

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, DECEMBER 5, 2022 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL

2. APPROVE MINUTES – November 7, 2022

3. STREET DISCONTINUANCE – Jones Street

Consider the discontinuance of a portion of Jones Street, which is located behind the property at 45 S. Chestnut Street.

4. STREET PARKING CHANGES – Chestnut Street

Consider the addition of street parking on Chestnut Street between Main Street and Pine Street to support the Updraft Brewery project at 45 S. Chestnut Street.

5. PARKING RESTRICTIONS – Rountree Avenue and Bayley Avenue area

Discuss potential amendments to the parking restrictions in the area just south of downtown on Rountree Avenue and Bayley Avenue.

6. STREET PARKING CHANGES – Madison Street

Consider potential limitations on street parking on Madison Street between Second Street and Siemers Street.

7. 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, November 7, 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, Todd Kasper, Bill Kloster, and Joie Schoonover.

Excused: Evan Larson

APPROVAL MINUTES – October 3, 2022

Motion by Vosberg, second by Seeboth-Wilson to approve the October 3, 2022, minutes as presented. Motion carried 5-0 on a roll call vote, Kloster abstained.

STREET DISCONTINUANCE – Amar Drive and Calhoun Drive – The Plan Commission considered the discontinuance of Amar Drive and part of Calhoun Drive within the Golden Heights Subdivision. Applicant Brian Laufenberg along with Staff is in favor of the street discontinuance. Motion by Kasper, second by Kloster to recommend approval to the Council to discontinue all of Amar Drive and a portion of Calhoun Drive as proposed. Motion carried 6-0 on a roll call vote.

CERTIFIED SURVEY MAP and REZONE -Mitchell Hollow Road – The Plan Commission considered 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. Applicant Mark Wruble, along with Staff, is in favor of rezoning the property and dividing it to create two lots that would be sold for housing development. Motion by Wein, second by Kasper to recommend approval to the Council to rezone as R-2 Residential as presented. Motion carried 6-0 on a roll call vote. Motion by Schoonover, second by Seeboth-Wilson recommend approval to the Council to create two parcels through the approval of a Certified Survey Map. Motion carried 6-0 on a roll call vote.

CODE AMENDMENTS – Chapter 21 Subdivision Ordinance – The Plan Commission considered proposed amendments to the subdivision ordinance related to the regulations governing when a Certified Survey Map may be used to divide land instead of a Preliminary Plat/Final Plat. The proposed change will also make the City ordinance consistent with the Grant County regulations and make the language consistent with Wisconsin Statutes Chapter 236, related to platting lands. Motion by Wein, second by Seeboth-Wilson to recommend approval to the Council of the changes as presented. Motion carried 6-0 on a roll call vote.

ADJOURN:

Motion by Seeboth-Wilson, second by Schoonover to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 7:39 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT
CITY OF PLATTEVILLE
Community Planning & Development Department



Meeting Dates: Plan Commission - December 5, 2022

Re: Street Discontinuance

Case #: PC22-MI04-12

Applicant: John Patakos

Location: Behind 45 S. Chestnut Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	B-2	Mixed Use
North	Commercial	B-2	Mixed Use
South	Commercial	B-2	Mixed Use
East	Commercial	B-2	Mixed Use
West	Commercial	B-2	Mixed Use

I. BACKGROUND

Jones Street was platted as part of the original plat of the City of Platteville, which encompassed the downtown area. Jones Street originally connected Main Street to the alley within the block bounded by Main Street, Chestnut Street, Pine Street and Court Street. The northern portion of Jones Street was discontinued in 1975 and as been used as a private driveway and parking area since then. An additional discontinuance of a portion of the street was approved in 2016 to support a plan to expand the Steve’s Pizza building and add a brewery to that building. That building expansion project was never completed, instead the applicant is working to convert the building at 45 S. Chestnut Street into a brewery. The applicant has provided snow removal and other maintenance of the Jones Street area for years.

II. PROJECT DESCRIPTION

The applicant is anticipating that future equipment and unloading of vehicle will need to take place at the rear of the brewery building. To accommodate these functions, the applicant has submitted a request to have the remaining portion of Jones Street discontinued. If approved, this would make all of the area north of the alley private property.

III. STAFF ANALYSIS

The remaining portion of Jones Street provides access to the rear of several of the properties on the block. There are a few public parking spaces located within this area – immediately behind the property at 45 S. Chestnut Street – but it is primarily used to provide access to private parking areas. Access for garbage collection to some properties is also provided from this street. The properties at 45 S. Chestnut, 175 W. Main, 155 W. Main and 50 S. Court utilize this right-of-way, but the properties are owned by the applicant. The properties at 145 W. Main, 135 W. Main, 28 S. Court, and 60 S. Court also utilize this street and are owned by other individuals.

Although the Hartig Pharmacy doesn't front directly on the portion of Jones Street, they utilize the adjacent alley as their drive-thru lane. Because the alley is only 10 feet wide, other vehicles entering the alley when there is a car in the drive-thru must utilize the Jones Street area to drive around the waiting vehicle.

