

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, NOVEMBER 1, 2021 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – October 4, 2021
3. STREET DISCONTINUANCE – Ubersox Drive (PC21-MI03-16)
Consider a request to discontinue Ubersox Drive, which would convert it to a shared private drive with an access and utility easements.
4. CERTIFIED SURVEY MAP – Kwik Trip/Kunes Country (PC21-CSM03-17)
Consider approval of a Certified Survey Map for the properties near the Ubersox Drive/Vision Drive area.
5. CONDITIONAL USE PERMIT – Kwik Trip (PC21-CUP-18)
Consider approval of a Conditional Use Permit for a carwash to be built as part of a new Kwik Trip location.
6. CODE AMENDMENT – Chapter 5 (PC21-CA03-12)
Consider a draft ordinance that makes changes to the regulations concerning weed and tall grass enforcement, swimming pool fences, and other property maintenance issues.
7. CODE AMENDMENT – Sections 22.061 and 22.062 of the Zoning Ordinance (PC21-CA02-06)
Consider proposed amendments to the zoning ordinance to implement sidewalk policy recommendations for commercial and multi-family projects.
8. 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, October 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 in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Robert Vosberg, Isaac Shanley, Bill Kloster, and Evan Larson.
Excused: Amy Seeboth-Wilson

APPROVAL MINUTES – August 2, 2021

Motion by Vosberg, second by Larson to approve the September 7, 2021, minutes as presented. Motion carried 4-0 on a roll call vote.

CODE AMENDMENT – Chapter 24: Fire Prevention and Protection (PC21-CA04-10) – The Plan Commission considered an ordinance that makes changes to the regulations concerning the structure, organization, and duties of the Fire Department. The ordinance is based primarily on recommendations that came from the Platteville Fire Department Comprehensive Analysis project, which was completed in February. The analysis included some recommended changes related to the governance and oversight, and organizational structure of the department. There are also changes to provide better and updated references to State and National fire codes, and to better reflect the current functions and duties of the department. This version also includes modifications based on comments received at the August Olan Commission meeting. Motion by Kloster, second by Shanley to recommend approval of the amendments to Chapter 24: Fire Prevention and Protection. Motion carried 6-0 on a roll call vote.

CODE AMENDMENT – Chapter 5 (PC21-CA03-12) – The Plan Commission considered a draft ordinance that makes changes to the regulations concerning weed and tall grass enforcement and tother property maintenance issues. Areas that were focused on were the list of noxious/nuisance weeds, lawn maintenance regulations, and invasive plants. Plan Commission consensus was to move land management to another area. No action was taken at this meeting.

CODE AMENDMENT – Sections 22.061 and 22.062 of the Zoning Ordinance (PC21-CA02-06) – The Plan Commission considered proposed amendments to the zoning ordinance to implement sidewalk policy recommendations for commercial and multi-family projects. Presented were two versions of the sidewalk plan map developed by the Community Safe Routes Committee, which will serve as a guide in making decisions for future sidewalk installation projects. No action was taken at this meeting, and this will appear before the Plan Commission at the next scheduled meeting.

REVISIONS TO INTERGOVERNMENTAL PLANNING AGREEMENT (PC21-MI01-11) – Community Development Director Joe Carroll provided a status update and discussed a task force/working group. Barb Daus appointed Robert Vosberg, Bill Kloster, and Amy Seeboth-Wilson to the task force.

ADJOURN:

Motion by Larson, second by Kloster to adjourn. Motion carried 4-0 on a roll call vote. The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission - November 1, 2021
Common Council- November 9, 2021 (Information)
November 23, 2021 (Action)

Re: Street Discontinuance

Case #: PC21-MI03-16

Applicant: Kwik Trip Inc. and Kunes Auto Group

Location: Ubersox Drive

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Business	B-3	Business
North	Business	B-3	Business
South	Vacant	B-3	Business
East	Highway 151	-	-
West	Business	B-3	Business

I. BACKGROUND

1. Ubersox Drive was originally platted as part of the Ubersox Development subdivision in 2006. The process of discontinuing this street was initiated by resolution introduced at the Common Council meeting on October 12th. The required public hearing will be held by the Council on November 23rd.

II. PROJECT DESCRIPTION

2. The Kunes Auto Group and Kwik Trip are working on plans to redevelop the properties that front on Ubersox Drive. Kwik Trip has plans to remove the existing Mobil gas station/convenience store building and pumps, and constructing a new Kwik Trip store, fuel pumps and canopy, diesel fuel pumps and canopy, and a carwash building. Kunes would like to reconfigure the vehicle display areas, parking lots and access to the dealership buildings. To allow more flexibility when reconfiguring these areas, they would like to have Ubersox Drive discontinued to eliminate the public street right-of-way.

3. If the street is discontinued, access to the properties will be maintained with a shared access easement where the current street exists. The existing utility easements will remain in place, and there are no plans to remove or relocate any of the utilities. Maintenance agreements between the property owners will be put in place to address maintenance and future repairs of the access easement areas. The land where the street it will be transferred to the adjoining lots, which will be reconfigured as part of the Certified Survey Map approval.

III. STAFF ANALYSIS

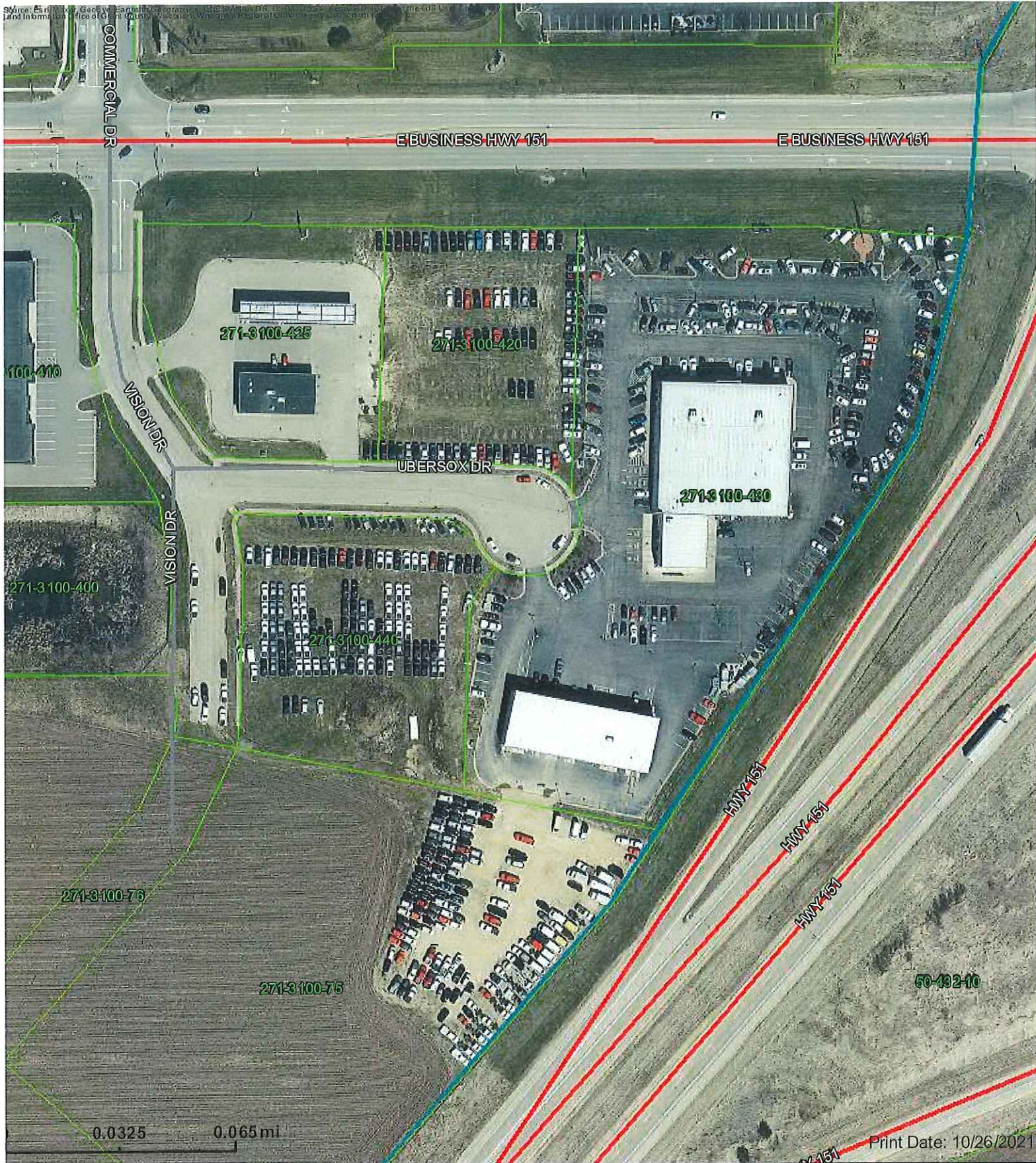
4. Wisconsin Statutes Section 66.1005 states that whenever a public street is discontinued, the easements and access rights related to any underground and overground utilities and structures shall continue.
5. Staff has some concerns related to having adequate emergency vehicle access to the Kunes property if the cul-de-sac is removed as part of the parking lot reconfiguration project. Specifically, there needs adequate space for a fire truck to enter and exit the property. There are requirements for fire lanes and adequate fire department access in the City and State fire codes, but Staff wants to make sure all parties are clear on this requirement prior to beginning the redevelopment project and as the plans may be modified.
6. To address concerns related to emergency vehicle access to Lot 2, Staff is working with the Kunes dealership on a Memorandum of Agreement that will require the maintenance of adequate fire lanes and access on this property. This will ensure that fire trucks have adequate area to enter and exit the property.

IV. STAFF RECOMMENDATION

7. Staff recommends that Ubersox Drive be discontinued, subject to the following:
 - a. A Memorandum of Agreement between the City and Kunes Auto Group is completed to address the maintenance of adequate fire department access to the Kunes property.

ATTACHMENTS:

Location Map, Resolution, Street Discontinuance map



General Reference Map
Grant County, WI



Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.

APPLICATION FOR
STREET/ALLEY DISCONTINUANCE
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Trent Kastenschmidt	Kwik Trip, Inc.
Address	1813 Kramer Street La Crosse, WI 54602	1813 Kramer Street La Crosse, WI 54602
Phone	(608) 793-6456	(608) 793-6456
Fax		

Property Information (Attach additional sheets if necessary)

Address of Applicant's Property Adjoining Street/Alley: _____
 _____ 1840 Ubersox Drive _____ Platteville, WI

Street/Alley Name: _____ Ubersox Drive _____

The Street/Alley is: Improved – Surface Material Asphalt Unimproved

Legal Description of Street/Alley to be Discontinued: _____

_____ See Attachment A _____

Zoning of Property: B-3 Highway Business Comprehensive Plan Designation: Business

Current Use of Property: Gas station and lot for car dealership

Proposed Use of Property: Convenience store with a 10 dispenser gas canopy, two lanes of side diesel and a detached carwash

Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to discontinue the street/alley as described above.

APPLICANT: Trent Kastenschmidt Digitally signed by Trent Kastenschmidt
DN: cn=Trent Kastenschmidt
Date: 2021.09.30 07:51:45-0500 DATE: September 30, 2021

APPLICANT: _____ DATE: _____

APPLICANT: _____ DATE: _____

OFFICE USE ONLY File Number: _____
 Date Application Filed: 10/4/2021 Fee Paid/Receipt #: _____
 Plan Commission Action & Date: _____
 Conditions: _____
 Council Action & Date: _____
 Conditions: _____

Attachment A

Commencing at the W1/4 corner of Section 13, T3N, R1W:

Thence S 89°25'55" E along the East-West Quarter Section line of said Section 13, a distance of 1886.76 feet;

Thence S 00°45'05" W along a dimension line, a distance of 48.56' feet to the Southeasterly corner of the intersection of Business U.S. Highway #151 and Vision Drive.;

Thence S 00°07'32" E along the Easterly Right of Way (ROW) of Vision Drive, a distance of 99.04 feet to a Point of Curvature (PC);

Thence Southeasterly along said ROW, a distance of 100.21 feet along the arc of a 165.00 foot Radius curving to the left of which the Chord distance is 98.67 feet and having a chord bearing of S 17°32'24" E to the Point of Tangent (PT);

Thence S 34°53'01" E along said ROW, a distance of 62.02 feet to a PC;

Thence Southeasterly along said ROW, a distance of 19.27 feet along the arc of a 235.00 foot Radius curving to the right of which the Chord distance is 19.27 feet and having a chord bearing of S 32°34'05" E to the Point of Beginning (POB) #1;

Thence S 88°29'45" E (bearing is based from Wisconsin County Coordinate System, Grant County) along the North ROW line of Ubersox Drive, a distance of 345.88 feet to a PC of a Cul-De-Sac.

