

PLAN COMMISSION
of the City of Platteville



AGENDA

TUESDAY, SEPTEMBER 5, 2023 – 7:00 P.M.

COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET, PLATTEVILLE WI

1. ROLL CALL
2. APPROVE MINUTES – July 10, 2023
3. CERTIFIED SURVEY MAP – 665 Pioneer Road
Consider a request to divide the vacant lot at 665 Pioneer Road to create two lots.
4. POTENTIAL SALE OF CITY-OWNED PROPERTY – 60 Ellen 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, July 10, 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, Kory Wein, Todd Kasper, Bill Kloster, Joie Schoonover, and Robert Vosberg.
Excused: None.

APPROVAL MINUTES – April 3 and June 5, 2023

Motion by Wein, second by Schoonover to approve the April 3 and June 5, 2023, minutes as presented. Motion carried 5-0 on a roll call vote.

PUBLIC HEARING – TAX INCREMENT FINANCE DISTRICT CREATION – The Plan Commission considered creating a Tax Increment Finance district in the vicinity of the current TID 5 and TID 6 on the east side of the city. Motion by Schoonover, second by Kasper to close the Public Hearing. Motion carried 5-0 on a roll call vote. Motion by Kasper, second by Wein to recommend approval of the proposed TID 9. Motion carried 5-0 on a roll call vote.

ZONING AMENDMENT – PETITION TO EXPAND LIMITED OCCUPANCY OVERLAY DISTRICT – The Plan Commission considered a request to adopt the R-LO Overlay District designation for 23 properties located on Camp Street, Kelly Avenue, Main Street, Moonlight Drive, Perry Dive, Preston Drive, Union Street, and Western Avenue. Motion by Kasper, second by Schoonover to recommend approval of amending the zoning to include the proposed requested properties in the R-LO designation. Motion carried 4-1 with Kloster voting against.

ADJOURN:

Motion by Wein, second by Schoonover to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 8:19 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE
Community Planning & Development
Department



Meeting Dates: Plan Commission – September 5, 2023

Re: Land Division

Case #: PC23-CSM02-07

Applicant: Valerie Shaw

Location: 665 Pioneer Road

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	Residential	R-1	Low Density Residential
East	Residential	R-1	Low Density Residential
West	Residential	R-2	Conservancy/ High Density Residential

BACKGROUND

The property in question is a vacant property that is zoned for residential use. The land division will split the lot in half and create two vacant parcels. The owners of the adjacent properties would each purchase half of the lot.

PROJECT DESCRIPTION

The applicant has submitted a Certified Survey Map to divide the property into two parcels. The proposed Lot 1 will have an area of 0.82 acres (35,888 sq. ft.) and will have approximately 112 feet of frontage on Pioneer Road. Lot 2 will have an area of 0.88 acres (35,888 sq. ft.) and will have approximately 119 feet of frontage on Pioneer Road.

STAFF ANALYSIS

Both lots meet the minimum size and frontage requirements of the zoning and subdivision ordinances. Both lots would have access to City utilities.

