

AGENDA
MEETING OF THE PLAN COMMISSION
of the City of Platteville
Monday, May 3, 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 or on the City's website at
<https://www.platteville.org/bc-pc/page/plan-commission-33>.

1. ROLL CALL
2. APPROVE MINUTES – April 5, 2021
3. CONDITIONAL USE PERMIT – 130 Market Street (PC21-CUP02-07)
Consider a request to approve an outdoor drinking area/beer garden for the property at 130 Market Street.
4. FINAL PLAT – Walnut Dell Subdivision (PC21-PP01-05)
Consider a request to approve a final plat for a 6-lot subdivision located adjacent to Walnut Dell road in the extraterritorial platting area.
5. CODE AMENDMENT – Sections 22.061 and 22.062 Zoning Ordinance (PC21-CA02-06)
Consider proposed amendments to the zoning ordinance to implement sidewalk policy recommendations for commercial and multi-family projects.
6. ADJOURN

Join Zoom Meeting

<https://us02web.zoom.us/j/88447863404?pwd=ZEFVekZvc3dkWXphVUNoWXFGNXpPUT09>

Meeting ID: 884 4786 3404

Passcode: 882675

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, April 5, 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, Dennis Cooley, and Ellen Stelpflug.

Excused: Evan Larson

Staff Present: Joe Carroll, Howard Crofoot, Adam Ruechel

Others Present: Sean Dreessens, Dan Dreessens

MINUTES:

Motion by Strobl, Second by Ward, to approve the minutes from the March 1, 2021 meeting. Motion carried 7-0 on a roll call vote.

MOTION:

A. PRELIMINARY PLAT – Walnut Dell Subdivision (PC21-PP01-05) Joe Carroll presented information on the requested preliminary plat. The plat meets the requirements of the subdivision ordinance and is in compliance with the Comprehensive Plan. Staff recommends approval. Dan Dreessens mentioned that the plat received a positive recommendation from the Town Plan Commission, Town Board, and County Zoning Committee. There was discussion related to the street design and construction, need for adequate turn-around area for the fire department, future street extension, and potential annexation to the City. Dan Dreessens mentioned that the Town is requiring a temporary cul-du-sac at the end of the street to provide adequate area for trucks to turn around. There was also a question related to a future northern highway bypass for the City in this vicinity. Carroll mentioned that a future road is identified on the Official City Map, but that is located further north than this property. Motion by Shanley, second by Cooley to approve the plat with the condition that adequate fire department access is provided. Motion carried 7-0 on a roll call vote.

B. CODE AMENDMENT – Chapter 21: Subdivisions (PC21-CA01-04) Carroll presented the proposed amendments to the subdivision ordinance. These are comprehensive amendments, but the primary changes are summarized as follows: incorporate the Conservation Subdivision language that was previously discussed, incorporate the recommended changes from the Sidewalk Policy, eliminate redundant language related to parkland dedication; changes to the procedural process for approving plats to better reflect the actual process that is followed; updates regarding approval process and platting requirements; additional changes based on a model ordinance that updates the language. Motion by Ward, second by Cooley, to approve the changes and send to the Council for consideration. Motion carried on a 7-0 roll call vote.

ADJOURN:

Motion by Meyers, second by Strobl to adjourn. Motion carried 7-0. The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Joe Carroll, Community Development Director

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – May 3, 2021
Common Council – May 11, 2021 (Information)
May 25, 2021 (Action)

Re: Conditional Use Permit

Case #: PC21-CUP02-07

Applicant: Lisa and Jeff Haas

Location: 130 Market Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Fifty50 Speakeasy/ Spa Boutique	B-2	Mixed Use
North	Commercial/ Residential	CBT/R-2	Medium Density Residential
South	City Park	C-1	Conservancy
East	Church Office	I-1	Institutional
West	Commercial/ Residential	CBT	Mixed Use

I. BACKGROUND

1. The property in question is the location of the Fifty50 Speakeasy Tavern and the Spa Boutique at Barbershop Rock. The applicant would like to provide an outdoor beer garden/drinking area along the north side the building, which requires a conditional use permit.