There are no public utilities located in this street right-of-way. There are overhead utilities in this area, but they will not be impacted by the requested street discontinuance. 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

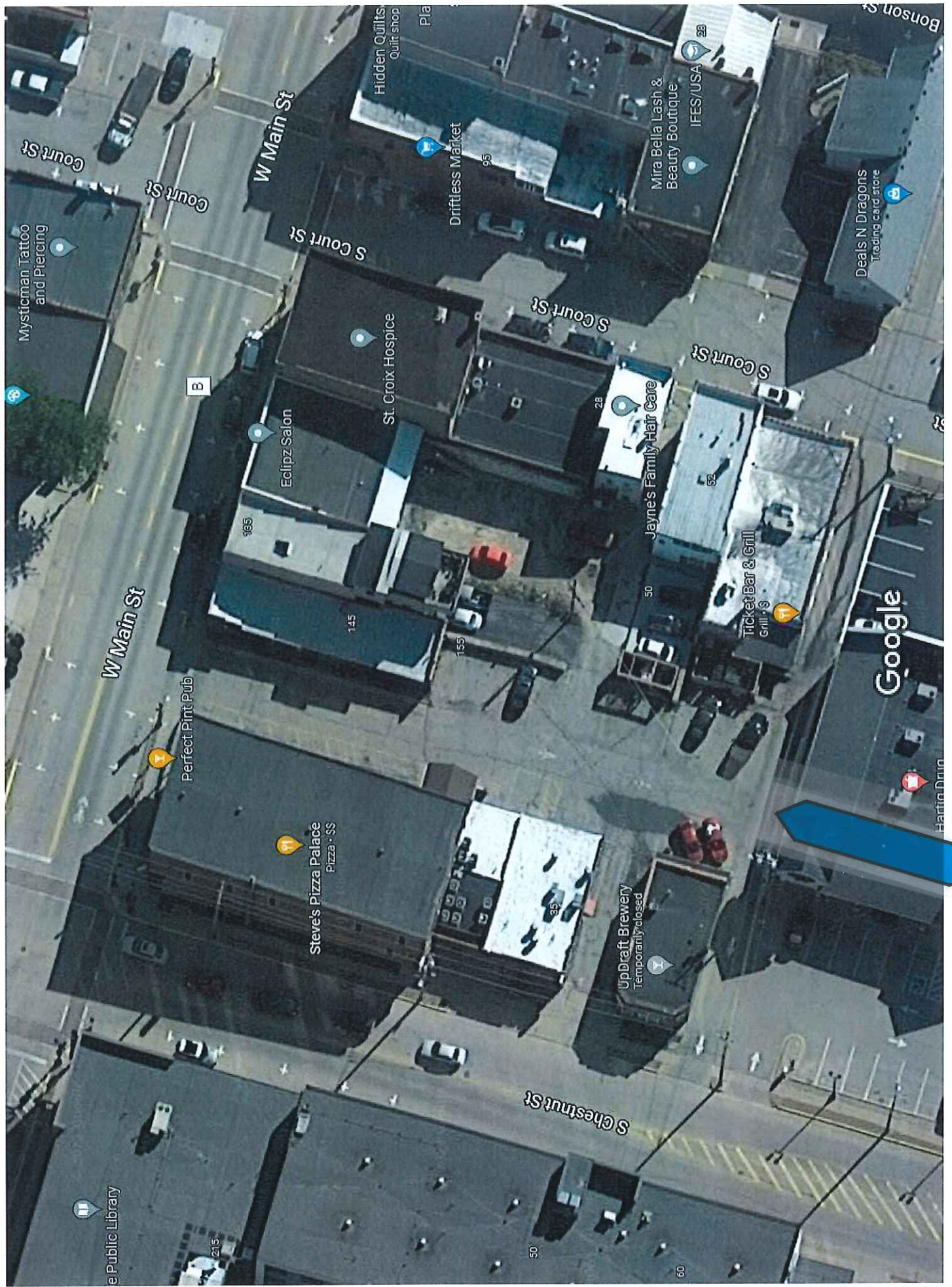
It is important that vehicular access to the other properties on this block is maintained. There are three options to maintain this access:

- 1) Deny the request to discontinue the street.
- 2) Approve the discontinuance, but for only part of the street. This would be similar to the approval from 2016 when only the western 12 feet is discontinued. This option would maintain 24 feet of street to allow for two-way traffic on the remaining portion of the street.
- 3) Approve the discontinuance with the condition that an access easement is maintained to the other properties. A 24' wide ingress-egress easement located along the eastern boundary of the right-of-way would maintain two-way traffic to the other properties.

Staff recommends either option 2 or 3.

ATTACHMENTS:

Location Map, Application, Street Discontinuance map, Resolution



Mysticman Tattoo and Piercing

W Main St

Court St

W Main St

S Court St

Hidden Quilts Quilt shop

Driftless Market

95

Mira Bella Lash & Beauty Boutique

IFES/USA

Deals N Dragons Trading card store

B

Eclipz Salon

163

St. Croix Hospice

145

S Court St

Jayne's Family Hair Care

28

S Court St

Ticket Bar & Grill Grill • \$

50

53

Perfect Pint Pub

1

Steve's Pizza Palace Pizza • \$\$

11

155

UpDraft Brewery Temporarily closed

T

S Chestnut St

50

60

e Public Library

215

Google

Harbin Drive

APPLICATION FOR
STREET/ALLEY DISCONTINUANCE
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Updraft Brewery	ONEIRO LLC
Address	45 Chestnut Street Platteville, WI 53818	Same
Phone	608-778-3135	
Email	patakosjohn@gmail.com	

Property Information (Attach additional sheets if necessary)

Address of Applicant's Property Adjoining Street/Alley: 45 S. Chestnut Street, 155 W. Main Street, and
50 & 52 South Court Street Platteville, WI

Street/Alley Name: Jones Street

The Street/Alley is: Improved – Surface Material HMA Pavement Unimproved

Legal Description of Street/Alley to be Discontinued: _____
Southerly 66 feet of Jones Street located between Blocks 26 & 27 of the Original Plat of the Town of Platteville (now City).

