

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, NOVEMBER 7, 2022 – 7:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – October 3, 2022
3. STREET DISCONTINUANCE – Amar Drive and Calhoun Drive
Consider the discontinuance of Amar Drive and part of Calhoun Drive within the Golden Heights Subdivision.
4. CERTIFIED SURVEY MAP and REZONE – Mitchell Hollow Road
Consider a land division that would create 2 lots from a parcel of land located in the extraterritorial plat review area on Mitchell Hollow Road, just east of the City. Also consider rezoning the property from the current A-T Agricultural Transition to R-2 Residential.
5. CODE AMENDMENTS – Chapter 21 Subdivision Ordinance
Consider proposed amendments to the subdivision ordinance related to the regulations governing when a Certified Survey Map may be used.
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, October 3, 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, Amy Seeboth-Wilson, Robert Vosberg, Kory Wein, and Joie Schoonover.
Excused: Evan Larson, Todd Kasper, and Bill Kloster.

APPROVAL MINUTES – September 6, 2022

Motion by Schoonover, second by Wein to approve the September 6, 2022, minutes as presented. Motion carried 4-0 on a roll call vote.

PLANNED UNIT DEVELOPMENT-SIP – 305 EASTSIDE ROAD – The Plan Commission reviewed 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. Staff recommended approval. Motion by Wein, second by Seeboth-Wilson to recommend approval of the SIP phase of the planned unit development for the Family Advocates project subject to a development agreement. Motion carried 4-0 on a roll call vote.

CERTIFIED SERVEY MAP/STREET DEDICATION – SOUTHWEST HEALTH DEVELOPMENT – The Plan Commission considered a land division and street dedication for the mixed-use development located adjacent to the Southwest Health property on Eastside Road. Staff recommended approval. Motion by Vosberg, second by Wein, to recommend approval of the proposed CSM for the Southwest Health Development with the condition that the CSM shall be recorded with the Grant County Register of Deeds and a copy provided to the City.

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. Motion by Seeboth-Wilson, second by Vosberg to formally adopt the Lot Division Guide. Motion carried 4-0 on a roll call vote.

ADJOURN:

Motion by Schoonover, second by Wein to adjourn. Motion carried 4-0 on a voice vote. The meeting was adjourned at 7:28 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT
CITY OF PLATTEVILLE
 Community Planning & Development Department



Meeting Dates: Plan Commission - November 7, 2022

Re: Street Discontinuance

Case #: PC22-MI03-10

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 was originally platted in 1995 as part of the Golden Heights subdivision, but the streets and utilities have never been installed. A Certified Survey Map to replat the original 10 lots into 4 lots was approved at the July 2022 Plan Commission meeting. The CSM was approved contingent upon the streets formally being discontinued. The applicant has submitted a request to have Amar Drive and part of Calhoun Drive discontinued.

II. PROJECT DESCRIPTION

2. All of Amar Drive will be discontinued and a portion of Calhoun Drive will be discontinued. Access to the 4 lots will be maintained from Calhoun Drive.

III. STAFF ANALYSIS

3. The proposed street discontinuance will conform to the CSM that was approved in July. All the lots in that development will have adequate and legal street frontage and access via the remaining portion of Calhoun Drive.

4. Wisconsin Statutes Section 66.1005 states that whenever a public street is discontinued, the easements and access rights related to any underground and overground utilities and structures shall continue.

