

AGENDA
MEETING OF THE PLAN COMMISSION
of the City of Platteville
Tuesday, July 6, 2021 at 7:00 p.m.

Council Chambers – City Hall
75 N. Bonson Street

1. ROLL CALL
2. APPROVE MINUTES – June 7, 2021
3. REZONING – 130 Ellen Street (PC21-RZ01-09)
Consider a request to rezone a portion of the property at 130 Ellen Street to allow for expanded parking for the property at 125 S. Water Street.
4. ADJOURN

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, June 7, 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 Seebboth-Wilson, Mark Meyers, Isaac Shanley, Bill Kloster, and Ellen Stelpflug.

Excused: Evan Larson

APPROVAL MINUTES – May 3, 2021

Motion by Shanley, second by Meyers to approve the May 3, 2021, minutes as presented. Motion carried 4-0 on a roll call vote with Kloster abstaining.

CONDITIONAL USE PERMIT – 280 W Main Street (PC21-CUP03-08) – Consider a request to approve a Conditional Use Permit that would allow an outdoor drinking area/courtyard for the property at 280 W Main Street. This courtyard would be for outdoor seating to their business and the applicants would be seeking an extension of their licensed premise for their liquor license. This area is currently paved and functions as a parking area. The outdoor courtyard/drinking area will be enclosed with a black metal fence similar to the fencing around many of the downtown parking lots. The area will contain tables, chairs, a fire pit, and trash receptacles. Initially, the use will be limited to the evenings during the later part of the week and weekends. This may be expanded in the future depending on demand. There was some concern raised by the Commission that the creation of the courtyard would eliminate current parking for neighboring businesses. It was explained that the applicants are the owners of the private property to include the parking lot that customers of neighboring businesses are using, due to this being private property and not an actual public parking lot, the applicant is able to change the use of this parking area. Motion by Kloster, second by Seebboth-Wilson to recommend approval to the Common Council for the Conditional Use Permit at 280 W Main Street with the following conditions, no amplified music during library hours, no open fires, but propane could be allowed after consulting with Casey Pickle, the Fire Inspector, and the Conditional Use Permit is only for this owner of Becker & Zmina Holdings LLC. Motion carried 4-1, with Stelpflug voting against.

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. Motion by Kloster, second by Stelpflug to table this item until a sidewalk plan map is available from the Safe Walks Committee. Motion carried 5-0 on a roll call vote.

SCHEDULE JULY MEETING – At this time there are no applications that have been submitted to indicate that a July meeting is needed. However, the Committee decided that if a July meeting should be needed, it would take place on Tuesday, July 6 at 7:00 pm.

ADJOURN:

Motion by Kloster, second by Meyers to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 7:43 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – July 6, 2021
Common Council – July 13, 2021 (Information)
Common Council – July 27, 2021 (Action)

Re: Rezoning

Case #: PC21-RZ01-09

Applicant: Rhonda & Joe Wolf

Location: 130 Ellen Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Single-family Residential	R-2	Medium Density Residential
North	Single-family Residential	R-2	Medium Density Residential
South	Fire Department/ Commercial	B-2/R-2	Mixed Use/Medium Density Residential
East	Single-family Residential	R-2	Medium Density Residential
West	Commercial/Multi-family Residential	B-2	Mixed Use

I. BACKGROUND

1. The applicant is in the process of purchasing the property at 130 Ellen Street, which is a single-family residence. The applicant also owns the adjacent property at 125 S. Water Street, which contains several businesses on the lower floor and apartments on the upper floor. The applicant would like to take part of the Ellen Street property and add it to the Water Street property to expand the parking that is available for the apartments. This action requires the property be rezoned to B-2 Central Business District.

II. PROJECT DESCRIPTION

2. The applicant would like to transfer approximately 50 feet from the 130 Ellen Street property to the 125 S. Water Street property. This area is currently a grassed area which would be paved and used as additional parking for the apartments. The applicant is having the property surveyed, so the actual dimensions of the area to be transferred would be determined upon completion of the survey. The property is currently 66' wide by 150' deep.

