

PLAN COMMISSION
of the City of Platteville



AGENDA

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

1. ROLL CALL
2. APPROVE MINUTES – January 3, 2022
3. CERTIFIED SURVEY MAP – 1080 Union Street (PC22-CSM02-02)
Consider approval of a land division that would divide the property at 1080 Union Street into two lots.
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
of the City of Platteville



MINUTES

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

ROLL CALL

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

Staff Present: Joe Carroll, Howard Crofoot
Others Present: Doug Rogers, Dan Dreessens

APPROVE MINUTES – December 6, 2021

Motion by Kloster to approve the minutes. Second by Shanley. Motion approved 5-0.

CERTIFIED SURVEY MAP – 1 Insight Drive (PC22-CSM01-01)

Carroll presented the Staff report. 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. 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. 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.

Staff recommends approval of the 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.

Motion by Seeboth-Wilson to approve the CSM subject to the conditions that the CSM shall be recorded with the Grant County Register of Deeds and a copy shall be provided to the City, and the CSM shall include a restriction to prevent direct access onto Business Highway 151. Second by Shanley. Motion approved 5-0.

ADJOURN

Motion by Kloster to adjourn. Second by Vosberg. Motion approved.

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development
Department



Meeting Dates: Plan Commission – March 7, 2022

Re: Land Division

Case #: PC22-CSM02-02

Applicant: Eileen & Tom Nickels

Location: 1080 Union Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Residential	R-1	Low Density Residential
North	Westview Park	C-1	Conservancy
South	Residential	R-1	Low Density Residential
East	Residential	R-1	Low Density Residential
West	Residential	R-1	Low Density Residential

BACKGROUND

The property in question is a single-family residential property that is currently for sale. The owner would like to divide the property so that the house and garage are on one lot and the vacant land is on another lot. The land division will allow those portions of the lot to be sold separately.

PROJECT DESCRIPTION

The applicant has submitted a Certified Survey Map to divide the property into two parcels. The proposed Lot 1 will have an area of 0.40 acres (17,480 sq. ft.) and will have approximately 244' of frontage on Union Street. This lot will contain the house and garage. Lot 2 will have an area of 0.32 acres (13,725 sq. ft.) and will have approximately 90' of frontage on Union Street. This lot will be vacant.

STAFF ANALYSIS

Both lots meet the minimum size and frontage requirements of the zoning and subdivision ordinances. The minimum building setback requirements for the buildings on Lot 1 will also be met.

