

PLAN COMMISSION
of the City of Platteville



AGENDA

TUESDAY, JANUARY 3, 2023 – 7:00 P.M.
COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET

1. ROLL CALL
2. APPROVE MINUTES – December 5, 2022
3. STREET PARKING RESTRICTIONS – Rountree Avenue, Bayley Avenue and Court Street
Discuss potential amendments to the parking restrictions in the area just south of downtown on Rountree Avenue, Bayley Avenue and Court 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. 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, December 5, 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 Evan Larson.

Excused: Joie Schoonover

APPROVAL MINUTES – November 7, 2022

Motion by Vosberg, second by Seeboth-Wilson to approve the November 7, 2022, minutes as presented. Motion carried 5-0 on a roll call vote, Larson abstained.

STREET DISCONTINUANCE – Jones Street – The Plan Commission considered the discontinuance of a portion of Jones Street, which is located behind the property at 45 S. Chestnut Street. Dan Dreessens of Delta 3 Engineering spoke on behalf of the applicant John Patakos. Patakos is working on converting the vacant building at 45 S. Chestnut Street into the Updraft Brewery. It is anticipated that future equipment and unloading of vehicles 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. Jane Stark, Jake Riniker, and Chris Richard spoke against. Staff recommended three options to maintain vehicular access to the other properties on this block. 1. Deny the request. 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. Motion by Kloster, second by Kasper to recommend approval to the Council to discontinue only part of the street and follow the guidance of staff as indicated in option #2. Motion carried 6-0 on a roll call vote.

STREET PARKING CHANGES – CHESTNUT STREET – The Plan Commission considered 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. Staff explained that the applicant will be applying to the Wisconsin Economic Development Corporation for a grant to assist with the costs of the project. City Staff and Main Street program have been working with him on that application and are looking for ways to strengthen the application to improve the chance of getting the funds. 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. The Plan Commission indicated that they would be in favor of adding parking in this area but were hesitant to add a parking space too close to the exit area at Hartig Drug as it may produce low visibility to drivers trying to exit onto Chestnut Street from Hartig Drug.

PARKING RESTRICTIONS – Rountree Avenue and Bayley Avenue area – The Plan Commission discussed potential amendments to the parking restrictions in the area just south of downtown on Rountree Avenue and Bayley Avenue. Staff explained that 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. The concern raised by residents in the area is that vehicles owned by non-residents of the neighborhood park on 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. Monica and David Miller of 150 Rountree Ave, Jim Hamilton of 180 Bayley Ave., and Ruth Jones of 185 Bayley Ave. spoke about the concerns that they have.

STREET PARKING CHANGES – Madison Street – The Plan Commission considered potential limitations on street parking on Madison Street between Second Street and Siemers Streets. Staff explained for approximately 3-5 days each spring and fall, the sun angle in the morning causes blindness in drivers. This 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 due to the sun angle and not being able to see, they crash into parked cars. Staff recommended making the south side of East Madison Street between North Second Street and Siemers Street No Parking.

ADJOURN:

Motion by Kloster, second by Seeboth-Wilson to adjourn. Motion carried 6-0 on a voice vote. The meeting was adjourned at 8:35 PM.

Respectfully submitted,

Candace Klaas, City Clerk

DRAFT

STAFF REPORT
Community Planning &
Development Department



Meeting Date: January 3, 2023

From: Joe Carroll, Community Development Director

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

Applicant: Staff submitted in response to resident concerns

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. The first block of Court Street has no signed parking restrictions on the west 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 of Rountree Avenue, 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 on 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.

In response to the concerns, Staff is proposing some potential changes for consideration:

Option 1:

Rountree Avenue – The unsigned section on the east side will be designated as “24-hour Parking”. The unsigned section on the west side will be designated “No Parking 3 – 6 am” in front of the bank and “No Parking 3-6 am and 3 Hour Parking” on the remainder of that block.

Bayley Avenue – The portion on the east side in front of the bank will remain “No Parking 3 – 6 am” and the remaining part of the first block on both sides will be changed to “No Parking 3-6 am and 3 Hour Parking”.

Court Street - The unsigned section on the west side will be designated as “24-hour Parking”.

Option 2:

Rountree Avenue – The unsigned section on the east side will be designated as “No Parking 3 – 6 am”. The unsigned section on the west side will be designated “No Parking 3 – 6 am” in front of the bank and “No Parking 3-6 am and 3 Hour Parking” on the remainder of that block.

Bayley Avenue – The portion on the east side in front of the bank will remain “No Parking 3 – 6 am” and the remaining part of the first block on both sides will be changed to “No Parking 3-6 am and 3 Hour Parking”.