II. PROJECT DESCRIPTION

2. The outdoor beer garden/drinking area is proposed to be located on the north side of the building, along the Furnace Street building frontage. Most of this area is currently paved and includes the location of the Fifty50 entrance and a parking area. The 13' x 37' area will be enclosed with a fence and will contain tables, chairs, and trash receptacles. The proposed hours of operation would be 3:00 p.m. to midnight Wednesday – Friday and 10:00 a.m. to 3:00 p.m. on Saturday.

III. STAFF ANALYSIS

3. When considering a Conditional Use permit, consideration must be given to the standards listed in Section 22.13. Specifically, this section allows for the issuance of a Conditional Use Permit when it is shown that the "uses and structures are in accordance with the purpose and intent of (the Zoning) Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community." There is adequate space on the property to accommodate the outdoor area, and the proposed use is compatible with the surrounding businesses. Overall, the proposed use appears to be in compliance with these requirements.
4. The zoning ordinance includes standards regarding outdoor eating and drinking areas, as shown below.

22.06 SPECIFIC STANDARDS

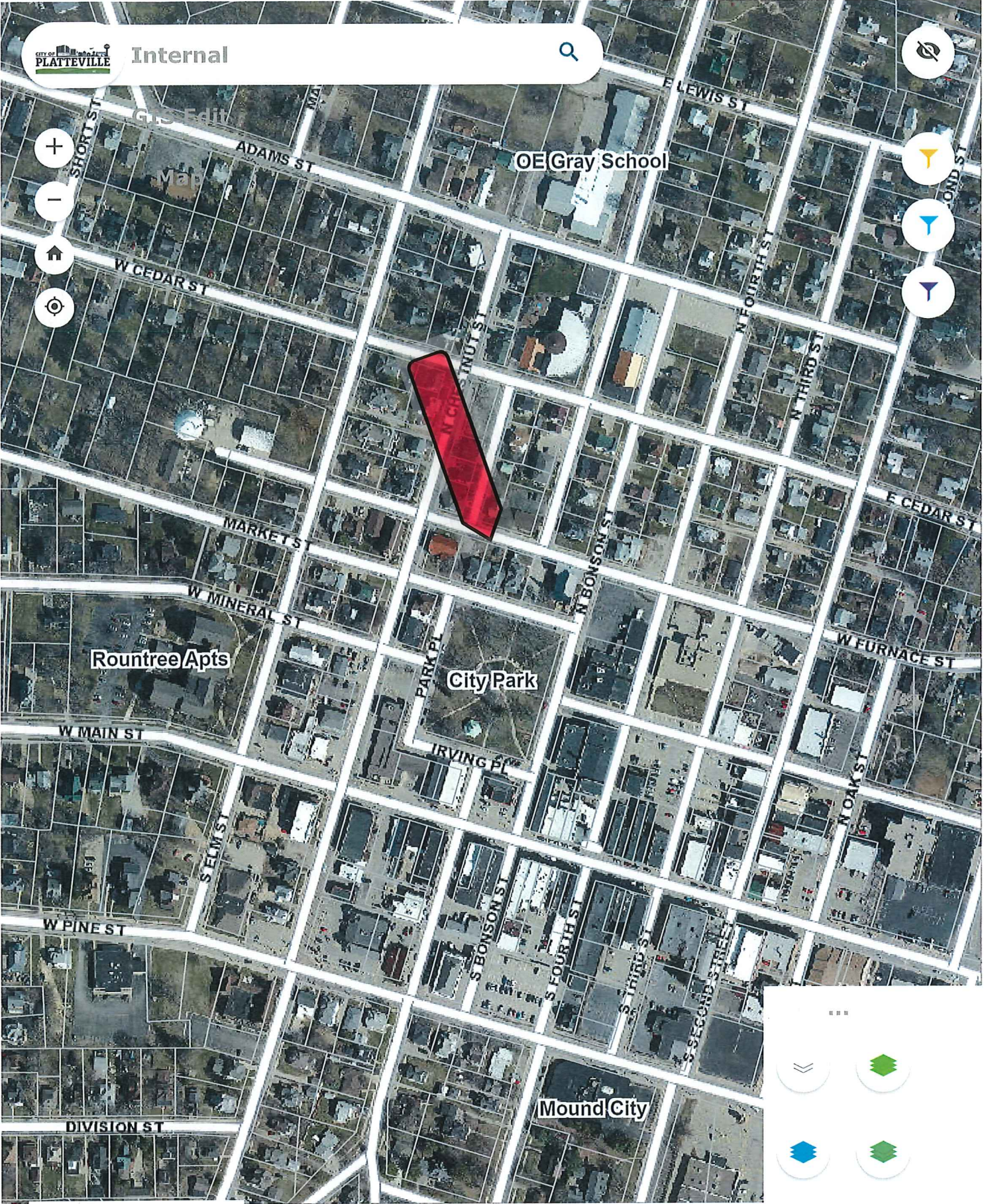
(J) OUTDOOR EATING OR DRINKING AREAS OR BEER GARDENS. Outdoor eating or drinking areas or beer gardens must be located on the same property as an approved indoor establishment and shall be subject to the following requirements.

