

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JANUARY 8, 2024 – 7:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – November 6, 2023

3. REZONING – 110 Market Street

Consider a request to change the zoning for the property at 110 Market Street from I-1 Institutional to CBT Central Business Transition.

4. AMENDMENT TO CHAPTER 22 – ZONING ORDINANCE

Consider a proposed amendment to Section 22.16 of the Zoning Ordinance related to protest petitions for rezonings.

5. REVIEW PROPOSALS FOR PROPERTY SALE – 60 Ellen Street

Review the proposals regarding the sale of the City-owned property at 60 Ellen Street.

6. 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, November 6, 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: Robert Vosberg, Kory Wein, Bill Kloster, Joie Schoonover, Tad Leonard, and Barbara Stockhausen.

Excused: Barbara Daus and Todd Kasper.

APPROVAL MINUTES – October 2, 2023

Motion by Schoonover, second by Stockhausen to approve the October 2, 2023, minutes as presented. Motion carried 5-0 on a roll call vote with Vosberg abstaining.

PLANNED UNIT DEVELOPMENT – 135 S. Hickory Street – The Plan Commission considered a request to approve the construction of a new St. Augustine Chapel/Newman Center at 135 S. Hickory Street. 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. This phase involves the removal of the existing church building and the construction of a new chapel/Newman Center building. Jason Puestow, who is the designer, spoke to the details of the project. Father John, Director of the Newman Center, spoke in favor of the project. Motion by Schoonover, second of y Vosberg to recommend approval of the PUD at 135 S. Hickory Street. Motion carried 6-0 on a roll call vote.

ACQUISITION OF PROPERTY – 210 & 220 W. Adams Street – The Plan Commission considered the proposed acquisition of the properties at 210 and 220 Admas Street for proposed Fire Station on the OE Gray Site. 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. Carl Peterson, a citizen of Platteville, spoke against. Motion by Kloster, second by Stockhausen to recommend 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. Motion carried 6-0 on a roll call vote.

ADJOURN:

Motion by Schoonover, second by Lenard to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 7:37 PM.

Respectfully submitted,

Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – January 8, 2024
Common Council – January 23, 2024 (Information)
Common Council – February 13, 2024 (Action)

Re: Rezoning

Case #: PC23-RZ03-13

Applicant: First Congregational United Church of Christ

Location: 110 Market Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Church Offices	I-1	Institutional
North	Residential/ Commercial	R-2/CBT	Medium Density Residential/Institutional
South	City Park	C-1	Conservancy
East	Church	I-1	Institutional
West	Commercial	B-2	Mixed Use

I. BACKGROUND

1. The property at 110 Market Street is owned by the First Congregational United Church of Christ, which is located on the adjacent property. They are interested in selling the property in the near future and would like to change the zoning to a district that is more appropriate for other non-church uses.
2. The property has historically been used for residential uses but has recently been used as office space for the church. The current Institutional zoning district includes allowable uses that are primarily limited to church, school, government, and a few similar uses. Due to this zoning, the property owner is anticipating that they will have a hard time selling the property.

II. PROJECT DESCRIPTION

3. The applicant has submitted a request to rezone the property at 110 Market Street to CBT - Central Business Transition District. As the name implies, this district is intended for

properties that are located between the downtown business area and the surrounding residential areas. This district allows most of the uses that the B-2 Central Business district, and the Institutional district allow, but also allows some residential uses. The CBT district would provide more flexibility with the use of the property and would also make it easier to sell the property when so desired.

