

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, MAY 2, 2022 – 7:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – April 4, 2022
3. REVIEW NEIGHBORHOOD AFFORDABILITY REPORT

Discuss possible ordinance amendments to assist with development of more affordable housing and increase the opportunities for housing construction.

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, APRIL 4, 2022 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

ROLL CALL

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

Staff Present: Joe Carroll, Howard Crofoot, Adam Ruechel
Others Present: None

APPROVE MINUTES – March 7, 2022

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

REVIEW NEIGHBORHOOD AFFORDABILITY REPORT

Ruechel and Carroll presented information on a document created by the League of Wisconsin Municipalities, the Congress for the New Urbanism and a broad group of Wisconsin organizations which is a zoning guide to help communities create more workforce housing and encourage more housing development. The resulting document is called “Enabling Better Places: A User’s Guide to Wisconsin Neighborhood Affordability”. Staff is looking for input on this document and guidance from the Plan Commission regarding potential changes to the zoning ordinance as recommended in the guide. This will be similar to the process we followed to implement the recommendations from the City’s housing study, which was adopted in 2019.

The Commission discussed the recommendations from the guide and looked at the related sections from the existing zoning ordinance. There was a discussion related to determining what “affordable” housing means and trying to determine what is the prime goal of making the changes. Pros and cons of the various recommendations were discussed.

Staff will gather additional information on potential infill areas and infill lots that may help guide the desired changes that would be the most beneficial.

ADJOURN

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

STAFF REPORT
Community Development Department



Date: May 2, 2022 Plan Commission Meeting
From: Joe Carroll, Community Development Director
Re: Potential Zoning Ordinance Amendments

At the May meeting we will continue discussions related to the document Enabling Better Places: A User's Guide to Wisconsin Neighborhood Affordability. We will be discussing potential changes to the zoning ordinance as recommended in the guide.

As requested at the last meeting, Staff prepared some maps identifying potential housing development sites:

Vacant Residential Parcels

This map identifies the 184 vacant parcels in the City that are zoned residential. Some of these parcels are buildable as they sit now, while others would require the installation of streets and utilities. Some of the larger parcels located on the edges of the City would likely be subdivided as part of the development process.

Potential Residential Lot Splits

This map identifies existing residential lots that appear to have at least 12,000 sq. ft. of area and 120 feet of street frontage to allow dividing into two lots. The lots also have the existing house located towards one side to allow enough vacant area for another house to be built on the new lot. The number of these lots is an estimate but is in the vicinity of 65 parcels.

Infill/Redevelopment Areas

This map identifies areas of the City that have already been developed for residential use, but have large areas of land that are underutilized, primarily areas where several deep and oversized lots are located adjacent to each other. Although these areas have plenty of land area to allow for development, there would need to be significant land assembly efforts and the extension of utilities and streets or access drives. This category is much harder to define, but there are 16 areas identified on the map.

ENABLING BETTER PLACES: A USER’S GUIDE TO WISCONSIN NEIGHBORHOOD AFFORDABILITY

RECOMMENDED CODE CHANGES (existing code requirements shown in blue)

CODE ISSUE: Adjust lot and yard standards

- Lot widths and areas should be realigned to match historic patterns favoring narrower lots.

R-1:	Single-Family: Lot Width: 70 feet	Lot Area: 8,000 square feet
R-2:	Single-Family: Lot Width: 60 feet Two-Family: Lot Width: 90 feet	Lot Area: 6,000 square feet Lot Area: 10,000 square feet
R-3:	Single-Family: Lot Width: 60 feet Two-Family: Lot Width: 90 feet Multi-Family: Lot Width: 90 feet	Lot Area: 6,000 square feet Lot Area: 10,000 square feet Lot Area: 10,000 square feet with a minimum of 1,500 square feet per efficiency apartment, 2,000 square feet per one-bedroom apartment and 2,500 square feet per two or more bedroom apartment.

- Setbacks should be reduced to historic distances to allow greater use of the existing lots.

Street: 25 feet
Side: 10 feet (For R-3 district side lot lines that abut property in the R-1 and R-2 districts shall be increased by one foot for each foot of building height above 25 feet)
Rear: 25 feet

The required street yard may be decreased in any Residential or Business district to the average of the existing street yards of abutting structures on each side, but in no case less than fifteen (15) feet in any residential district.

- Increase permitted lot coverages to match historic patterns.

R-3: Lot Coverage (Building + Parking): Maximum 80 %

CODE ISSUE: Historic Multi-Family

- Allow multi-unit housing as permitted uses in single-family zoning districts which have historically included two-family and multi-family. Ensure multi-unit housing is held to the height and frontage dimensions of existing single household dwellings or historic multi-unit housing. The number of units is determined by the size of the building, not by density calculations.

R-3 Lot Area: 10,000 square feet with a minimum of 1,500 square feet per efficiency apartment, 2,000 square feet per one-bedroom apartment and 2,500 square feet per two or more bedroom apartment.

CODE ISSUE: Accessory Dwelling Units (ADUs)

- Accessory dwellings should be allowed by right for all single-family zoning districts.

In the R-1 and R-2 districts, only one principal structure shall be located, erected, or moved onto a lot. In all other districts, multiple principal structures are permitted on one lot as long as the building setbacks, parking requirements, lot coverage requirements, fire department access, and other applicable code requirements are met for all structures on the lot.

- Additional parking spaces should not be required for an accessory dwelling.

Single-family homes – Two (2) spaces.

Two-family and Multi-family dwellings:

Efficiency units – One (1) space per unit.

One-bedroom units – One (1) space per unit.

Two or more bedroom units – 0.75 spaces per bedroom, per unit.

CODE ISSUE: Remove Unnecessary Regulations and Restrictions

- Permit residential uses within downtown and Main Street zoning districts.

B-2: Residences attached to business establishments are permitted; however, residential use of the ground floor is prohibited.

CBT: Single-family and two-family are permitted. Multi-family is conditional use.

- Permit residential uses, including multi-family, in commercial districts.

B-1: Same as R-2 district (one and two-family permitted).

CBT: Single-family and two-family are permitted. Multi-family is conditional use.

B-2 and B-3 districts: Residences attached to business establishments are permitted; however, residential use of the ground floor is prohibited.

- Manage residential density with building types not units per acre in each district. Consider using three to five residential zones, depending on locations:

- Post-1950's era: Single-family, Two-family, Townhouses, Three to Six-family, and Multi-family districts.
- Pre-1950's era: Single-family, two-family and townhouses, Three to Six-family, and multi-family districts. These are best implemented with intensity levels of low intensity, medium intensity, and high intensity. Permit neighborhood-scaled commercial uses within the medium and high intensity residential districts.

CODE ISSUE: Adjust Parking Requirements

- Reduce or eliminate parking minimums.

