

PLAN COMMISSION
of the City of Platteville



AGENDA

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

1. ROLL CALL
2. APPROVE MINUTES – September 6, 2022
3. PLANNED UNIT DEVELOPMENT-SIP – 305 Eastside Road
Review additional project details regarding the request for a PUD to allow the construction of a building for Family Advocates that will include office space and a domestic shelter facility.
4. CERTIFIED SURVEY MAP/STREET DEDICATION – Southwest Health Development
Consider a land division and street dedication for the mixed-use development located adjacent to the Southwest Health property on Eastside Road.
5. LOT DIVISION GUIDE
Review the revised draft of a guide to assist property owners with creating additional residential lots.
6. 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, September 6, 2022

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, Todd Kasper, Bill Kloster, Kory Wein, Joie Schoonover, and Evan Larson.
Excused: Amy Seeboth-Wilson and Robert Vosberg.

APPROVAL MINUTES – July 11, 2022

Motion by Wein, second by Kloster to approve the July 11, 2022, minutes as presented. Motion carried 4-0 on a roll call vote, Larson abstained.

LOT DIVISION GUIDE – The Plan Commission reviewed draft information that will assist property owners with creating additional residential lots. The intent would be to provide a guide to assist property owners that have an “oversize” parcel and desire to divide it to create an additional lot that can be sold or used as a site for new residential construction.

ADJOURN:

Motion by Larson, second by Kloster to adjourn. Motion carried 5-0 on a voice vote. The meeting was adjourned at 7:54 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – October 3, 2022

Re: Planned Unit Development - SIP

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	PUD	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 first part of the PUD approval, the General Development Plan (GDP), was approved by the Council at their July 26, 2022 meeting. The GDP established the land uses, the general land plan, the general building design, and other general plan details. The GDP was approved contingent on Family Advocates entering into a development agreement with the City regarding the construction of the office/domestic shelter on the property.
2. The applicant has now applied for approval of the second step in the PUD approval, the Specific Implementation Plan, which provides more information and detail on the project, primarily the specific building design, final grading, storm water information, and other site details as discussed during the GDP.

PROJECT DESCRIPTION

3. 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.

4. 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.
5. 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

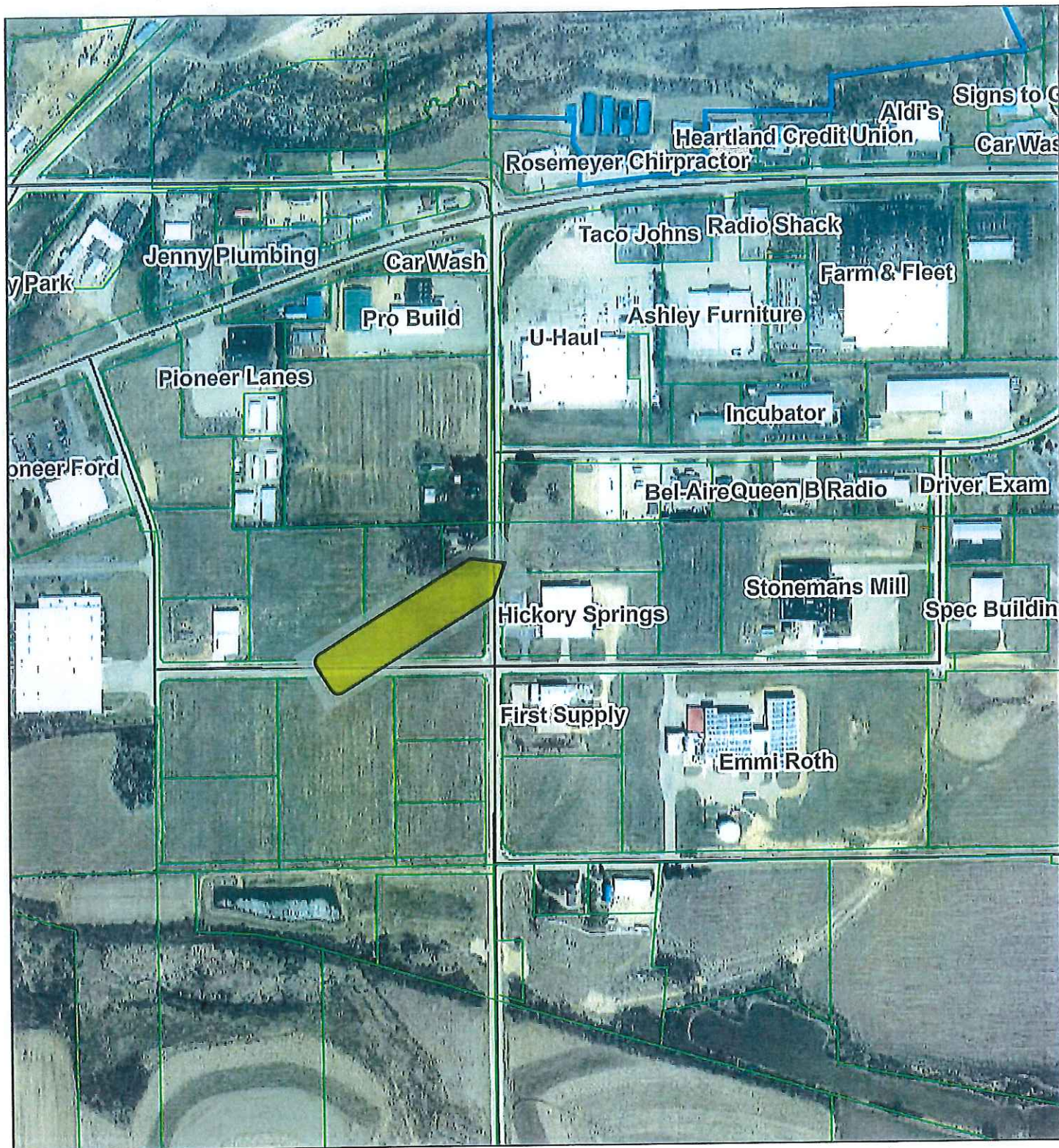
6. The building design, building location, site design, and other features of the project match what was approved as part of the GDP.