Thence Southeasterly along said Cul-De-Sac ROW, a distance of 68.48 feet along the arc of a 60.00 foot Radius curving to the right of which the Chord distance is 64.83 feet and having a chord bearing of S 55°44'37" E to the PT\PC;

Thence Southwesterly along said Cul-De-Sac ROW, a distance of 154.16 feet along the arc of a 60.00 foot Radius curving to the right of which the Chord distance is 115.12 feet and having a chord bearing of S 50°33'33" W to the PT\PC;

Thence Northwesterly along said Cul-De-Sac ROW, a distance of 39.54 feet along the arc of a 60.00 foot Radius curving to the right of which the Chord distance is 38.83 feet and having a chord bearing of N 36°57'29" W to the PT\PC;

Thence Northwesterly along said Cul-De-Sac ROW, a distance of 36.99 feet along the arc of a 30.00 foot Radius curving to the left of which the Chord distance is 34.69 feet and having a chord bearing of N 53°03'45" W to a PT in the Southerly ROW of Ubersox Drive;

Thence N 88°29'45" W along said ROW, a distance of 234.68 feet to the Easterly ROW of Vision Drive;

Thence Northwesterly along said ROW, a distance of 65.75 feet along the arc of a 235.00 foot Radius curving to the left of which the Chord distance is 65.53 feet and having a chord bearing of N 22°12'14" W to the POB.

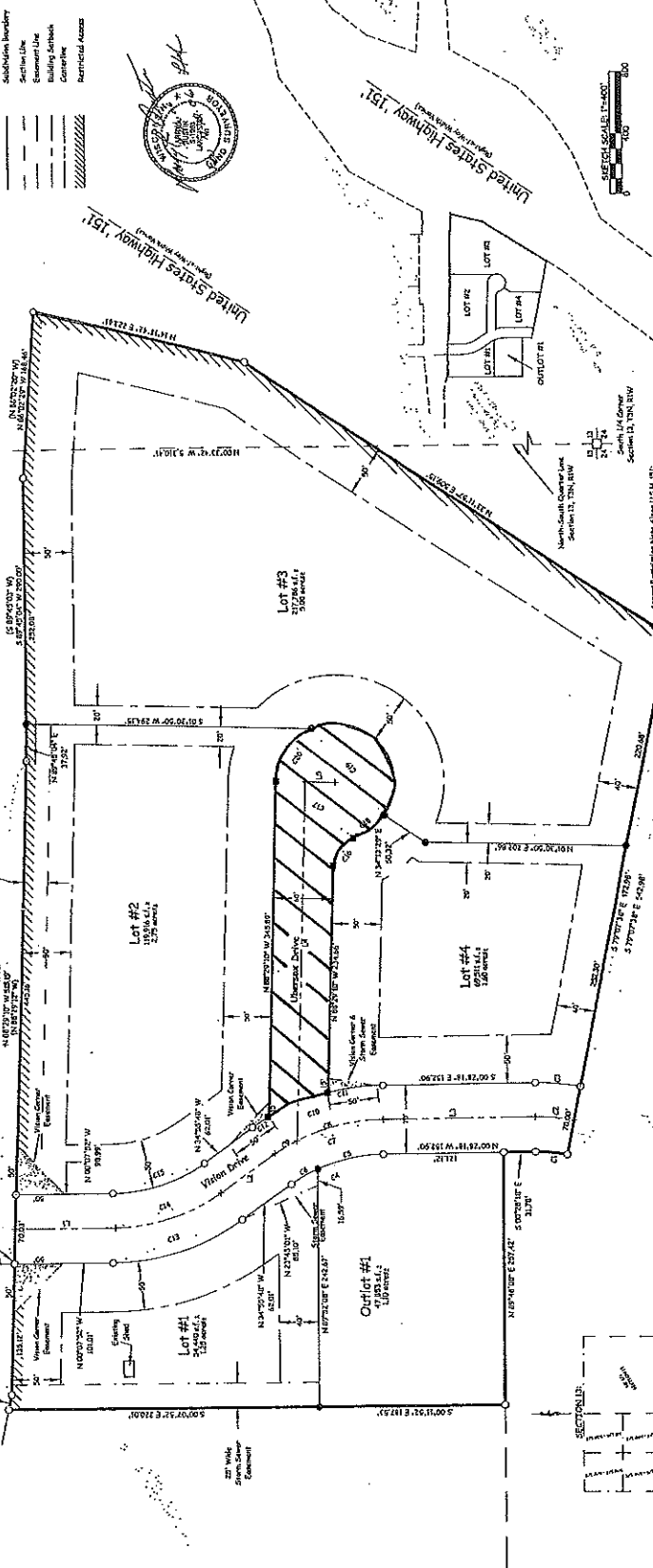
Vacated Street area is 0.653 Acres (28,448 Square Feet).

Ubersox Development

BEING A REPLAT OF LOT #1 OF CSM NO. 187 AND LOT #2 OF CSM NO. 1266
 ALL IN THE NE-SW AND THE NW-SE OF SECTION 13, T3N, R1W OF THE FOURTH
 PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

There are no objections to this plat with respect to
 Sec. 24.15, 24.16, 24.17, 24.18, 24.19, 24.20 and 24.21,
 Wis. Stat., as amended, by the Department of Administration
Christine Decker, Secretary
 Department of Administration

- Legend**
- No. 10' easement
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 - No. 995' easement
 - No. 1000' easement



Highway Right-of-Way Sketch

SCALE: 1" = 100'

1" = 100'

1" = 100'

Ubersox Engineering

Professional Engineer License No. 10000
 Wisconsin State Board of Engineers and Surveyors
 10000 Wisconsin State Board of Engineers and Surveyors
 10000 Wisconsin State Board of Engineers and Surveyors

ALL RIGHTS RESERVED
 10000 Wisconsin State Board of Engineers and Surveyors
 10000 Wisconsin State Board of Engineers and Surveyors

Ubersox Engineering Inc.
 10000 Wisconsin State Board of Engineers and Surveyors
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Line	Length	Area
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SCALE: 1" = 100'

1" = 100'

Ubersox Engineering Inc.
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RESOLUTION TO DISCONTINUE A STREET

WHEREAS, the Common Council of the City of Platteville, Grant County, Wisconsin, declares its intention to consider the discontinuance of a street pursuant to Chapter 66.1003 Wis. Stats.; and

WHEREAS, the owners of the property adjacent to the street submitted the request for the discontinuance; and

WHEREAS, the discontinuance of this street is believed to be in the public interest; and

WHEREAS, notice of the pendency of this petition was filed with the Grant County Register of Deeds prior to the public notice required by 66.1003 Wis. Stats.; and

WHEREAS, the street sought to be discontinued is known as:

Ubersox Drive, which is located within the Ubersox Development and being located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 13, T3N, R1W of the Fourth Principal Meridian, City of Platteville, Grant County, Wisconsin.

NOW THEREFORE, BE IT RESOLVED THAT THE COMMON COUNCIL OF THE CITY OF PLATTEVILLE hereby goes on record that the aforementioned street is discontinued, effective on the ____ day of _____, 2021.

PASSED BY THE COMMON COUNCIL on the ____ day of _____, 2021.

Barbara Daus, Council President

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – November 1, 2021

Re: Certified Survey Map

Case #: PC21-CSM03-17

Applicant: Kwik Trip

Location: Vision Drive/Ubersox Drive

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Business	B-3	Business
North	Business	B-3	Business
South	Vacant	B-3	Business
East	Highway 151	-	-
West	Business	B-3	Business

I. BACKGROUND

1. The properties in question were platted in 2006 as part of the Ubersox Development subdivision. The applicant has submitted a request to have Ubersox Drive discontinued and replat the adjacent lots.

II. PROJECT DESCRIPTION

2. The proposed CSM would replat the discontinued Ubersox Drive and the lots adjacent to the street to create two lots. The proposed Lot 1 will have an area of approximately 3.3 acres (144,450 sq. ft.) and will have about 336 feet of frontage on Business Highway 151 and about 590 feet of frontage on Vision Drive. The proposed Lot 2 will have an area of 6.7 acres (291,206 sq. ft.) and will have about 566 feet of frontage on Business Highway 151 and about 732 feet of frontage on Highway 151.
3. Neither lot will be allowed to have direct access to Business Highway 151 or Highway 151. A shared access easement will be provided within the area of the former Ubersox Drive to serve both lots. Lot 1 will also be allowed to have direct access to Vision Drive, but no driveway is proposed

as part of the development. There will be an additional access easement on the south lot line of Lot 1 that will be shared between Lot 1, Lot 2, and with the lot to the south.

4. Lot 1 will be the future site of a new Kwik Trip gas station, convenience store, diesel fueling area, and carwash. Lot 2 will contain the existing Kunes Country auto dealership.

III. STAFF ANALYSIS

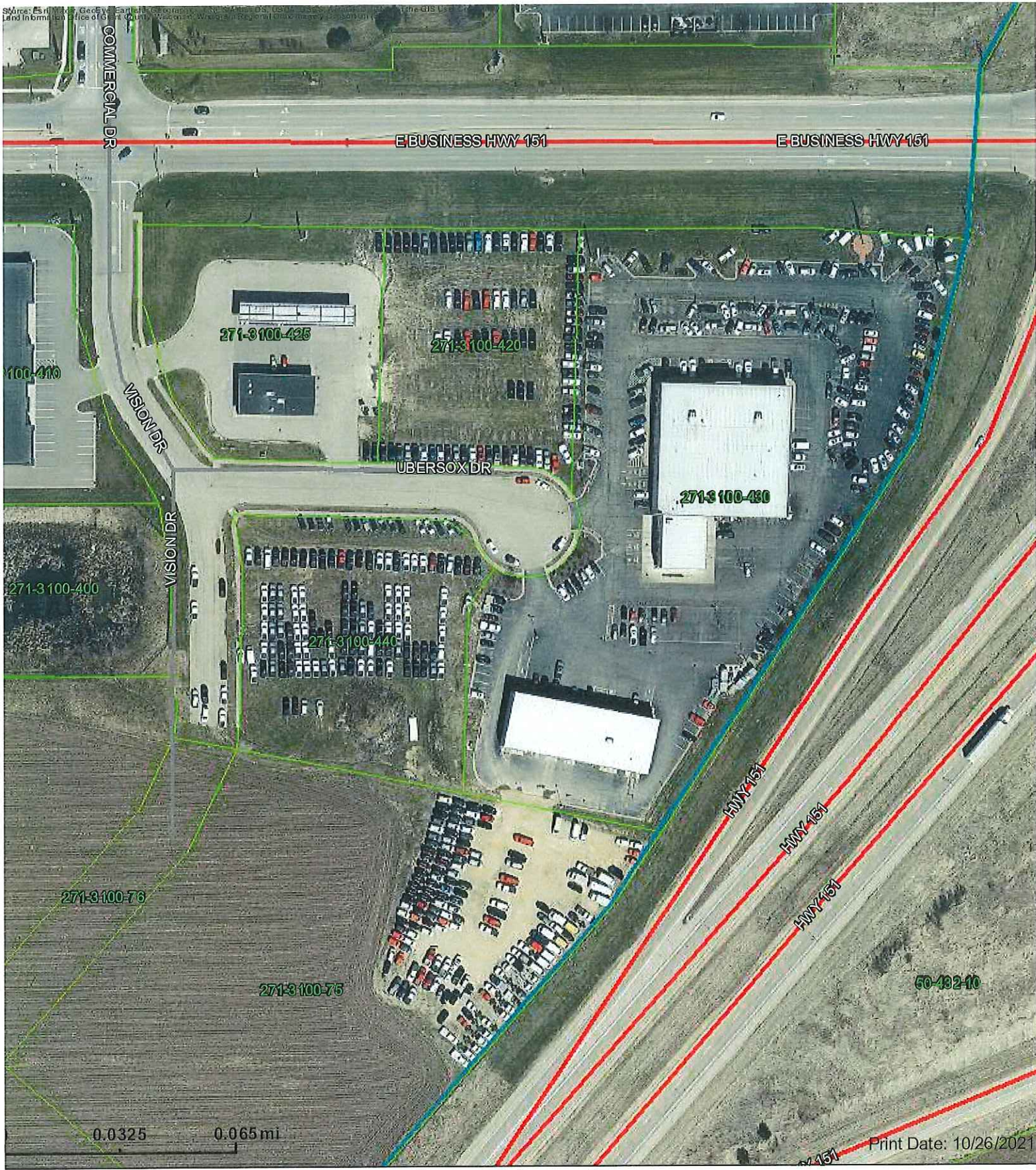
5. The proposed lots will meet the area and dimensional standards of the B-3 zoning district and the subdivision ordinance. The proposal is in compliance with the Business designation in the Comprehensive Plan. Utility easements will remain in place for all of the existing utilities.