Zoning of Property: B-2, Central Business Comprehensive Plan Designation: mixed use

Current Use of Property: Parking lot/driveway

Proposed Use of Property: Building addition/parking lot

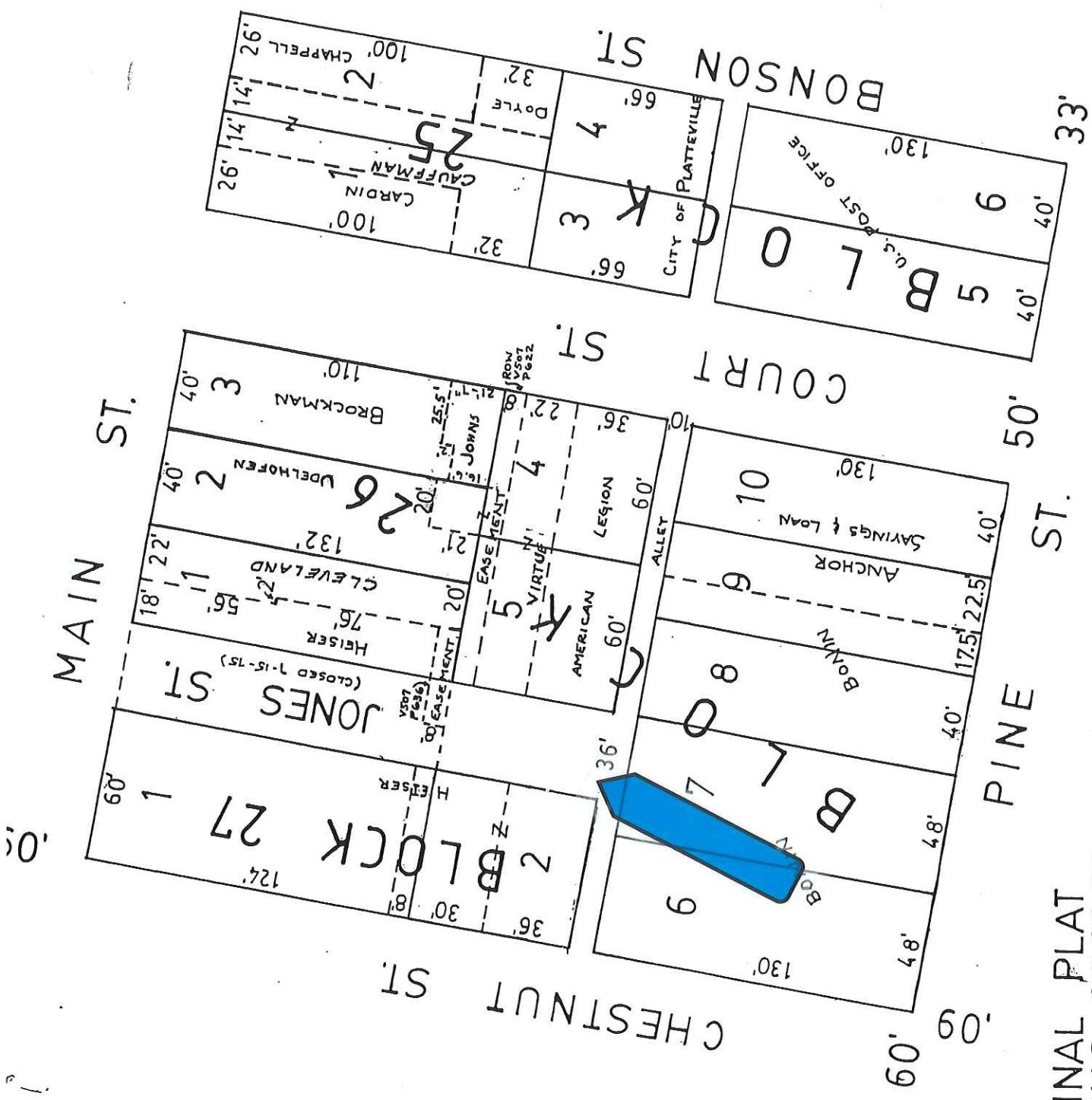
Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to discontinue the street/alley as described above.