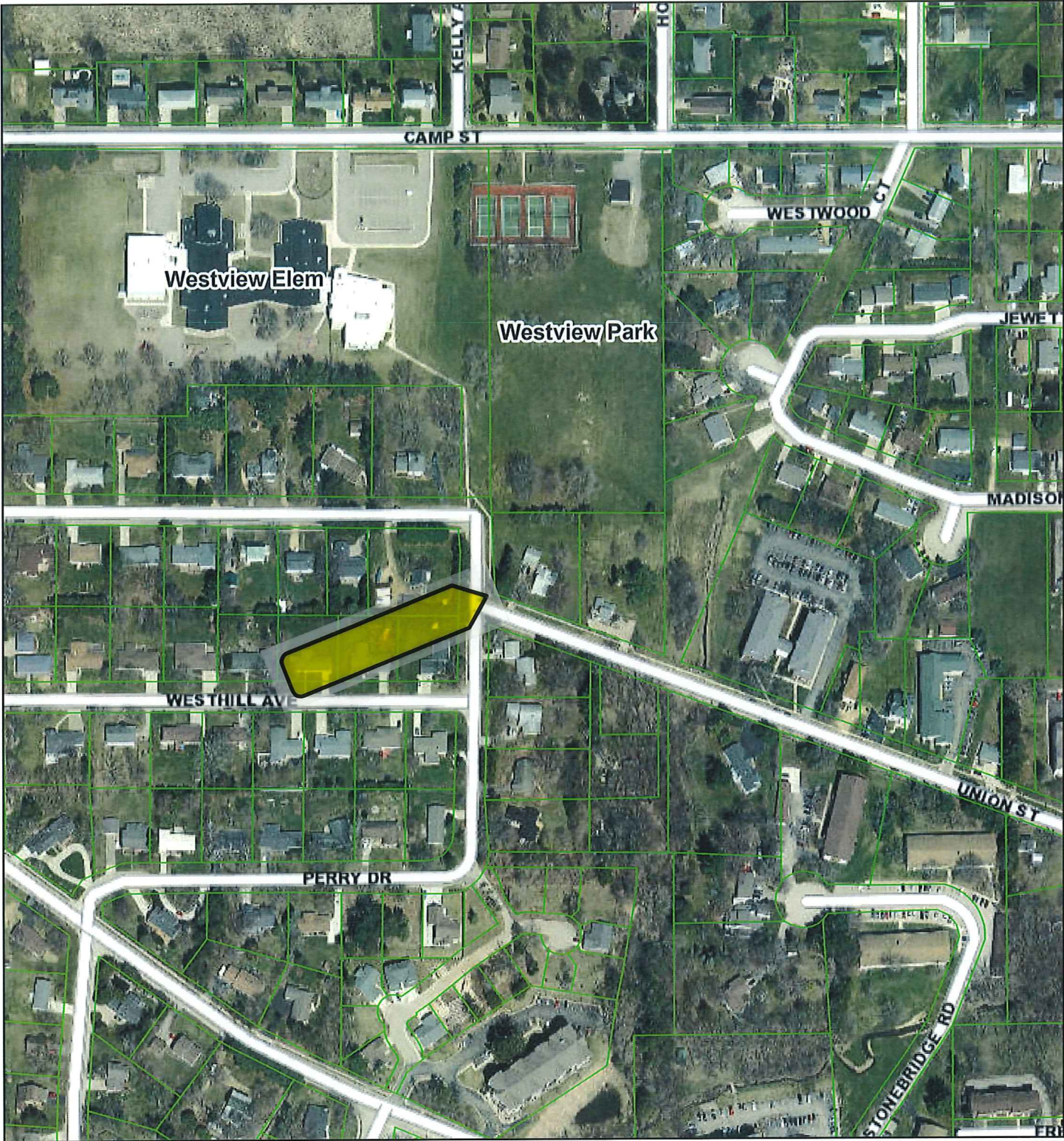
STAFF RECOMMENDATION

Staff recommends approval of the proposed land division as shown on the attached Certified Survey Map, with the condition that the CSM shall be recorded with the Grant County Register of Deeds and a copy shall be provided to the City.

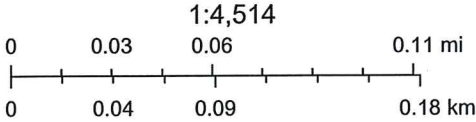
ATTACHMENTS:

1. Location Map
2. Proposed CSM

City of Platteville

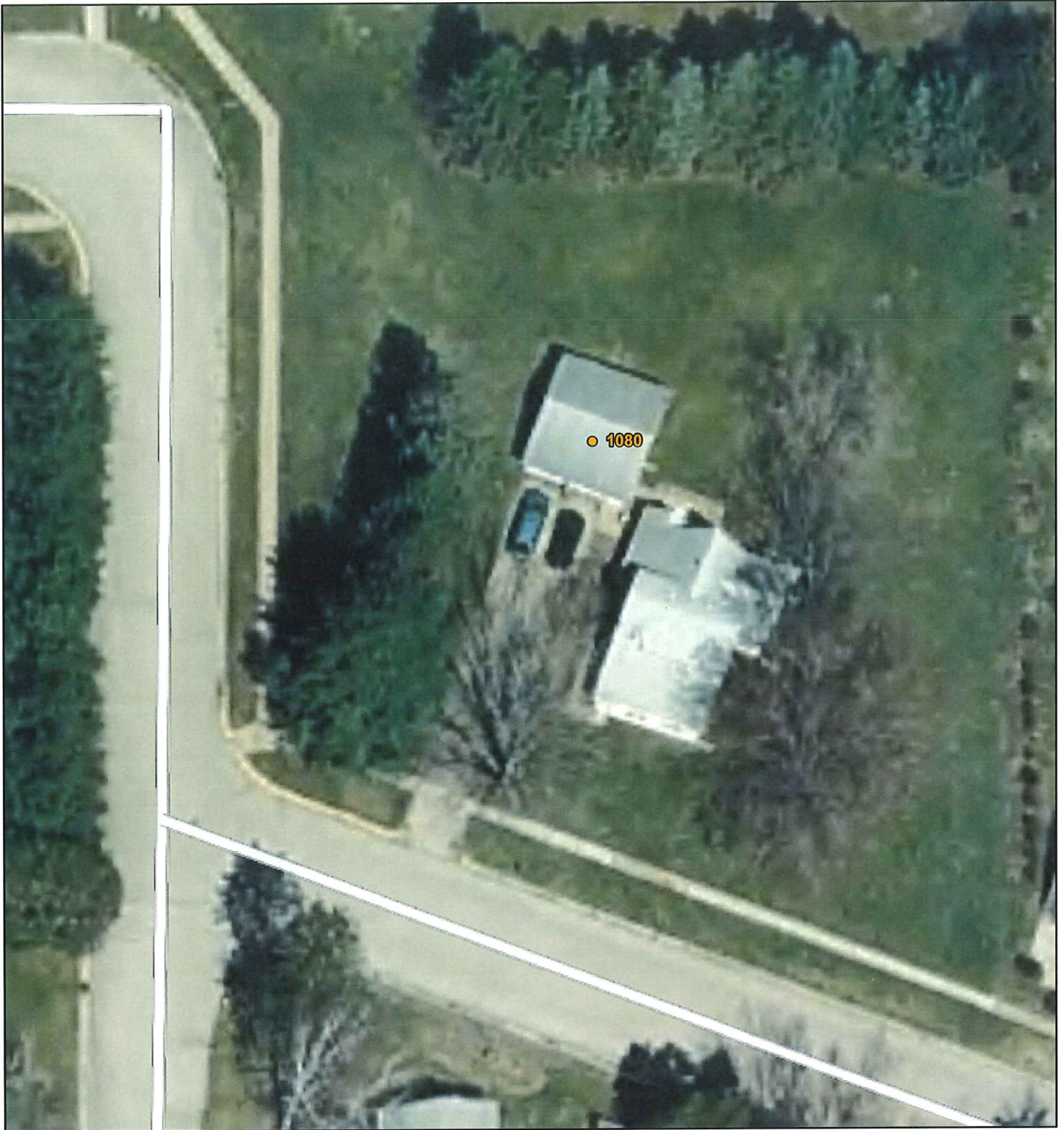


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- Centerline
- City Boundary
- Parcel Data (2022)
- Landmark Names

City of Platteville

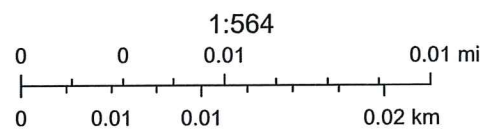


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-  Centerline
-  City Boundary

Address Points (Data in Progress)