IV. STAFF RECOMMENDATION

6. Staff recommends approval of the proposed CSM to reconfigure the lots, with the following conditions:
 - a. The CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City.
 - b. The approval is contingent upon the Council discontinuing Ubersox Drive.

ATTACHMENTS:

Location Map, Proposed CSM



General Reference Map
Grant County, WI



Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. Grant County assumes no liability for the accuracy of the data or responsibility for direct, indirect, special, consequential, exemplary or other damages. This document is not a legal survey nor is it intended to be used as such.

DOC. NO. _____ C. S. M. NO. _____

CERTIFIED SURVEY MAP

LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 1548, LOTS 3 AND 4 OF UBERSOX DEVELOPMENT, & VACATED UBERSOX DRIVE, BEING IN THE NE1/4 SW1/4 & NW1/4 SE1/4 OF SECTION 13, T3N, R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

CURVE DATA

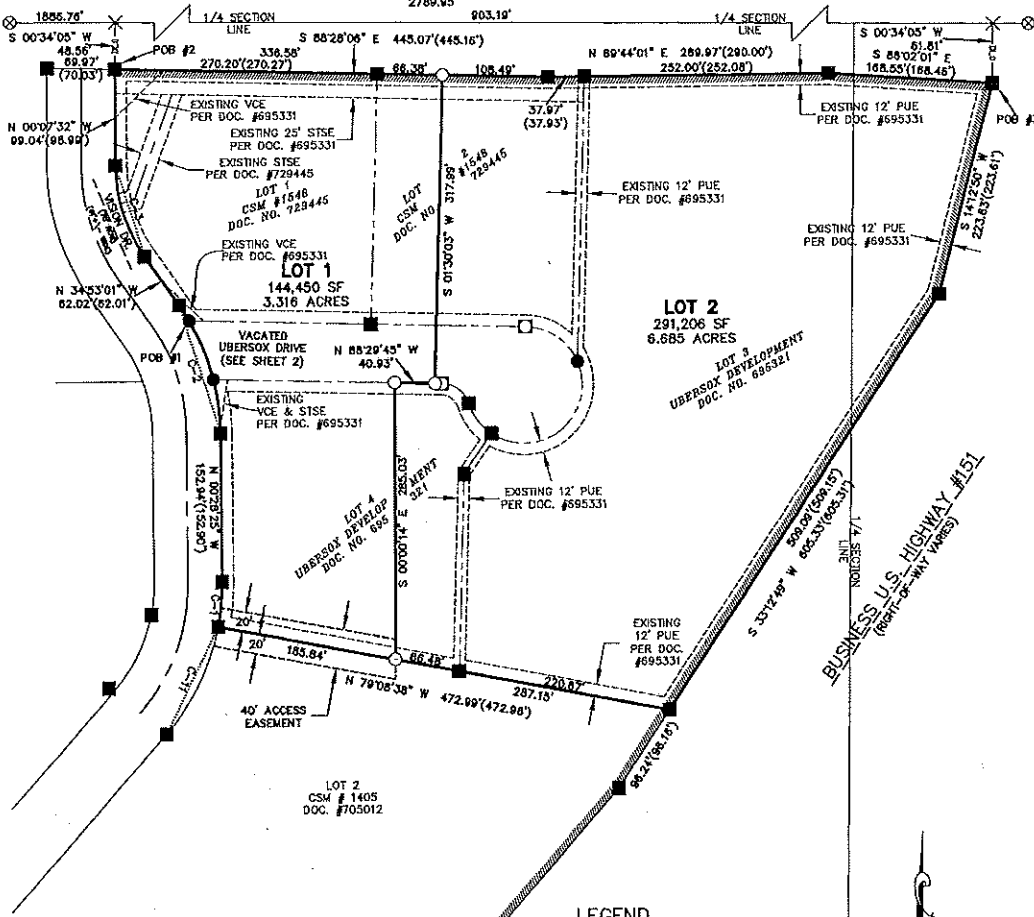
CURVE	DELTA	RADIUS	ARC LENGTH	TAN.	CHORD LENGTH	CHORD BEARING
C-1	11°20'57"	235.00'	46.55'	23.35'	46.47'	N05°16'02"E
C-2	34°27'21"	235.00'	141.32'	72.87'	139.20'	N17°41'23"W
C-3	34°47'46"	165.00'	100.21'	51.70'	98.67'	N17°32'24"W
C-4	65°23'51"	60.00'	68.48'	38.52'	64.83'	S55°44'37"E
C-5	147°12'27"	60.00'	154.16'	203.91'	115.12'	S50°33'33"W
C-6	37°45'31"	60.00'	39.54'	20.52'	38.83'	N35°57'29"W
C-7	70°38'16"	30.00'	36.99'	21.26'	34.69'	N63°03'45"W
C-8	16°01'46"	235.00'	65.75'	33.09'	65.53'	N22°12'14"W
C-9	04°41'57"	235.00'	19.27'	9.84'	19.27'	S32°34'03"E
C-10	13°43'39"	235.00'	56.30'	28.29'	56.17'	N07°10'31"W
C-11	130°10'36"	235.00'	123.77'	63.36'	122.59'	N28°01'48"E

PREPARED BY: BUESING & ASSOCIATES
 ADDRESS: 1212 LOCUST STREET, DUBUQUE, IOWA 52001
 PHONE: (563) 556-4389

BUSINESS U.S. HIGHWAY #151 (RIGHT-OF-WAY VARIES) S 89°25'65" E 5295.46' (5295.50')

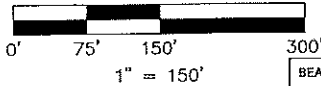
W1/4 SEC. 13,
T3N, R1W

E1/4 SEC. 13,
T3N, R1W



NOTES

- ALL MEASUREMENTS ARE IN FEET AND DECIMALS THEREOF.
- PROPRIETOR OF LOT 2 OF CSM #1548: UBERSOX PLATTEVILLE, LLC - 1950 UBERSOX DR. SUITE 400, PLATTEVILLE, WI 53818
- PROPRIETOR OF LOT 1 OF CSM #1548: PLATTEVILLE GAS, LLC - 1840 UBERSOX DR. PLATTEVILLE, WI 53818
- PROPRIETOR OF UBERSOX DRIVE: CITY OF PLATTEVILLE, WI - 75 N BONSON ST. PLATTEVILLE, WI 53818
- DATE OF FIELD SURVEY: 5/11/2021 & 9-15-21
- TOTAL AREA OF PERIMETER SURVEYED IS 10,001 ACRES (435,856 SF).
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD AND NOT OF RECORD.

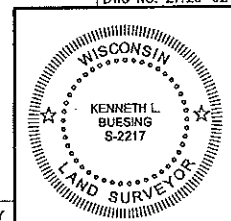


BEARINGS ARE BASED USING WISCONSIN COUNTY COORDINATED SYSTEM, GRANT COUNTY

LEGEND

- FOUND 1" ROD
- FOUND SURVEY PLUG
- ⊗ FOUND GRANT COUNTY ALUMINUM MONUMENT
- FOUND 3/4" ROD
- PLACED 24" x 3/4" IRON REBAR BAR MIN. WT. = 1.50 lbs./lin. ft. NO MONUMENTATION PLACED
- PROPERTY LINE
- SURVEYED PROPERTY LINE
- DIMENSION LINE ONLY
- EXISTING ACCESS RESTRICTION
- EXISTING EASEMENT LINE
- SUBDIVIDED LINE
- () RECORDED DIMENSION
- POB POINT OF BEGINNING
- ROW RIGHT OF WAY
- PUE PUBLIC UTILITY EASEMENT
- STSE STORM SEWER EASEMENT
- VCE VISION CORNER EASEMENT
- VACATED AREA
- EASEMENT AREA

DWG NO. 21120-02

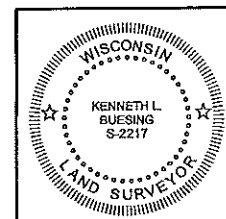
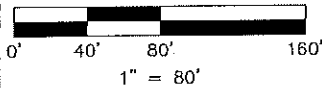
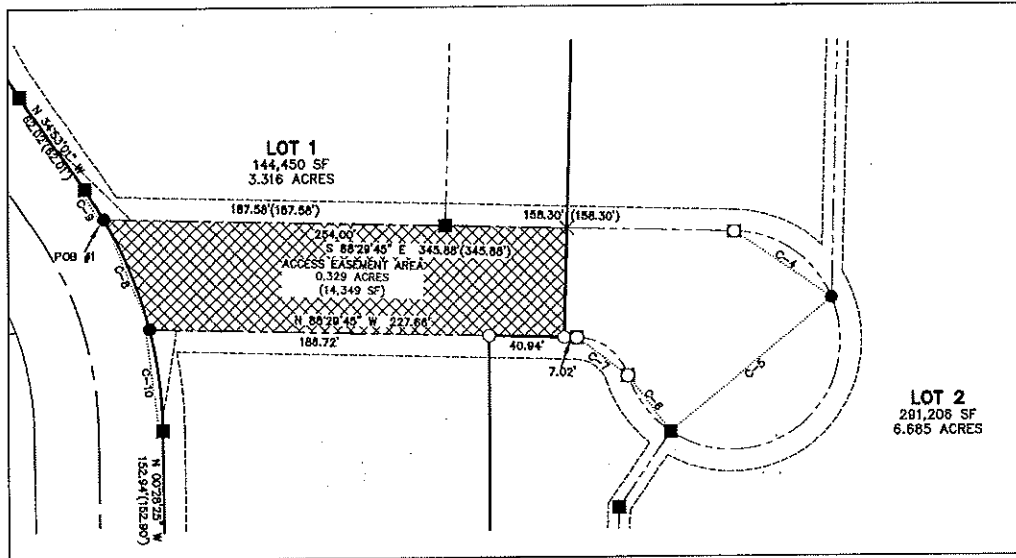
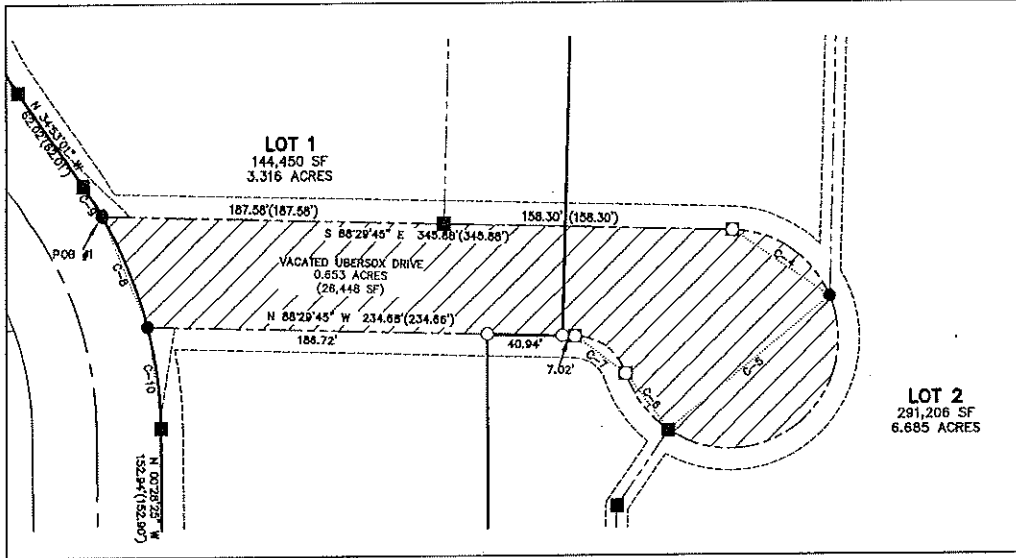