STAFF RECOMMENDATION

7. Staff recommends approval of the SIP phase of the planned unit development for the Family Advocates project subject to a development agreement.

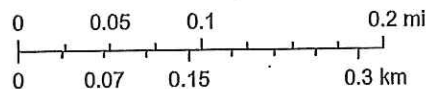
ATTACHMENTS: Location Maps, Survey Map, Site Plan, Floor Plan and Elevations

City of Platteville



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

1:9,028



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



▶ 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

September 27, 2022

Re: Family Advocates PUD-SIP Summary
305 Eastside Road Platteville, Wisconsin

Dear Joe,

Family Advocates is proposing to proceed with the next step of the Planned Unit Development process, the Specific Implementation Plan (SIP). There are no changes from the General Development Plan (GDP) that was approved by the City Plan Commission and then the City Council on July 26, 2022. The only condition of approval for the GDP was that Family Advocates will be required to enter into a Development Agreement with the City of Platteville. To date, I believe that Family Advocates has met with City staff to begin the creation of the Development Agreement.

Following is the information that is required as part of the Specific Implementation Plan phase of the Planned Unit Development for the proposed Family Advocates building located along Eastside Road, just south of Means Drive.

1. There will be a single building constructed on this property. Its use will be a combination of office space and shelter.
2. Lot #4 of Certified Survey Map No. 1808 is 130,685 s.f. (3.00 acres) in size. The proposed building area is 13,240 s.f. so the floor area ratio is 0.10. The proposed impervious area is 43,000 s.f. (including the future parking area) for a total site imperviousness of 33%. This site was included in the drainage area of the east stormwater management facility located at the intersection of Eastside Road and Evergreen Road. The design imperviousness for this property for that stormwater management facility was 60%.
3. The current property is a former farm that was demolished in the early 2000's. Since then, it has been maintained as crop ground or a grassy area. Currently there are no outstanding features of the site that would require special treatment.
4. The proposed building will be setback from the Eastside Road right-of-way 105' which is greater than the minimum street setback of 25'. Between the building and the right-of-way a parking lot will be constructed for the offices of Family Advocates. The north edge of the site is approximately 275' south of the centerline of Means Drive and the south edge of the site is approximate 350' north of the centerline of Vision Drive. The driveway for the proposed building is located in the southwest corner of the site due to an access restriction that was placed on CSM No. 1808 preventing access on the north 90' of the lot along

Eastside Road. A future solar field is planned on the east portion of the property that is currently vacant.

5. The reason the Planned Unit Development was selected as the proposed zoning was due to the dual use of the proposed building: offices for Family Advocates and as a shelter for their clients. Currently there is not a zoning classification that would allow both uses in a building.
6. There are no zoning standards that will not be met by this project except for the dual use of the building. Setbacks, imperviousness, lighting, landscaping, parking, etc. will all meet the most restrictive zoning standards for this project.

