

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JULY 7, 2025 – 7:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – June 2, 2025

3. CERTIFIED SURVEY MAP – Southeast Rail Corridor Trail Extension/Harms

Consider a proposed Certified Survey Map that would create a parcel to be acquired as part of the Southeast Rail Corridor Trail Extension project, which would connect Eastside Road to East Business Highway 151.

4. ANNEXATION AND PRELIMINARY PLAT – Western Avenue

Consider the annexation of approximately 11 acres located adjacent to Western Avenue and consider a proposed Preliminary Plat to divide this land into 6 lots.

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, June 2, 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, Robert Vosberg, Ciara Miller, and Barbara Daus

Absent: None

APPROVE MINUTES – May 5, 2025

Motion by Gates, second by Durst to approve May 5, 2025, minutes as presented. Motion carried 5-0 with Vosberg abstaining on a roll call vote.

PUBLIC PARTICIPATION PLAN– 2025 Platteville Comprehensive Plan Update

Alyssa Shaeffer from the Southwestern Wisconsin Regional Plan Commission explained the importance of a comprehensive plan to guide the city's development for the next ten years. The City will utilize a Steering Committee to work with the Southwestern Wisconsin Regional Plan Commission (SWWRPC). The Steering Committee will consist of diverse members of the community with knowledge of existing challenges and opportunities. The City and SWWRPC developed a Public Participation Plan that will provide public meetings, an online survey, a steering committee and one-on-one conversations, public notices, and a public hearing to all residents and other interested parties for public participation in the update of the Comprehensive Plan. The timeline provided predicted the public engagement portion would take place in late August to September, Plan writing from October to November, and Final Plan approval would be in the first quarter of 2026. Motion by Miller, second by Gates, to recommend the Public Participation Plan to the Common Council for approval. Motion carried 6-0 on a roll call vote.

ADJOURN:

Motion by Gates, second by Nickels to adjourn. Motion carried 6-0 on a roll call vote. The meeting was adjourned at 7:20 PM.

Respectfully submitted,

Colette Steffen, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – July 7, 2025

Re: Certified Survey Map

Case #: PC25-CSM03-09

Applicant: Platteville Community Arboretum & City of Platteville

Location: Eastside Road, south of the industry park

Surrounding Uses and Zoning:

| Direction | Land Use | Zoning | Comprehensive Plan |
|----------------------|------------------|---------|-------------------------------|
| Property in Question | Agriculture | B-3 | Conservancy |
| North | Vacant | M-2/B-3 | Manufacturing/ Conservancy |
| South | Agriculture | B-3 | Mixed Use/Residential |
| East | Stormwater Ponds | B-3 | Conservancy |
| West | Agriculture | B-3 | Conservancy |

BACKGROUND

1. The Platteville Community Arboretum (PCA) is working on a plan for an expansion of the existing Rountree Branch Trail that would connect Business Highway 151 to Eastside Road. The City applied for, and received, a DNR grant to assist with property acquisition for this project. The PCA is now working with the property owners in this area to acquire the land needed for this expansion. The acquisition is primarily centered on the former Chicago & Northwestern Railroad property, and some adjacent land.

PROJECT DESCRIPTION

2. The proposed Certified Survey Map will divide the former railroad right-of-way, and some additional land on the north side of the RR property, from the remaining land. The proposed Lot 1 will have an area of 5.19 acres (225,992 sq. ft.) and will have 52.23 feet of frontage on Eastside Road.

