

**PLAN COMMISSION**  
of the City of Platteville



**AGENDA**

**MONDAY, NOVEMBER 6, 2023 – 7:00 P.M.**

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

1. ROLL CALL
2. APPROVE MINUTES – October 2, 2023
3. PLANNED UNIT DEVELOPMENT – 135 S. Hickory Street  
*Consider a request to approve the construction of a new St. Augustine Chapel/Newman Center.*
4. ACQUISITION OF PROPERTY – 210 & 220 W. Adams Street  
*Consider the proposed acquisition of the properties at 210 and 220 Adams Street as part of the site for the proposed Fire Station on the OE Gray Site.*
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, October 2, 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, Tad Leonard, and Barbara Stockhausen.

Excused: Robert Vosberg

**APPROVAL MINUTES – September 5, 2023**

Motion by Wein, second by Kloster to approve the September 5, 2023, minutes as presented. Motion carried 4-0 on a roll call vote with Schoonover abstaining.

**CERTIFIED SURVEY MAP – 1000 Jackson Street** – The Plan Commission considered a request to divide the property at 1000 Jackson Street to separate the existing duplex from the remaining vacant land. 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. Motion by Wein, second by Schoonover to recommend approval of the land division as shown on the 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. Motion carried 5-0 on a roll call vote.

**ADJOURN:**

Motion by Stockhausen, second by Wein to adjourn. Motion carried 5-0 on a roll call vote. The meeting was adjourned at 7:07 PM.

Respectfully submitted,

Candace Klaas, City Clerk

# STAFF REPORT

## CITY OF PLATTEVILLE

Community Planning & Development Department



**Meeting Dates:** Plan Commission – November 6, 2023  
Common Council – November 14, 2023 (Information)  
Common Council – November 28, 2023 (Action)

**Re:** St. Augustine Redevelopment Project: Planned Unit Development SIP

**Case #:** PC23-PUD01-09

**Applicant:** St. Augustine Parish/Plunkett Raysich Architects

**Location:** 135 S. Hickory Street

### Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	St. Augustine Church	PUD	Institutional/High Density Residential
North	Residential, Parking	R-3, I-1	High Density Residential, Institutional
South	Residential	R-3	High Density Residential
East	Residential	R-3	High Density Residential
West	UWP	I-1	Institutional

### BACKGROUND

1. This request is the second part of an overall St. Augustine redevelopment project that began back in 2016. The site for the overall project consists of the block bounded by Pine Street, Hickory Street, Greenwood Avenue and Bradford Street. The block initially contained four houses and the existing St. Augustine church building. The first phase of the project involved the removal of all the houses on the block and the construction of a new apartment building. The second phase involves the removal of the existing church building and the construction of a new chapel/Newman Center building.
2. The project is being presented as a Planned Unit Development (PUD), with the first part of the approval (the General Development Plan) being approved in 2016. The GDP established the land uses, the permissible densities, the general land plan, the general building design, and other general plan details. The second part of the project (the Specific Implementation Plan) was approved for the apartment building portion of the project. That approval specifically mentioned that the additional details on the new church building would be provided as part of a separate application.

3. The applicant has now applied for approval of the second step in the PUD approval for the church portion of the project, primarily the specific building design and materials, final grading, utilities, and other site details.

### **PROJECT DESCRIPTION**

4. The new chapel/Newman Center building will be located on the corner of Pine Street and Hickory Street in the same location as the existing building. The proposed building will have a larger footprint and will be taller than the existing building but will include many of the same features. The first floor will include a traditional-styled chapel space, an attached banquet hall/multi-purpose area, a café/kitchen area, restrooms, and storage. The second floor will include a choir loft for the chapel, offices, study rooms, storage, restrooms, and a multi-purpose area. The first floor will open onto an adjacent patio area, and the second floor will have an outdoor deck, both of which are located overlooking the shared open space between the new building and the apartment building.

### **STAFF ANALYSIS**

5. As previously approved in the GDP phase, the proposed development has a few characteristics that do not meet the typical zoning requirements:
  - a. Building setbacks. The building will be 2.1' from the property line along Pine Street, 12' from Hickory Street, and 2.2' from the side lot line. The existing building is actually closer to Hickory Street.
  - b. Lot coverage. The building appears to exceed the 70% lot coverage limit typical for institutional uses.
  - c. Parking. The parcel that the church will be located on has no parking spaces. The church will be able to share parking with the apartment building, which also is able to utilize parking at the St. Mary parish location. The existing church did not have on-site parking.
6. The building will require the relocation of an existing fire hydrant on the corner of Pine Street and Hickory Street. The applicant will need to coordinate the location of the relocated hydrant with the City.
7. The proposed building is substantially in compliance with the design as approved during the General Development phase in 2016.

### **STAFF RECOMMENDATION**

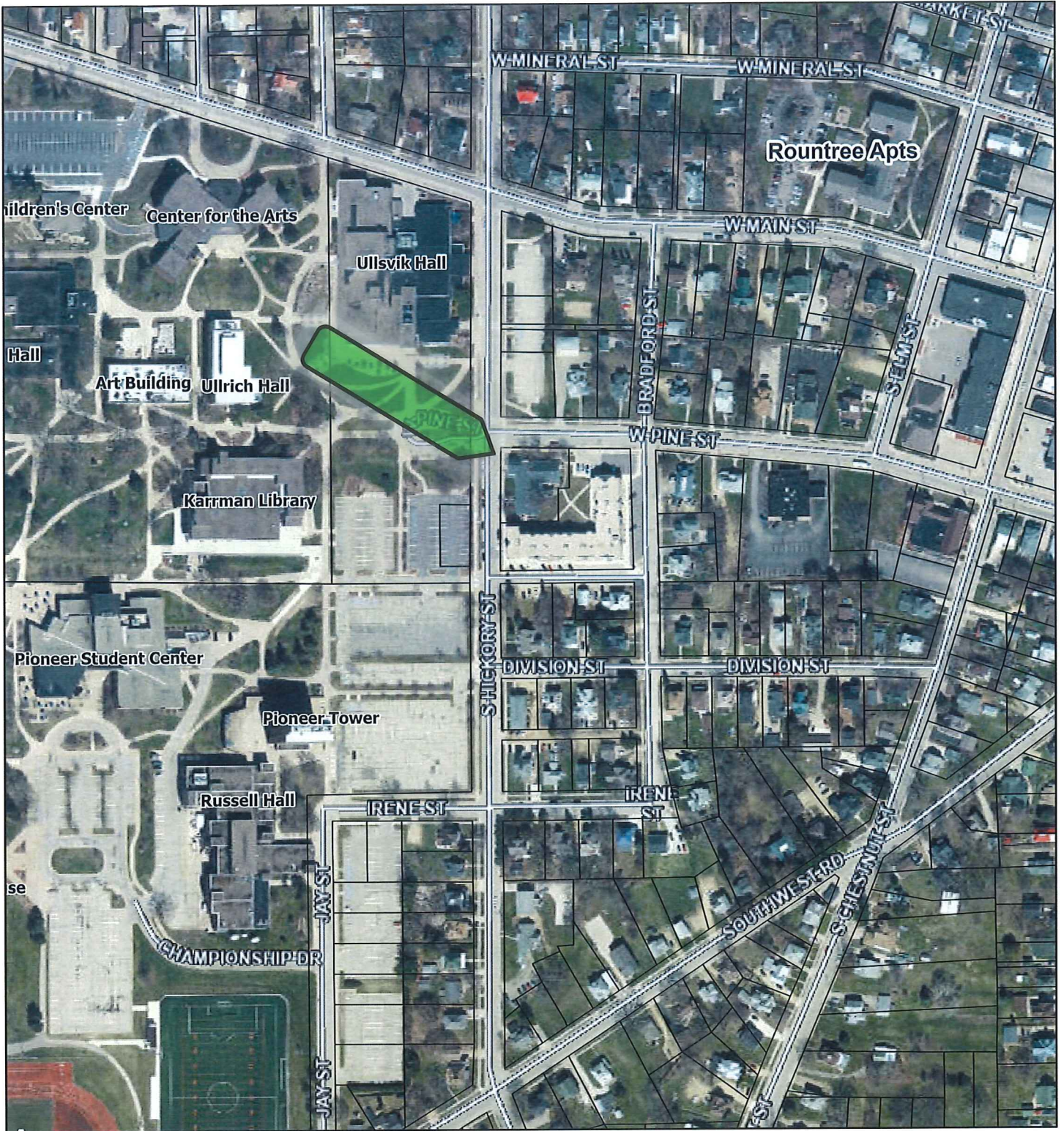
8. Staff recommends approval of the SIP phase of the planned unit development for the St. Augustine Chapel/Newman Center as proposed, subject to the relocation of a fire hydrant and easement near the corner of Pine Street and Hickory Street at a location approved by City Staff.