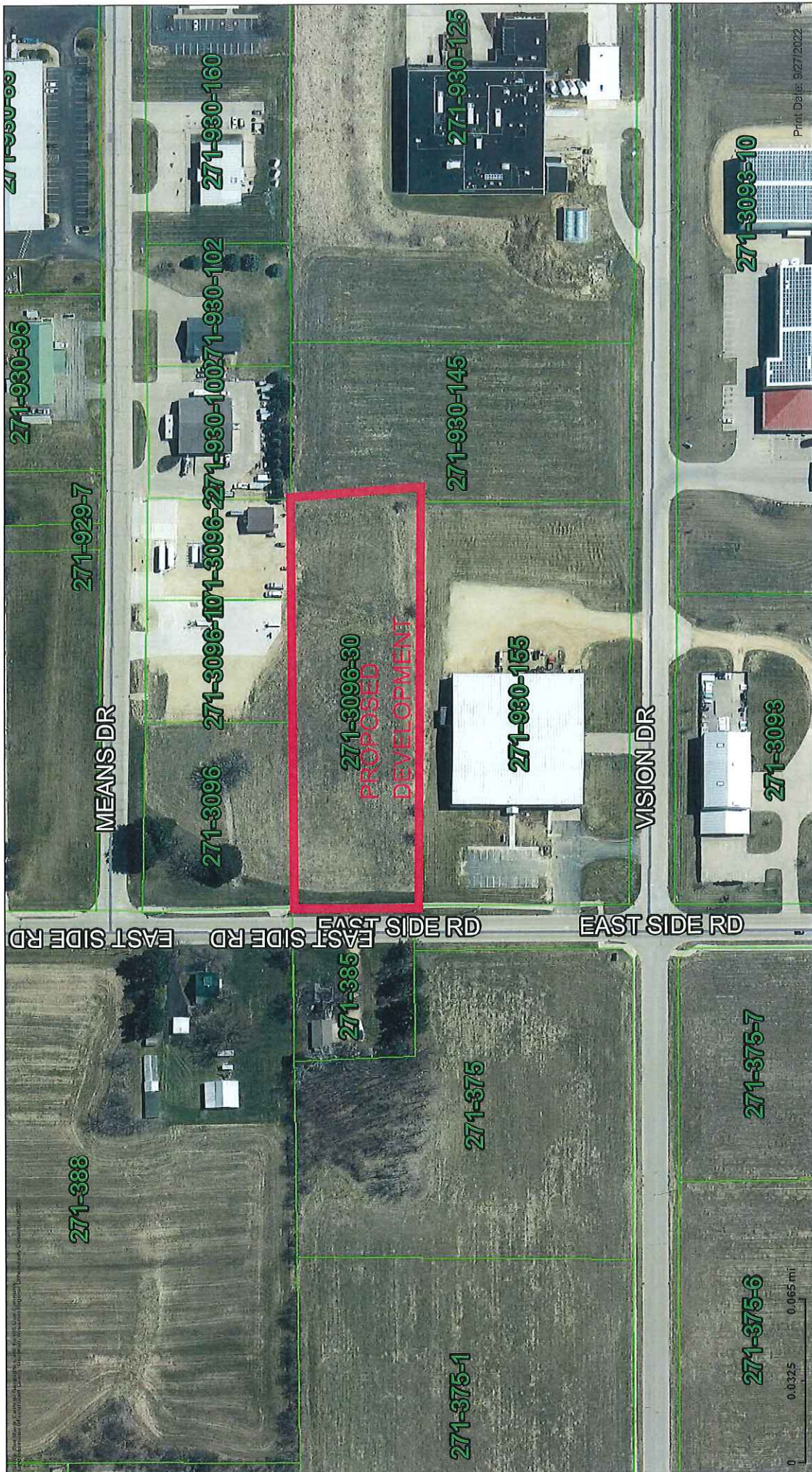
If you have any questions regarding this PUD-SIP submission or need any further information, please feel free to contact me at (608) 348-5355 at anytime.

Sincerely,

DELTA 3 ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read 'D. Dreessens', with a large, stylized flourish extending to the left.

Daniel J. Dreessens, P.E.
Civil/Project Engineer



General Reference Map
Grant County, WI

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information presented herein. 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.

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.

SURVEYOR'S CERTIFICATE

I, GREG A. JEWELL, PROFESSIONAL WISCONSIN LAND SURVEYOR S-1898, HEREBY CERTIFY: THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND IN FULL COMPLIANCE WITH ALL PROVISIONS OF THE CODE OF ORDINANCES OF THE CITY OF PLATTEVILLE, AND UNDER THE DIRECTION OF SCOTT & TINA JONES, OWNER, I HAVE SURVEYED AND MAPPED THIS CERTIFIED SURVEY MAP; THAT SUCH MAP CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS LAND IS 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, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 14, T3N, R1W; THENCE NORTH 00°21'36" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 A DISTANCE OF 1135.73 FEET TO THE POINT OF BEGINNING, THENCE NORTH 00°21'36" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 A DISTANCE OF 440.68 FEET; THENCE SOUTH 89°15'00" EAST, 33.01 FEET TO THE EAST RIGHT OF WAY LINE OF EAST SIDE ROAD AND SOUTH RIGHT OF WAY LINE OF MEANS DRIVE; THENCE SOUTH 89°15'00" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF MEANS DRIVE A DISTANCE OF 630.30 FEET; THENCE SOUTH 00°02'29" WEST, 231.50 FEET; THENCE SOUTH 03°56'15" EAST, 202.07 FEET; THENCE NORTH 89°54'23" WEST, 641.19 FEET TO THE EAST RIGHT OF WAY LINE OF EAST SIDE ROAD; THENCE NORTH 89°54'23" WEST, 33.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 6.669 ACRES (290,490 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ANY EASEMENTS AND RIGHTS-OF-WAY OF RECORD AND/OR USAGE.

DATED: OCTOBER 7, 2015


GREG A. JEWELL
PROFESSIONAL LAND SURVEYOR, S-1898



OWNER'S CERTIFICATE

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LAND HEREON DESCRIBED TO BE SURVEYED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.


