

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JULY 11, 2022 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – May 2, 2022
3. SIDEWALK INSTALLATION EXCEPTION – 1601 Progressive Parkway
Consider a request for an exception to the zoning rule (Chapter 22.061) that requires public sidewalks to be installed as part of new commercial development.
4. DEED CITY-OWNED LAND – 275 Lilly Street/750 Valley Road
Consider a request to transfer ownership of City-owned land to Lawinger Brothers Construction.
5. PLANNED UNIT DEVELOPMENT-GDP – 305 Eastside Road
Consider an application for a PUD to allow the construction of a building for Family Advocates that will include office space and a domestic shelter facility.
6. CERTIFIED SURVEY MAP AND ZONING AMENDMENT – 6043 County Rd D
Consider applications for a Certified Survey Map to create a new lot and to rezone the lot for commercial storage use.
7. CERTIFIED SURVEY MAP – Calhoun Drive and Amar Drive
Consider an application for a Certified Survey Map to reconfigure a portion of the undeveloped Golden Heights Subdivision.
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, May 2, 2022

The regular meeting of the Plan Commission of the City of Platteville was called to order by Council President Barbara Daus at 7:05 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Barbara Daus, Robert Vosberg, Todd Kasper, Bill Kloster, Kory Wein, and Evan Larson.
Excused: Amy Seeboth-Wilson

APPROVAL MINUTES – April 4, 2022

Motion by Larson, second by Kloster to approve the April 4, 2022, minutes as presented. Motion carried 5-0 on a roll call vote, Larson abstained.

Review Neighborhood Affordability Report – The Plan Commission continued the discussions related to the document Enabling Better Places: A User’s Guide to Wisconsin Neighborhood Affordability. The Plan Commission also discussed with staff the potential changes to the zoning ordinance as recommended in the guide.

ADJOURN:

Motion by Kloster, second by Vosberg to adjourn. Motion carried 5-0 on a voice vote. The meeting was adjourned at 8:11 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission - July 11, 2022

Re: Sidewalk Installation Exception

Case #: PC22-MI01-03

Applicant: John Holborow - PPP Development, LLC

Location: 1601 Progressive Parkway

Surrounding Uses and Zoning:

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

I. BACKGROUND

1. The property is currently under construction as the site for a new commercial building that will contain a Starbucks coffee shop and a U.S. Cellular location. Prior to this project, the property was vacant. The zoning ordinance requires sidewalks to be installed as part of new commercial development if there currently are no sidewalks along the street frontage. The applicant is requesting an exception to this requirement.

II. PROJECT DESCRIPTION

2. The property has frontage on Progressive Parkway (223'), Keystone Parkway (320') and Business Highway 151 (185'). There are no sidewalks currently located along any of the street frontages of this property. The closest sidewalk is located across the street from the property along the north side of Progressive Parkway. On the same block as the property, the sidewalk currently ends at the west side of the Sherwin Williams property, so there are currently four properties between the two sites without sidewalk. However, the sidewalk will be extended along two of these properties as part of the Arby's and Oak Park Dental projects, which will be completed later this year.

3. Section 22.061(I) of the zoning ordinance (attached) requires the installation of sidewalks within the public right-of-way along the frontage of the property as part of the construction project. The Council may provide exceptions to this requirement based on the below standards. The Plan Commission and Community Safe Routes Committee will each make a recommendation to the Council. The following criteria shall be used to guide decisions regarding exceptions to the sidewalk installation requirements.
 - a) 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.
 - b) High construction costs due to technical challenges associated with topography, water drainage patterns, or obstructions.
 - c) The area is not identified as a Tier 1, 2, or 3 priority area on the most current Sidewalk Plan and Map (attached).

III. STAFF ANALYSIS

4. Based on the criteria, the following items should be considered:
 - a) The southwest corner of the site at the intersection of Business Highway 151 and Keystone Parkway does have an area where there is not enough right-of-way for a sidewalk. This area also has some obstructions due to traffic lights and utilities. The remainder of the frontage appears to be clear of obstructions and to have adequate width.
 - b) Other than the obstructions mentioned above, there do not appear to be areas that would cause unusual technical challenges or higher costs. However, the property has approximately 728 feet of frontage, so installing sidewalks along all the streets would be costly.
 - c) The Sidewalk plan identifies the Business Highway 151 frontage as a Tier Three priority. The other frontages are not identified on the plan.

IV. STAFF RECOMMENDATION

5. The zoning ordinance provides the following options regarding exception requests:
 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.
6. The Community Safe Routes Committee discussed this item at their June 20th meeting and recommended the City allow for a delayed sidewalk installation as part of a development

agreement whereby the sidewalk is installed at the property owner's expense when the City requires installation of sidewalk.

ATTACHMENTS: Application, Location Maps, Project Site Plans, Ordinance Excerpt, Sidewalk Plan Maps

APPLICATION FOR A
SIDEWALK INSTALLATION EXCEPTION
CITY OF PLATTEVILLE, WISCONSIN – www.platteville.org



APPLICANT INFORMATION

Applicant Name John Holborow

Phone 414.393.1800

Address 802 N. 109th Street
Milwaukee, WI, 53226

Email jholborow@evodevoinc.com

PROPERTY INFORMATION

Address 1601 Progressive Parkway
Platteville, WI, 53818

Zoning B-3

Current Use B-3

Owner PPP Development, LLC

Proposed Use No change

PROPERTY STREET FRONTAGE AND EXISTING SIDEWALK INFORMATION

Street US 151 Frontage Distance 185'-0" +/- Sidewalk Present No Yes Distance _____

Street Keystone Parkway Frontage Distance 320'-0" +/- Sidewalk Present No Yes Distance _____

Street Progressive Way Frontage Distance 223'-0" +/- Sidewalk Present No Yes Distance _____

Street _____ Frontage Distance _____ Sidewalk Present No Yes Distance _____

PROPOSED PROJECT TYPE

Property Development/ Redevelopment New Residential Subdivision New Commercial Subdivision

PROPOSED PROJECT DESCRIPTION

Development on a vacant lot for a new retail building approximately 5,087 sf total. Tenants for the building will be Starbucks and US Cellular. Starbucks will have an exterior patio approximately 415 sf.

Anticipated Project Start Date Spring 2022

Anticipated Completion Date Fall 2022

REQUESTED SIDEWALK EXCEPTION Describe your request for an exception to sidewalk installation requirements.

The cost of installing sidewalks on a corner lot for each street frontage is not feasible for this development. Currently the restaurant and vacant lots to the East do not have sidewalks and have no continuous connectivity to other buildings on this block or adjacent blocks. To the West Wisconsin State Bank Trust, A&W and other buildings do not have sidewalks to connect to. The properties across the street to the South also do not have sidewalks to connect to.

See next page

JUSTIFICATION FOR SIDEWALK INSTALLATION EXCEPTION

Explain in the spaces below how your exception request meets one or more of the following criteria. Include cost estimates if applicable and attach drawings, photos, and other information to support your request.

- 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.

Site would have issues at the corner of US 151 and Keystone Parkway with the monument sign for Menards/Burger King, traffic lights at the corner, site utilities manholes, storm water manhole and site drainage. See images attached.

- 2) Obstructions such as large utility facilities (i.e. power poles), retaining walls, culverts, signage, etc.

Current existing obstructions at US 151 and Keystone Parkway corner are, traffic lights, site utilities manholes, storm water manholes. These would have to be moved or altered for sidewalks to be added to this development. See attached images.

- 3) High construction costs due to technical challenges associated with topography and water drainage patterns.

Existing site drainage at the corner of US 151 and Keystone Parkway would have to be redesigned for the addition of sidewalks. The existing storm water manhole and grading on site would have to be altered. This would cause additional cost in site work, and re-engineering on previous approved designed plans.

Other Comments and Information

The cost of the sidewalk on 3 frontage roads, and maintaining them is not feasible for this development. With no direct site continuous connectivity to adjacent properties it does not make sense to build sidewalks on this property. Adjacent businesses on other blocks do not have sidewalks that would create continuous connectivity. Many of those businesses would have difficulty adding sidewalks to connect to our site. This would also be a high cost to those existing businesses to move existing monument signs, utilities, traffic lights, retaining walls, and etc.

Applicant Signature 

Date 5/20/2022

Applicant Signature _____

Date _____

CITY USE ONLY	Date Application Filed <u>5/20/2022</u>	Fee Paid/Receipt # _____	File # <u>PC22-M101-03</u>
Plan Commission Date <u>7/14/22</u>	Approve/Deny _____	Comments _____	
Safe Routes Com. Date _____	Approve/Deny _____	Comments _____	
Council Date <u>7/26/22</u>	Decision _____		

Image below shows areas of no sidewalks for neighboring properties and the no connectivity to other neighboring businesses (highlighted in yellow).

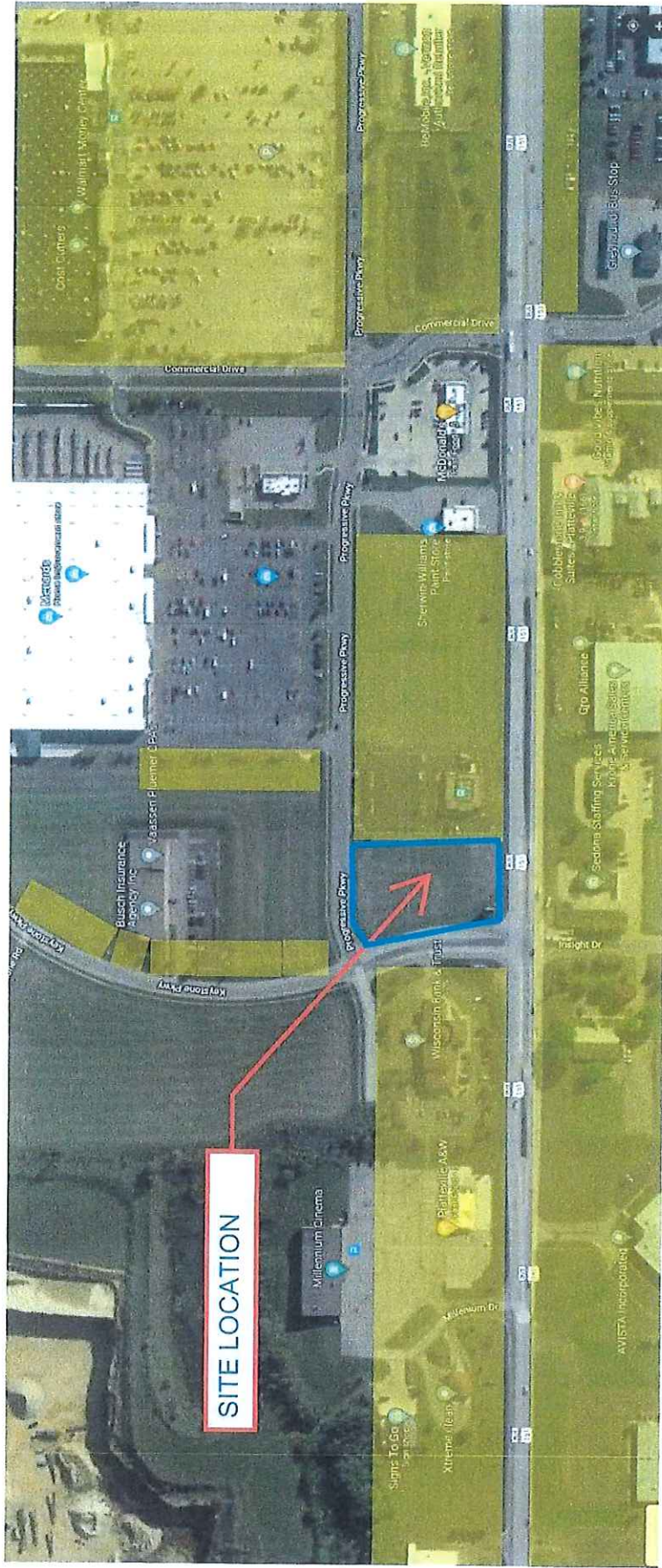


Image below shows properties to the South across US 151 the retaining walls would make future connection to our site difficult.