### **ATTACHMENTS:**

1. Site Plans and Building Drawings



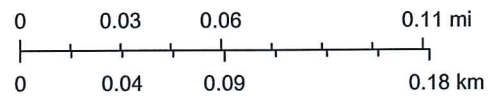
# City of Platteville



10/12/2023, 4:28:11 PM

1:4,514

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





# City of Platteville



10/12/2023, 4:27:23 PM

1:1,128

 Centerlines

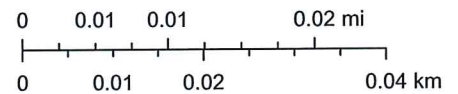
 Inactive/Retired

 City Boundary

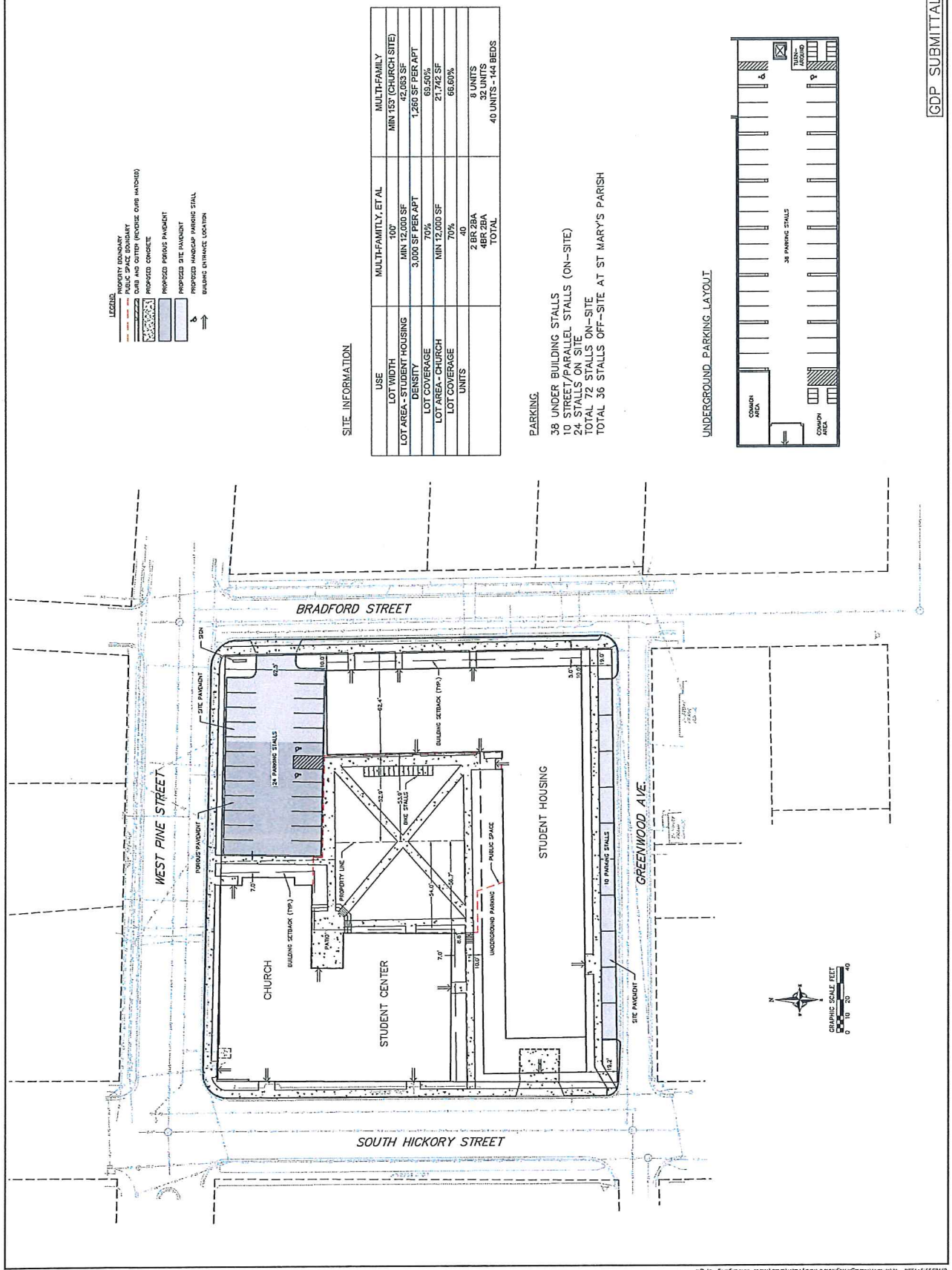
 Parcel Data (2023)

Address Points (Data in Progress)

 Active







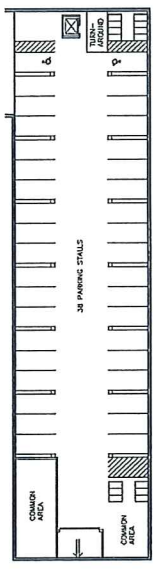
- LEGEND**
- PROPERTY BOUNDARY
  - PUBLIC SPACE BOUNDARY
  - CONCRETE DRIVE AND OTHER (REVOLVE OUR MATERIALS)
  - PROPOSED CONCRETE
  - PROPOSED PAVEMENT
  - PROPOSED SITE PAVEMENT
  - PROPOSED HANDICAP PARKING STALL
  - BUILDING ENTRANCE LOCATION