- (1) The outdoor eating and drinking facility shall be operated and maintained by the same person or entity that operates and maintains the related indoor establishment.
- (2) All outdoor loudspeakers shall be oriented away from any abutting residential uses. All outdoor music or entertainment shall cease by 10:30 p.m. on Sunday through Thursday, and by 11:30 p.m. on Friday and Saturday, or earlier as specified in the Conditional Use Permit approval.
- (3) All necessary amendments to the liquor license regarding the description of the area of the licensed premises shall be approved prior to the service of alcohol in the outdoor area.
- (4) Adequate trash receptacles shall be provided and the outdoor dining area shall be kept clean and free of debris.
- (5) The outdoor seating area shall not obstruct any fire exit, fire escape, or other required means of ingress or egress.
- (6) The outdoor dining area, and all related activities, shall remain within the property boundaries. Requirements for fencing or providing another type of enclosure may be included as part of a Conditional Use Permit.
- (7) The business owner shall be responsible for enforcing the provisions of this ordinance.

IV. RECOMMENDATION

5. Staff recommends approval of the Conditional Use Permit to allow outdoor beer garden/drinking area at 130 Market Street as proposed, subject to the conditions of Section 22.06(J).

ATTACHMENTS: Application, Location Map, Site photos.



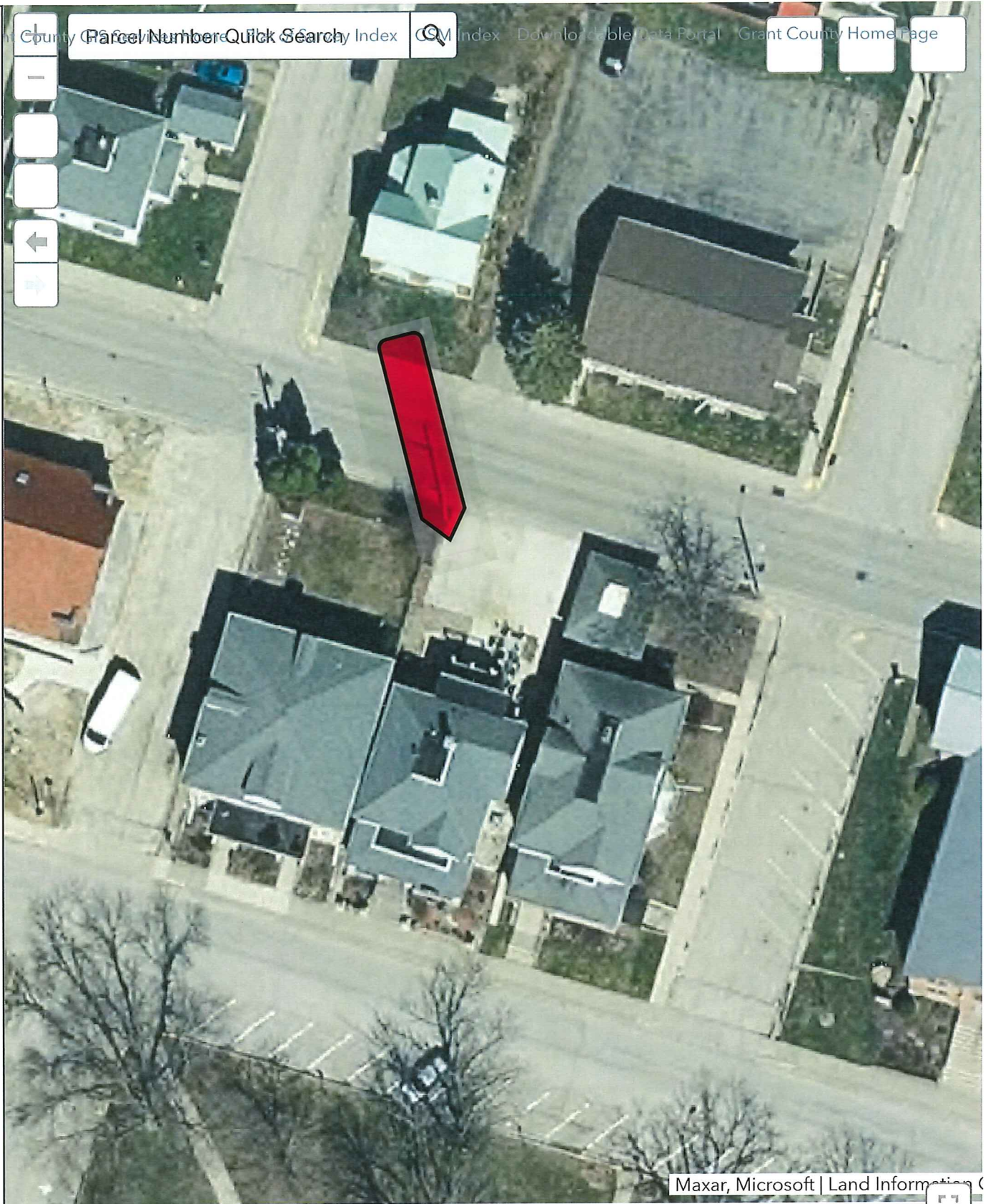
-90.479 42.735 Degrees





Parcel Explorer