III. STAFF ANALYSIS

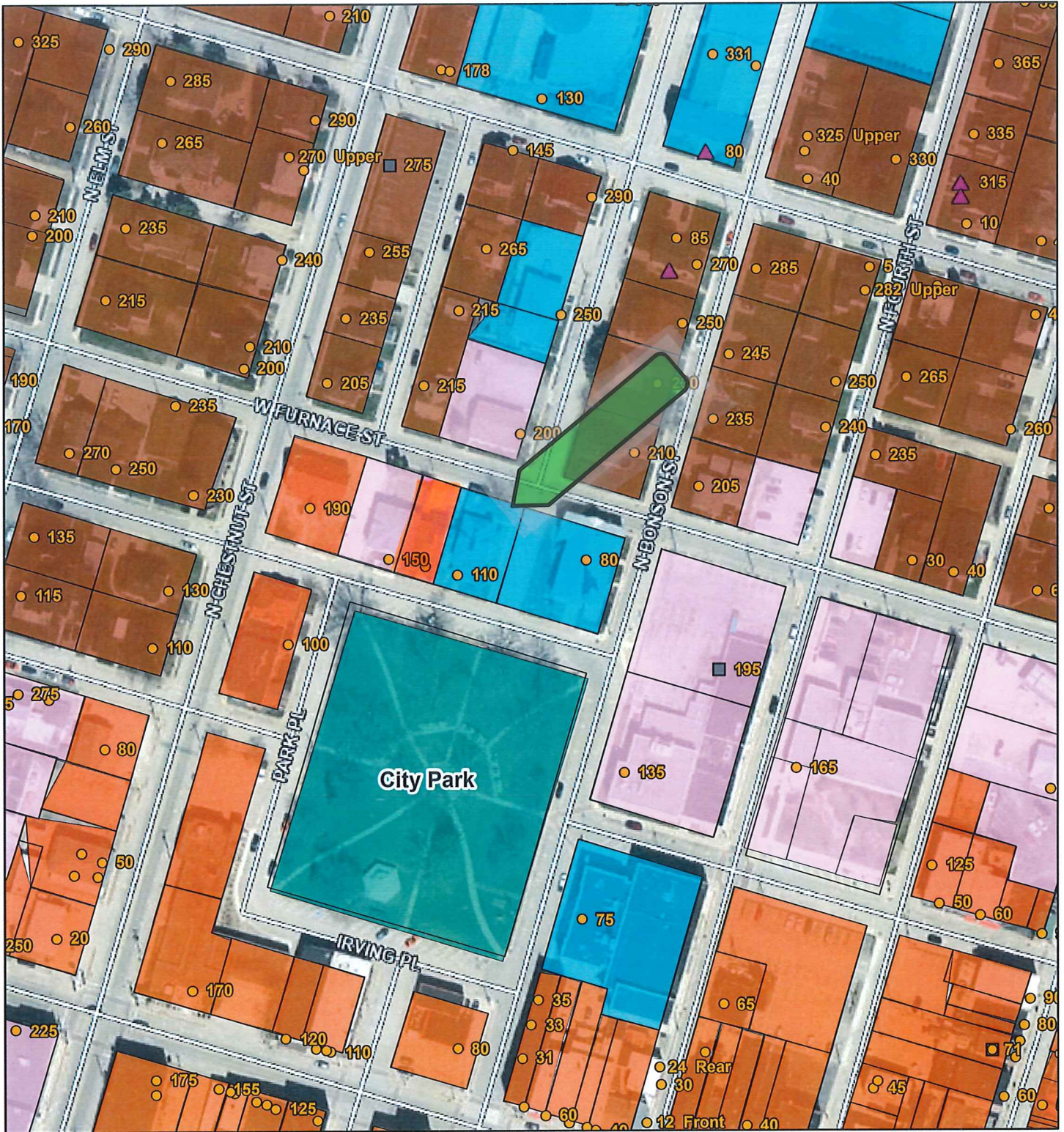
4. The request is to rezone the property to CBT Central Business Transition District. The purpose and intent of the CBT district is to provide for a transition between the intensive business and high-density residential uses of the B-2 Central Business District and the lower density residential districts surrounding it, by allowing a mix of commercial, residential, and institutional uses.
5. When deciding on the rezoning, consideration must be given to the impact the request would have on surrounding properties. Since there is already a mixture of uses surrounding these properties, and there are other CBT properties in the area, there should be no negative impacts on the surrounding properties.
6. In the opinion of Staff, the CBT district is appropriate for this property based on the location and based on the current uses for the properties in the area. In addition, the design of the building and historical use of the property are also compatible with the CBT district.

