

PLAN COMMISSION
of the City of Platteville



AGENDA - REVISED

MONDAY, MARCH 4, 2024 – 7:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – January 8, 2024
3. BIKE AND PEDESTRIAN PLAN – PUBLIC HEARING
Review and provide feedback on the proposed City of Platteville Bike and Pedestrian Plan.
4. CONDITIONAL USE PERMIT/SIDEWALK CAFÉ PERMIT – 130 Market Street
Consider an application for an outdoor eating and drinking area on the front porch of the Speakeasy Fifty50 and along the front sidewalk.
5. EASTSIDE TRAIL EXPANSION
Review and provide feedback on a proposed expansion of the Rountree Branch Trail from Business Highway 151 to Eastside Road.
6. INDUSTRY PARK LAND SALE – 400 Eastside Road and 1440 Vision Drive
Review and consider the sale of City-owned property in the industry park to allow for future development.
7. CODE AMENDMENT – Chapter 5 Health and Property Maintenance
Discuss and provide feedback related to potential amendments to the regulations concerning weeds and lawn maintenance (no-mow May, creeping charlie).
8. 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, January 8, 2024

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, Barb Stockhausen, Tad Leonard, Todd Kasper, Joie Schoonover, Ciara Miller.
Excused: Robert Vosberg, Kory Wein, Bill Kloster

APPROVAL MINUTES – November 6, 2023

Motion by Stockhausen, second by Schoonover to approve the November 6, 2023, minutes as presented. Motion carried 5-0 on a voice vote.

REZONING: 110 Market Street – The Plan Commission considered the request to rezone the property at 110 Market Street from I-1 Institutional to CBT Central Business Transition. Motion by Kasper to approve the proposed rezoning. Second by Schoonover. Motion carried 5-0 on a roll call vote.

AMENDMENT TO CHAPTER 22 ZONING ORDINANCE – The Plan Commission discussed the proposed amendment of the zoning ordinance related to protest petitions. The proposed amendment would eliminate Section 22.16(G) to bring the ordinance into compliance with the recently amended State law. Motion by Schoonover, second by Leonard to approve the proposed amendment. Motion carried 5-0 on a roll call vote.

REVIEW PROPOSALS FOR PROPERTY SALE: 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 City issued a Request for Proposals to sell the property and received two proposals. The Commission declined to select a particular proposal but recommended that the Council proceed with the selection of a proposal and the sale of the property. Motion by Stockhausen, second by Schoonover 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 Schoonover, second by Miller to adjourn. Motion carried 5-0 on a voice vote. The meeting was adjourned at 7:32 PM.

Respectfully submitted,

Joe Carroll, Community Development Director

STAFF REPORT
**Community Planning &
Development Department**



Meeting Date: March 4, 2024

Re: Bike and Pedestrian Plan

Applicant: Staff submitted

The Community Safe Routes Committee was formed with the purpose of creating a plan that includes safe routes for bicyclists and pedestrians to access our schools and churches, parks and recreation areas, and retail shopping areas. The Committee seeks to formulate a well-organized and interconnected community wide bike and pedestrian trail system.

The City of Platteville was awarded the Wisconsin Department of Transportation (WisDOT) 2022-2023 Transportation Alternatives Program grant which allowed for the completion of a bike and pedestrian plan. This plan is intended to serve as a guide for the City of Platteville's future investment in active transportation infrastructure to help ensure that all residents have safe and accessible routes for walking, running, and biking. More specifically, the purpose of the plan is to:

1. Identify the city's long-range bicycle and pedestrian vision.
2. Update the 2009 Safe Routes to School Plan.
3. Map crash data, sidewalk and crosswalk locations, and the student population (under 18 and UWP).
4. Identify gaps and risk areas.
5. Identify community interests and concerns.
6. Identify potential routes and recommendations for future pedestrian and bicycle infrastructure.
7. Explore options for developing a bike and pedestrian loop around the city's perimeter.

The Plan Commission is being asked to provide additional input into the plan and to hold a public hearing to provide citizens with another opportunity to provide comments on the plan. The Plan Commission will then make a recommendation to the Council regarding the plan adoption.

STAFF REPORT
CITY OF PLATTEVILLE
 Community Planning & Development Department



Meeting Dates: Plan Commission – March 4, 2024
 Common Council – March 12, 2024 (Information)
 March 26, 2024 (Action)

Re: Conditional Use Permit and Sidewalk Café Permit

Case #: PC24-CUP01-01

Applicant: Lisa and Jeff Haas

Location: 130 Market Street

Surrounding Uses and Zoning:

| Direction | Land Use | Zoning | Comprehensive Plan |
|----------------------|---------------------------------|---------|----------------------------|
| Property in Question | Fifty50 Speakeasy/ Spa Boutique | B-2 | Mixed Use |
| North | Commercial/ Residential | CBT/R-2 | Medium Density Residential |
| South | City Park | C-1 | Conservancy |
| East | Church Office | CBT | Institutional |
| West | Commercial/ Residential | CBT | Mixed Use |

I. BACKGROUND

1. The property in question is the location of the Fifty50 Speakeasy Tavern at 130 Market Street. The applicant would like to expand the outdoor drinking/eating area onto the front porch and along the front sidewalk, which requires a conditional use permit and a sidewalk café permit.
2. A conditional use permit was approved in 2021 for the existing outdoor drinking/eating area located at the rear of the building (north side of the property).

II. PROJECT DESCRIPTION

3. The primary outdoor eating/drinking area is proposed to be located on the front porch, which is located on the south side of the building along Market Street. The proposed hours of operation would be 10 a.m. to 10 p.m. on Monday – Friday and 8 a.m. to 10 p.m. on Saturday. This area requires approval of a Conditional Use Permit.
4. The applicant would also provide additional seating partially on and adjacent to the public sidewalk along the front of the property along Market Street. This would include providing

two tables and four chairs. The hours of operation would be the same as the area on the porch. This area requires approval of a Sidewalk Café Permit.

III. STAFF ANALYSIS

5. When considering a Conditional Use permit, consideration must be given to the standards listed in Section 22.13. Specifically, this section allows for the issuance of a Conditional Use Permit when it is shown that the “uses and structures are in accordance with the purpose and intent of (the Zoning) Ordinance and are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community.” There is adequate space on the property to accommodate the outdoor area, and the proposed use is compatible with the surrounding businesses. Overall, the proposed use appears to be in compliance with these requirements.
6. The zoning ordinance includes standards regarding outdoor eating and drinking areas, as shown below.

22.06 SPECIFIC STANDARDS

(J) OUTDOOR EATING OR DRINKING AREAS OR BEER GARDENS. Outdoor eating or drinking areas or beer gardens must be located on the same property as an approved indoor establishment and shall be subject to the following requirements.

- (1) The outdoor eating and drinking facility shall be operated and maintained by the same person or entity that operates and maintains the related indoor establishment.
 - (2) All outdoor loudspeakers shall be oriented away from any abutting residential uses. All outdoor music or entertainment shall cease by 10:30 p.m. on Sunday through Thursday, and by 11:30 p.m. on Friday and Saturday, or earlier as specified in the Conditional Use Permit approval.
 - (3) All necessary amendments to the liquor license regarding the description of the area of the licensed premises shall be approved prior to the service of alcohol in the outdoor area.
 - (4) Adequate trash receptacles shall be provided and the outdoor dining area shall be kept clean and free of debris.
 - (5) The outdoor seating area shall not obstruct any fire exit, fire escape, or other required means of ingress or egress.
 - (6) The outdoor dining area, and all related activities, shall remain within the property boundaries. Requirements for fencing or providing another type of enclosure may be included as part of a Conditional Use Permit.
 - (7) The business owner shall be responsible for enforcing the provisions of this ordinance.
7. The municipal code includes standards regarding sidewalk cafés, as shown below.

4.07 - SIDEWALK CAFÉ PERMITS

(4) GENERAL RESTRICTIONS. Any sidewalk café permitted hereunder shall be subject to the following regulations:

- a) Sidewalk cafés are restricted to the public right-of-way immediately adjacent to and extending perpendicular to the curb from the façade of the real property owned or leased

by the permit holder. The Plan Commission may allow the boundary to be extended beyond the frontage of the permit holders business to include the frontage of contiguous property, however, a written statement signed by the owner(s) and tenant(s) of the adjacent business shall be provided at the time of application.