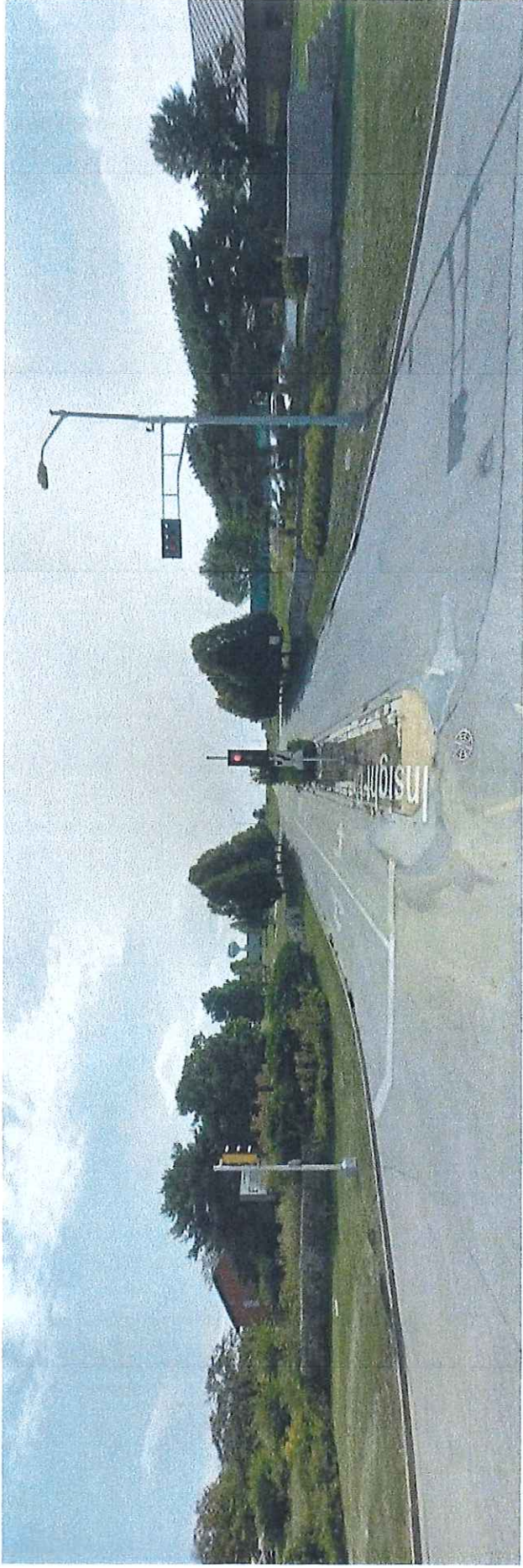
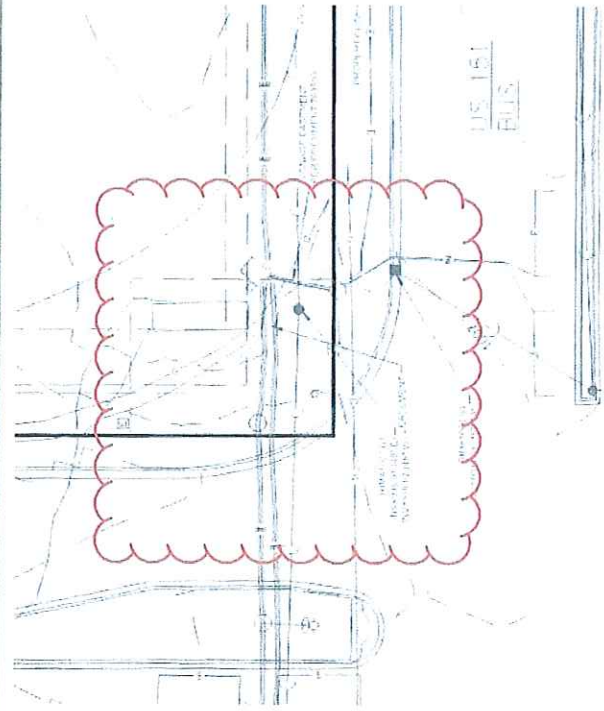
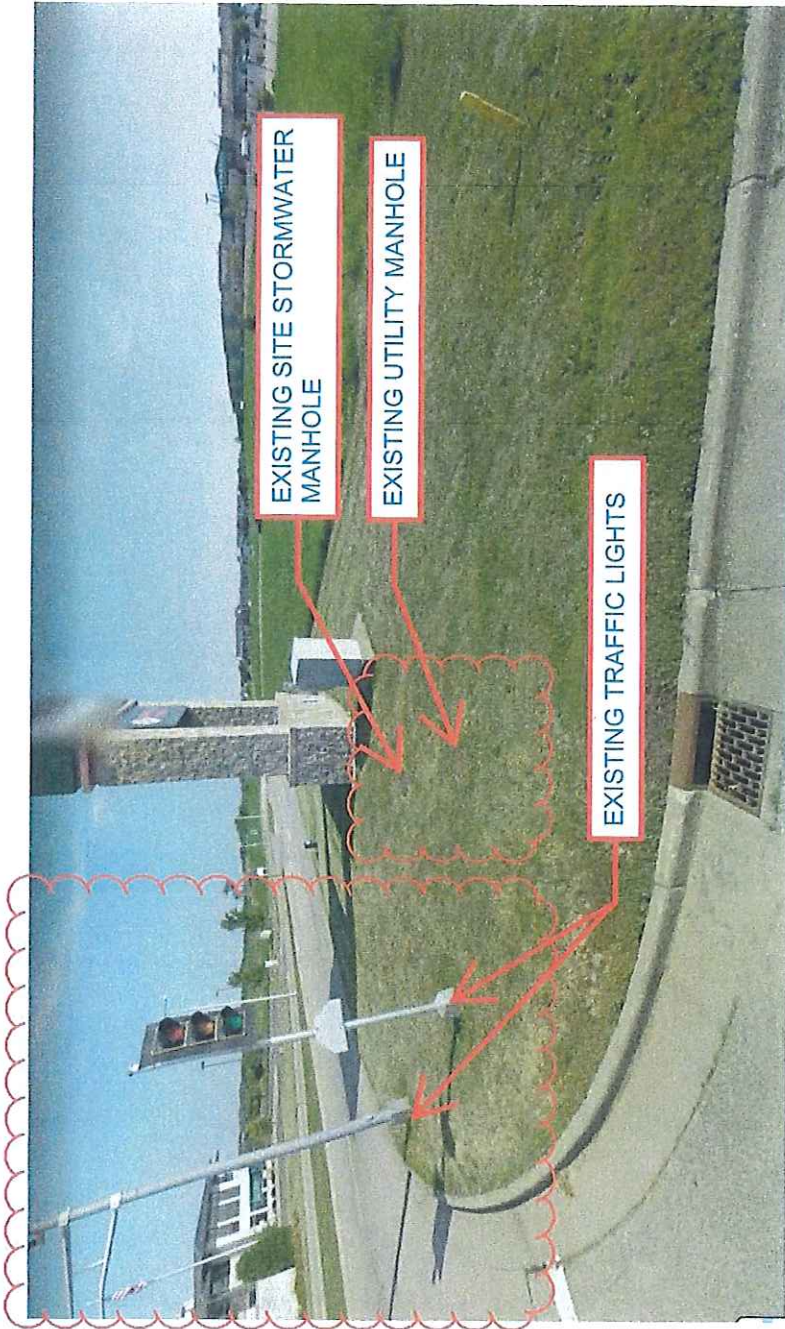


Image below shows properties to the West across Keystone Parkway their monument sign would make future connection to North difficult.



Images below shows existing traffic street lights would have to be moved and site storm water would most likely have to be moved/alterd to accommodate a sidewalk.



CHAPTER 22 Zoning

- (c) The location and percent of slope of all proposed berms using one foot contours.
 - (d) Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
- (G) Lighting and Utilities. (1) Light design and installation shall emphasize low-level, uniform lighting to avoid abrupt changes from bright lights to darkness. Design limits and intensity requirements may be placed on large establishments as a condition of a Conditional Use Permit.
- (2) Parking and security lighting poles shall not be taller than the maximum allowable building height allowed in the underlying zoning district for the property, or 35 feet, whichever is less.
 - (3) All exterior lighting shall be of full cutoff design, or shielded and positioned at a ninety-degree (90°) angle directly horizontal to the ground and away from adjoining property, so as to prevent unnecessary glare and avoid light pollution. Lighting photometrics and/or a detailed lighting plan and additional information may be required by the Zoning Administrator or the Council.
 - (4) On-Site Utilities. All on-site utilities, including but not limited to electrical, telephone, and cable, shall be installed as underground facilities. This shall apply to utilities running from the utility easement or street right-of-way to structures and to utilities supplying service between structures.
- (H) Natural Resources Protection. Each project shall meet the erosion control and storm water management standards of the City of Platteville and the Wisconsin Department of Natural Resources. Maintenance of any storm water detention or conveyance features are solely borne by the developer and/or owner unless dedicated to, and accepted by, the City.



(I) Sidewalks and Bike Paths. 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 Common Council 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 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

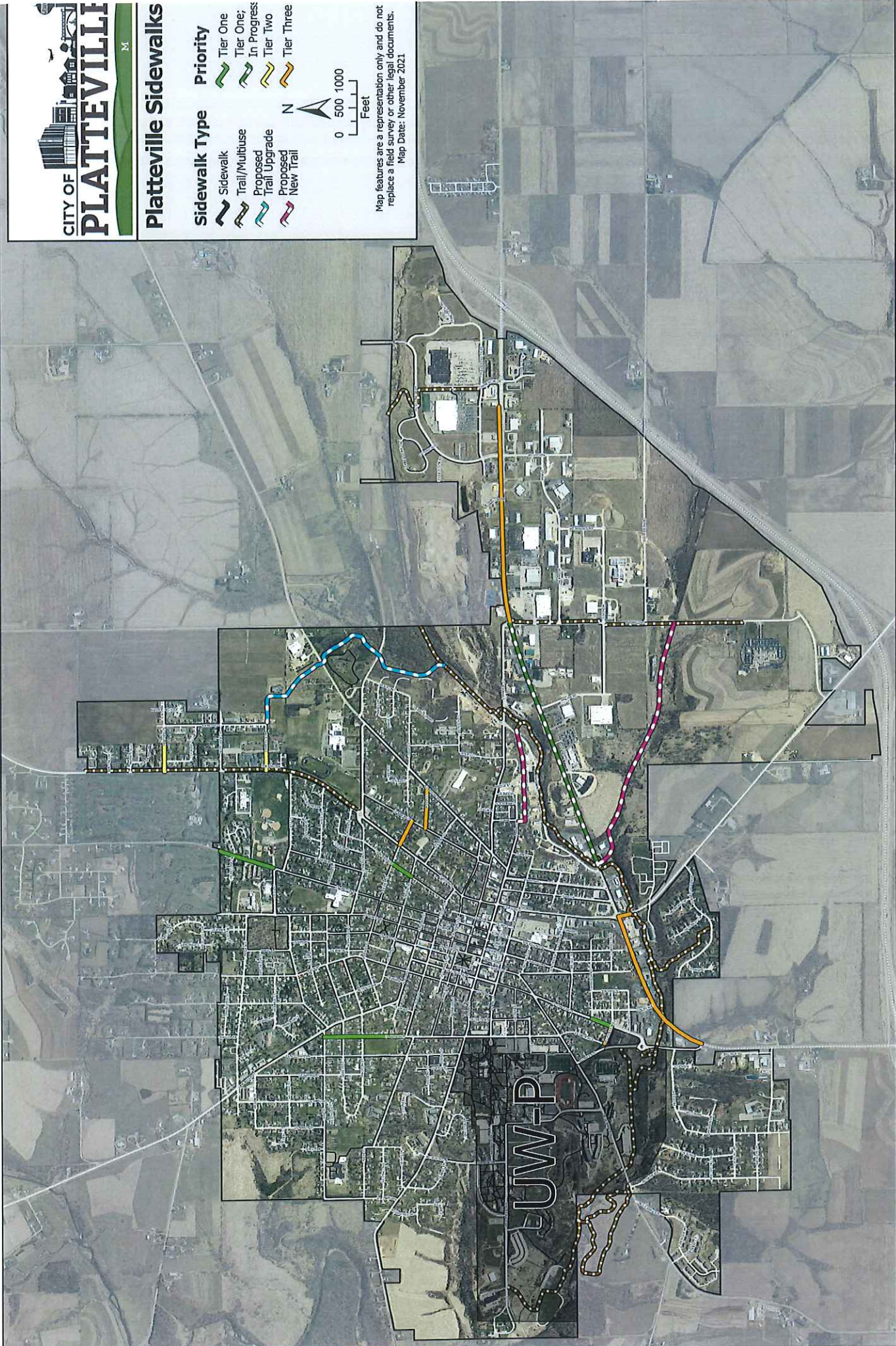


Platteville Sidewalks

Sidewalk Type	Priority
	Tier One
	Tier One; In Progress
	Tier Two
	Tier Three
	Tier One
	Tier One; In Progress
	Tier Two
	Tier Three



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



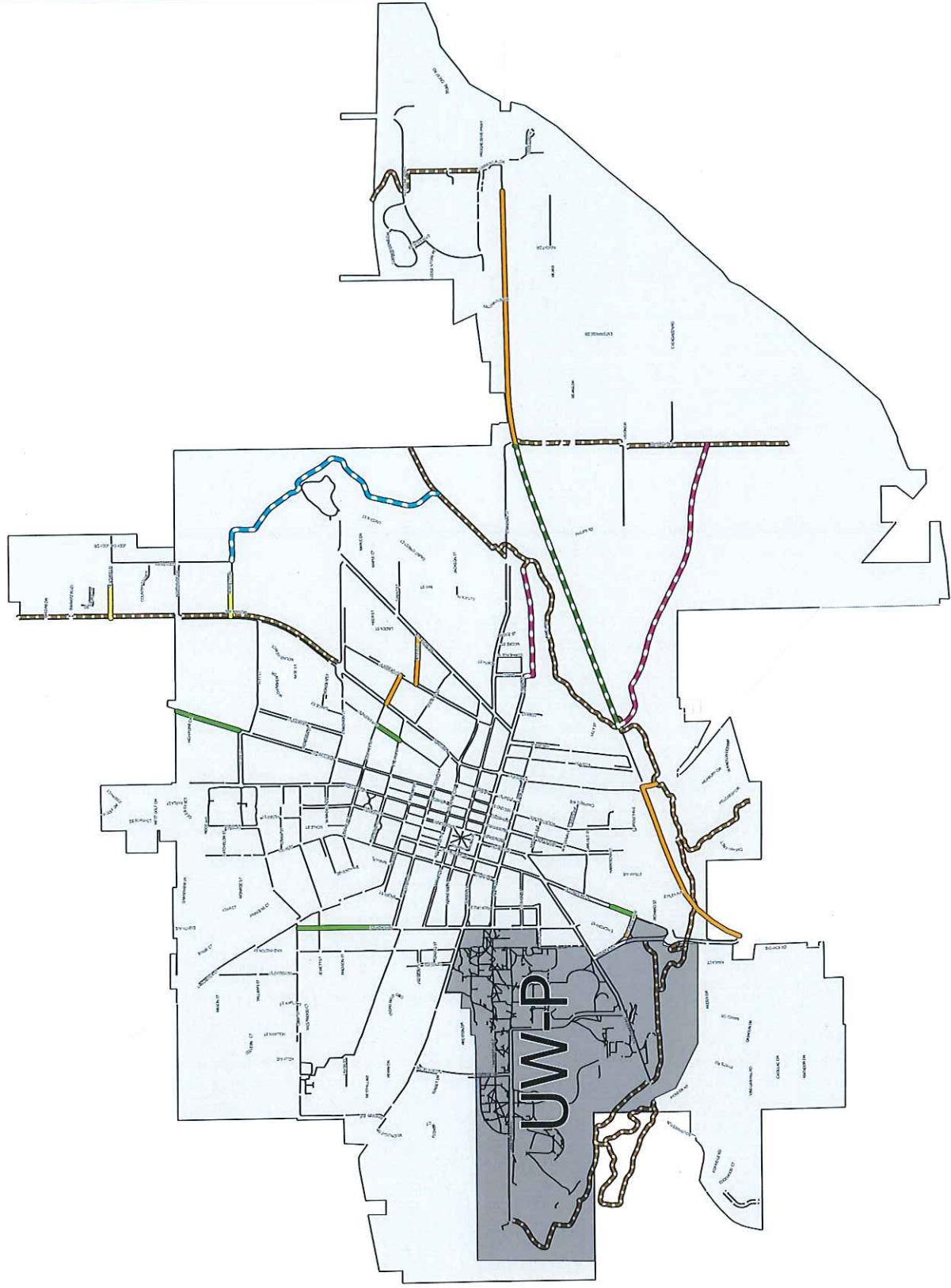


Platteville Sidewalks

Sidewalk Type	Priority
	Tier One
	Tier One; In Progress
	Tier Two
	Tier Three
	Proposed
	New Trail