IV. STAFF RECOMMENDATION

7. Staff recommends approval of the request to rezone the property at 110 Market Street to CBT Central Business Transition.

ATTACHMENTS: Location Maps, Zoning Map

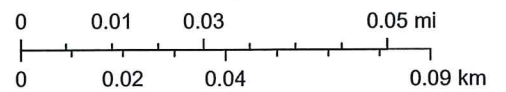
City of Platteville



12/11/2023, 3:28:47 PM

1:2,257

- Centerlines
- ▭ City Boundary
- Address Points (Data in Progress)
 - Active
 - Inactive/Retired
 - ▲ Question/Needs Review
- ▭ Parcel Data (2023)
- Zoning (By Parcel)**
 - ▭ B2: Central Business
 - ▭ C1: Conservation
 - ▭ CBT: Central Business Transition
 - ▭ I1: Institutional
 - ▭ R2: One & Two Family



STAFF REPORT
Community Development Department



Date: January 8, 2024
From: Joe Carroll, Community Development Director
Re: Chapter 22 - Zoning Ordinance Amendments
Applicant: Staff submitted

Attached is a proposed ordinance that would make an amendment to Sections 22.16 of the zoning ordinance related to property rezonings or zoning amendments. Section 22.16 (G) includes language stating that if a protest petition meeting applicable requirements is submitted by the owners of land near a property being rezoned, the change is not effective unless approved by the favorable vote of three-fourths of the Council.

Wisconsin Act 16 was approved on June 22, 2023 and signed into law. The act amended Wisconsin Stats. 66.10015(3)(a) to state that a zoning amendment only requires approval by a simple majority of a quorum of the members elect. Essentially, the law eliminates the ability for a protest petition to alter the voting requirements for rezoning requests.

As a result of this law change, Staff is proposing an amendment to eliminate section 22.16(G).



316 W. Washington Ave., Suite 600
Madison, WI 53703
Phone: 608-267-2380
Fax: 608-267-0645
Email: league@lwm-info.org
Website: lwm-info.org

OVERVIEW OF ACT 16

On June 22, 2023, the governor signed 2023 Wis. Act 16 into law. Act 16 is a housing bill that addresses: (1) the procedure for amending zoning ordinances, (2) approval of “permits” for residential housing developments, (3) judicial review of local residential development decisions, and (4) planned development district zoning,

Amending Zoning Ordinances – Wis. Stat. § 66.10015(3)(a)

2017 Wis. Act 243 repealed Wis. Stat. § 62.23(7)(d)2m.a., which required a three-fourths vote by the governing body to approve a proposed zoning amendment when a protest petition was filed. Although the statutory protest petition was eliminated, the League opined that municipalities could still enact local ordinances that established a protest petition process like the former Wis. Stat. § 62.23(7)(d)2m.a., because nothing in the law prohibited such ordinances. Under Act 16, state law now prohibits such a process from being established at the local level. Wisconsin Stat. § 66.10015(3)(a) provides that a zoning amendment only requires approval by a simple majority of a quorum of the members elect. However, a two-thirds vote may still be required for a down zoning ordinance pursuant to Wis. Stat. § 66.10015(3)(b) and for a zoning amendment when an airport protest petition is brought pursuant to Wis. Stat. § 62.23(7)(d)2m.

This new provision does not take effect until January 1, 2025. This delayed effective date is intended to give municipalities time to update any local ordinances that require a now-prohibited super-majority vote for proposed zoning amendments. The League encourages members to start this process now and work with your municipal attorney, if needed, to make any necessary changes.

Approval of Residential Housing Developments – Wis. Stat. § 66.10016

Zoning ordinances are generally used to specify permitted uses, conditional uses, and prohibited uses. A permitted use allows a landowner to use land in the specified manner as a matter of right. Act 16 addresses administrative approvals related to permitted uses for residential housing developments. Act 16 creates Wis. Stat. § 66.10016, which requires municipalities to grant applications for a “permit” related to a “residential housing development” if the permit is complete when submitted and meets all existing requirements that must be satisfied to obtain the permit at the time the application is filed.