- b) All sidewalk cafés shall remain within the boundaries of the sidewalk café site as set forth on the approved application. No application will be approved where the location of the sidewalk café negatively impacts another business, as determined by the Plan Commission.
- c) No portion of a sidewalk café shall be permitted within five (5) feet of a fire hydrant, curb-cut or marked crosswalk, or any handicapped parking space.
- d) All activities at the sidewalk café shall be conducted so as to maintain a minimum width of four (4) feet of unobstructed public pedestrian walkway between the sidewalk café and the edge of the sidewalk adjacent to the curb and other obstructions. For the purpose of the minimum clear walkway, traffic signs, light poles, hydrants and all similar obstacles shall be considered obstructions.
- e) No furniture or activities in a sidewalk café shall block designated egress, ingress, or fire exits from or to any structures, including the business establishment that operates the sidewalk café.
- f) No person holding a sidewalk café permit may use any public property, such as light poles or other utility poles, flower planters, trees, or other amenities as a point of attachment for any ropes or other devices as part of the sidewalk café.
- g) The color and material of the proposed outdoor furniture should be harmonious with the principal structure and adjacent structures. The outdoor furniture should be constructed of durable materials, such as wrought iron, rather than lightweight plastic.
- h) No sidewalk café shall be open for business between the hours of 10:00 p.m. and 7:00 a.m. All materials and equipment forming part of the sidewalk café shall be removed from the site when the sidewalk café is not open.
- i) No food preparation, food or beverage storage, refrigeration apparatus, or other equipment shall be allowed in the sidewalk café unless specifically authorized as part of the approval.
- j) No amplified sound shall be allowed in the sidewalk café unless specifically authorized as part of the permit.
- k) All sidewalk cafés shall be maintained in a clean and hazard-free condition at all times. Debris shall be removed as required during the day and again at the close of each business day. All debris and refuse generated by patrons of the sidewalk café shall be disposed of in receptacles provided by the holder of the sidewalk café permit and shall not be disposed of in publicly maintained trash receptacles.
- l) The use of a portion of the public right-of-way as a sidewalk café shall not be an exclusive use. All public improvements, including, but not limited to, light poles, traffic signs, manholes, or any public initiated maintenance procedures, shall take precedence over said use of the public right-of-way at all times. The City Manager or his/her designee may temporarily order the removal of the sidewalk café for special events,

including but not limited to parades, sponsored runs or walks, or for public health and safety reasons.

IV. RECOMMENDATION

8. Staff recommends approval of the Conditional Use Permit to allow an outdoor drinking/eating area on the front porch at 130 Market Street as proposed, subject to the conditions of Section 22.06(J).
9. Staff recommends approval of the Sidewalk Café Permit to allow an outdoor eating and drinking area on the public sidewalk in front of 130 Market Street as proposed, subject to the conditions of Section 4.07.

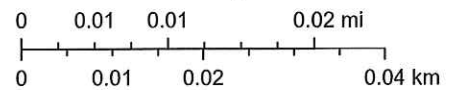
ATTACHMENTS: Applications, Location Map, Site photos.


City of Platteville



2/20/2024, 3:59:08 PM

1:1,128



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

APPLICATION FOR
CONDITIONAL USE PERMIT
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

| | Applicant/Agent | Owner |
|----------------|--------------------------------|--------------------------------|
| Name | Lisa & Jeffrey Haas | Lisa & Jeffrey Haas |
| Address | 755 Grant St., Platteville | 755 Grant St., Platteville |
| Phone | 608.485.4227 / 608.778.5577 | 608.485.4227 / 608.778.5577 |
| Email | bartender@speakeasyfifty50.com | bartender@speakeasyfifty50.com |

Property Information (Attach additional sheets if necessary)

Address of Proposed Use: 130 Market Street Platteville, WI

Legal Description:

Zoning of Property: B2

Comprehensive Plan Designation: _____

Current Use of Property:

*Lower Level Front of Building: Barbershop and Salon which is closing at the end of March 2024.
 Upper level is Fifty50 Lounge. Includes outside seating, eating & drinking on
 Proposed Use of Property: North side of building*

Outdoor seating, eating & drinking on Front Porch and Sidewalk Cafe area.

Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to issue a Conditional Use Permit as described above.

APPLICANT: *Jeffrey M. Haas* DATE: 2-13-2024
 APPLICANT: *Lisa Haas* DATE: 2-13-2024

OFFICE USE ONLY

Date Application Filed: 2/13/24 File Number: PC24-CUPD-01
 Plan Commission Action & Date: _____ Fee Paid/Receipt #: _____
 Conditions: _____
 Council Action & Date: _____
 Conditions: _____

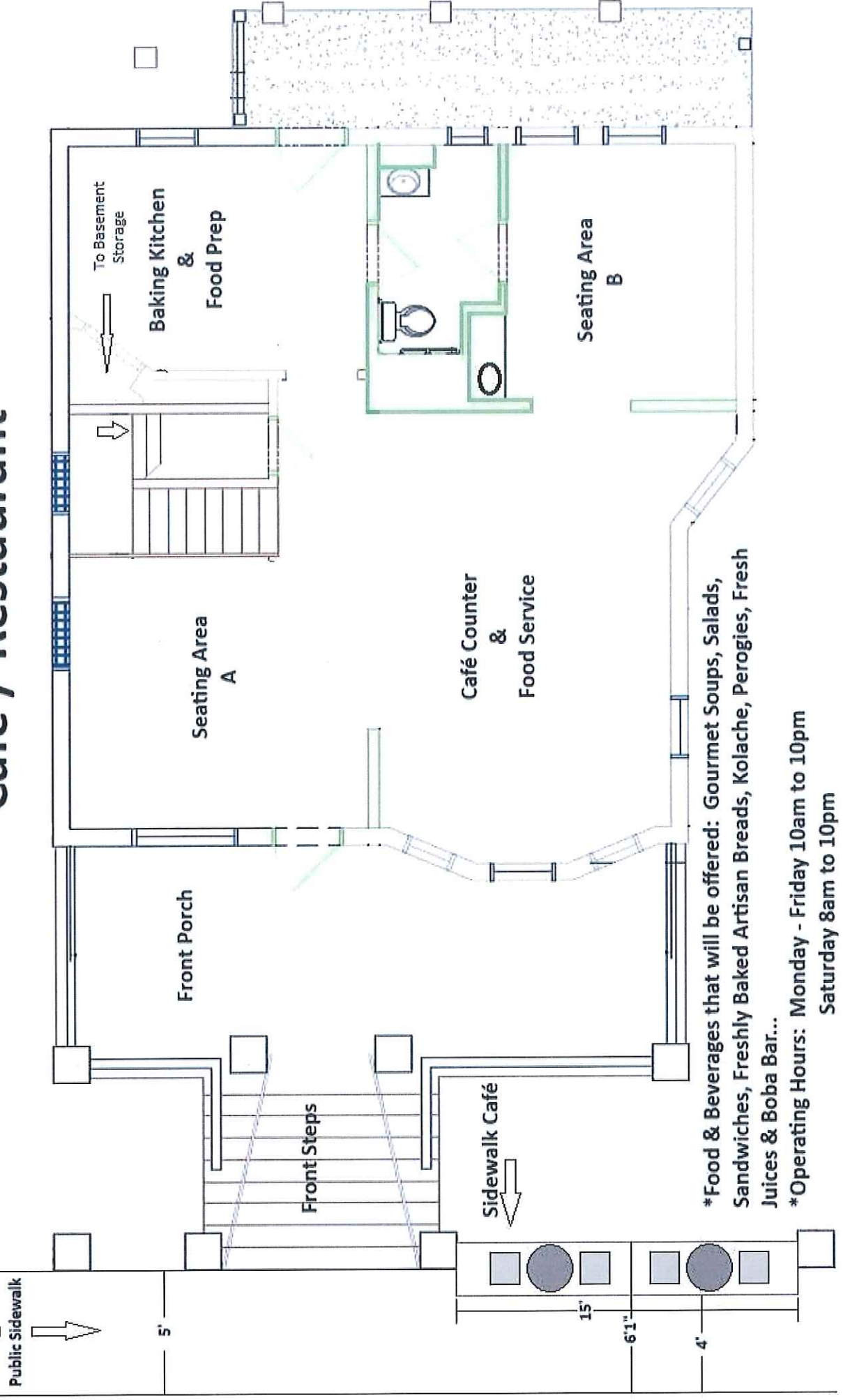
Permit Issued On (date/by whom): _____
 Permit Expires On: _____