Single-family homes – Two (2) spaces.

Two-family and Multi-family dwellings:

Efficiency units – One (1) space per unit.

One-bedroom units – One (1) space per unit.

Two or more bedroom units – 0.75 spaces per bedroom, per unit.

- Allow shared parking to count toward parking minimums.

Joint Use. The Zoning Administrator may approve joint use of parking facilities for two or more uses or activities only under the following conditions:

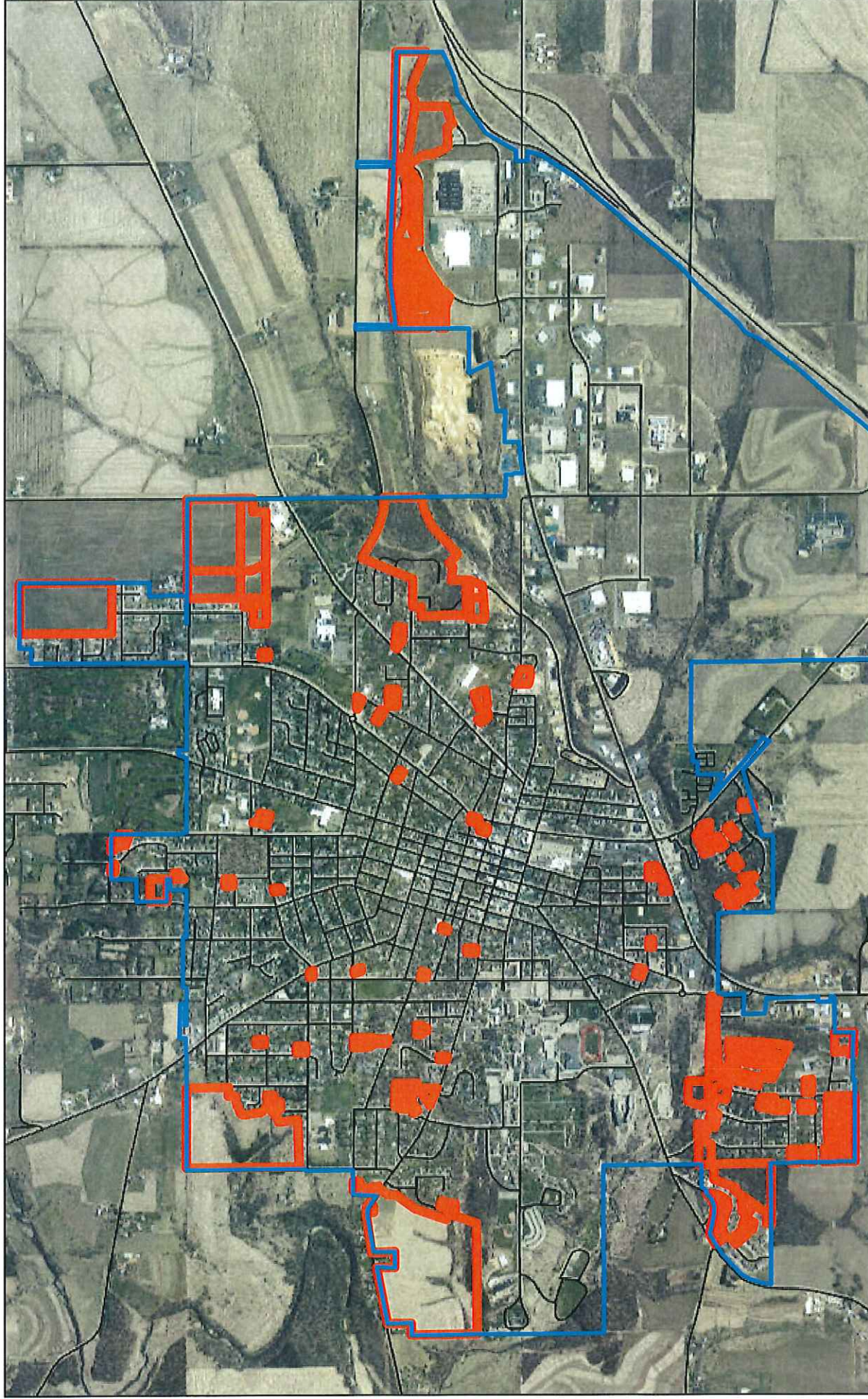
- (a) The uses utilizing the parking facility must operate at different times of the day, so that there is no conflict in the use of the parking area.
- (b) The main entrance of any use which utilizes the parking facility may be no more than 300 feet from the nearest driveway of the parking facility.
- (c) All parties to the joint use, including the owner(s) of the parking facility, must sign an agreement which allows for the joint use and outlines the hours of operation of the various uses of the facility, subject to review and approval by the Zoning Administrator.
- (d) The Zoning Administrator and the City Engineer must find that the joint use will not result in any increased congestion in the public streets and will not otherwise violate the intent of this Section.

- Allow on-street parking and allow it to count toward parking minimums.

CODE ISSUE: Evaluate Processes

- Adopt a Traditional Neighborhood Development ordinance.
- Consider replacing existing PDDs with TND standards.
- Assess and streamline the subdivision process including standards that direct development outcomes and a time limit on municipal response.
- Assure workforce housing applications will be prioritized and response time limited to 90 days, max.