“Permit” means any permit or administrative approval required to proceed with a residential housing development. “Permit” does not include a change to an existing zoning ordinance or zoning classification of land or an approval of a conditional use as defined under Wis. Stat. § 62.23(7)(de)1.a. “Residential housing development” means a development for single-family or multi-family housing for sale or rent.

While § 66.10016 is a new statute, it does not require municipalities to do anything they were not previously required to do. Rather, the law emphasizes that once a permitted use for a residential housing development is established, municipalities must grant related permits and administrative approvals when the applications meet all existing requirements the municipality has identified prior to submission. This requirement only

22.16 CHANGES AND AMENDMENTS

(A) AUTHORITY

- (1) Whenever public necessity, convenience, general welfare or good zoning practice requires, the Common Council may, by ordinance, change the district boundaries or amend, change, or supplement the regulations established by this ordinance or amendments thereto.
- (2) Such change or amendment shall be subject to the review and recommendation of the Plan Commission.

(B) INITIATION. A change or amendment may be initiated by the Common Council, Plan Commission, or by a petition of one or more of the owners or lessees of property within the area proposed to be rezoned or affected by the proposed changes.

(C) PETITIONS

- (1) Petitions for any change to the district or lot boundaries or amendments to the text of this ordinance shall be filed with the City Clerk, describe the premises to be rezoned, the lot or lots to be re-divided or the text to be amended, list the reasons for the petitions, and specify the proposed use. For changes to zoning district boundaries, petitions shall also contain the following:
 - (a) A map drawn to a scale of not less than 1:300 showing the area proposed to be rezoned, its location, its dimensions, the location, zoning, and existing use of all properties within 200 feet of the area proposed to be rezoned.
 - (b) The names and addresses of owners of all properties within 200 feet of the area proposed to be rezoned; however, if the change or amendment is for a Planned Unit Development, the names and addresses of owners of all properties within 500 feet shall be provided.
 - (c) An application fee in the amount as established from time to time by the Common Council.

(D) RECOMMENDATIONS. The Plan Commission shall review all proposed changes and amendments and shall recommend that the petition be granted as requested, modified, or denied. The recommendation shall be made in writing to the Common Council.

(E) HEARINGS. The Common Council shall hold a public hearing upon each recommendation involving changes of zoning or amendments to this Chapter after

publication of a Class II legal notice in accordance with Chapter 985 of the Wisconsin Statutes, listing the time and place, and the changes or amendments proposed. The Common Council shall also give at least ten days prior written notice to the Clerk of any municipality within 1,000 feet of any land to be affected by the proposed change or amendment and shall mail a notice of the public hearing to owners of all land within 200 feet of the area proposed to be rezoned at least 10 days prior to the public hearing; however, if the change or amendment is for a Planned Unit Development, other than for an approved PUD, all property owners within 500 feet shall be so notified.

(F) COMMON COUNCIL ACTION. Following such hearing and after careful consideration of the Plan Commission's recommendations, the Common Council shall vote on the passage of the proposed change or amendment. Changes to the district boundaries must be shown on the Zoning Map on the effective date of the change.



(G) PROTEST. In the event of written protest against such district change signed by the owners of 20% or more of the areas of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent extending one hundred feet therefrom, or by the owners of 20% or more of the land directly opposite thereto extending one hundred feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the members of the Common Council voting on the proposed change.

(H) REPETITIONING. No petition requesting the same or similar action may be resubmitted by the original petitioner or his agent for the same property before the passage of six months following Common Council action.

22.17 LEGAL PROVISIONS

(A) AUTHORITY. These regulations are adopted under the authority of Sections 62.23(7) and 87.30 of the Wisconsin Statutes, as amended.