130 Market St.

First Floor

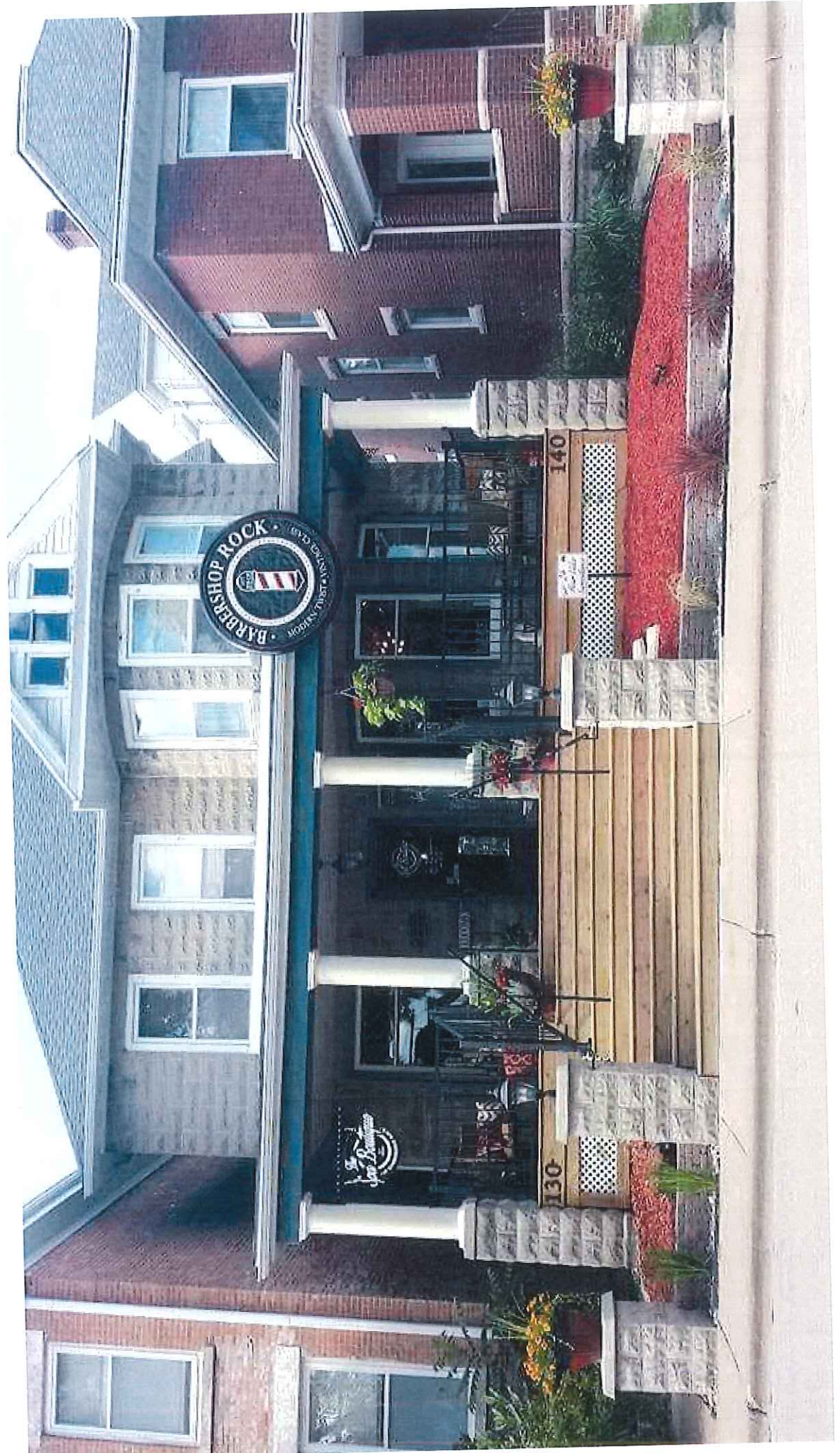
Class B

Café / Restaurant



*Food & Beverages that will be offered: Gourmet Soups, Salads, Sandwiches, Freshly Baked Artisan Breads, Kolache, Perogies, Fresh Juices & Boba Bar...

*Operating Hours: Monday - Friday 10am to 10pm
Saturday 8am to 10pm



BARBERSHOP ROCK
EST. 1914

140

130



APPLICATION FOR
SIDEWALK CAFÉ PERMIT
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

| | Restaurant Owner | Property Owner (if different) |
|----------------|--------------------------------|--------------------------------------|
| Name | Lisa & Jeffrey Haas | |
| Address | 755 Grant St., Platteville | 755 Grant St., Platteville |
| Phone | 608.485.4227 / 608.778.5577 | 608.485.4227 / 608.778.5577 |
| Email | bartender@speakeasyfifty50.com | bartender@speakeasyfifty50.com |

Property Information

Name of Restaurant: Fifty 50 Café & Novelty Market
 Address: 755 Grant St., Platteville Platteville, WI

Sidewalk Café Information

This application is for: Initial Sidewalk Café Permit Renewal Sidewalk Café Permit
 Hours of operation: 7am to 10pm Monday thru Saturday

Will alcoholic beverages be served in Sidewalk Café area? Yes No
 Does the restaurant currently have a City of Platteville liquor license? Yes No
 Do the boundaries of the Sidewalk Café extend in front of adjacent businesses? Yes No

Name of adjacent business/property owner(s): _____

Approximate dimensions of Sidewalk Café: 2 ft. x 15 ft.

Proposed number of tables: 2 Proposed Number of Chairs: 4

Other equipment/features to be included in the Sidewalk Café area:

Attachments The following items shall be provided.

- A scale drawing of the site, showing the location of all poles, hydrants, signs, benches, grates, and other amenities or obstructions, and location of the proposed furniture, fences, and other equipment.
- Photographs, drawings, or manufacturers brochures fully describing the appearance, materials and dimensions of all proposed tables, chairs or other objects related to the sidewalk café.
- A copy of a valid restaurant license issued by the State of Wisconsin under §254.64(1)(a) for the premises where the sidewalk café will be located.
- The applicable permit fee (\$25 for an initial permit, no fee for a renewal permit).
- Certificate of Insurance (may be submitted after approval of permit).
- Letter from adjacent business/property owner(s) (if the Sidewalk Café extends in front of adjacent property).

Signature The undersigned person hereby petitions the City of Platteville, Wisconsin, to issue a Sidewalk Café Permit as described above and on the attached documents.