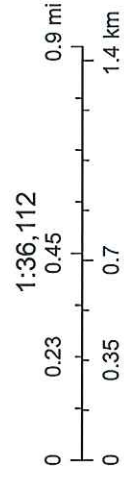
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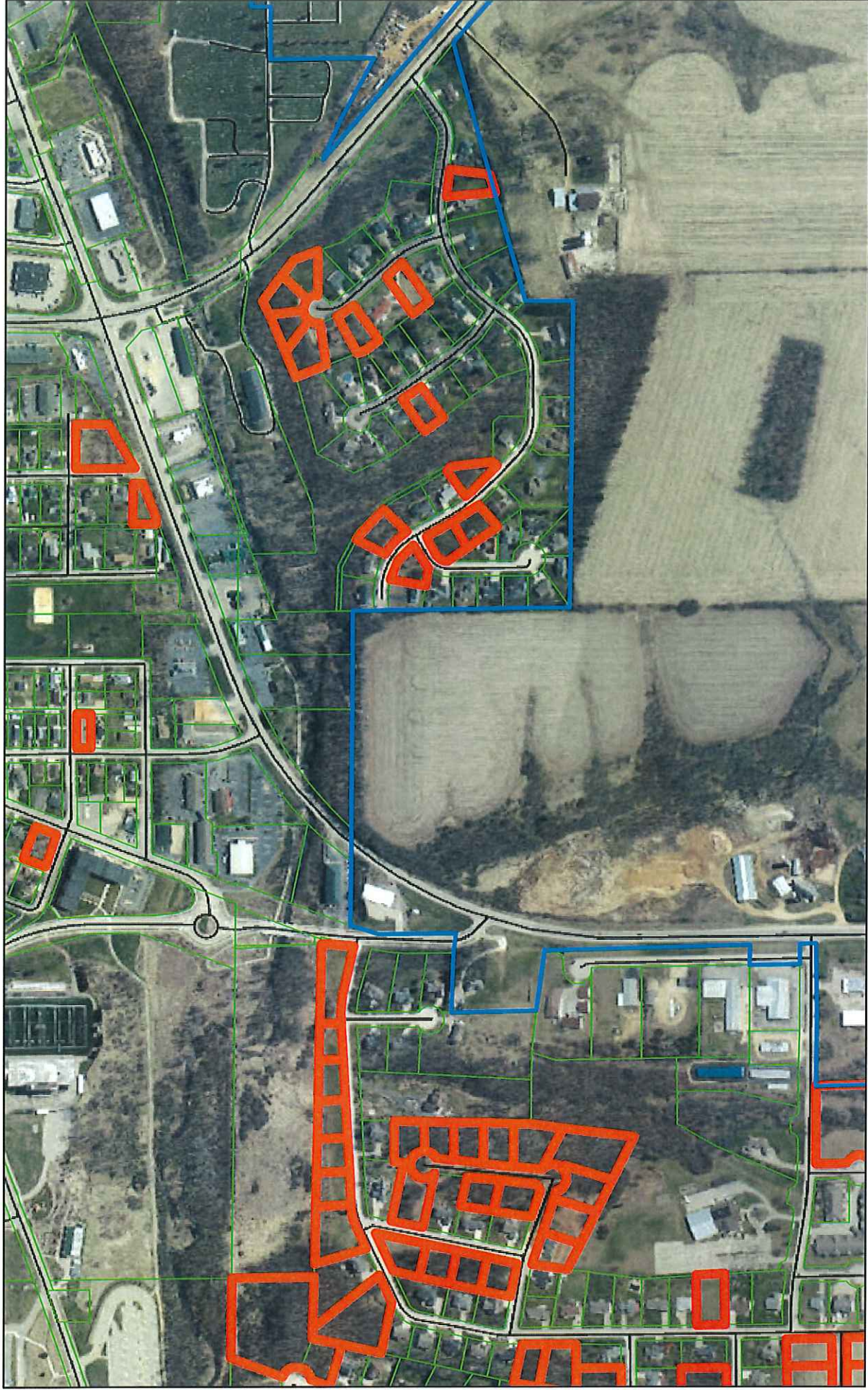
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- Centerlines
- ▭ Vacant Parcels
- ▭ City Boundary

Vacant Residential Parcels

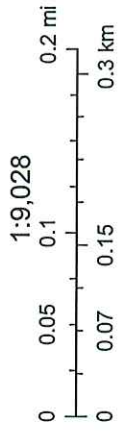


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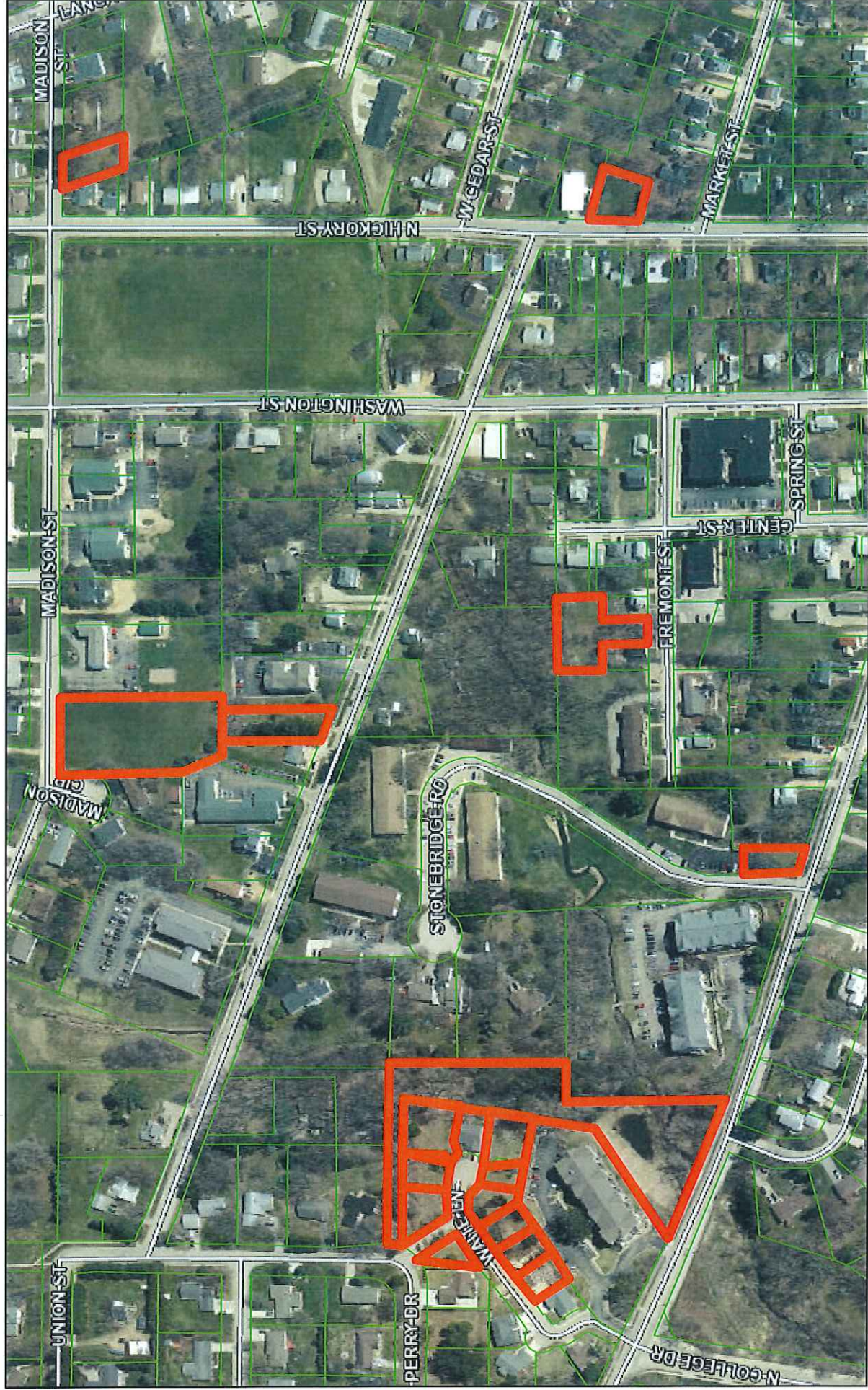