APPLICANT: John Patakos DATE: 11/01/2022

APPLICANT: _____ DATE: _____

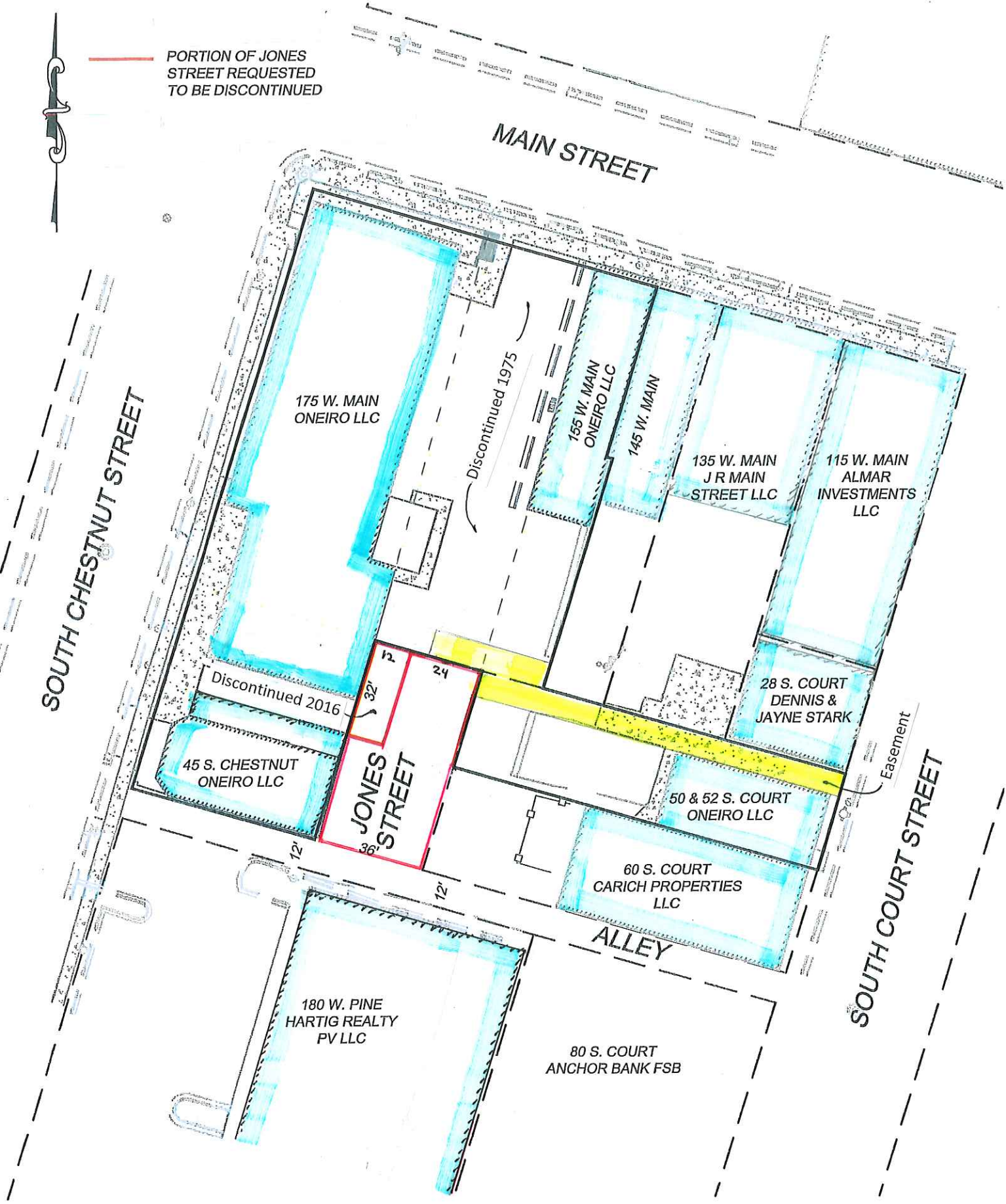
APPLICANT: _____ DATE: _____

OFFICE USE ONLY File Number: PC22-M104-12
 Date Application Filed: 11/2/22 Fee Paid/Receipt #: _____
 Plan Commission Action & Date: 12/5/22
 Conditions: _____
 Council Action & Date: 1/10/23
 Conditions: _____



ORIGINAL PLAT
 BLOCKS 25, 26, 27
 SCALE 1"=60'
 11-18-82

— PORTION OF JONES STREET REQUESTED TO BE DISCONTINUED



JONES STREET DISCONTINUANCE EXHIBIT
FOR: ONEIRO LLC

SCALE: 1"=40'

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 owner 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 Southerly 66 feet of Jones Street located between Blocks 26 and 27 of the Original Plat of the City of Platteville, and being located in the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) of Section 15, 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 street is discontinued, effective on the ____ day of _____, 2023.

PASSED BY THE COMMON COUNCIL on the ____ day of _____, 2023.

Barbara Daus, Council President

Candace Klaas, City Clerk

STAFF REPORT
Community Planning &
Development Department

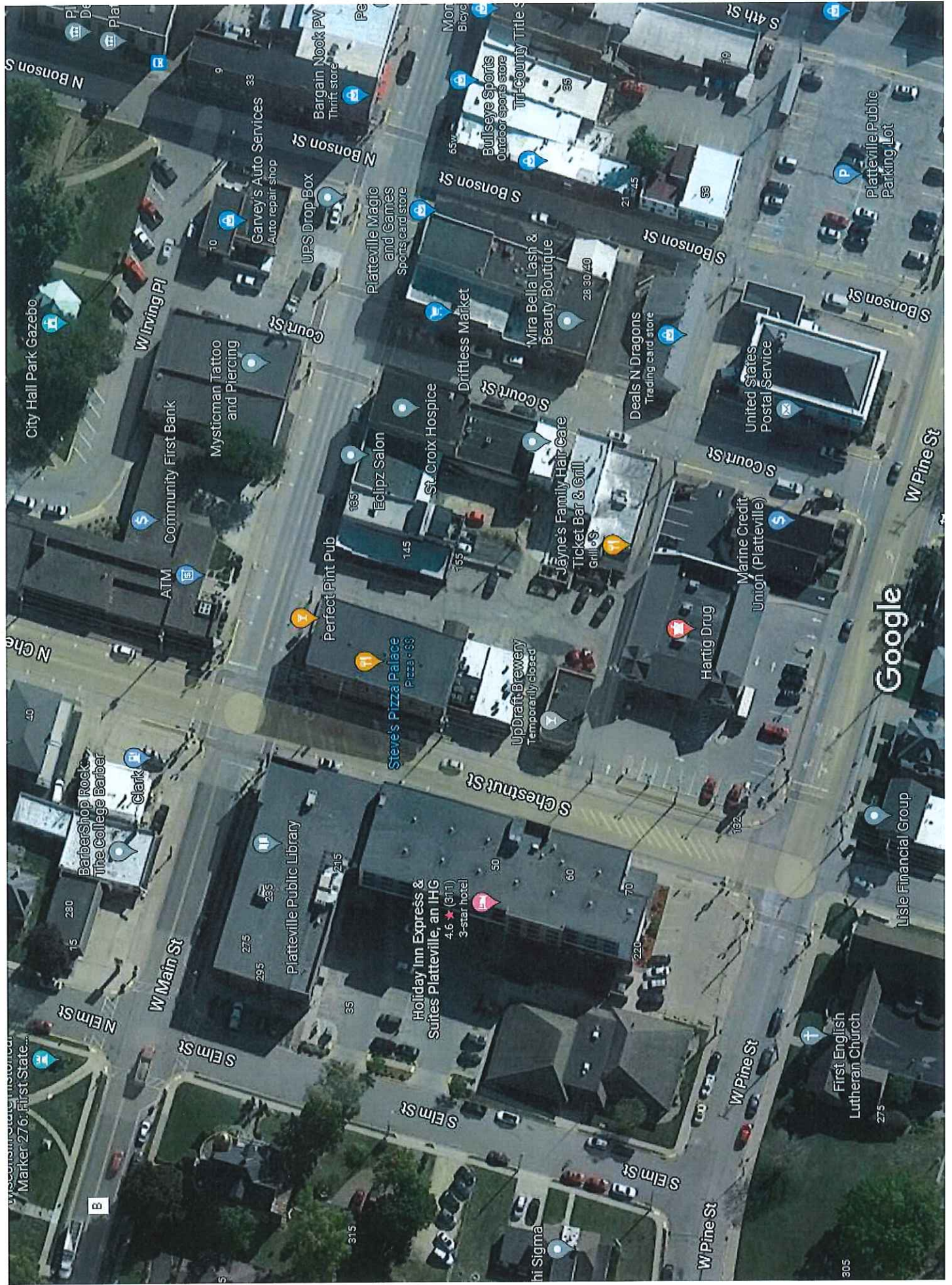


Meeting Date: December 5, 2022
From: Joe Carroll, Community Development Director
Re: Potential Parking Spaces on Chestnut Street
Applicant: Staff submitted