NAME: Jeffrey M. Haas SIGNATURE: Jeffrey M. Haas DATE: 2-13-24



Fleur Square 2 - Person Bistro Set with Cushions

★★★★☆ 4.7 [1562 Reviews](#)

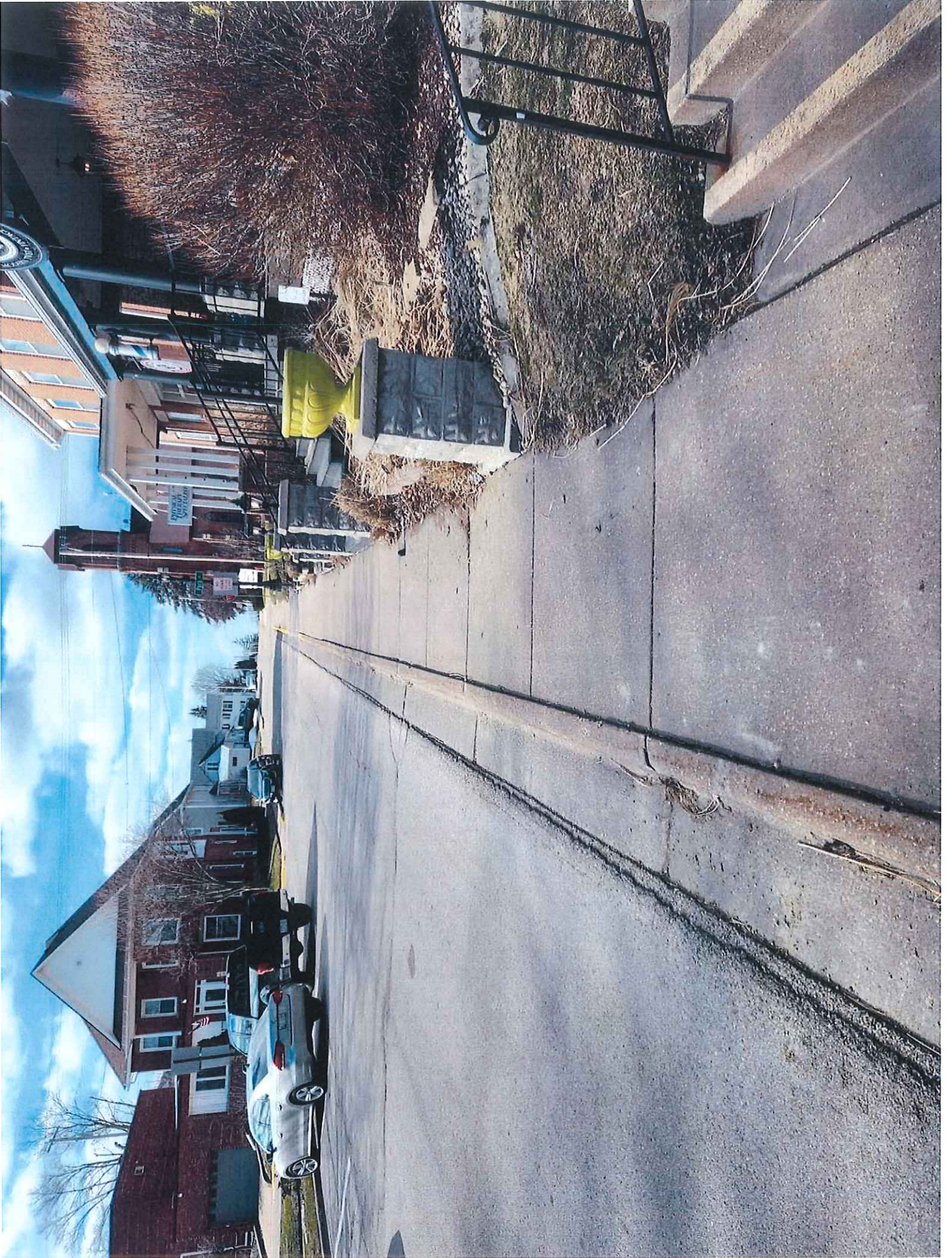
\$218 ~~\$319~~

Free 2-Day Delivery

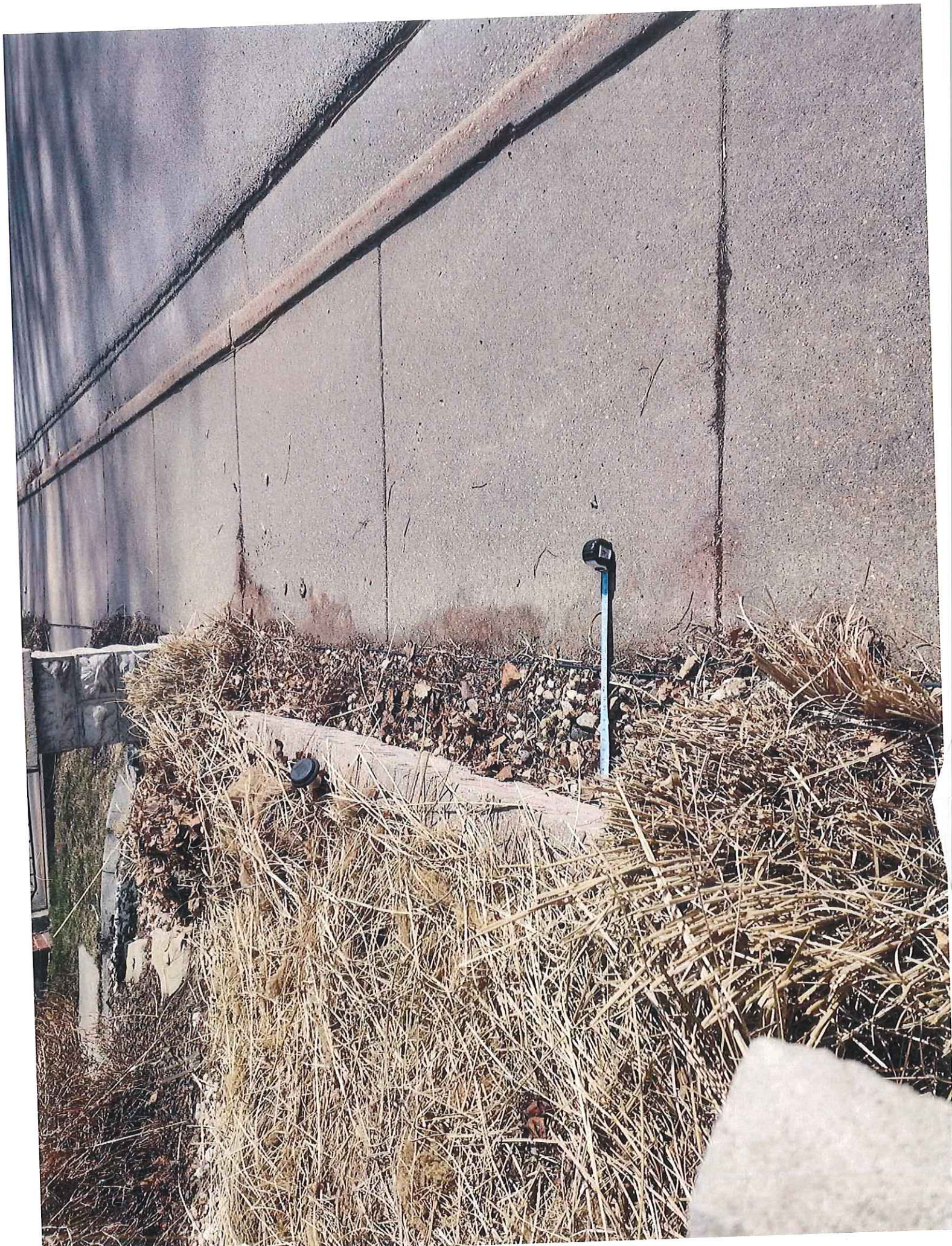
\$40 OFF your qualifying first order of \$250+¹ [with a Birch Lane credit card](#)

Pay as low as \$15 per month[†] with [Birch Lane Financing](#).

Cushion Color: [Blue](#)









**DEPARTMENT OF AGRICULTURE,
TRADE AND CONSUMER PROTECTION**

License, Permit or Registration

The person, firm, or corporation shown below has complied with the Wisconsin statutes and is authorized to engage in the activity indicated.

| | | |
|---|---------------------------------------|---|
| ACTIVITY Retail Food - Serving Meals - Moderate | EXPIRATION DATE 30-Jun-2024 | I.D. NUMBER NGRH-BP7SGP |
| LICENSEE MAILING ADDRESS MPK ROCK LLC 755 GRANT ST PLATTEVILLE WI 53818 | NOT TRANSFERABLE | BUSINESS / ESTABLISHMENT ADDRESS FIFTY50 140 MARKET ST PLATTEVILLE WI 53818 |

STAFF REPORT
**Community Planning &
Development Department**



Meeting Date: March 4, 2024

Re: Eastside Trail Expansion

Applicant: Platteville Community Arboretum (PCA)

The PCA is working on a plan for an expansion of the existing Rountree Branch Trail that would connect Business Highway 151 to Eastside Road. They are also looking at acquiring a parcel of land along Valley Road that would be used for parking and a trail access point. This parking area would be intended to replace the access and parking area adjacent to the quarry driveway north of Mineral Street. There have been a few near misses with vehicles using this area and trucks entering and exiting the quarry.