**SITE INFORMATION**

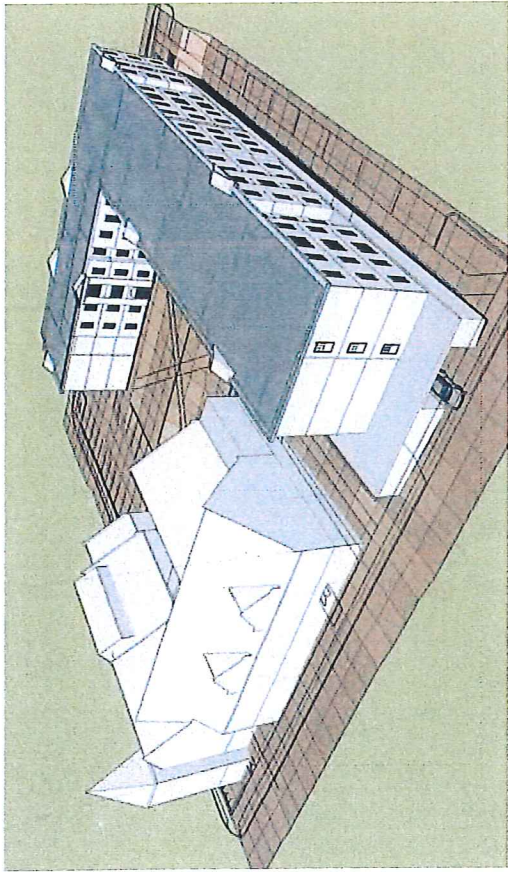
USE	MULTI-FAMILY, ET AL	MULTI-FAMILY
LOT WIDTH	100'	MIN 155' (CHURCH SITE)
LOT AREA - STUDENT HOUSING	MIN 12,000 SF	42,000 SF
DENSITY	3,000 SF PER APT	1,200 SF PER APT
LOT COVERAGE	70%	95.50%
LOT AREA - CHURCH	MIN 12,000 SF	21,742 SF
LOT COVERAGE	70%	66.00%
UNITS	0	6 UNITS
	2 BR/2 BA	32 UNITS
	4 BR/2 BA	40 UNITS - 144 BEDS
	TOTAL	

**PARKING:**  
 38 UNDER BUILDING STALLS  
 10 STREET/PARALLEL STALLS (ON-SITE)  
 24 STALLS ON-SITE  
 TOTAL 72 STALLS ON-SITE  
 TOTAL 36 STALLS OFF-SITE AT ST. MARY'S PARISH

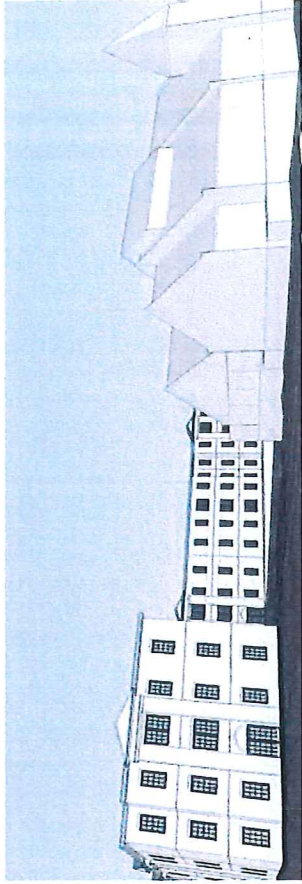
**UNDERGROUND PARKING LAYOUT**



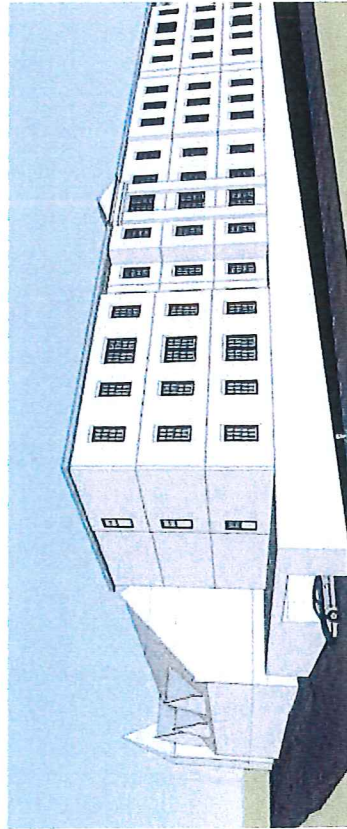
FROM 2016 APPROVAL



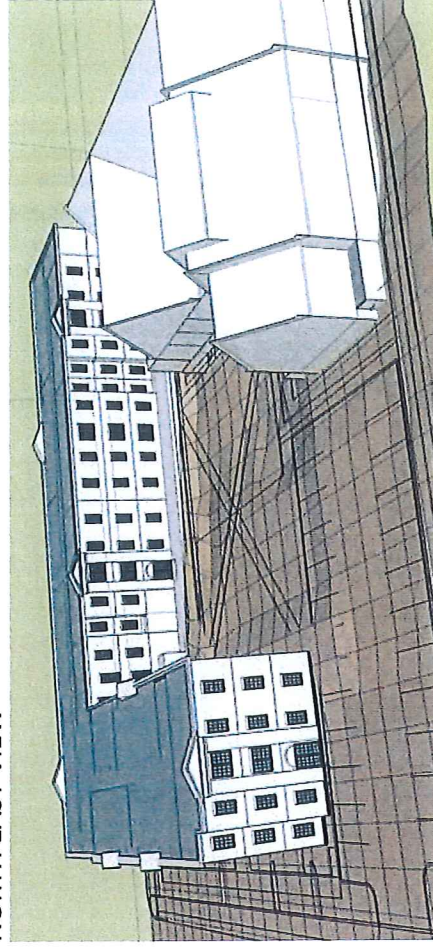
SOUTH EAST VIEW



GROUND LEVEL NORTH EAST VIEW



GROUND LEVEL SOUTH EAST VIEW



NORTH EAST VIEW

**ST. AUGUSTINE PARISH STUDENT CENTER - HOUSING**  
GDP PROPOSAL

*From 2016 APPRAISAL*



# ST. AUGUSTINE CHAPEL + NEWMAN CENTER

135 S. HICKORY ST. PLATTEVILLE, WI

209 south water street, milwaukee, wisconsin 53204 414.359.3660  
 2310 crossroads drive, suite 2000, madison, wisconsin 53718 608.240.9900  
 1970 north lake street, madison, wisconsin 53704 608.240.9900  
 311 canyon west drive, buda, texas 78610 512.649.5622

**SHEET INDEX**

- GENERAL
- 001 TITLE SHEET
- CIVIL
- C00 CITY REVIEW
- C01 PRESENTATION EXTERIOR ELEVATIONS
- C02 PRESENTATION EXTERIOR RESPECTIVES
- C03 TOPGRAPH

**ARCHITECTURAL**

- A01 PRESENTATION FIRST FLOOR PLAN
- A02 PRESENTATION SECOND FLOOR PLAN
- A03 PRESENTATION EXTERIOR ELEVATIONS
- A04 PRESENTATION EXTERIOR RESPECTIVES

**PROJECT INFORMATION**

PROJECT DATE: 10/02/2023  
 PRA PROJECT NUMBER: 190191-02  
 DRAWING SET: ZONING SUBMITTAL

**APPLICABLE CODES AND ZONING**

2019 WISCONSIN COMMERCIAL BUILDING CODE (SCS 201-360)  
 2015 INTERNATIONAL BUILDING CODE (IBC)  
 BUSINESS OCCUPANCY GROUP A-3  
 BUSINESS OCCUPANCY GROUP B  
 NFPA 101 - LIFE SAFETY CODE (IFC) - CHAPTER 10  
 ZONING: CITY OF PLATTEVILLE ORDINANCES

