PLAN COMMISSION

of the City of Platteville



AGENDA

MONDAY, MAY 5, 2025 – 7:00 P.M. COUNCIL CHAMBERS IN CITY HALL – 75 N. BONSON STREET, PLATTEVILLE WI

- 1. ROLL CALL
- 2. APPROVE MINUTES March 3, 2025
- 3. REZONING 500 Water Street

Consider a request to change the zoning of the property at 500 N. Water Street from B-1 Neighborhood Business to R-2 One and Two-Family Residential.

4. PRESENTATION AND DISCUSSION – UWP Student Senior Design Project

There will be a presentation from students at UW-Platteville for a proposed housing development on the south side of Platteville, which is being done to complete a senior design requirement.

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 <u>carrollj@platteville.org</u> or call 608-348-9741 x 2235.

PLAN COMMISSION Monday, March 03, 2025

The regular meeting of the Plan Commission of the City of Platteville was called to order by Plan Commission member Kory Wein at 7:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Kory Wein, Ciara Miller, Eileen Nickels, Rick Anderson, Tim Durst. Absent: Robert Vosberg, Todd Kasper and Barbara Daus

APPROVE MINUTES - January 6, 2025

Motion by Miller, second by Anderson to approve the January 06, 2025, minutes as presented. Motion carried 5-0 on a roll call vote.

CERTIFIED SURVEY MAP – Eastside Road

Community Development Director Joe Carroll explained that the property is undeveloped farmland located on the west side of Eastside Road between the Southwest Health Center property and the industry park. The applicant, James Harms and Concerned Church Women of Platteville LLC would like to divide the property to create a new lot that would be sold for development. <u>Motion</u> by Miller, second by Durst to approve the CSM with the condition that the portion of the lot currently an easement in Eastside Road be dedicated as street right-of-way, and with the condition that the CSM be recorded and a copy provided to the City. Motion carried 5-0 on a roll call vote.

SIDEWALK CAFÉ PERMITS- 92 E. Main Street and 45 N Second Street

Director Carroll received two sidewalk café applications from Keith Guterrez, owner of 7 Hills North and Beastro Se7en. The applicant would like to install an outdoor dining area on the public sidewalk in front of each restaurant. <u>Motion</u> by Miller, second by Nickels to approve both sidewalk café permits with the condition that they meet the requirements of Section 4.07 of the Municipal Code. Motion carried 5-0 on a roll call vote.

ADJOURN:

Motion by Durst, second by Nickels to adjourn. Motion carried on a voice vote. The meeting was adjourned at 7:13 PM.

Respectfully submitted,

Joe Carroll, Community Development Director

STAFF REPORT CITY OF PLATTEVILLE

PLATTEVILLE

Community Planning & Development Department

Meeting Dates:	Plan Commission – May 5, 2025 Common Council – May 13, 2025 (Information) Common Council – May 27, 2025 (Action)
Re:	Rezoning
File:	PC25-RZ02-06
Applicant:	Mike Reuter
Location:	500 N. Water Street

Surrounding Uses and Zoning:

Direction Land Use		Zoning	Comprehensive Plan
Property in Question	operty in Residential and storage		Business
North	Residential	R-2	Medium Density Residential
South	Residential	R-2	Medium Density Residential
East	Residential/Armory	R-2/I-1	Medium Density Residential/ Institutional
West	West Residential		Medium Density Residential/Business

I. BACKGROUND

- 1. The property at 500 N. Water Street previously contained a small commercial building and attached single-family residential building. In 2012 the applicant removed the commercial structure and began remodeling the residential structure. The project has never been finished, and the building has primarily been used for storage. The applicant would now like to replace the building with a new single-family structure.
- 2. The current building is a legal non-conforming structure because it doesn't meet the required setbacks. If the existing building is removed, the new building would need to meet the minimum setbacks. This is a relatively small lot and when the required setbacks are factored in, there isn't much buildable area left to locate a new building.
- 3. The property is currently zoned B-1 Neighborhood Business. Changing the zoning to R-2 One & Two-Family Residential would provide different setbacks and would allow a new structure to meet the same setbacks as the existing non-conforming structure. This would provide the necessary buildable area to construct the new building.

