

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JUNE 2, 2025 – 7:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – May 5, 2025
3. PUBLIC PARTICIPATION PLAN – 2025 Platteville Comprehensive Plan Update

Consider the proposed public participation plan that will guide the process for seeking public input in the process for creating and adopting a Comprehensive Plan for the City.

4. 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, May 5, 2025

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

ROLL CALL:

Present: Bob Gates, Eileen Nickels, Rick Anderson, Tim Durst, and Barbara Daus.

Absent: Ciara Miller, Robert Vosberg

APPROVE MINUTES – March 3, 2025

Motion by Nickels, second by Durst to approve March 3, 2025, minutes as presented. Motion carried 4-0 on a roll call vote.

REZONING – 500 Water Street

Community Development Director Joe Carroll presented that the property at 500 N. Water Street previously contained a small commercial building and an 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. 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. 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. 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. 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, which is zoned I-1 Institutional. The proposed use and zoning would be compatible with the neighborhood. Staff recommends approval. Motion by Durst, second by Gates to approve the request to rezone the property at 500 N. Water Street to R-2 One & Two-Family Residential. Motion carried 4-0 on a roll call vote.

PRESENTATION AND DISCUSSION – UWP Student Senior Design Project – The Urban Pioneers: Nicole Sedam, Allison Raverty, Matthew George, and Hayden Thompson presented Single-Family Home Subdivision. This was a UW-Platteville Engineering project where they worked with a property owner and found options to develop land into a subdivision. They explained all of their work to find the best solution and the many infrastructure items that need to be considered. Jake Engelke, landowner, shared the time and effort put into the project and supported future development consideration. Council members and Staff asked the students questions.

ADJOURN:

Motion by Gates, second by Nickels to adjourn. Motion carried 4-0 on a roll call vote. The meeting was adjourned at 7:43 PM.

Respectfully submitted,

Colette Steffen, City Clerk

Public Participation Plan – 2025 Platteville Comprehensive Plan Update

The update to Platteville's Comprehensive Plan will guide the next ten years of the City's development. Public Participation is integral to inform the issues and opportunities of the community and to create goals, strategies, and actions for inclusion in the Comprehensive Plan update. A variety of input options will be available during the process to ensure a broad base of opportunities for residents, business owners, and other stakeholders to provide input. Measures will be taken to ensure public participation follows all federal, state, and local guidelines and rules related to public gatherings and interactions. The following is a plan for providing opportunities to Platteville residents to participate in the update of the Comprehensive Plan.

The City will utilize a Steering Committee to work with Southwestern Wisconsin Regional Plan Commission. The Steering Committee will consist of diverse members of the community with knowledge of existing challenges and opportunities. The Steering Committee will have the responsibility of steering SWWRPC's public outreach methods, reviewing data and community input, making suggestions for goals and strategies, and taking the lead on implementing the plan once complete.

The City of Platteville and the Southwestern Wisconsin Regional Plan Commission will provide the following opportunities to all residents and other interested parties for public participation in the update of the Comprehensive Plan:

- **Public meetings** - Three meetings for public participation will be scheduled. The first two meetings will have similar content but will be held at different locations in the city to meet stakeholders where they are. The third meeting will focus on engagement with the University of Wisconsin-Platteville. Each of the discussions will take place in the late afternoon to evenings and will encourage community discussions around a variety of topics to inform the final plan and future vision of Platteville.
- **Online Survey** - An online survey will be available to all residents and stakeholders. Information on access to the survey will be distributed to residents with their utility or tax bills and through social media.
- **Steering Committee and One-on-One conversations** - To supplement public input, the Steering Committee will review public input and provide clarity on issues. Additionally, one-on-one conversations with key individuals in the community will provide additional information on issues and opportunities.

- **Public Notice** - A class 1 public notice will be published 30 days prior to holding a public hearing to hear comments regarding the Draft Comprehensive Plan. At that time, a notice will also be sent to the following individuals: any operator who has obtained a permit to mine non-metallic resources, any person who has registered a marketable nonmetallic mineral deposit, any property owner or leaseholder who has an interest in non-metallic resources, and any other person who has requested an individual notice.