County Parcel Number Quick Search Index QM Index Downloadable Data Portal Grant County Home Page



Maxar, Microsoft | Land Information C



40ft

APPLICATION FOR
CONDITIONAL USE PERMIT
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Lisa and Jeff Haas	Lisa and Jeff Haas
Address	755 Grant St. Platteville, WI	755 Grant St., Platteville, WI
Phone	608.485.4227/608.778.5577	608.485.4227/08.778.5577
Fax		

Property Information (Attach additional sheets if necessary)

Address of Proposed Use: 140/130 Market St., Platteville, WI

Legal Description: _____

Zoning of Property: B-2 Central Business District

Comprehensive Plan Designation: _____

Current Use of Property: Barbershop/Salon-Lower Level. Cocktail Lounge (tavern) on upper level.

Proposed Use of Property: Outdoor eating and drinking area on northwest corner of property adjacent to building measuring (approximately 18' x 37') or from west side property line to walkway to lower back door and south edge of concrete patio slab to midpoint of parking lot. Upon approval temporary fencing to outline designated eating/drinking/licensed premise would be erected until such time permanent privacy fencing could be installed. Plans are to have appropriate trash receptacles and low level "cocktail lounge style" outdoor music would cease at the appropriate hours. Current operating hours are 3pm to 12pm Wednesday-Saturday. There is intent to increase hours in the immediate future on Saturday (10am-3pm)

Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to issue a Conditional Use Permit as described above.