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- ▭ Vacant Parcels
- ▭ Parcel Data (2022)
- ▭ City Boundary







City of Platteville

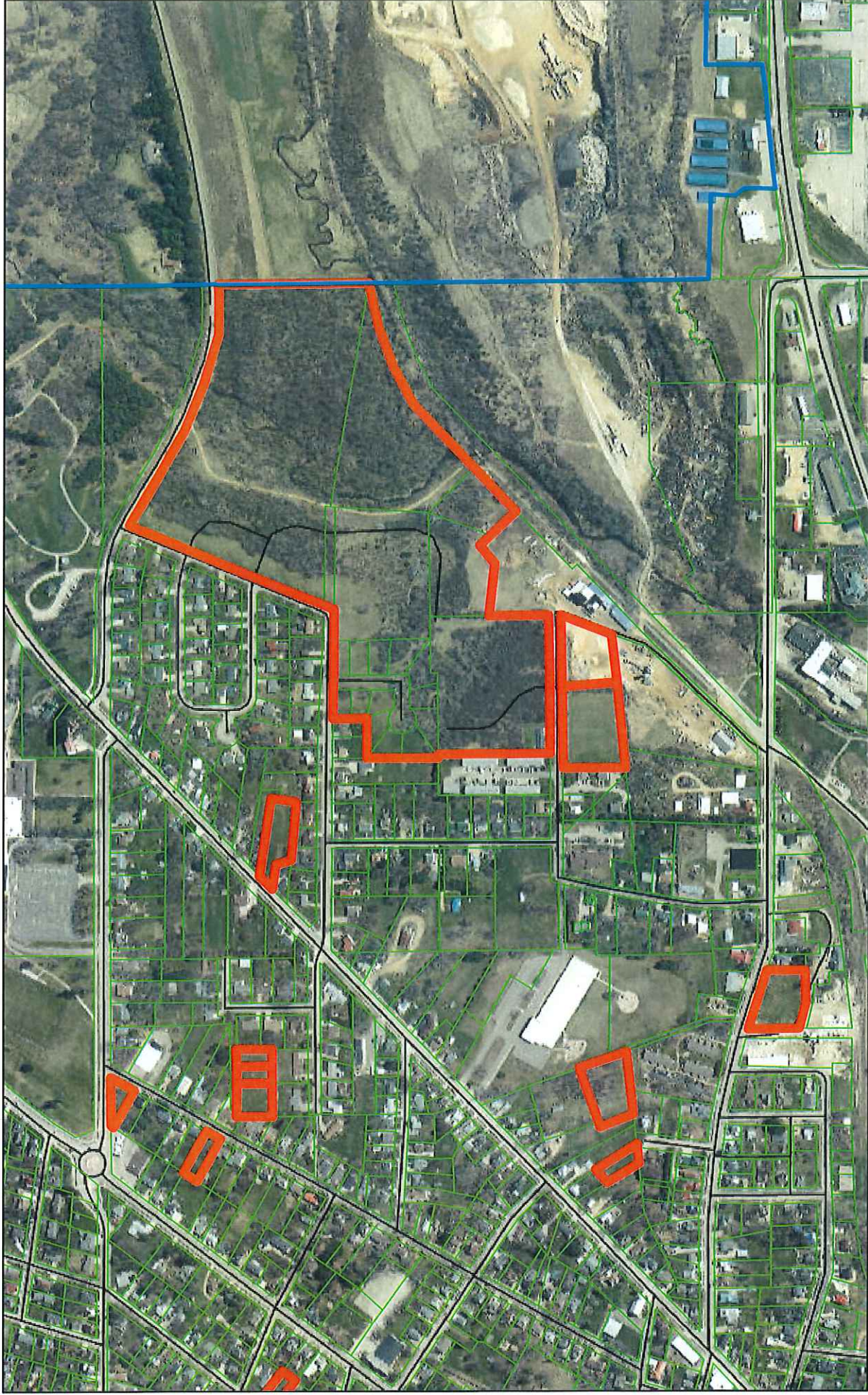


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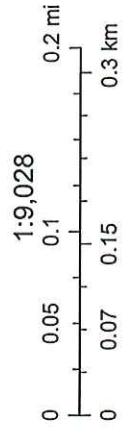
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-  Centerlines
-  City Boundary
-  Parcel Data (2022)

