

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JANUARY 3, 2022 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – December 6, 2021
3. CERTIFIED SURVEY MAP – 1 Insight Drive (PC22-CSM01-01)
Consider approval of a land division that would reconfigure the lots at 1 Insight Drive and 5 Insight Drive.
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, December 6, 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 – November 1, 2021

Motion by Kloster, second by Shanley to approve the November 1, 2021, minutes as presented. Motion carried 4-0 on a roll call vote.

CONDITIONAL USE PERMIT – 345 W. Main Street (PC21-CUP05-19) – The Plan Commission considered an application for a Conditional Use Permit for a quilting retreat center/guest house at 345 W. Main Street. Under the zoning ordinance, this would be similar to a bed and breakfast use, which requires approval as a Conditional Use. Staff recommends approval of the Conditional Use Permit to allow the retreat center/guest house as proposed. Motion by Shanley, second by Kloster to recommend approval of the Conditional Use Permit for 345 W Main Street while owned by the applicants Richard and Carol Long. Any new owners in the future would need to reapply for a Conditional Use Permit. Motion carried 6-0 on a roll call vote.

CONDITIONAL USE PERMIT – 345 Bayley Avenue (PC21-CUP06-20) – The Plan Commission considered an application for a Conditional Use Permit for a Business Kennel at 345 Bayley Ave. The applicant wants approval to operate a breeding and boarding kennel on this property. Applicant Dan Winch spoke in favor. Staff has some concern with this request. A boarding and breeding kennel has the potential to negatively impact the surrounding neighborhood and would be more appropriate for a non-residential location, or a much larger property. Public who spoke against included Julie and James Hamilton (180 Bayley Ave), Mike Osterholz (295 Bayley Ave), Monica and David Miller (150 Rountree Ave), and correspondences against were received by Paul Baker (315 Bayley Ave), Bob Staufacher (960 Williams St) and Ruth Jones (185 Bayley Ave). Staff recommends denial of the Conditional Use Permit for a boarding and breeding kennel at 345 Bayley Avenue. Motion by Shanley, second by Vosberg to recommend denial of the Conditional Use Permit for 345 Bayley Avenue. Motion carried 4-0, on a roll call vote.

ADJOURN:

Motion by Kloster, second by Larson to adjourn. Motion carried 4-0 on a voice vote. The meeting was adjourned at 8:23 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission - January 3, 2022

Re: Certified Survey Map

Case #: PC22-CSM01-01

Applicant: Grand River Medical Group

Location: Insight Drive and Business Highway 151

Surrounding Uses and Zoning:

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

I. BACKGROUND

1. The properties in question were originally platted as Platteville Industry Park #3. The lot at 1 Insight Drive contains the Honkamp Kruger offices, and the lot at 5 Insight Drive is vacant. The applicant has submitted a request to have the lots reconfigured.

II. PROJECT DESCRIPTION

2. The proposed CSM would replat the lots so instead of having two lots that run east/west, the two lots run north/south. The current vacant lot is to the south and has frontage on Insight Drive. The proposal would change the lots so the vacant lot is to the west and has frontage on Business Highway 151. This vacant lot would be used to construct a building for the Grand River Medical Group.
3. The west lot would have an area of approximately 1 acre and would have 131 feet of frontage on Business Highway 151. The east lot would have an area of approximately 2.075 acres and would have frontage on Business Highway 151 and Insight Drive. Access to both lots would be via a shared driveway onto Insight Drive that would include a 30 ft. wide ingress/egress easement.

There would be a restriction placed on the map that prevents direct access onto Business Highway 151 from both lots.

III. STAFF ANALYSIS

4. The proposed lots will meet the area and dimensional standards of the zoning ordinance and the subdivision ordinance. The proposal is in compliance with the Business designation in the Comprehensive Plan.