SCOTT J. JONES & TINA R. JONES REVOCABLE LIVING TRUST, OWNER

10-8-15
DATE

MORTGAGE CERTIFICATE

CONSENT OF PERSONAL MORTGAGEE CERTIFICATE

I, Tom Olson (on behalf of BMO Harris Bank) MORTGAGEE OF THE ABOVE DESCRIBED LAND, DO HEREBY CONSENT TO THE SURVEYING,

DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND I DO HEREBY CONSENT TO THE ABOVE CERTIFICATE OF Scott J. Jones & Tina R. Jones Revocable Living Trust OWNER.

WITNESS THE HAND AND SEAL OF Tom Olson (on behalf of BMO Harris Bank) MORTGAGEE, THIS 15th DAY OF October, 2015

IN THE PRESENCE OF: Catherine S Dunaway

Tom Olson (SEAL)
MORTGAGEE

(PERSONAL MORTGAGEE NOTARY CERTIFICATE)

STATE OF WISCONSIN)

Grant COUNTY) SS 15th DAY OF October, 2015, THE ABOVE NAMED

Tom Olson TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

NOTARY PUBLIC, Grant WISCONSIN

MY COMMISSION EXPIRES 10-1-17

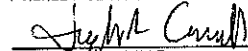


GRANT COUNTY, WI
REGISTER OF DEEDS

OCT 19 2015

at 10:30A m, & recorded in
Vol. 17 Records Page 209-210
MARILYN PIERCE, REGISTER
Pages: 2

I HEREBY CERTIFY THAT THIS CERTIFIED SURVEY IS APPROVED FOR RECORDING BY:


CITY OF PLATTEVILLE

10/8/15
DATE



 **DELTA 3**
EVERY ANGLE COVERED

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – October 3, 2022

Re: Certified Survey Map

Case #: PC22-CSM04-08

Applicant: Southwest Health Center Inc.

Location: North and West of Southwest Health Center property

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	B-3	Mixed Use/ Medium Density Residential
North	Agriculture	B-3	Mixed Use/ Medium Density Residential
South	Southwest Health / Agriculture	I-1/B-3	Institutional/ Mixed Use
East	Southwest Health / Agriculture	I-1/B-3	Institutional/ Mixed Use
West	Agriculture	B-3	Mixed Use/ Medium Density Residential

BACKGROUND

1. The property in question is undeveloped farmland located adjacent to Southwest Health Center on Eastside Road. In September of 2021 the applicant received approval of a preliminary plat for a residential and commercial subdivision that included five lots, with the understanding that the larger lots would be further divided as needed when the land is developed. The anticipated uses may include commercial office space, health-related business, elderly housing and residential care facilities.

PROJECT DESCRIPTION

2. The proposed Certified Survey Map will divide the northeast portion of the property into two lots and would also create a portion of public street – Performance Drive. Performance drive connects to Eastside Road and has a right-of-way width of 60’ which is typical for a City street. The CSM also dedicates land for Eastside Road, which previously consisted of a roadway easement.

3. The proposed Lot 1 will have an area of 5.39 acres and will have 240 feet of frontage on Eastside Road and approximately 977 feet of frontage on Performance Drive. Lot 2 will have an area of 4.49 acres and will have 200 feet of frontage on Eastside Road and approximately 977 feet of frontage on the Performance Drive. It is anticipated that the lots will be further divided in the future to better fit the size needs of the potential development.

STAFF ANALYSIS

4. Public water and sanitary sewer utilities have been extended from Eastside Road into Performance Drive to serve the development.
5. The entire property is zoned B-3 Highway Business. It is anticipated that the land will be rezoned as needed based on the anticipated development of the lots. Some of the anticipated commercial uses will not require any zoning changes, but the future residential uses will require a zoning amendment. The comprehensive plan identifies this area as suitable for medium-density residential and mixed-use.

RECOMMENDATION

6. Staff recommends approval of the proposed CSM for the Southwest Health Development with the following conditions:
 - a. The CSM shall be recorded with the Grant County Register of Deeds and a copy provided to the City.

The above constitutes the opinion and report of the Community Planning and Development Department.

ATTACHMENTS: Location Map, Approved Preliminary Plat, CSM



Parcel Explorer

County Parcel Number Quick Search Index

Portal Saint County Home Page



Maxar | Land Information Office of



APPLICATION FOR
CERTIFIED SURVEY MAP
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	SOUTHWEST HEALTH CENTER, LLC	
Address	1400 EASTSIDE ROAD PLATTEVILLE, WI 53818	
Phone	(608) 348-4330	
Email	ROHRBACH@SOUTHWESTHEALTH.ORG	

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: PART of LOT #1 of CSM No. 1963

Change Requested, or New Description: CREATION of PERFORMANCE DRIVE AND LOTS NORTH/SOUTH of STREET.