II. PROJECT DESCRIPTION

4. The applicant has submitted a request to rezone the property to R-2 One & Two-Family Residential District, which allows single-family and duplex uses (if there is enough lot area). The applicant would like to construct a new single-family home that would essentially be in the same location as the existing structure. The R-2 district would allow this location.

III. STAFF ANALYSIS

5. When deciding on the rezoning, consideration must be given to the impact the request would have on surrounding properties. The neighborhood consists of single-family properties that are zoned R-2 and the Armory property across the street that is zoned I-1 Institutional. The proposed use and zoning would be compatible with the neighborhood.

IV. STAFF RECOMMENDATION

6. Staff recommends approval of the request to rezone the property at 500 N. Water Street to R-2 One & Two-Family Residential.

ATTACHMENTS: Location Map, Zoning Map





City of Platteville



4/28/2025, 9:44:00 AM

— Centerlines

City Boundary

Address Points (Data in Progress)



- Preliminary
- Question/Needs Review





Single-Family Home Subdivision

By: The Urban Pioneers, LLC





<u>Acknowledgements</u>

Thank you to the following for providing this opportunity and guidance throughout the process:

Clients:

Property Owner – Jake Engelke

Public Works Director – Howard Crofoot, P.E.

Delta 3 Engineer – Dan Dreessens, P.E.

Platteville Area Industrial Development Corporation Executive Director – Abby Haas

Advisors:

Dr. Robert Schmitt, P.E.

Dr. Samuel Owusu-Ababio, P.E.

Dr. Amr El Ragaby, P.E.

Dr. Austin Polebitski, P.E.



Meet the Design Team

Nicole Sedam

















Allison Raverty





Matthew George







Hayden Thompson









Project Background

Location: Southwest Platteville, between BUS 151 and STH 80/81

Rountree Branch intercepts north area

Surrounded by Rural Excavation, Hillside, proposed trail, and farm with livestock

60-acre property

Current Land Current use: Cultivated Farmland and grassland, with scattered forestry





Project Need







The objective of this project is to develop a preliminary plat for the proposed 60-acre single-family home subdivision that meets the following criteria:



<u>Functional</u>

Practicality for construction and homebuyers

Economically Feasible Profitability for developer



Approach

<u>Preliminary</u> <u>Design</u>

- 3 Conceptual Alternative Layouts
 - Roadway, lot, and utility arrangement
 - Park and stormwater BMP
 - Road Access
- Create cost estimate for each alternative
- Present alternatives to client for selection

<u>Final</u> Design

- Finalize geometric layout
- Traffic impact
- Incorporate stormwater management
- Cost estimate and construction scheduling











City Lot Layout Separate BMP and Recreation







Alternative 3

City Lot Layout Combined BMP and Recreation







Preliminary Cost Summary

	Alte 1	ernative #1 - 'ownship	Alt Se	ternative #2 - eparate BMP Recreation	Alt	ternative #3 - Combined BMP & Recreation	Ro	Eastside bad Access	•,	STH 80/81 Access	Pla	yground	Bridge
TOTAL O&P COST	\$	2,583,726	\$	2,914,736	\$	2,294,393	\$	753,317	\$	509,768	\$	50,000	\$ 10,000
Contingency (20%)	\$	516,745	\$	582,947	\$	458,879	\$	150,663	\$	101,954	\$	10,000	\$ 2,000
A/E Fees (5%)	\$	129,186	\$	145,737	\$	114,720	\$	37,666	\$	25,488	\$	2,500	\$ 500
TOTAL COST	\$	3,229,658	\$	3,643,421	\$	2,867,992	\$	941,647	\$	637,210	\$	62,500	\$ 12,500

Total O&P

• Direct and Indirect costs associated with the project

Contingency

• Added cost for unknowns to occur during construction

A/E Fees

• Accounting for the cost to finalize the design of the project



Road and Utility Access Point

Option 1 – Eastside Rd.