City of Platteville

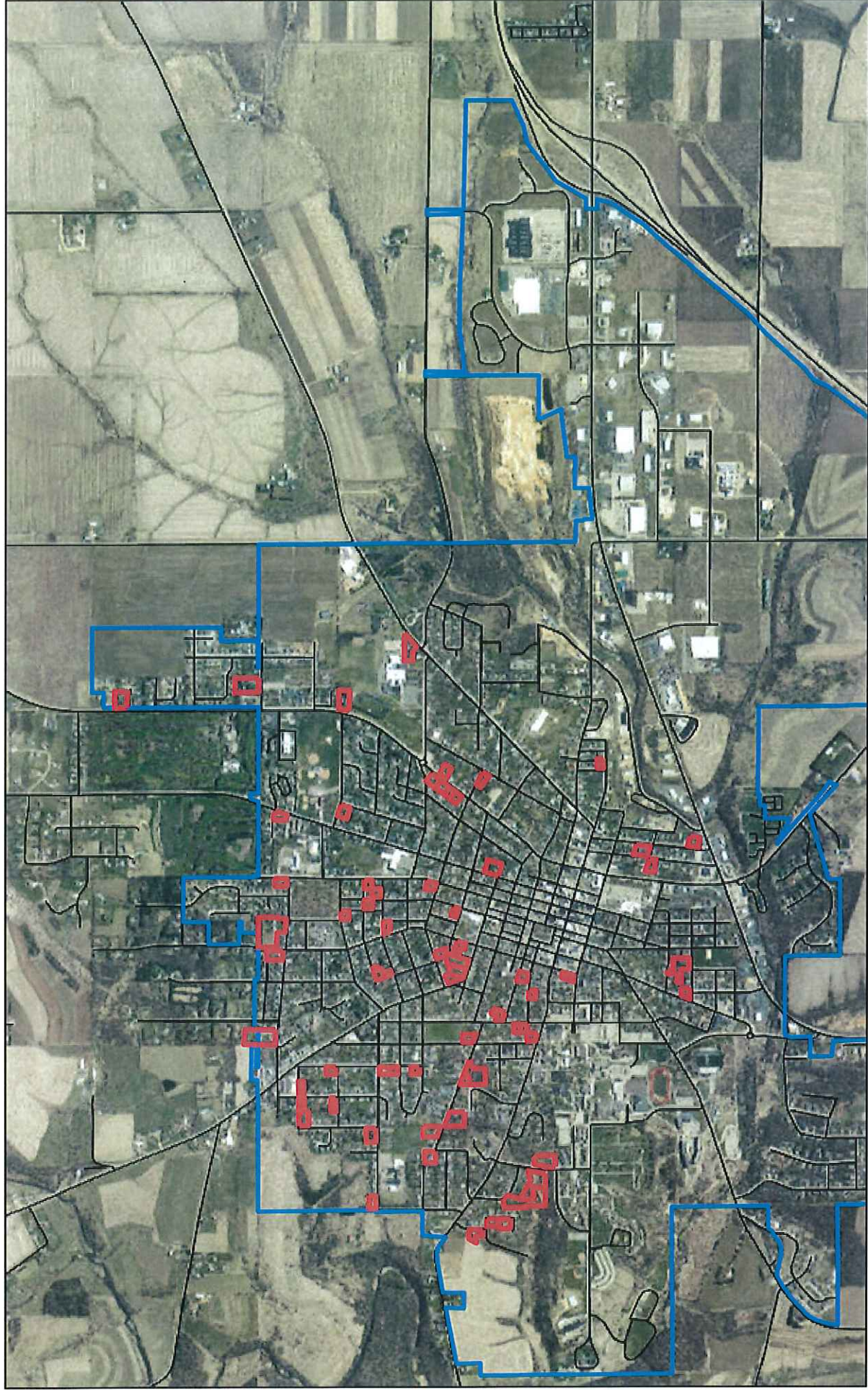


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- Centerlines
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- ▭ City Boundary
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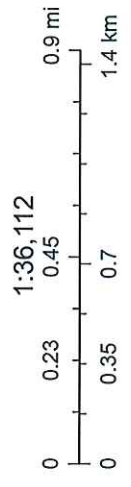
City of Platteville



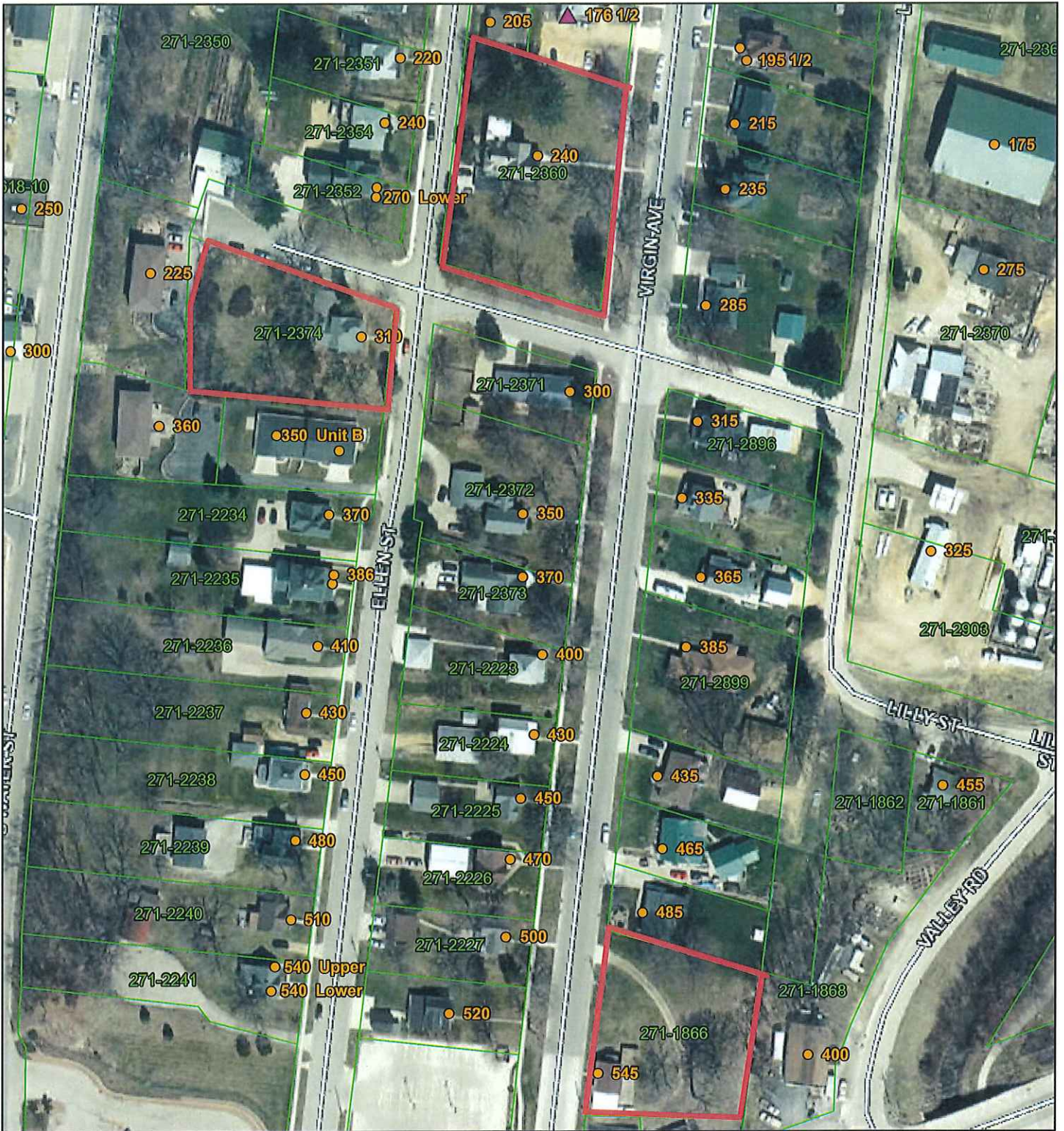
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- Centerlines
- City Boundary

Potential Residential Lot Splits



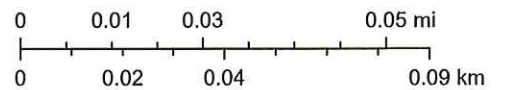
City of Platteville



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-  Centerlines
-  City Boundary
- Address Points (Data in Progress)
 -  Active
-  Question/Needs Review
-  Parcel Data (2022)