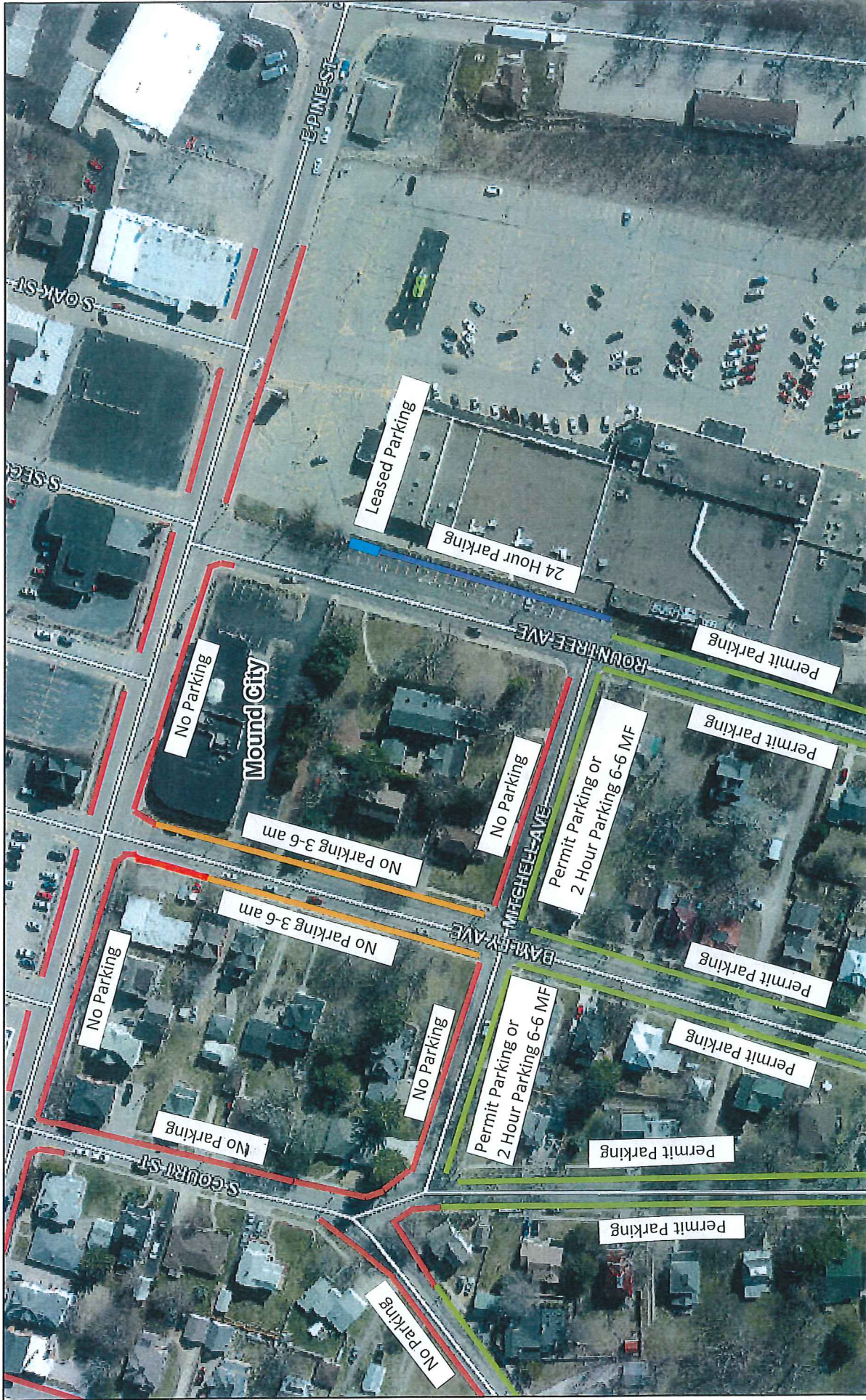
Court Street - The unsigned section on the west side will be designated as “No Parking 3-6 am and 3 Hour Parking”.

Additional Considerations:

Chestnut Street Parking Spaces – As discussed at the last meeting, there is a proposal to add up to 6 on-street parking spaces on Chestnut Street in the block between Main Street and Pine Street. Some of these spaces could be used for the customers and employees of the downtown businesses that are currently using Bayley Avenue and Rountree Avenue.