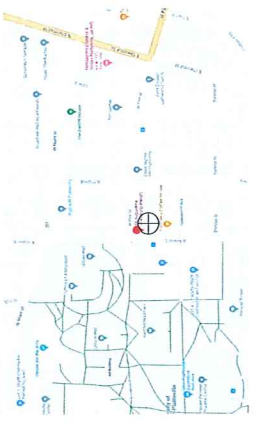
**CONSTRUCTION CLASSIFICATION**

NEW CONSTRUCTION  
 TYPE OF CONSTRUCTION: PROTECTED, TYPE 1B - SPRINKLERED

**BUILDING AREA**

OVERALL FOOTPRINT	63,371 SF
FIRST FLOOR	63,371 SF
SECOND FLOOR	1,489 SF
TOTAL	64,860 SF

**PROJECT LOCATION**



**PROJECT TEAM**

CIVIL  
 WYYSER ENGINEERING

TEL (608) 437-1800









NOT FOR CONSTRUCTION  
© 2022 PLUNETT PAVICH ARCHITECTS LLP

DATE: 10/20/2022  
PROJECT: ST. AUGUSTINE CHAPEL + NEWMAN CENTER  
SHEET: A201

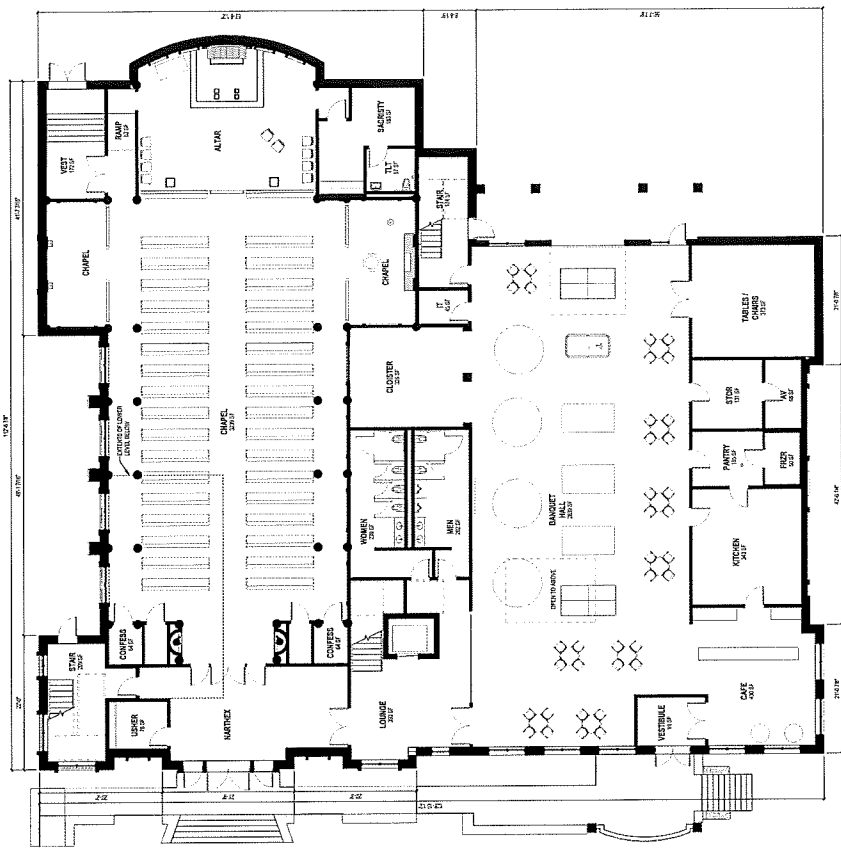
PRESENTATION FIRST FLOOR PLAN

155 S. HOKONS ST. PLATTSVILLE, WI

ST. AUGUSTINE CHAPEL + NEWMAN CENTER

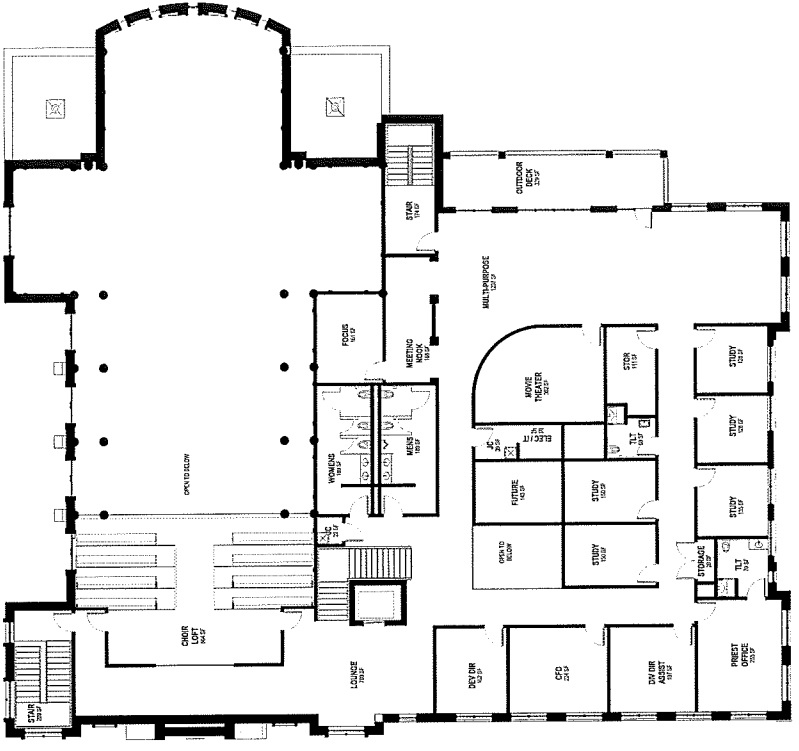
prva  
PLUNETT PAVICH  
ARCHITECTS, LLP

155 S. HOKONS ST. PLATTSVILLE, WI 53589  
TEL: 608.785.1100 FAX: 608.785.1101  
WWW.PRVAARCHITECTS.COM



6 5 4 3 2 1

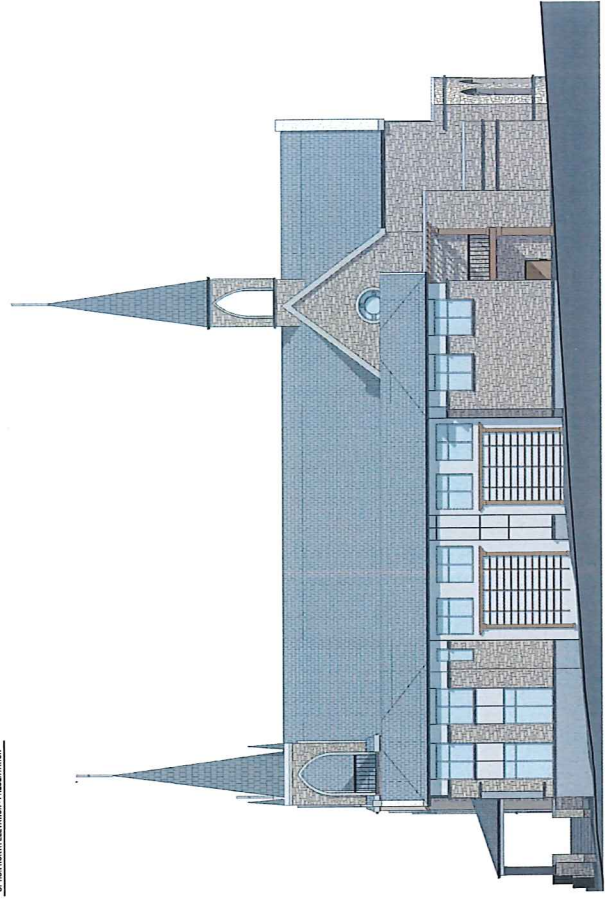
FIRST FLOOR PLAN - PRESENTATION



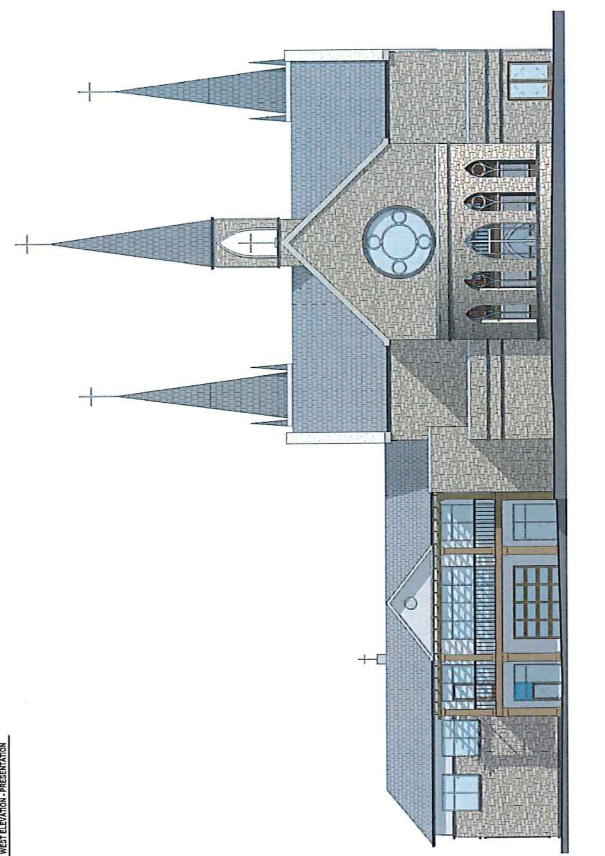
1 2 3 4 5 6

SECOND FLOOR PLAN - PRESENTATION  
 10/2/2023 2:45:56 PM

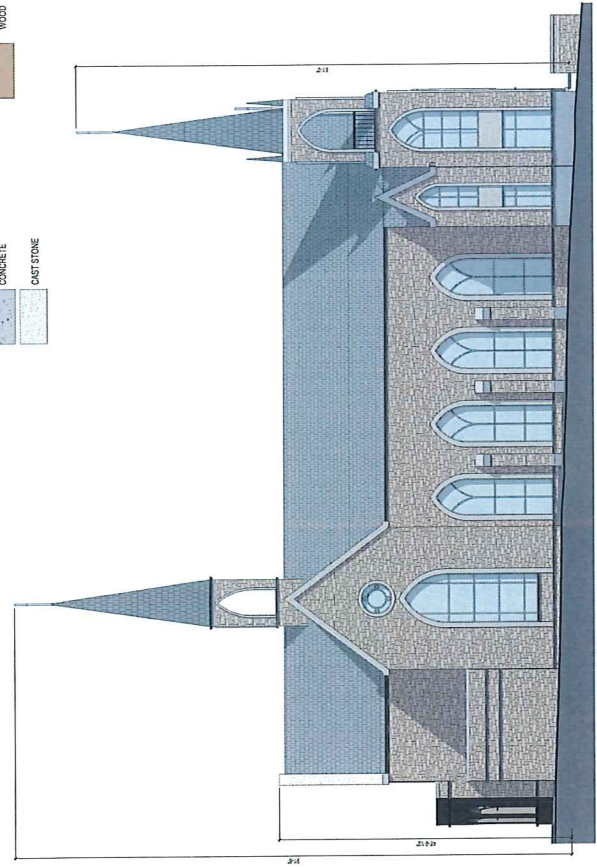
NOT FOR CONSTRUCTION



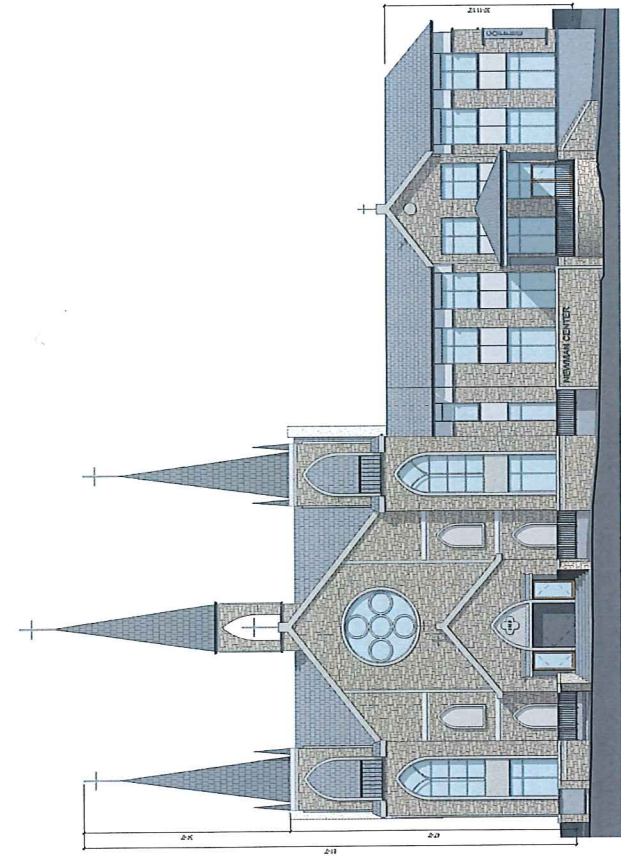
OPTION NORTH ELEVATION - PRESENTATION



OPTION EAST ELEVATION - PRESENTATION



WEST ELEVATION - PRESENTATION



OPTION SOUTH ELEVATION - PRESENTATION

- EXTERIOR MATERIALS**
- SHINGLES
  - STONE
  - CONCRETE
  - CAST STONE
  - FIBER CEMENT PANEL
  - GLASS
  - WOOD

1a

1b

1c

1d

1e

1f





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PLANNING ARCHITECTS  
ARCHITECTS, LLP



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ARCHITECTS, LLP



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ARCHITECTS, LLP

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**STAFF REPORT**

**CITY OF PLATTEVILLE**

Community Planning & Development Department



**Meeting Date:** November 6, 2023  
**Re:** Fire Station Design and Location  
**Case #:** PC23-MI02-10  
**Applicant:** City of Platteville  
**Location:** 210 and 220 W. Adams Street

**Surrounding Uses and Zoning:**

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

