURN

Join Zoom Meeting

<https://us02web.zoom.us/j/88545121648?pwd=eUYwU3NFWG1uaXRtR3NhM25US0lxQT09>

Meeting ID: 885 4512 1648

Passcode: 965906

888 475 4499 US Toll-free

877 853 5257 US Toll-free

If you have concerns or comments related to an item on this agenda, but are unable to attend the meeting, please send the comments to carrollj@platteville.org or call 608-348-9741 x 2235.

PLAN COMMISSION
Monday, December 7, 2020

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM. Due to COVID-19 Pandemic, this meeting was conducted by digital means via Zoom.

ROLL CALL:

Present: Barbara Daus, Amy Seeboth-Wilson, Staci Strobl, Mark Meyers, Isaac Shanley, Larry Ward, and Evan Larson, Dennis Cooley, and Ellen Stelpflug.

Excused: None

APPROVE MINUTES: November 2, 2020

Motion by Shanley, second by Meyers to approve the November 2, 2020 minutes as presented. Motion carried 6-0 on a roll call vote. Cooley and Larson were not present during the approval of the minutes.

MOTION:

- A. Conditional Use Permit – 90 E. Alden Avenue** – Community Development Director Joe Carroll presented an application for a Conditional Use Permit to construct a wireless communication tower at the rear of the Wonder wash property at 90 E. Alden Avenue. The tower space will be leased to Verizon Wireless and will be a replacement for the antennas that are currently located on the City’s water tower at 330 W. Furnace Street. After some discussion with the applicant, the Plan Commission would like to see other locations options. This item will be revisited at the next scheduled Plan Commission meeting. Motion by Strobl, second by Larson to table the Conditional Use Permit for 90 E. Alden Avenue. Motion carried 7-1 on a roll call vote with Shanley voting against.
- B. Code Amendment – Conservation Residential Subdivision** – Community Development Director Joe Carroll presented a revised draft of a proposed conservation subdivision ordinance that includes changes based on the comments made at the November meeting. At this time this is only being presented for any additional comments or suggestions and not to be voted on. The next step will be to incorporate this language into Chapter 21 – Subdivisions for a review at a future meeting.

ADJOURN:

Motion by Meyers, second by Seeboth-Wilson to adjourn. Motion carried 8-0 on a roll call vote. The meeting was adjourned at 8:28 PM.

Respectfully submitted,

Candace Klaas, City Clerk

PLAN COMMISSION
Monday, January 4, 2021

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:00 PM. Due to COVID-19 Pandemic, this meeting was conducted by digital means via Zoom.

ROLL CALL:

Present: Barbara Daus, Amy Seeboth-Wilson, Staci Strobl, Mark Meyers, Isaac Shanley, Larry Ward, and Evan Larson, Dennis Cooley, and Ellen Stelpflug.

Excused: None

MOTION:

- A. **Conditional Use Permit – 90 E. Alden Avenue** – Motion by Stelpflug, second by Meyers to remove the item of Conditional Use Permit – 90 E. Alden Avenue off the table. Motion carried 8-0 on a roll call vote. Community Development Director Joe Carroll presented an application for a Conditional Use Permit to construct a wireless communication tower at the rear of the Wonder wash property at 90 E. Alden Avenue. The Plan Commission wished to bring it back for further discussion. Applicant representative Pete Schau responded to several questions presented by the Plan Commission. Property owner Brian Laufenberg of 585 Rountree Ave. spoke in favor. Motion by Shanley, second by Cooley to approve the Conditional Use Permit as presented. Motion by Seeboth-Wilson, second by Larson to amend the first motion. This motion carried 4-3 but was then rescinded, to make it clearer, by Seeboth-Wilson, second by Larson. Motion carried 6-0 with Strobl and Meyers abstaining. Motion by Seeboth-Wilson, second by Larson to amend the original motion to make approval of the tower contingent upon a third-party independent study proving that there will be no adverse economic impacts of the project to our community. The hired firm should be mutually agreed upon by the city and the firm and paid for by the firm. Motion did not carry on a 4-5 vote with Daus, Meyers, Shanley, Cooley, and Ward voting against. The original motion was then voted on and carried 5-4 with Seeboth-Wilson, Strobl, Stelpflug, and Larson voting against.