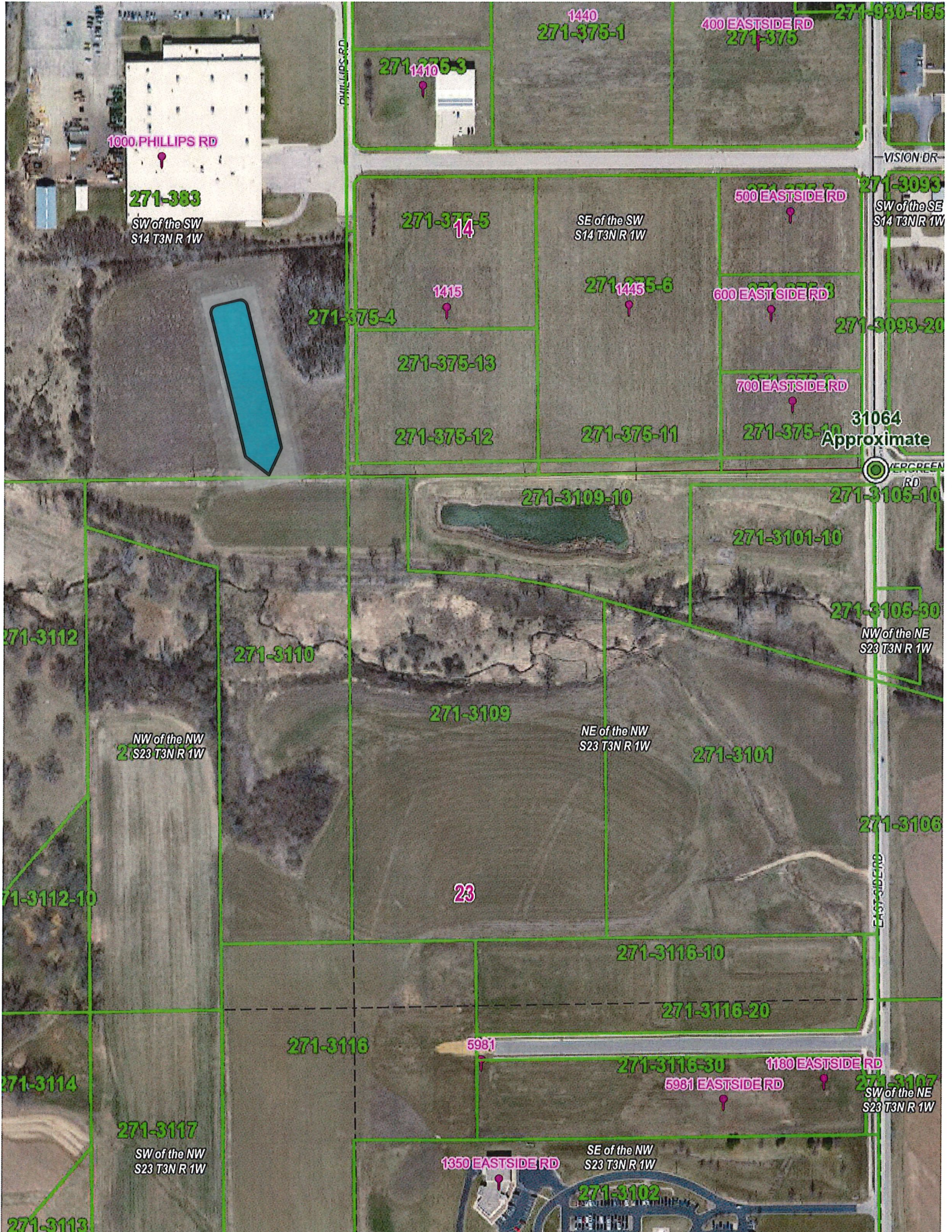
STAFF ANALYSIS

3. The proposed lot is not intended for the construction of a habitable building but provides the necessary right-of-way for the future trail extension.

RECOMMENDATION

4. Staff recommends approval of the proposed CSM with the condition that the CSM be recorded with the Grant County Register of Deeds and a copy provided to the City.

ATTACHMENTS: Location Map, Trail Acquisition Map, CSM



1000 PHILLIPS RD

271-383

SW of the SW
S14 T3N R 1W

1440
271-375-1

400 EASTSIDE RD
271-375

271-3930-155

271-375-3

1410

VISION DR

271-3093

SW of the SE
S14 T3N R 1W

271-375-5

14

SE of the SW
S14 T3N R 1W

500 EASTSIDE RD

1415

271-375-6

1445

600 EASTSIDE RD

271-3093-20

271-375-4

271-375-13

271-375-12

271-375-11

700 EASTSIDE RD

271-375-10

31064
Approximate

VERGREEN RD

271-3109-10

271-3105-10

271-3101-10

271-3105-30

NW of the NE
S23 T3N R 1W

271-3112

271-3110

271-3109

NE of the NW
S23 T3N R 1W

271-3101

271-3106

NW of the NW
S23 T3N R 1W

2

271-3112-10

23

271-3116-10

271-3116-20

271-3116

5981

271-3116-30

1180 EASTSIDE RD

5981 EASTSIDE RD

271-3107
SW of the NE
S23 T3N R 1W

271-3117

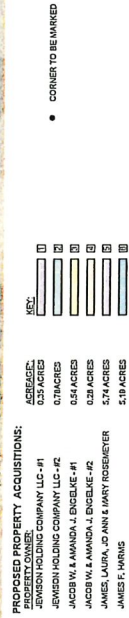
SW of the NW
S23 T3N R 1W

1350 EASTSIDE RD

SE of the NW
S23 T3N R 1W

271-3102

271-3113

[illegible]