**BACKGROUND**

1. In 2021 the City obtained 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.
2. After extensive meetings with the fire district's townships, project architect, project construction manager, and fire department members, the Council has proposed moving forward with the construction of an expanded, single-story building that includes a seventh bay. To accommodate this design and allow for adequate ingress and egress from the station, additional property is required adjacent to the current OE Gray property. The properties that are necessary to provide the needed access are located along Adams Street just west of the former school building. Without this additional property, the egress from the station would be located on a very narrow portion of Adams Street, and then would

require a turn onto Chestnut Street. The additional property allows for a direct egress onto Adams Street directly at the intersection with Chestnut Street.

### **PROJECT DESCRIPTION**

3. The properties being considered for acquisition are parcels 271-01295-0000 and 271-01296-0000 located at 210 and 220 W. Adams Street. The parcels are located near the intersection of N. Chestnut and Adams Streets. The City has authority under Wisconsin State Statute Chapter 32 to condemn property. As part of this procedure, the City must adopt a resolution determining the necessity for condemnation, seek a property appraisal, and negotiate with the landowner prior to a property condemnation. The Council approved the resolution at the October 24<sup>th</sup> meeting and will now continue that process.
4. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission must review and make a recommendation on "the acquisition of land for public grounds", so Staff is seeking a recommendation from the Plan Commission on this property acquisition. This recommendation will then be forwarded to the Council.