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



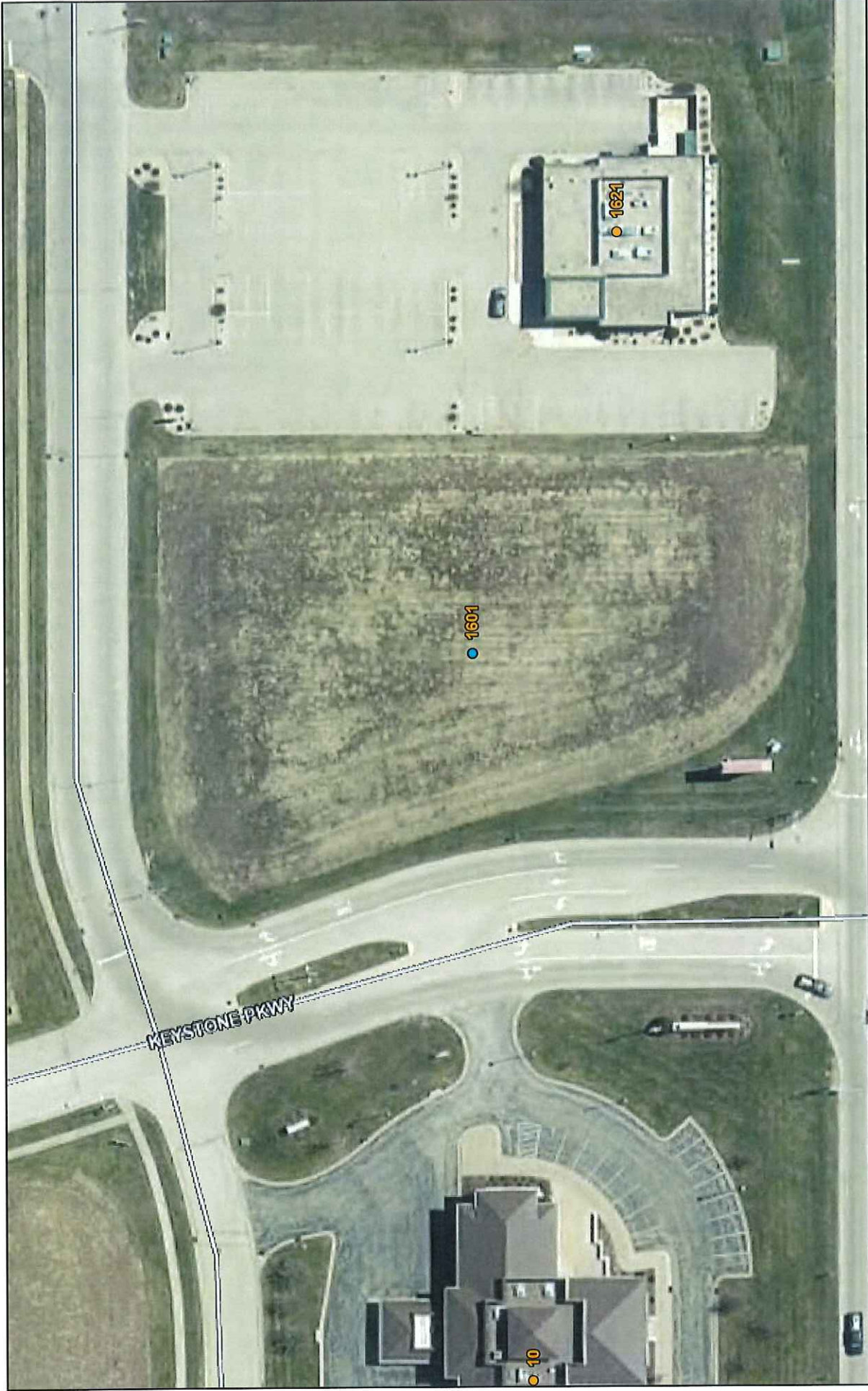
City of Platteville



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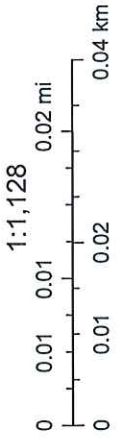
- Centerlines
- City Boundary
- Address Points (Data in Progress)
 - Active
 - Preliminary
- Question/Needs Review
- Landmark Names

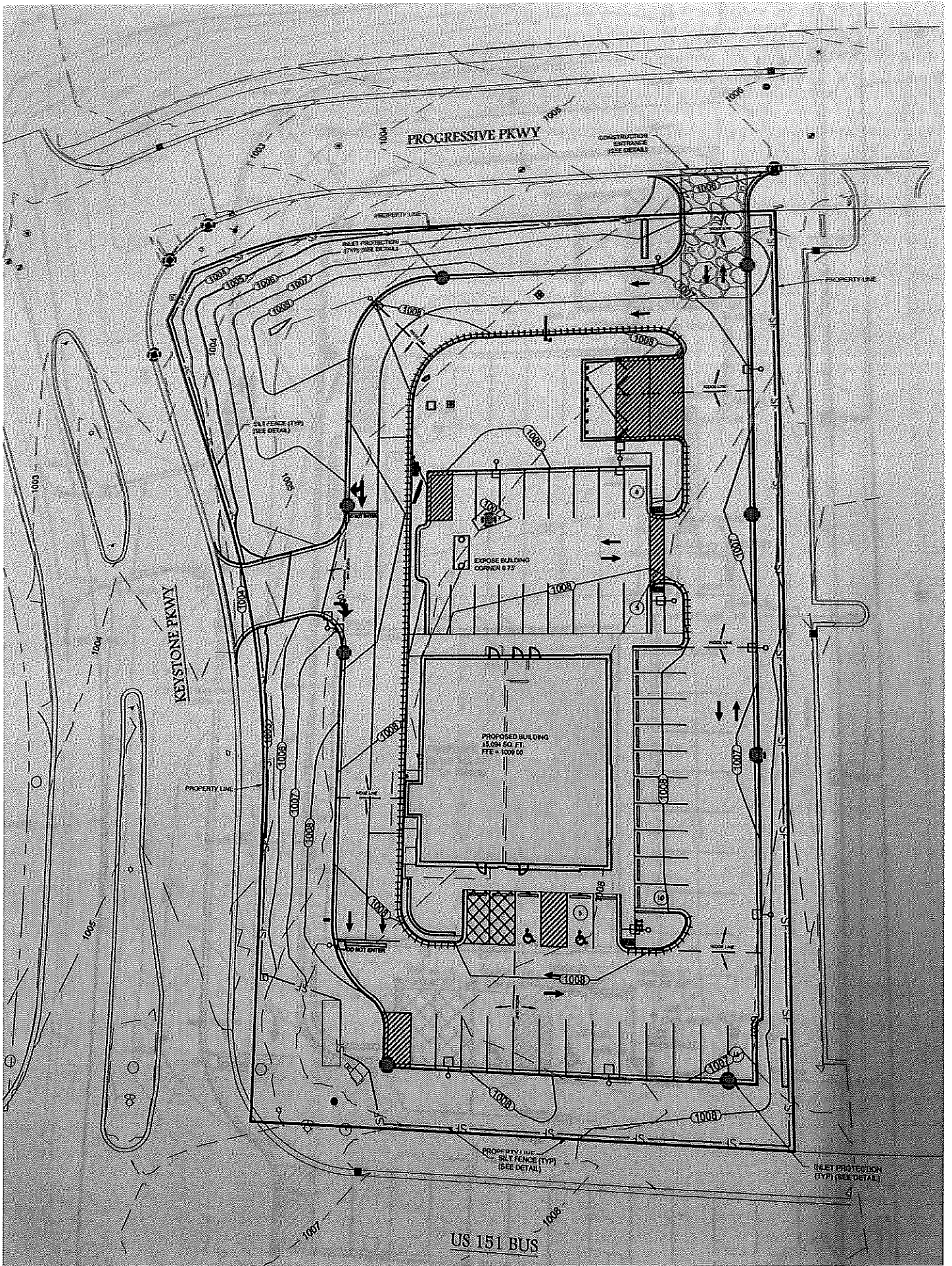
City of Platteville



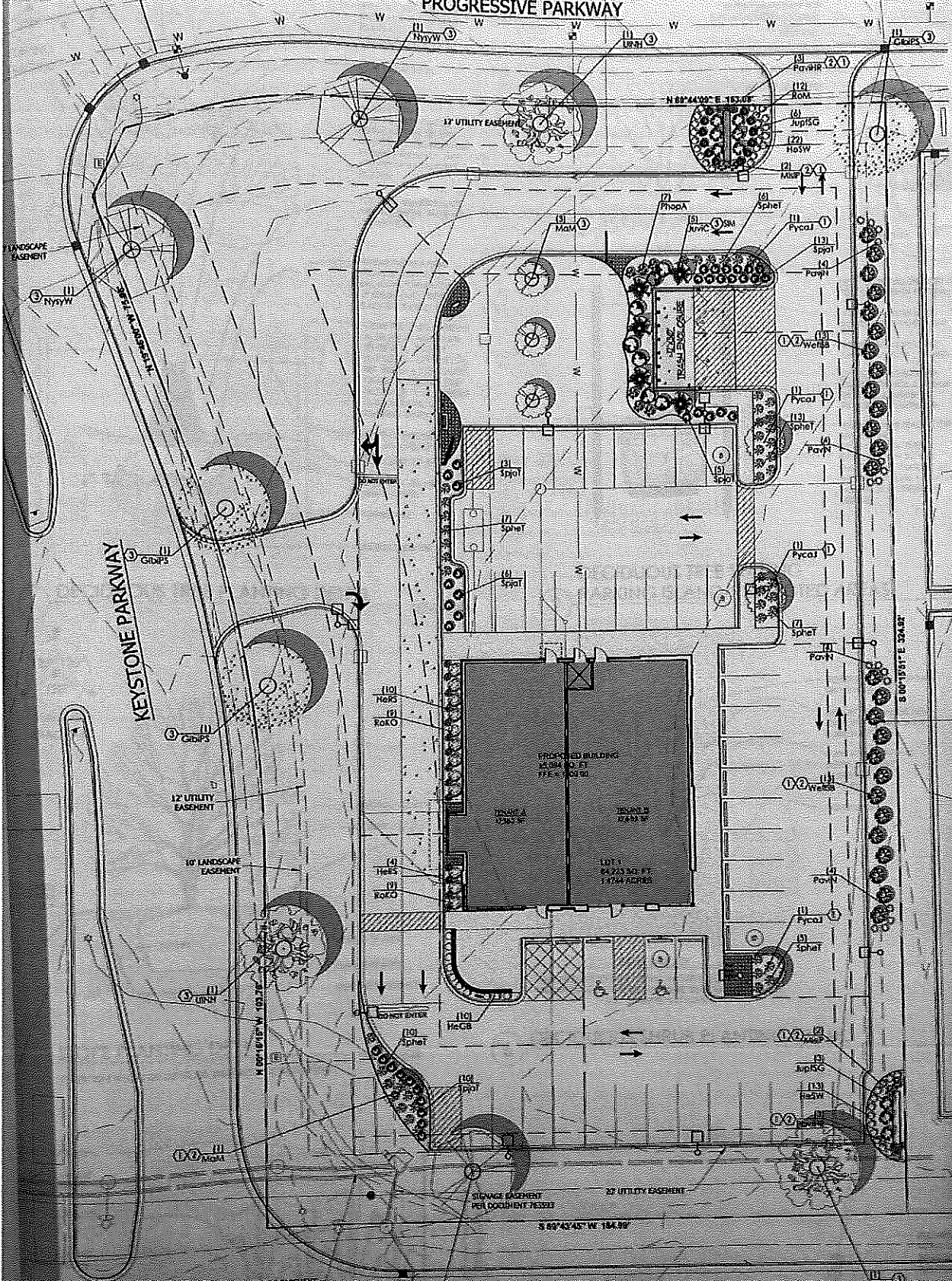
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- Centerlines
- Address Points (Data in Progress)
 - City Boundary
 - Active
 - Preliminary





