

AGENDA
MEETING OF THE PLAN COMMISSION
of the City of Platteville
Monday, March 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 – February 1, 2021
3. CONDITIONAL USE PERMIT – Iverson Construction (PC21-CUP01-02)
Consider a request to approve the annual request to allow the asphalt plant in the quarry located adjacent to Mineral Street.
4. ADJOURN

Join Zoom Meeting

<https://us02web.zoom.us/j/89982018424?pwd=SUxxMTIRRm8rZWxUWGo5ZG9uV1lrdz09>

Meeting ID: 899 8201 8424

Passcode: 883036

888 475 4499 US Toll-free

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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, February 1, 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, Evan Larson, Dennis Cooley, and Ellen Stelpflug.

Excused: None

MOTION:

A. LOT CONSOLIDATION – Lots 39 through 43 of Platteville Industry Park 7 (PC21-CSM01-01) & SALE OF CITY LAND – Lots 39 through 43 of Platteville Industry Park 7 (PC21-MI01-02) – Motion by Ward, second by Cooley to approve the consolidation and sale of City land of lots 39 through 43 of the Platteville Industry Park 7. The resulting lot will be sold to Scannell Properties, who is proposing to develop an approximately 342,000 square foot building 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. Patrick Marcotte was present for their client to answer any questions that the Commission Members may have had. 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.

Staff also recommends approval of the sale of the land according to the terms of the land price formula. Motion carried 8-0 on a roll call vote.

ADJOURN:

Motion by Seeboth-Wilson, second by Stelpflug to adjourn. Motion carried 8-0 on a roll call vote. The meeting was adjourned at 7:23 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – March 1, 2021
Council – March 9, 2021 – Discussion
Council – March 23, 2021 – Action

Re: Conditional Use Permit for an asphalt plant.

Case #: PC21-CU01-03

Applicant: Iverson Construction

Location: 1100 East Mineral Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Rock quarry and asphalt plant	M-2	Industrial
North	Vacant	M-1; R-3	Floodplain; Residential
South	Salvage yard	M-2	Industrial
East	Vacant; farmland	A-T (ET)	Commercial; Agriculture
West	J&N Stone/ Rural Excavating	M-1; R-2; R-3	Floodplain; Residential

I. BACKGROUND

1. The subject property is a rock quarry owned by Rosemeyer Properties LLC. Iverson Construction operates an asphalt plant on the property. The plant has been in operation since 1993. Section 22.0511 (C) lists "asphalt plants" as a Conditional Use in the M-2 District.
2. The plant first received a Conditional Use Permit for a 6-month period in 1993. In each succeeding year, the plant has re-applied for the permit. However, in some of those years, the weather allowed the plant to be open beyond the time limit imposed by the City via the Conditional Use Permit. In those years, the plant applied for, and received, an extension. In 1995 it was determined that it would be easier to grant the permit for a full year, negating the need for extensions. Since then, the permit has been approved with the condition that it expires at the end of the season (when weather conditions are too cold to allow for the making of asphalt).
3. The City received a complaint about dust coming from the roadway leading to the plant at the end of the 2002 season. In response, the applicant paved a portion of the driveway leading to the quarry. That paving solved the problem for several years,

however, the City again received some complaints regarding dust coming from the driveway at the end of the 2012 season. It appears that the trucks had been "cutting the corner" of the paved driveway when entering and leaving the site. This resulted in the trucks driving on unpaved portions of the driveway. The result was an increase in the amount of dust coming from the driveway. In response the applicant provided some increased dust control. No complaints have been received since that time.

II. PROJECT DESCRIPTION

4. No changes are requested from previous years. The asphalt plant consists of machinery that is brought to the quarry site and placed in various locations within the quarry.

III. STAFF ANALYSIS

5. Section 22.13 lists the requirements for obtaining a Conditional Use Permit. The Plan Commission may recommend approval of Conditional Use Permits to the Common Council "provided that such conditional uses and structures are in accordance with the purpose and intent of this Ordinance and are found not be hazardous, harmful, offensive otherwise adverse to the environment or the value of the neighborhood or the community" (Section 22.13 (A)). This Section also states that the City may impose conditions upon the use, such as time limit.

IV. STAFF RECOMMENDATION

6. Staff recommends approval of the Conditional Use Permit with the following conditions:
 - a) The Conditional Use Permit shall expire at the end of the asphalt-producing season.
 - b) The permit shall apply only to the subject property.
 - c) The applicant provides dust control as needed.

The above constitutes the opinion and report of the Community Planning and Development Department.

ATTACHMENTS:

1. Application
2. Location map

Internal GIS Edit Map

CITY OF PLATTEVILLE



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Signs to Go
Car Wash

Aldi's

Hearland Credit Union

Rosemeyer Chiropractor

Taco Johns

Radio Shack

Farm & Fleet

Ashley Furniture

U-Haul

Pro Build

Car Wash

Jenny Plumbing

Pioneer Lanes

Miss Valley Park

Wisconsin Bank & Trust

First Capital

Avista

Fidelity B

SW Logistics

-90.453 42.734 Degrees

600ft