The project would include an application for a DNR land acquisition grant. The city would be the applicant for the grant on behalf of the PCA. All lands acquired with the grant would be turned over to the City.

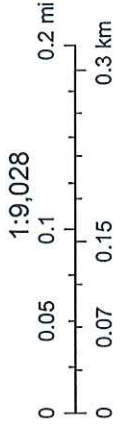
Members of the PCA will be at the meeting to discuss the project in more detail. The Plan Commission is being asked to review the proposed expansion and make a recommendation to the Council regarding the land acquisition grant.

City of Platteville



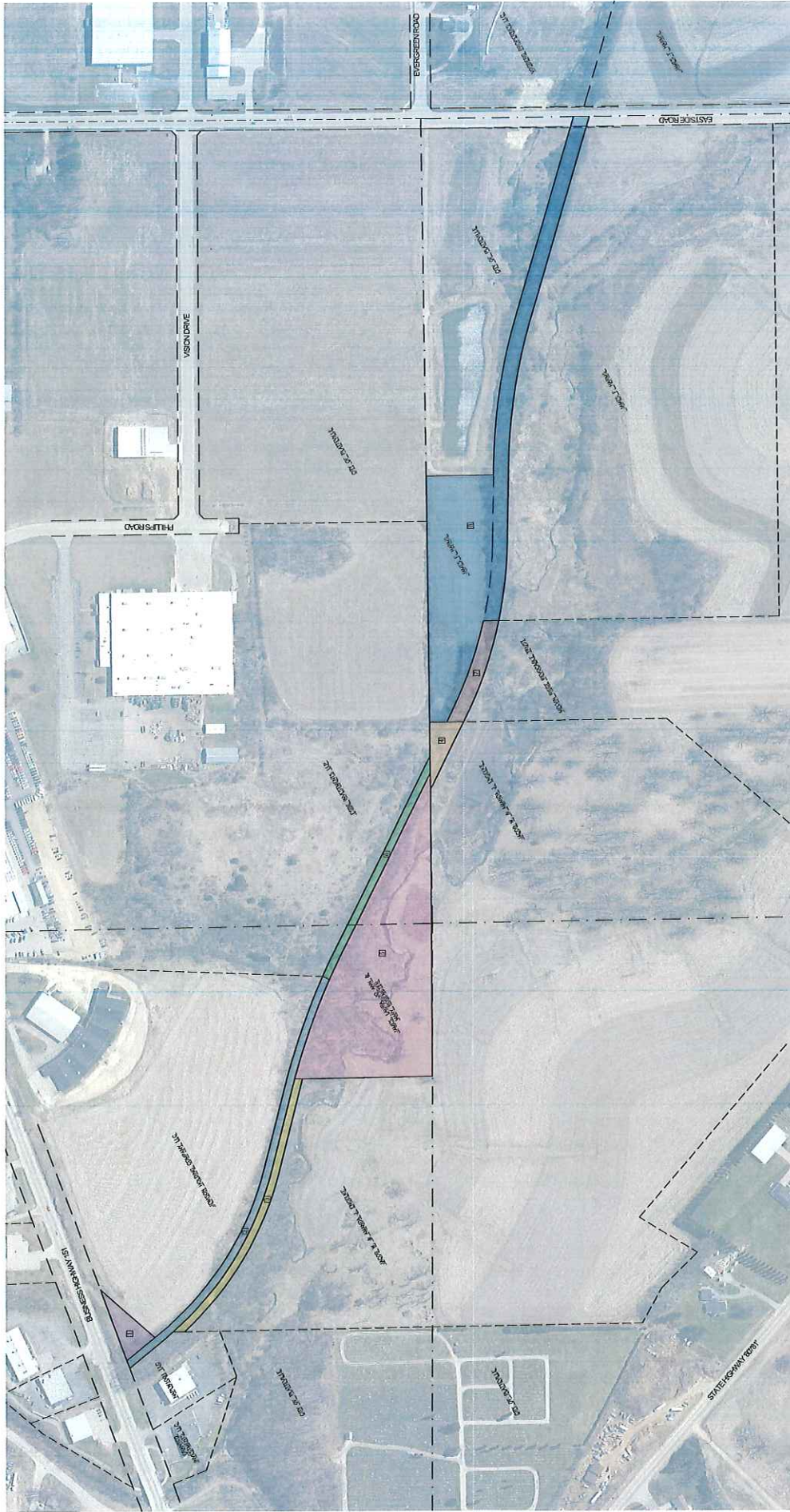
2/21/2024, 2:46:48 PM

- Centerlines
- Parcel Data (2023)
- City Boundary



TRAIL PROPERTY ACQUISITION EXHIBIT

SHEET 011



| ACRES | KEY |
|------------|-----|
| 0.35 ACRES | 1 |
| 0.9 ACRES | 2 |
| 0.9 ACRES | 3 |
| 0.35 ACRES | 4 |
| 5.7 ACRES | 5 |
| 0.5 ACRES | 6 |
| 0.45 ACRES | 7 |
| 5.3 ACRES | 8 |

PRELIMINARY PROPERTY ACQUISITIONS
PROPERTY OWNER:
 JEWISON HOLDING COMPANY LLC - #1
 JEWISON HOLDING COMPANY LLC - #2
 JACOB W. & AMANDA J. ENGELKE - #1
 JACOB W. & AMANDA J. ENGELKE - #2
 JAMES LAURA, JO ANN & MARY ROSEMEYER
 ESSE INVESTMENTS L.P.
 MELVIN REECE REVOCABLE TRUST
 JAMES F. HARNS
 **ACRES HAVE BEEN COMPUTED TO GAINST 0.4 ACRES