John Patakos is working on converting the vacant building at 45 S. Chestnut Street into the Updraft Brewery. As part of that effort, he will be applying to the Wisconsin Economic Development Corporation for a grant to assist with the costs of the project. City Staff and the Main Street program have been working with him on that application and looking for ways to strengthen the application to improve the chance of getting the funds. The grant application is structured to provide the application with more points if the local community is involved with the project, either financially or otherwise.

One idea that has been suggested is for the City to provide additional parking in the vicinity of the building by adding parking on Chestnut Street – between Main Street and Pine Street. Currently there is parking on the west side of the street in this block, but there is none on the east side. Although the street isn't wide enough for a "legal" lane of traffic on the east side, drivers routinely use the far east side of the pavement as an additional lane to bypass the vehicles waiting to turn west on Main Street at the intersection. Parking stalls could be added in this area, but that would eliminate this unofficial bypass lane.

Staff is looking for input regarding this request before presenting the idea to the Council.



Google

First English Lutheran Church

Lisle Financial Group

United States Postal Service

Plattville Public Parking Lot

Marine Credit Union (Plattville)

Hartig Drug

Deals N Dragons Trading card store

UpDraft Brewery Temporarily closed

Jayne's Family Hair Care Ticket Bar & Grill

Driftless Market

Mira Bella Lash & Beauty Boutique

Plattville Magic and Games Sports card store

Perfect Pint Pub

Eclipsz Salon

St. Croix Hospice

Plattville Public Library

Mysticman Tattoo and Piercing

Community First Bank

Garvey's Auto Services Auto repair shop

BarberShop Rock: The College Barber

Marker 276: First State...

305

W Pine St

W Pine St

SElm St

SElm St

SElm St

W Main St

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S Bonson St

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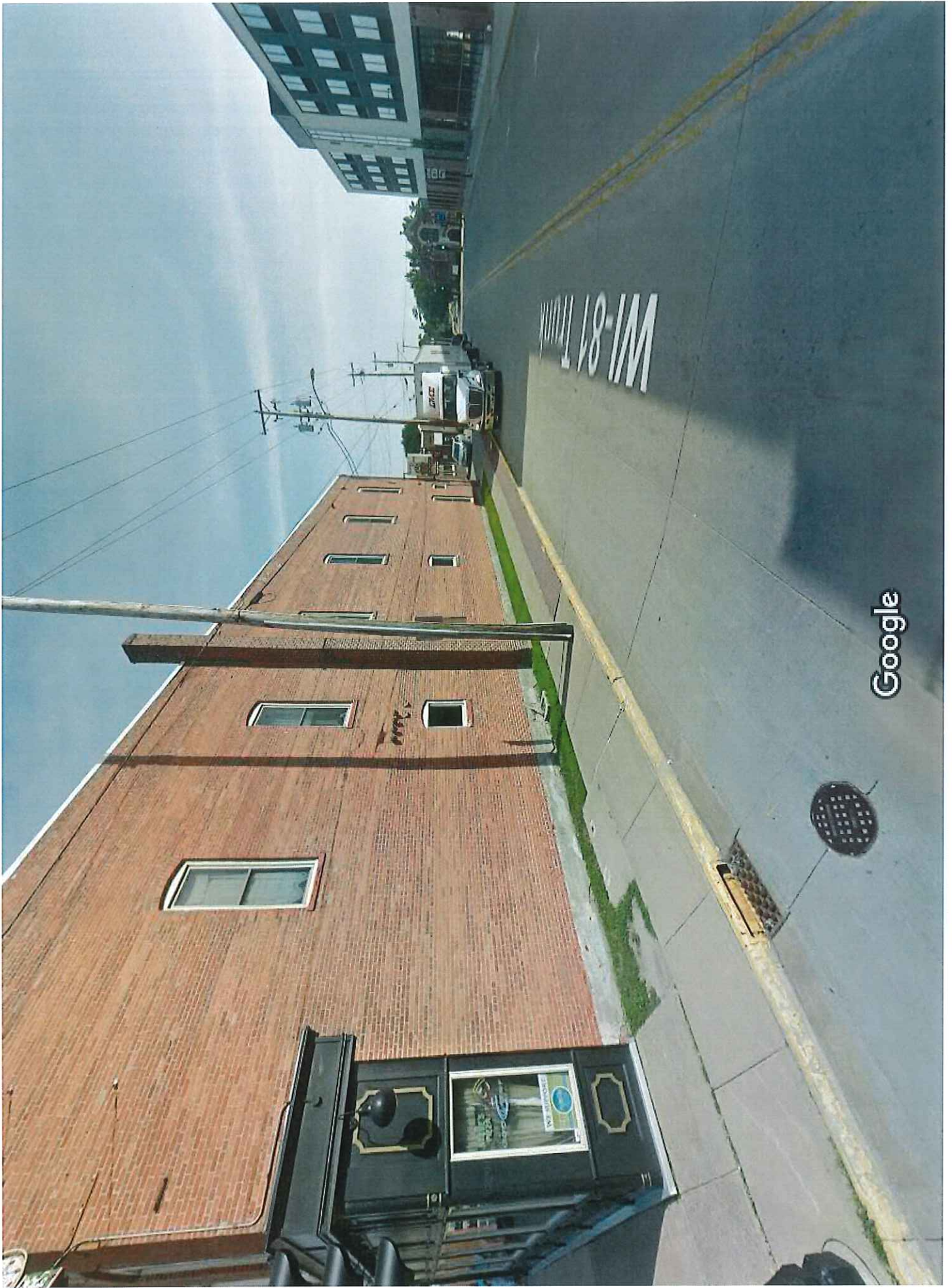
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W Irving Pl