PROGRESSIVE PARKWAY



- PLANT MATERIAL SHOWN ON LAND
1. AT LEAST SEVENTY-TWO HOURS AND LIGHTING, SITE GRADERS POSSESSION OF THE CONTRY
 2. ALL PLANTINGS SPECIFIED IN
 3. ALL DEVIATIONS FROM THE WITHOUT A CHANGE ORDER
 4. ALL PLANTS MUST BE RED AND CROWN THE PLANT SHALL B
 5. PROTECT PUBLIC FROM COB
 6. ALL AREAS THAT WERE DISTURBED FOR ADDITIONAL SEE
 7. CONTRACTOR IS RESPONSIBLE
 8. QUANTITIES ON PLANT MAT
 9. CONTRACTOR IS RESPONSIBLE
 10. WHERE DISCREPANCIES OCCUR
 11. ALL DISEASED, HARMFUL OR
 12. GENERAL CONTRACTOR SHALL
 13. ALL LAWN AND PLANTING /
 14. FINISH GRADES FOR DRIVEWAYS
 15. ALL PERENNIAL, ANNUAL AND ADJUSTMENT DEPENDING ON PER EVERY 100 SQUARE
 16. ALL SHRUBS TO BE PROTECTED
 17. PLANT ALL TREES SLIGHTLY
 18. ALL TREES TO BE INSTALLED
 19. PROVIDE A 4'-0" - 5'-0" DRAIN
 20. ALL PLANTINGS TO BE MAINTAINED
 21. WHERE SPECIFIED, ALL PLANTS TO PROVIDE A SAMPLE TO
 22. LAWN INSTALLATION: COARSE SHOULDS AND STEEP GRADES AVOID WIND DAMAGE.
 23. DELIVER 50 GRASS SEEDS:
 - 20% KENTUCKY BLUE GRASS
 - 15% NEWPORT KENTUCKY
 - 15% OR 2100 Kentucky
 - 25% Creeping Red Fescue
 - 15% Appligator Perennial
 - 10% Fescue (Perennial)
 - APPLY AT A RATE OF 30 LBS INSTALLATION CUT SEED
 24. DURING THE INITIAL 20 AND REPAIRED AND WEE MAINTENANCE NOTE:
 - NECESSARY IR
 - INTEGRATED I
 - PROPER FERTI
 - TREE CARE AN
 - REPLACEMENT
 - WEED MANAG
 25. ALL NEWLY PLANTED TREES (THAT ANY BROADLEAF)
 26. MAINTENANCE: THE GRASS SHALL BE REPLACED WITH
 27. LANDSCAPE / SITE DEM

Broadleaf Deciduous:

Quantity	Code
3	GRASP
4	MOB
3	MYRT
4	PYCAL
3	UNR

Conifer Evergreen The

Quantity	Code
3	JUNCE

Broadleaf Deciduous:

Quantity	Code
7	PROP
12	ROCK
12	EGAL
47	SPAL
26	WERT

Conifer Evergreen:

Quantity	Code
7	SPAL

Perennial Grass:

Quantity	Code
10	JUNCE
1	POW
14	POW
48	SPAL

Perennial:

Quantity	Code
10	HAR
14	HAR
33	HAR

Comments:

PROPOSED LANDSCAPE PLAN

SITE INFORMATION
 50' (±) to 153' Degrees
 B-2 - General Business
 64,223 SQ. FT. (1.47 Acres)

US 151 BUSINESS



SCALE: 1" = 20'

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission - July 11, 2022
Common Council - July 12, 2022 (Information)
Common Council - July 26, 2022 (Action)

Request: Transfer of City-Owned Land

Case #: PC22-MI01-07

Applicant: Lawinger Brothers, Inc.

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant/Commercial	M-2	Manufacturing
North	Storage building	M-2	Mixed Use
South	New Horizons Supply Coop	M-2	Manufacturing
East	City Water Utility	M-2	Manufacturing
West	Lawinger Brothers	M-2	Manufacturing

BACKGROUND

1. The City owns property at 750 Valley Road that contains the water utility. The western portion of this property extends into an area where the railroad used to be located many years ago but is now primarily a wooded area. Lawinger Brothers construction owns the property at 275 Lilly Street, which is just to the west of the City property. The Lawinger business operations have encroached onto a portion of the property owned by the City. This encroachment has been present for over 20 years. Lawinger Brothers is requesting the City deed the portion of the property where the encroachment has occurred to them.

PROJECT DESCRIPTION

2. The amount of City land that is occupied by the Lawinger encroachment is approximately 0.44 acres. The area is flat land to the east of the Lawinger property and extends to the edge of the hill. From that point the land drops down approximately 30 feet to the main portion of the City property.

STAFF ANALYSIS

3. Due to the approximately 30 feet of elevation difference between the main City property and the area of encroachment, it is not feasible for the City to directly access this area of land. Any access to this property would have to come from the Lawinger property or one of the adjacent properties, which would require an access easement. The City doesn't use the property, and there is no foreseeable use of the property for City purposes. Due to the shape and size of the occupied area, the potential uses as a standalone property are very limited.
4. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission must review and make a recommendation on the sale or transfer of public land. For this reason, the Plan Commission needs to make a recommendation regarding this requested property transfer before Council action.

STAFF RECOMMENDATION

5. Due to the size and shape of the land in question, and the elevation difference from the main City property, the potential use of this property by the City is extremely limited. Staff can identify no reason for the City to maintain ownership of this parcel. It would be beneficial to the City to have this land in private ownership and generating property taxes. It would also be beneficial to Lawinger Brothers to have ownership of this property for future private use. Staff recommends transferring ownership of this property to Lawinger Brothers, Inc.

ATTACHMENTS: Letter from Attorney Olds, Location Maps, Survey Map, Topography Map, Railroad Map



Kopp McKichan, LLP

Attorneys at Law - Established 1901

44 East Main Street, Platteville, WI 53818
Mailing Address: P.O. Box 253, Platteville, WI 53818

Telephone (608) 348-2615

Sheila Stuart Kelley*
Michael J. Olds*
Nathaniel W. Curry*

Ryan Kieler*
H. Brian Muller*
Spencer J. Wingert

Mac A. McKichan, Jr., of counsel
Thomas H. Geyer, of counsel
Kim John Skemp, of counsel

*Denotes Partner

[writer's email: MichaelO@kopplaw.net](mailto:MichaelO@kopplaw.net)

May 5, 2022

Adam Ruechel
Via Email Only: citymanager@platteville.org

Barbara Daus
Via Email Only: barbaradaus@platteville.org

Re: Lawinger Brothers, Inc.

Dear Ms. Daus and Mr. Ruechel:

This office represents Lawinger Brothers, Inc. I have attached a "Preliminary Plan" completed by Austin Engineering and prepared for Tom Lawinger concerning the Lawinger Brothers facilities on Lilly Street here in Platteville, Wisconsin. I direct your attention to the "occupied area." This area is actually owned by the City of Platteville. However, the Lawinger Brothers have utilized it for additional space for operations for well over 20 years. Upon my belief, the City has actually never used it. Part of this reason is quite obvious in that it is property that lies on the top of the bank of the City owned property lying adjacent to Valley Road.

Upon my recollection, a few years ago, the Lawinger Brothers property was reassessed. This is when Tom discovered the "occupied area" was owned by the City and not by Lawinger Brothers. Again, since the City of Platteville wasn't using it and the Lawinger Brothers continuously using it well over 20 years, he always presumed that Lawinger Brothers owned that property.

I have been directed by the Lawinger Brothers to ask that the City of Platteville deed the "occupied area" to the Lawinger Brothers. In addition to the continuous maintenance, operation and use of the property by the Lawinger Brothers for so many years, the act of actually deeding the property to the Lawinger Brothers would bring that "occupied area" onto the tax rolls, and presumptively, it would make the entire area more valuable commercially, which would naturally increase the real estate taxes. That would be the benefit to the City.

Please review and advise. If the City chooses this route, I would be glad to draft any and all necessary documents. I am currently waiting from Austin Engineering, the specific legal description to the "occupied area." As you can see with the "Preliminary Plans" that I have

KM

Kopp McKichan, LLP

May 5, 2022

Page 2

provided to you, the Lawinger Brothers have already taken time and expense to facilitate this transaction.

Thank you for your prompt attention and consideration to this matter.

Sincerely,

KOPP McKICHAN, LLP

By:



Michael J. Olds

MJO:jrb

Attachments

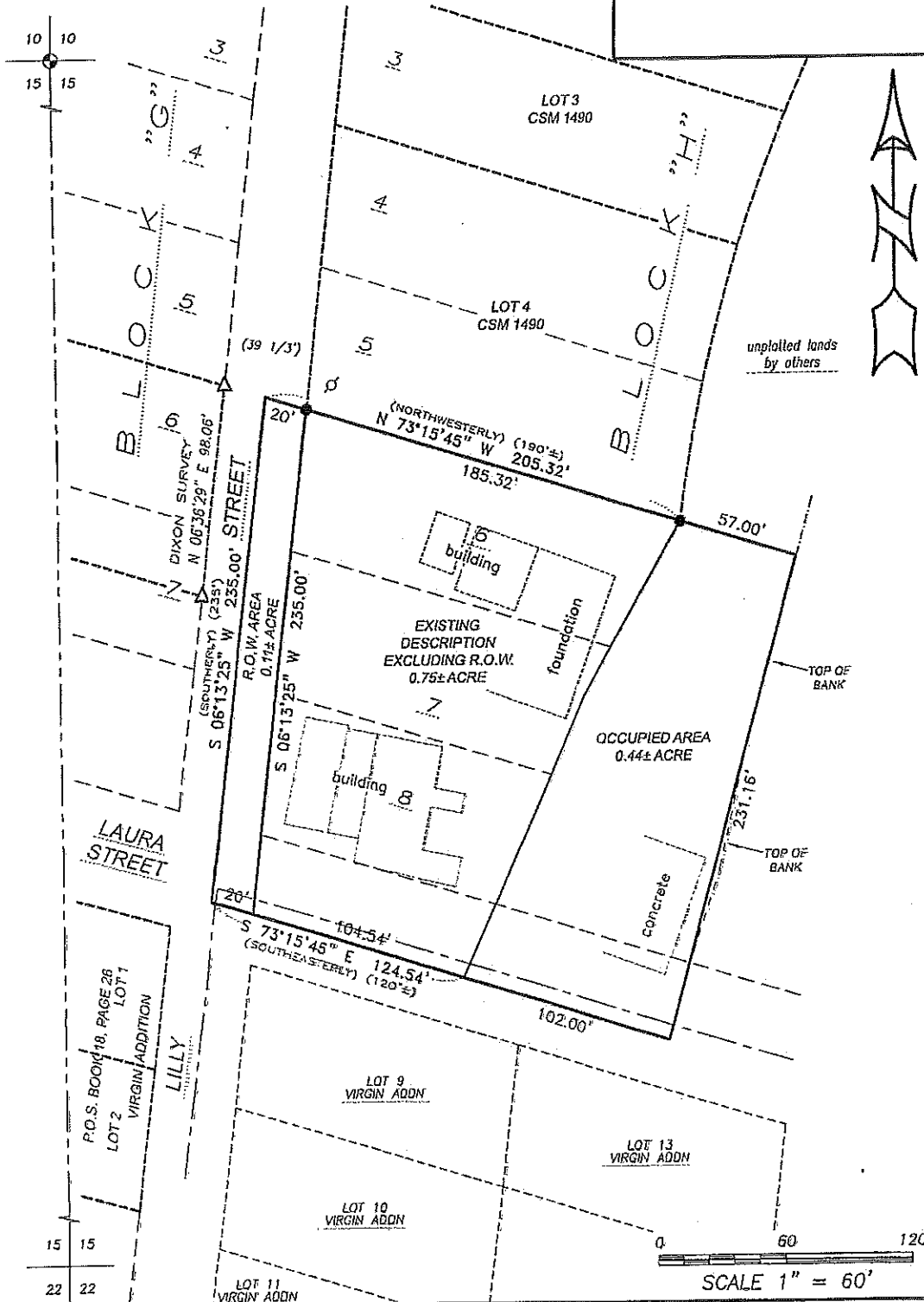
cc: Tom Lawinger (w/out attachments)

PRELIMINARY PLANS

ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE PENDING FINAL SURVEY

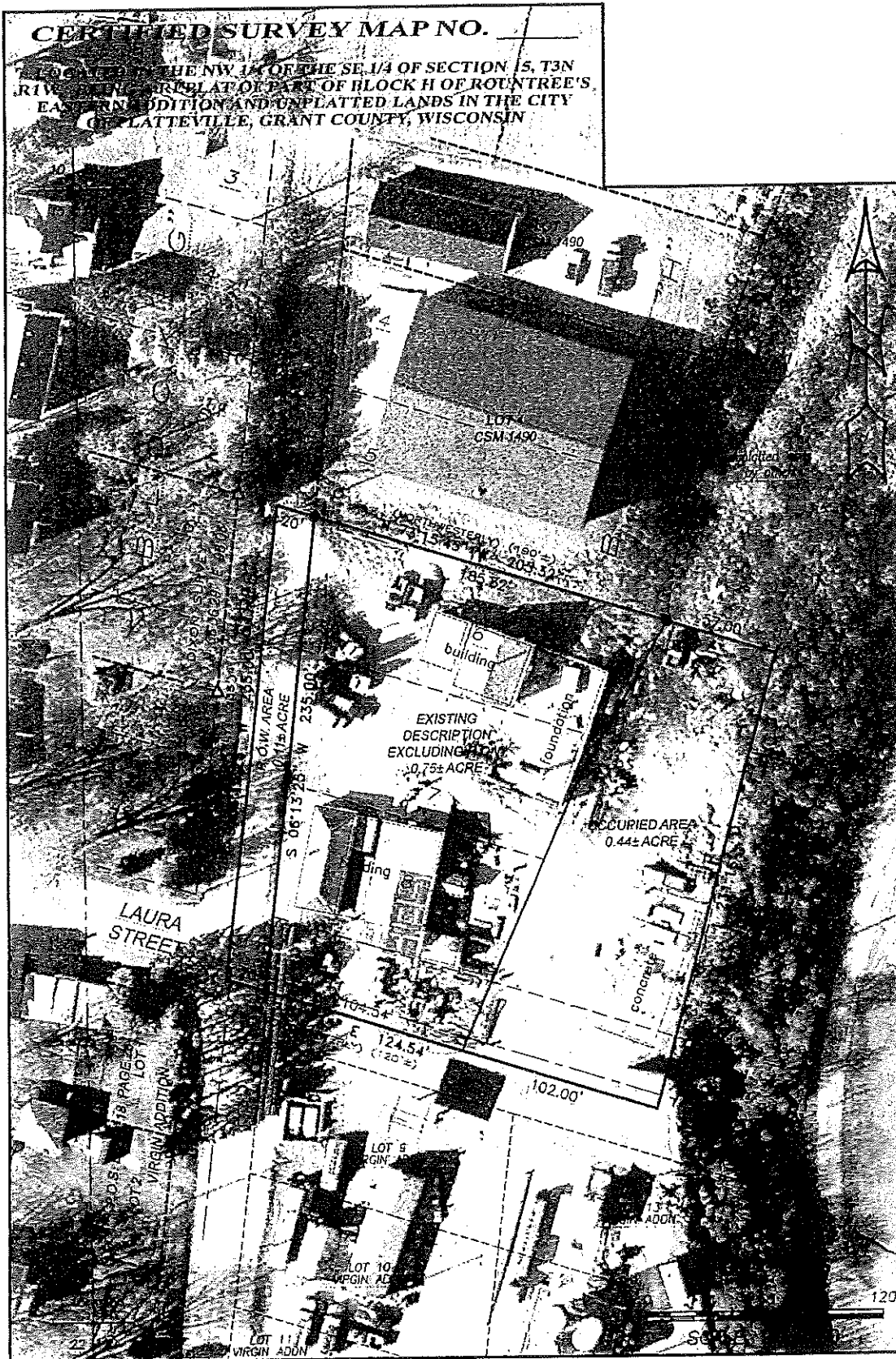
CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, T3N R1W, BEING A REPLAT OF PART OF BLOCK H OF ROUNTREE'S EASTERN ADDITION AND UNPLATTED LANDS IN THE CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