(B) VIOLATIONS. It shall be unlawful to construct or use any structure, land, or water in violation of any of the provisions of this ordinance. In case of any violation the Common Council, the Building Inspector, the Plan Commission or any property owner who would be specifically damaged by such violation may institute appropriate action or proceeding to enjoin a violation of this ordinance.

(C) ABROGATIONS AND GREATER RESTRICTIONS. It is not intended by this ordinance to repeal, abrogate, annul, impair or interfere with any existing easements, covenants, deed restrictions, agreements, ordinances, rules, regulations, or permits previously adopted or issued pursuant to law. However, whenever this ordinance imposes greater restrictions, the provisions of this ordinance shall govern.

ORDINANCE NO. 24-

**AN ORDINANCE REPEALING A PORTION OF
SECTION 22.16 OF THE MUNICIPAL CODE**

The Common Council of the City of Platteville do ordain as follows:

Section 1. Section 22.16 CHANGES AND AMENDMENTS is hereby repealed as follows:

22.16 (G) PROTEST. In the event of written protest against such district change signed by the owners of 20% or more of the areas of the land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent extending one hundred feet therefrom, or by the owners of 20% or more of the land directly opposite thereto extending one hundred feet from the street frontage of such opposite land, such changes or amendments shall not become effective except by the favorable vote of three-fourths of the members of the Common Council voting on the proposed change.

Section 2. All other provisions of Chapter 22 shall remain in full force and effect unless specifically modified herein.

Section 3. This ordinance shall be in full force and effect from and after its passage and publication as required by law.

Approved and adopted by the Common Council of the City of Platteville, on a vote of _____ to _____ this _____ day of January 2024.

CITY OF PLATTEVILLE,

By: Barbara Daus, Council President

Attest:

By: Candace Klaas, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Date: January 8, 2024

Request: Sale of City-Owned Property

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.
2. In September 2023, the City issued a Request for Proposals to sell the property. Following this process, 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 City then selects the proposal that is determined to be the best for the City.

PROPERTY DESCRIPTION

3. The property is 50' x 120' (6,000 sq. ft.) and has 50' of frontage on Ellen Street. The property contains a two-story building that has 821 sq. ft. in the basement, 1,044 sq. ft. on the first floor, and 989 sq. ft. on the second floor. The structure was originally built in 1880.
4. The property is zoned R-3 Multi-Family Residential District and is designated for medium-high density residential development in the City's Comprehensive Plan. The surrounding area consists of single-family and duplex residential buildings, commercial uses, as well as the City fire station. The uses permitted in the R-3 District include single-family, duplex and multi-family residential buildings, as well as some other non-residential uses with approval of a conditional use permit.

SUMMARY OF PROPOSALS

5. Two proposals were submitted for this property, which are summarized below:
 - a) Stark/Voigts Proposal
 - Remodel existing building.
 - First floor business or residential rental, second floor residential rental.
 - \$1,000 purchase price.
 - Estimated market value when done: \$165,000.
 - Estimated completion timeline: 1 year.

b) Catan Platteville Properties Proposal

- Remove existing building as well as the building at 50 Ellen Street. Combine parcels.
- Construct a new, two-story, multi-family apartment building with 4 to 6 units.
- \$10,000 purchase price.
- Estimated market value when done: \$700,000 to \$1,800,000.
- Estimated completion timeline: 2026.

STAFF ANALYSIS

6. 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.
7. Staff is looking for input regarding the selection of a proposal and the resulting sale of this property. The selected developer will likely be required to enter into a development agreement with the City regarding the details of the development.

ATTACHMENTS: RFP, Proposals

REQUEST FOR PROPOSALS

Sale of Real Estate

60 Ellen Street
Platteville, Wisconsin



City of Platteville
75 North Bonson Street
Platteville, WI 53818

October 2023

I. General Community Information

The City of Platteville, home to the University of Wisconsin-Platteville and a regional retail and service center, has an estimated population of 11,836. The City is approximately 75 miles from Madison and 20 miles northeast of Dubuque, Iowa. The City's historic downtown is listed on the National Register of Historic Places, which, along with other cultural and historical sites, attracts visitors from the area. The downtown is also the home of a new public library, Holiday Inn Express hotel, and neighborhood medical clinic. The City has a very successful industrial park, which is home to a variety of industrial and commercial businesses that provide employment opportunities for the entire region. The City was named as a 2013 All-America City finalist.