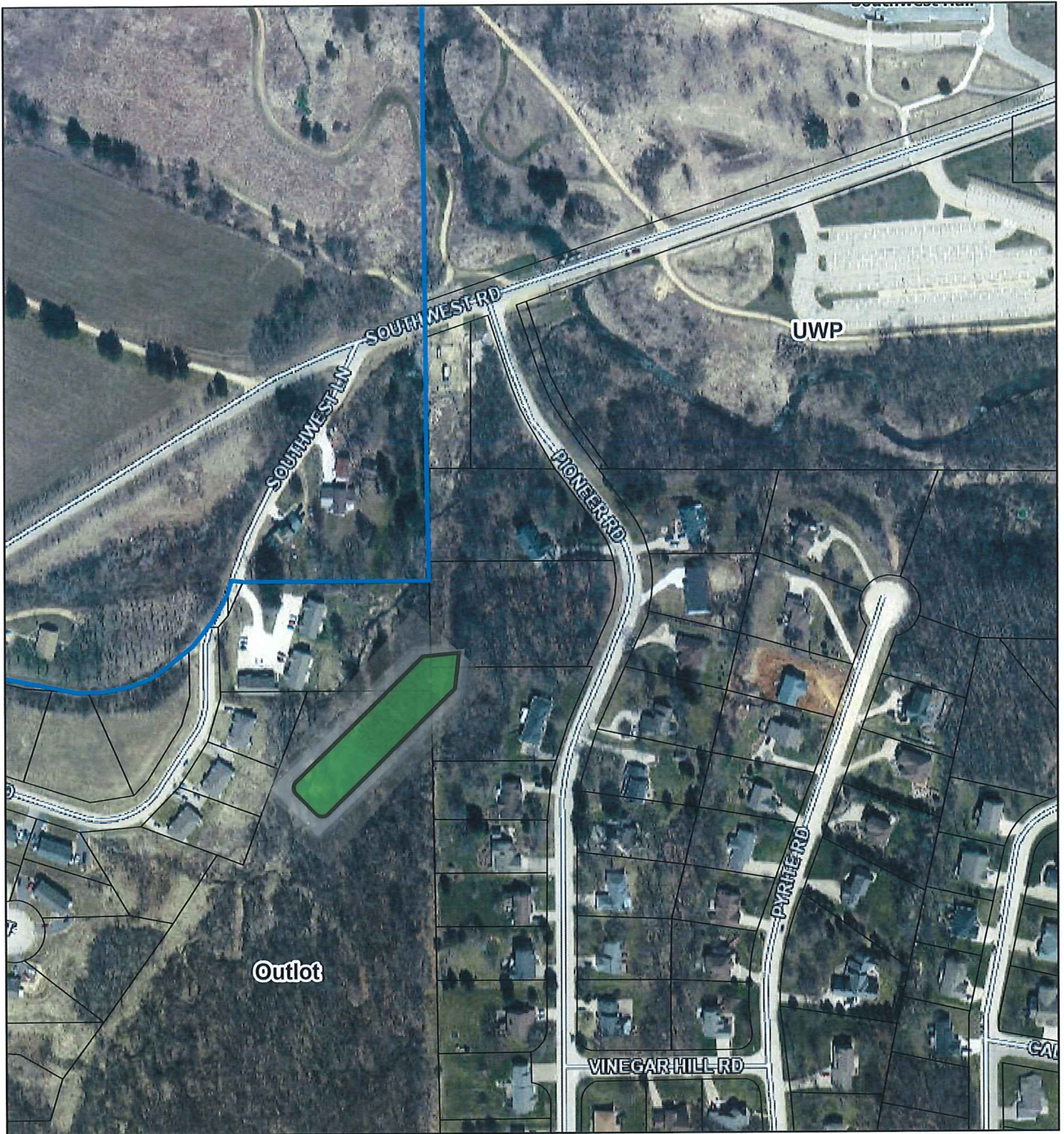
STAFF RECOMMENDATION

Staff recommends approval of the proposed land division as shown on the attached Certified Survey Map, with the condition that the CSM shall be recorded with the Grant County Register of Deeds and a copy shall be provided to the City.