The intent is to leave the existing driveway for the Ellen Street property untouched, so the access and parking situation for the house would not change. The dimensions of the Ellen Street property will also maintain the minimum size requirements and the minimum setback requirements from the new lot line to the house.

3. The property that is transferred to the Water Street parcel would be rezoned to B-2 Central Business District so that it would have the same zoning as the rest of the parcel. The remaining portion of the Ellen Street property would remain as R-2 One and Two-family Residential.

III. STAFF ANALYSIS

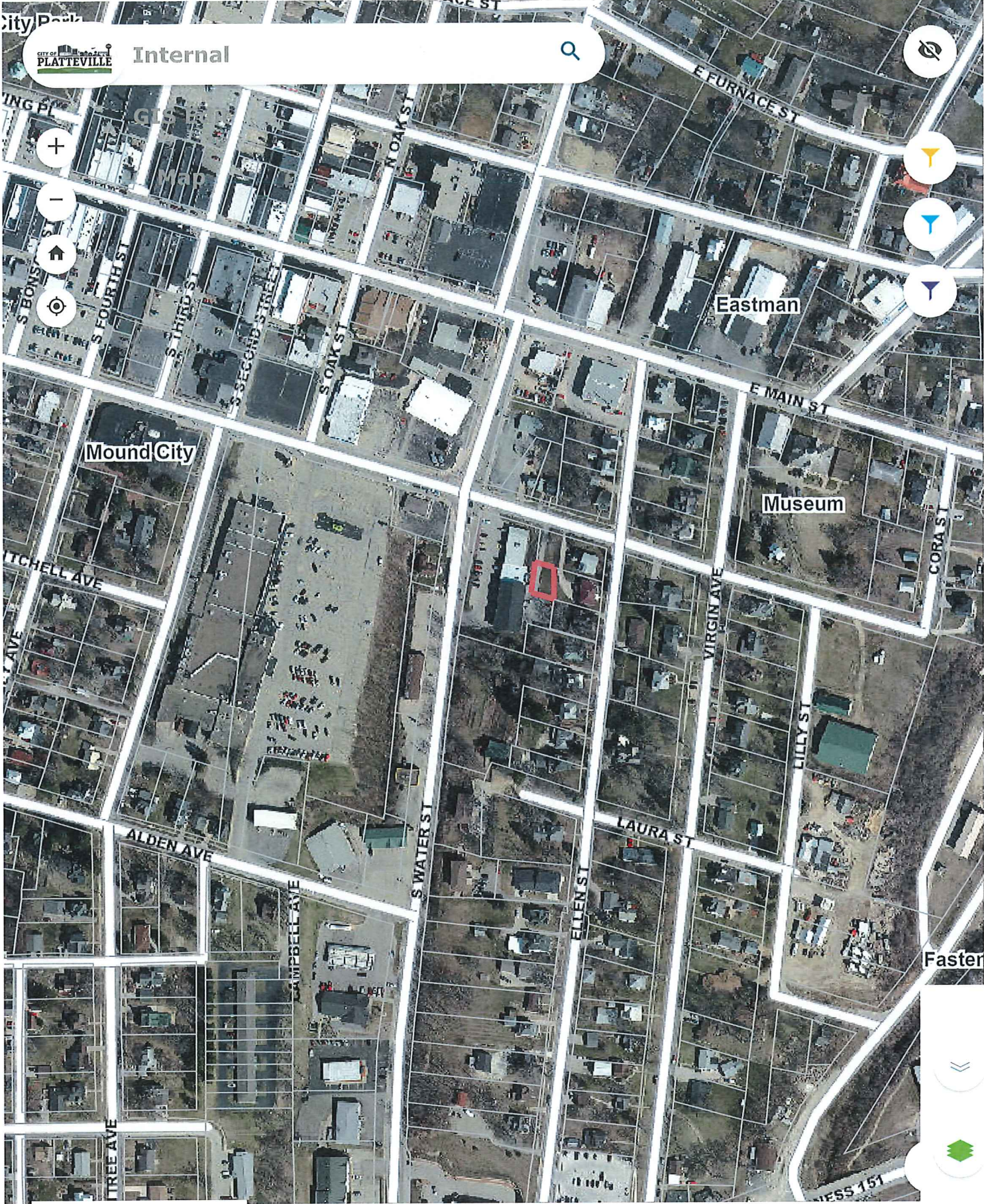
4. The request would basically be duplicating what has already been done with a portion of the adjacent 150 Ellen Street property. At some time in the past a portion of the rear of that lot was transferred to the Water Street property and converted to parking.
5. The applicant is requesting rezoning of the property to B-2 Central Business District which allows a mix of commercial and residential uses. Since the Water Street property already has that zoning classification, that would be the appropriate zoning for the expanded parking area.
6. When deciding on the rezoning, consideration must be given to the impact the request would have on surrounding properties. Since the request would involve expanding an existing parking area for the apartments but keeping the existing house on the Ellen Street property, there should only be minor impacts on the surrounding properties. Providing additional off-street parking for the apartment would also eliminate the need for parking on the street in that neighborhood.