### **STAFF ANALYSIS**

5. After reviewing and considering all the options, the consultants, city staff, townships, and Council recommend the construction of a new fire station on the expanded former OE Gray property. The acquisition of the additional properties on Adams Street will allow for the most efficient building design, increased visibility, safest egress, and best operational flow. This option will result in a building that best meets the needs of the Fire Department to appropriately serve the City of Platteville and surrounding townships.

### **STAFF RECOMMENDATION**

6. Staff recommends approval of the acquisition of the properties at 210 and 220 Adams Street for the purpose of expanding the site for the proposed fire station building.

**ATTACHMENTS:** Location Map, Property Survey, Grant County Property Summary Reports, Fire Station Project Information

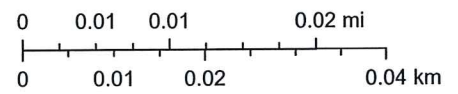


# City of Platteville



10/26/2023, 4:21:46 PM

1:1,128



- Centerlines
- City Boundary
- Address Points (Data in Progress)
  - Active
  - Inactive/Retired
  - Parcel Data (2023)







# Grant County Web Portal - Property Summary

Search powered by



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

Property: 271-01296-0000

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▼	Real Estate	271-01296-0000	271 - CITY OF PLATTEVILLE	210 W ADAMS ST	CARL G PETERSON BARBARA A PETERSON 575 N 4TH ST PLATTEVILLE WI 53818
Tax Year Legend:  = owes prior year taxes     = not assessed     = not taxed    Delinquent    Current					

## Summary

### Property Summary

Parcel #:	271-01296-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

### Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	210 W ADAMS ST PLATTEVILLE 53818

### Owners

Name	Status	Ownership Type	Interest
PETERSON, CARL G	CURRENT OWNER		
PETERSON, BARBARA A	CURRENT CO-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)

COVELL ADD. S1/2 OF E90' LOT 33 90' X 45' W1/2 OF ADJ CLOSED ST

### Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>								LOT	33	COVELL 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
G2 - COMMERCIAL	0.000	14700	0	14700
<b>ALL CLASSES</b>	<b>0.000</b>	<b>14700</b>	<b>0</b>	<b>14700</b>

### 2022 valuations

Class	Acres	Land	Improvements	Total
G2 - COMMERCIAL	0.000	14700	0	14700
<b>ALL CLASSES</b>	<b>0.000</b>	<b>14700</b>	<b>0</b>	<b>14700</b>

## 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>622 / 557</u>				<u>\$0.00</u>	<u>0</u>
		<u>347 / 109</u>				<u>\$0.00</u>	<u>0</u>

# Grant County Web Portal - Property Summary

Search powered by



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

Property: 271-01295-0000

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2023 ▼	Real Estate	271-01295-0000	271 - CITY OF PLATTEVILLE	220 W ADAMS ST	CARL G PETERSON BARBARA A PETERSON 575 N 4TH ST PLATTEVILLE WI 53818
<b>Tax Year Legend:</b> <span style="color: green;">↔</span> = owes prior year taxes <span style="color: red;">✗</span> = not assessed <span style="color: red;">\$</span> = not taxed                 Delinquent      Current					

## Summary

### Property Summary

Parcel #:	271-01295-0000
Alt. Parcel #:	
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000

### Property Addresses

Primary ▲	Address
<input checked="" type="checkbox"/>	220 W ADAMS ST PLATTEVILLE 53818

### Owners

Name	Status	Ownership Type	Interest
PETERSON, CARL G	CURRENT OWNER		
PETERSON, BARBARA A	CURRENT CO-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)

COVELL ADD. E 90' LOT 32 EXC S 7.2' 90' X 82.80' W1/2 OF ADJ CLOSED ST

### 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	NE	NW			LOT	32	COVELL 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
G2 - COMMERCIAL	0.446	31800	21400	53200
<b>ALL CLASSES</b>	<b>0.446</b>	<b>31800</b>	<b>21400</b>	<b>53200</b>

### 2022 valuations

Class	Acres	Land	Improvements	Total
G2 - COMMERCIAL	0.446	31800	21400	53200
<b>ALL CLASSES</b>	<b>0.446</b>	<b>31800</b>	<b>21400</b>	<b>53200</b>

## Taxes

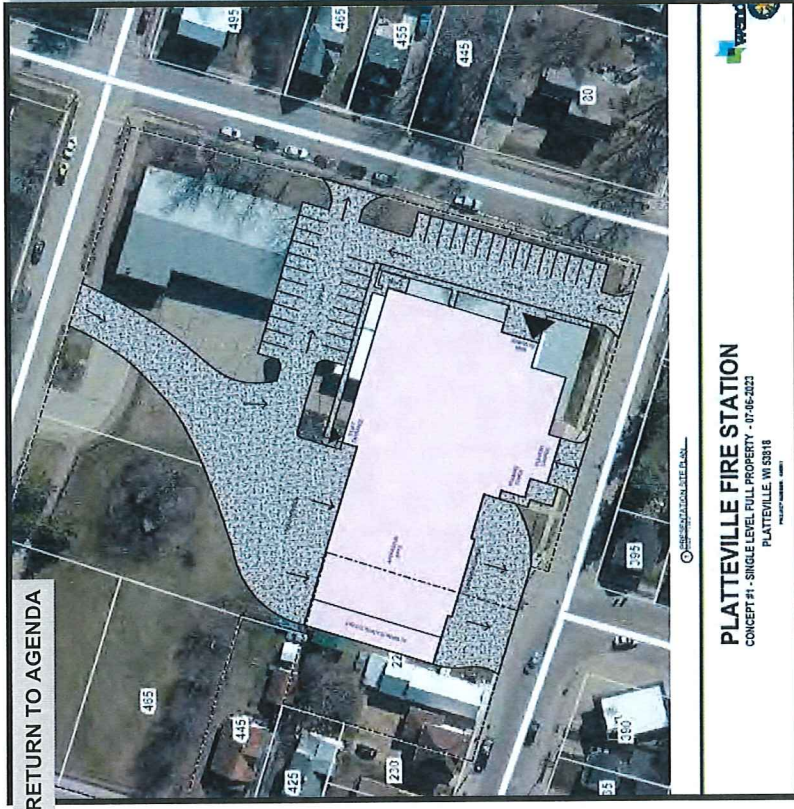
Taxes have not been finalized for the year 2023