APPLICANT: *Lisa Haas* DATE: 4.26.21

APPLICANT: *Jeff M. Haas* DATE: 4.26.21

OFFICE USE ONLY File Number: _____

Date Application Filed: _____ Fee Paid/Receipt #: _____

Plan Commission Action & Date: _____

Conditions: _____

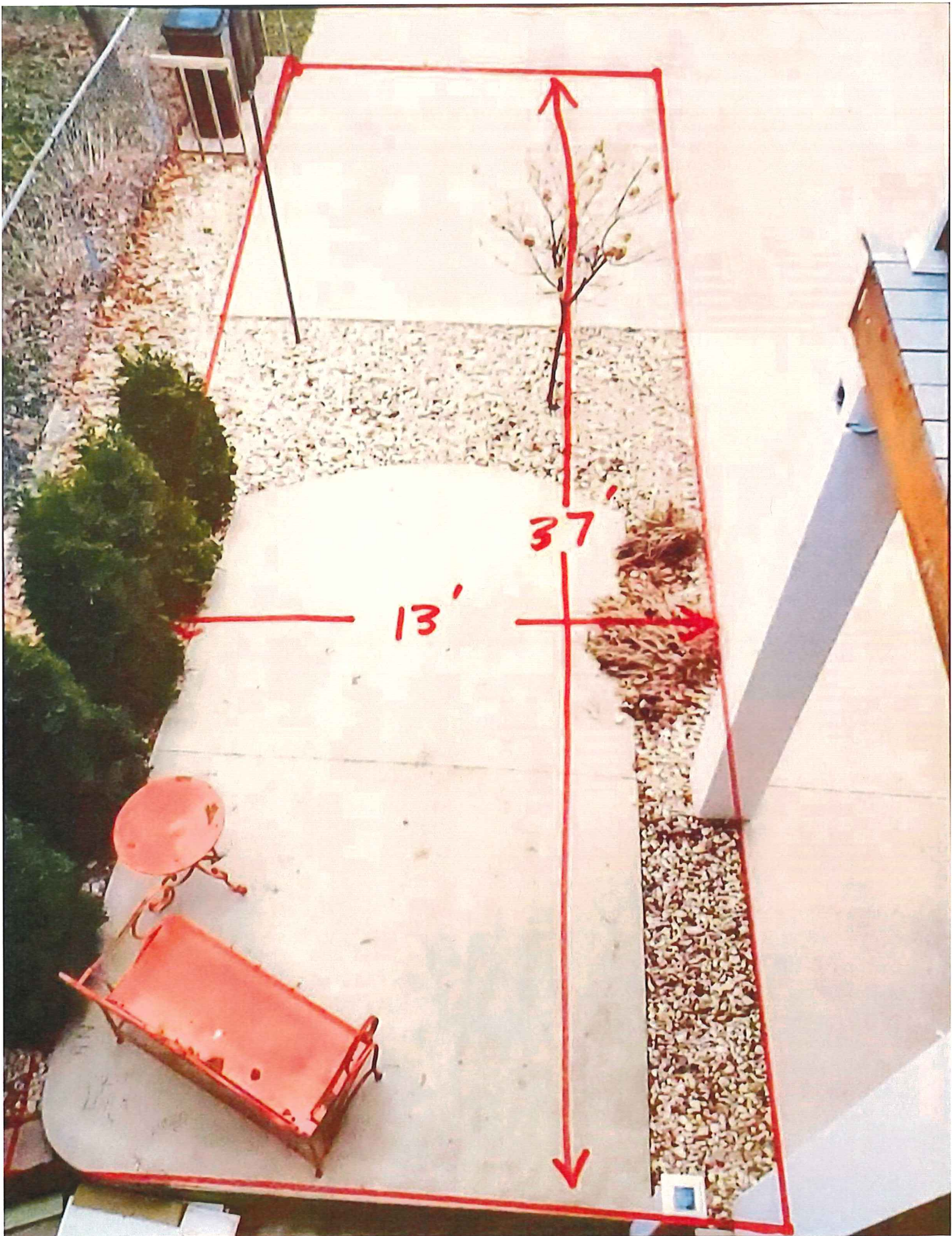
Council Action & Date: _____

Conditions: _____

Permit Issued On (date/by whom): _____

Permit Expires On: _____





STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – May 3, 2021

Re: Land Division – Final Plat

Case #: PC21-PP01-05

Applicant: Gerard Abing

Location: South of Walnut Dell Road, west of Second Road, north of the City

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	A-2 Agriculture (county)	Low Density Residential
North	Residential/Agriculture	A-2 Agriculture (county)	Agriculture
South	Agriculture	A-2 Agriculture (county)	Low Density Residential
East	Residential/Agriculture	A-2 Agriculture (county)	Low Density Residential
West	Residential	A-2 Agriculture (county)	Low Density Residential

BACKGROUND

1. The property is located within the ET plat review area of the City of Platteville, but is zoned under the jurisdiction of Grant County/Platteville Township. The applicant would like to divide the property to create six lots.
2. The preliminary plat was approved contingent upon a temporary turnaround or cul-du-sac that provides adequate fire department access being provided at the end of the road.