During the course of the Comprehensive Plan, the City shall maintain a list of individuals who wish to be informed of the update to the Comprehensive Plan.

During the 30-day notice, a draft of the plan will be made available for review at City Hall and the local library, as well as online.

- **Public Hearing** - A public hearing shall be held for residents and stakeholders to comment on the Draft Comprehensive Plan. Following the public hearing of the Comprehensive Plan, the Plan Commission shall make a resolution to recommend to the Common Council the adoption of the plan. The Common Council shall adopt an ordinance to adopt the Comprehensive Plan as recommended by the Plan Commission.

In addition to the options for public input provided in the previous items, this plan highlights the procedures to adopt the updated Comprehensive Plan.

- The Steering Committee shall review the Draft Comprehensive Plan and recommend edits and modifications.
- The Plan Commission shall review the Plan and recommend, by a majority vote, a resolution recommending that the Common Council pass an ordinance to adopt the Draft Comprehensive Plan as required under Wis. Stat. 66.1001(4)(b). The Plan Commission may recommend edits and modifications to the Draft Comprehensive Plan.
- The Common Council, by a majority vote, shall enact an ordinance as required under Wis. Stat. 66.1001 (4) (c) adopting the Comprehensive Plan. The Common Council may, at its discretion approve modifications to the Draft Comprehensive Plan, as reviewed by the Plan Commission.
- Prior to adopting the Comprehensive Plan, the Common Council or the Plan Commission shall hold a Public Hearing on the Draft Comprehensive Plan, as stated in Wis. Stat. 66.1001(4) (d). The hearing must be preceded by a Class 1 notice under ch.985.

- The City shall make a hard copy of the Draft Comprehensive Plan available for review by the public at City Hall and the Library, during normal business hours. The plan shall also be available online.
- At least 30 days before the public hearing is held the City shall provide written notice to all of the following, as stated in Wis. Stat. 66.1001 (4)(e) and (f):
 - An operator who has obtained, or made application for, a permit that is described under s. 295.12(3)d, within the City.
 - A person who has a marketable nonmetallic mineral deposit under s. 295.20 within the City.
 - Any other property owner or leaseholder within the City who has an interest in property pursuant to which the person may extract nonmetallic mineral resources, if the property owner or leaseholder requests in writing that the City provide the property owner or leaseholder notice of the hearing.
 - Any person who has submitted a request to receive notice of any proposed ordinance that affects the allowable use of property owned by the person in the City.
- An electronic copy of the Draft Comprehensive Plan, or notification on how to view/download a copy of the plan, will be disseminated to neighboring jurisdictions and appropriate governments, as stated in Wis. Stat. 66.1001 (4) (b), providing an opportunity to submit written comments. A copy, or notification on how to view/download a copy of the Draft Comprehensive Plan will be sent to:
 - The Clerk of the following local governmental units:
 - Grant County
 - Town of Platteville
 - Administrator of the Platteville School District
 - Executive Director of the Platteville Public Library
 - Executive Director of the Southwestern Wisconsin Regional Plan Commission
- Any written comments submitted to the City by the above-mentioned local government units, property owners, or members of the public, will be read into the minutes during the Public Hearing, evaluated, and incorporated as determined by Common Council into the Comprehensive Plan. A summary of comments and subsequent action will be provided upon request.
- An electronic copy, or notifications on how to view/download a copy, of the adopted plan and ordinance will be provided to the above-mentioned local government units and the Wisconsin Department of Administration as stated in Wis. Stat. 66.1001 (4)(c).



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If any community member, property owner, or representative of the local government units mentioned above have questions regarding public participation or the Comprehensive Plan, they can contact Alyssa Schaeffer at SWWRPC, 608-348-5055 or a.schaeffer@swwrpc.org.

Vote: Yes _____ No _____

Adopted this ____ day of June, 2025.

Attest:

Barbara Daus, Common Council President

Colette Steffen, City Clerk