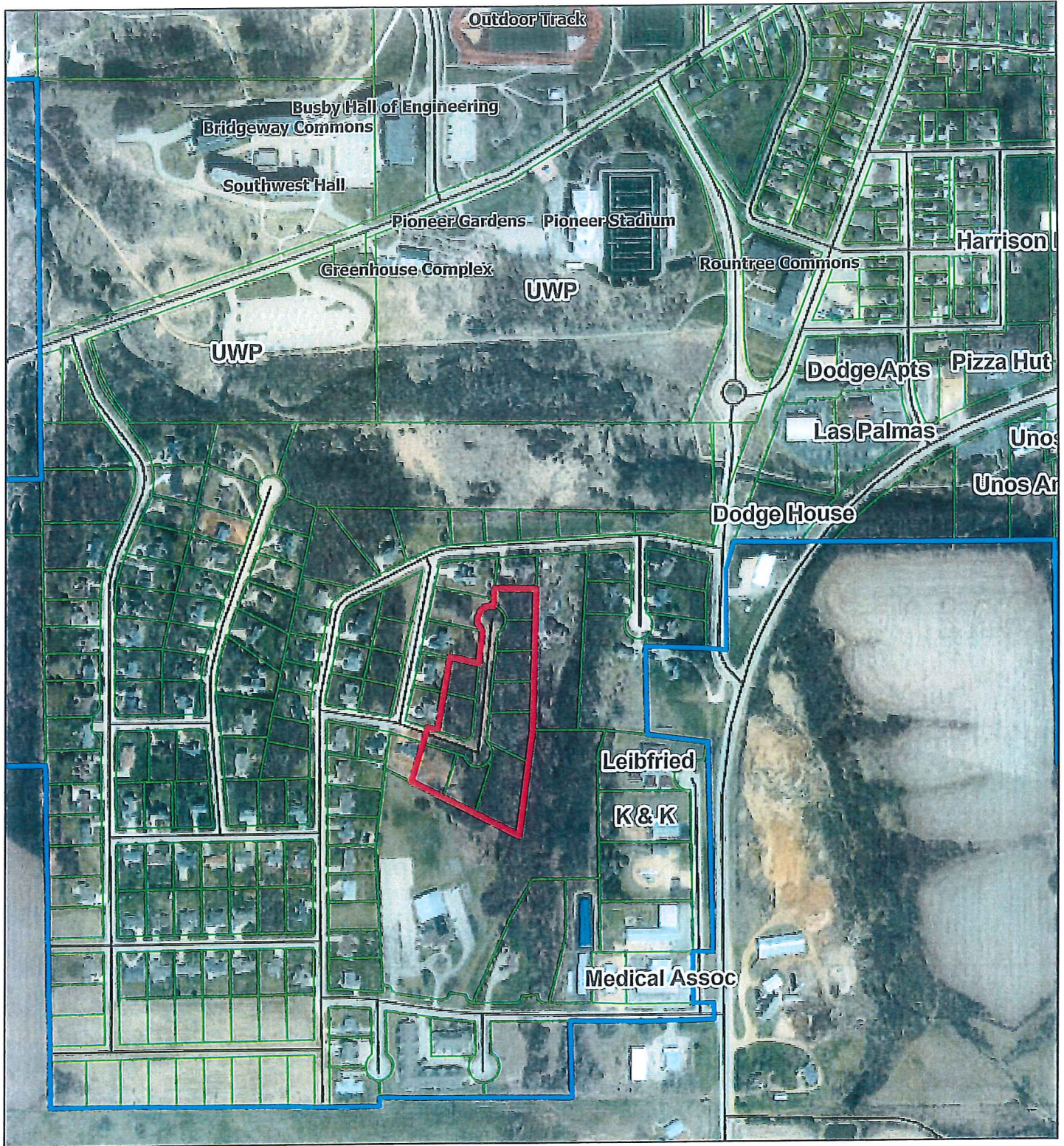
IV. STAFF RECOMMENDATION

5. Staff recommends that all of Amar Drive and a portion of Calhoun Drive be discontinued as proposed.

ATTACHMENTS:

Location Map, Resolution, Street Discontinuance map

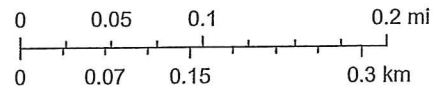
City of Platteville



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

1:9,028

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

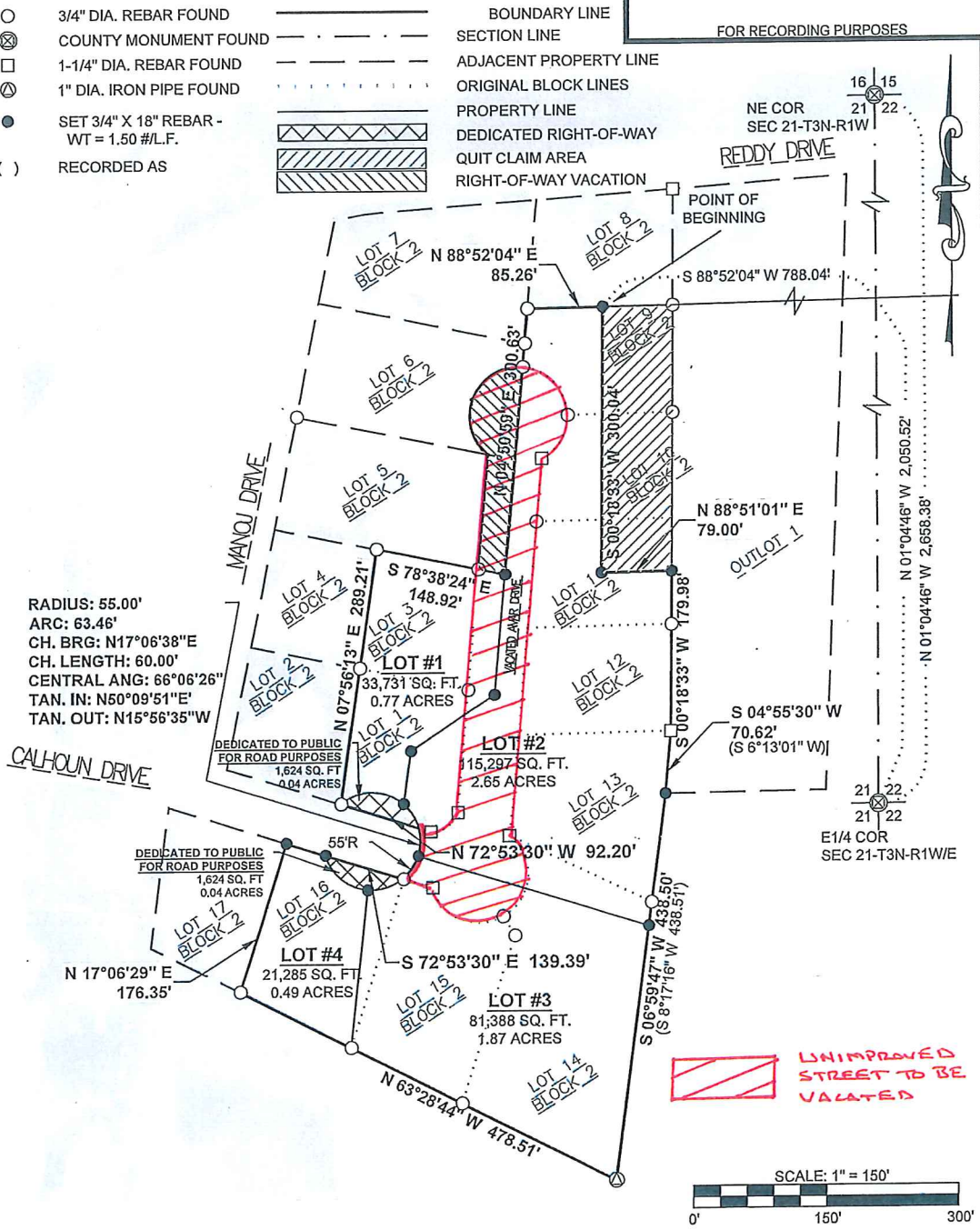


COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

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 | _____ | BOUNDARY LINE |
| ⊗ | COUNTY MONUMENT FOUND | ----- | SECTION LINE |
| □ | 1-1/4" DIA. REBAR FOUND | ----- | ADJACENT PROPERTY LINE |
| ⊙ | 1" DIA. IRON PIPE FOUND | ----- | ORIGINAL BLOCK LINES |
| ● | SET 3/4" X 18" REBAR - WT = 1.50 #/L.F. | ----- | PROPERTY LINE |
| () | RECORDED AS | ----- | DEDICATED RIGHT-OF-WAY |
| | | ----- | QUIT CLAIM AREA |
| | | ----- | RIGHT-OF-WAY VACATION |



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

FOR: BRIAN LAUFENBERG
 585 ROUNDTREE AVE
 PLATTEVILLE, WI 53818

DELTA 3 PROJECT NO.: D21-205
 DATA LOCATION: D21-205 Laufenberg - Golden Heights
 Development\Civil\CAD\CMSM

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

RESOLUTION TO DISCONTINUE A STREET

WHEREAS, the Common Council of the City of Platteville, Grant County, Wisconsin, declares its intention to consider the discontinuance of a street pursuant to Chapter 66.1003 Wis. Stats.; and

WHEREAS, the owners of the property adjacent to the street submitted the request for the discontinuance; and

WHEREAS, the discontinuance of this street is believed to be in the public interest; and

WHEREAS, notice of the pendency of this petition was filed with the Grant County Register of Deeds prior to the public notice required by 66.1003 Wis. Stats.; and

WHEREAS, the street sought to be discontinued is known as:

The entirety of Amar Drive located in Block 2 of Golden Heights Estates Subdivision, and that portion of Calhoun Drive adjacent to Lot 15 of Block 2 of Golden Heights Estates Subdivision, and being located in the Northeast Quarter (NE ¼) and the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of Section 21, T3N, R1W of the Fourth Principal Meridian, City of Platteville, Grant County, Wisconsin.

NOW THEREFORE, BE IT RESOLVED THAT THE COMMON COUNCIL OF THE CITY OF PLATTEVILLE hereby goes on record that the aforementioned streets are discontinued, effective on the ____ day of _____, 2022.

PASSED BY THE COMMON COUNCIL on the ____ day of _____, 2022.

Barbara Daus, Council President

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – November 7, 2022

Re: Land Division

Case #: PC22-CSM05-09

Applicant: Mark Wruble

Location: Mitchell Hollow Road, east of the City

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Agriculture	AT Agriculture Transition (ET)	Low Density Residential
North	Residential	R-2 Residential (ET)	Low Density Residential
South	Vacant/ Quarry	AT Agriculture Transition (ET)	Manufacturing
East	Agriculture	AT Agriculture Transition (ET)	Low Density Residential
West	Vacant	C-1 Conservancy/ R-1 Residential	Low Density Residential

BACKGROUND

1. The property is located within the ET plat review and zoning area of the City of Platteville/Platteville Township. The applicant would like to rezone the property and divide it to create two lots that would be sold for housing development.