PROJECT DESCRIPTION

3. The applicant owns approximately 13 acres of land along the south side of Walnut Dell Road and north of the City. The request is to create six additional residential building lots.
4. Lot 1 will have an area of approximately 2 acres and will have about 209 feet of frontage on Walnut Dell Road. Lot 2 will have an area of approximately 2.1 acres and will have about 208 feet of frontage on Walnut Dell Road. Lot 3 will have an area of approximately 1 acre, Lot 4 will have an area of approximately 1.2 acres, Lot 5 will have an area of approximately

4.5 acres, and Lot 6 will have an area of approximately 1 acre. Lots 3, 4, 5 and 6 will have frontage on a future east-west road that connects to the existing lots to the west.

STAFF ANALYSIS

5. The land division meets the requirements of the City's subdivision ordinance for lot size and lot frontage. The outlot for the future street right-of-way has adequate width for street purposes and the street is designed to be extended in the future.
6. The proposed use of the lots as single-family residential is in compliance with the A-2 zoning on the parcel. The Comprehensive Plan designates this land as Low Density Residential development. The lots are located adjacent to existing residential development, which is recommended by the Plan.

STAFF RECOMMENDATION

7. The proposed final plat is substantially in conformance with the approved preliminary plat and includes the modification to the road as required by the preliminary plat approval, so Staff recommends approval.

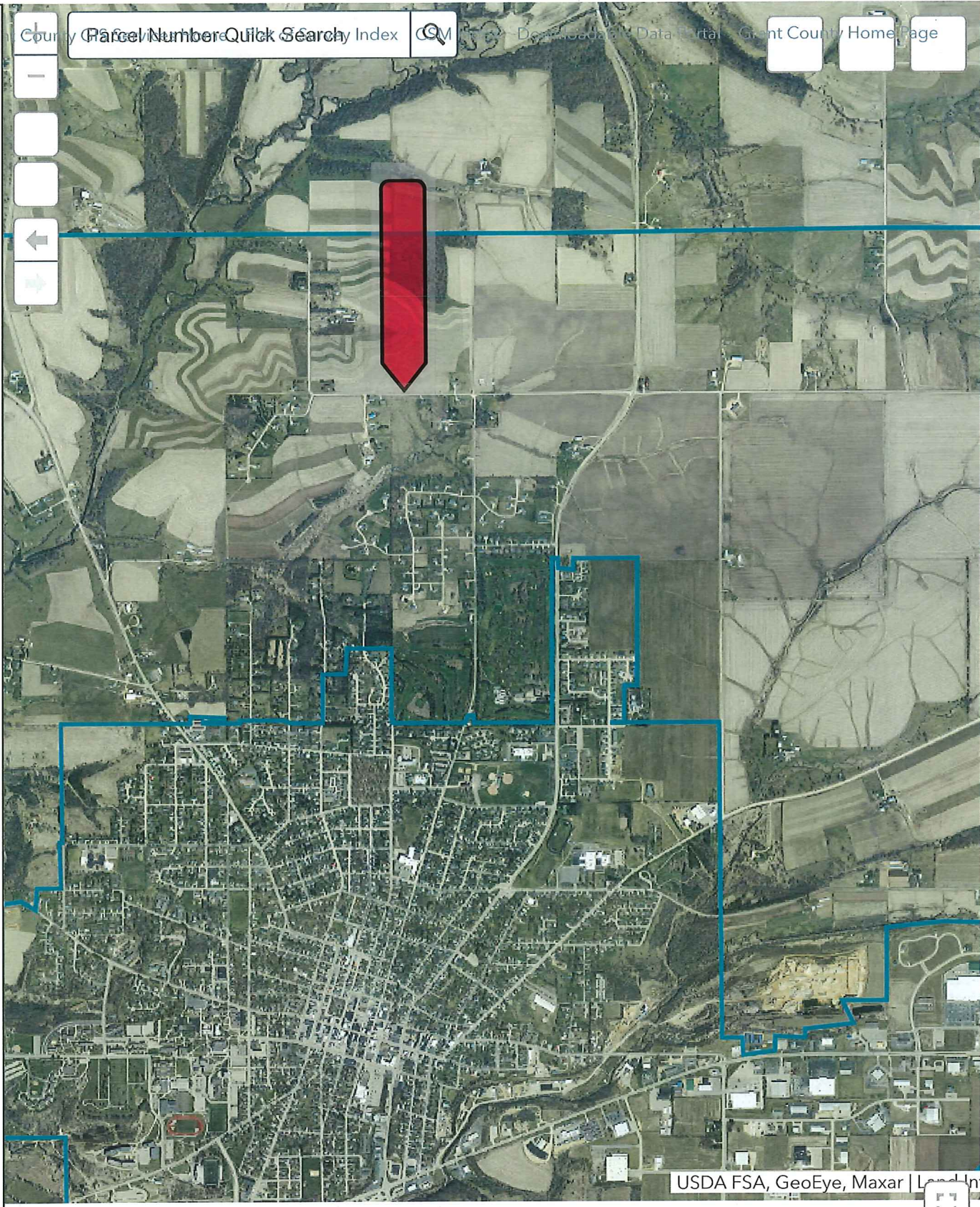
ATTACHMENTS:

1. Location map, subdivision map.



Parcel Explorer

County Parcel Number Quick Search Index  Download Data Data Portal Grant County Home Page



USDA FSA, GeoEye, Maxar | 

0.4mi



Parcel Explorer

County Parcel Number Quick Search Index

Downloadable Data Portal Grant County Home Page



USDA FSA, GeoEye, Maxar | Land In

300ft

STAFF REPORT
Community Planning &
Development Department



Meeting Date: May 3, 2021

From: Joe Carroll, Community Development Director

Re: Chapter 22 - Zoning Ordinance Amendments

Applicant: Staff submitted

Attached a draft ordinance that would make amendments to Section 22.061 and 22.062 of the zoning ordinance related to sidewalk requirements for commercial and multi-family development projects. These changes are being proposed to implement the recommendations in the sidewalk policy.

22.061 DESIGN REVIEW

(A) PURPOSE AND INTENT. Pursuant to the authority of Section 62.23(3), Wisconsin Statutes, the purpose of this chapter is to establish requirements to guide and coordinate commercial development within the community. Specifically, the standards established by this Chapter are to insure that commercial development is compatible with surrounding land uses, contributes to the unique character and aesthetics of the City of Platteville, does not have an adverse fiscal impact on City infrastructure or services, and promotes the general health, safety and welfare of the community.

(B) APPLICABILITY.

- (1) New Construction. The following design standards and conditional use permit requirement for large developments shall apply to new buildings and uses in the City that are located within the B-2 and B-3 districts, and to non-residential buildings in the B-1 and CBT zoning district. The standards are required in addition to the general standards and requirements of the Zoning Ordinance and to all other applicable ordinances, rules, regulations, and laws. In the event of conflicting provisions, the more restrictive shall control.
- (2) Existing Buildings. Where changes or additions are proposed for buildings constructed prior to the effective date of this Ordinance and such buildings do not comply with the standards in this section, such changes and additions must comply with the standards in this section as follows:
 - (a) All building additions located between the existing building and the street must comply with the architectural standards of this section.
 - (b) Building additions in excess of fifty percent (50%) of the existing floor area shall comply with the architectural standards, landscaping, sidewalk, and site design standards in this section.

(I) SIDEWALKS AND BIKE PATHS.

- (1) Each project involving new and expanded buildings shall include the installation of sidewalks within the public right-of-way along the frontage of the property, which shall be installed by and at the expense of the developer/property owner. The Council may provide exceptions to this requirement as further provided below ~~waive this requirement if it is determined the sidewalks are not necessary to serve pedestrian traffic, or connecting sidewalks are not present or planned for on the adjacent properties~~. If sidewalks are not required to be installed as part of the project, the City maintains the right to construct sidewalks at a future date and assess the owner(s) of the adjacent land for the costs thereof.
 - (a) Sidewalk Installation Exceptions. The following criteria shall be used to guide decisions regarding exceptions to the sidewalk installation requirements.
 1. Lack of available space in the public right-of-way, or other physical constriction does not allow for the construction of sidewalks to the current accessibility requirements or guidelines.

2. High construction costs due to technical challenges associated with topography, water drainage patterns, or obstructions.

3. The area is a low-priority sidewalk area as identified by the Sidewalk Plan and Map.

(b) The Common Council, after receiving input from the Director of Public Works, the Community Safe Routes Committee, and the Plan Commission, may take the following action:

i. Deny the exception and require sidewalks to be installed.

ii. Allow the sidewalks to be installed on one side of the street only.

iii. Approve the exception.

iv. Allow for a delayed sidewalk installation as part of a development agreement.

v. Allow for the payment of a fee-in-lieu-of sidewalk installation as part of a development agreement. The fee will be used for the future installation of sidewalks in the vicinity of the project.