SHEET 10	CERTIFIED SURVEY MAP	PROJECT NO. 21120	DATE 9/24/21	REVISIONS	DRAWN BY: J.L.
		SURVEY REQUESTED BY: BRAD FRY-KNIX TRIP 1628 OAK ST. PO BOX 2107 LA CROSSE, WI 54602-2107			



CERTIFIED SURVEY MAP

LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO.
1548, LOTS 3 AND 4 OF UBERSOX DEVELOPMENT, & VACATED
UBERSOX DRIVE, ALL BEING IN THE S1/2 OF SECTION 13, T3N,
R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY,
WISCONSIN



N M E T	PROJECT	NO. 21120	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 LOCUST ST. SUITE 100, N. (608) 656-4384	DATE	REVISIONS	DRAWN BY:
	CERTIFIED SURVEY MAP	SURVEY REQUESTED BY: BRAD FRY-KWIK TRIP 1626 OAK ST. PO BOX 2107 LA CROSSE, WI 54602-2107		9/24/21	SCALE:	CHECKED BY:
				1" = 80'		JLB
						KLB

CERTIFIED SURVEY MAP

LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO.
1548, LOTS 3 AND 4 OF UBERSOX DEVELOPMENT, & VACATED
UBERSOX DRIVE, ALL BEING IN THE S1/2 OF SECTION 13, T3N,
R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY,
WISCONSIN

SURVEYOR'S CERTIFICATE

I, Kenneth L. Buesing, Wisconsin Registered Land Surveyor, S-2217, hereby certify: That in full compliance with Chapter 236.34 of the Wisconsin Statutes and under the direction of Brad Fry c/o Kwik Trip, LLC. I have surveyed and mapped the following described land: that such plat correctly represents all exterior boundaries of the land surveyed and is subject to any and all easements of record and or usage; and that this land is located in Lot 1 and Lot 2 of CSM #1548 in the NE1/4, SW1/4 of Section 13, T3N, R1W of the 4th P.M., in the City of Platteville (Platteville TWP) of the 4th P.M., Grant County, Wisconsin, containing 2.752 acres (119,893 square feet) of land and described as follows:

VACATED UBERSOX DRIVE

Commencing at the W1/4 corner of Section 13, T3N, R1W:

Thence S 89°25'55" E along the East-West Quarter Section line of said Section 13, a distance of 1886.76 feet;

Thence S 00°34'05" W along a dimension line, a distance of 48.56' feet to the Southeasterly corner of the intersection of Business U.S. Highway #151 and Vision Drive.;

Thence S 00°07'32" E along the Easterly Right of Way (ROW) of Vision Drive, a distance of 99.04 feet to a Point of Curvature (PC);

Thence Southeasterly along said ROW, a distance of 100.21 feet along the arc of a 165.00 foot Radius curving to the left of which the Chord distance is 98.67 feet and having a chord bearing of S 17°32'24" E to the Point of Tangent (PT);

Thence S 34°53'01" E along said ROW, a distance of 62.02 feet to a PC;

Thence Southeasterly along said ROW, a distance of 19.27 feet along the arc of a 235.00 foot Radius curving to the right of which the Chord distance is 19.27 feet and having a chord bearing of S 32°34'05" E to the Point of Beginning (POB) #1;

Thence S 88°29'45" E (bearing is based from Wisconsin County Coordinate System, Grant County) along the North ROW line of Ubersox Drive, a distance of 345.88 feet to a PC of a Cul-De-Sac.

Thence Southeasterly along said Cul-De-Sac ROW, a distance of 68.48 feet along the arc of a 60.00 foot Radius curving to the right of which the Chord distance is 64.83 feet and having a chord bearing of S 55°44'37" E to the PT\PC;

Thence Southwesterly along said Cul-De-Sac ROW, a distance of 154.16 feet along the arc of a 60.00 foot Radius curving to the right of which the Chord distance is 115.12 feet and having a chord bearing of S 50°33'33" W to the PT\PC;

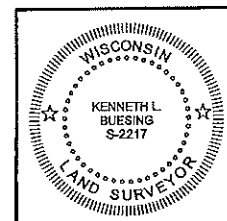
Thence Northwesterly along said Cul-De-Sac ROW, a distance of 39.54 feet along the arc of a 60.00 foot Radius curving to the right of which the Chord distance is 38.83 feet and having a chord bearing of N 36°57'29" W to the PT\PC;

Thence Northwesterly along said Cul-De-Sac ROW, a distance of 36.99 feet along the arc of a 30.00 foot Radius curving to the left of which the Chord distance is 34.69 feet and having a chord bearing of N 53°03'45" W to a PT on the Southerly ROW of Ubersox Drive;

Thence N 88°29'45" W along said ROW, a distance of 234.68 feet to the Easterly ROW of Vision Drive;

Thence Northwesterly along said ROW, a distance of 65.75 feet along the arc of a 235.00 foot Radius curving to the left of which the Chord distance is 65.53 feet and having a chord bearing of N 22°12'14" W to the Point of Beginning (POB#1).

Vacated Street area is 0.653 Acres (28,448 Square Feet).



C SHEET OF 15	CERTIFIED SURVEY MAP	PROJECT	NO. 21120	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1213 LOCUST ST. SUITE 200, W LA CROSSE, WI 54602-2107 (608) 785-5261	DATE	REVISIONS	DRAWN BY:
		SURVEY REQUESTED BY: BRAD FRY-KWIK TRIP 1626 OAK ST. PO BOX 2107 LA CROSSE, WI 54602-2107	9/24/21			JLB	
					SCALE:		CHECKED BY:
					N/A		KLB

CERTIFIED SURVEY MAP

LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO.
1548, LOTS 3 AND 4 OF UBERSOX DEVELOPMENT, & VACATED
UBERSOX DRIVE, ALL BEING IN THE S1/2 OF SECTION 13, T3N,
R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY,
WISCONSIN

LOT 1

Commencing at the W1/4 corner of Section 13, T3N, R1W;

Thence S 89°25'55" E along the East-West Quarter Section line of said Section 13, a distance of 1886.76 feet;

Thence S 00°34'05" W along a dimension line, a distance of 48.56' feet to the Southeasterly corner of the intersection of Business U.S. Highway #151 and Vision Drive., this being the Point of Beginning (POB #2);

Thence S 88°28'06" E (bearing is based from Wisconsin County Coordinate System, Grant County) along the South ROW line of Business U.S. Highway #151, a distance of 336.58 feet;

Thence S 01°30'03" W, a distance of 317.99 feet;

Thence N 88°29'45" W, a distance of 40.93 feet;

Thence S 00°00'14" E, a distance of 285.03 feet to the Northerly Lot line of Lot 2 of Certified Survey Map (CSM) #1405;

Thence N 79°08'38" W along said Lot line, a distance 185.84 feet to the Easterly ROW of Vision Drive;

Thence Northeasterly along said ROW, a distance of 46.55 feet along the arc of a 235.00 foot Radius curving to the left of which the Chord distance is 46.47 feet and having a chord bearing N 05°16'02" E to a PT;

Thence N 00°28'25" W along said ROW, a distance of 152.94 feet to a PC;

Thence Northwesterly along said ROW, a distance of 141.32 feet along the arc of a 235.00 foot Radius curving to the left of which the Chord distance 139.20 feet and having a Chord bearing of N 17°41'23" W to a PT;

Thence N 34°53'01" W along said ROW, a distance of 62.02 feet to a PC;

Thence Northwesterly along said ROW, a distance of 100.21 feet along the arc of a 165.00 foot Radius curving to the right of which the Chord distance 98.67 feet and having a Chord bearing of N 17°32'24" W to a PT;

Thence N 00°07'32" W along the said ROW, a distance of 99.04 feet to the Point of Beginning (POB #2).

Lot 1 having an area of 3.316 Acres (144,450 Square Feet).

LOT 2

Commencing at the W1/4 corner of Section 13, T3N, R1W;

Thence S 89°25'55" E along the East-West Quarter Section line of said Section 13, a distance of 2789.95 feet;

Thence S 00°34'05" W along a dimension line, a distance of 61.81' feet to the Southwesterly corner of the intersection of Business U.S. Highway #151 and U.S Highway #151, this also being the Point of Beginning (POB #3);

Thence S 14°12'50" W along the Westerly ROW of U.S Highway #151, a distance of 223.63 feet;

Thence S 33°12'49" W along said ROW, a distance of 509.09 feet to the Northerly Lot line of Lot 2 of CSM #1405;

Thence N 79°08'38" W along said Lot line, a distance of 287.15 feet,

Thence N 00°00'14" W, a distance of 285.03 feet,

Thence S88°29'45" E, a distance of 40.93 feet,

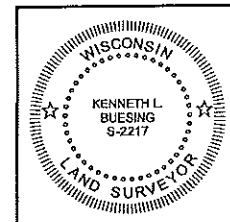
Thence N 01°30'03" E, a distance of 317.99 feet to the Southerly ROW of Business U.S. Highway #151;

Thence S 88°28'06" E along said ROW, a distance of 108.49 feet,

Thence N 89°44'01" E along said ROW, a distance of 289.97 feet,

Thence S 86°02'01" E along said ROW, a distance of 168.55 feet to the Point of Beginning (POB#3).

Lot 2 having an area of 6.685 Acres (291,206 Square Feet).



4 of 5	CERTIFIED SURVEY MAP	PROJECT	NO. 21120	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 SOCKET ST. SUDBURY, MA (508) 324-4384	DATE	REVISIONS	DRAWN BY:
		SURVEY REQUESTED BY: BRAD TRY-KAJIK TRIP 1628 OAK ST. PO BOX 2107 LA CROSSE, WI 54602-2107			9/24/21		J.L.
					SCALE:		CHECKED BY:
					N/A		K.L.B.

CERTIFIED SURVEY MAP

LOCATED IN LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO.
1548, LOTS 3 AND 4 OF UBERSOX DEVELOPMENT, & VACATED
UBERSOX DRIVE, ALL BEING IN THE S1/2 OF SECTION 13, T3N,
R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY,
WISCONSIN

OWNER'S CERTIFICATE – LOT 1 OF CSM #1548

I Gregg Kunes, a member of Platteville Gos, LLC, hereby certify that I caused the land described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

Dated this _____ day of _____, 2021.

State of Wisconsin)
Grant County) SS:

Personally came before me this ____ day of _____, 2021 the above named Gregg Kunes, a member of Platteville Gos, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ Notary Public, _____, WI

My Commission Expires: _____

OWNER'S CERTIFICATE – LOT 2 OF CSM #1405, LOT 2 OF CSM #1548, & LOT 4 OF UBERSOX DEVELOPMENT

I Gregg Kunes, a member of Ubersox Platteville, LLC, hereby certify that I caused the land described herein to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

Dated this _____ day of _____, 2021.

State of Wisconsin)
Grant County) SS:

Personally came before me this ____ day of _____, 2021 the above named Gregg Kunes, a member of Ubersox Platteville, LLC to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____ Notary Public, _____, WI

My Commission Expires: _____

CITY OF PLATTEVILLE

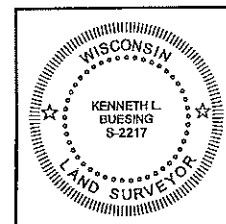
Resolved that this Certified Survey Map, which has been duly filed for the approval of the City of Platteville, County of Grant, Wisconsin, be the same, is hereby approved by the City of Platteville as required by chapter 236, Wisconsin statutes.

Joseph Carroll, City Planner
City of Platteville

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2021, at _____ o'clock, ____m
and recorded in Volume _____ of Certified Survey Maps on Page(s) _____ as
Document No. _____

Register of Deeds, Grant County



01 9 01		PROJECT	NO. 21120	BUESING ASSOCIATES INC. ENGINEERS AND SURVEYORS 1212 SOUTHWEST ST. SUITE 200, N (262) 858-4383	DATE	REVISIONS	DRAWN BY:
	CERTIFIED SURVEY MAP	SURVEY REQUESTED BY: BRAD FRY-KIMM TRP 1628 OAK ST. PO BOX 2107 LA CROSSE, WI 54602-2107	9/24/21		SCALE:	N/A	J.L.
							KLB

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission - November 1, 2021
Common Council- November 9, 2021 (Information)
November 23, 2021 (Action)

Re: Conditional Use Permit

Case #: PC21-CUP04-18

Applicant: Kwik Trip Inc.