IV. STAFF RECOMMENDATION

7. Staff recommends approval of the request to rezone the west 50 feet (approximately) of the property at 130 Ellen Street to B-2 Central Business District.

ATTACHMENTS:

1. Location Maps, zoning map



Mound City

Eastman

Museum

Faster

-90.475 42.731 Degrees

300ft





271-0234



GIS Edit
Map



E PINE ST

71-02345-0000

●125

271-02343-0000

●285

271-02344-0000

●130

271-02346-0000

●150

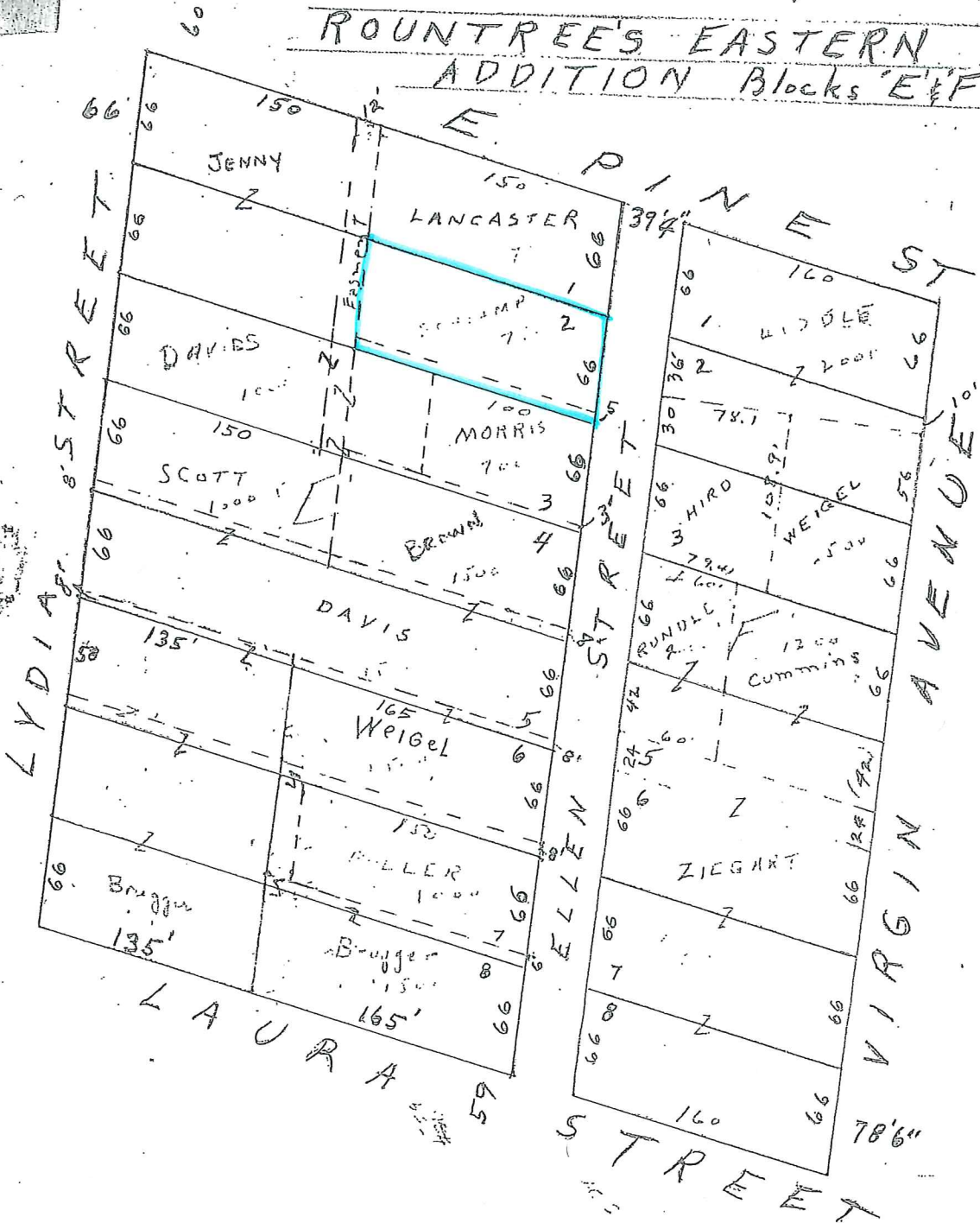
271-02348-0000

●170

-90.475 42.732 Degrees



ROUNTREE'S EASTERN ADDITION Blocks 'E' & 'F'



557



CERTIFIED SURVEY MAP

Located in Part of Lots 1, 2, 3, & 4 of Block E of Roundtree's Eastern Addition in the City of Platteville being in the Northeast One-Quarter of the Southwest One-Quarter and the Northwest One-Quarter of the Southeast One-Quarter of Section 15, Township 3 North, Range 1 West, Grant County, Wisconsin

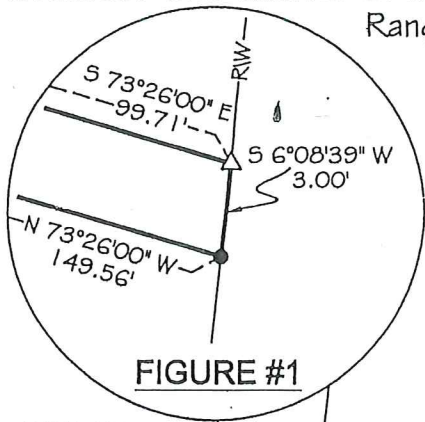