Road and Utility Access Point

Option 2 – STH 80/81





Road Access Cost Summary

Eastside Road Access Combined Cost Estimate								
	Alternative #1 - Township			ernative #2 - parate BMP Recreation	Alternative #3 - Combined BMP & Recreation			
Total Cost	\$	3,229,658	\$	3,643,421	\$	2,867,992		
Eastside Road	\$	941,647	\$	941,647	\$	941,647		
Playground	\$	62,500	\$	62,500	\$	62,500		
Bridge	\$	12,500	\$	12,500	\$	12,500		
Estimated Construction Cost	\$	4,246,304	\$	4,660,067	\$	3,884,639		

STH 80/81 Access Combined Cost Estimate									
	Alternative #1 -		Alt	ernative #2	Alternative #3 - Combined				
	•	Township	Se &	Recreation		BMP &			
			5	neereation	R	Recreation			
Total Cost	\$	3,229,658	\$	3,643,421	\$	2,867,992			
STH 80/81	\$	637,210	\$	637,210	\$	637,210			
Playground	\$	62,500	\$	62,500	\$	62,500			
Bridge	\$	12,500	\$	12,500	\$	12,500			
Estimated Construction Cost	\$	3,941,867	\$	4,355,630	\$	3,580,201			



Alternative Analysis Evaluation Criteria



Local Economic Growth	Based on the number of lots which can generate
	taxes
Neighboring Property Disruption	Based on number of houses to be constructed
Traffia Impacta	Based on number of lots and estimated trips
france impacts	generated
Aesthetics	Based on lot geometry and layout
Environmental Preservation	Based on lot size and likelihood of tree excavation in wooded areas due to construction
Imperviousness	Based on runoff generation from hardscape area
Construction Cost	Includes costs associated with roadway and utility
Construction Cost	installation based on respective lengths
Conital Cain	Includes estimated revenue from subdivision
Capital Gaili	assuming all lots are sold
Profitable Land Use	Based on amount of purchasable site area



Alternative Analysis Decision Matrix

Alternative	Construction Cost	Capital Gain	Profitable Land Use	Environmental Preservation	Imperviousness	Local Economic Growth	Traffic Impacts	Neighboring Property Disruption	Aesthetics	TOTAL (High = Best)
		S	coring							
1 - Township	2	6	4	6	7	4	8	8	6	51
2 - City (Separate Outlots)	4	3	8	3	3	7	3	3	4	38
3 - City (Combined Outlots)	6	8	6	8	4	7	4	4	7	54
Note: Scoring is	base	d on a	1-10	scale	, 10=ı	nost j	orefer	red		
Weighting (5 is high)	4	5	2	4	2	2	3	3	1	26
Relative Weighting	0.8	1.0	0.6	0.8	0.4	0.4	0.3	0.3	0.2	4.8
% Total Weighting	17%	21%	13%	17%	8%	8%	6%	6%	4%	1
Sum % of Each Category		50%		25	%		25	%		100%
				We	eighte	d Sco	ring			
1 - Township	1.6	6	2.4	4.8	2.8	1.6	2.4	2.4	1.2	25
2 - City (Separate Outlots)	3.2	3	4.8	2.4	1.2	2.8	0.9	0.9	0.8	20
3 - City (Combined Outlots)	4.8	8	3.6	6.4	1.6	2.8	1.2	1.2	1.4	31



Geometric Redesign

Shorten curve on northwest side of subdivision

Lots between Kennedy and Ridge Rd. were realigned

Lots on eastern border were resized





Roadway Design Codes

Classification - Minor Street

Minimum radius of curvature of 100 ft required for roadway

Grading was designed with a slope range of 0.5% to 8%

Sidewalks had a 4 ft width

- 4" concrete depth
- 4" granular sub-base



Typical Pavement Section







URBAN PIONEERS, LLC

Traffic Impact

ITE Trip Generation Inputs

• Single Family Homes, 52 expected units

Ti	rip Ge	eneration	Rates fi	rom the	8th Edition	on ITE Trip	Genera	ation Rej	port	

		Rate	PM Peak			Expected Units		PM Peak		
Description /		Weekday	Period	% PM	% PM	(independent	Calculated	Trips -	PM	PM
ITE Code	Units	Daily Traffic	Rate	In	Out	variable)	Daily Trips	Total	In	Out
Single Family										
Homes 210	DU	9.57	1.01	63%	37%	52	498	53	33	19