PRELIMINARY PLANS

ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE PENDING FINAL SURVEY



CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, T3N
R17W, BEING A PART OF PART OF BLOCK H OF ROUNTREE'S
EASTERN ADDITION AND UNPLATTED LANDS IN THE CITY
OF LATTEVILLE, GRANT COUNTY, WISCONSIN

LAURA STREET

EXISTING
DESCRIPTION
EXCLUDING
FOUNDATION
0.75± ACRE

CURVED AREA
0.44± ACRE

LOT 9
MARGIN AREA

LOT 10
MARGIN AREA

LOT 11
MARGIN ADDN



Austin
Engineering *INC.*
austinengineeringllc.com

Prepared for: TOM LAWINGER

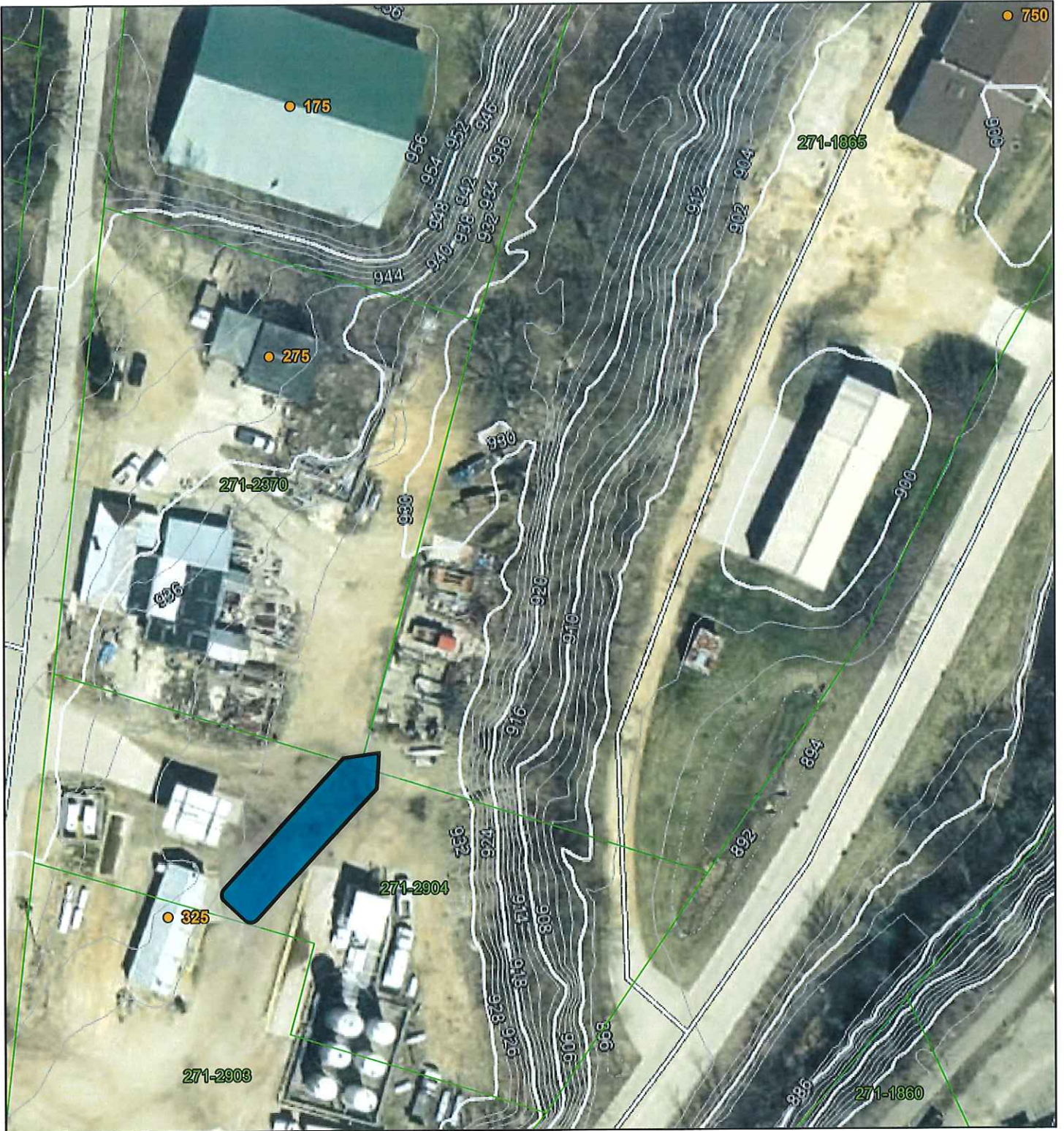
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FIELDBOOK: T05R
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

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

SHEET 1 OF 2

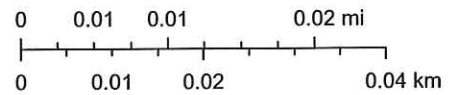
City of Platteville

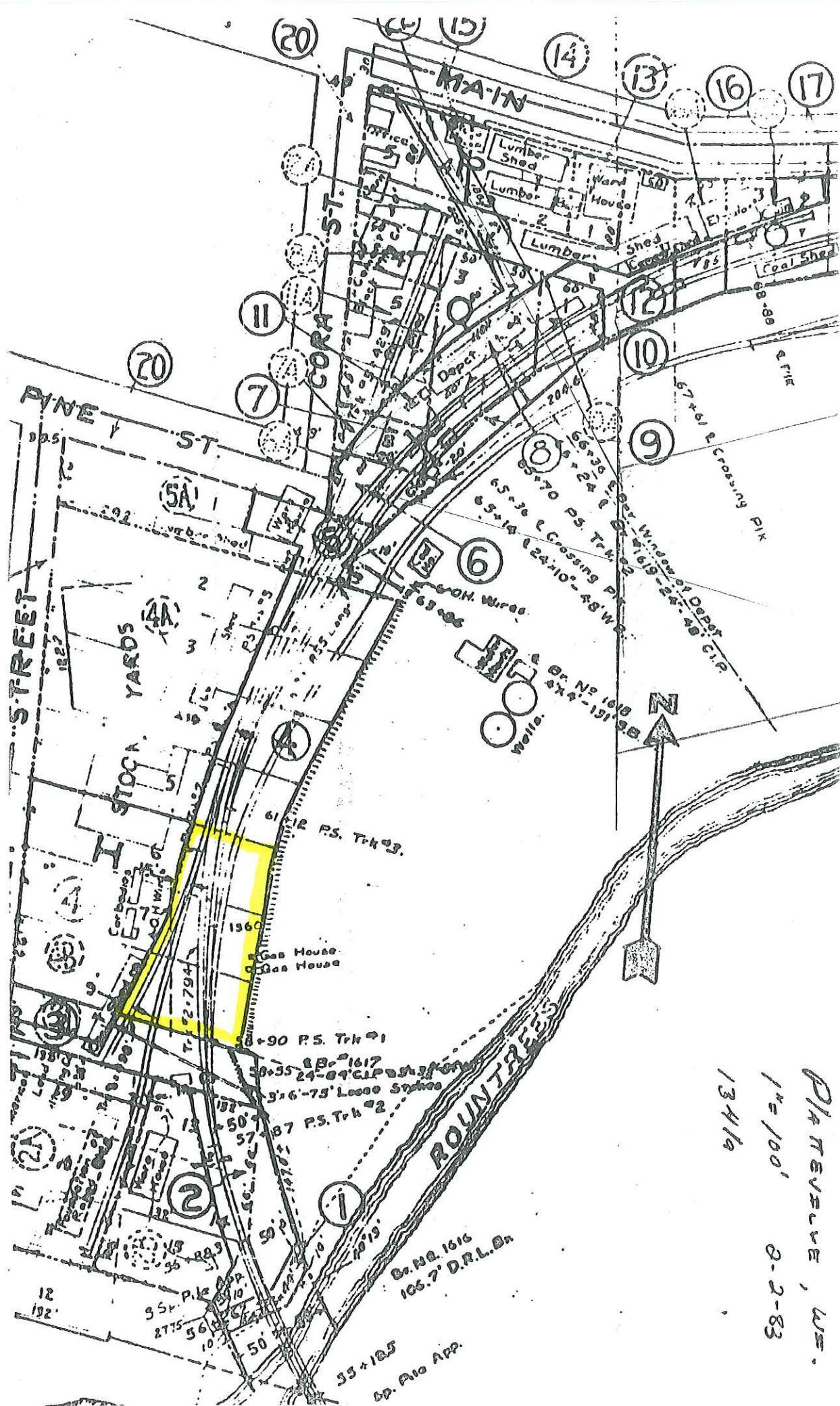


6/23/2022, 11:15:26 AM

1:1,128

- Centerlines
- 2ft Contours
- Index
- Index Depression
- Intermediate
- Intermediate Depression
- City Boundary
- Address Points (Data in Progress)
- Active
- Parcel Data (2022)





PLATEVILLE, W.V.
 1"=100'
 8-2-83
 1341a

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – July 11, 2022
Common Council – July 12, 2022 (Information)
Common Council – July 26, 2022 (Action)

Re: Planned Unit Development

Case #: PC22-PUD01-04

Applicant: Family Advocates

Location: 305 Eastside Road

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	M-2	Manufacturing
North	Commercial/Vacant	M-2	Manufacturing
South	Manufacturing	M-4	Manufacturing
East	Vacant	M-4	Manufacturing
West	Residential	M-2	Manufacturing

BACKGROUND

1. The applicant would like approval of a Planned Unit Development to construct a mixed-use building at 305 Eastside Road. Generally, PUD's are reviewed and approved in two stages; first is a General Development Plan and later comes the Specific Implementation Plan. The General Development Plan establishes the land uses, the permissible densities, the general land plan, the general building design, and other general plan details. The second step is approval of a Specific Implementation Plan, which provides more information and detail on the project, primarily the specific building design and materials, landscaping plans, final grading, utilities, and other site details.

PROJECT DESCRIPTION

2. The project site is a vacant lot located on Eastside Road, between Means Drive and Vision Drive (Lot 4 of CSM 1808). The property is 3 acres (130,685 sq. ft.) in size and has 210 feet of frontage on Eastside Road.

3. The proposed project would involve the construction of a building that will provide office space for Family Advocates staff, as well as a domestic shelter. The shelter will provide housing and resources to individuals and families affected by abuse. All individuals who have experienced abuse and are in need of safety, resources, and counseling will be helped by this new facility.
4. The building will provide approximately 13,240 square feet of space that is entirely handicap accessible. The building will include offices, meeting rooms, kitchen/dining space, living areas, a laundry area, bedrooms/suites, and storage areas. There will be indoor and outdoor play areas for children, with the outdoor area being fenced in for privacy and security. Off-street parking will be provided for employees and tenants.