PROJECT DESCRIPTION

2. The applicant owns a 13.3-acre parcel of land adjacent to Mitchell Hollow Road east of the City. The land is currently vacant and used for cropland and pasture. The request is to create two parcels through the approval of a Certified Survey Map. The property would eventually be divided to create up to a total of six parcels in the future.
3. Lot 1 will have an area of approximately 2.63 acres and will have 233 feet of frontage on Mitchell Hollow Road. Lot 2 will have an area of approximately 1.87 acres and will have 172 feet of frontage.

4. The property is currently zoned A-T Agricultural Transition District. This district is for areas that have historically been used for agricultural purposes but are located in an area that is anticipated to be developed in the future. The proposal is to rezone the land to R-2 Residential, which would allow the created lots to be used for the proposed single-family residential construction.

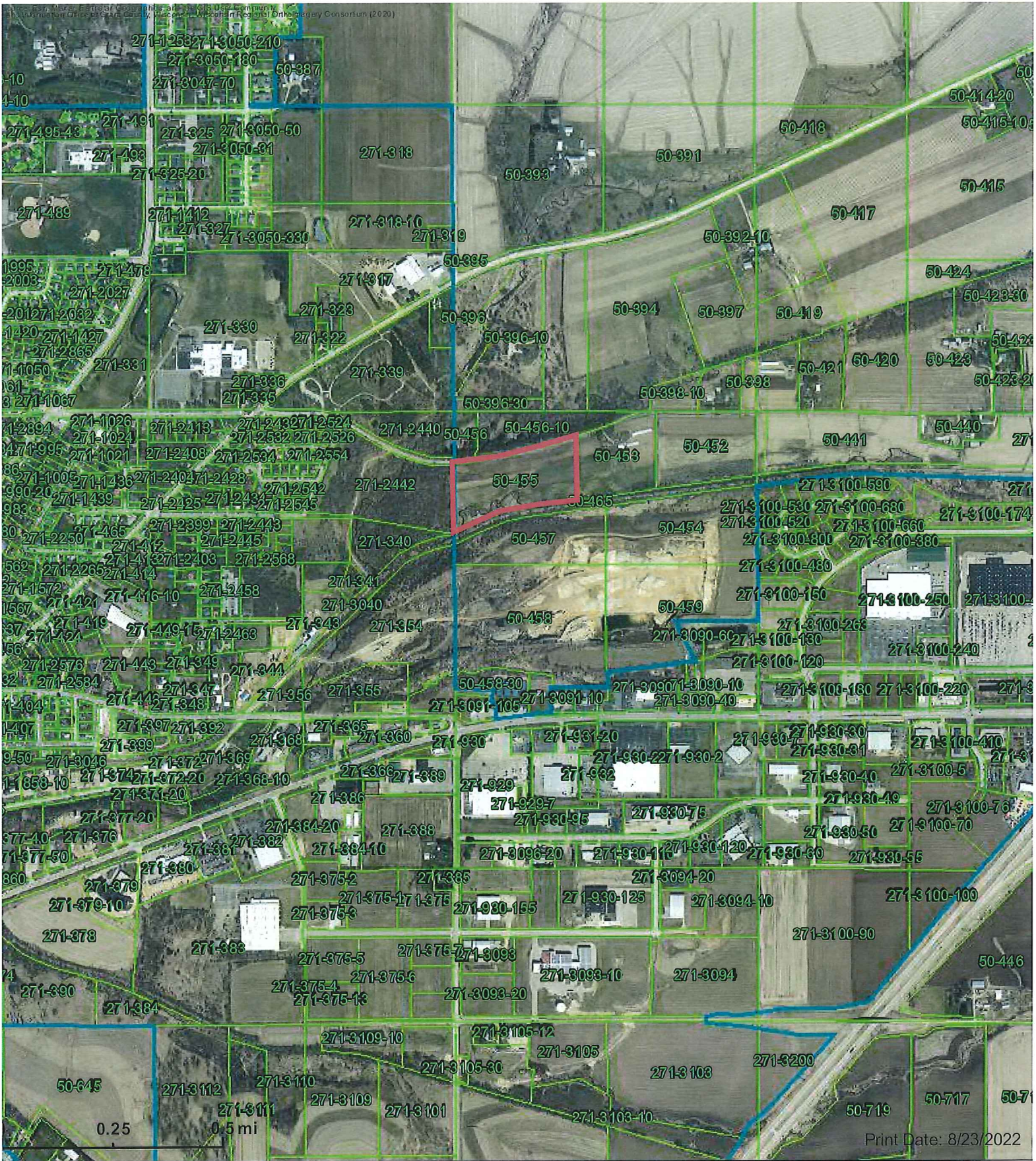
STAFF ANALYSIS

5. The land division meets the requirements of the City's subdivision ordinance for lot size and lot frontage. The Comprehensive Plan designates this area for low-density residential development, which is compatible with the proposed R-2 zoning. The existing residential parcels located on the north side of Mitchell Hollow Road are zoned R-2.