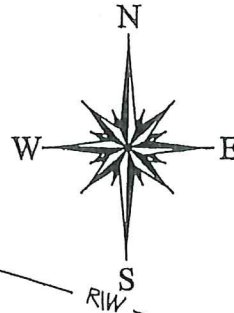


FIGURE #1

- LEGEND:**
- DENOTES 3/4"x24" SOLID IRON BAR WEIGHING 1.50 lbs. PER LINEAL FOOT SET
 - DENOTES NO MONUMENT SET (FOR MEASURING PURPOSE ONLY)
 - △ DENOTES 1" IRON PIPE FOUND
 - DENOTES 2" IRON PIPE FOUND
 - () DENOTES RECORDED AS
- BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 15. ASSUMED BEARING: N 01°05'18" W
- SECTION LINE
 - - - RIGHT-OF-WAY
 - — — PROPERTY LINE
 - x x x EXISTING FENCE

EAST 1/4 CORNER SECTION 15 T3N, R1W

15 14
15 14



WEST LINE OF THE SE 1/4 OF SECTION 15 T3N, R1W

WATER STREET (US HWY 80/81)
Platted as: LYDIA STREET

E. PINE STREET

ELLEN STREET

LOT 1
41,409.9 SQ. FT.
0.95 ACRES

COMMERCIAL BUILDING

HOUSE

HOUSE

EXISTING 12' EASEMENT

PAVED ALLEY

POINT OF BEGINNING

LOT #1

LOT #2

LOT #3

LOT #4

LOT #5

BLOCK E
ROUNDTREE'S EASTERN
ADDITION

SEE
FIGURE #1
SHEET 1 OF 2

SOUTHEAST CORNER SECTION 15 T3N, R1W

SCALE: 1"=60'