-  Active

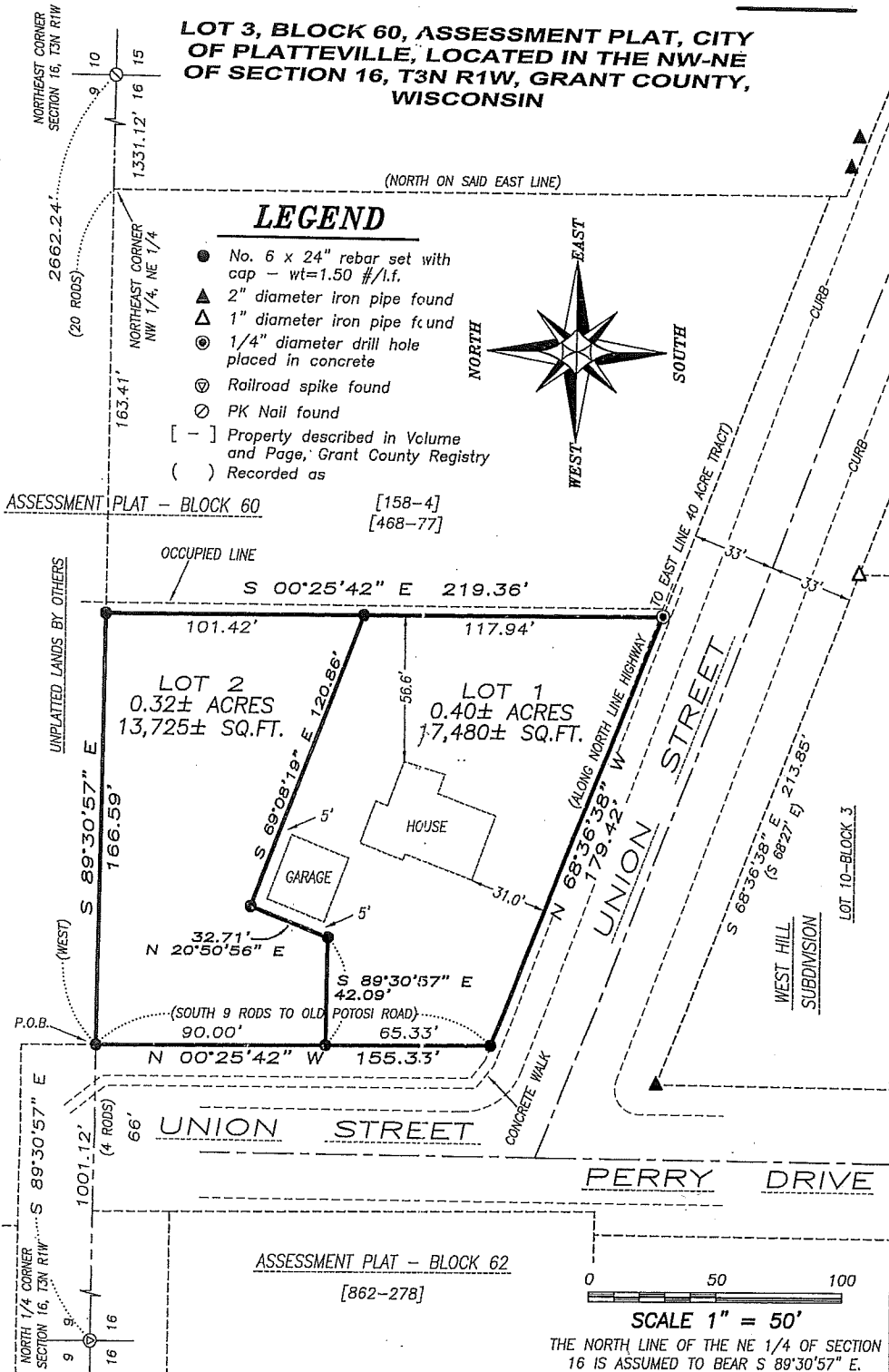
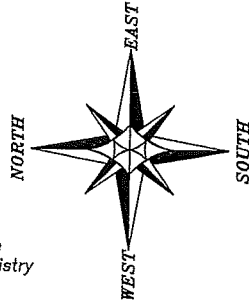


CERTIFIED SURVEY MAP NO.

LOT 3, BLOCK 60, ASSESSMENT PLAT, CITY OF PLATTEVILLE, LOCATED IN THE NW-NE OF SECTION 16, T3N R1W, GRANT COUNTY, WISCONSIN

LEGEND

- No. 6 x 24" rebar set with cap - wt=1.50 #/l.f.
- ▲ 2" diameter iron pipe found
- △ 1" diameter iron pipe found
- ⊙ 1/4" diameter drill hole placed in concrete
- ⊖ Railroad spike found
- ⊙ PK Nail found
- [-] Property described in Volume and Page, Grant County Registry
- () Recorded as



Austin Engineering LLC

Prepared For: TOM NICKELS

4211 HWY 81 E, LANCASTER, WI 53813
PHONE 608-723-6363 FAX 608-723-6702

JOB NO: 07s124
FIELDBOOK: 2703
G:\PLATTEVILLE\AP\BLOCK-60\07s124--NICHOLS

DRAWN BY: AJ AUSTIN
APPROVED: LL AUSTIN
CREW: BS-SB-BD

SHEET 1 OF 2