STAFF RECOMMENDATION

6. The proposed land division meets the requirements of the subdivision ordinance and meets the requirements of the comprehensive plan, so Staff recommends approval.
7. The proposed R-2 Residential zoning conforms with the recommended low-density residential designation in the Comprehensive Plan, so Staff also recommends approval of the zoning amendment.

ATTACHMENTS: Location map, draft CSM.



General Reference Map Grant County, WI

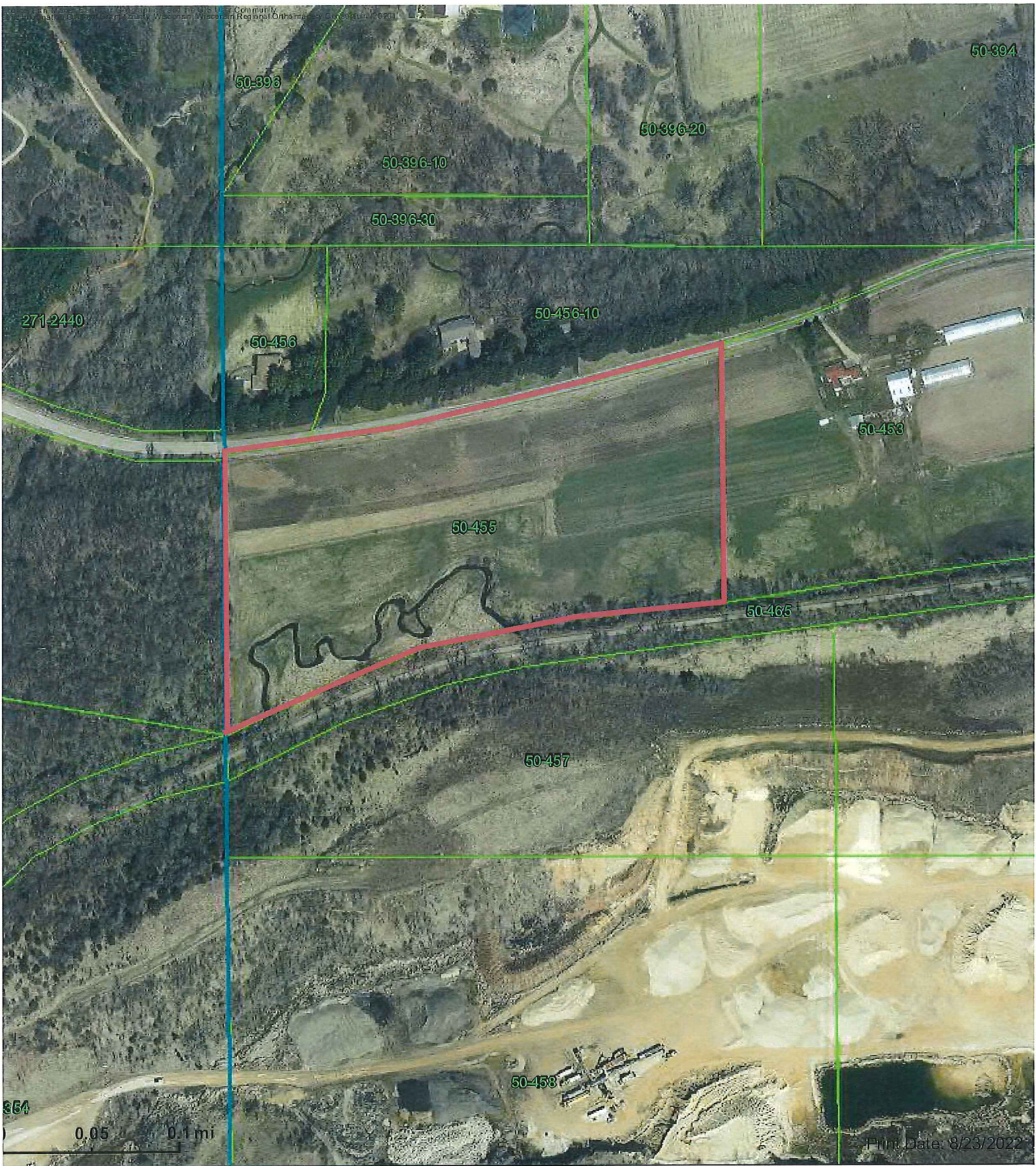


1: 18,056



Tax Parcel Boundaries

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. 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.