Peak hour trips (in) = $0.63 \times 1.01 \times 52 = 33$

PMPeak# ofinRatelots

Warrant for left turn lane reconstruct of STH 80/81:

• High Speed Area (assumed above 40 mph) \rightarrow Avoid potential collisions

Number of ITE calculated daily turns for proposed subdivision: 33 STH 80/81 Speed limit: **45 mph**



Sanitary Sewer

NR 110 Sewerage Systems



Connects to existing in 2 locations



Storm Sewer

NR 151-Runoff Management Standards



All water collected by the inlets are directed toward the proposed retention pond





Water Main

Designed to be looped wherever possible

Improves hydraulics

Improves water quality

A utility permit from WisDOT is required, as the extension will occupy a portion of the ROW along STH 80/81

Acquiring the utility permit requires the following four documents





Stormwater Management Requirements

Post Construction Stormwater Management Standards (NR-151)

Infiltration

Exempt from requirements due to site soil conditions

Peak Discharge

Maintain the predevelopment peak runoff discharge for the 2year, 24-hour design storm

Total suspended solids

Reduce at least 80% of TSS as compared to no stormwater controls

Infiltration Investigation for Soil Conditions							
DNR Design DNR Min. Infiltration							
Site Soil	Rate Allowable						
Silt loam 0.13 in/hr 0.6 in/hr							

Peak Discharge Summary from HydroCAD								
Post-Development								
	Predevelopemnt Peak Flow (w/ Meets Peak							
Event	Peak Flow Pond) Flow Req							
1-yr	33.2 cfs	2.8 cfs	Yes					
2-yr	-yr 45 cfs 3.8 cfs Yes							

TSS Reduction S	Summary from V	VinSLAMM
Minimum TSS	Pond TSS	Meets TSS
Reduction	Reduction	Req?
80%	90.0%	Yes







⊢ 30.00' –

8.25'

Total Price

\$ 53,354.41

\$ 33,480.02

\$ 17,796.44

\$110,186.43

\$

TOTAL

5,555.56

Pond Plan View



Community Space

Commur	nity Space C	Construction	n Sur	nmary			
Description	UoM	Qty Unit Price Tota		tal Price			
Select Crushed Material	TON	95	\$	15.93	\$	1,518.39	
Crushed Aggregate Base Course (1-1/4" dia.)	TON	111	\$	15.88	\$	1,765.65	
4 LT 58-28 S	TON	104	\$	80.67	\$	8,418.05	
Concrete Sidewalk (4")	S.F.	997	\$	6.26	\$	6,238.91	
Playground	EACH	1	\$5	0,000.00	\$	50,000.00	
Bridge	EACH	1	\$1	0,000.00	\$	10,000.00	
			Tota	al	\$7	77,940.99	



STH 80/81 Reconstruction







Construction Phases

Phase 1 - Purple

- Road access provided off STH 80/81, with the intersection reconstruction
- Meadow Lane and Ridge Road to Kennedy Road
- The first 16 lots to be constructed
- The stormwater retention pond installation

Phase 2 - Red

- Additional 23 lots developed
- Kennedy Road and Roundtree Street with an extension of Meadow Lane and Ridge Road
- Community area installed

Phase 3 - Yellow

- Meadow Lane extension to the east
- Final 13 lots developed



Estimated Construction Timeline: 2027-2031

Conclusions

Preliminary

- 3 Design Alternatives
- 2 Road Access and Watermain Connection Locations
- Cost Analysis
- Alternative Analysis



- Final Geometric Layout
- Watermain, Sanitary Sewer, and Storm Sewer layouts
- Traffic Impact Analysis
- STH 80/81 Reconstruction
- Retention Pond Design
- Cost Estimate
- Construction Phasing Plan



Recommendations

- Consider reducing the roadway width
- Investigate alternative roadway access and water main connection
- Tax Incremental Financing for project
- Phase construction to maximize accessibility to agricultural land
- Conduct a comprehensive soil investigation to verify depth to bedrock, subsurface soil texture, and infiltration exemption
- Potential addition of other BMPs