Location: Vision Drive

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Business	B-3	Business
North	Business	B-3	Business
South	Vacant	B-3	Business
East	Highway 151	-	-
West	Business	B-3	Business

I. BACKGROUND

1. The property in question is currently vacant property that is used as overflow parking for the Kunes dealership. The applicant is interested in purchasing the current Mobil gas station and convenience store located at the corner of Vision Drive and Ubersox Drive. The applicant would like to remove the existing building and pumps and construct a new Kwik Trip store, fuel pumps and canopy, diesel fuel pumps and canopy, and a carwash building. The carwash use requires a conditional use permit.

II. PROJECT DESCRIPTION

2. The carwash is proposed to be located on the south side of the main Kwik Trip building, and south of the current Ubersox Drive. The carwash will be a separate building that will be accessed from the north, and with the exit to the south and onto Vision Drive.

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 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 carwash, there is adequate vehicle stacking area, and the proposed use is compatible with the surrounding businesses. Overall, the proposed use appears to be in compliance with these requirements.

4. Section 22.06(1) of the zoning ordinance has specific requirements for carwash facilities (listed below). The proposed layout appears to meet these requirements.

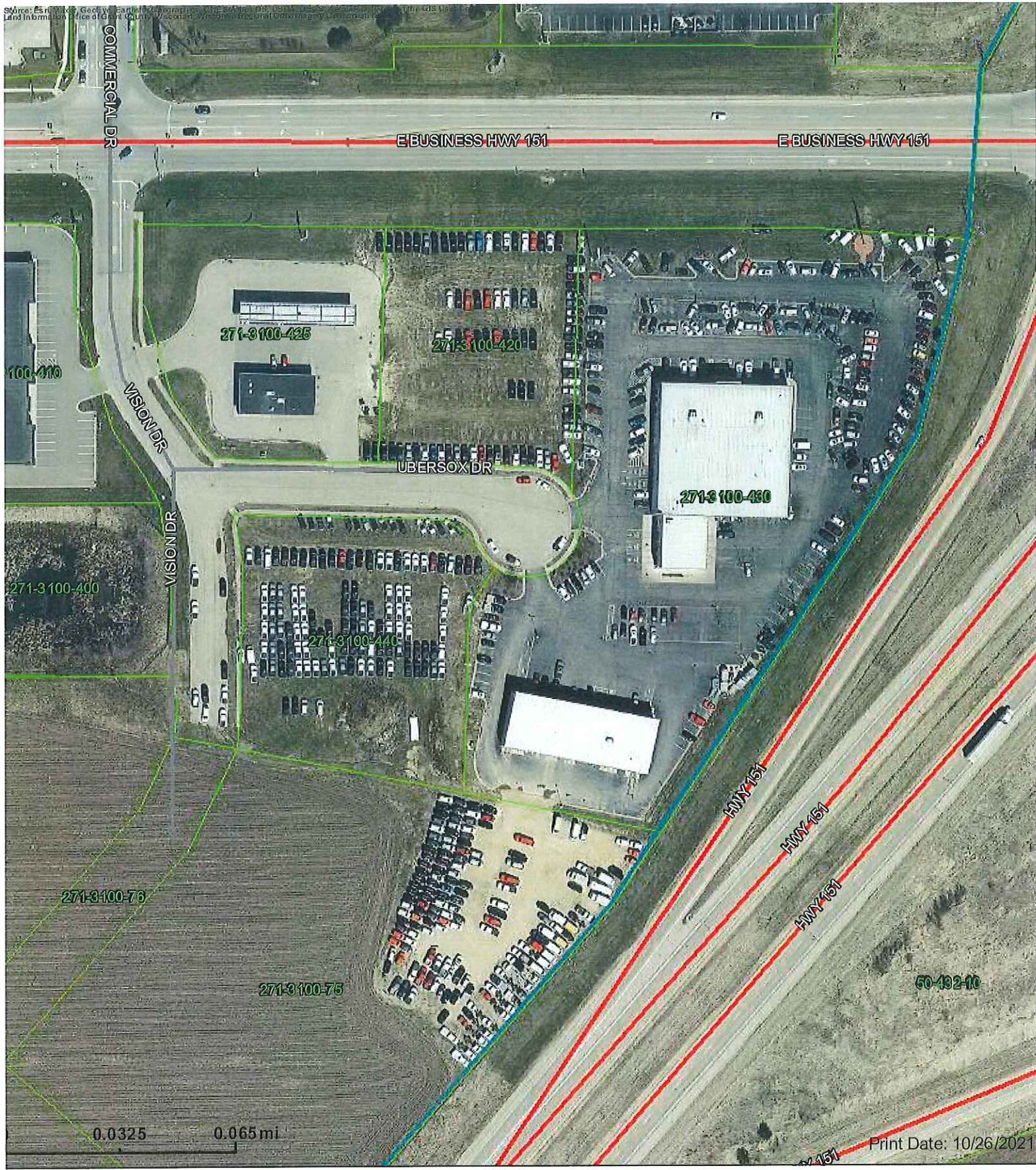
(I) VEHICLE WASHING FACILITIES.

- (1) There shall be no less than three vehicle stacking spaces per bay, not including the bay itself. The site shall be designed so that all stacking is on the site and no vehicles are required to stack on the public right-of-way.
- (2) The facility shall be designed so that any runoff is contained on the site. Provisions shall be made to contain water dripping from vehicles to the greatest degree possible.

IV. RECOMMENDATION

5. Staff recommends approval of the Conditional Use Permit to allow the carwash as proposed.

ATTACHMENTS: Application, Location Map, Site Plan, Building Elevations.

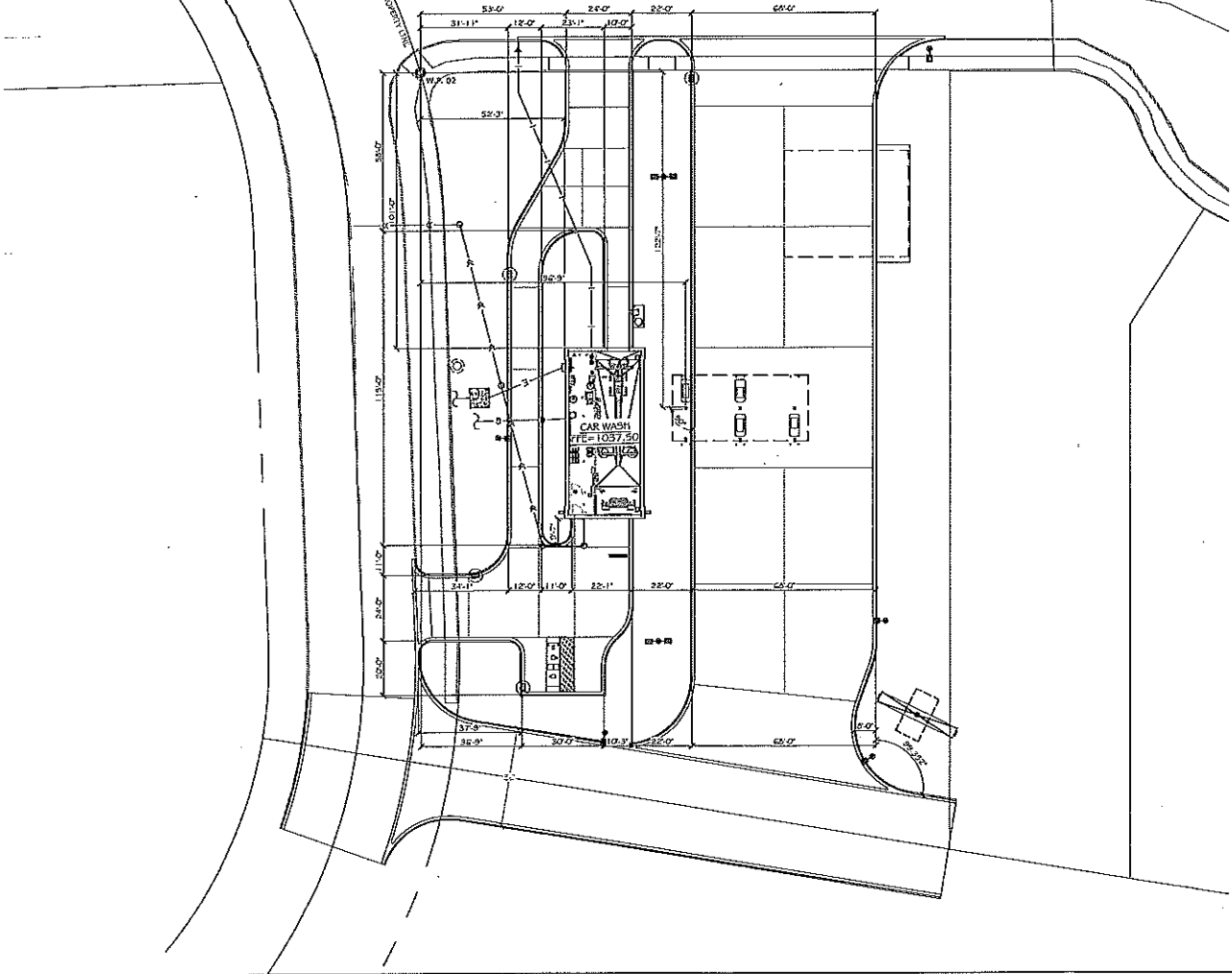
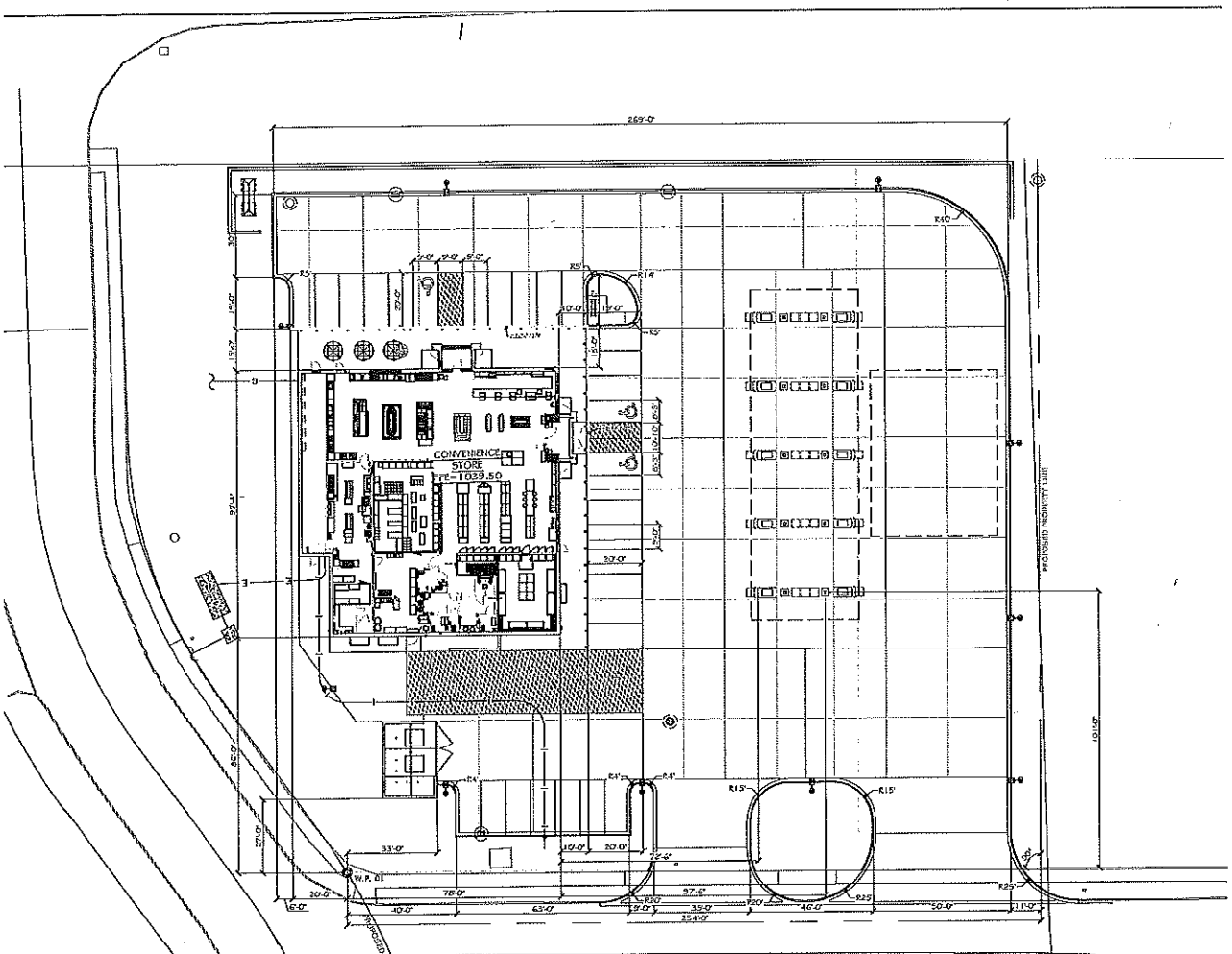