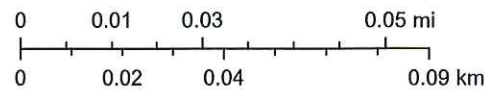
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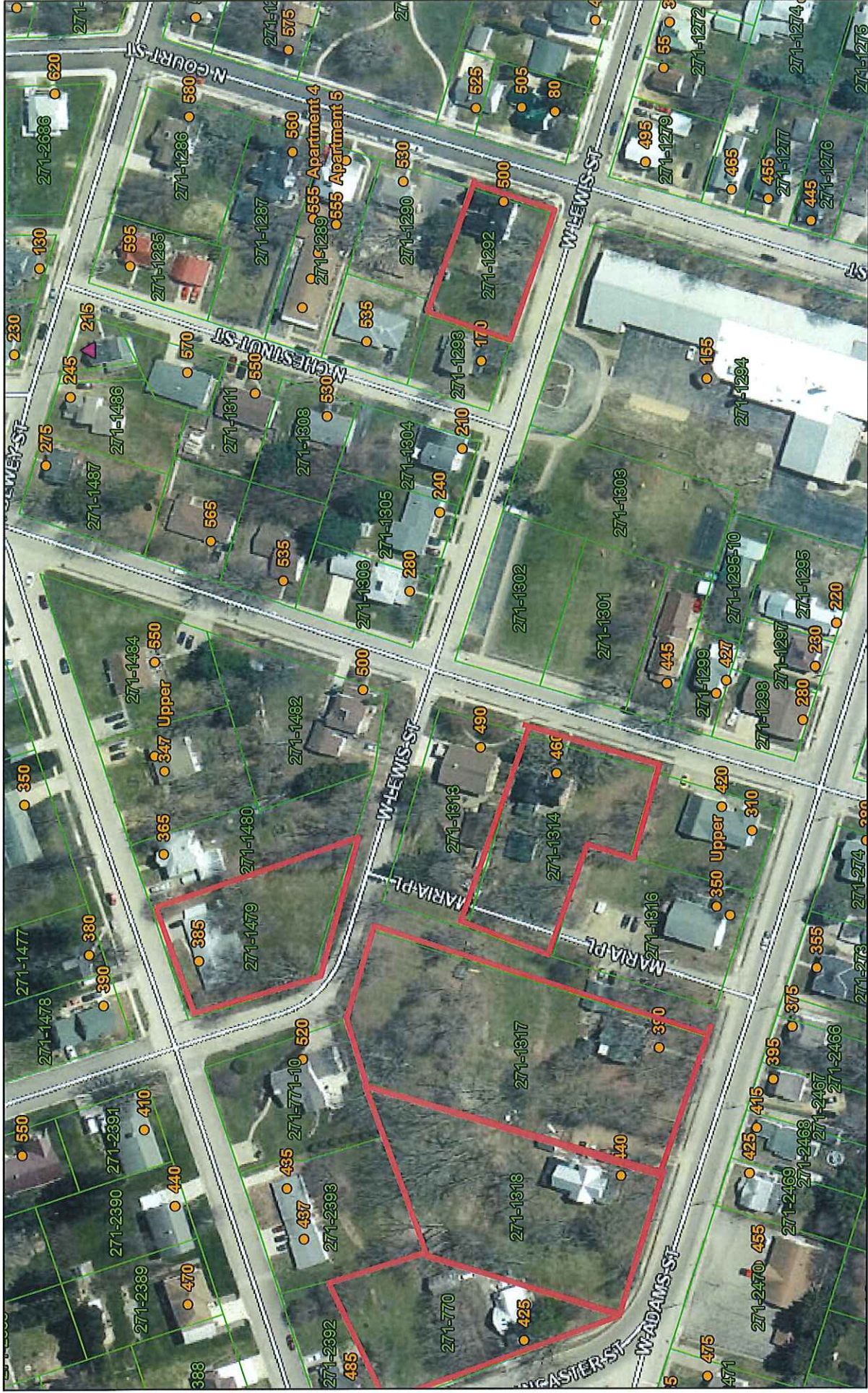
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-  Centerlines
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- Address Points (Data in Progress)
 -  Active
 -  Parcel Data (2022)

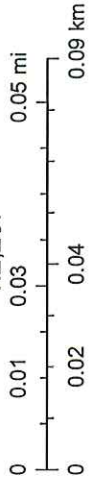


City of Platteville



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- City Boundary
- Address Points (Data in Progress)
- City Boundary
- Question/Needs Review
- Parcel Data (2022)

