

**PLAN COMMISSION**  
of the City of Platteville



**AGENDA**

**MONDAY, FEBRUARY 6, 2023 – 7:00 P.M.**  
**COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET**

1. ROLL CALL
2. APPROVE MINUTES – January 3, 2023
3. FIRE STATION DESIGN AND LOCATION – Court Street

*Consider the design and location of the proposed new Fire Station building to be located at 450 N. Court Street.*

4. CERTIFIED SURVEY MAP and REZONE – Mitchell Hollow Road

*Consider a land division that would create 2 lots on 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. 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](mailto:carrollj@platteville.org) or call 608-348-9741 x 2235.

**PLAN COMMISSION**  
**Monday, January 3, 2023**

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 (Left at 8:00 PM), Joie Schoonover, Kory Wein, Todd Kasper, Bill Kloster, and Evan Larson.

Excused: Robert Vosberg.

**APPROVAL MINUTES – December 5, 2022**

Motion by Wein, second by Seeboth-Wilson to approve the December 5, 2022, minutes as presented. Motion carried 5-0 on a roll call vote, Schoonover abstained.

**STREET PARKING RESTRICTIONS Rountree Avenue, Bayley Avenue, and Court Street** – The Plan Commission discussed potential amendments to the parking restrictions in the area just south of downtown on Rountree Avenue, Bayley Avenue and Court Street. After concerns were expressed by residents in that area, staff proposed three options for potential changes for consideration. John Digman of Mound City Bank and Andy Nalepinski employee of United States Postal Service spoke for informational purposes only. David and Monica Miller of 150 Rountree and Ruth Jones of 185 Bayley Avenue spoke in favor of parking restrictions in this area. Motion by Larson, second by Wein to recommend approval of Option 1 as present with the exception that Court Street be changed to only have restrictions for No Parking 3 AM – 6 AM. Motion carried 5-0 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. 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. 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. Larry Woodard spoke against the handicapped spot that is north of the intersection at Main Street and North Bonson Street. The spot could be turned into regular parking and add one more spot to the downtown area. Paul Malischke of 1120 Colleen Court spoke against adding additional parking on Chestnut Street between Main Street and Pine Street. Motion by Schoonover, second by Larson to recommend approval of 3 parking spaces on the east side of Chestnut Street between Main Street and Pine Street and 2 parking spaces on the west side of Chestnut Street between Main Street and Pine Street. Motion carried 5-0 on a roll call vote.

**ADJOURN:**

Motion by Larson, second by Kloster to adjourn. Motion carried 5-0 on a voice vote. The meeting was adjourned at 8:38 PM.

Respectfully submitted,

Candace Klaas, City Clerk

# STAFF REPORT

## CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Date:** February 6, 2023  
**Re:** Fire Station Design and Location  
**Case #:** PC23-MI01-01  
**Applicant:** City of Platteville  
**Location:** 450 N. Court Street

### Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Former OE Gray School	I-1	Institutional
North	Single-family Residential	R-2	Medium Density Residential
South	Single-family Residential/ Commercial	R-2/B-1	Medium Density Residential/ Business
East	Single-family Residential/ Duplex Residential	R-2	Medium Density Residential
West	Single-family Residential/ Business	R-2/B-1	Medium Density Residential/ Business

### BACKGROUND

1. In 2020 the City hired a consultant to conduct a comprehensive analysis of the City of Platteville Fire Department. This analysis included looking at the space and facility needs of the department based on the current level of service, but also looking at the potential future level of service and the resulting staffing and facility needs. The analysis considered a new or expanded facility at the current location, but also looked at the Armory location for a new facility and the former OE Gray School property for a new facility. There were no other parcels that were identified in the study that would meet the size and central location requirements needed for the department.
2. The current fire station located at 275 E. Main Street is outdated in many respects but has a primary issue with lack of space for the trucks and also lack of space for the administration and support activities.
3. In 2021 the City acquired the former OE Gray School property from the Platteville School District. The Council has identified this property as the most suitable location for a new fire

station. The consultant looked at the option of keeping the existing OE Gray building and remodeling and adding on to this structure. It was determined that the option of keeping the building was not viable or cost-effective. As a result, the existing school building will be demolished and replaced with a new building.

## **PROJECT DESCRIPTION**

4. The proposed 31,000+ sq. ft. fire station building will include an apparatus bay area, equipment storage, and areas for decontamination, gear cleaning, communication, offices, and a large training/community space – all on the main floor. The second floor will include mechanical equipment, a day room, dorm rooms, an exercise room and restroom/shower facilities. There is an optional basement level that is being considered to provide space for future needs.
5. The exterior site improvements will include parking for personnel when responding to fires, public parking for the community room, a stormwater detention area, exterior training space, and the exit and entrance drives for the apparatus bay.
6. The property has frontage on Adams Street, Court Street, Lewis Street and Elm Street. The property slopes from the southeast corner to the northwest corner, with the flattest portion of the lot being to the east and south.

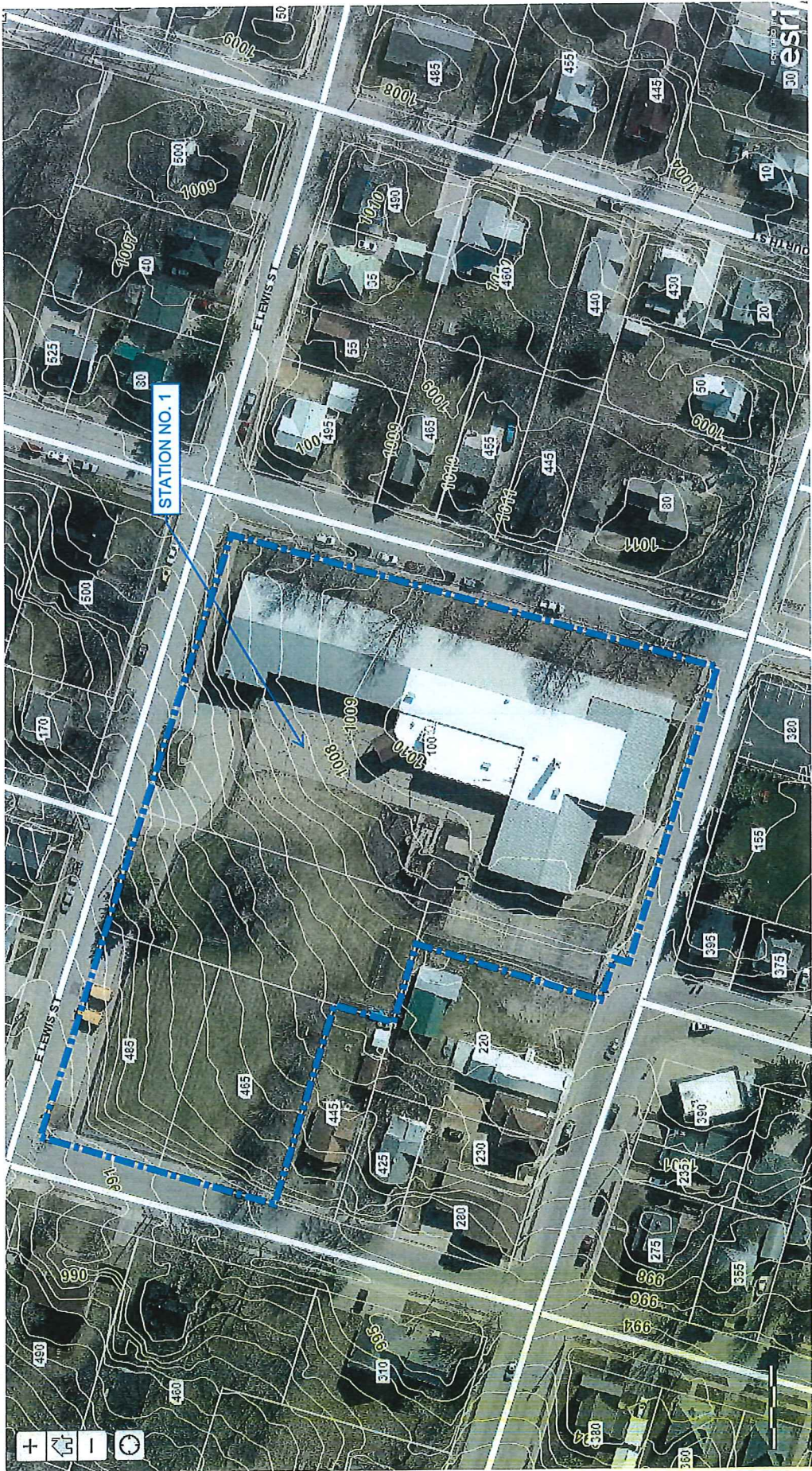
## **STAFF ANALYSIS**

7. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission must review and make a recommendation on the location and architectural design of any public building.
8. The proposed building will meet the current and anticipated future needs of the fire department. After reviewing and considering all the options, the consultant and city staff recommend the construction of a new fire station on the former OE Gray property. This option will result in a building that best meets the needs of the Fire Department to appropriately serve the City of Platteville.

## **STAFF RECOMMENDATION**

9. Staff recommends approval of the proposed fire station building design and location.

**ATTACHMENTS:** Location Map, Draft Site Plan, Draft Building drawings, Frequently Asked Questions.





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 MADISON, WI 53703  
 P: 608.848.9200

CLIENT  
**WEINDEL COMPANIES**

CLIENT ADDRESS  
 254 EAST GRAND AVE., STE. 200

PROJECT  
**PLATTEVILLE FIRE STATION**

PROJECT LOCATION  
 155 W. LEWIS STREET  
 PLATTEVILLE, WI 53118  
 GRANT COUNTY

NO.	DATE	DESCRIPTION
1	11/18/2011	INITIAL PLAN
2	01/13/2012	REVISION: PER CITY COMMENTS
3	02/02/2012	REVISION: PER CITY COMMENTS
4	02/02/2012	REVISION: PER CITY COMMENTS
5	02/02/2012	REVISION: PER CITY COMMENTS
6	02/02/2012	REVISION: PER CITY COMMENTS
7	02/02/2012	REVISION: PER CITY COMMENTS
8	02/02/2012	REVISION: PER CITY COMMENTS
9	02/02/2012	REVISION: PER CITY COMMENTS
10	02/02/2012	REVISION: PER CITY COMMENTS
11	02/02/2012	REVISION: PER CITY COMMENTS
12	02/02/2012	REVISION: PER CITY COMMENTS
13	02/02/2012	REVISION: PER CITY COMMENTS
14	02/02/2012	REVISION: PER CITY COMMENTS
15	02/02/2012	REVISION: PER CITY COMMENTS
16	02/02/2012	REVISION: PER CITY COMMENTS
17	02/02/2012	REVISION: PER CITY COMMENTS
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29	02/02/2012	REVISION: PER CITY COMMENTS
30	02/02/2012	REVISION: PER CITY COMMENTS

SCALE: 1" = 30'

DATE

PROFESSIONAL LAND SURVEYOR

SCALE 1" = 30'

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### EXISTING CONDITIONS SURVEY

LOTS 28, 29, 30, 31, 34, 35 AND THE SOUTHWEST 1/4 OF THE NORTHEASTLY HALF OF LOT 33, AND THAT PART OF VACATED CHESTNUT STREET, CORNER LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 16, T48N R12E GRANT COUNTY, WISCONSIN.



- 1. PARCEL BOUNDARY
- 2. LOT 30
- 3. LOT 31
- 4. LOT 34
- 5. LOT 35
- 6. LOT 36
- 7. LOT 37
- 8. LOT 38
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- 69. LOT 99
- 70. LOT 100

NOTES:  
 1. FIELD WORK PERFORMED ON OCTOBER 18 AND 24, 2011.  
 2. SURVEY FOR THIS SURVEY AND MAP ARE REFERENCED TO THE WISCONSIN COUNTY CORNER SYSTEM, GRANT COUNTY.  
 3. THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 16-34-04, RECORDED AS INSTRUMENT 10178.  
 4. CORNER MARKERS ARE FOUND ON THE NORTH AND SOUTH VERTICAL BOUNDS OF THIS SURVEY.  
 5. SURVEY INSTRUMENTS AND RECORDS SHOWN ON THIS MAP HAVE BEEN APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY. THE SURVEY RECORDS ARE FILED IN THE PUBLIC RECORDS OFFICE OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.  
 6. SURVEY INSTRUMENTS AND RECORDS SHOWN ON THIS MAP HAVE NOT BEEN APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION AND PUBLIC SAFETY.  
 7. LEVEL DATUM, APPROPRIATE SURVEY COMPASSES SHOULD BE CONTACTED FOR EXACT LOCATION OF HORIZONTAL DATUM.  
 8. ALL DISTANCES ARE IN FEET.  
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STAKE #	FIN. ELEVATION	INSTRUMENT	REMARKS	DATE	TYPE
1	1000.22	1000.22	1000.22	10/18/11	1000.22
2	1000.23	1000.23	1000.23	10/18/11	1000.23
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6	1000.27	1000.27	1000.27	10/18/11	1000.27
7	1000.28	1000.28	1000.28	10/18/11	1000.28
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16	1000.37	1000.37	1000.37	10/18/11	1000.37
17	1000.38	1000.38	1000.38	10/18/11	1000.38
18	1000.39	1000.39	1000.39	10/18/11	1000.39
19	1000.40	1000.40	1000.40	10/18/11	1000.40
20	1000.41	1000.41	1000.41	10/18/11	1000.41
21	1000.42	1000.42	1000.42	10/18/11	1000.42
22	1000.43	1000.43	1000.43	10/18/11	1000.43
23	1000.44	1000.44	1000.44	10/18/11	1000.44
24	1000.45	1000.45	1000.45	10/18/11	1000.45
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37	1000.58	1000.58	1000.58	10/18/11	1000.58
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48	1000.69	1000.69	1000.69	10/18/11	1000.69
49	1000.70	1000.70	1000.70	10/18/11	1000.70
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71	1000.92	1000.92	1000.92	10/18/11	1000.92
72	1000.93	1000.93	1000.93	10/18/11	1000.93
73	1000.94	1000.94	1000.94	10/18/11	1000.94
74	1000.95	1000.95	1000.95	10/18/11	1000.95
75	1000.96	1000.96	1000.96	10/18/11	1000.96
76	1000.97	1000.97	1000.97	10/18/11	1000.97
77	1000.98	1000.98	1000.98	10/18/11	1000.98
78	1000.99	1000.99	1000.99	10/18/11	1000.99
79	1001.00	1001.00	1001.00	10/18/11	1001.00
80	1001.01	1001.01	1001.01	10/18/11	1001.01
81	1001.02	1001.02	1001.02	10/18/11	1001.02
82	1001.03	1001.03	1001.03	10/18/11	1001.03
83	1001.04	1001.04	1001.04	10/18/11	1001.04









# New Fire Station Project

## Frequently Asked Questions



<p><b>Q. What is the New Fire Station Project?</b></p>	<p><b>A. The Fire Station Project is the construction of an updated facility located on Lewis Street. Construction is expected to start in the summer of 2023. The project is meant to create a new building that allows safe and efficient operations of our Fire Department. This building is meant to solve issues found with the current facility during a Comprehensive Analysis on the Fire Department done in 2021.</b></p>
<p><b>Q. Why is a new Fire Station important/necessary?</b></p>	<p><b>A. In 2021 the current Fire Station was reviewed for its ability to meet the needs of the Fire Department with providing service to the public. It was found that the Fire Station was well overdue for improvements as problem areas included: overall building integrity, equipment storage, building layout, gear storage, and accommodations for firefighter wellness. This new Fire Station will not only address these issues but allow for future growth of the Fire Department.</b></p>
<p><b>Q. How will the new building resolve issues with the current Fire Station?</b></p>	<p><b>A. The new Fire Station will address all previously mentioned issues. Starting with an increased apparatus bay to adequately house all fire apparatus and proper equipment storage space. Improvements concerning wellness and growth are resolved with the creation of a decontamination area for firefighters returning from response calls and living spaces for future full-time firefighters. Other problems addressed are making the building compliant to code and ADA expectations along with implementing energy efficient practices within construction.</b></p>
<p><b>Q. What will happen to the existing building?</b></p>	<p><b>A. Depending on offers, the current building will either be sold or leased out to potential businesses or individuals.</b></p>
<p><b>Q. How will the project be financed?</b></p>	<p><b>A. A majority of financing for the project will be covered by the recent passing of the Omnibus appropriations package, totaling \$7 million from federal funding. Additional funds will be provided by the City of Platteville and the surrounding townships who will all gain from the upgraded services.</b></p>

<p><b>Q. How will the City pay for its contribution to the project?</b></p>	<p><b>A. The City will pay for its contribution through a combination of bond purchases, potential grants, and donations received for the new Fire Station.</b></p>
<p><b>Q. Why can't the new Fire Station be put at the Armory location?</b></p>	<p><b>A. The Armory location would provide both easy access to Water Street for response along with allowing much room for on-site training. Reasoning for the project not being located on Water Street is the list of cons. Which included space restraints on Apparatus bay and parking; potential challenges with pedestrian traffic; but most importantly no room for future growth.</b></p>
<p><b>Q. How will the new Fire Station's furnishings and equipment be paid for?</b></p>	<p><b>A. Similar to the contribution from the City, furnishing the new Fire Station will be paid for through primarily donations, grants, and bond purchases if necessary.</b></p> <p><b>If interested in making a donation, please contact Fire Chief Ryan Simmons at (608) 348-7826 or <a href="mailto:firechief@platteville.org">firechief@platteville.org</a>.</b></p>
<p><b>Q. What is the timeline for the project?</b></p>	<p><b>A. Construction of the new Fire Station is meant to be completed in Summer of 2024. The timeline expects several months with design development and construction documents. Followed by approximately a year of construction.</b></p>

# STAFF REPORT

## CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Date:** Plan Commission - February 6, 2023

**Re:** Land Division

**Case #:** PC23-CSM01-02

**Applicant:** Moses Renno

**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 create two lots that would be sold for housing development.

### PROJECT DESCRIPTION

2. The applicant owns approximately 22 acres of land adjacent to Mitchell Hollow Road east of the City. The request is to create two parcels through the approval of a Certified Survey Map. The portion of the property where the lots would be created is used as cropland and pasture.
3. Lot 1 will have an area of approximately 1.07 acres (outside the right-of-way) and will have 136 feet of frontage on Mitchell Hollow Road. Lot 2 will have an area of approximately 1.22 acres (outside of right-of-way) and will have 1150 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



1:9,028

 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



1:2,257










Tax Parcel Boundaries

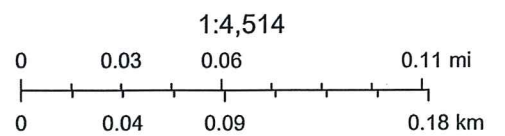
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# City of Platteville



1/17/2023, 8:13:00 AM

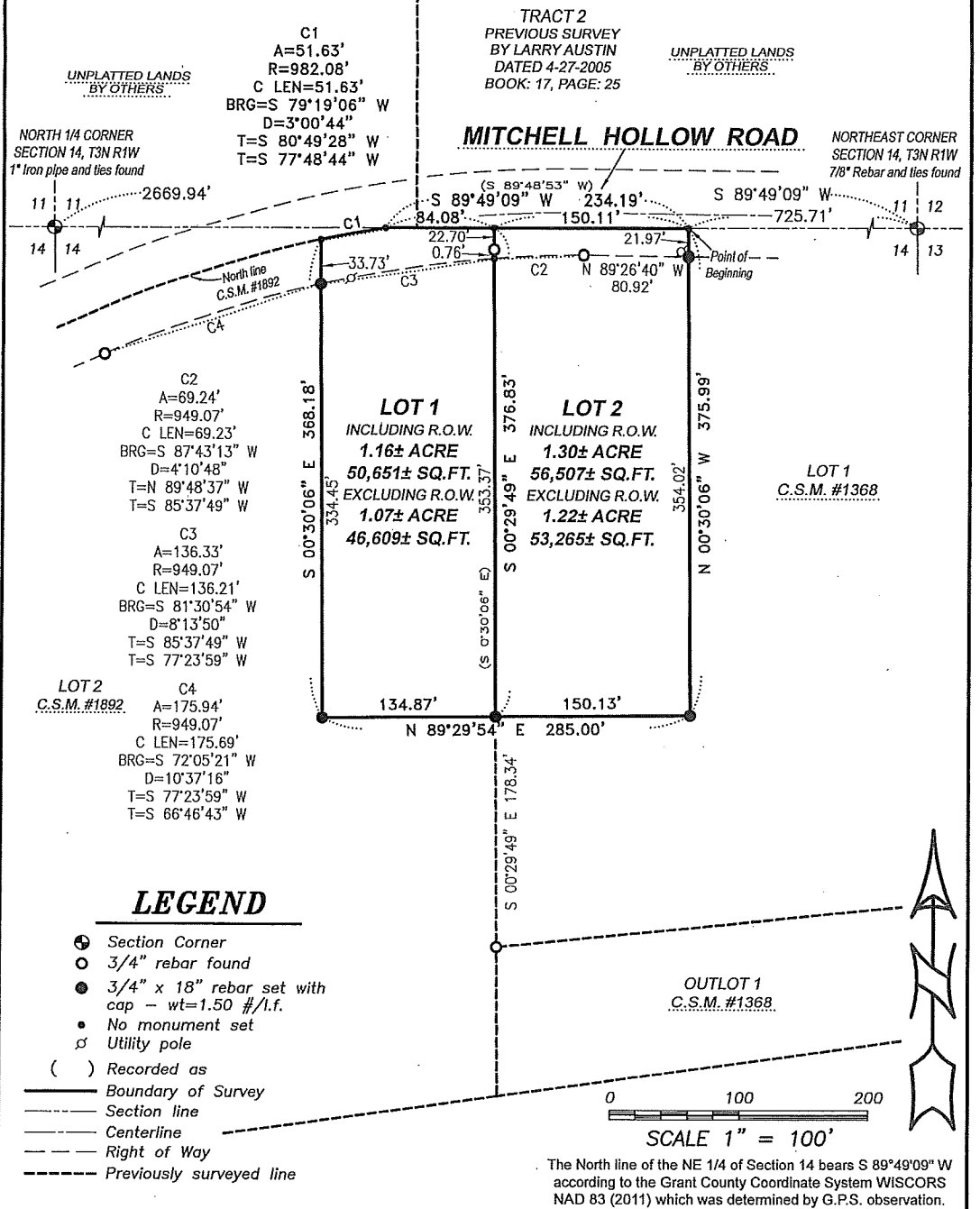
- |   |   |   |                    |
|---|---|---|--------------------|
| ET_Zoning   |  | Conservancy   |                    |
|  | A-T Agricultural  |  | Centerlines        |
|  | R-1 Residential   |  | City Boundary      |
|  | R-2 Residential   |  | Parcel Data (2022) |





**CERTIFIED SURVEY MAP NO. \_\_\_\_\_**

BEING A REPLAT OF PART OF LOT 1 OF C.S.M. #1368 AND PART OF LOT 2 OF C.S.M. #1892 WHICH IS LOCATED IN THE NE 1/4 - NE 1/4 OF SECTION 14, T3N R1W OF THE 4TH P.M., TOWN OF PLATTEVILLE, GRANT COUNTY, WI.



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Prepared for: **MOSES RENNO**

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