General Reference Map
Grant County, WI

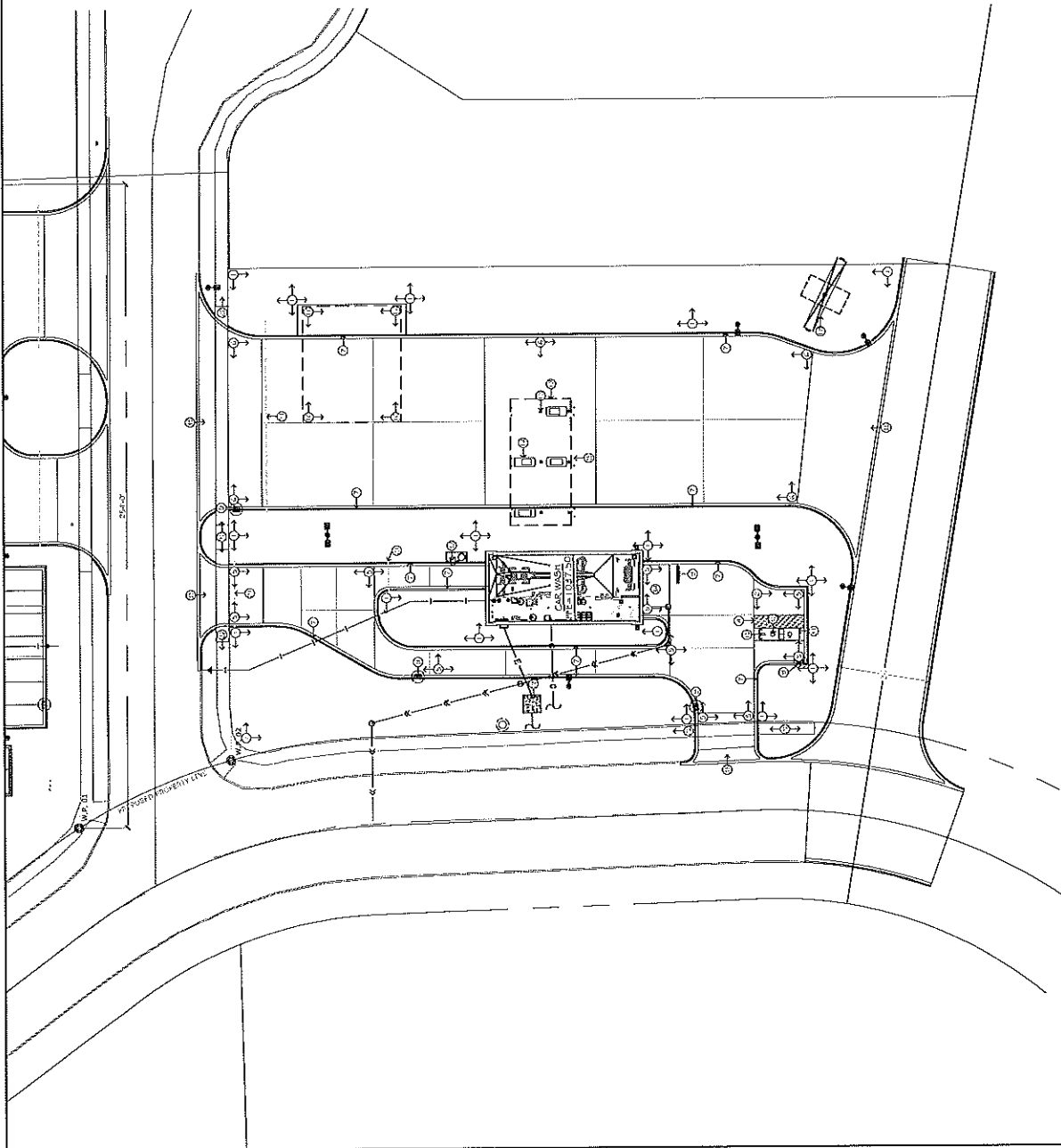


Tax Parcel Boundaries

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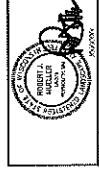


SEE PLAN ENDS
 REFER TO SHEET SP-1 FOR ALL DETAILS



KWIK TRIP, Inc.
 P.O. BOX 2107
 1625 OAK STREET
 PLATEVILLE, WI 53156
 TEL (888) 781-9886
 FAX (888) 781-9880

INSITES
 1317 WINDYBROOK DRIVE
 PLATEVILLE, WI 53156
 TEL (888) 781-9886
 FAX (888) 781-9880



SITE KEYNOTE PLAN	
CONVENIENCE STORE 1196	
PLATEVILLE, WISCONSIN	
DATE	12/20/09
DESIGNED BY	INSITES
CHECKED BY	INSITES
APPROVED BY	INSITES
SCALE	AS SHOWN
PROJECT NO.	1196
SHEET NO.	SP1.1.2



KNOWN TO BE TRUE TO THE BEST OF OUR KNOWLEDGE AND BELIEF
 DATE: 12/20/09

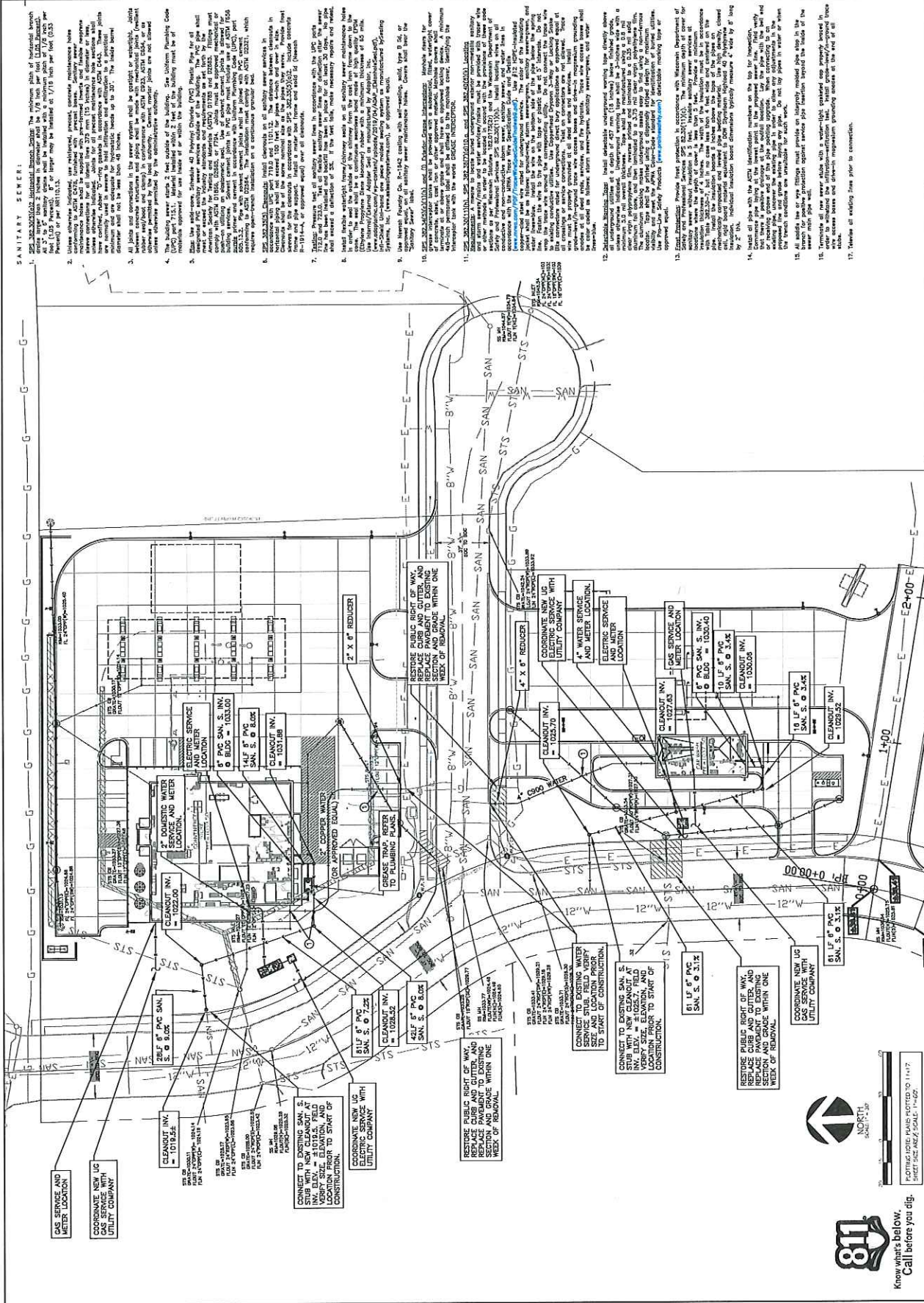


KWIK TRIP, Inc.
 P.O. BOX 2107
 1635 OAK STREET
 GLENDALE, WI 53033
 PH. (888) 751-4988
 FAX. (888) 751-4980



UTILITY PLAN
CONVENIENCE STORE 1196
PLATEVILLE, WISCONSIN

NO. DATE DESCRIPTION	
SCALE	AS SHOWN
DESIGNED BY	WALSH ENGINEERING
DRAWN BY	WALSH ENGINEERING
DATE	17 AUGUST 2002
SHEET	SP4



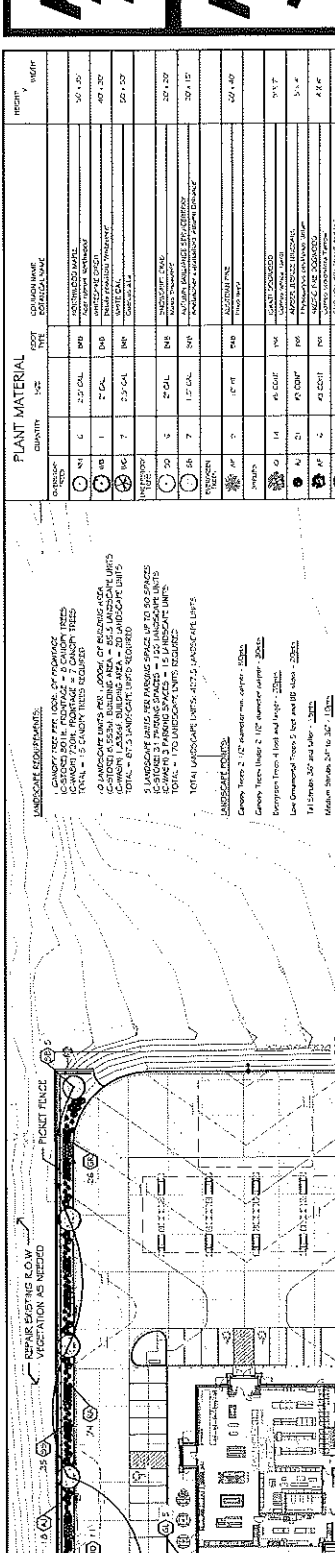
1. See 302.302.012, International Building Code. The minimum depth of horizontal branch lines shall be 1/8 inch per foot (1.25 percent). Branch lines shall be 1/8 inch per foot (1.25 percent). 2" or larger may be installed at 1/10 inch per foot (1.0 percent) or per 10/10:1.
2. See 302.302.012, International Building Code. The minimum depth of horizontal branch lines shall be 1/8 inch per foot (1.25 percent). Branch lines shall be 1/8 inch per foot (1.25 percent). 2" or larger may be installed at 1/10 inch per foot (1.0 percent) or per 10/10:1.
3. See 302.302.012, International Building Code. The minimum depth of horizontal branch lines shall be 1/8 inch per foot (1.25 percent). Branch lines shall be 1/8 inch per foot (1.25 percent). 2" or larger may be installed at 1/10 inch per foot (1.0 percent) or per 10/10:1.
4. See 302.302.012, International Building Code. The minimum depth of horizontal branch lines shall be 1/8 inch per foot (1.25 percent). Branch lines shall be 1/8 inch per foot (1.25 percent). 2" or larger may be installed at 1/10 inch per foot (1.0 percent) or per 10/10:1.