Modifying Parking Space Designation in Pine Street Lot – There are currently 2 accessible parking spaces in the Pine Street public parking lot near Bonson Street, plus 1 accessible parking space on Bonson Street in the same vicinity. These were designated due to the previous location of the Senior Center at 55 S. Court Street, adjacent to the Post Office. This quantity of accessible parking spaces in one location is no longer needed. Some of these spaces could be reassigned to provide additional parking for employees and customers that are currently using Bayley Avenue and Rountree Avenue.

EXISTING PARKING

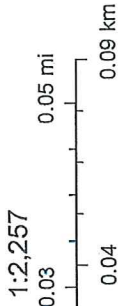
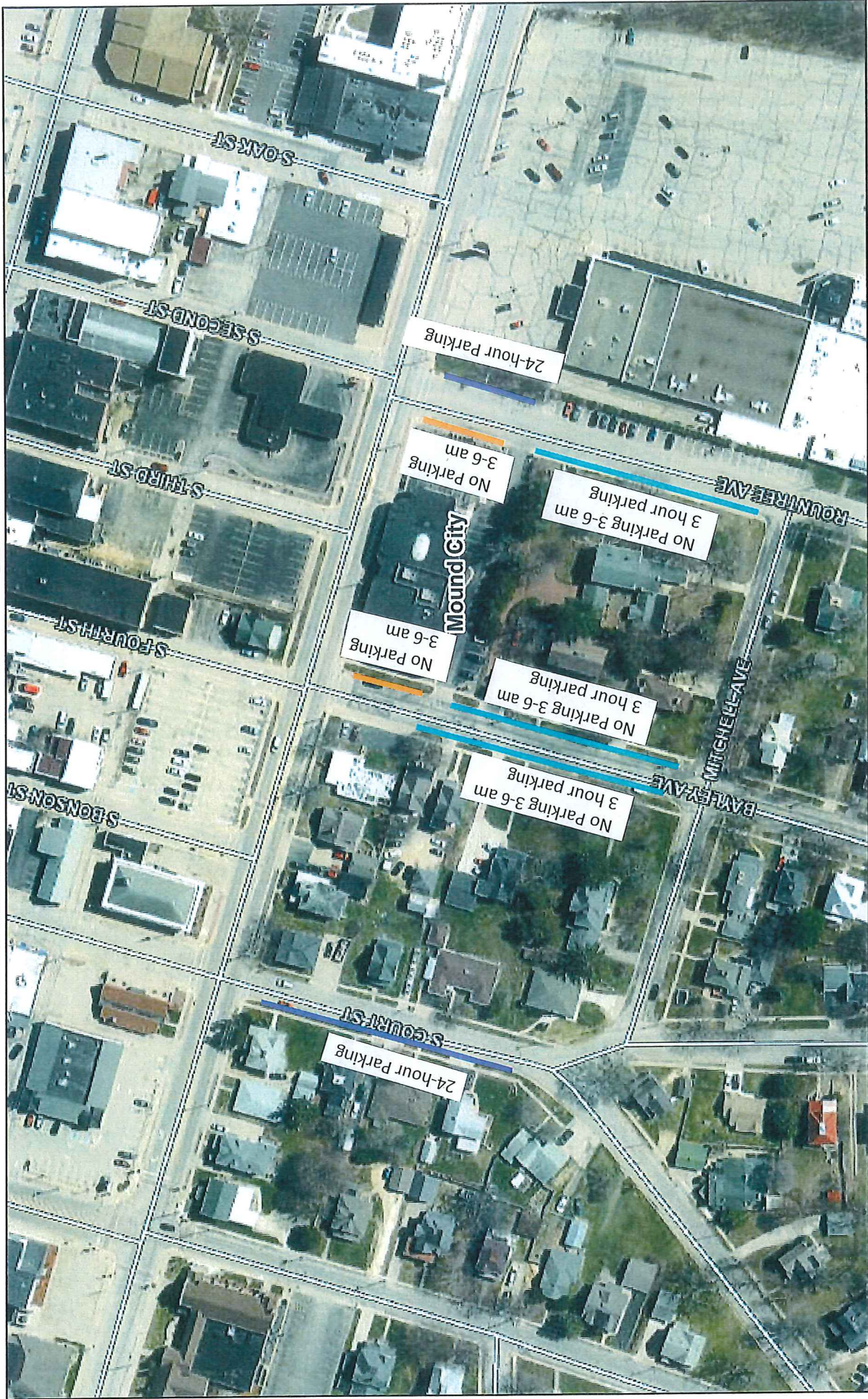


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PROPOSED PARKING CHANGES – OPTION 1



PROPOSED PARKING CHANGES – OPTION 2



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STAFF REPORT
Community Planning &
Development Department

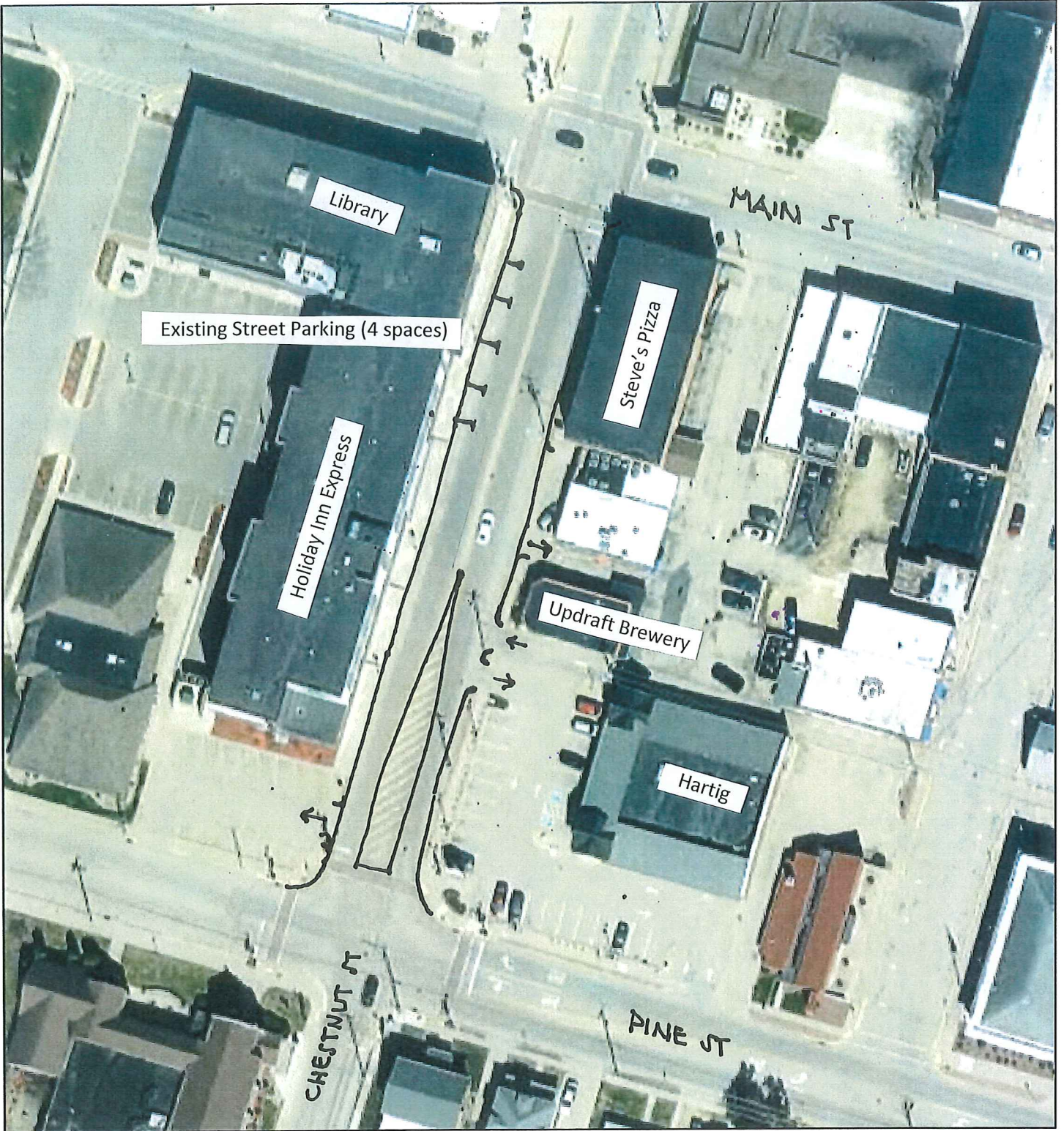


Meeting Date: January 3, 2023
From: Joe Carroll, Community Development Director
Re: Potential Parking Spaces on Chestnut Street
Applicant: Staff submitted

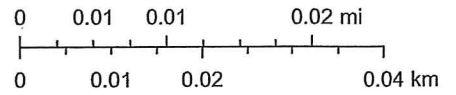
As mentioned at the December meeting, a suggestion has been made for the City to provide additional street parking on Chestnut Street – between Main Street and Pine Street. Currently there is parking on the west side of the street in this block, but there is none on the east side. Although the street 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.

The proposal is to add 4 parking spaces on the east side of the street, which would mirror the current 4 spaces that are located on the west side. There was some concerns mentioned at the meeting regarding vehicles blocking the visibility for traffic exiting the alley onto Chestnut Street. The southern-most parking space will be approximately 90 feet from the alley, so there should be no issues with visibility. In addition, the proposal will add 2 more spaces on the west side of the street to the south of the existing spaces. The location of these spaces will maintain approximately 32 feet between the southern-most parking space and the beginning of the restricted lane space in the middle of the street, so there shouldn't be any impacts on traffic flow.

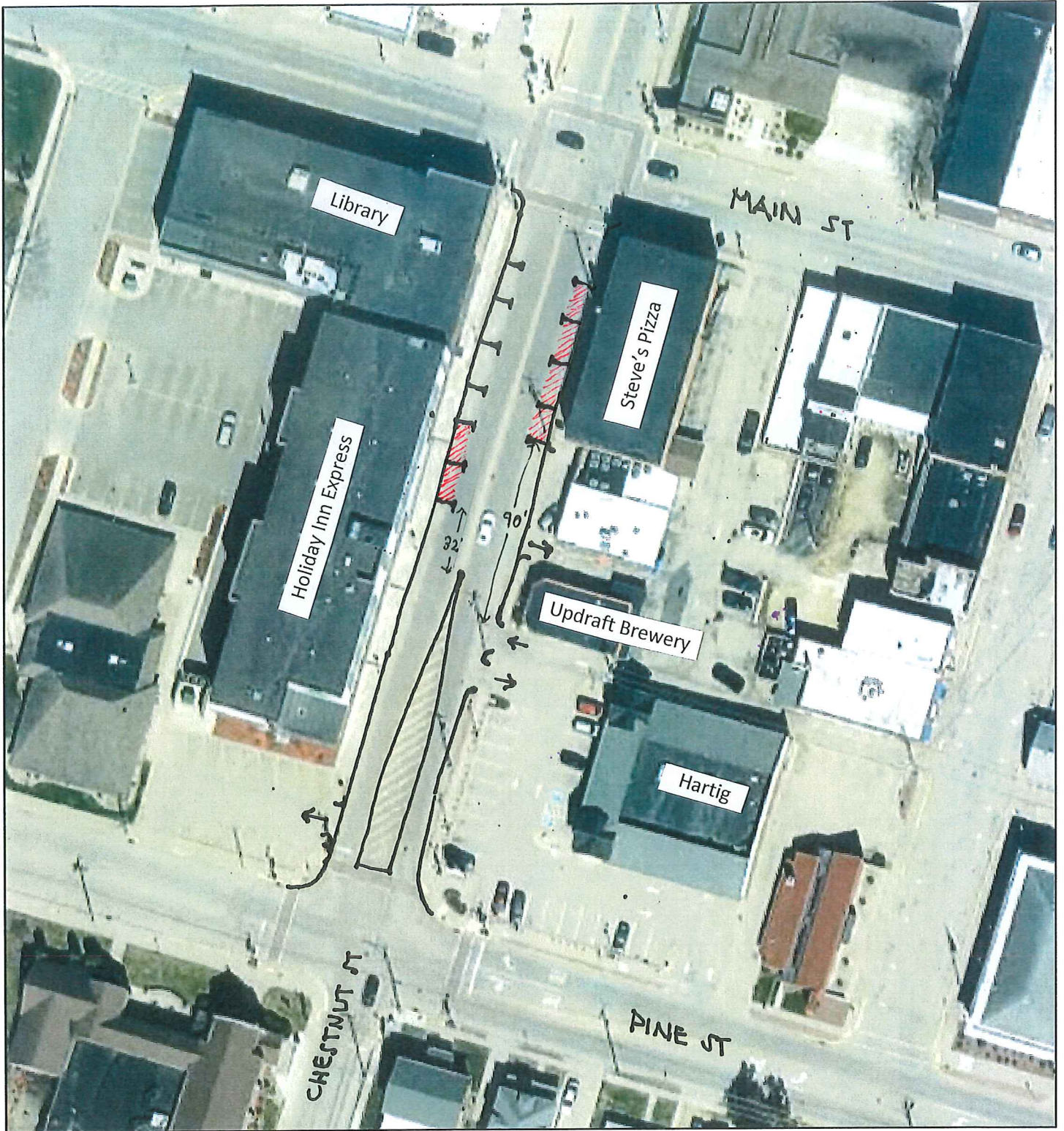
EXISTING PARKING



1:1,128



PROPOSED PARKING



1:1,128