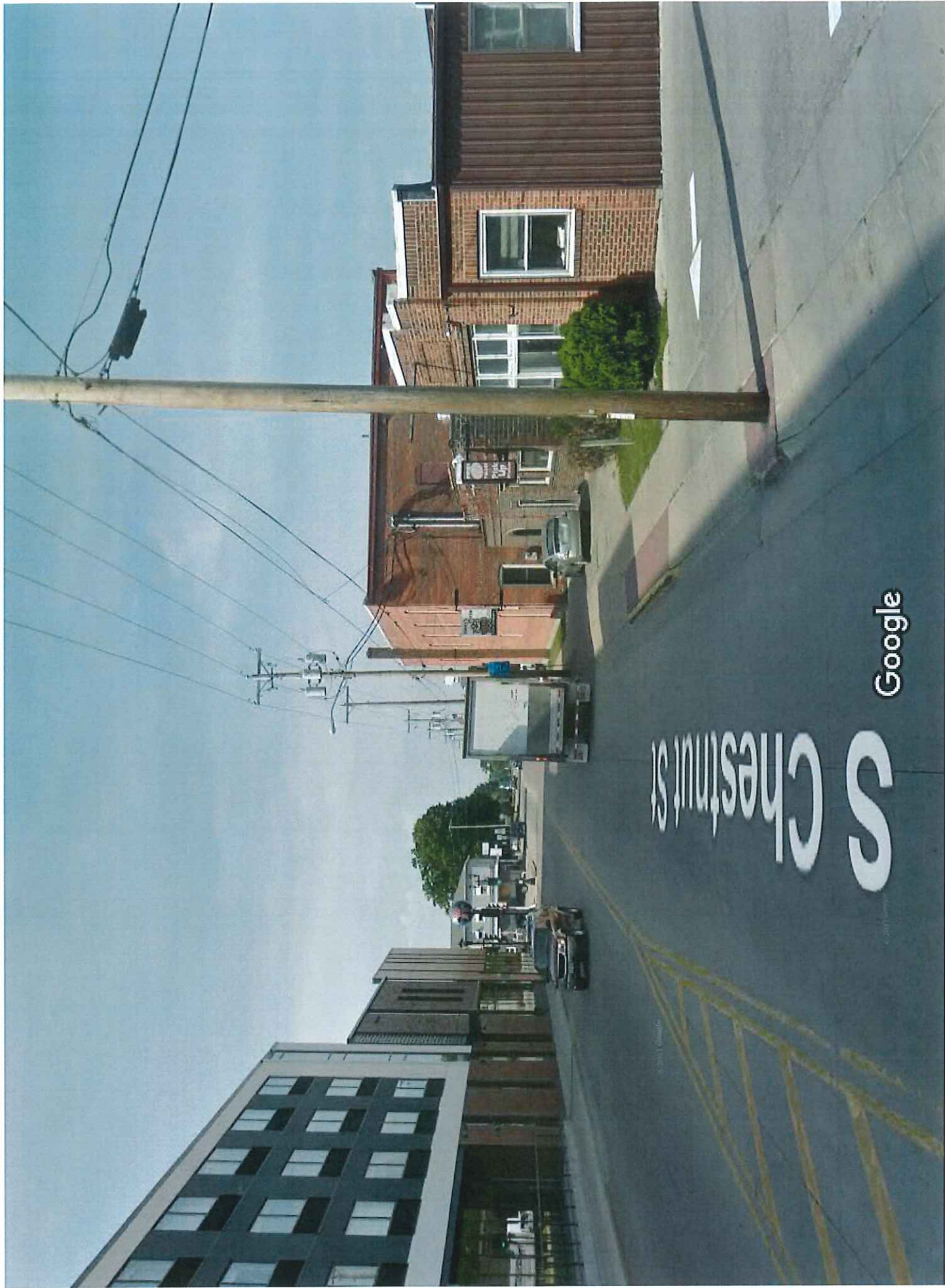
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Legend



Downtown Parking Spaces 2018

-  15 Minute Public Parking
-  Handicapped
-  Leased
-  Motorcycle
-  Private
-  Public 24 Hour
-  Public 3 Hour (9-5:30), No 3-6 AM
-  Public 48 Hour
-  Public No Parking 3-6 AM
-  No Parking 10PM to 10AM

Parcels



Parking Restrictions

-  No Parking
-  No Parking 2AM to 6AM



STAFF REPORT
Community Planning &
Development Department



Meeting Date: December 5, 2022

From: Joe Carroll, Community Development Director

Re: Potential Amendments to the Parking Restrictions on Rountree Avenue and Bayley Avenue

Applicant: Staff submitted

A few residents that live in the area just south of downtown have raised some concerns regarding the street parking regulations on Rountree Avenue and Bayley Avenue, in the block just south of Pine Street.

The first block of Rountree Avenue currently has no signed parking restrictions on the west side and part of the east side of the street. Chapter 39 of the Municipal Code states that in all cases where no other shorter limitation applies, the maximum time limit for parking vehicles on any street in the City is 48 hours. There are 3 spaces available for lease on the east side, and the remaining spaces on the east side are signed for 24-hour parking. The first block of Bayley Avenue is signed for No Parking 3 a.m. to 6 a.m. on both sides of the street. The streets just south of this block are signed for permit parking only, which limits the street parking to residents in the area that have obtained a permit from the City.

