

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 carrollj@platteville.org 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. Motion 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. Motion 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

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	Residential and storage	B-1	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	Residential	R-2/B-1	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.

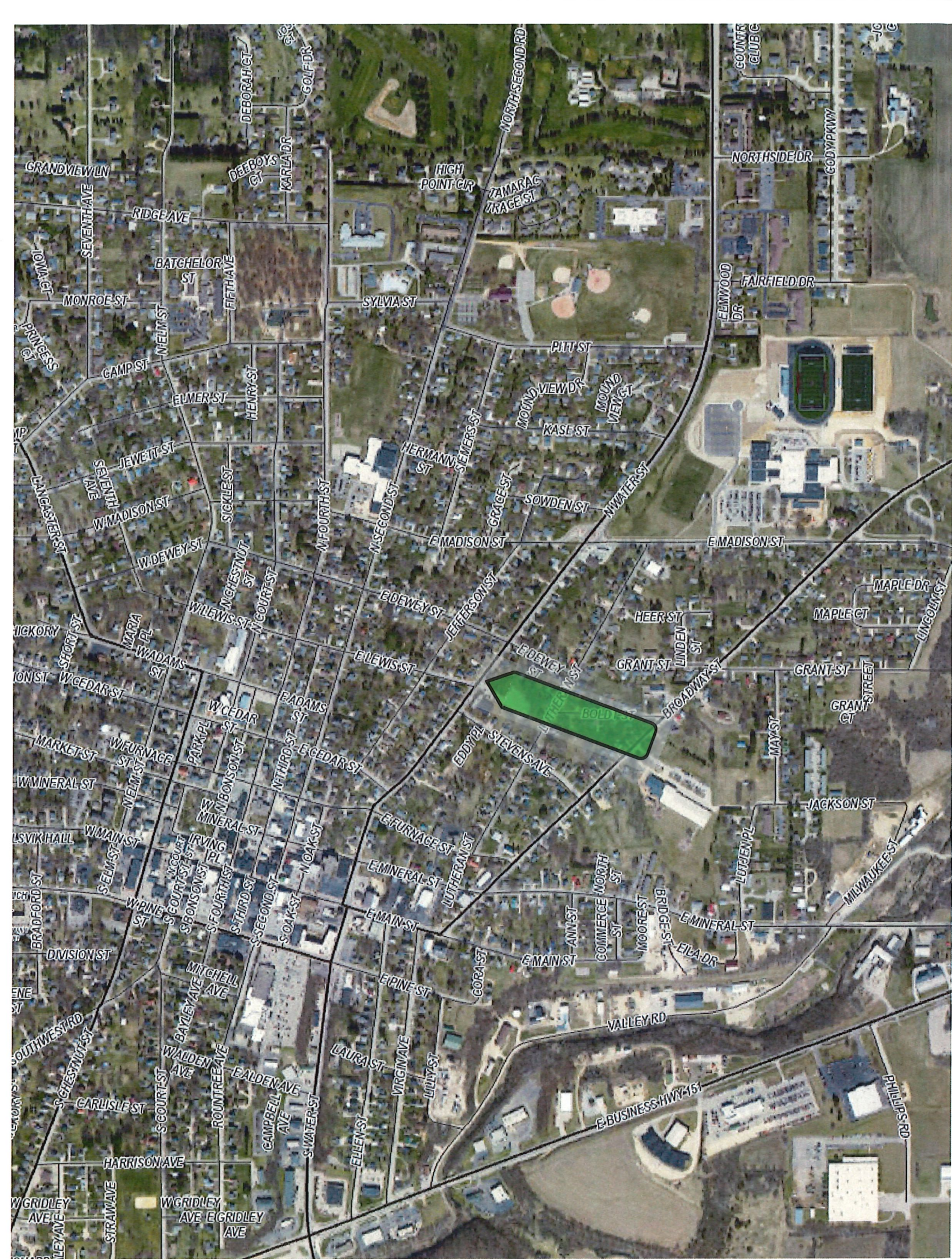
III. STAFF ANALYSIS