DISCLAIMER:
 THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

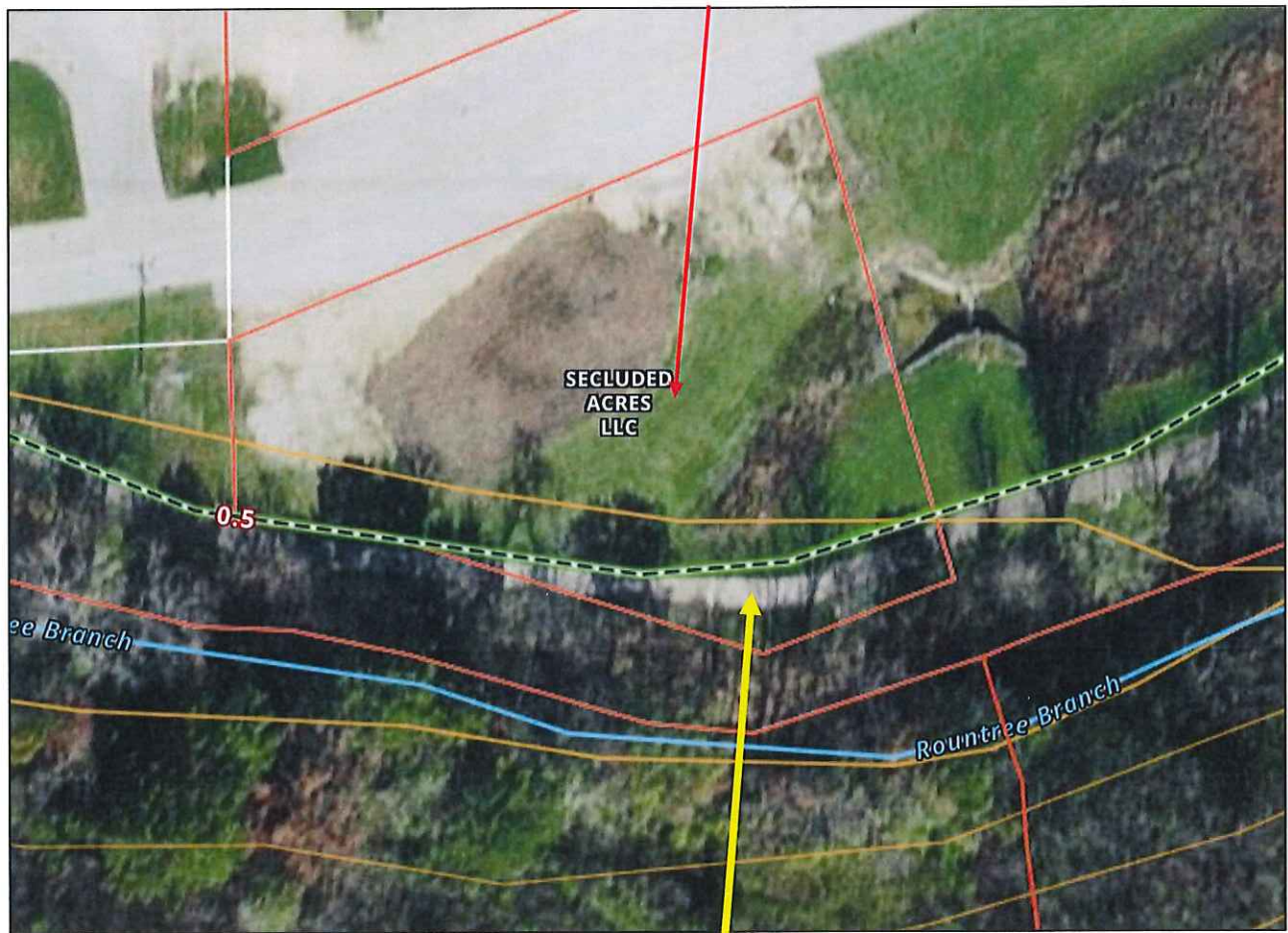


FOR: MATTHEW COMMUNITY ASSOCIATION
 DATE: 10/20/2023
 DRAWN BY: J. PEREIRA
 REVIEWED BY: J. PEREIRA
 PROJECT: MATTHEW COMMUNITY ASSOCIATION
 10000 N. 100TH AVENUE, SUITE 100
 EDEN PRAIRIE, MN 55324

Subject Property



Topography



Floodplain / Wetlands



FEMA Map #55043C0677F

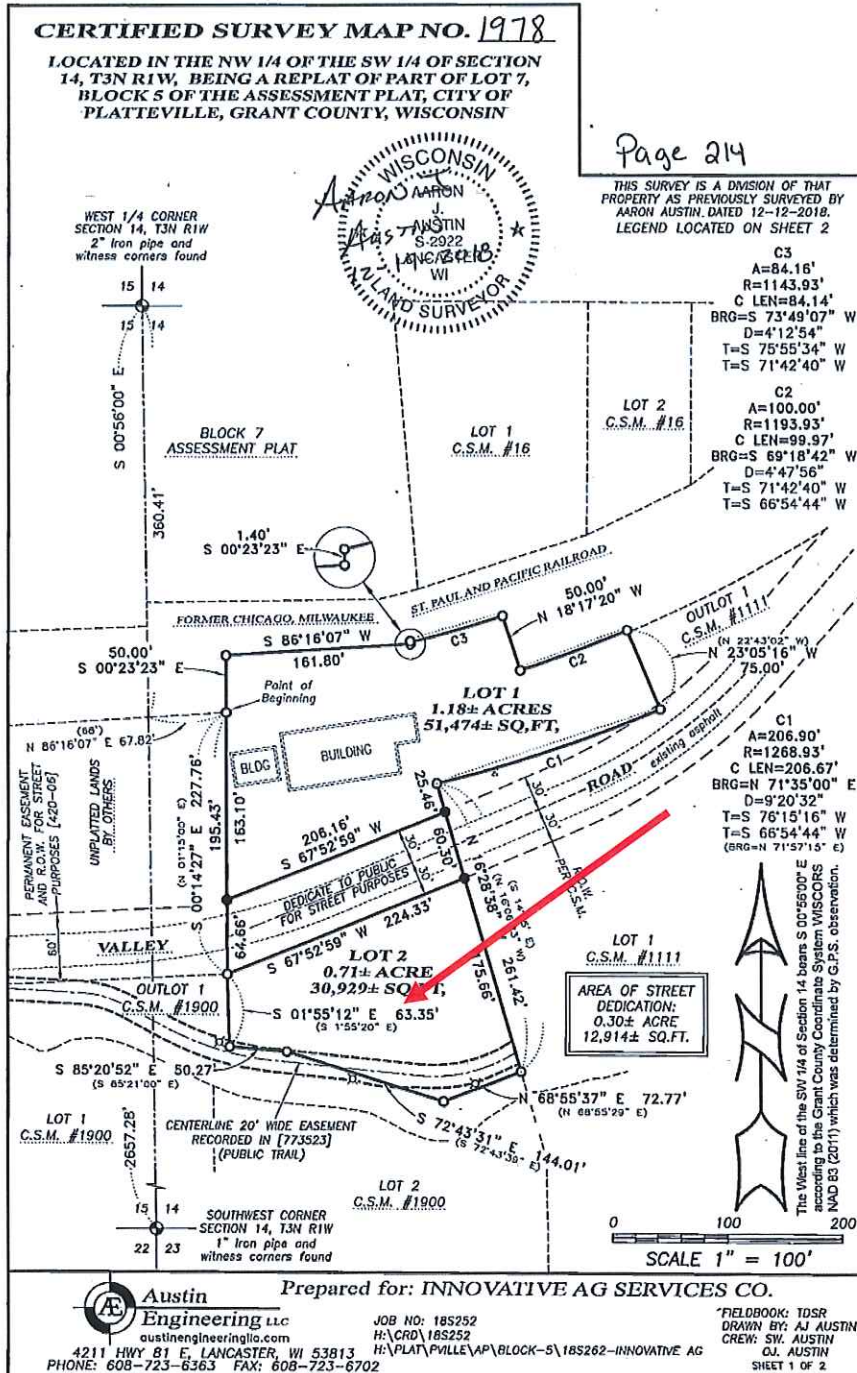
Topography



Legal and Survey

EXHIBIT A LEGAL DESCRIPTION

LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 1978, RECORDED IN VOLUME 19 OF CERTIFIED SEURVEY MAPS OF GRANT COUNTY ON PAGES 214-215 AS DOCUMENT NO. 802827, BEING PART OF THE NORTHWEST QUARTER (NW ¼) OF THE SOUTHWEST QUARTER (SW ¼) OF SECTION FOURTEEN (14), TOWN THREE (3) NORTH, RANGE ONE (1) WEST OF THE 4TH P.M., AND BEING PART OF LOT 7 OF BLOCK 5 OF THE ASSESSMENT PLAT, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – November 6, 2017

Re: Lot Division and Sale of City Land

Case #: PC24-MI01-02

Applicant: City of Platteville

Location: Platteville Industry Park

Surrounding Uses and Zoning:

| Direction | Land Use | Zoning | Comprehensive Plan |
|----------------------|--------------------|--------|-------------------------|
| Property in Question | Vacant | M-4 | Manufacturing |
| North | Vacant/Residential | M-2 | Mixed Use/Manufacturing |
| South | Vacant | M-4 | Manufacturing |
| East | Manufacturing | M-4 | Manufacturing |
| West | Vacant | M-4 | Manufacturing |

BACKGROUND

1. This property is located in the Platteville industry park, which is owned by the City. The proposed sale would allow for the redevelopment of the vacant land.

PROJECT DESCRIPTION

2. The property consists of the existing Lot 44 of the Platteville Industry Park #7, which is located at the northwest corner of Eastside Road and Vision Drive. The lot has an area of 5 acres (217,922 sq. ft.) and has 321' of frontage on Eastside Road and 463' of frontage on Vision Drive. The lot has an access restriction that prevents driveway access onto Eastside Road.
3. The lot will be sold to a company that provides refrigerated warehousing for the food industry. The business is also interested in obtaining an option on the purchase of the adjacent lot to the west at 1440 Vision Drive. The option will reserve the land for future expansion of the business.
4. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$67,500 per acre, but the final purchase price is reduced based on the value of the building constructed, and the number and wage rate for the jobs created. The ultimate purchase price could be as low as \$1 per acre.