City of Platteville

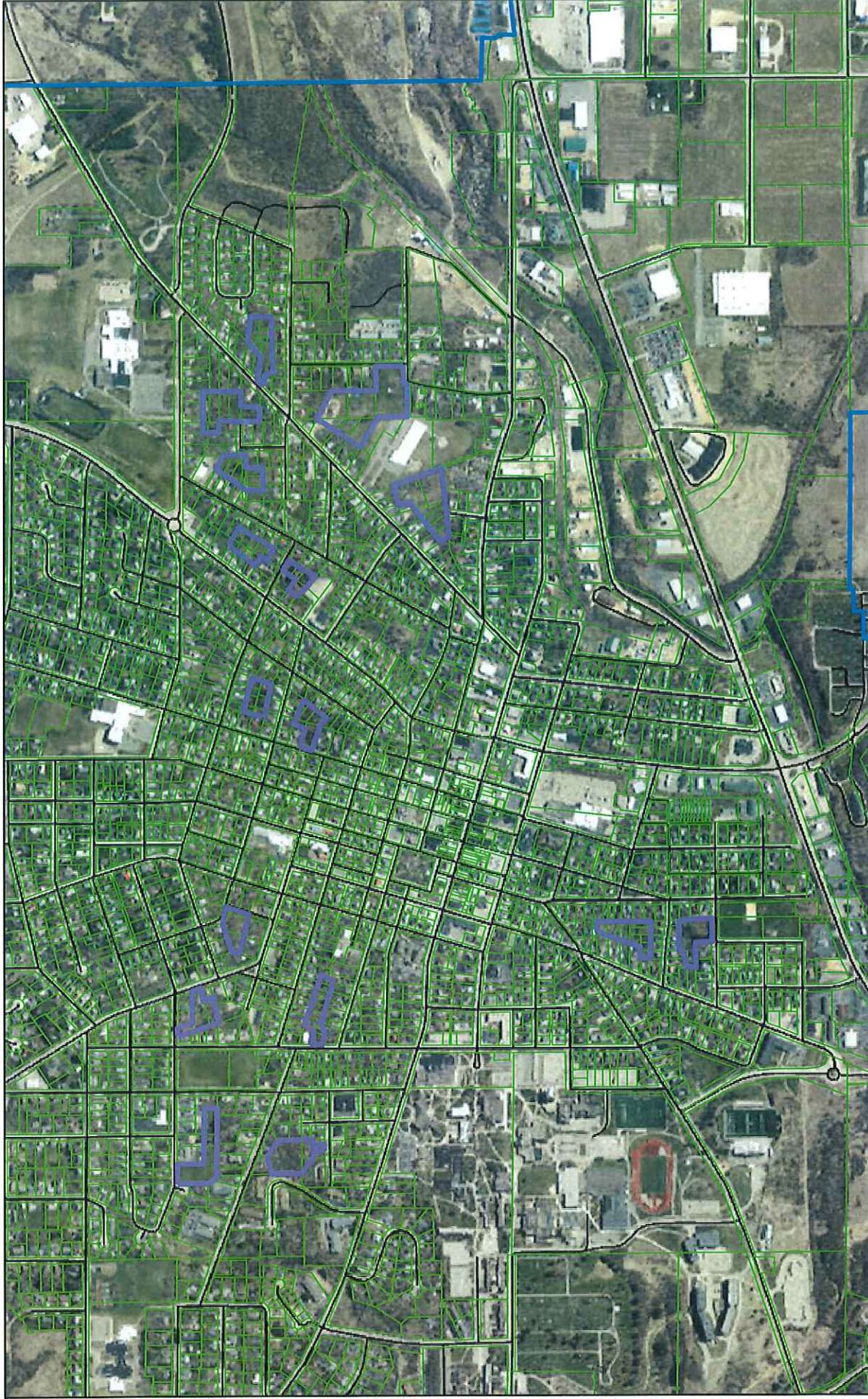


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- Address Points (Data in Progress)
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- Active
- Parcel Data (2022)



City of Platteville



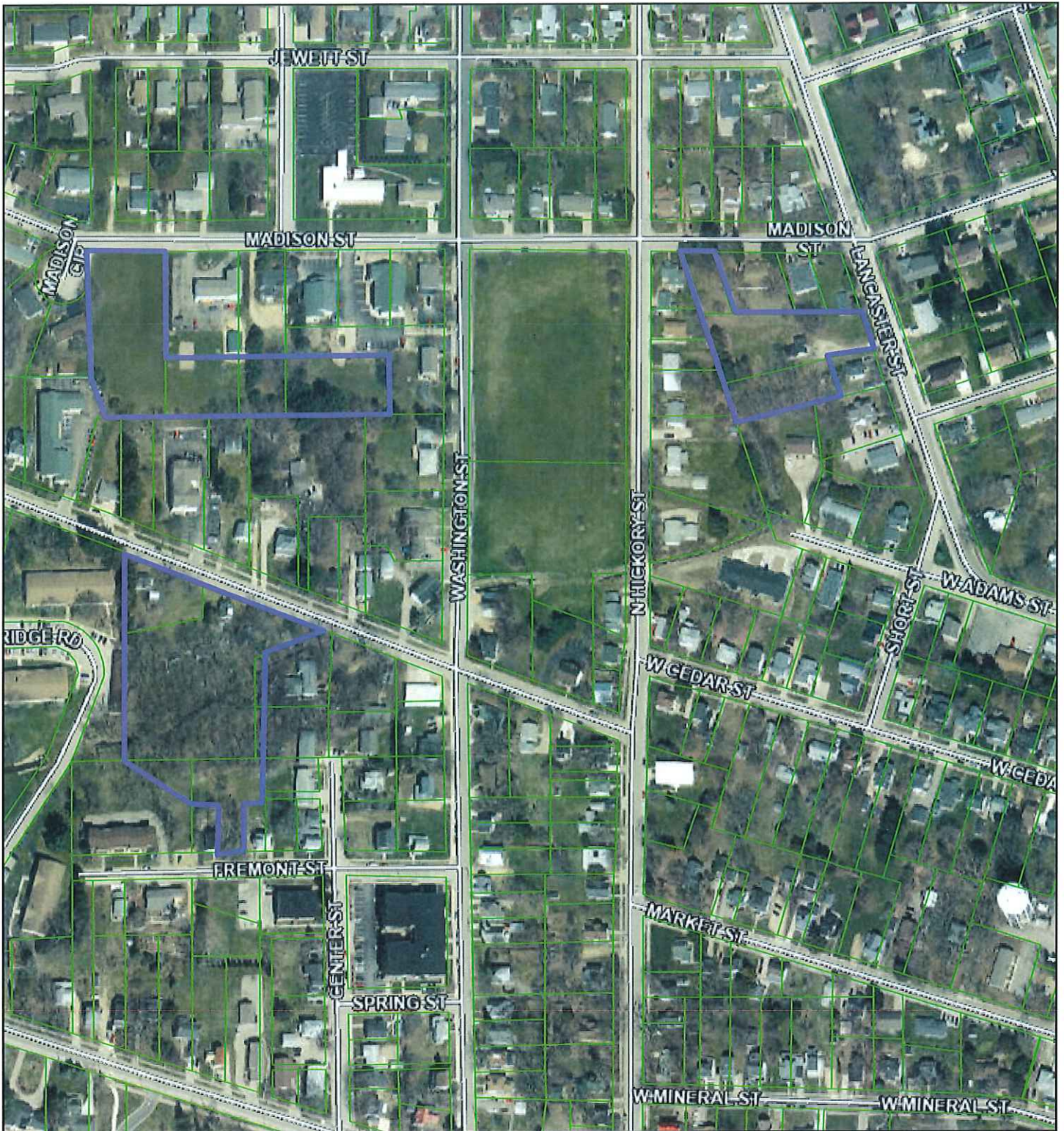
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Residential Infill/Redevelopment Areas

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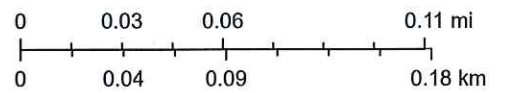
City of Platteville