5. See 302.302.012, International Building Code. The minimum depth of horizontal branch lines shall be 1/8 inch per foot (1.25 percent). Branch lines shall be 1/8 inch per foot (1.25 percent). 2" or larger may be installed at 1/10 inch per foot (1.0 percent) or per 10/10:1.
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North Arrow

Plotting Date: 8/17/02
 Sheet Size: 11x17
 Scale: 1" = 40'

811
 Know what's below.
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LANDSCAPE NOTES:
 1. LANDSCAPE SHALL BE PLANTED WITHIN 30 DAYS OF COMMENCEMENT OF CONSTRUCTION.
 2. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
 3. LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 4. ALL PLANTING SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

LANDSCAPE SPECIFICATIONS:
 1. TREES: ALL TREES SHALL BE 4" DBH OR LARGER.
 2. SHRUBS: ALL SHRUBS SHALL BE 4" TO 8" DBH.
 3. PERENNIALS: ALL PERENNIALS SHALL BE 12" TO 18" HIGH.
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 P.O. BOX 2107
 WISCONSIN
 LACROSSE, WI 54602-2107
 PH. (608) 781-8888
 FAX (608) 781-8880



LANDSCAPE PLAN
 CONVENIENCE STORE 1196
 PLATTEVILLE, WISCONSIN

DATE: 10/1/2011
SCALE: 1/4" = 1'-0"

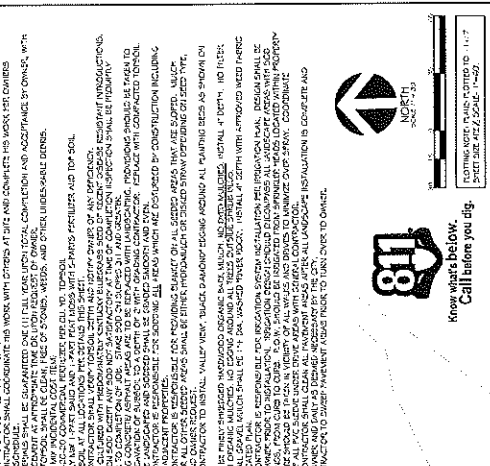
DESIGNED BY:	INSITES
DRAWN BY:	INSITES
CHECKED BY:	INSITES
DATE:	10/1/2011

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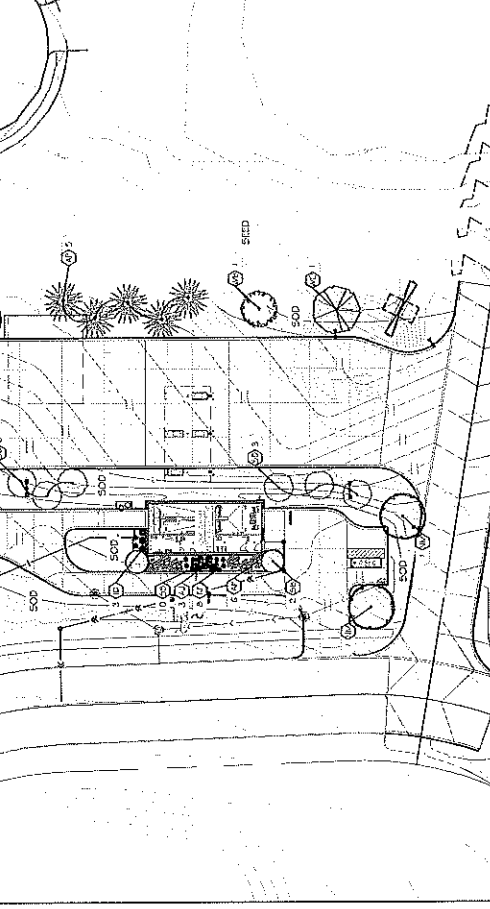
PLANT MATERIAL

SYMBOLOGY	QUANTITY	SIZE	COMMON NAME	HEIGHT
1	4	2.5" CAL.	CONTINENTAL WAX	36" x 36"
2	1	7" CAL.	WINDY WILLOW	40' x 30'
3	7	5.5" CAL.	WINDY WILLOW	50' x 15'
4	3	2" CAL.	WINDY WILLOW	30' x 15'
5	7	1.5" CAL.	WINDY WILLOW	30' x 15'
6	5	1" CAL.	WINDY WILLOW	30' x 15'
7	3	1" CAL.	WINDY WILLOW	30' x 15'
8	5	1" CAL.	WINDY WILLOW	30' x 15'
9	3	1" CAL.	WINDY WILLOW	30' x 15'
10	1	4" DBH	WINDY WILLOW	70' x 7'
11	2	4" DBH	WINDY WILLOW	50' x 4'
12	1	4" DBH	WINDY WILLOW	40' x 4'
13	1	4" DBH	WINDY WILLOW	40' x 4'
14	1	4" DBH	WINDY WILLOW	40' x 4'
15	1	4" DBH	WINDY WILLOW	40' x 4'
16	1	4" DBH	WINDY WILLOW	40' x 4'
17	1	4" DBH	WINDY WILLOW	40' x 4'
18	1	4" DBH	WINDY WILLOW	40' x 4'
19	1	4" DBH	WINDY WILLOW	40' x 4'
20	1	4" DBH	WINDY WILLOW	40' x 4'
21	1	4" DBH	WINDY WILLOW	40' x 4'
22	1	4" DBH	WINDY WILLOW	40' x 4'
23	1	4" DBH	WINDY WILLOW	40' x 4'
24	1	4" DBH	WINDY WILLOW	40' x 4'
25	1	4" DBH	WINDY WILLOW	40' x 4'
26	1	4" DBH	WINDY WILLOW	40' x 4'
27	1	4" DBH	WINDY WILLOW	40' x 4'
28	1	4" DBH	WINDY WILLOW	40' x 4'
29	1	4" DBH	WINDY WILLOW	40' x 4'
30	1	4" DBH	WINDY WILLOW	40' x 4'
31	1	4" DBH	WINDY WILLOW	40' x 4'
32	1	4" DBH	WINDY WILLOW	40' x 4'
33	1	4" DBH	WINDY WILLOW	40' x 4'
34	1	4" DBH	WINDY WILLOW	40' x 4'
35	1	4" DBH	WINDY WILLOW	40' x 4'
36	1	4" DBH	WINDY WILLOW	40' x 4'
37	1	4" DBH	WINDY WILLOW	40' x 4'
38	1	4" DBH	WINDY WILLOW	40' x 4'
39	1	4" DBH	WINDY WILLOW	40' x 4'
40	1	4" DBH	WINDY WILLOW	40' x 4'

NOTES:
 1. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 2. LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHERS AT THE JOB SITE.
 3. ALL PLANTING SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.



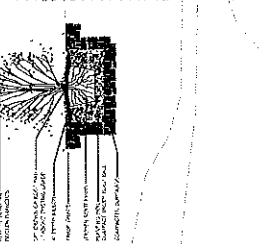
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LANDSCAPE PLAN
 CONVENIENCE STORE 1196
 PLATTEVILLE, WISCONSIN

DATE: 10/1/2011
SCALE: 1/4" = 1'-0"

DESIGNED BY:	INSITES
DRAWN BY:	INSITES
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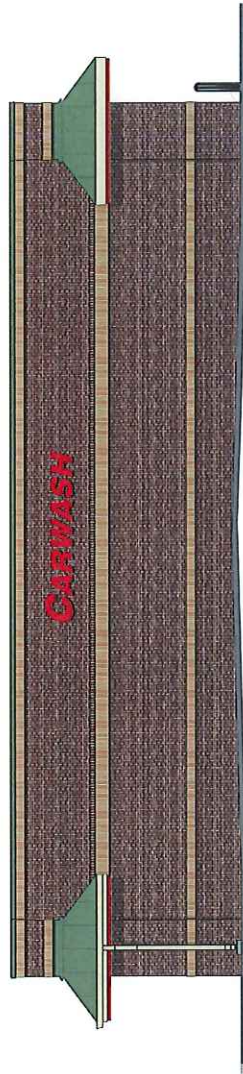
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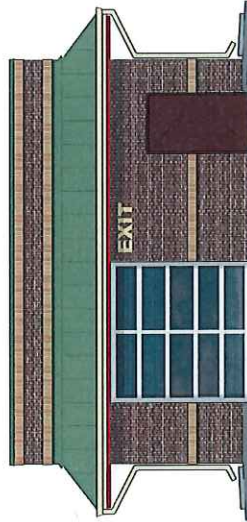
KWIK TRIP, INC.
P.O. BOX 2187
LA PORTE, IN 46350-2187
TEL: (800) 771-6990



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



4 LEFT ELEVATION

STAFF REPORT
Community Planning &
Development Department



Meeting Date: November 1, 2021
From: Joe Carroll, Community Development Director
Re: Proposed Amendments to Chapter 5
Applicant: Staff submitted

At the November Plan Commission meeting, we would like to continue the discussion of potential amendments to Chapter 5 related to weeds, lawn maintenance and other property maintenance items. Attached is a portion of Chapter 5 with suggested revisions to these areas.

October 7, 2021

CHAPTER 5

HEALTH AND PROPERTY MAINTENANCE

5.01 WEEDS, LAWN MAINTENANCE AND INVASIVE PLANTS.

1) PURPOSE. It is the purpose of this Section to prohibit the uncontrolled growth of vegetation and to control noxious weeds, while permitting the planting and maintenance of planned landscaping that adds diversity and richness to the quality of life. There are reasonable expectations regarding the proper maintenance of vegetation on any lot or parcel of land. It is in the public's interests to provide standards regarding the maintenance of vegetation because vegetation which is not managed can decrease the value of nearby properties and threaten the public health and safety. It is also in the public's interests to encourage diverse landscaping treatments, particularly those that encourage the reservation, restoration, and management of native plant communities which can be economical, low-maintenance and effective in soil and water conservation. The City enacts this Section to balance these competing interests.

(2) DEFINITIONS.

a) Destroy. Means the complete killing of weeds or the killing of weed plants above the surface of the ground by the use of chemicals, cutting, tillage, cropping system, or any or all of these in effective combination, at a time and in a manner as will effectually prevent the weed plants from maturing to bloom or flower stage.

b) Lawn/turf grass. An area of soil-covered land near buildings that is primarily planted with a mixture of grasses consisting of Kentucky bluegrass, ryegrass and fescues, and that is regularly mowed and used for aesthetic and recreational purposes.

(3) WEED COMMISSIONER. The Office of Weed Commissioner is hereby created. The powers and duties of the Weed Commissioner as set forth in this section are hereby conferred upon and combined with the Director of Public Works.

a) The Weed Commissioner shall enforce this section of the Municipal Code, and if any person shall fail to comply herewith, the Weed Commissioner shall, after five (5) days written notice to the owner, cause the property to be mowed and/or noxious weeds destroyed, and report the cost thereof in writing to the City Clerk. The cost thereof shall be placed on tax rolls as a tax on the lands upon which such weeds, grasses, lawns or noxious weeds were cut, as set forth in Section 66.0517 of the Wisconsin Statutes.

a)b) An administration charge, as set by resolution by the Common Council, shall be added to bills where the property owner fails to mow his property and thereby causes the City to perform the work and that any amount not paid within thirty (30) days shall bear interest at the rate of one percent (1%) per month until fully paid.

(4) ADOPTION OF STATUTES. The provisions of Sections 66.0407 and 66.0517, as amended, of the Wisconsin Statutes relating to the regulation and control of weeds are hereby adopted by reference.

(5) CONTROL OF NOXIOUS WEEDS

a) A person owning, occupying, or controlling property in the City shall destroy all noxious weeds on the land.

b) The term "noxious weeds" as used herein shall include the following and shall also include any plants identified in Wis. Stats. Sections 23.235 and 66.407:

Commented [JC1]: The list of noxious weeds kept the current list from Chapter 5, which already included the plants from 66.407, added the plants from 23.235, and added plants that have been identified as being poisonous or toxic.