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

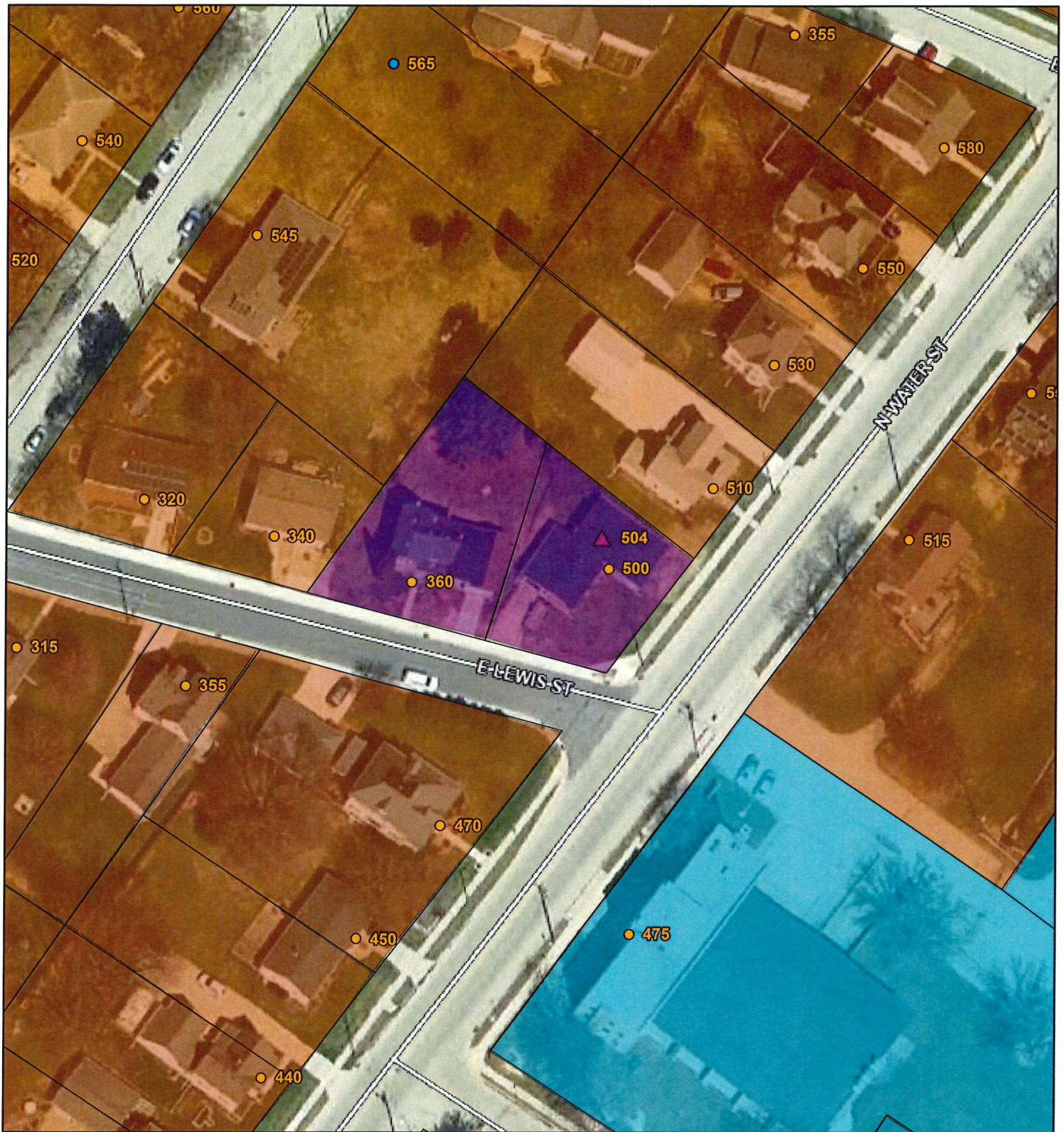




E LEWIS ST

N WATER ST

City of Platteville



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

- | | |
|-----------------------------------|---------------------------|
| Centerlines | Parcel Data (2023) |
| City Boundary | Zoning (By Parcel) |
| Address Points (Data in Progress) | B1: Neighborhood Business |
| Active | I1: Institutional |
| Preliminary | R2: One & Two Family |
| Question/Needs Review | |