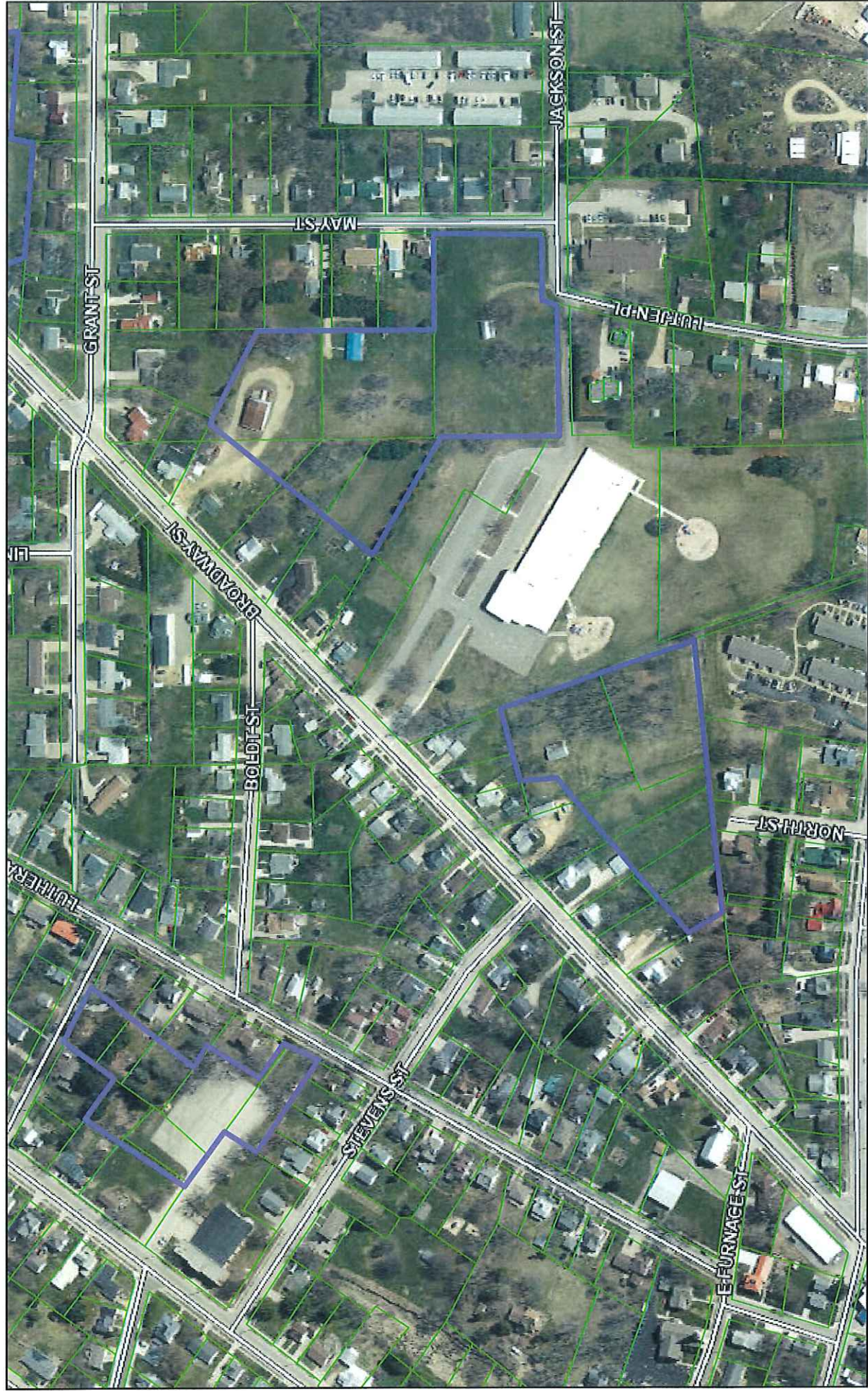
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-  Centerlines
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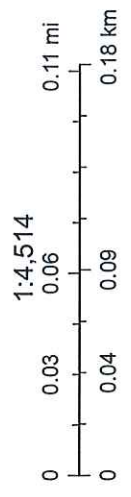


City of Platteville

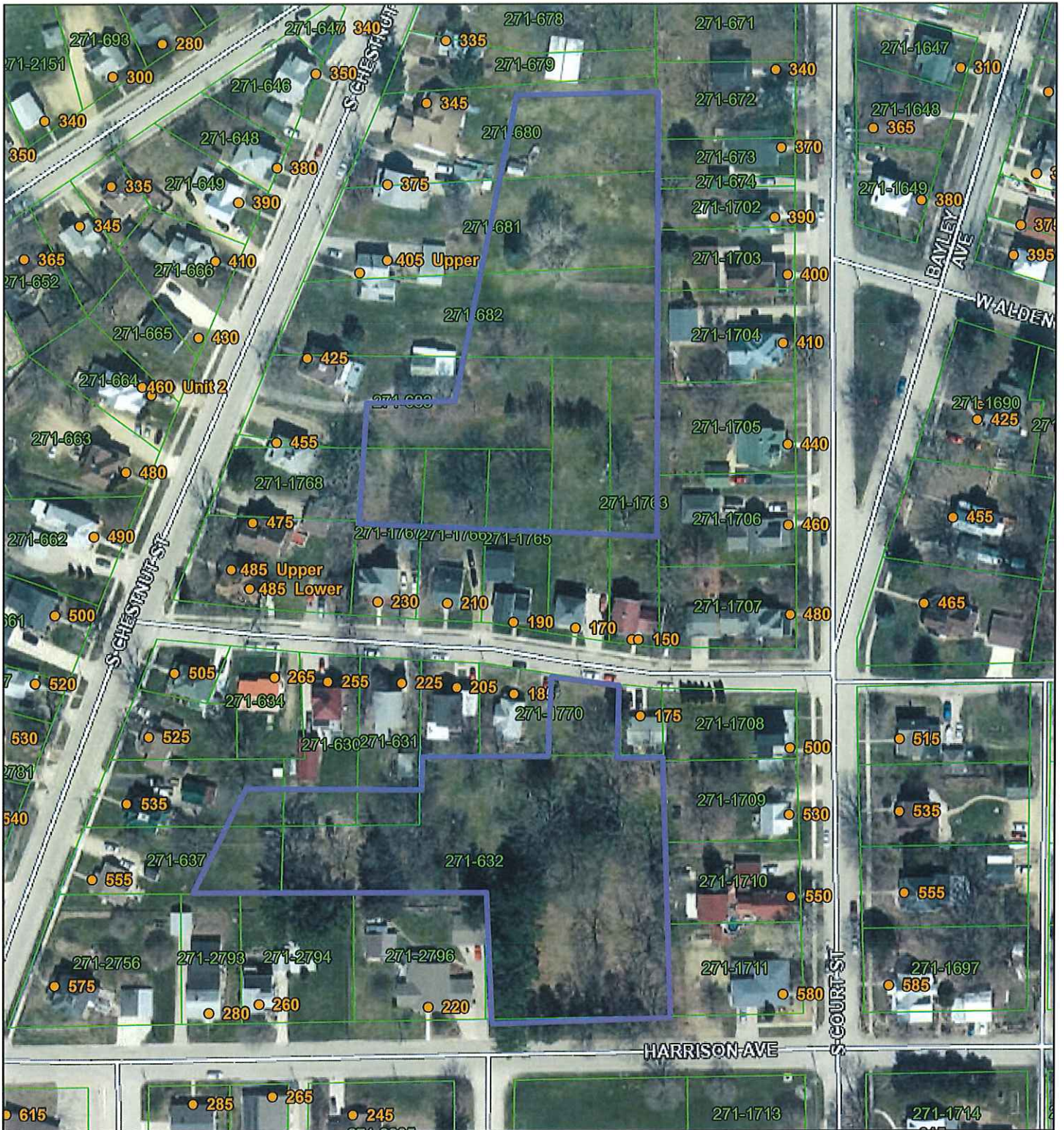


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- Centerlines
- Parcel Data (2022)
- City Boundary



City of Platteville



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Centerlines

City Boundary

Address Points (Data in Progress)

Active

Parcel Data (2022)