Zoning of Property: B3, Highway BUSINESS

Comprehensive Plan Designation: Mixed Use

Current Use of Property: VACANT

Proposed Use of Property: COMMERCIAL

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: _____ DATE: _____

APPLICANT: _____ DATE: _____

OFFICE USE ONLY

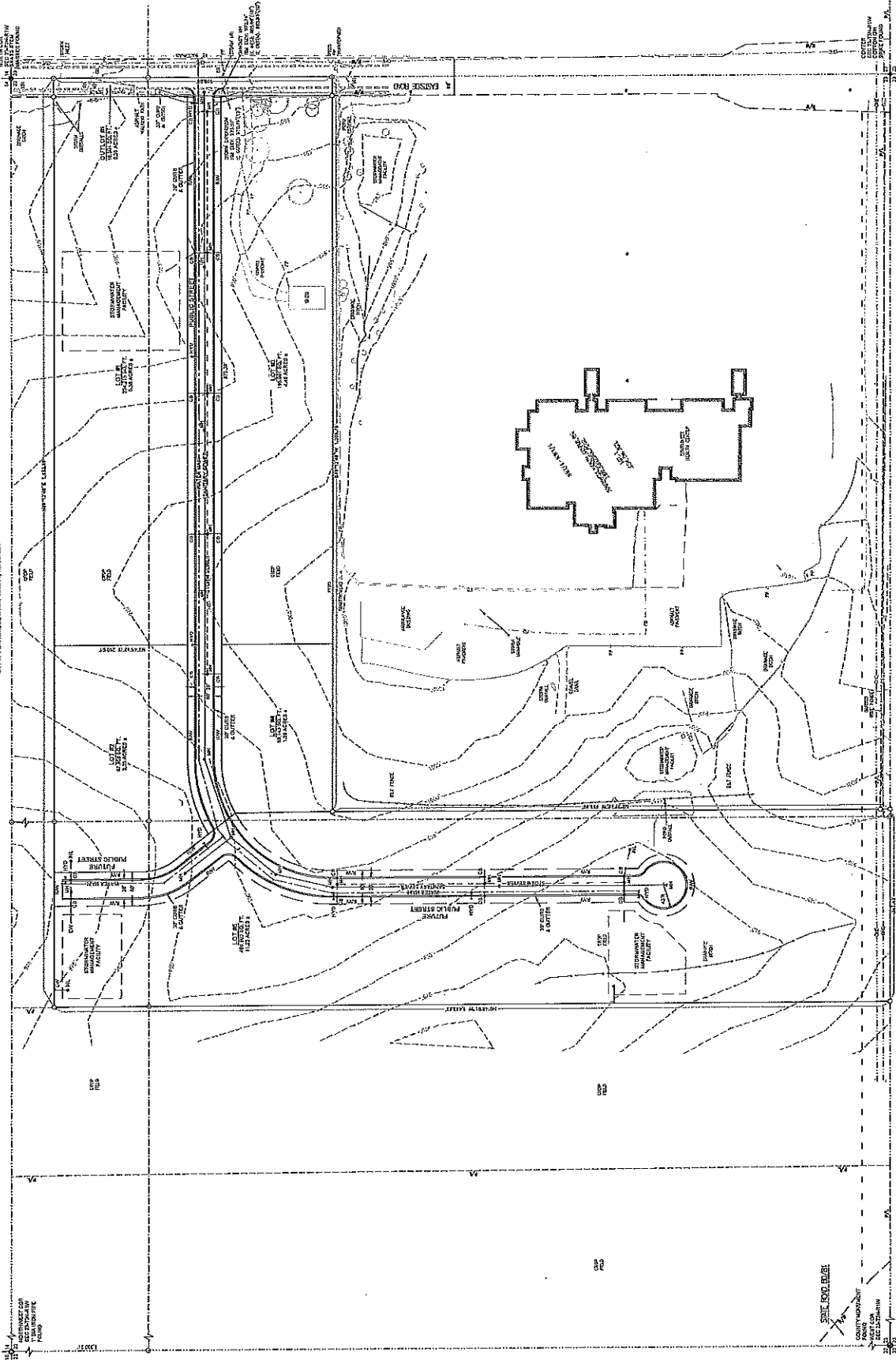
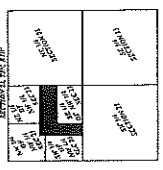
Date Application Filed: _____ File Number: PC22-CSM14-08

Plan Commission Action & Date: _____ Fee Paid/Receipt #: _____

Conditions of Approval: _____

PRELIMINARY PLAT FOR SOUTHWEST HEALTH DEVELOPMENT

APPROVED FOR THE CITY OF DENVER BY THE BOARD OF HEALTH AND SAFETY ON 11/15/2011
CITY OF DENVER, HEALTH AND SAFETY DEPARTMENT



DATE OF PRELIMINARY RECORD:
REVISIONS:
REVISIONS:
REVISIONS:

FOR: SOUTHWEST HEALTH CENTER
1500 WEST ALPINE
DENVER, CO 80202

BY: [Signature]
DATE: [Date]

FOR: [Signature]
DATE: [Date]

FOR: [Signature]
DATE: [Date]

FOR: [Signature]
DATE: [Date]

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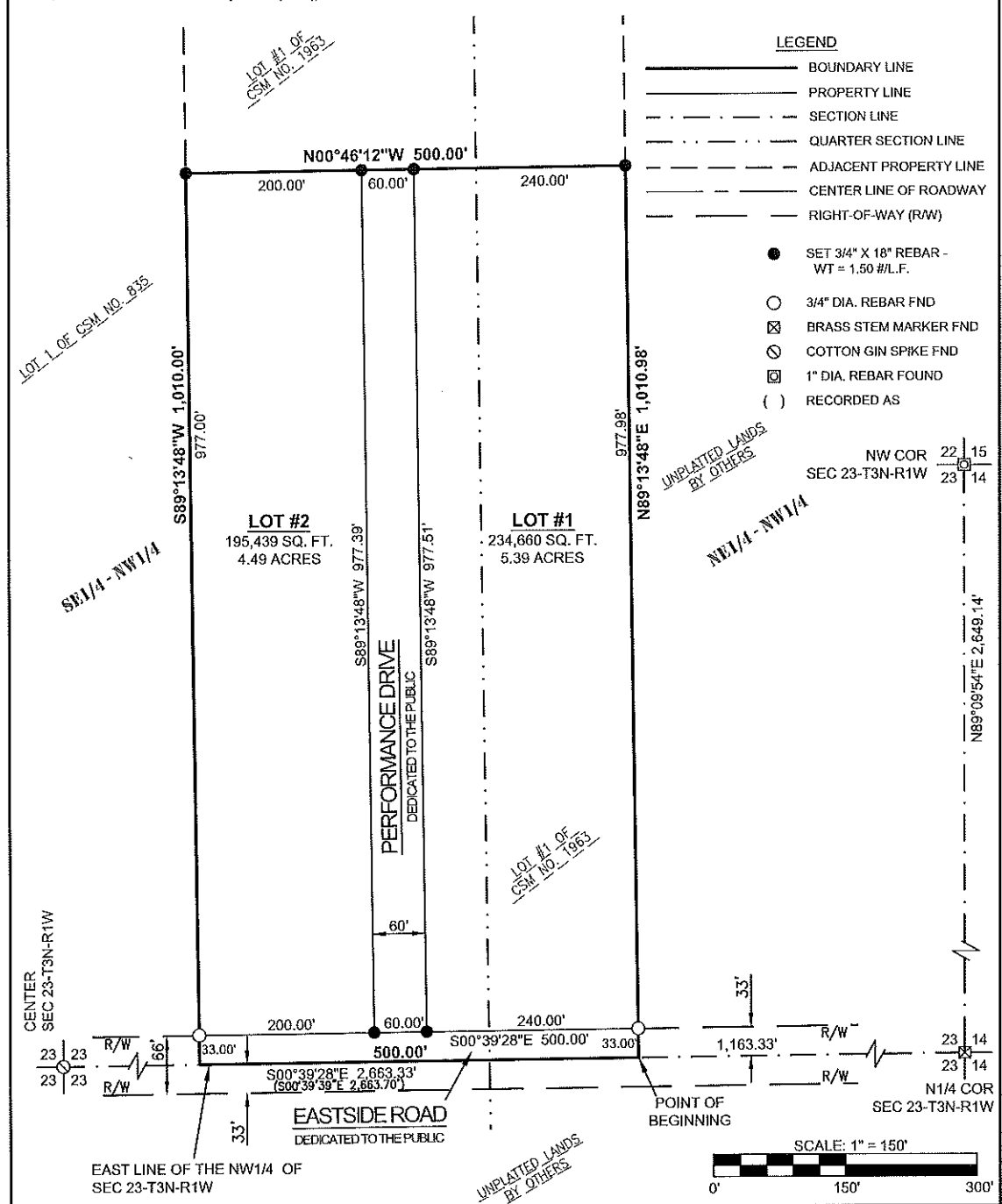
FOR: [Signature]
DATE: [Date]

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN CSM NO. 1963 BEING IN THE NE1/4 OF THE NW1/4 AND IN THE SE1/4 OF THE NW1/4 OF SECTION 23, T3N, R1W OF THE 4TH P.M., CITY OF PLATTEVILLE GRANT COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW1/4 OF SECTION 23-T3N-R1W, WHICH BEARS N 89°09'54" E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).

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: SOUTHWEST HEALTH CENTER
 1400 EASTSIDE ROAD
 PLATTEVILLE, WI 53818

DELTA 3 PROJECT NO.: D19-029

FIELD CREW: A.LOEFFELHOLZ
 DRAWN BY: D.DREESSENS
 REVIEWED BY: S.KING

SHEET 1 OF 3

LOT DIVISION GUIDE

For Residential Properties



Across the country, many people are experiencing issues with housing affordability and availability. Much of the existing housing consists of large, single-family homes on large lots which may not be affordable, or practical, for many people. There is an increased interest in finding ways of creating smaller, cheaper, and more available housing options. To help address this situation, the City of Platteville is looking for creative ways to better utilize the developed land areas, and to encourage infill housing by creating lots in existing neighborhoods.

Creating additional lots within the developed areas utilizes the existing infrastructure – streets, sidewalks, and utilities – which reduces development costs and allows for more affordable housing construction. By increasing the density of housing in an existing area, the added housing increases the availability of housing for residents, increases the tax base for the City, all without increasing the maintenance expenses for the City.

This document is intended as a guide to assist property owners that have a large lot and desire to divide it to create an additional lot that can be sold or used as a site for new residential construction.

Step 1: Determine the zoning of your property. The minimum lot size requirements are slightly different depending on the zoning of the property and the intended type of housing for the lot. The zoning can be obtained from the Community Planning & Development office at City Hall (608-348-9741 x 2235 or carrollj@platteville.org) or on the City's website at the following link:



<https://platteville.maps.arcgis.com/apps/MapSeries/index.html>

Step 2: Verify property size and dimensions. Verify the area and width of your property to determine if you have enough land to divide the property into two or more legal lots. Consult your deed or abstract for the legal description of your property, which provides the details of your property's dimensions. A plat of survey for your property will indicate the location of each corner surveyed and list the dimensions of all surveyed lines. The plat may be included in the abstract of your property. The Community Planning & Development Department for the City (608-348-9741 x 2231) and the Grant County Real Property/Land Information (608-723-2666) should be able to help you obtain a copy of recorded plats, if available. General property maps can be viewed on the City and County websites via their Geographic Information Systems (GIS) and web portals. These maps are not accurate for locating specific boundaries but are helpful for providing a reference or starting point.



<https://platteville.maps.arcgis.com/home/index.html>



https://gis.co.grant.wi.gov/Parcel_Explorer/

Step 3: Determine if your property is eligible to be divided. Based on the zoning and intended use, verify that the minimum lot area and width requirements are met to allow for a land division.

Is there adequate lot size? Both lots would need to meet the minimum size.

- R-1: Minimum Lot Area: 8,000 square feet
- R-2: Single-Family - Minimum Lot Area: 6,000 square feet
Two-Family - Minimum Lot Area: 10,000 square feet
- R-3: Single-Family - Minimum Lot Area: 6,000 square feet
Two-Family - Minimum Lot Area: 10,000 square feet
Multi-Family - Minimum Lot Area: 10,000 square feet

Is there adequate lot width? Both lots would need to meet the minimum width.

- R-1: Single-Family - Minimum Lot Width: 70 feet
- R-2: Single-Family – Minimum Lot Width: 60 feet
Two-Family – Minimum Lot Width: 90 feet
- R-3: Single-Family - Minimum Lot Width: 60 feet
Two-Family – Minimum Lot Width: 90 feet
Multi-Family – Minimum Lot Width: 90 feet

Is there an adequate setback from the house to the proposed lot line? The proposed lot line between the two lots would have to meet the required distance from the house – 10 feet from the side and 25 feet from the rear.

Step 4: If you have a mortgage, determine if lender approval is required. Dividing your lot will impact the value of your property and the legal description, so your lender may need to approve the division.

Step 5: Hire surveyor to create a proposed Certified Survey Map (CSM). Certified Survey Maps are documents used for minor land divisions or the reconfiguration of lot lines. The map shows the size and dimensions of the new lots and provides a new legal description of the lots.

Step 6: Apply for land division approval. Submit a completed application form, the proposed CSM and a \$150 application fee to the Community Development Department. Upon receipt of the necessary materials, the item will be placed on the agenda for the next Plan Commission meeting. The application deadline for getting on the Plan Commission meeting agenda is twenty working days prior to the meeting. The Plan Commission meets on the first Monday of each month, at 7:00 p.m. in the council chambers of City Hall.

Step 7: Staff Review and Notice. City staff will provide a technical review of the request and the submitted information to identify any relevant issues. City Staff will provide written notice to owners of land within 100 feet of the subject property at least ten days prior to the Plan Commission meeting.

Step 8: Plan Commission review and approval. The proposed CSM will be reviewed by the Plan Commission for conformance with the City’s ordinances. The owner or surveyor should attend this meeting and be prepared to present the request and answer questions. Public statements will be allowed at this meeting. The Plan Commission will either approve, conditionally approve, or reject the map.

Step 9: Record CSM. If approved, the land division is not legal until the approved Certified Survey Map is recorded with the Grant County Register of Deeds and a copy of the recorded map is provided to the City.

Step 10: List property for sale. The new lot is now available for sale or construction.

Common Questions:

Why would I want to divide my lot? Creating an additional lot from your property provides benefits for both you and the community. Sale of the additional lot would provide immediate income for you, plus having a smaller lot for your house would reduce your property taxes and maintenance. Creating additional lots in already developed areas would create additional tax base for the City without creating additional street or utility maintenance expenses. The additional lot would also create more housing opportunities for the community.

How do I determine if there is enough distance from my house to the lot line?

Measure from your lot line to your house on the side where the new lot will be created. You will need enough area to create a lot that has enough width and area, plus meet the 10 or 25 feet of setback from your house to the lot line. If it is questionable if there is enough distance, you can try to find the property markers to obtain a more accurate measurement. If you cannot locate the markers, or if the distance is very close to the minimums, you will likely need to contact a professional surveyor. The City has a list of surveyors that do work in the Platteville area.

What is the cost of having a surveyor locate or set my property markers?

A professional surveyor will typically charge an hourly rate to locate property markers. This amount will vary from surveyor to surveyor but will likely be in the \$150 to \$200 per hour range.

What is the cost of the Certified Survey Map (CSM) creation?

There are many variables that impact the surveyors time and cost with creating the CSM, including the size and shape of the property, if the existing property markers are present, the distance from section survey markers, and the amount of research needed to verify the property description. For most simple land divisions, the cost will range from \$1,800 to \$2,500. The recording fee is typically around \$30.

What if my lot isn't large enough? If your lot is close to meeting the minimum requirements but is a little too small in the width or area requirements, you could apply for a variance. The Zoning Board of Appeals can provide a variance to allow the creation of a lot that doesn't meet the ordinance requirements, if the legal standards for a variance are met. A \$150 application fee is required to apply for a variance. The Board of Appeals meets on the 3rd Monday of each month, at 7:00 p.m. in the council chambers of City Hall.

How long does the City approval process take for the CSM?

The process generally takes 1-1/2 to 2 months, depending on when the application and information is submitted in relation to the deadline to get on the Plan Commission agenda.

How much will the new lot be worth?

The assessed value of residential lots in the City of Platteville in established neighborhoods ranges from \$15,000 to \$60,000, depending on the size and location. A minimum size lot in the City would be 6,000 to 10,000 square feet, depending on the zoning, which would be valued toward the lower end of that range. Local real estate agents can provide an estimate of the value based on current property sales.

What will be the impact of the lot division on my taxes?

Most of the value in your property is in the house and other improvements, but the land value is typically 15% to 30% of your total value. This can be determined by checking your tax bill. Reducing the size of your property will result in a decrease in the land value and the resulting taxes proportionately.

APPLICATION FOR
CERTIFIED SURVEY MAP
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name		
Address		
Phone		
Email		

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: _____

Change Requested, or New Description: _____

Zoning of Property: _____

Comprehensive Plan Designation: _____

Current Use of Property: _____

Proposed Use of Property: _____

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: _____ DATE: _____
 APPLICANT: _____ DATE: _____

OFFICE USE ONLY File Number: _____
 Date Application Filed: _____ Fee Paid/Receipt #: _____
 Plan Commission Action & Date: _____
 Conditions of Approval: _____

PROFESSIONAL LAND SURVEYORS



The City of Platteville does not locate private property boundaries or lot lines. The most accurate way to verify your property lines is to obtain a survey from a licensed land surveyor. Below is a list of licensed surveyors that do work in the Platteville area. This list should not be construed as an endorsement and the City of Platteville assumes no liability for the quality of work for any individuals on this list.

Austin Engineering LLC

4211 Hwy. 81
Lancaster, WI 53818
608-723-6363
austinengr@yousq.net

Benzing Surveying LLC

808 5th Avenue SW
Waukon, IA 52172
563-568-2136
ryland@benzingsurveying.com

Bowden Surveying Ltd.

619 W. Merrimac Street
Dodgeville, WI 53533
608-935-5513
brbowden@mhtc.net

Buesing and Associates Inc.

1212 Locust Street
Dubuque, IA 52001
563-556-4389
jchermsen@buesing.com

Delta 3 Engineering Inc.

875 S. Chestnut Street
Platteville, WI 53818
608-348-5355
mail@delta3eng.biz

Full Circle Engineering & Surveying

3462 Spring Valley Road
Dodgeville, WI 53533
608-935-0294
mrochon@fullcircleES.com

Halverson Land Surveying

501 Oak Street
Arena, WI 53503
608-753-2498
john@halversonsurveying.com

Hasse Surveying

W5820 Iliff Road
Monroe, WI 53566
608-325-5321
hassesurveying@wekz.net

Jewell Associates Engineers Inc.

560 Sunrise Drive
Spring Green, WI 53588
608-588-7484
www.jewellassoc.com

KD Engineering

2600 County Road Y
Dodgeville, WI 53533
608-935-3310
kdengineering@mhtc.net

MSA Professional Services Inc.

400 Ice Harbor Drive, Suite 110
Dubuque, IA 52001
563-582-3973
Msa-ps.com
cschley@msa-ps.com

Niles Surveying

Joe Niles
563-513-1755
nilessurv@lagrant.net

Origin Design

137 Main Street, Suite 100

Dubuque, IA 52001

563-556-2464

hello@origindesign.com

Schmit Engineering & Surveying

215 Grace Street

Dodgeville, WI 53533

608-935-2721

lschmit@schmitengineering.com

Talarczyk Land Surveys

517 2nd Avenue

New Glarus, WI 53574

608-527-5216

bob@talarczyksurveys.com