STAFF ANALYSIS

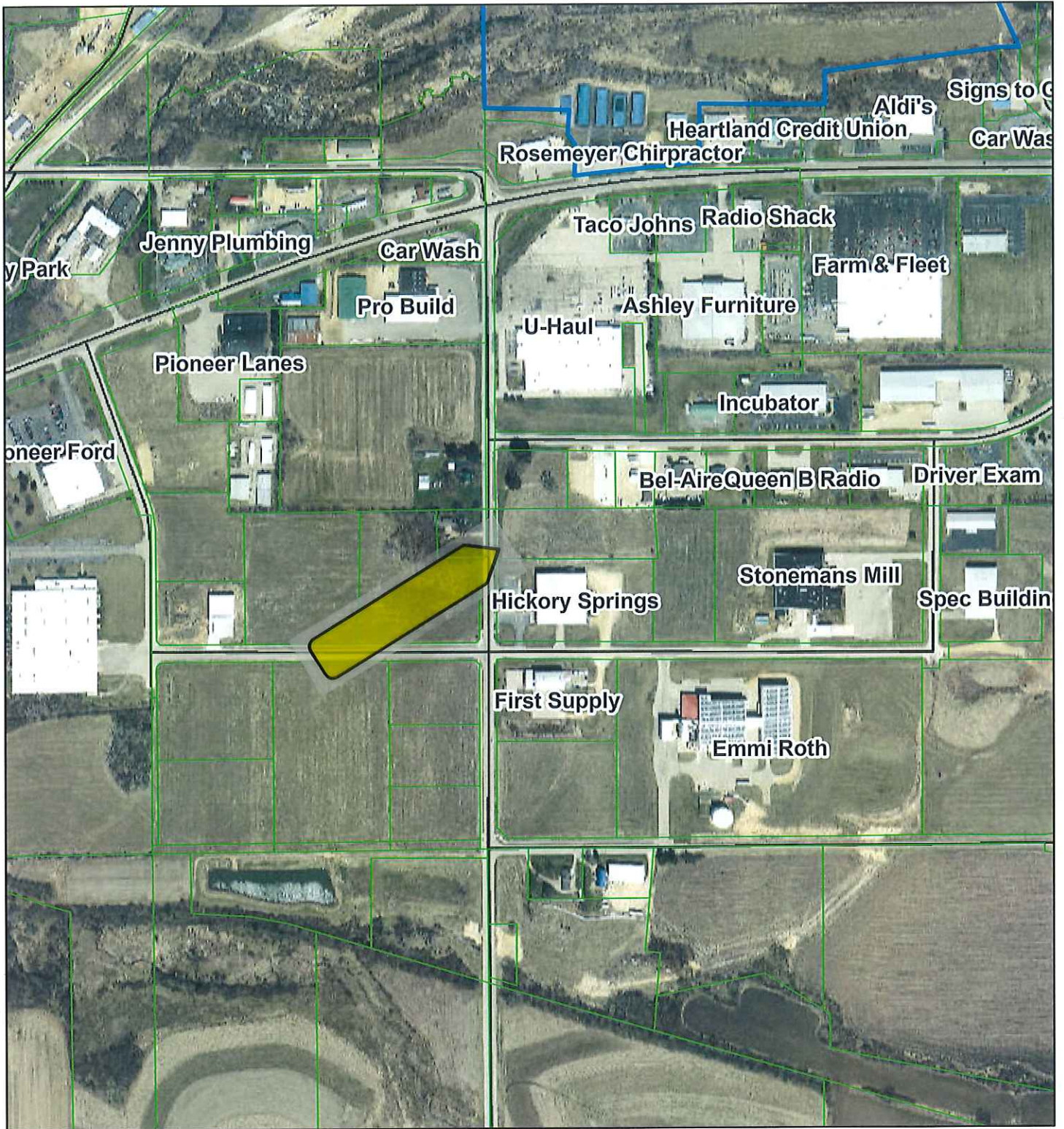
5. The current M-2 zoning allows the proposed office use, however, the proposed domestic shelter would be classified as a residential use, which is not permitted in that district. The PUD designation allows the flexibility needed to allow this use at this location. The adjacent properties contain a variety of residential, commercial, and industrial uses, so the proposed use would be compatible with the neighborhood.

STAFF RECOMMENDATION

6. Staff is in favor of this proposed redevelopment project and recommends approval. Additional information on the building design, building materials, and site design will be addressed at the Specific Implementation Plan approval.

ATTACHMENTS: Location Maps, Survey Map, Site Plan, Floor Plan and Elevations

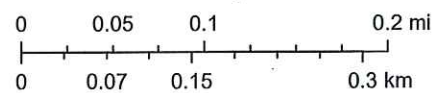
City of Platteville



6/20/2022, 11:25:52 AM

1:9,028

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

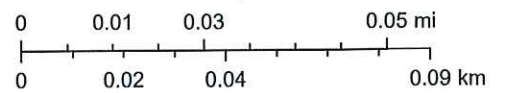


City of Platteville



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1:2,257



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

Certified Survey Map No. 1808

PART OF THE NW¼ OF THE SE¼ AND SW¼ OF THE SE¼ OF SECTION 14, TOWNSHIP 3 NORTH, RANGE 1 WEST, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN.

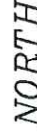
DATE: OCTOBER 7, 2015

SURVEYED FOR: SCOTT & TINA JONES
P.O. BOX 127
LANCASTER, WI 53803

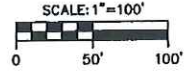
JOB NUMBER: A56070

DRAWING FILE: S:\PROJECTS\A56070
ALLEGIANCT OIL - PLATTEVILLE SITE
DEVELOPMENT\CSM\A56070_CSM.DWG

SURVEYED BY: GREG A. JEWELL, P.L.S. S-1898
JEWELL ASSOCIATES ENGINEERS, INC.
560 SUNRISE DRIVE
SPRING GREEN, WI 53588



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SE¼ OF SECTION 14, WHICH BEARS S00°21'36"E ACCORDING TO THE WISCONSIN COUNTY COORDINATE SYSTEM, GRANT COUNTY.



LEGEND

- FOUND ¾" IRON ROD
- FOUND 1" IRON ROD
- SET ¾" IRON ROD
- △ CUT CROSS IN CONCRETE
- () RECORDED AS
- ◆◆◆◆◆ ACCESS RESTRICTION

CENTER SEC. 14
FOUND 1½" IRON ROD
Y = 481,937.84
X = 887,481.79

WEST LINE OF THE SE¼ OF SECTION 14
S00°21'36"E, 2662.88'
(S00°21'43"E, 2663.10')

PARCEL 1

CSM 344

PARCEL 3
PARCEL 1

PLATTEVILLE INDUSTRIAL PARK NO. 4

17

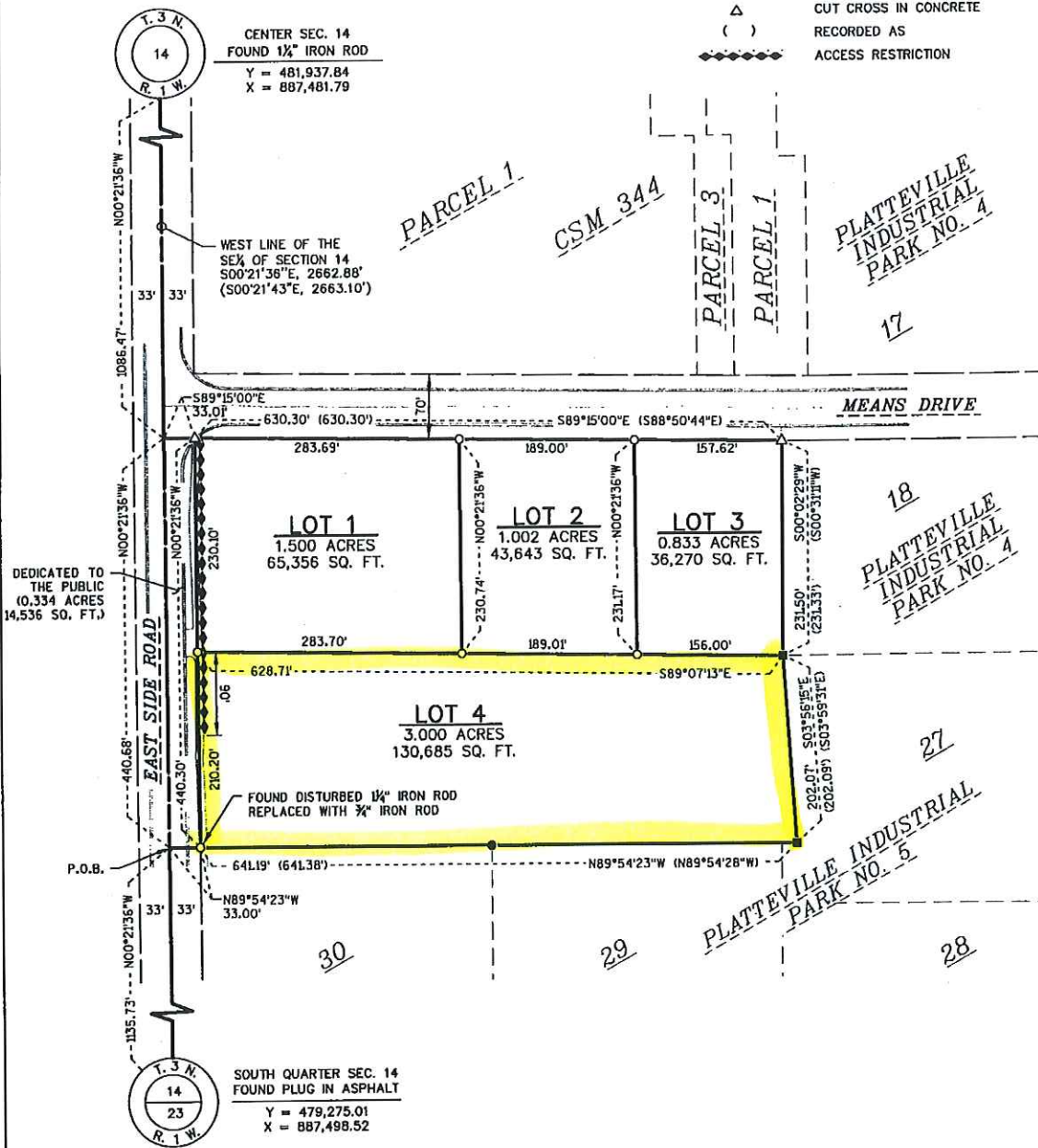
18
PLATTEVILLE INDUSTRIAL PARK NO. 4

27
PLATTEVILLE INDUSTRIAL PARK NO. 5

28

30

29



JEWELL
associates engineers, inc.

Engineers - Surveyors - Architects

30. sep



▶ Platteville, Wisconsin
▶ Dubuque, Iowa

P 608.348.5355
P 563.542.9005

E mail@delta3eng.biz
W www.delta3eng.biz

Mr. Joe Carroll
City of Platteville
Plan Commission
75 N. Bonson Street
Platteville, Wisconsin 53818

Re: Platteville Family Advocates
305 Eastside Road Platteville, Wisconsin 53818
Delta 3 Project No. D20-146

Dear Mr. Carroll,

This letter is to inform you of the Planned Unit Development (PUD) being proposed by the owner of Family Advocates, which is located at Eastside Road. This PUD will consist of a 3.00-acre parcel of land that will be annexed into the City of Platteville and be zoned as Planned Unit Development. Within this parcel of land, a new facility for Family Advocates will be constructed. The facility will include offices and facilities to provide prevention and intervention services for victims and survivors of domestic, sexual, child, and elder abuse. The proposed facility will have approximately 13,107 square feet of floor area.

Currently the parcel of land includes an asphalt entrance and undeveloped pastureland/grassland. The existing asphalt entrance will be removed. As shown in the general development plan, the entrance to the development will be moved to the southwest side of the property. The relocation of this existing driveway will take the entrance out of the access restrictions as shown on CSM No. 1808 and line it up with the existing property across the street on Eastside Road.

All property adjacent to this development on the north side on Means Drive is currently owned by the Scott J and Tina R Jones Revocable Living Trust. The neighboring property to the northeast side of this development is currently owned by John P & Janet Duggan located at 63 Means Drive. The property to the east and southeast of this development is currently owned by the City of Platteville. The property to the south of this development is currently owned by 555 Eastside Road LLC, and is located on 555 Eastside Road.

This development will provide prevention and intervention services within Southwest Wisconsin with the target market being victims and survivors of domestic, sexual, child, and elder abuse. This development will provide green space on the eastside of the lot for any outdoor activities that Family Advocates wants to do.

At this time, the intent of the development would be that Family Advocates would manage the common areas surrounding the buildings and any storm water management features required by the City of Platteville's municipal code.

With regard to storm water management, the site layout shows stormwater being routed to the south along Eastside Road. The stormwater from this development will flow to an existing bioretention pond south of the intersection of Evergreen and Eastside Road for treatment. When this bioretention pond was constructed, this property was included in its drainage area.

Zoning requirements for R-3 Multi-Family Residential Housing will be utilized for this PUD. They are proposing a screened fence area (6' tall) on the north side of the building so that users of the facility may be outside without begin seen from Eastside Road.

Family Advocates is also investigating the installation of solar panels on the vacant property east of the proposed building.

If you have any questions regarding this project or need any further information, please feel free to contact me at (608) 348-5355 at anytime.

Sincerely,

DELTA 3 ENGINEERING, INC.

David Thering, EIT
Civil Engineer

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – July 11, 2022
Re: Land Division and Rezoning
Case #: PC22-CSM03-05 and PC22-RZ01-06
Applicant: Steve Wetter/Ingersoll Plumbing & Heating
Location: 6043 County Highway D

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Residential	R-2 (ET)	Low Density Residential
North	Residential	R-1	Low Density Residential
South	Commercial	B-3	Business
East	Vacant/ Agriculture	A-T (ET)	Mixed Use
West	Residential/ Vacant	R-1	Low Density Residential

BACKGROUND

1. The property is located within the ET plat review and zoning area of the City of Platteville and Platteville Township. The applicant would like to divide the property to create an additional lot and rezone the new lot to allow for a commercial storage building.

PROJECT DESCRIPTION

2. The applicant owns the property at 6043 County Highway D, which contains a single-family home. The applicant would like to divide the lot to create an additional lot that could be used to construct a commercial storage building. The project would require two approvals: a Certified Survey Map would need to be approved to create the added lot, and the new lot would need to be rezoned to allow the storage use.
3. The proposed Lot 1 will have an area of 0.86 acres (37,564 sq. ft.) and will have approximately 161 feet of frontage. This lot will contain the existing single-family home. Lot 2 will have an area of 1.04 acres (45,498 sq. ft.) and will have 200 feet of frontage. This will be a vacant lot.

4. The applicant would like to use the vacant lot to construct a storage building that will be used by the Ingersoll Plumbing & Heating business.

STAFF ANALYSIS

5. The land division meets the requirements of the City's subdivision ordinance for lot size and frontage.
6. The existing driveway for the house, which is located on Lot 1, extends across a portion of Lot 2. Unless the driveway is going to be relocated, it would be a good idea to have an access agreement in place to allow the continued use of the driveway on Lot 2.
7. The proposed use of the lot as commercial storage does not comply with the current R-2 Residence zoning. The request is to rezone the vacant lot to C-1 General Commercial & Industrial District. The proposed storage use would be a permitted use in the C-1 district. The lot will be adjacent to the Leibfried Feed property, which is zoned B-3 Highway Business and also contains commercial storage buildings.