ADJOURN:

Motion by Meyers, second by Stelpflug to adjourn. Motion carried 8-0 on a roll call vote. The meeting was adjourned at 8:18 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – February 1, 2021
Re: Lot Consolidation and Sale of City Land
Case #: PC21-CSM01-01 and PC21-MI01-02
Applicant: City of Platteville
Location: Platteville Industry Park

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	M-4	Manufacturing
North	Vacant	M-4	Manufacturing
South	Vacant	B-3	Conservancy
East	Warehouse/Vacant	M-4	Manufacturing
West	Industrial/Vacant	M-2	Manufacturing

BACKGROUND

1. The City is proposing to consolidate five lots in the Platteville Industry Park into one lot to allow for the sale and development of the vacant land.

PROJECT DESCRIPTION

2. The proposed consolidation would involve combining Lots 39, 40, 41, 42 and 43 of Platteville Industry Park No. 7 into one lot. The resulting lot will have an area of approximately 20.78 acres (905,209 sq. ft.) and will have approximately 1,246' of frontage on Vision Drive and 690' of frontage on Eastside Road.
3. The resulting lot will be sold to Scannell Properties, who is proposing to develop an approximately 342,000 square foot warehouse distribution facility on the property. The proposed building is intended to be used for warehouse, distribution, light assembly, and related office and administrative uses. The proposed project is being constructed by Scannell Properties on a build-to-suit basis for a Fortune 500 client who intends to operate in the premise for a period of ten (10) years with additional renewal options thereafter. The identity of the client is confidential at this time. The facility will employ an estimated 200 – 220 full time employees and is targeted to be fully operational by first quarter 2022.

4. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$67,500 per acre, but the final purchase price is reduced based on the value of the building constructed, and the number of jobs created and the wage rate for the jobs created. The ultimate purchase price could be as low as \$1 per acre, which would result in a sale price of \$20.78.