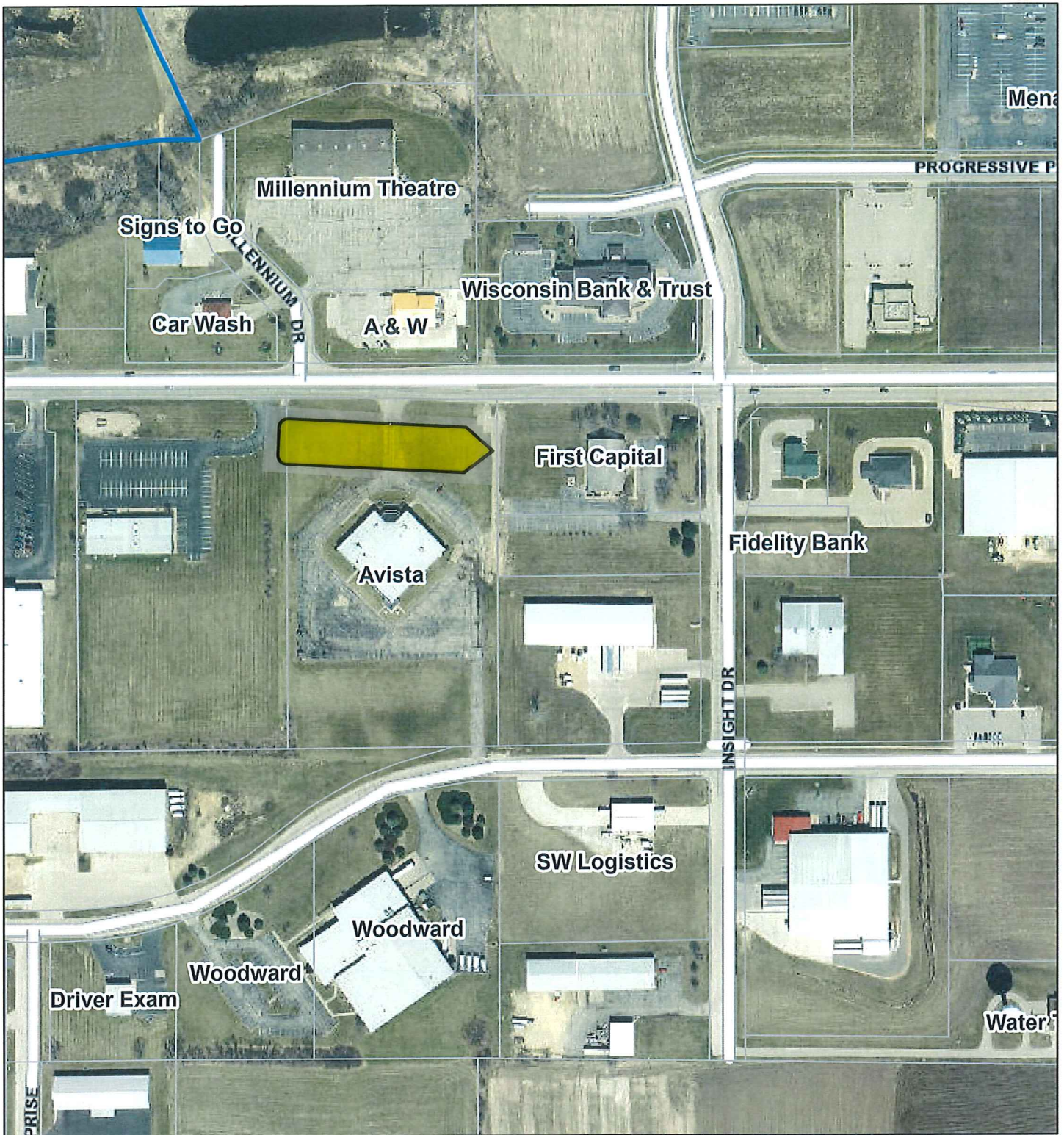
IV. STAFF RECOMMENDATION

5. 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 CSM shall include a restriction to prevent direct access onto Business Highway 151.



ATTACHMENTS:

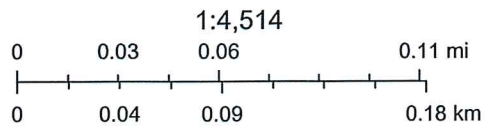
Location Map, Proposed CSM

City of Platteville



12/21/2021, 12:56:56 PM

-  Centerline
-  City Boundary
-  Parcels (2019 Data)
- Landmark Names



City of Platteville



APPLICATION FOR
CERTIFIED SURVEY MAP
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Justin Hafner Grand River Medical Group	LAW Building Co LLP
Address	320 N. Grandview Avenue Dubuque, Iowa 52001	2345 John F. Kennedy Road Dubuque, Iowa 52002
Phone	(563) 557-9111	(608) 348-2611
Fax/Email	jhafner@gr-mg.com	

Property Information (Attach additional sheets if necessary)

This application is for approval of a: Certified Survey Map

This property is located in the: City of Platteville Town of Platteville Town of _____

Present Legal Description: Lot #3 of Platteville Industry Park, Parcel Numbers 271-00930-0006 & 271-00930-0007

Change Requested, or New Description: Divide lot into 2 parcels. West parcel would be the west 131.0 feet of Lot #3 of Platteville Industry Park, approximately 1.0 acres. East parcel would be the remaining 2.075 acres with an ingress-egress easement to the west parcel to Insight Dr.

Zoning of Property: Parcel -0006 is M-3, Industrial and Parcel -0007 is M-4, Applied Technology. New building will placed entirely on parcel -0006.

Comprehensive Plan Designation: Business

Current Use of Property: Proposed 1.0 acre lot (west lot) is currently vacant. East lot is an office building.

Proposed Use of Property: Medical office building.