STAFF ANALYSIS

5. The land sale will be done following the land price formula, which was previously approved by the City. The intent of the formula is to provide an incentive to businesses that will create jobs and grow the tax base for the City. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission should review and make a recommendation regarding the sale of public land. For this reason, the Plan Commission needs to make a recommendation regarding this sale before Council action.

STAFF RECOMMENDATION

6. Staff recommends approval of the proposed land sale according to the terms of the land price formula.

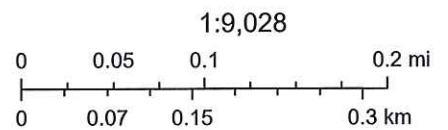
ATTACHMENTS: Location Map, Plat Map, Land Price Formula

City of Platteville



2/27/2024, 10:17:37 AM

- Centerlines
- City Boundary
- Parcel Data (2023)



Platteville Industry Park No. 7

BEING A REPLAT OF LOT 1 CERTIFIED SURVEY MAP #1888 LOCATED IN THE SE 1/4 OF THE SW 1/4 AND THE NE 1/4 OF THE SW 1/4 OF SECTION 14, T3N; R1W; OF 4th P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

DESCRIPTION CONTINUED:

Lot 1415, 20.53 Acres, bounded on the north by the Railroad (B&O), on the east by the Railroad (B&O), on the south by the Railroad (B&O) and on the west by the Railroad (B&O).
Lot 1416, 20.53 Acres, bounded on the north by the Railroad (B&O), on the east by the Railroad (B&O), on the south by the Railroad (B&O) and on the west by the Railroad (B&O).
Lot 1417, 20.53 Acres, bounded on the north by the Railroad (B&O), on the east by the Railroad (B&O), on the south by the Railroad (B&O) and on the west by the Railroad (B&O).

CONVEYANCE:

The above-described Lots 1415, 1416 and 1417 are conveyed to the State of Wisconsin for the purpose of establishing a public utility easement for the purpose of providing water service to the City of Platteville, Wisconsin.
The above-described Lots 1418, 1419 and 1420 are conveyed to the City of Platteville, Wisconsin for the purpose of establishing a public utility easement for the purpose of providing water service to the City of Platteville, Wisconsin.

LEGEND:

- No. 1 - 4" x 6" x 6" x 6" concrete curb
- No. 2 - 4" x 6" x 6" x 6" concrete curb
- No. 3 - 4" x 6" x 6" x 6" concrete curb
- No. 4 - 4" x 6" x 6" x 6" concrete curb

NOTES:

1. The plat is subject to all recorded easements and encumbrances.
2. The plat is subject to all recorded covenants and restrictions.
3. The plat is subject to all recorded conditions and warranties.
4. The plat is subject to all recorded terms and conditions.

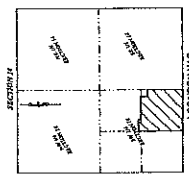
There are no objections to this plan with respect to Sects. 238, 18, 239, 19, 238.20 and 238.21(1) and (2), Wis. Stats., as provided by s. 238.12, Wis. Stats.

Counted April 2nd, 2015

Frank M. Dyer
Department of Agriculture



Stanley K. Halpern
State Engineer and Surveyor
Wisconsin

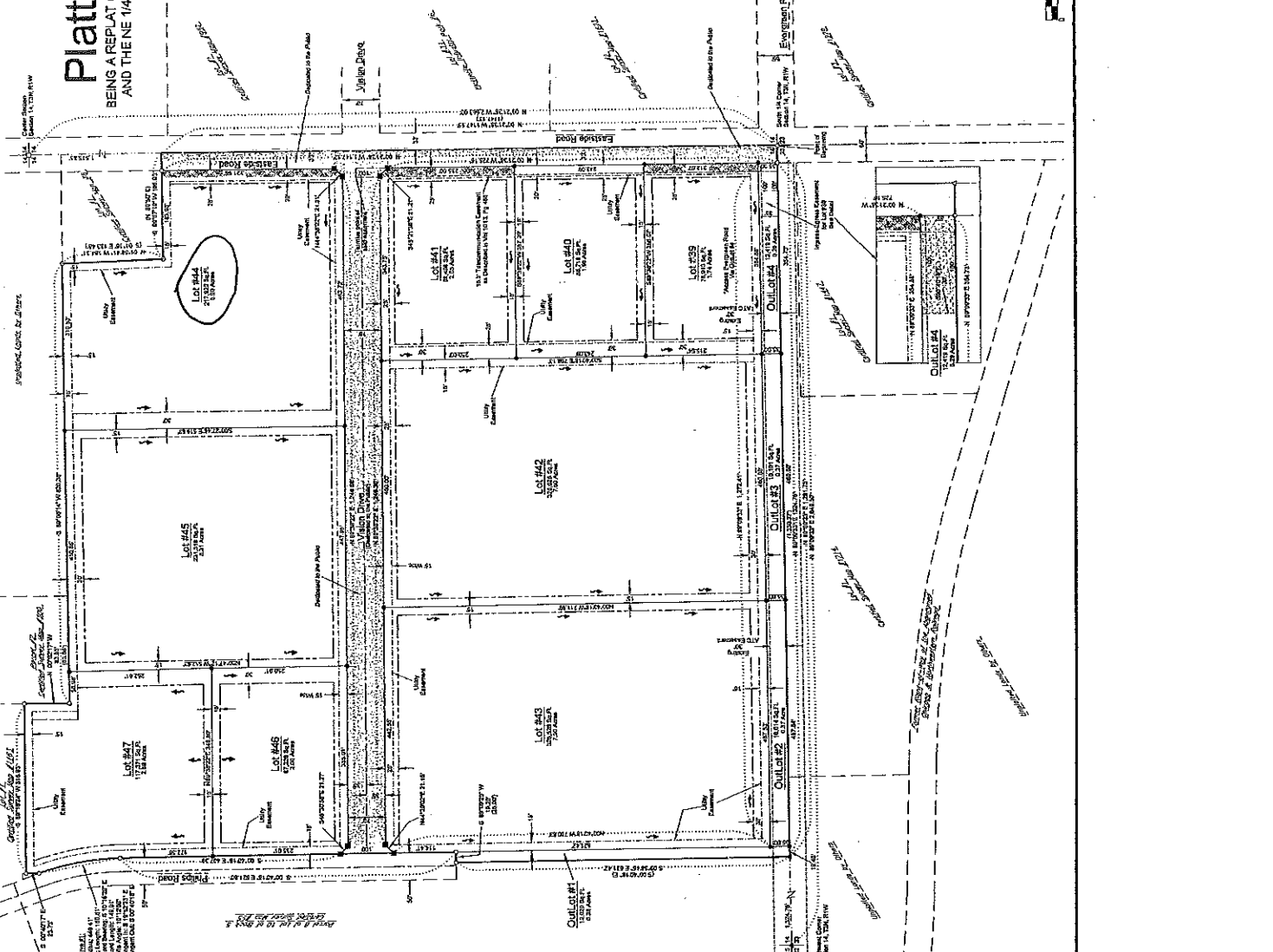


- No. 1 - 4" x 6" x 6" x 6" concrete curb
- No. 2 - 4" x 6" x 6" x 6" concrete curb
- No. 3 - 4" x 6" x 6" x 6" concrete curb
- No. 4 - 4" x 6" x 6" x 6" concrete curb



DELTA 3 ENGINEERING
Professional Engineers & Surveyors
10101 Wisconsin Avenue
Suite 200
Platteville, Wisconsin 53589
Phone: (608) 785-3333
Fax: (608) 785-3333

DATE OF PLAN: 4/2/15
APPROVED BY: [Signature]
DATE OF PLAN: 4/2/15
APPROVED BY: [Signature]
DATE OF PLAN: 4/2/15
APPROVED BY: [Signature]



Platteville Industry Park
Land Price Formula
Approved 3/8/16

The price for Industry Park real estate is based upon the following land price formula:

- Base land price - \$67,500/acre
- Credit is allowed for project costs exceeding \$250,000
- Less \$4,000 for each \$10,000 cost of improvement to the land in excess of \$250,000
within 24 months of date of closing
- Less \$1000 for each Level 1 job (less than \$10-15/hr. including cost of benefits) created
within 24 months of the date of closing
- Less \$2000 for each Level 2 job (\$15-\$20/hr. including cost of benefits) created within
24 months of the date of closing
- Less \$3,000 for each Level 3 job (\$20-\$30/hr. including cost of benefits) created
within 24 months of the date of closing
- Less \$4,000 for each Level 4 job (\$30+/hr. including cost of benefits) created
within 24 months of the date of closing

The final land price shall be based on the above criteria, and in no event shall the final land price be below \$1.00/acre. The Platteville Industrial Development Corporation will be responsible for determining whether a job that is created is to be classified as Level 1,2, 3 or 4 based upon information to be provided by buyer.