General Reference Map
Grant County, WI



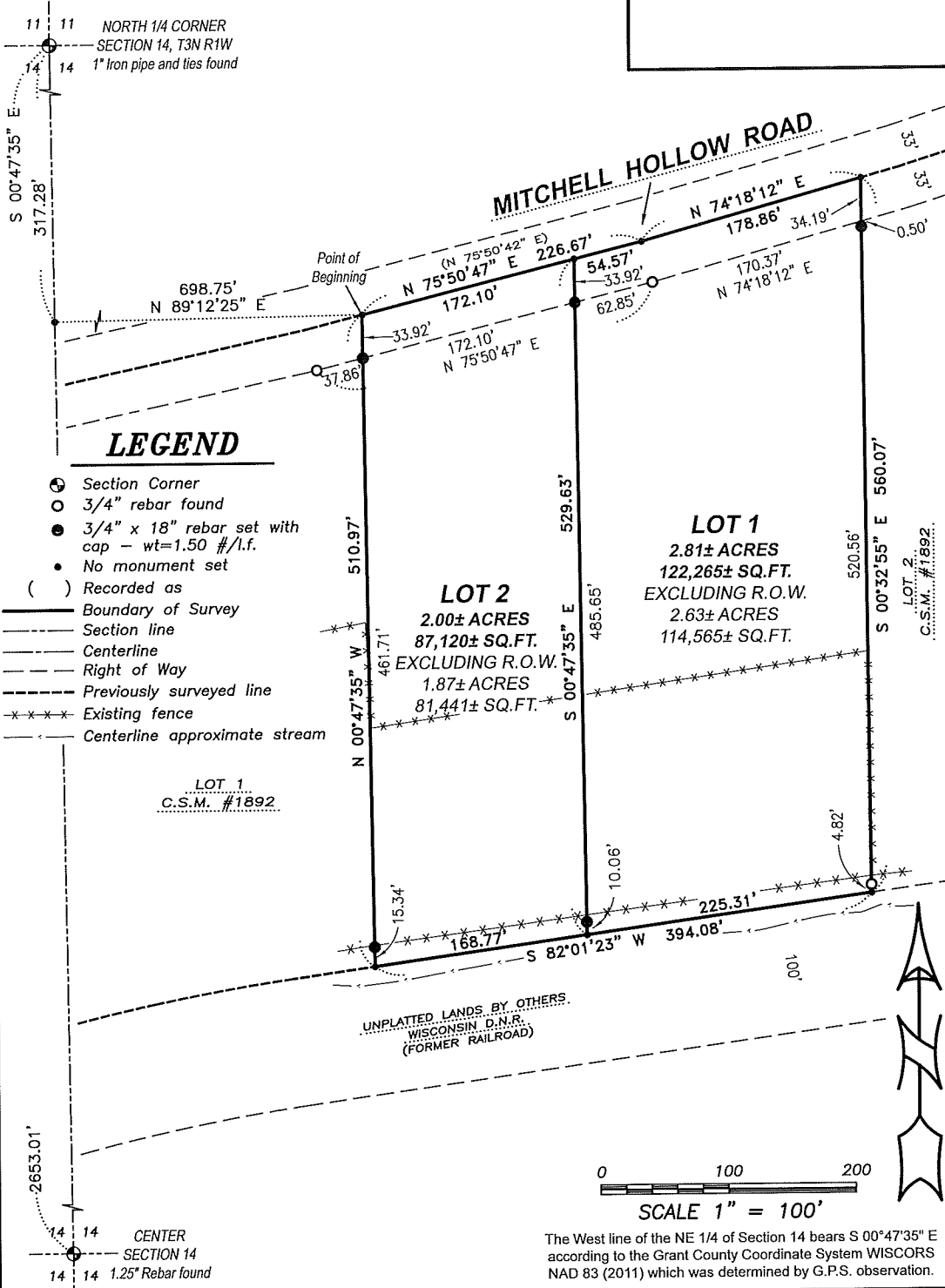
 Tax Parcel Boundaries

1: 4,514

The data provided in this document is for informational purposes only and Grant County assumes no legal responsibility for the information contained in this data. The burden for determining fitness for use rests entirely upon the user. 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. _____

BEING A REPLAT OF LOT 1 OF C.S.M. #1892 WHICH IS LOCATED IN THE
NW 1/4 OF THE NE 1/4 OF SECTION 14, T3N R1W OF THE 4TH P.M.,
TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



Austin Engineering LLC
austineengineeringllc.com

2211 HWY 81 E, LANCASTER, WI 53813
PHONE: 608-723-6363 FAX: 608-723-6702

Prepared for: **MARC WRUBLE**

JOB NO: 22S154
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H:\PLAT\T3NR1W\14\22S154-WRUBLE CSM#1

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN
SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOT 1 OF C.S.M. #1892 WHICH IS LOCATED IN THE
NW 1/4 OF THE NE 1/4 OF SECTION 14, T3N R1W OF THE 4TH P.M.,
TOWN OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Aaron J. Austin, Professional Wisconsin Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped this Certified Survey Map being a Replat of Lot One (1) of Certified Survey Map Number 1892 recorded as Document Number 787807, Grant County Registry which is located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Fourteen (14), Township Three (3) North, Range One (1) West of the 4th P.M., Town of Platteville, Grant County, Wisconsin, containing 4.81 acres, more or less, and being as follows:

Commencing at the North Quarter (N 1/4) corner of said Section 14;
thence South 00° 47' 35" East 317.28 feet along the West line of Northeast Quarter (NE 1/4) of said Section;
thence North 89° 12' 25" East 698.75 feet to the point of beginning;
thence North 75° 50' 47" East 226.67 feet along the centerline of Mitchell Hollow Road as established by Certified Survey Map Number 1892;
thence North 74° 18' 12" East 178.86 feet along the centerline of Mitchell Hollow Road as established by Certified Survey Map Number 1892;
thence South 00° 32' 55" East 560.07 feet along the East line of Lot 1 of said Certified Survey Map Number 1892;
thence South 82° 01' 23" West 394.08 feet along the South line of said Lot 1;
thence North 00° 47' 35" West 510.97 feet to the point of beginning.

That this parcel is 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 Marc Wruble.
That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof and field work was completed on 9-13-2022.
That I have fully complied with Chapter A-E 7 of the Wisconsin Administrative Code and the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this 28th day of October, 2022.

Aaron J. Austin, PLS-2922
Agent, Austin Engineering, LLC

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.
Dated this ____ day of _____, 2022.

Marc Wruble

CITY OF PLATTEVILLE APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the City of Platteville Extraterritorial Rights, the owner(s) listed hereon, is hereby approved by the City of Platteville this ____ day of _____, 2022.

Joe Carroll

REGISTER OF DEEDS CERTIFICATE:

Received for record this ____ day of _____, 2022 at _____ o'clock, ____ .m. and recorded in Volume ____ of Certified Survey Maps on Page(s) _____.