The concern raised by residents in the area is that vehicles owned by non-residents of the neighborhood park in these blocks for extended periods of time, and limit the available parking for visitors. The residents would like to see some changes in the parking regulations in this area. Staff is looking for input regarding this request before presenting the idea to the Council.

**THE CITY OF PLATTEVILLE, WISCONSIN
COUNCIL SUMMARY SHEET**

COUNCIL SECTION: INFORMATION & DISCUSSION ITEM NUMBER: VIII.B.	TITLE: Ordinance 23-xx No Parking on East Madison Street between Second and Siemers	DATE: January 10, 2023 VOTE REQUIRED: Majority
PREPARED BY: Howard B. Crofoot, P.E., Director of Public Works – Doug McKinley, Police Chief		

Description: For approximately three to five days each spring and fall, the sun angle in the morning causes blindness in drivers. The road also has a curve that can trip up the most seasoned driver. It is typically when school buses travel west from the High School to the Middle School. Drivers move to the right to allow room for the buses and crash into parked cars. The Police Department generally records a few light damage crashes (mirrors, etc.) but every year or two there is a more severe crash where a vehicle runs into the back of a parked vehicle. Fortunately, there are few injuries, but it can be avoided.

There is a No Parking Corner to Here to allow for turning movements. It would be replaced with a “No Parking This Side of Street” between Second and Siemers. This is the block that has the sun angle issue and the crashes. Staff recommends making the south side of East Madison Street between North Second Street and Siemers Street No Parking. Crashes do not happen on the north side of the street because the sun angles are different when school is out in the afternoon.

The two areas where parking is currently allowed are about 80 feet between 135 and 165 E. Madison and about 80 feet between 175 and 205 E. Madison. Depending on the size of vehicles and how tight they park, you can get 3 – 4 vehicles in each location or up to 8 parking stalls that would be removed.

Budget/Fiscal Impact:

The cost of installing signs will be absorbed in the Street Division sign budget.

Recommendation:

The Common Council should approve the attached ordinance.

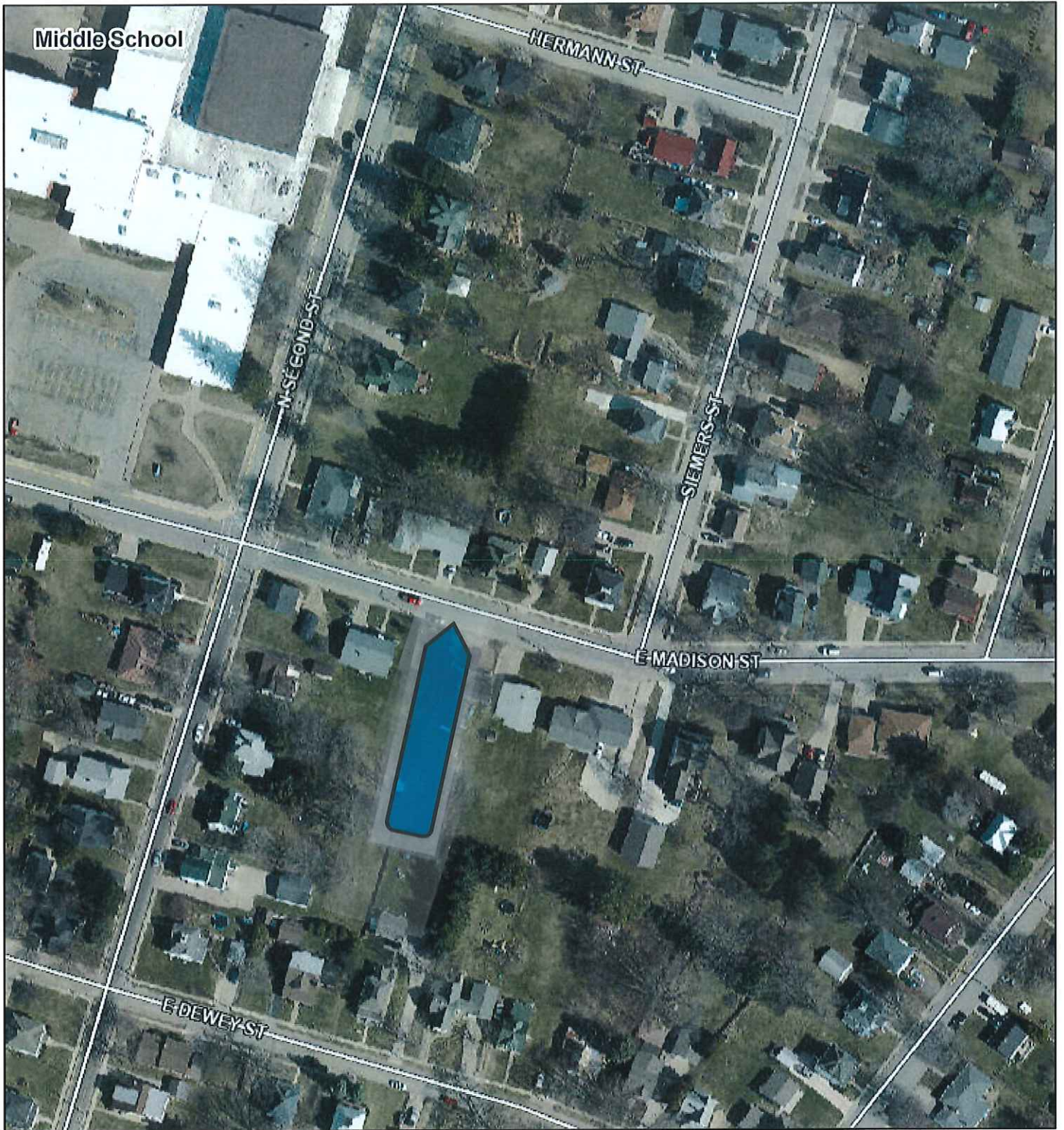
Sample Affirmative Motion:

“I move to approve Ordinance 23-xx Amending the Official Traffic Map to install No Parking This Side of Street signs on the south side of East Madison Street between North Second Street and Siemers Street.”