STAFF ANALYSIS

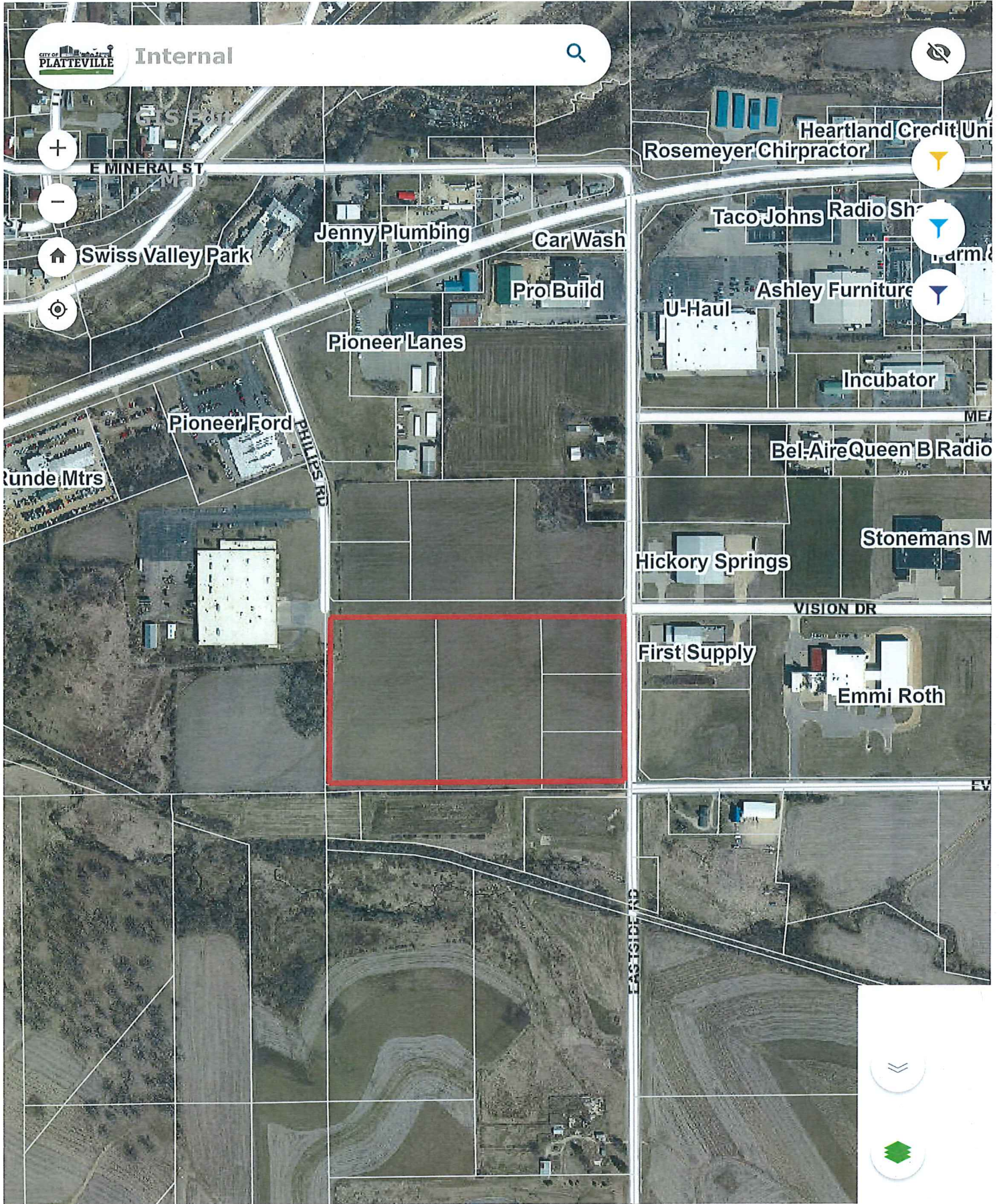
5. The proposed lot will meet the area and dimensional standards of the zoning ordinance and the subdivision ordinance. The proposed use of the property complies with the zoning ordinance and the Comprehensive Plan.
6. The land sale will be done following the land price formula, which was previously approved by the City. The intent of the formula is to provide an incentive to businesses that will create jobs and grow the tax base for the City.
7. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission should review and make a recommendation regarding the sale of public land. For this reason, the Plan Commission is being asked to make a recommendation regarding this sale before Council action.

STAFF RECOMMENDATION

8. Staff recommends approval of the proposed lot consolidation contingent upon the following:
 - a) The buyer shall provide a Certified Survey Map that shows the lot consolidation as described above, and that meets the requirements of Section 236.34 of Wisconsin Statutes.
 - b) The CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City.
9. Staff recommends approval of the sale of the land according to the terms of the land price formula.

ATTACHMENTS:

1. Location Map
2. Plat Map
3. Preliminary Site Plan
4. Industrial Park Land Price Formula



-90.458 42.727 Degrees

600ft



Platteville Industrial Park
Land Price Formula
Approved 3/8/16

The price for Industrial Park real estate is based upon the following land price formula:

Base land price - \$67,500/acre
Credit is allowed for project costs exceeding \$250,000
Less \$4,000 for each \$10,000 cost of improvement to the land in excess of \$250,000
within 24 months of date of closing
Less \$1000 for each Level 1 job (less than \$10-15/hr. including cost of benefits) created
within 24 months of the date of closing
Less \$2000 for each Level 2 job (\$15-\$20/hr. including cost of benefits) created within
24 months of the date of closing
Less \$3,000 for each Level 3 job (\$20-\$30/hr. including cost of benefits) created
within 24 months of the date of closing
Less \$4,000 for each Level 4 job (\$30+/hr. including cost of benefits) created
within 24 months of the date of closing

The final land price shall be based on the above criteria, and in no event shall the final land price be below \$1.00/acre. The Platteville Industrial Development Corporation will be responsible for determining whether a job that is created is to be classified as Level 1,2, 3 or 4 based upon information to be provided by buyer.