(c) If an exception is approved, the developer/property owner shall still maintain the terrace area free of landscaping or other improvements that would inhibit the future installation of sidewalks.

(2) Bike paths may be required to be installed on the property as part of a Conditional Use Permit approval. If installation of bike paths is required, the developer shall grant to the City such easements as would be reasonably necessary to allow construction and use of the bike path, and pay for the costs of installation according to specifications required by the City.

22.062 MULTI-FAMILY DESIGN REVIEW.

(A) PURPOSE AND INTENT. Pursuant to the authority of Section 62.23(3), Wisconsin Statutes, the purpose of this Chapter is to establish requirements to guide and coordinate multi-family development within the community. Specifically, the standards established by this Chapter are to insure that multi-family development is compatible with surrounding land uses, contributes to the unique character and aesthetics of the City of Platteville, does not have an adverse fiscal impact on City infrastructure or services, and promotes the general health, safety and welfare of the community.

(B) APPLICABILITY.

- (1) New Construction. The following design standards shall apply to new residential buildings in the City that contain three (3) or more housing units, or existing buildings in which the exterior volume of the building is enlarged to provide additional housing unit(s), and the resulting building contains three (3) or more housing units. The standards are required in addition to the general standards and requirements of the Zoning Ordinance and to all other applicable ordinances, rules, regulations, and laws. In the event of conflicting provisions, the more restrictive shall control.
- (2) Existing Buildings. Where changes or additions are proposed for buildings constructed prior to the effective date of this Ordinance and such buildings do not comply with the standards in this section, such changes and additions must comply with the standards in this section as follows:
 - (a) All building additions located between the existing building and the street must comply with the architectural standards of this section.
 - (b) Building additions in excess of fifty percent (50%) of the existing floor area shall comply with the architectural standards, landscaping, sidewalk, and site design standards in this section.

(D) SITE DESIGN STANDARDS.

(3) Pedestrian Circulation and Access.

(a) Internal Sidewalks. Multi-family developments **with more than eight (8) units** shall provide pedestrian circulation in accordance with the following standards:

1. Internal sidewalks shall be provided to connect all abutting streets to primary building entrances, and shall connect the dwelling units to parking areas and abutting public sidewalks and pedestrian trails (if available).
2. Internal sidewalks shall be separated a minimum of five (5) feet from dwellings, measured from the sidewalk edge closest to any dwelling unit.
3. Internal sidewalks shall be at least four (4) feet wide and shall have a surface of concrete, asphalt or masonry pavers.

(b) Public Sidewalk. Each project involving new and expanded buildings shall include the installation of sidewalks within the public right-of-way along the frontage of the property, which shall be installed by and at the expense of the developer/property owner. The Council may provide exceptions to this requirement as further provided below. If sidewalks are not required to be installed as part of the project, the City maintains the right to construct sidewalks at a future date and assess the owner(s) of the adjacent land for the costs thereof.

1. Sidewalk Installation Exceptions. The following criteria shall be used to guide decisions regarding exceptions to the sidewalk installation requirements.

i. Lack of available space in the public right-of-way, or other physical constriction does not allow for the construction of sidewalks to the current accessibility requirements or guidelines.

ii. High construction costs due to technical challenges associated with topography, water drainage patterns, or obstructions.

iii. The area is a low-priority sidewalk area as identified by the Sidewalk Plan and Map.

2. The Common Council, after receiving input from the Director of Public Works, the Community Safe Routes Committee, and the Plan Commission, may take the following action:

i. Deny the exception and require sidewalks to be installed.

ii. Allow the sidewalks to be installed on one side of the street only.

iii. Approve the exception.

iv. Allow for a delayed sidewalk installation as part of a development agreement.

v. Allow for the payment of a fee-in-lieu-of sidewalk installation as part of a development agreement. The fee will be used for the future installation of sidewalks in the vicinity of the project.

3. If an exception is approved, the developer/property owner shall still maintain the terrace area free of landscaping or other improvements that would inhibit the future installation of sidewalks.