## Document History

All documents are verified as of 4/29/2022

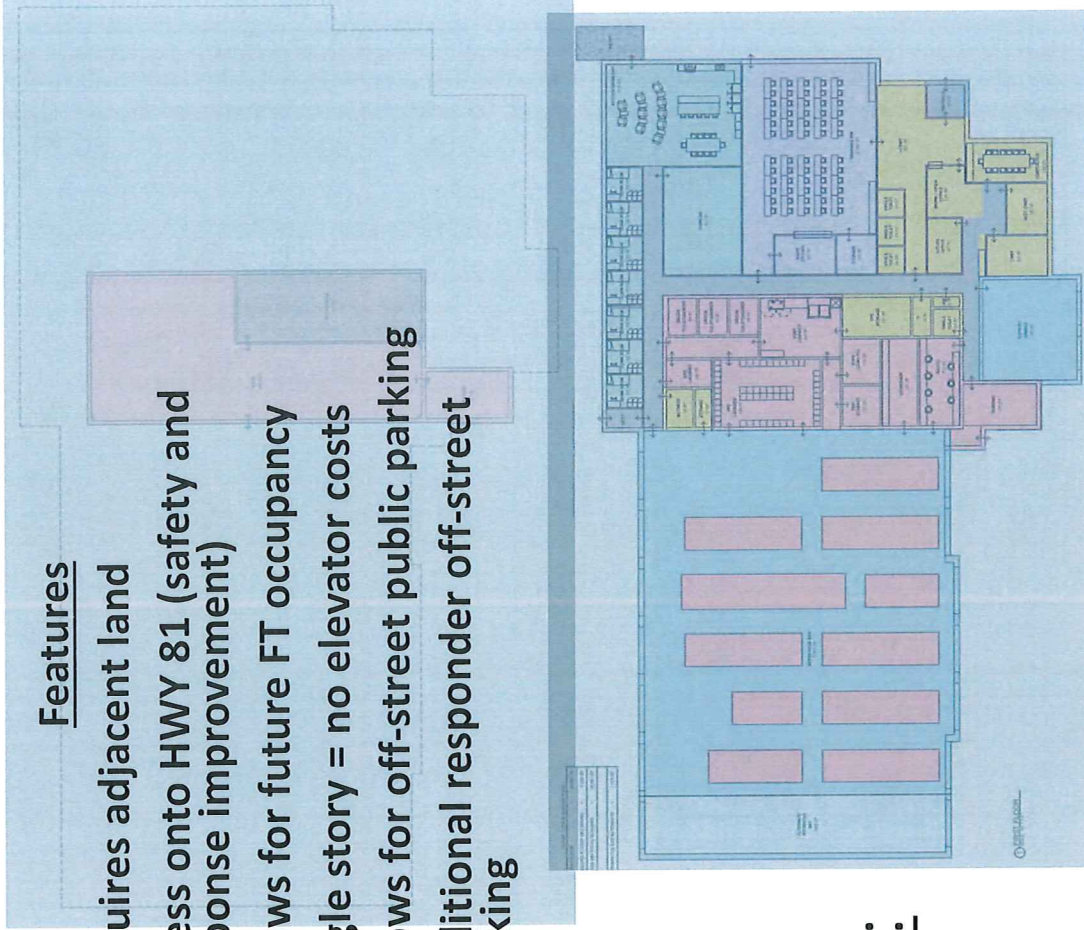
Doc #	Type	Vol / Page	# Pages	Signed Date	Transfer Date	Sale Amount	# Properties
		<u>622 / 557</u>				<u>\$0.00</u>	<u>0</u>
		<u>347 / 109</u>				<u>\$0.00</u>	<u>0</u>





**Features**

- Requires adjacent land
- Egress onto HWY 81 (safety and response improvement)
- Allows for future FT occupancy
- Single story = no elevator costs
- Allows for off-street public parking
- Additional responder off-street parking



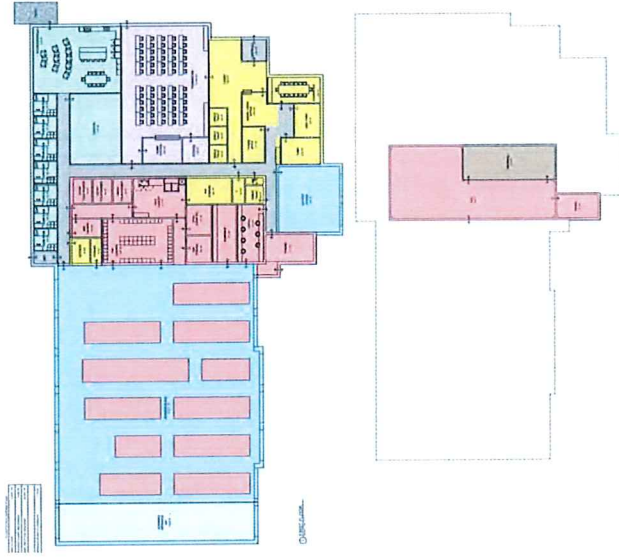
**Favored Option of Partners:**  
**Single-Story on expanded**  
**O.E Gray with 7th bay**