STAFF REPORT
Community Planning &
Development Department



Meeting Date: March 4, 2024

From: Joe Carroll, Community Development Director

Re: Potential Amendments to Chapter 5 – Health and Property Maintenance

Applicant: Staff submitted

At the March Plan Commission meeting, we would like to discuss potential amendments to Chapter 5 related to weeds and lawn maintenance. The first topic is related to the language concerning maintenance of creeping Charlie. There has been some confusion and different interpretation regarding the current language. The second topic is the potential regulations related “No Mow May” and other natural turf options.

CHAPTER 5

HEALTH AND PROPERTY MAINTENANCE

5.01 WEEDS AND LAWN MAINTENANCE.

1) **PURPOSE.** It is the purpose of this Section to prohibit the uncontrolled growth of vegetation and to eradicate noxious weeds, while permitting the planting and maintenance of planned landscaping that adds diversity and richness to the quality of life. There are reasonable expectations regarding the proper maintenance of vegetation on any lot or parcel of land. It is in the public's interests to provide standards regarding the maintenance of vegetation because vegetation which is not managed can decrease the value of nearby properties and threaten the public health and safety. It is also in the public's interests to encourage diverse landscaping treatments, particularly those that encourage the reservation, restoration, and management of native plant communities which can be economical, low-maintenance and effective in soil and water conservation. The City enacts this Section to balance these competing interests.

(2) **DEFINITIONS.**

- a) **Destroy.** Means the complete killing of weeds or the killing of weed plants above the surface of the ground by the use of chemicals, cutting, tillage, cropping system, or any or all of these in effective combination, at a time and in a manner as will effectually prevent the weed plants from maturing to bloom or flower stage.
- b) **Lawn/turf grass.** An area of soil-covered land near buildings that is primarily planted with a mixture of grasses consisting of Kentucky bluegrass, ryegrass and fescues, and that is regularly mowed and used for aesthetic and recreational purposes.
- c) **Noxious Weed.** The term "noxious weeds" as used herein shall include the following and shall also include any plants identified in Wis. Stats. Sections 23.235 and 66.407:

Common Name - Scientific Name

Black nightshade - *Solanum nigrum* Bittersweet nightshade - *Solanum dulcamara*

Bull thistle - *Cirsium vulgare*

Burdock - *Articum*

Canada thistle - *Cirsium arvense*

Common cocklebur - *xanthium strumarium*

Field bindweed or creeping jenny - *Lysimachia nummularia*

Giant hogweed - *Heracleum mantegazzianum*

Grecian foxglove - *Digitalis lanata*

Jimsonweed - *Datura stramonium*

Leafy spurge - *Euphorbia esula*
 Lesser celandine or fig buttercup - *Ranunculus ficaria*
 Multiflora rose - *Rosa multiflora*
 Nettles - *Urtica dioica*
 Poison ivy - *Toxicodendron radicans*
 Poison oak - *Toxicodendron diversilobum*
 Poison hemlock - *Conium maculatum*
 Purple loosestrife - *Lythrum salicaria*
 Ragweed- common - *Ambrosia artemisiifolia*
 Ragweed - Giant - *Ambrosia trifida*
 Spotted knapweed - *Centaurea biebersteinii*, *Centaurea maculosa* or *Centaurea stoebe*
 Tansy or common tansy - *Tanacetum vulgare*
 Water hemlock – *Cicuta maculata*
 Whorled milkweed - *Asclepias verticillate*
 Wild hemp or marijuana - *Feral cannabis*
 Wild parsnip - *Pastinaca sativa*
 Yellow star thistle - *Centaurea solstitialis*

- (3) WEED COMMISSIONER. The Office of Weed Commissioner is hereby created. The powers and duties of the Weed Commissioner as set forth in this section are hereby conferred upon and combined with the Director of Public Works.
- a) The Weed Commissioner shall enforce this section of the Municipal Code, and if any person shall fail to comply herewith, the Weed Commissioner shall, after five (5) days written notice to the owner, cause the property to be mowed and/or noxious weeds destroyed, and report the cost thereof in writing to the City Clerk. The cost thereof shall be placed on tax rolls as a tax on the lands upon which such weeds, grasses, lawns or noxious weeds were cut, as set forth in Section 66.0517 of the Wisconsin Statutes.
- b) An administration charge, as set by resolution by the Common Council, shall be added to bills where the property owner fails to mow his property and thereby causes the City to perform the work and that any amount not paid within thirty (30) days shall bear interest at the rate of one percent (1%) per month until fully paid.
- (4) ADOPTION OF STATUTES. The provisions of Sections 66.0407 and 66.0517, as amended, of the Wisconsin Statutes relating to the regulation and control of weeds are hereby adopted by reference.
- (5) CONTROL OF NOXIOUS WEEDS. A person owning, occupying, or controlling property in the City shall destroy all noxious weeds on the land.
- (6) CONTROL OF CREEPING CHARLIE. No person owning, occupying, or controlling property in the City shall permit any growth of Creeping Charlie (*Glechoma hederacea*) within ten (10) feet of any property containing a residential dwelling unit.

(7) **LAWN MAINTENANCE.** No person owning, occupying, or controlling property in the City shall permit or maintain any growth of lawns, turf grasses or weeds over eight (8) inches in height, measured from the ground surface, except those areas designated as follows:

- a) Those areas more than 100 feet from property containing a residential dwelling unit.
- b) All other areas more than 100 feet from a parcel containing a structure in use.

5.02 BURNING REFUSE. (Repealed)

5.03 GARBAGE AND REFUSE ACCUMULATIONS, JUNK VEHICLES. (a) No person owning, occupying, or controlling property in the City shall permit or allow any garbage, rubbish or refuse matter to accumulate on the premises so as to render the premises unsanitary, unsightly, or detrimental to public health or safety.

- (b) No person owning, occupying, or controlling property in the City shall permit or allow any junked or abandoned vehicle to be stored or parked on any premises in their control, except within a fully enclosed building. A vehicle shall be considered junked or abandoned if it is not licensed for the current license year or if it is not in operable condition for a consecutive period of 30 days. A vehicle which is not in compliance with Wisconsin Administrative Code - Standards for Vehicle Equipment (Chapter Trans 305) is not in operable condition.
- (c) If any person fails or neglects to remove any garbage, rubbish or refuse matter or any junked or abandoned vehicle on premises in their control after being requested to do so in writing by an official of the City of Platteville, the City of Platteville may have such garbage, rubbish or refuse or junked or abandoned vehicle removed from said premises and, in addition to any penalty provided for the violation of this section, the occupant or owner of said premises shall pay the cost of such removal, in addition to an administration charge as set by resolution of the Common Council, and that any amount not paid within thirty (30) days shall bear interest at the rate of one percent (1%) per month until fully paid.
- (d) No person owning, leasing, occupying or having charge of any premises shall place or allow to remain outdoors and exposed to the elements, any chair, sofa, bed, table or other related or similar furniture, which is not designed or intended for outdoor use and which may be susceptible to deterioration or which may provide a harborage for rodents. This section shall not apply to furniture which is placed outside as refuse for collection and disposal, or which is in an enclosed porch.

5.04 SWIMMING POOL FENCES. (a) No person, firm or corporation in possession of land in the City of Platteville, either as owner, purchaser under contract, lessee, tenant or