II. Property Information

The property is owned by the City of Platteville and consists of a vacant structure that was previously used as a duplex rental. The City acquired the property several years ago in anticipation of an expansion to the nearby fire station. That project is no longer planned, so the property is no longer needed by the City. In anticipation of the removal of the structure for the fire station project, the water and sewer laterals were removed to this property in 2017 when Ellen Street was reconstructed.

The lot is 50' x 120' (6,000 sq. ft.) and has 50' of frontage on Ellen Street. The property contains a two-story building that has 821 sq. ft. in the basement, 1,044 sq. ft. on the first floor, and 989 sq. ft. on the second floor. The structure was originally built in 1880.

The property is currently zoned R-3 Multi-Family Residential District and is designated for medium-high density residential development in the City's Comprehensive Plan. The surrounding area consists of single-family and duplex residential buildings, commercial uses, as well as the City fire station. The uses permitted in the R-3 District are identified in Chapter 22 of the Municipal Code, which can be viewed on the City website at <http://www.platteville.org/municipal-code/zoning>.

III. Desired Project

The City will look at the proposed use of the property, the impact on the neighborhood, the sale price and the overall benefits to the City when evaluating the proposals.

To be considered, purchasers are being asked to submit a proposal in response to this Request for Proposals (RFP), in the manner prescribed herein. The City makes no representations or warranties as to the condition of the property and proposes to sell the property "as is."

IV. Proposal Requirements

The proposals should be labeled "Sale of Real Estate – 60 Ellen Street" and mailed or delivered to the City of Platteville, 75 N. Bonson Street, Platteville, WI 53818. The proposals can also be submitted electronically to carrollj@platteville.org. The proposals will be considered as they are submitted.

The proposals should include the following information:

A. Purchaser Information

- Identification of the Purchaser w/ Contact Information
- Briefly describe the experience and background of the developer. Include information on previous related projects.

B. Development Description

- Provide a description of the proposed use of the property.
- If a redevelopment is proposed, submit representative site plans and building elevations. These could be plans or photos from a similar project that give an indication of the type of development proposed.

C. Schedule, Costs and Financial Projections

- Indicate the offering price for the property.
- Redevelopment plan and schedule/timetable for the future use of the property.
- Estimated market value of the development when completed.

D. Related Documentation

- Indicate if there are any zoning modifications or other changes needed to complete the project.

V. Selection Process

The following information will be considered when evaluating submissions to determine the proposal that is in the best interests of the City:

- Purchase price.
- Future tax generation potential of the property.
- Compatibility of the development proposal with site planning considerations and existing land uses within the neighborhood.
- Proposed development schedule.
- Qualifications of the respondent to implement its development proposal.

VI. Contact Information

Questions regarding this proposal can be directed to:

Joe Carroll, Community Development Director
City of Platteville
75 N. Bonson Street
Platteville, WI 53818
608-348-9741 ext. 2235
carrollj@platteville.org

VII. Additional Information

The selected developer may be required to enter into a development agreement with the City regarding the details of the development.

The contents of this packet are for informational purposes only and the representations made herein are without warranty. Developers should rely exclusively on their own investigations and analysis.

The City retains the right to reject all proposals.

VIII. Attachments

The following documents are attached:

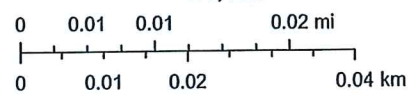
- Location Map
- Exterior Photos
- Grant County Property Summary
- Assessor's Property Information

City of Platteville



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Centerlines

City Boundary

Address Points (Data in Progress)


Active

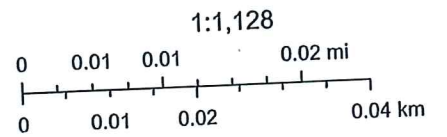
Parcel Data (2023)

City of Platteville



9/18/2023, 11:34:28 AM

-  Centerlines
-  Sanitary-Main
-  Water-Main
-  City Boundary
-  Address Points (Data in Progress)
-  Parcel Data (2023)
-  Active






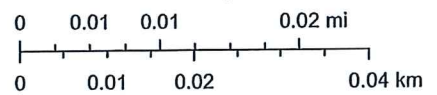
City of Platteville



9/18/2023, 11:36:01 AM

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-  Centerlines
-  Contours
-  City Boundary
-  Address Points (Data in Progress)
-  Active
-  Parcel Data (2023)







Grant County Web Portal - Property Summary

Property: 271-02339-0000



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

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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Attachment Description(s): Area:

Feature Description(s): Units:

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

<u>Date of Permit:</u>	<u>Permit Number:</u>	<u>Permit Amount:</u>	<u>Details of Permit:</u>
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Ownership / Sales History

<u>Date of Sale:</u> 2016-07-14	<u>Sale Amount:</u> 55000	<u>Conveyance Type:</u> 6-Related Individuals or Corp
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Land Data & Computations

<u>Land Class</u>	<u>Total Square Footage:</u>	<u>Total Acreage:</u>	<u>Depth:</u>	<u>Actual Frontage:</u>	<u>Assessed Land Value:</u>	<u>Assessed Improvement:</u>
Exempt	6000	0.1377	120	50	\$0	\$0
Total Improvement Value					\$0	
Total Land Value					\$0	
Total Assessed Value					\$0	

Proposal for 60 Ellen Street, Platteville WI:

A. Purchaser Information:

-Jayne Stark-608-732-7084

- Business owner in Platteville WI. Owns a beauty shop with a rental above it.

-Michael Stark-812-219-8760

- Business owner. Owns Stark Renovation LLC, and owns 4 Airbnb's in Bloomington Indiana.

-Amie Voigts-608-732-5084

- Has had two businesses.

B. Development Description:

We would like to turn the upstairs into a rental. We would also like to either turn the downstairs into a store for Refurbished Furniture/Decor/Clothing, or turn it into another rental. We would design the 1st floor in mind to have it as a business or as a rental unit. We would make sure that both would be feasible with the space deciding on which we would like to do.

C. Schedule, Costs and Financial Projections:

-Purchase Offer: \$1,000.00

-Expected costs for renovations:

- Exterior: \$40,000 (Siding, Windows, Roof)
- Interior: \$80,000 (Gut and redo the inside)
- Plumbing, Heating, HVAC: \$25,000
- Contingency Budget: \$20,000-\$30,000 (Potential foundation issues, electrical update, etc.)

-Estimated timetable for development: 1 Year

-Estimated market value when done: \$165,000

D. Related Documentation:

I believe we would need to have it zoned for both a rental and a business.

-Zone R-3-Multi Family Residential District

-Zone B-2-Central Business District

Sale Of Real Estate- 60 Ellen Street

Purchaser Information:

Catan Platteville Properties- Owners William and Heidi Pankratz

This property development would be our second rental property, with the first being a two unit ranch duplex in Oregon Wisconsin.

- **William is an Advanced Automation Engineering Manager for Aprilaire.** William is responsible for \$4-6M in CapEx projects annually, as well as another \$2M in overhead expense accounts. As a project manager I want to use my skills to build long term value projects for my family and the communities we decide to build in outside of my professional career.
- **Heidi is a Associate Claims Care center Representative for American Family Insurance.** Heidi's 5+ years in insurance has shaped our investment plans and guide us to protecting our capital and drives our asset management strategy.

We Started Catan Platteville properties to increase our rental property footprint into what we believe is a growing community. We want to build units that provide value to the community and renters alike. We are looking to build new in Platteville in order to reduce maintenance costs and hold long-term value to drive a long-term growth plan.