ATTACHMENTS:

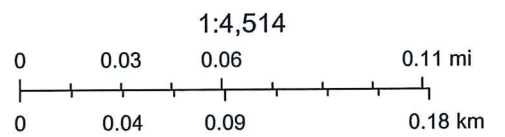
1. Location Map
2. Proposed CSM

City of Platteville



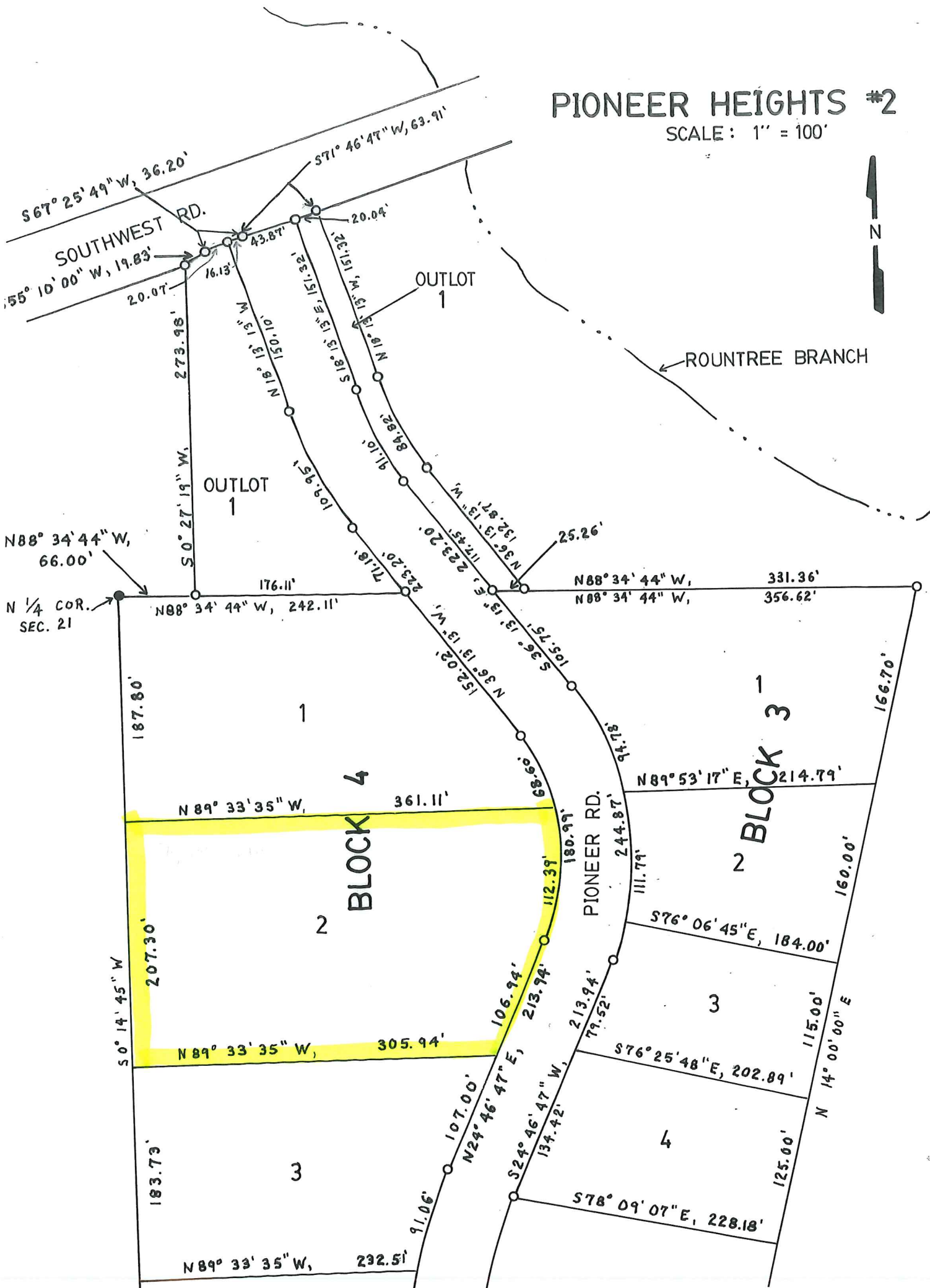
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-  Centerlines
-  City Boundary
-  Parcel Data (2023)
- Landmark Names



PIONEER HEIGHTS #2

SCALE: 1" = 100'



S67° 25' 49" W, 36.20'
SOUTHWEST RD.

S55° 10' 00" W, 19.83'
20.07' 16.13' 43.87'

S71° 46' 47" W, 63.91'

OUTLOT 1

ROUNTREE BRANCH

OUTLOT 1

N88° 34' 44" W, 66.00'
N 1/4 COR. SEC. 21

N88° 34' 44" W, 242.11' 176.11' 71.18' 223.20' 223.20' 117.45' 223.20' N36° 13' 13" E, 5.36' 105.75' 105.75' 331.36' N88° 34' 44" W, 356.62'

187.80' 1 189° 33' 35" W, 361.11' 2

207.30' 305.94' N89° 33' 35" W, 180.99' 112.39' 106.94' 213.94'

50° 14' 45" W, 183.73' N89° 33' 35" W, 232.51'

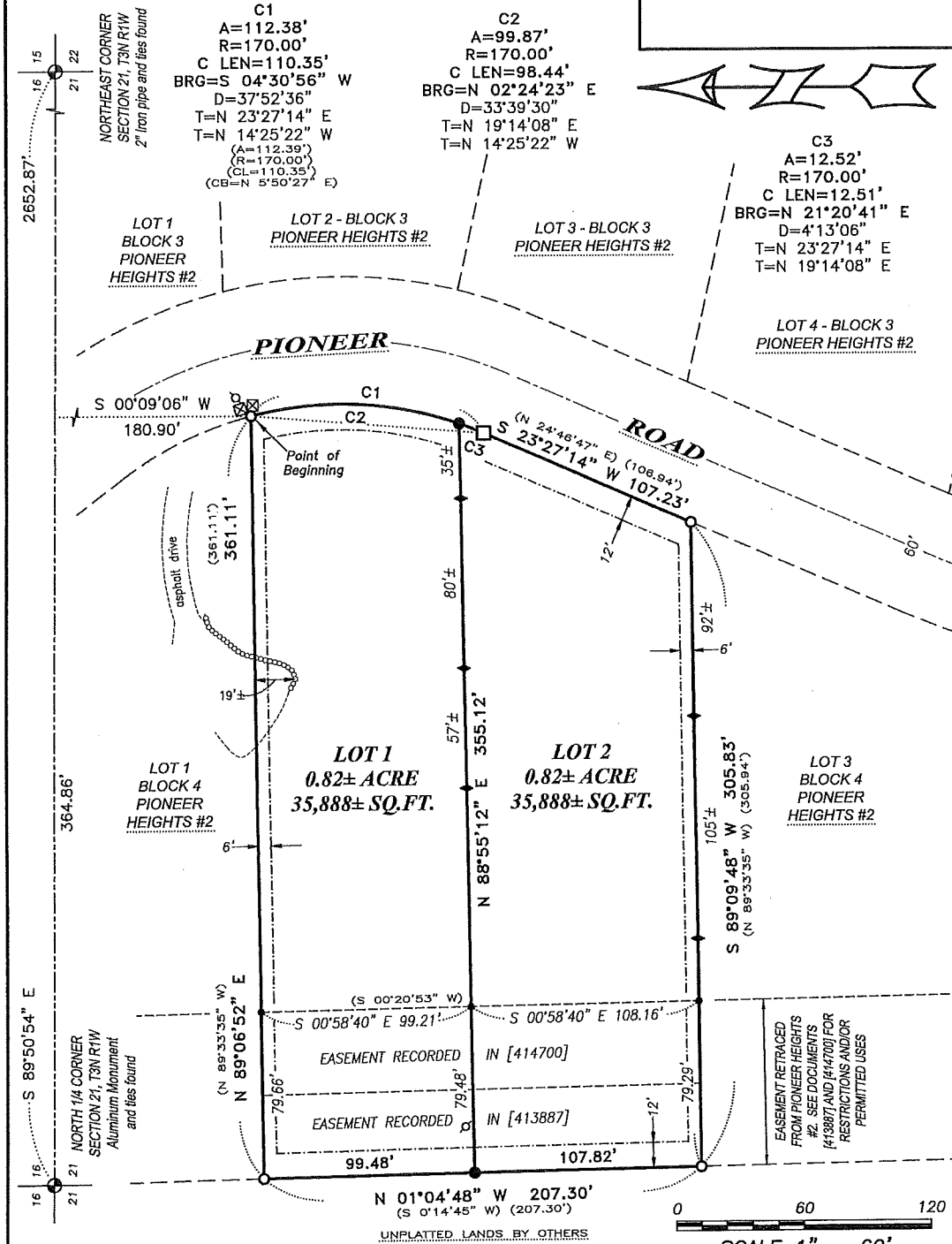
PIONEER RD. 244.87' 111.79' 180.99' 115.00' N 14° 00' 00" E, 166.70' N89° 53' 17" E, 214.79' 3 160.00' S76° 06' 45" E, 184.00' S76° 25' 48" E, 202.89' 4 125.00' S78° 09' 07" E, 228.18'

1
2
3
BLOCK 3

BLOCK 4

CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOT 2, BLOCK 4 OF PIONEER HEIGHTS #2, CITY OF PLATTEVILLE, WHICH IS LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 21, T3N R1W, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



Austin Engineering LLC
austinenengineeringllc.com

Prepared for: **VALERIE SHAW & MARK EVETOVICH**

JOB NO: 23S124
H:\CRD\23S124
H:\PLAT\PLVILLE\PIONEER HTS#2\23S124-SHAW

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

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

SHEET 1 OF 2

CERTIFIED SURVEY MAP NO. _____

BEING A REPLAT OF LOT 2, BLOCK 4 OF PIONEER HEIGHTS #2, CITY OF PLATTEVILLE, WHICH IS LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 21, T3N R1W, CITY 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 2 of Block 4 of Pioneer Heights #2, City of Platteville, which is located in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section Twenty-one (21), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville, Grant County, Wisconsin, containing 1.64 acres, more or less, and being described as follows:

Commencing at an Aluminum Monument marking the North Quarter (N 1/4) corner of said Section 21; thence South 89° 50' 54" East 364.86 feet along the North line of said Section; thence South 00° 09' 06" West 180.90 feet to a 3/4" rebar marking the Northeast corner of Lot 2 of said Block 4, according to the recorded map or plat thereof, said corner being the point of beginning; thence 112.38 feet on the arc of a curve to the right having a radius of 170.00 feet and a long chord bearing South 04° 30' 56" West 110.35 feet along the Westerly right of way of Pioneer Road to a 1.25" rebar; thence South 23° 27' 14" West 107.23 feet along said right of way to a 3/4" rebar marking the Southeast corner of said Lot 2; thence South 89° 09' 48" West 305.83 feet along the South line of said Lot 2 to a 3/4" rebar marking the Southwest corner thereof; thence North 01° 04' 48" West 207.30 feet along the West line of said Lot 2 to a 3/4" rebar marking the Northwest corner thereof; thence North 89° 06' 52" East 361.11 feet along the North line of said Lot 2 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 Valerie Shaw.
That such map is a correct representation of all the exterior boundaries of the land surveyed and the division made thereof and the field work was completed on 7-24-2023..
That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, in surveying, dividing and mapping the same.

Dated this 25th day of July, 2023.

Aaron J. Austin, S-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 13 day of August, 2023.

John Fick
John Fick, Owner

Jessica Fick
Jessica Fick, Owner

LEGEND

- ⊙ Section Corner
- 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- 3/4" rebar found
- 1.25" rebar found
- No monument
- ⊗ Existing utility pedestal
- ⊘ Existing utility pole
- () Recorded as
- [] Property described in Document Number, Grant County Registry
- Boundary of Survey
- Section line
- Centerline
- Platted lot line
- Utility Easement platted on Pioneer Heights Subdivision #2
- Electric Line Easement recorded in Document No. 413887 & 414700
- ⊘ Retaining Wall
- Edge of asphalt

PLAN COMMISSION APPROVAL CERTIFICATE:

Resolved, that this Certified Survey Map in the City of Platteville, the owner(s) listed hereon, is hereby approved by the City of Platteville Plan Commission this ___ day of _____, 2023.

Chair, Platteville Plan Commission

REGISTER OF DEEDS CERTIFICATE:

Received for record this ___ day of _____, 2023 at _____ o'clock, ___ m. and recorded in Volume ___ of Certified Survey Maps on Page(s) _____.

Andrea Noethe, Register of Deeds

The North line of the NE 1/4 of Section 21 bears S 89°50'54" E according to the Grant County Coordinate System WISCONSIN NAD 83 (2011) which was determined by G.P.S. observation.



Austin Engineering LLC
austineengineeringllc.com

Prepared for: **VALERIE SHAW & MARK EVETOVICH**

JOB NO: 23S124
H:\CRD\23S124
H:\PLAT\VILLE\PIONEER HTS#2\23S124-SHAW

FIELDBOOK: TDSR
DRAWN BY: AJ AUSTIN
CREW: SHANE AUSTIN

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

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Date: September 5, 2023

Request: Sale of City-Owned Property

Applicant: City

BACKGROUND

1. The City of Platteville owns the property at 60 Ellen Street, which was formerly used as a residential rental property, but has been vacant for several years. The property was acquired by the City in preparation for a potential expansion of the fire station at the current location. This is no longer a viable option for a new fire station, so the property is no longer needed by the City.

PROJECT DESCRIPTION

2. The adjacent property at 50 Ellen Street is privately-owned and is currently for sale. The realtor working with that property owner has approached the City to determine if there is an interest in selling the City's property. The realtor has a buyer that is interested in acquiring both properties.

STAFF ANALYSIS

3. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission must review and make a recommendation on the sale of public land. For this reason, the Plan Commission needs to make a recommendation regarding the sale of this property before Council action.
4. Staff is looking for input regarding the sale of this property. Specifically, what process should be used to sell the property. Previously, the City has used a "Request for Proposals" process whereby potential buyers submit a proposal explaining the purchase price, what the use of the property will be, any construction/redevelopment that will take place, etc. The other option is for Staff to negotiate with the current buyer. This may be a viable option for this property since it is small, and the proposed uses are limited.


ATTACHMENTS:

1. Location Map, Property Summary, Property Photo

City of Platteville

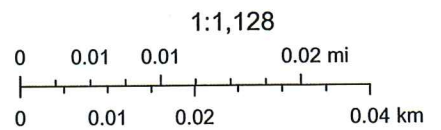


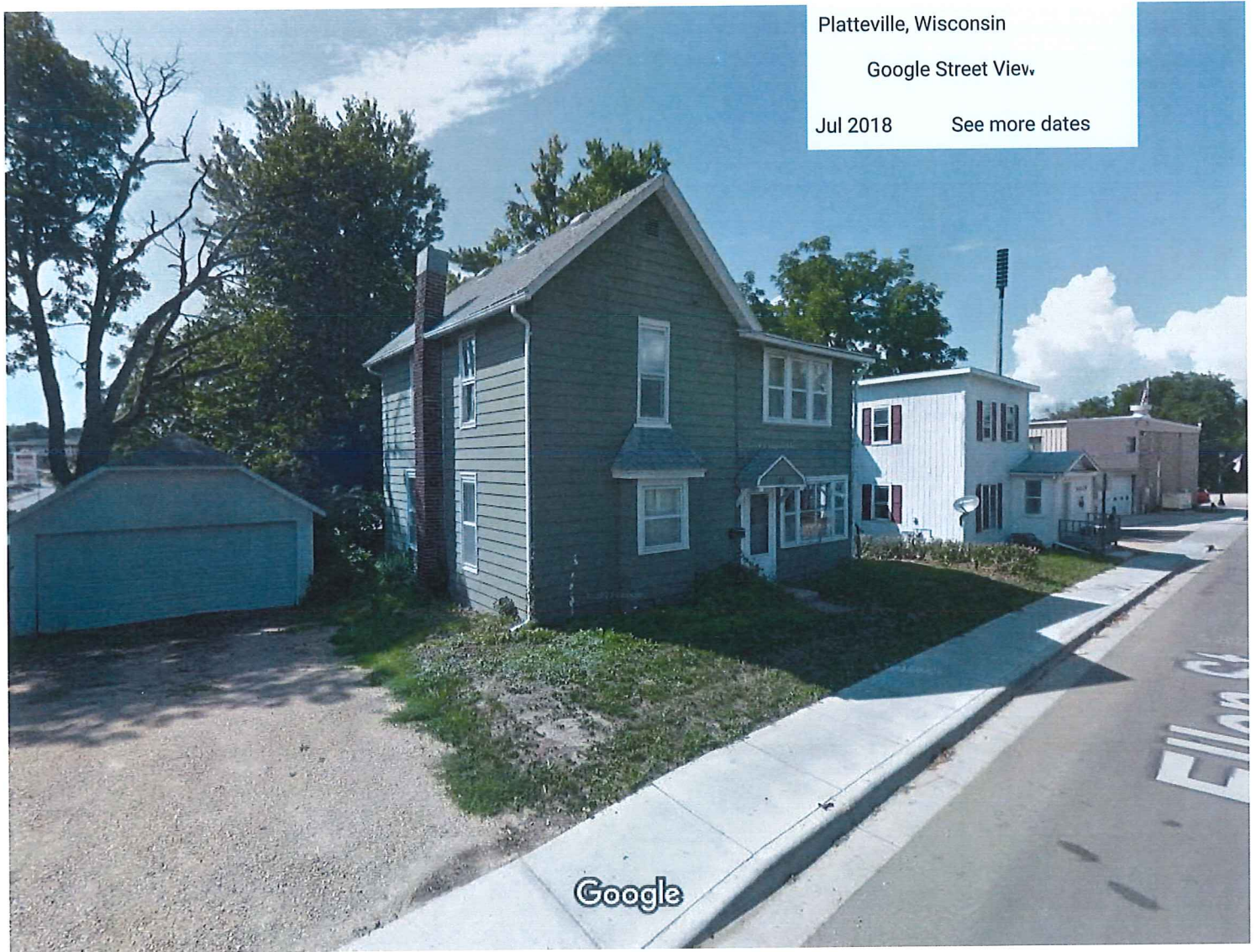
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-  Centerlines
-  City Boundary

Address Points (Data in Progress)

-  Active
-  Parcel Data (2023)





Platteville, Wisconsin

Google Street View

Jul 2018

See more dates

Image capture: Jul 2018 © 2023 Google



Grant County Web Portal - Property Summary

Search powered by



Report-/Print engine
List & Label © Version 19:
Copyright combit® GmbH
1991-2013

Property: 271-02339-0000

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▼	Real Estate	271-02339-0000	271 - CITY OF PLATTEVILLE	60 ELLEN ST	PLATTEVILLE CITY 75 N BONSON ST PLATTEVILLE WI 53818
Tax Year Legend: ↔\$ = owes prior year taxes ☒ = not assessed Ⓢ = not taxed Delinquent Current					

Summary

Property Summary

Parcel #:	271-02339-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	60 ELLEN ST PLATTEVILLE 53818

Owners

Name	Status	Ownership Type	Interest
PLATTEVILLE CITY	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

ROUNTREE EASTERN ADD. BLOCK D COM AT PT ON E BDY LN LOT 3 BLK D ROUNTREE EASTERN ADD ON W LN ELLEN ST AT PT 60' S'LY FROM NE COR LOT 3; S'LY 50' AL W BDY ELLEN ST; W'LY 120' PARALLEL TO N BDY LOT 3; N'LY 50' PARALLEL TO E BDY LOT 3; E'LY 120' PARALLEL W/ N BDY LOT 3 TO POB PRT LOTS 3 & 4 BLK D

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	15	03 N	01 W	NW	SE		S	LOT	3-4	ROUNTREE EASTERN ADD

District

Code ▲	Description	Category
	GRANT COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT

	STATE OF WISCONSIN	OTHER DISTRICT
0300	SW TECHNICAL COLLEGE	TECHNICAL COLLEGE
4389	PLATTEVILLE SCHOOL DIST	REGULAR SCHOOL

Associated Properties

No Associated properties were found

Building Information

Buildings

Assessments

Assessment Summary

Estimated Fair Market Value: 0

Assessment Ratio: 0.0000

Legal Acres: 0.000

2023 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.138	0	0	0
ALL CLASSES	0.138	0	0	0

2022 valuations

Class	Acres	Land	Improvements	Total
X4 - OTHER	0.138	0	0	0
ALL CLASSES	0.138	0	0	0

Taxes

Taxes have not been finalized for the year 2023

Document History

All documents are verified as of 4/29/2022

Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
<u>779619</u>	<u>PERSONAL REP DEED</u>	<u>1463 / 502</u>	<u>2</u>			<u>\$0.00</u>	<u>0</u>
<u>725449</u>	<u>APPL TRANS JOINT PROP</u>	<u>1238 / 391</u>	<u>2</u>			<u>\$0.00</u>	<u>0</u>
		<u>490 / 47</u>				<u>\$0.00</u>	<u>0</u>



Property Information



Parcel Number:
271023390000

Property Address:
60 ELLEN

Municipality:
Platteville City of

Owner Name:
CITY OF PLATTEVILLE
75 N BONSON ST
PLATTEVILLE WI 53818

Land Use:
EXR

Date of Inspection:

Property Photograph:



Legal Description:

ROUNTREE EASTERN ADD. BLOCK D S8' OF E120' OF LOT 3; N42' OF E120' OF LOT 4

Building Description

Year Built:	1880	Exterior Wall:	01-Wood
Building Type/Style:	15-Other	Bedrooms:	
Story:	2	Full Baths:	3
Grade:	C	Half Baths:	
CDU/Overall Condition:	(E) (E)Fair	Room Count:	
Interior Condition:	2-Same	Basement Description:	Partial
Kitchen Condition:	4-Fair	Heating:	
Bath Condition:	4-Fair	Type of Fuel:	1-Gas
		Type of System:	A

Square Footage / Attachments

Basement: 821 First Story: 1044 Second Story: 989	Total Square Footage: 2033
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<u>Attachment Description(s):</u>	<u>Area:</u>
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<u>Feature Description(s):</u>	<u>Units:</u>
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Other Building Improvements

<u>Structure Type:</u> RG1-Detached Frame Garage	<u>Year Built:</u> 2013	<u>Area:</u> 228	<u>Condition:</u> (A) Average
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Permit / Construction History						
Date of Permit:	Permit Number:	Permit Amount:	Details of Permit:			
Ownership / Sales History						
Date of Sale:	Sale Amount:	Conveyance Type:				
2016-07-14	55000	6-Related Individuals or Corp				
Land Data & Computations						
Land Class	Total Square Footage:	Total Acreage:	Depth:	Actual Frontage:	Assessed Land Value:	Assessed Improvement:
Exempt	6000	0.1377	120	50	\$0	\$0
Total Improvement Value					\$0	
Total Land Value					\$0	
Total Assessed Value					\$0	