PROPOSED 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
JAMES F. HARMG

KEY:

| | | | | | |
|---|---|---|---|---|---|
| 1 | 2 | 2 | 2 | 2 | 3 |
|---|---|---|---|---|---|

ACREAGE:
0.35 ACRES
0.70 ACRES
0.54 ACRES
0.28 ACRES
5.74 ACRES
5.10 ACRES

● CORNER TO BE MARKED

FOR: PLATTEVILLE COMMUNITY ASBESTUM
DATE: 04/27/2023
REV DATE: 02/16/2025

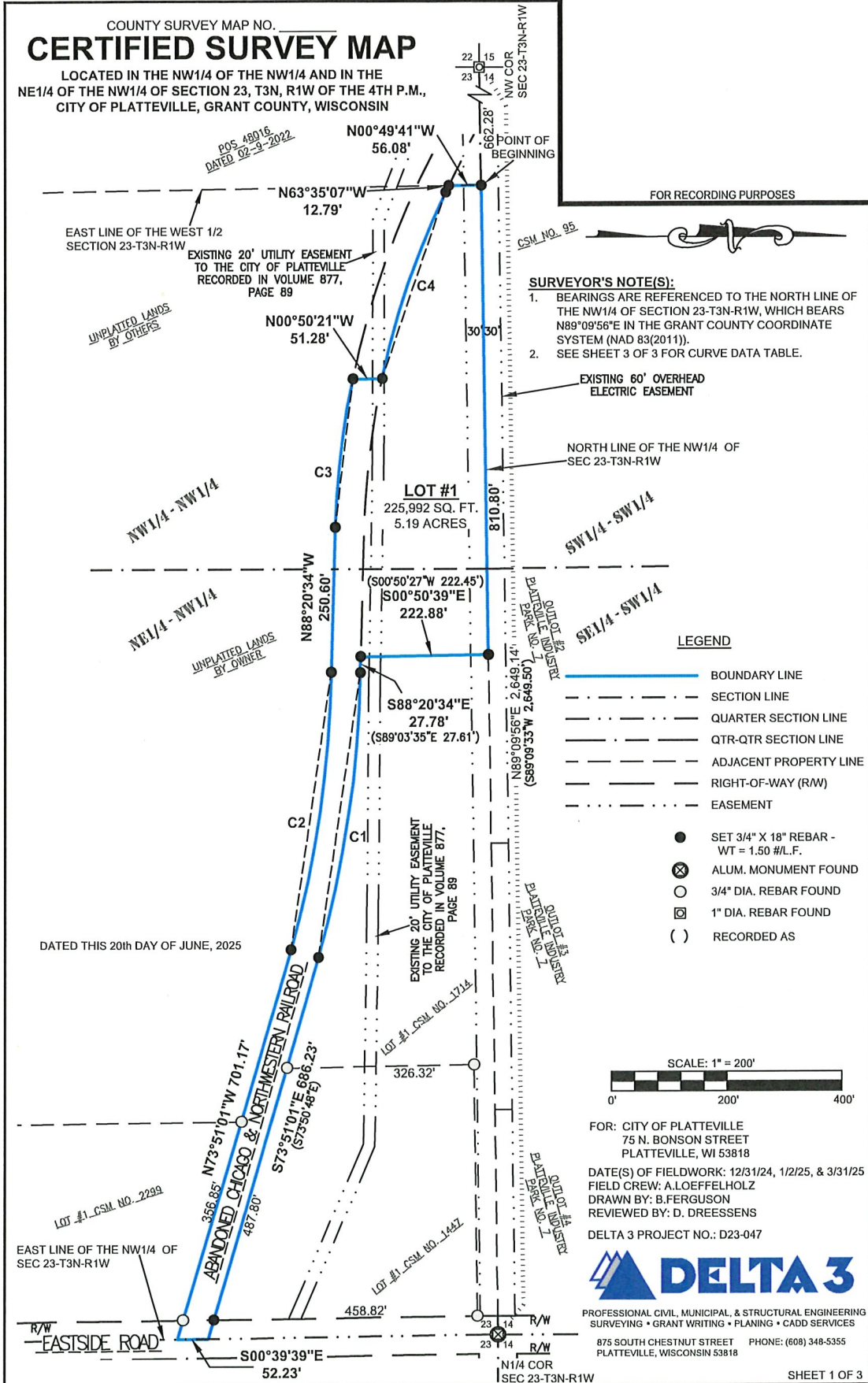
DATE(S) OF FIELDWORK:
FIELD CALIB:
DRAWN BY:
REVIEWED BY: S. DRESSINGS

DELTA 3 PROJECT NO.: D33247
DATA LOCATION: D33247/LOC/001817

DELTA 3
PROFESSIONAL CIVIL & STRUCTURAL ENGINEERING • SURVEYING
DRAWING • LAND DEVELOPMENT • PLANNING • CAD SERVICES
175 SOUTH CANTON STREET PHONG (800) 348-3333
PATEVILLE, MISSOURI 63024

COUNTY SURVEY MAP NO. _____
CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE NW1/4 AND IN THE
NE1/4 OF THE NW1/4 OF SECTION 23, T3N, R1W OF THE 4TH P.M.,
CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – July 7, 2025
Common Council – July 22, 2025 (Information)
August 12, 2025 (Action)

Case #: PC25-PP01-07, PC25-MI01-08

Request: Consider a petition for direct annexation, rezoning, and a preliminary plat.

Applicant: Jim Schneller

Surrounding Uses and Zoning:

| Direction | Land Use | Zoning | Comprehensive Plan |
|-----------------------------|-------------------------------------|-----------------|---|
| Property in Question | Agriculture | A-T (ET) | Agriculture/Woodland |
| North | Residential/ Agriculture | A-T (ET) | Agriculture/Woodland |
| South | Residential | R-1(ET)/ R-1 | Low Density Residential |
| East | Westview Elementary/ Residential | I-1/R-1 | Institutional/ Low Density Residential |
| West | Agriculture/Woodland | A-T (ET) | Agriculture/Woodland |

BACKGROUND

1. The request is for annexation of approximately 11 acres of currently vacant agricultural land on the west side of Western Avenue. The request also involves the division of this property into 6 lots that would be intended for residential development.

PROJECT DESCRIPTION - Annexation