Attachments:

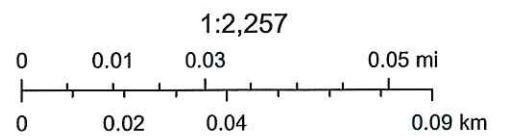
- Ordinance 23-xx, No Parking This Side of Street
- Current street views (2)
- Crash data (?)

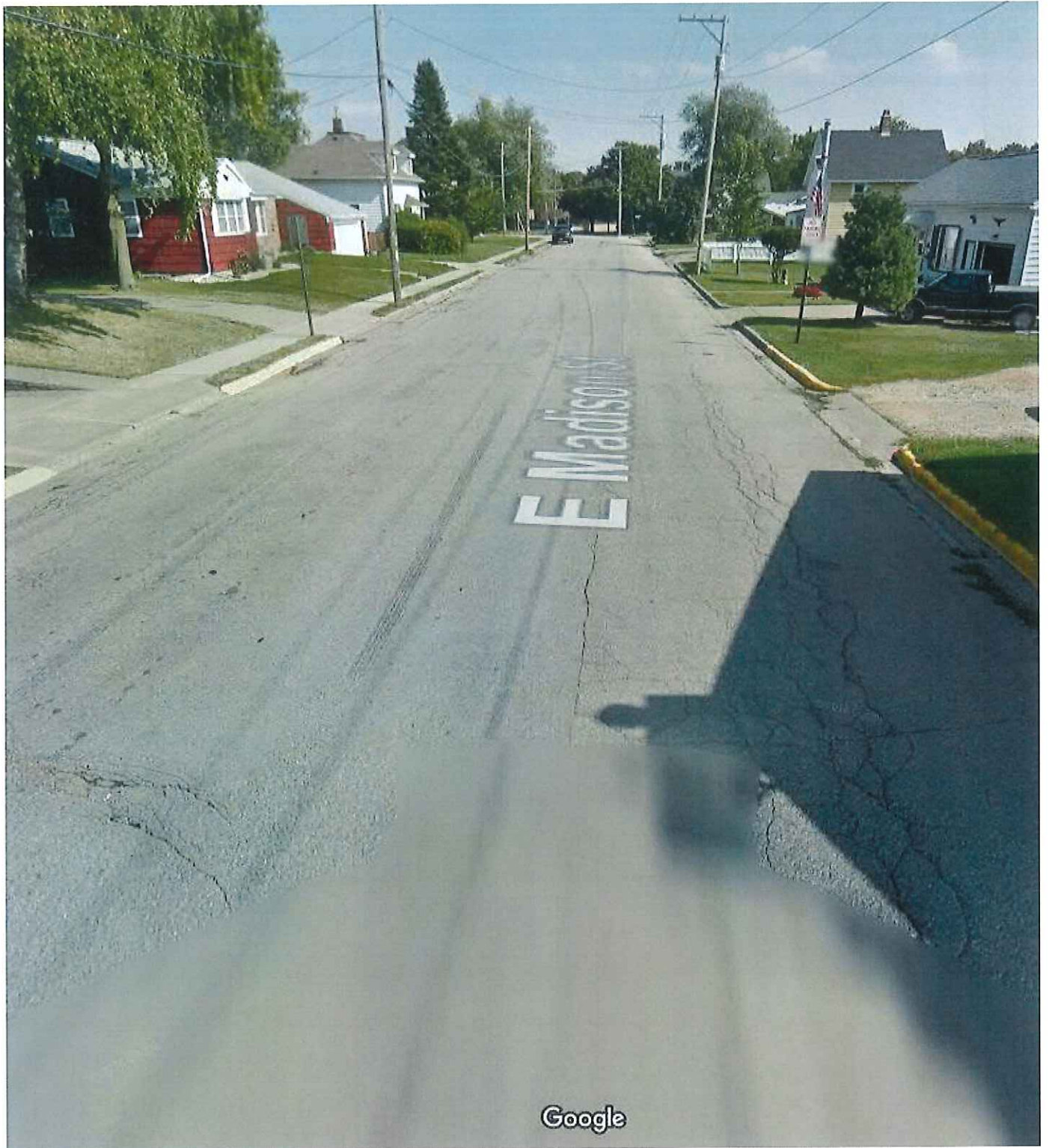
City of Platteville



11/21/2022, 3:29:28 PM

-  Centerlines
-  City Boundary
- Landmark Names





Google



ORDINANCE NO. 23-____

AN ORDINANCE RESTRICTING PARKING ON EAST MADISON STREET

WHEREAS, the sun angle at certain times of the year results in drivers being unable to see and crashing into parked vehicles on the south side of East Madison Street between North Second Street and Siemers Street.

WHEREAS, the Common Council finds it to be in the public interest for the health, safety and welfare of the public to restrict parking on the south side of East Madison Street between North Second Street and Siemers Street.

NOW, THEREFORE, the Common Council of the City of Platteville do ordain as follows:

Section 1. In accordance with Section 39.01 of the Municipal Code, parking is hereby restricted as follows:

“No Parking This Side of Street” on the south side of East Madison Street between North Second Street and Siemers Street.

Section 2. In accordance with Section 38.02 (2) (d) of the Municipal Code, the Official Traffic Map is hereby amended accordingly.

Section 3. This Ordinance shall become effective upon passage and publication as provided by law.

Approved and adopted by the Common Council of the City of Platteville on a vote of __ to __ this __ day of _____.

CITY OF PLATTEVILLE

By: _____
Barbara Daus, Council President

ATTEST:

Candace Klaas, City Clerk

Published: