

**PLAN COMMISSION**  
of the City of Platteville



**AGENDA**

**MONDAY, OCTOBER 2, 2023 – 7:00 P.M.**

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

1. ROLL CALL
2. APPROVE MINUTES – September 5, 2023
3. CERTIFIED SURVEY MAP – 1000 Jackson Street

*Consider a request to divide the property at 1000 Jackson Street to separate the existing duplex from the remaining vacant land.*

4. 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**  
**Tuesday, September 5, 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, Bill Kloster, Barb Stockhausen, Tad Leonard, and Robert Vosberg.  
Excused: Todd Kasper, Joie Schoonover

**APPROVAL MINUTES – July 10, 2023**

Motion by Kloster, second by Wein to approve the July 10, 2023, minutes as presented. Motion carried 5-0 on a voice vote.

**CERTIFIED SURVEY MAP: 665 PIONEER ROAD** – The Plan Commission considered the request to divide the property at 665 Pioneer Road to create two lots. Motion by Kloster to approve the proposed Certified Survey Map with the condition that the CSM be recorded with the Grant County Register of Deeds and a copy provided to the City. Second by Vosberg. Motion carried 5-0 on a roll call vote.

**POTENTIAL SALE OF CITY-OWNED PROPERTY: 60 ELLEN STREET** – The Plan Commission discussed the potential sale of the property located at 60 Ellen Street. 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. 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. There was consensus that the property should be sold and returned to the tax rolls, and some suggestions that the funds be used to assist with the costs of the new fire station.

Motion by Vosberg, second by Kloster to recommend that the Council proceed with selling the property at 60 Ellen Street. Motion carried 5-0 on a roll call vote.

**ADJOURN:**

Motion by Kloster, second by Wein to adjourn. Motion carried 5-0 on a voice vote. The meeting was adjourned at 7:19 PM.

Respectfully submitted,

Joe Carroll, Community Development Director

**STAFF REPORT**

**CITY OF PLATTEVILLE**

Community Planning & Development  
Department



**Meeting Dates:** Plan Commission - October 2, 2023

**Re:** Land Division

**Case #:** PC23-CSM03-08

**Applicant:** Michael Olds

**Location:** 1000 Jackson Street

**Surrounding Uses and Zoning:**

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Duplex	R-3/C-1	High Density Residential
North	Residential	R-3/C-1	High Density Residential
South	Residential	R-1	Mixed Use
East	Residential	R-1	High Density Residential
West	Residential	R-2	High Density Residential

**BACKGROUND**

The property in question is an approximately 5.3-acre parcel located at the end of Jackson Street. The property contains a duplex residential building but is mostly vacant. The land division request will divide the property to separate the building from the vacant land.

**PROJECT DESCRIPTION**

The applicant has submitted a Certified Survey Map to create a new parcel that will contain the existing duplex residential building. The proposed Lot 1 will have an area of 0.34 acres (14,950 sq. ft.) and will have 130 feet of frontage on Jackson Street.

**STAFF ANALYSIS**

The lot meets the minimum size and frontage requirements of the zoning and subdivision ordinances. No other changes are proposed.

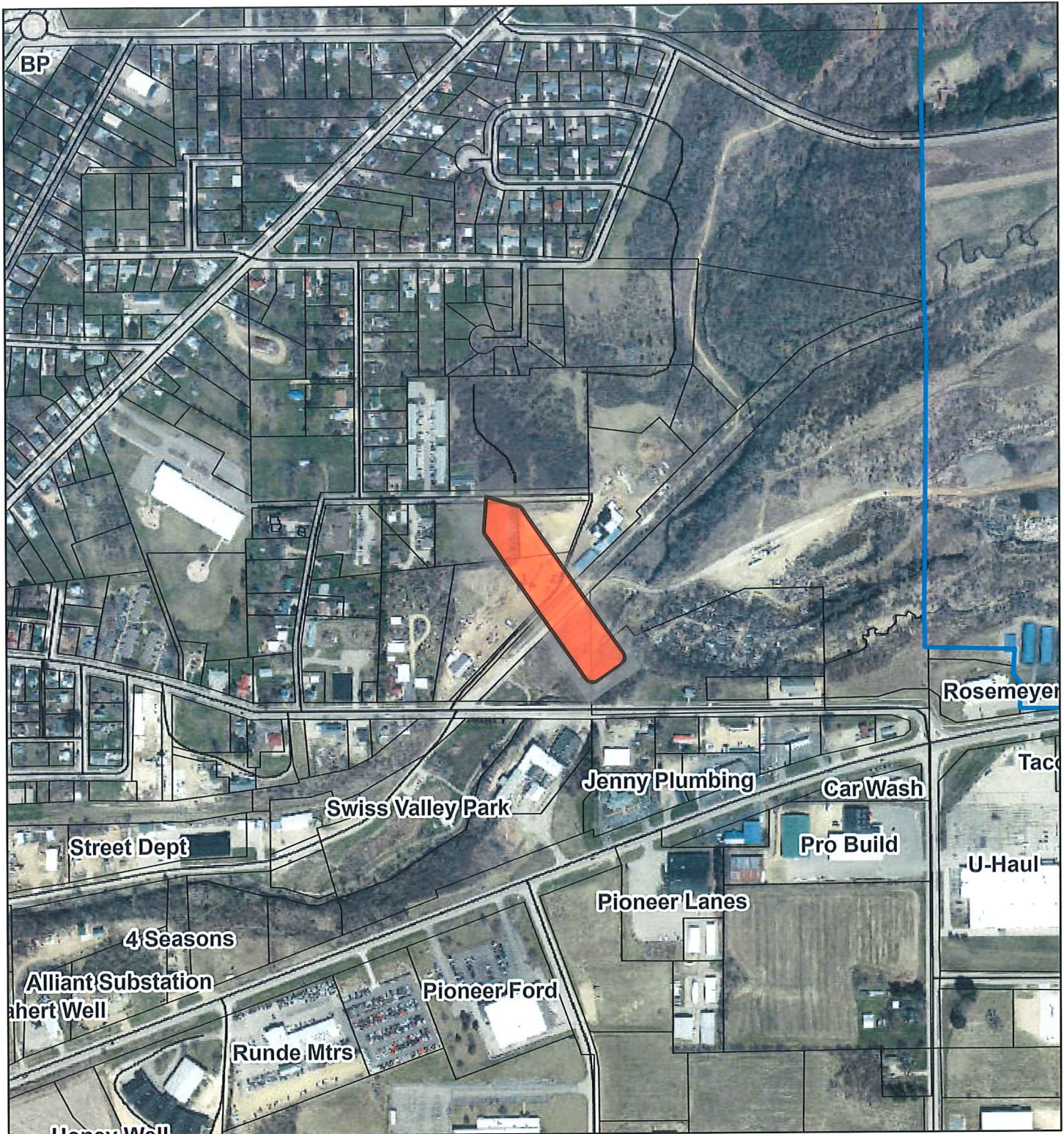
## **STAFF RECOMMENDATION**

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:**

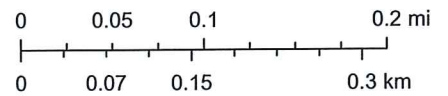
1. Location Map
2. Proposed CSM

# City of Platteville



9/19/2023, 9:14:22 AM

1:9,028



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



### General Reference Map Grant County, WI



1:2,257



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.

ROUNTREE N.E. ADD  
 Lot 32-55 Inclusive



center of NW 1/4 sec 14  
 POB

*all  
 you have  
 a fairly  
 accurate  
 description  
 of  
 lot 52*

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

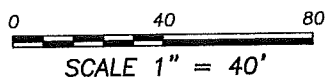
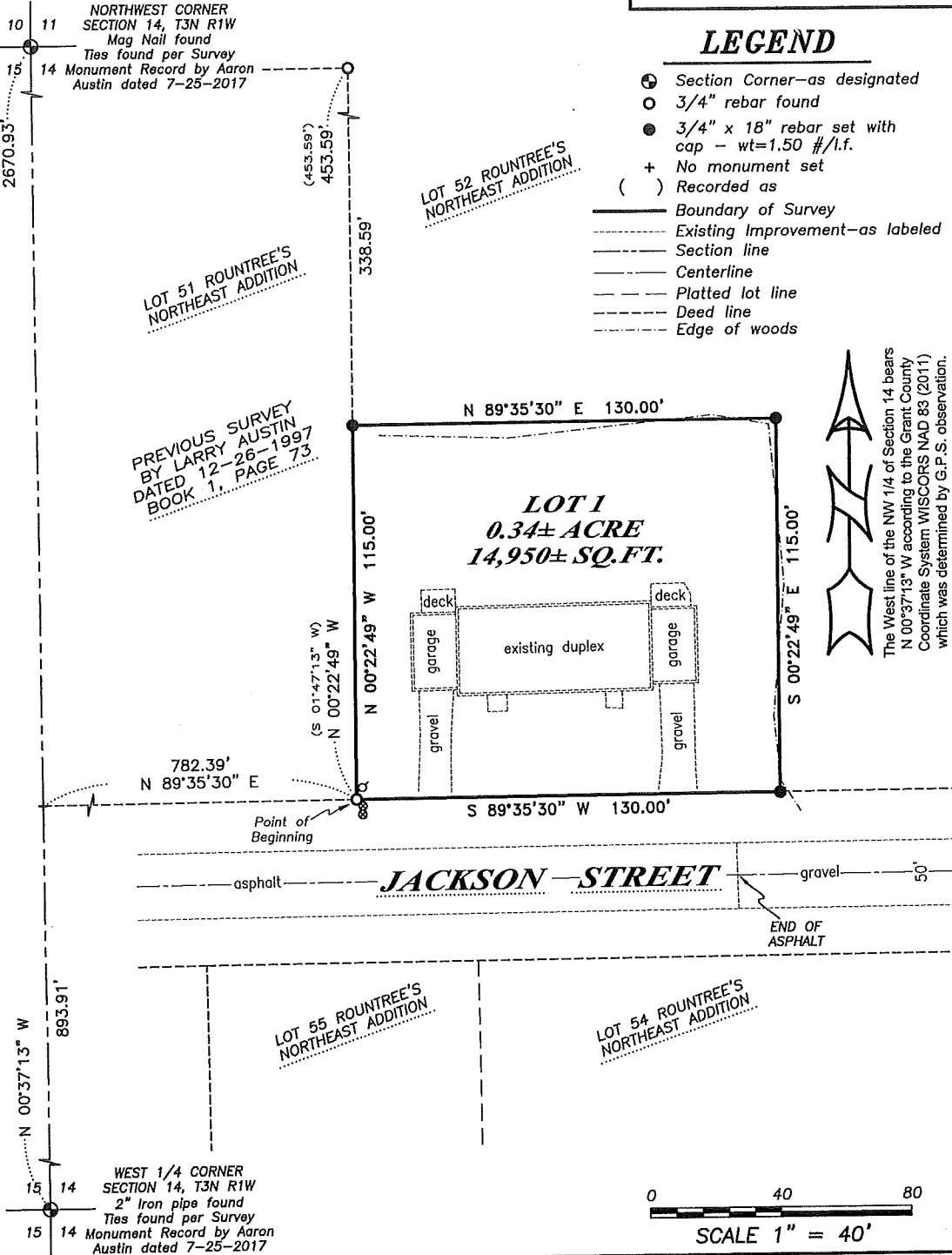
**BEING A REPLAT OF PART OF LOT 52 OF ROUNTREE'S  
NORTHEAST ADDITION WHICH IS LOCATED IN THE  
SW 1/4 OF THE NW 1/4 OF SECTION 14, T3N R1W,  
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN**

**LEGEND**

- ⊕ Section Corner—as designated
- 3/4" rebar found
- 3/4" x 18" rebar set with cap - wt=1.50 #/l.f.
- + No monument set
- ( ) Recorded as
- Boundary of Survey
- - - Existing Improvement—as labeled
- - - Section line
- - - Centerline
- - - Platted lot line
- - - Deed line
- - - Edge of woods



The West line of the NW 1/4 of Section 14 bears  
N 00°37'13" W according to the Grant County  
Coordinate System WISCONSIN NAD 83 (2011)  
which was determined by G.P.S. observation.



**Austin Engineering LLC**  
austineengineeringllc.com

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

Prepared for: **BOB CLARE**

JOB NO: 17s211-CLARE  
H:\CRD\17s211  
H:\PLAT\PVILLE\ROUNTREES\NORTHEASTERN\17S211-CLARE

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



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

**BEING A REPLAT OF PART OF LOT 52 OF ROUNTREE'S  
NORTHEAST ADDITION WHICH IS LOCATED IN THE  
SW 1/4 OF THE NW 1/4 OF SECTION 14, 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 part of Lot  
Fifty-two (52) of Rountree's Northeast Addition, according to the recorded map or plat thereof,  
which is located in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section  
Fourteen (14), Township Three (3) North, Range One (1) West of the 4th P.M., City of Platteville,  
Grant County, Wisconsin, containing 0.34 acre, more or less, and being described as follows:

Commencing at the West Quarter (W 1/4) corner of said Section 14;  
thence North 00° 37' 13" West 893.91 feet along the West line of said Section 14;  
thence North 89° 35' 30" East 782.39 feet to the Southwest corner of said Lot 52, said corner being  
the point of beginning;  
thence North 00° 22' 49" West 115.00 feet along the West line of said Lot 52;  
thence North 89° 35' 30" East 130.00 feet;  
thence South 00° 22' 49" East 115.00 feet to the South line of said Lot 52;  
thence South 89° 35' 30" West 130.00 feet along the South line of said Lot 52 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 Bob Clare.  
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 5-17-2018.  
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 \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Aaron J. Austin, S-2922

**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 \_\_\_\_\_, 2023.

\_\_\_\_\_  
Representative for Clare Revocable Trust of 1990

**CITY OF PLATTEVILLE APPROVAL CERTIFICATE:**

I certify that this Certified Survey Map, the owner(s) listed hereon, are hereby approved by the  
City of Platteville this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City of Platteville: \_\_\_\_\_

**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



**Austin  
Engineering LLC**  
austineengineeringllc.com

4211 HWY 81 E, LANCASTER, WI 53813  
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SHEET 2 OF 2