Andrea Noethe, Register of Deeds



Austin
Engineering LLC
austinengineeringllc.com

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

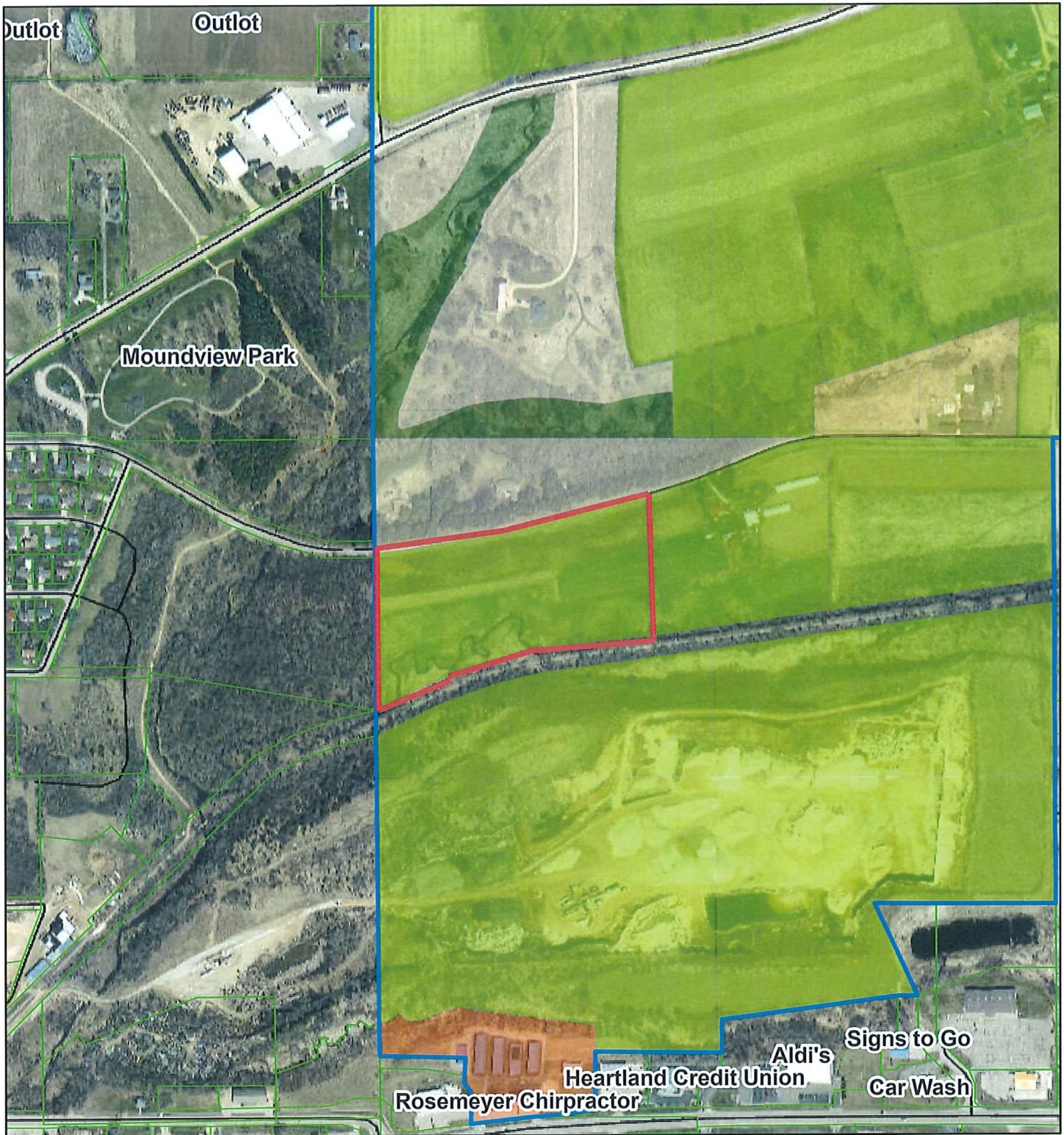
Prepared for: MARC WRUBLE

JOB NO: 22S154
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FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

SHEET 2 OF 2

City of Platteville

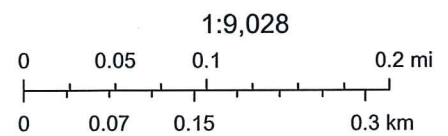


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ET_Zoning

- A-T Agricultural
- C-1 General Commercial & Industrial
- R-1 Residential
- R-2 Residential

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



STAFF REPORT
**Community Planning &
Development Department**



Meeting Date: November 7, 2022

From: Joe Carroll, Community Development Director

Re: Chapter 21 - Subdivision Ordinance Amendments

Applicant: Staff submitted

Attached is a document that includes potential amendments to portions of Chapter 21, the subdivision ordinance. The proposed changes are related to the regulations that determine when a Certified Survey Map may be used to divide land instead of a Preliminary Plat/Final Plat. The ordinance currently requires a Plat when the division creates more than two parcels. The proposed language requires a plat when the division creates more than four parcels. The ordinance also currently requires approval of a CSM with any lot consolidations. This is a requirement that is not commonly found in other ordinances for other communities. Allowing the CSM document and approval process to be used rather than the Plat document and approval process will reduce the approval time and reduce the application fees, surveyor's cost, and recording cost for the applicant.

The proposed change will also make our ordinance consistent with the Grant County regulations and make the language consistent with Wisconsin Statutes Chapter 236, related to platting lands. These changes are also consistent with previous actions the City has been taking to encourage more housing development and to reduce the cost of housing development.

CHAPTER 21 SUBDIVISION REGULATIONS

21.03 DEFINITIONS

Minor Subdivision: The division of land by the owner or subdivider resulting in the creation of ~~more than four (4) two (2)~~ parcels or building sites, any one of which is four (4) acres in size or less, or the reconfiguration of a previously recorded plat or certified survey map pursuant to Wisconsin Statutes, Section 236.34(1). ~~the division of a block, lot or outlot within a recorded subdivision plat into not more than four (4) parcels or building sites.~~

Subdivision: A division of a lot, block, outlot, parcel or tract of land by the owner thereof or the owner's his agents for the purpose of sale or building development where:

(1) ~~—The act of division or the creation of any parcels or building sites results in the creation, alteration or relocation of any street or alley; or~~

~~(2) In an unplatted area, the act of division creates three (3) or more parcels or building sites of four (4) acres each or less in area, or three (3) or more parcels or building sites of four (4) acres each or less in area are created by successive division within a period of five (5) years; or~~

~~(3) In a platted and recorded subdivision, the act of division creates five (5) or more parcels or building sites of four (4) acres each or less in area, or five (5) or more parcels or building sites of four (4) acres each or less in area are created by successive division within a period of five (5) years.~~

21.04 PROCEDURE.

(F) ~~Minor Subdivision or Lot Consolidation.~~ When it is proposed to create a minor subdivision ~~either: divide land into two (2) parcels or building sites, any one of which is less than four (4) acres in size, or when it is proposed to divide a block, lot or outlot in a recorded subdivision into not more than four (4) parcels or building sites; or when the owner or two or more contiguous lots proposes to consolidate them into fewer lots,~~ the owner or subdivider may do so by use of a Certified Survey Map as provided in Section 21.08 of this chapter; and

21.08 CERTIFIED SURVEY MAP. (A) When Required. A Certified Survey Map prepared by a registered land surveyor shall be required for all minor subdivisions ~~and lot consolidations.~~ It shall comply in all respect with the requirements of Section 236.34 of the Wisconsin Statutes and the requirements of this Ordinance, provided, however, that minor subdivisions are excepted from the improvement requirements set forth in Section 21.11 of this Ordinance, unless the Map is used for dedication of right of way.