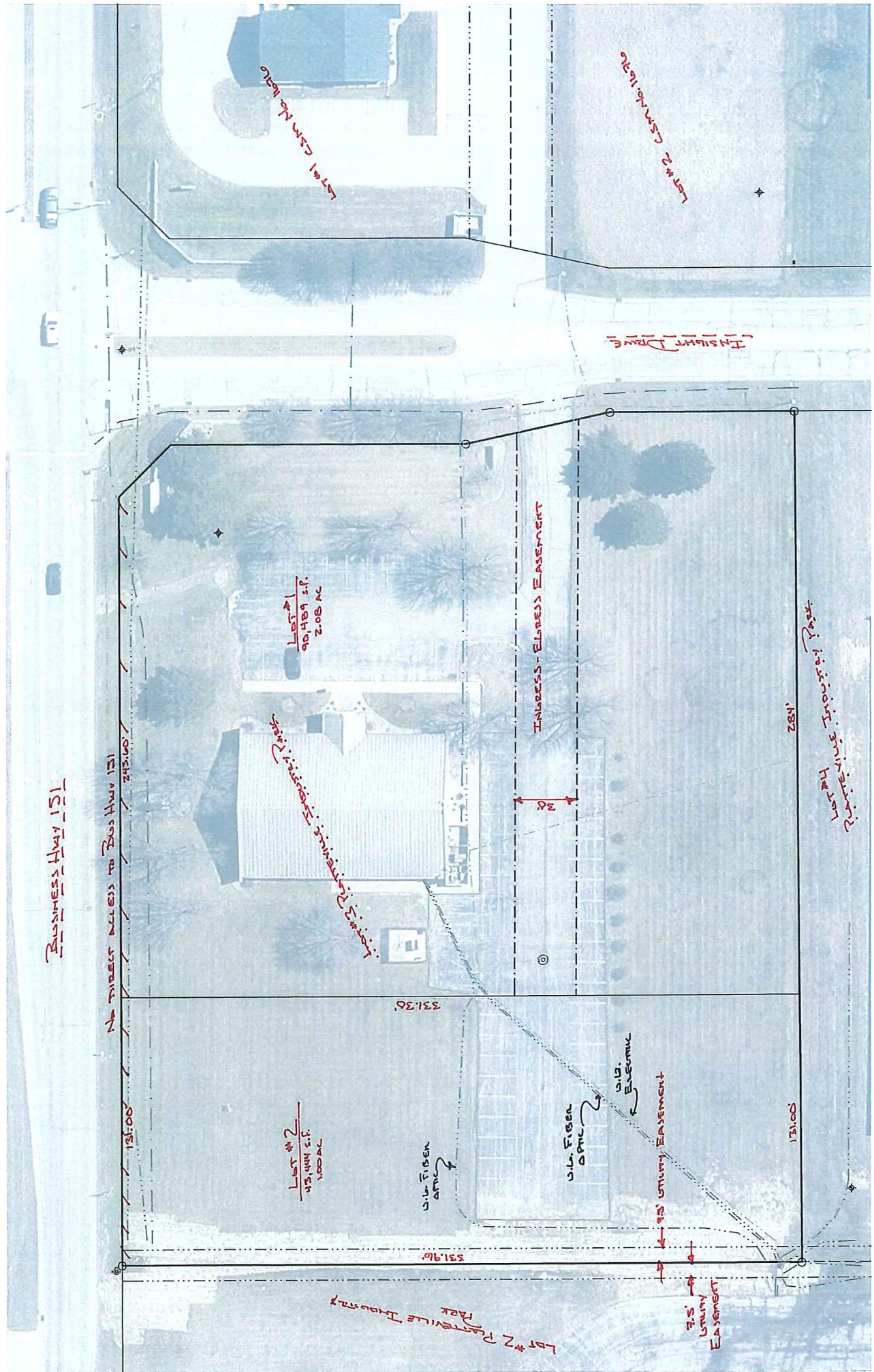
Signatures

The undersigned understands and agrees with the following conditions: No building permits will be issued until the certified survey map or plat has been recorded with the Register of Deeds of Grant County, Wisconsin, and the approval conditions (if any) have been complied with.

APPLICANT: [Signature] DATE: 20 DEC 21

APPLICANT: _____ DATE: _____

OFFICE USE ONLY
 Date Application Filed: 12/20/2021 File Number: PC22-COMDL-01
 Plan Commission Action & Date: 1/3/2022 Fee Paid/Receipt #: _____
 Conditions of Approval: _____



BUSINESS TRACT 151

NO PART OF THIS TRACT TO BE USED AS A RESIDENTIAL TRACT

LOT # 1
1500 AC
1500 AC

LOT # 2
1500 AC
1500 AC

LOT # 3
1500 AC
1500 AC

331.30

331.96

INVERSE EASEMENT

15' UTILITY EASEMENT

15' SIDE EASEMENT

1192

901.51

INVERSE EASEMENT

LOT # 2
1500 AC
1500 AC

LOT # 3
1500 AC
1500 AC

LOT # 2
1500 AC
1500 AC