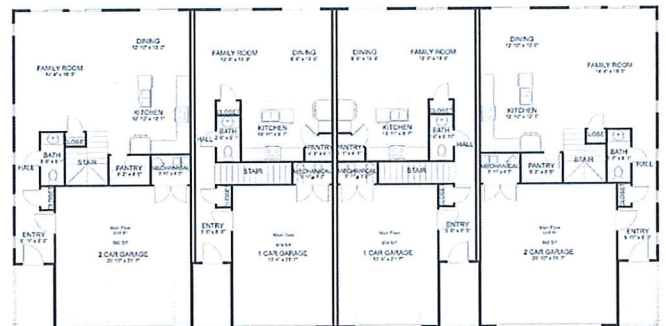
Development Description

We would like to purchase 60 Ellen St. to pair with our current 50 Ellen St. Property

The project would redevelop both lots by raising current structures on both parcels, and then erecting a 4-8 unit town home structure across the parcels.

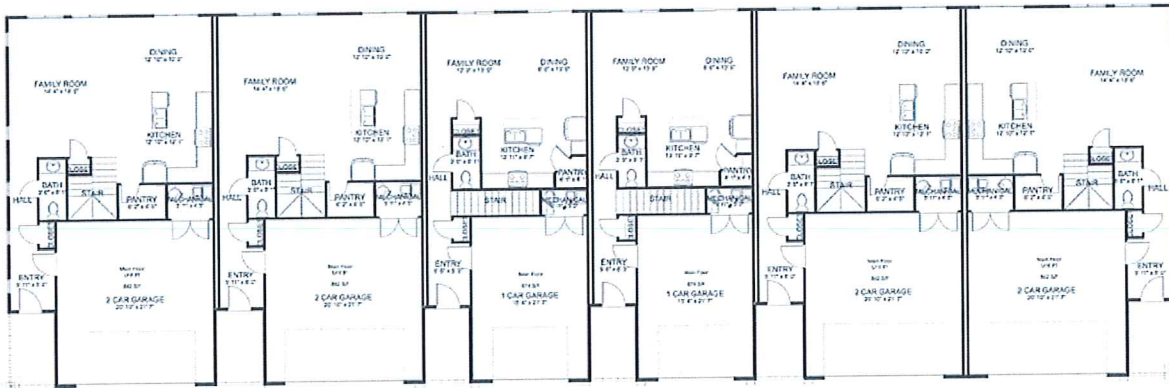
Reference type structures for redevelopment

Option 1 : 4-Unit



Source: [Plan 50553 | Traditional Style Townhouse Plan \(familyhomeplans.com\)](http://familyhomeplans.com)

Option 2: 6 Unit



Source: [Plan 50555 | Traditional Style with 6 Bed, 6 Bath, 3 Car Garage \(familyhomeplans.com\)](https://www.familyhomeplans.com/plan-50555-traditional-style-with-6-bed-6-bath-3-car-garage)

Schedule, Costs and Financial Projections

- We would like to offer \$10,000 to purchase 60 Ellen St.
- Redevelopment Plan would be completed after the sale of 60 Ellen St. after an architect and builder were contracted.
- Timeline: without a contracted team, we are estimating that we would begin building by Q1 2026.
- Currently final valuations of properties are estimates based off of communication with two builders. Consensus for this project so far is build costs would be estimated \$175k-\$225k per unit.

- Current estimates of final value for the proposed project at completion is shown in the table below. The range is between \$700k- \$1.8M dependent on final size of approved unit structure on the two parcels.

Cost /Unit	# of Units		
	4	6	8
\$ 175,000	\$ 700,000	\$ 1,050,000	\$ 1,400,000
\$ 225,000	\$ 900,000	\$ 1,350,000	\$ 1,800,000

Thank you for this opportunity, we look forward to hearing from you on this project and are excited to start investing in this community.

Catan Platteville Properties LLC
William Pankratz
Owner
(608) 628-9948