Expanded Continuation of Partners: 1-Story on expanded O.E Gray with 7th bay

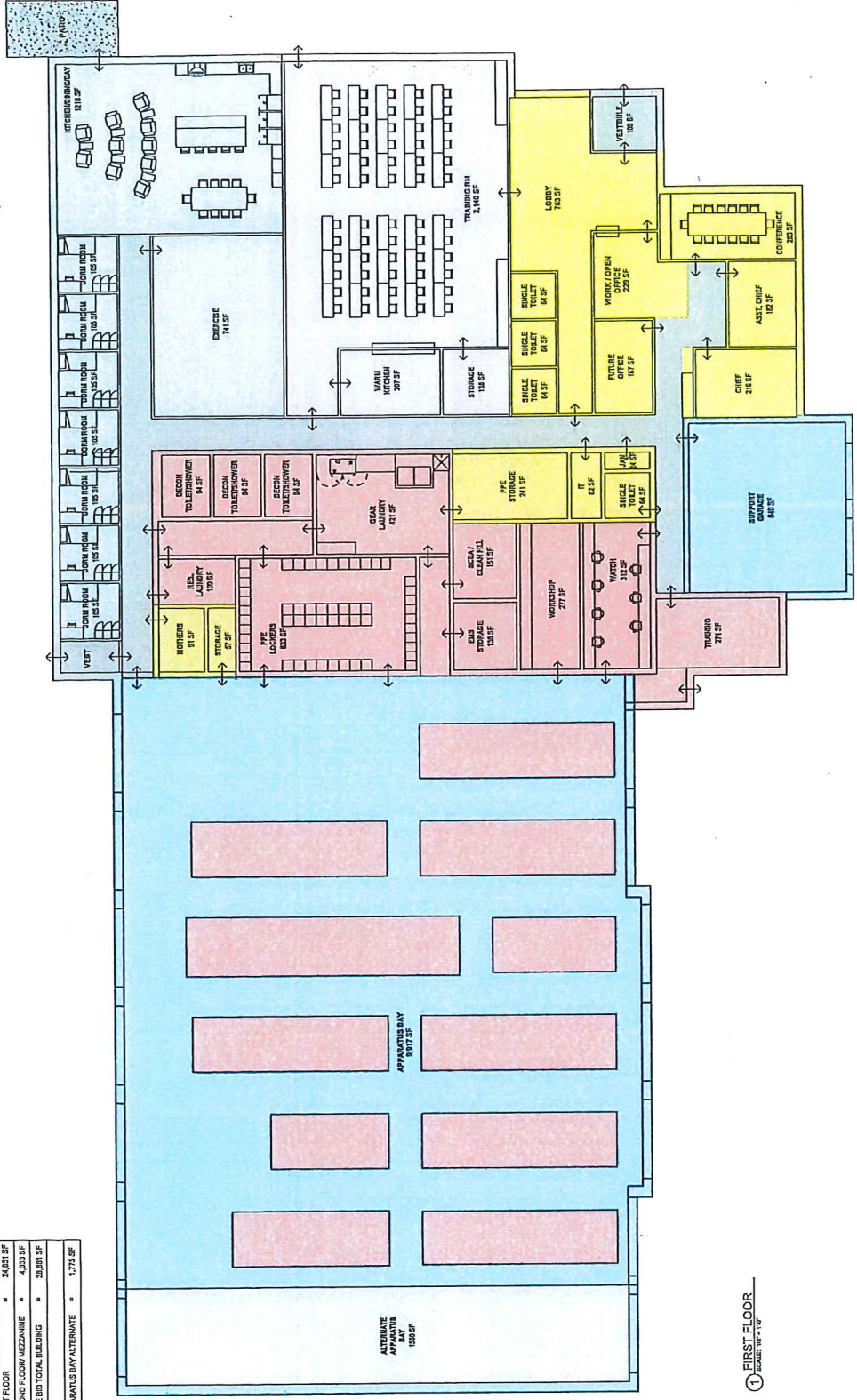
RETURN TO AGENDA

Size of Facility (Base Bid)	28,881 sq ft (90.5% of assessed need of 31,900 sq ft.)
Response	Facility is in optimal location for volunteer response in the center of fire district. Optimal egress onto HWY 81.
Growth Opportunity	Limited - growth may likely be an outbuilding or modification to responder parking, with consideration for slopes.
Pros	Safer egress visibility onto HWY81, anticipated space for 7 <sup>th</sup> bay (pending civil), room for off-street parking, Admin connected to watch and support garage, additional storage space, living quarters built out, best operational flow
Cons	Requires property acquisition, limited future growth with consideration of slopes
Cost (Base Bid)	<u>\$13,265,980</u> (based on square footage assessments from early 2023), and does not include land acquisition
Cost with added Bay (sq')	(+) \$398,560 (adds additional 1,775 sq ft)
Cost with added Basement (sq')	(+) \$2,626,900 (adds additional 5,700 sq ft)



FLOOR TOTALS (SHOWN PLAN)

FIRST FLOOR	=	24,631 SF
SECOND FLOOR/MEZZANINE	=	4,039 SF
BASE Bldg TOTAL BUILDING	=	28,670 SF
APPARATUS BAY/ALTERNATE	=	1,775 SF



① FIRST FLOOR  
SCALE: 1/8" = 1'-0"

# PLATTEVILLE FIRE STATION

CONCEPT #1 - SINGLE LEVEL FULL PROPERTY - 07-06-2023

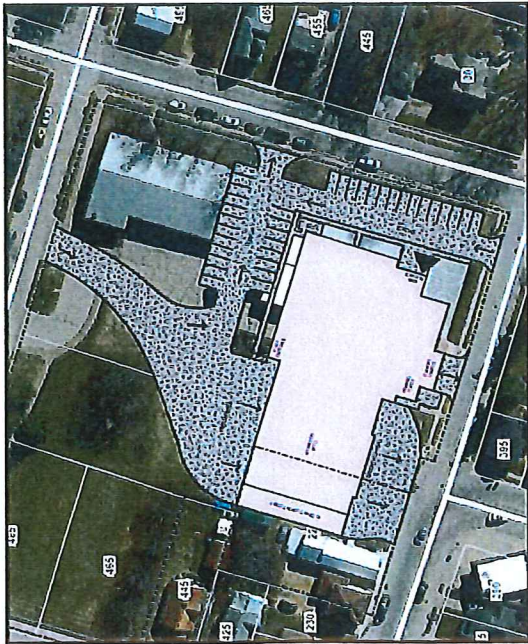
PLATTEVILLE, WI 53818

PROJECT NUMBER: 03051





## PLATTEVILLE FIRE FACILITY CONCEPT AND LOCATION DETERMINED



Location Footprint: Single story on expanded O.E., Gray site with 7th bay

Finding that balance is what Plattville City Manager Clinton Langreck hoped would be accomplished through a very deliberate decision process, stretching over several months.

In our pursuit of improving our facilities, we have explored various options. Extensive research, community input and expert input laid the foundation for our decision-making process. The options that have been explored range from renovating the existing facility, to renovating the former O.E. Gray school, to constructing a new state-of-the-art fire facility (with multiple sites considered along the way).

The City of Plattville, and supporting partners, have carefully weighed the pros and cons of each concept and location, considering factors such as cost, efficiency, and the ability to meet future demands. On October 10, 2023, the Plattville City Council took action to move forward with a single-story concept,

Department and its volunteer firefighters are again amazed by our community, community leaders, and our fire district partners for their continued support of the fire department and this project. A new fire facility has been in many community discussions over the past decade, and it is great to see all the partners come together to move this project forward, so that we can continue to respond to the needs of our citizens by providing rapid, professional, humanitarian services essential to the health, safety, and well-being of our community. 2024 will mark the 150th anniversary of volunteer fire service in the City of Plattville and what better way to celebrate than a groundbreaking for a new facility."

To learn more about the Plattville Fire Facility project, please visit [www.platteville.org/fire](http://www.platteville.org/fire). To stay up-to-date with plans for the Fire Department's Sesquicentennial Celebration, visit the "Platteville Fire Department, Inc." Facebook page.

at an anticipated expense between \$14-\$14.5 million, placed on the site of the decommissioned O.E. Gray School. This option was heavily recommended by fire district partners and fire fighting professionals.

With the concept and location decided, the City Manager, Fire Chief and facility guidance team will begin working with the architect and construction manager on schematic design, design development, and construction documents to release for bidding. There are many more decision points to cross and many more obstacles to overcome. As we move through this process, we hope to do our best to make the information available for community feedback and support. This project is a community investment, providing our firefighters with the resources they need and demonstrating our commitment to their mission of protecting lives and property.

Platteville Fire Chief Ryan Simmons commented, "The Plattville Fire



## PLATTEVILLE FIRE DEPARTMENT Sesquicentennial Celebration

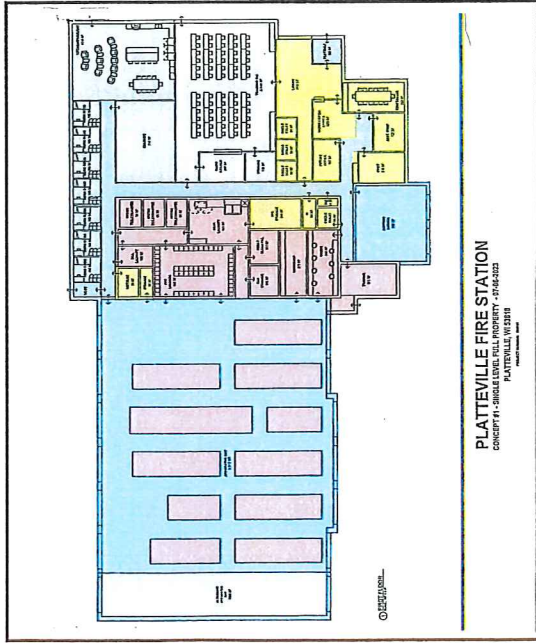
JUN 22, 2024 | BROSKIE CENTER  
LEGION FIELD



This journey of arriving at a new facility comes with many challenges. The community has brought forward many thoughtful opinions, preferences, ideas, suggestions, and visions regarding the concept and location of the facility. Many of our community members have devoted countless hours in plan support and several have invested significant monetary contributions in paying for preliminary studies. The common themes that have been observed through these conversations are: 1) Safety of our firefighters is paramount, 2) Response times are key, 3) Aesthetics show community pride, and 4) A desire for a solution that will serve the community for many decades to come. Unfortunately, all of these very important themes must match with limited financial resources.

With guidance and support from the Plattville Fire Chief, contracted architect, contracted construction manager, fire district township-partners, fund raising support team, and our facility guidance team, the City of Plattville has decided on a concept and location for the new Plattville Fire Facility.

Our current fire station has served the community well for six decades, but lacks many modern safety features and the size necessary to house larger emergency responder vehicles. Over the decades, our volunteer firefighters have dedicated themselves to protecting our community, often working with exacerbated challenges due to the limitations of our aging station. The lack of decontamination facilities, proper air ventilation and ample off-street responder parking are a few of the current added dangers impacting our fire-fighters and their families.



Floorplan Concept: Approximately 28,881 square feet with no basement