Common Name - Scientific Name

Black nightshade - *Solanum nigrum*

Bittersweet nightshade - *Solanum dulcamara*

Bull thistle - *Cirsium vulgare*

Burdock - *Articum*

Canada thistle - *Cirsium arvense*

Common cocklebur - *xanthium strumarium*

Field bindweed or creeping jenny - *Lysimachia nummularia*

Giant hogweed - *Heracleum mantegazzianum*

Grecian foxglove - *Digitalis lanata*

Jimsonweed - *Datura stramonium*

Leafy spurge - *Euphorbia esula*

Lesser celandine or fig buttercup - *Ranunculus ficaria*

Multiflora rose - *Rosa multiflora*

Nettles - *Urtica dioica*

Poison ivy - *Toxicodendron radicans*

Poison oak - *Toxicodendron diversilobum*

Poison hemlock - *Conium maculatum*

Purple loosestrife - *Lythrum salicaria*

Ragweed- common - *Ambrosia artemisiifolia*

Ragweed - Giant - *Ambrosia trifida*

Spotted knapweed - *Centaurea biebersteinii*, *Centaurea maculosa* or *Centaurea stoebe*

Tansy or common tansy - *Tanacetum vulgare*

Water hemlock - *Cicuta maculata*

Whorled milkweed - *Asclepias verticillate*

Wild hemp or marijuana - *Feral cannabis*

Wild parsnip - *Pastinaca sativa*

Yellow star thistle - *Centaurea solstitialis*

(6) LAWN MAINTENANCE. No person owning, occupying, or controlling property in the City shall permit or maintain any growth of lawns, turf grasses or weeds over eight (8) inches in height, measured from the ground surface, except those areas designated as follows:

Commented [JC2]: There was some discussion related to changing this to 6 inches.

- a) Those areas more than 100 feet from property containing a residential dwelling unit.
- b) All other areas more than 100 feet from a parcel containing a structure in use.

Commented [JC3]: This is a proposed reduction from the current 400.

5.02 BURNING REFUSE. (Repealed)

5.03 GARBAGE AND REFUSE ACCUMULATIONS, JUNK VEHICLES. (a) No person owning, occupying, or controlling property in the City shall permit or allow any garbage, rubbish or refuse matter to accumulate on the premises occupied by him or on any unoccupied premises owned by him so as to render the premises unsanitary, unsightly, or detrimental to public health or safety.

- (b) No person owning, occupying, or controlling property in the City shall permit or allow any junked or abandoned vehicle to be stored or parked on any premises in their control occupied by or owned by him, except within a fully enclosed building. A vehicle shall be considered junked or abandoned if it is not licensed for the current license year or if it is not in operable condition for a consecutive period of 30 days. A vehicle which is not in compliance with Wisconsin Administrative Code - Standards Rules for Motor Vehicle Equipment (Chapter Trans 305MVD-5) is not in operable condition.
- (c) If any person fails or neglects to remove any garbage, rubbish or refuse matter or any junked or abandoned vehicle on premises in their control occupied by him or owned by him after being requested to do so in writing by an official of the City of Platteville, the City of Platteville may have such garbage, rubbish or refuse or junked or abandoned vehicle removed from said premises and, in addition to any penalty provided for the violation of this section, the occupant or owner of said premises shall pay the cost of such removal, in addition to an administration charge of \$40.00 per parcel and that any amount not paid within 30 days shall bear interest at the rate of one percent per month until fully paid.
- (d) No person owning, leasing, occupying or having charge of any premises shall place or allow to remain outdoors and exposed to the elements, any chair, sofa, bed, table or other related or similar furniture, which is not designed or intended for outdoor use and which may be susceptible to deterioration or which may provide a harborage for rodents. This section shall not apply to furniture which is placed outside as refuse for collection and disposal, or which is in an enclosed porch.

5.04 SWIMMING POOL FENCES. (a) No person, firm or corporation in possession of land in the City of Platteville, either as owner, purchaser under contract, lessee, tenant or licensee shall maintain a swimming pool thereon unless all the requirements of this section are complied with.

- (b) A swimming pool within the meaning of this section shall be any depression in the ground either temporary or permanent or a container of water either temporary or permanent and either above or below the ground in which water of more than ~~twenty-four (24)~~ 42 inches in depth is contained and which is used primarily for the purposes of bathing and swimming.
- (c) Every person, every member of a partnership and every corporation that owns, directly or indirectly, or operates or uses or has custody or control of or has the right to use any swimming pool located in the City of Platteville shall erect and maintain a fence or barriers at least ~~four (4)~~ 5-feet in height around such swimming pool and of such construction as to safeguard a child less than 10 years of age from falling into such swimming pool. All gates or other openings in such fence or barrier shall be of a self-latching nature and shall be closed and locked when the swimming pool is not in use.
- (d) All fences constructed in compliance with this section shall conform to all other ordinances in the City of Platteville relating to fences and shall be so constructed that no opening is allowed larger than 6 square inches. ~~If wire is used, no material lighter than 12 gauge wire shall be allowed. If wood fencing is used, no less than one inch nominal boards shall be allowed.~~ Fence structures must start not more than 3 inches above ground level.
- (e) Abandoned pools or unused pools ~~situated on residential premises~~ which are not occupied or ~~dwelt in~~ used for periods of 30 days or more shall be completely drained or equipped with a secure swimming pool cover capable of supporting an adult weighing 150 pounds.
- (f) All swimming pools existing at the time of the passage of this section shall comply with the terms of this section within 90 days after its passage and publication as required by law.
- (g) ~~Any person or persons violating the provisions of this section shall, upon conviction thereof, be fined not less than \$10 nor more than \$200, together with the costs of prosecution. Each day that a violation of this section shall continue shall be deemed a separate offense.~~

5.05 CLEAR WATER DRAINAGE. Any person owning, occupying, or controlling property in the City ~~No landowner or tenant shall suffer not allow~~ or permit any drainage

from roofs, patios, swimming pools, drain tiles, or any other clear water source ~~on land owned or occupied by him~~ into the sanitary sewer system of the City of Platteville. Under this section clear water sources shall be those sources of water wherein such water is not used for sewage purposes. If any dispute or disagreement of any kind exists as to whether any source of water is a clear water source, the Director of Public Works is hereby authorized and empowered to make the final decision on such question.

5.50 PENALTY AND ENFORCEMENT. (a) Forfeiture Penalty. The penalty for violation of any provisions of this chapter shall be a forfeiture as hereinafter provided, together with the costs of prosecution and any penalty assessment imposed by Wisconsin Statutes.

(b) Forfeiture Schedule. The penalty for violation of any provision of this chapter shall be as set forth on the forfeiture schedule adopted by Section 1.10 of this code, ~~with a maximum forfeiture of \$150.00.~~

STAFF REPORT
Community Development Department



Date: November 1, 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 Sections 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. This item was tabled at the October meeting, but recommendations were made to the proposed sidewalk plan map.

The map has been reviewed and modified by the Community Safe Routes Committee. The text has also been modified to reflect the terminology on the map.

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. In situations where the installation of sidewalks would be significantly more difficult due to a physical characteristic of the proposed sidewalk location, an appeal may be made for an exception to the sidewalk installation requirements. Application for an exception shall be made on a form provided by the City and shall be accompanied by the applicable fee. The request shall be submitted to the Director of Public Works and shall be accompanied by an explanation of the characteristics present that impact the ability to install the sidewalk, and a cost estimate of the proposed installation. The Director of Public Works shall

October 7, 2021

present the request to the Community Safe Routes Committee and Plan Commission for input, and then make a recommendation to the Common Council. The Council shall determine if the sidewalk shall be installed. 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 not identified as a Tier 1, 2, or 3 priority area on the most current 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:

1. Deny the exception and require sidewalks to be installed.
2. Allow the sidewalks to be installed on one side of the street only.
3. Approve the exception.
4. Allow for a delayed sidewalk installation as part of a development agreement.
5. 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. In situations where the installation of sidewalks would be significantly more difficult due to a physical characteristic of the proposed sidewalk location, an appeal may be made for an exception to the sidewalk installation requirements. Application for an exception shall be made on a form provided by the City and shall be accompanied by the applicable fee. The request shall be submitted to the Director of Public Works and shall be accompanied by an explanation of the characteristics present that impact the ability to install the sidewalk, and a cost estimate of the proposed installation. The Director of Public Works shall present the request to the Community Safe Routes Committee and Plan Commission for input, and then make a recommendation to the Common Council. The Council shall determine if the sidewalk shall be installed. 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 not identified as a Tier 1, 2, or 3 priority area on the most current 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.

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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.

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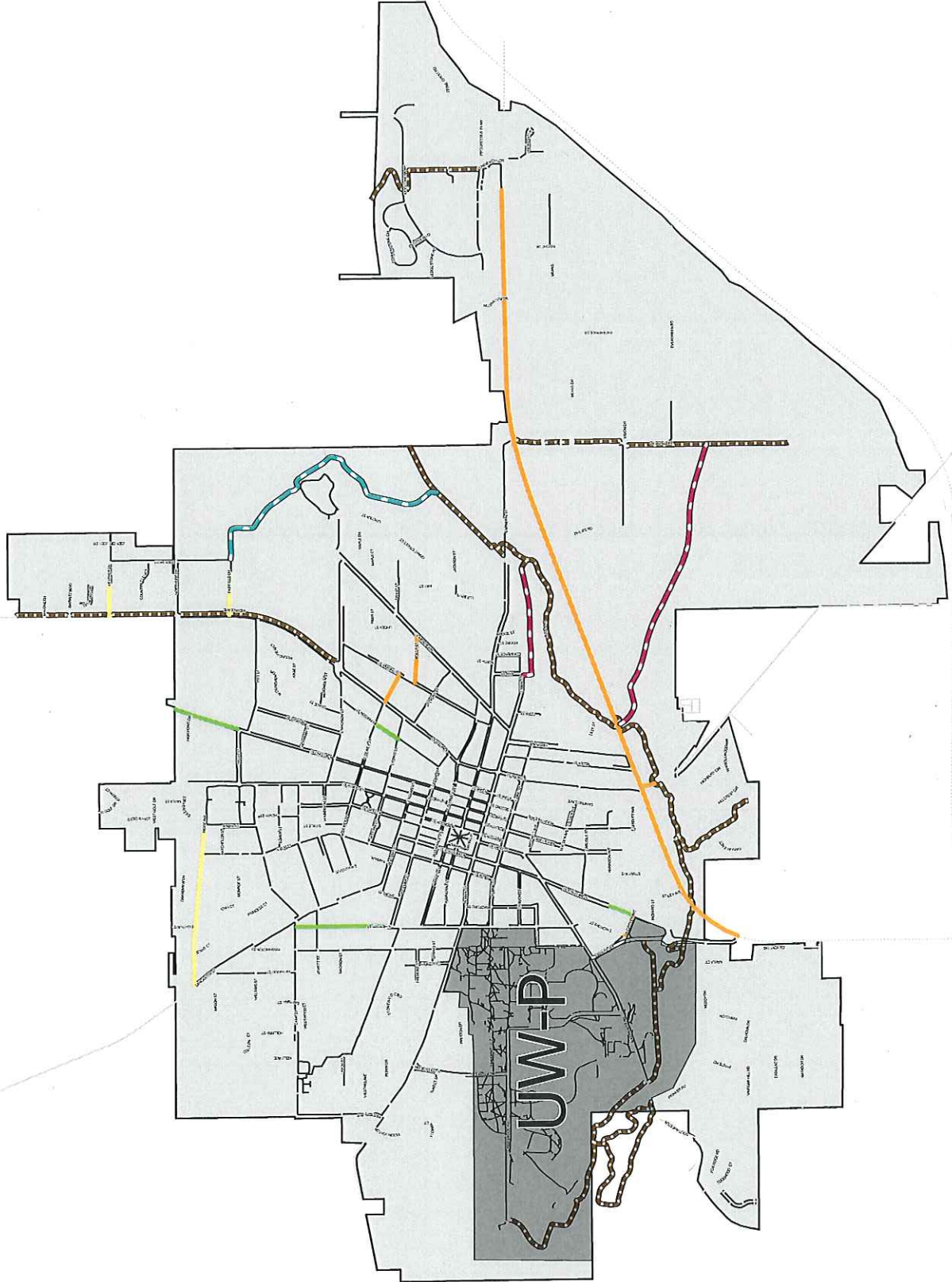


Platteville Sidewalks

Sidewalk Type	Priority
Sidewalk	Tier One
Trail/Multiuse	Tier Two
Proposed Trail Upgrade	Tier Three
Proposed New Trail	



Map features are a representation only and do not replace a field survey or other legal documents.
Map Date: October 2021





Platteville Sidewalks

- | Sidewalk Type | Priority |
|------------------------|------------|
| Sidewalk | Tier One |
| Trail/Multiuse | Tier Two |
| Proposed Trail Upgrade | Tier Three |
| Proposed New Trail | |



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