STAFF RECOMMENDATION

8. Staff recommends approval of the proposed Certified Survey Map.
9. Staff recommends approval of the request to rezone Lot 2 to C-1 General Commercial and Industrial District.

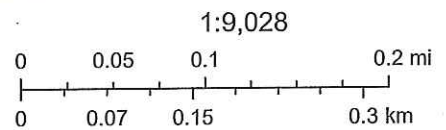
ATTACHMENTS: Location Map, CSM

City of Platteville

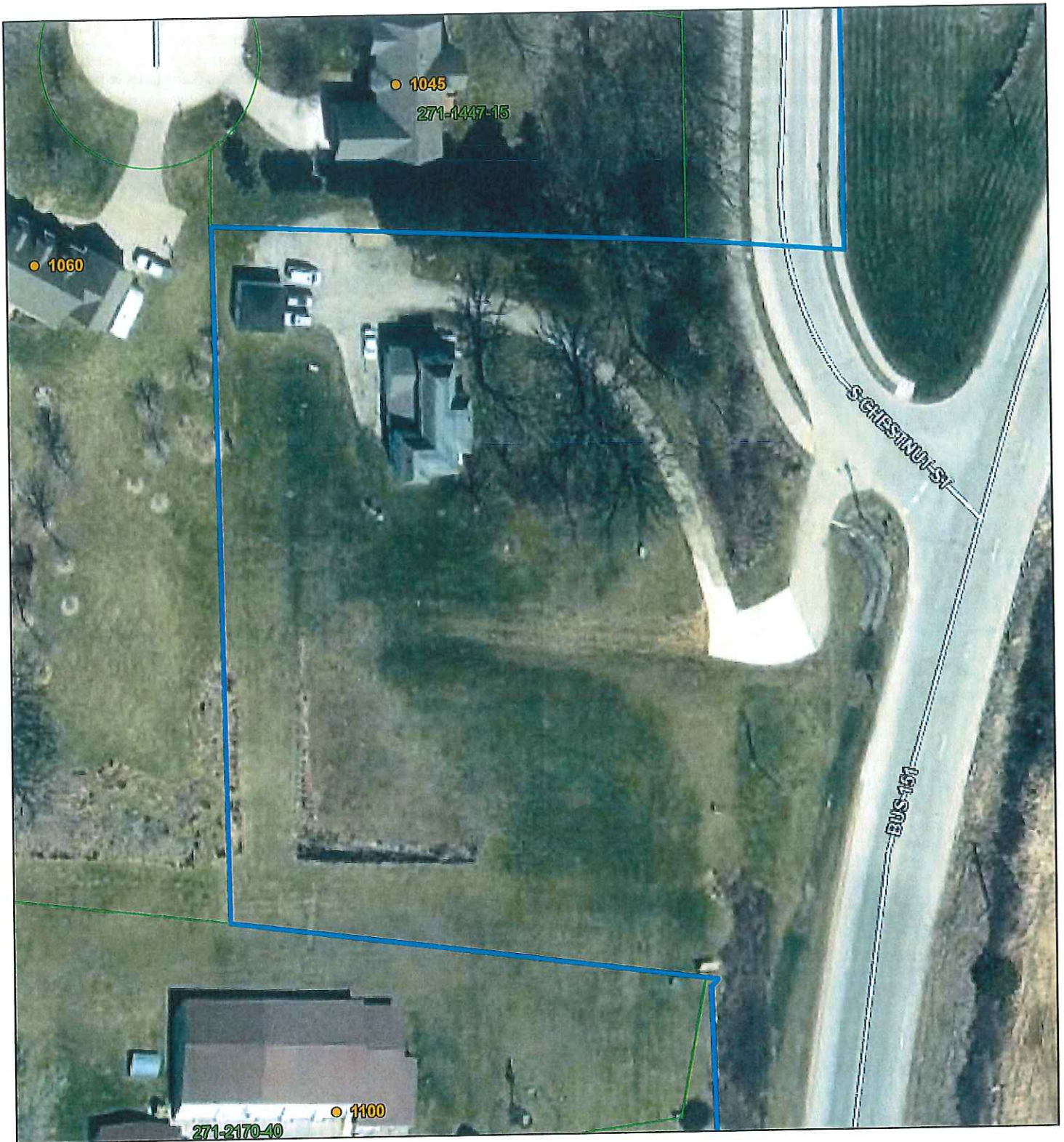


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- Centerlines
- Parcel Data (2022)
- City Boundary
- Landmark Names
- UWP Places

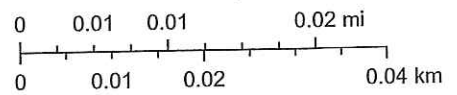






City of Platteville



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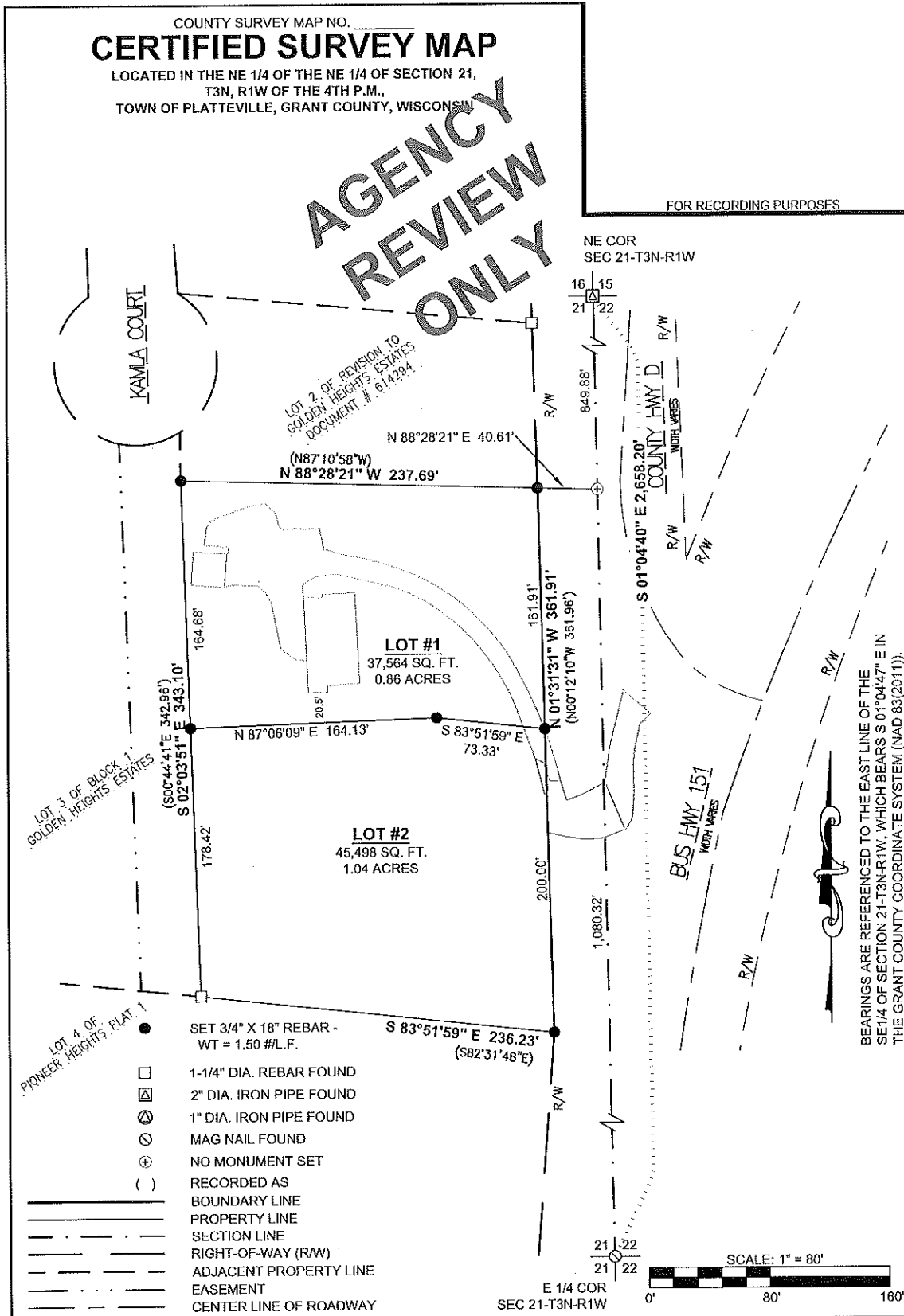
-  Centerlines
-  City Boundary
- Address Points (Data in Progress)
 -  Active
 -  Parcel Data (2022)

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21,
 T3N, R1W OF THE 4TH P.M.,
 TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

**AGENCY
 REVIEW
 ONLY**

FOR RECORDING PURPOSES



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE
 SET 1/4 OF SECTION 21-T3N-R1W, WHICH BEARS S 01°04'47" E IN
 THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).

<p>DELTA 3 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING 800 SOUTH CEDAR STREET, SUITE 202 PLATTEVILLE, WISCONSIN 53818 PHONE: (608) 778-5355</p>	<p>FOR: STEVE WETTER WISK LLC 6043 COUNTY ROAD D PLATTEVILLE, WI 53818 DELTA PROJECT NO. 2022-075 DATA LOCATION: D22-075 Ingersoll 6043 Cty Rd D CSM</p>	<p>DATE(S) OF FIELDWORK: FIELD CREW: A. LOEFFELHOLZ, J. SEWELL DRAWN BY: J. SEWELL REVIEWED BY: D. DREESSENS</p>
<p>Q:\Projects\2022\D22-075 Ingersoll\6043 Cty Rd D CSM\Survey\</p>		<p>SHEET 1 OF 3</p>

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 21,
T3N, R1W OF THE 4TH P.M.,
TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), OF SECTION TWENTY-ONE (21), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 1.90 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION TWENTY-ONE (21);

THENCE SOUTH 88°04'40" EAST 849.88 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION TWENTY-ONE (21);

THENCE NORTH 88°28'21" WEST 40.58 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88°28'21" WEST 237.69 FEET ALONG THE SOUTH LINE LOT 2 AS DESCRIBED IN DOCUMENT # 614294;

THENCE SOUTH 02°03'51" EAST 343.10 FEET ALONG THE EAST LINE OF LOT 3 OF BLOCK 1 OF GOLDEN HEIGHTS ESTATES;

THENCE SOUTH 83°51'59" EAST 236.23 FEET ALONG THE NORTH LINE OF LOT 4 OF PIONEER HEIGHTS PLAT 1 TO THE WEST RIGHT-OF-WAY OF BUSINESS HIGHWAY 151;

THENCE NORTH 01°31'31" WEST 361.91 FEET ALONG THE PUBLIC RIGHT-OF-WAY TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF STEVE WETTER.

THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE TOWN OF PLATTEVILLE, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS _____ DAY OF, _____, 20_____.

**AGENCY
REVIEW
ONLY**

STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-5355
KINGS@DELTA3ENG.BIZ



PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
DELTA 3 ENGINEERING, INC. • PLATTEVILLE, WI 53818
875 S. CHESTNUT STREET • PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: STEVE WETTER
WISK LLC
6043 COUNTY ROAD D
PLATTEVILLE, WI 53818

DATE(S) OF FIELDWORK:
FIELD CREW: A. LOEFFELHOLZ, J. SEWELL
DRAWN BY: J. SEWELL
REVIEWED BY: D. DREESSENS

DELTA 3 PROJECT NO. 1022075
DATA LOCATION: 022-075 Ingersoll 6403 Cty Rd D CSM
Survey\CAD\Existing

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – July 11, 2022

Re: Certified Survey Map

Case #: PC22-CSM04-07

Applicant: Brian Laufenberg

Location: Amar Drive and Calhoun Drive

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	R-1	Low Density Residential
North	Residential	R-1	Low Density Residential
South	Church	R-1	Low Density Residential
East	Residential/Vacant	R-1	Low Density Residential
West	Residential	R-1	Low Density Residential

I. BACKGROUND

1. The property in question includes 10 lots that were originally platted in 1995 as part of the Golden Heights subdivision, but the streets and utilities have never been installed. The applicant has submitted a request to have Amar Drive and part of Calhoun Drive discontinued and replat the lots. The discontinuance request takes longer to process, so at this time the request is for conditional approval of the certified survey map to replat the lots.

II. PROJECT DESCRIPTION

2. The proposed CSM would replat the discontinued Amar Drive and a portion of Calhoun Drive, and the lots adjacent to the street. The area currently includes 10 lots but the proposed CSM will include 4 lots. The proposed Lot 1 will have an area of approximately 0.77 acres (33,731 sq. ft.), Lot 2 will have an area of approximately 2.65 acres (115,297 sq. ft.), Lot 3 will have an area of approximately 1.87 acres (81,388 sq. ft.), and Lot 4 will have an area of approximately 0.49 acres (21,285 sq. ft.). All four of the lots will have frontage on a proposed extension of Calhoun Drive, which will end in a cul-de-sac.

3. A portion of the land located at the northeast corner of the site will be sold to an adjoining property owner to the east. As part of the street discontinuance, a portion of the Amar Drive right-of-way will be transferred to the properties that have frontage on the west side of the drive.

III. STAFF ANALYSIS

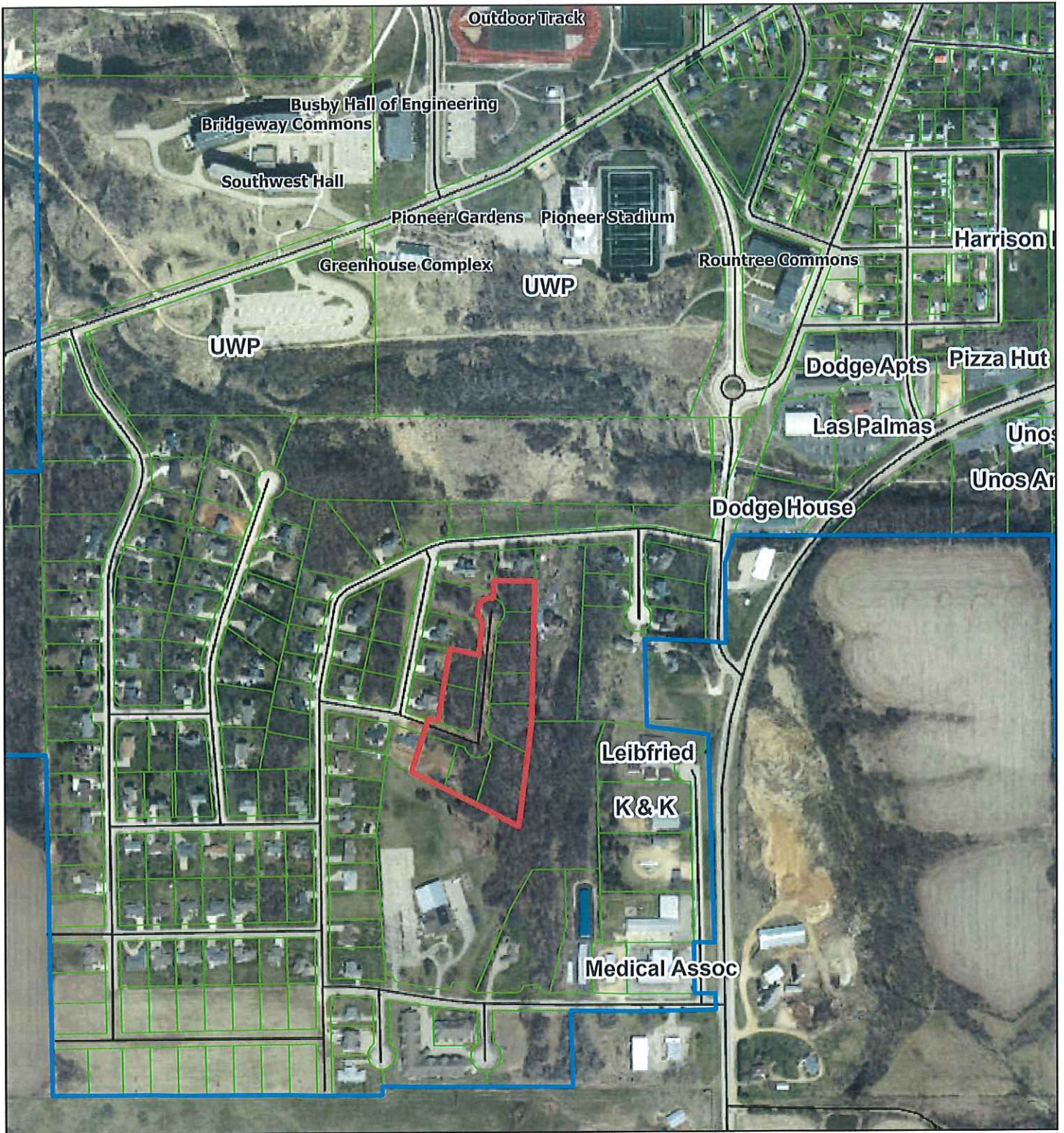
4. The proposed lots will meet the area and dimensional standards of the R-1 zoning district and the subdivision ordinance. The reconfiguration of Calhoun Drive meets the dimensional requirements of the subdivision ordinance. The proposal is in compliance with the low-density residential designation 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 approval is contingent upon the Council discontinuing Amar Drive and a portion of Calhoun Drive
 - b. The CSM shall be recorded with the Grant County Register of Deeds, and a copy shall be provided to the City.

ATTACHMENTS: Location Maps, Existing Plat, Topography Map, Proposed CSM

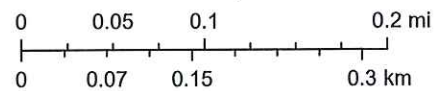
City of Platteville



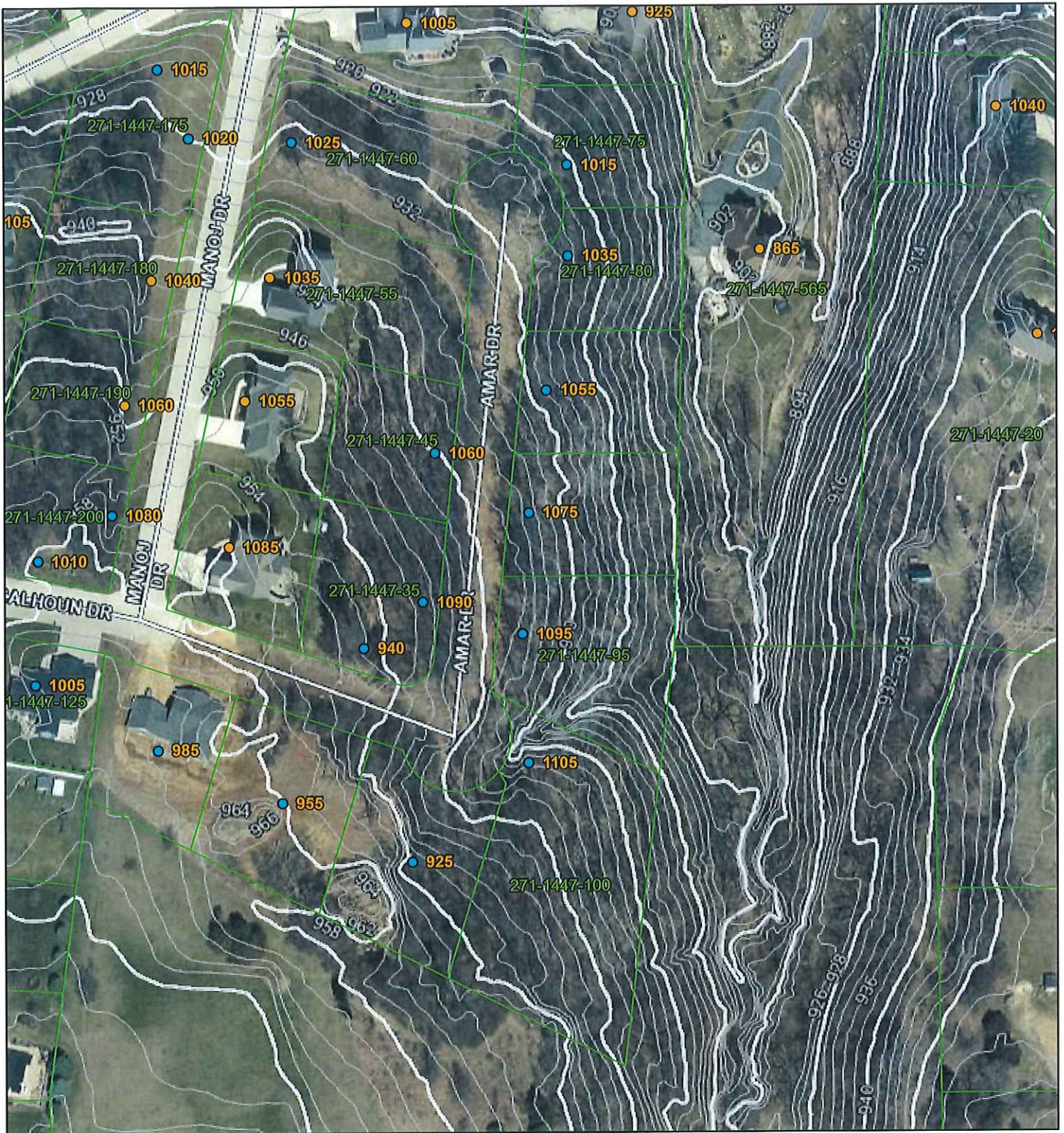
6/22/2022, 2:25:11 PM

1:9,028

- Centerlines
- Parcel Data (2022)
- City Boundary
- Landmark Names
- UWP Places



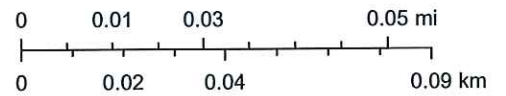
City of Platteville



6/28/2022, 8:09:29 AM

1:2,257

- Centerlines
- City Boundary
- 2ft Contours
- Index
- Index Depression
- Intermediate
- Intermediate Depression
- Address Points (Data in Progress)
 - Active
 - Preliminary
- Parcel Data (2022)
- Landmark Names



COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

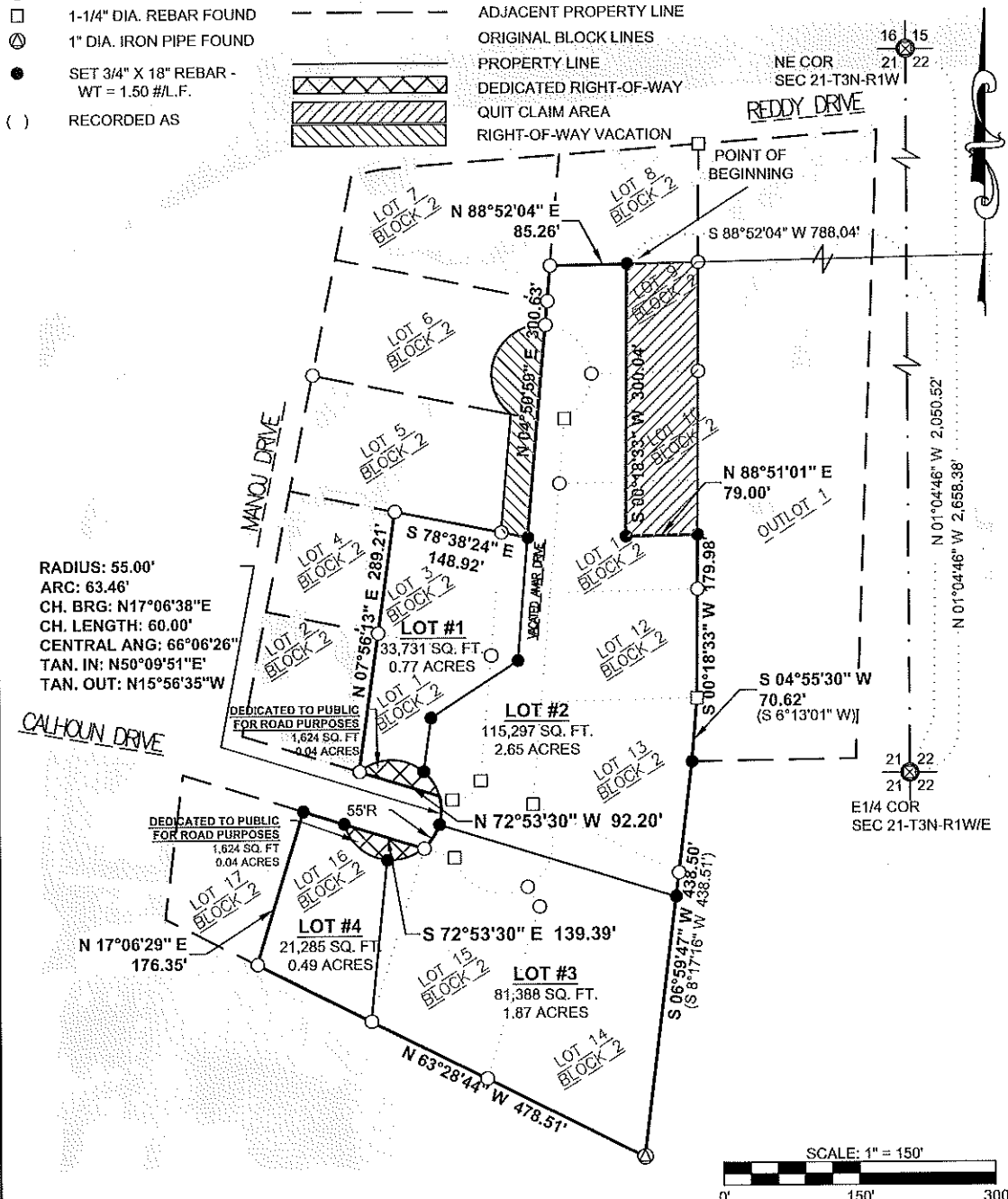
LOCATED IN THE NE 1/4 AND THE SE 1/4 OF THE NE 1/4 OF SECTION 21,
 T3N, R1W OF THE 4TH P.M.,
 CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

LEGEND

- 3/4" DIA. REBAR FOUND
- ⊗ COUNTY MONUMENT FOUND
- 1-1/4" DIA. REBAR FOUND
- ⊙ 1" DIA. IRON PIPE FOUND
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.
- () RECORDED AS

- BOUNDARY LINE
- - - SECTION LINE
- · - · - ADJACENT PROPERTY LINE
- ORIGINAL BLOCK LINES
- PROPERTY LINE
- ▨ DEDICATED RIGHT-OF-WAY
- ▩ QUIT CLAIM AREA
- ▧ RIGHT-OF-WAY VACATION

FOR RECORDING PURPOSES



DELTA 3
 PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
 GRANT WRITING • LAND DEVELOPMENT • PLANNING & CADD SERVICES
 875 SOUTH CHESTNUT STREET | PLATTEVILLE, WISCONSIN 53818
 PHONE: (608) 348-5355

FOR: BRIAN LAUFENBERG
 585 ROUNDTREE AVE
 PLATTEVILLE, WI 53818

DELTA 3 PROJECT NO.: D21-205
 DATA LOCATION: D21-205 Laufenberg - Golden Heights
 Development/Civil/CADD/CSM

DATE(S) OF FIELDWORK: 5/17/2021,
 11/18/2021, 1/04/2022, 01/18/2022
 FIELD CREW: AWL, JRS, ZK, GSB
 DRAWN BY: A. LOEFFELHOLZ
 REVIEWED BY: D. DREESSENS

SHEET 1 OF 3