2. The owner of the property is the applicant and has applied for "direct annexation by unanimous approval," pursuant to Chapter 66.0217 (2) of the Wisconsin Statutes. This method of annexation applies when all of the property owners and all of the electors residing on the property to be annexed have signed an annexation petition. Because of direct annexation, no referendum is necessary, and no public hearings are required, other than for the rezoning. There are no residents within the area being annexed.
3. The land to be annexed is 11.55 acres in area. The property is contiguous to the municipal boundary along the west side of Western Avenue. A City water main is located adjacent to

the property in the Western Avenue right-of-way. A sanitary sewer main is available at the southeast corner of the property, in the Western Avenue and Union Street intersection.

4. Subject to annexation approval, the request is to rezone the property from the current Agricultural Transition district to R-2 One & Two-family Residential.

PROJECT DESCRIPTION – Preliminary Plat

5. The applicant has submitted a Preliminary Plat to divide the annexed property. The total land area to be included in the subdivision is approximately 11.55 acres. The proposed plat will divide this property into 6 building lots to be developed for residential use.
6. Access to the proposed lots will be provided by the existing Western Avenue. No additional public streets will be constructed. Water service is in place and available for direct connection from each lot. Sanitary sewer service is located adjacent to the property, but will require the extension of sanitary mains from each lot to the connection point.
7. The six lots range in area from 1.53 acres to 2.52 acres. The street frontage of the lots is 133 feet, except lot 6 which is located on the corner of Western Avenue and Camp Street and has 58.87 feet of frontage. The actual width of this lot is approximately 195 feet. The plat is also creating Outlot 1, which is intended to provide for the dedication of the western half of Western Avenue as a public road. A portion of the property along the southern boundary will remain unannexed and unplatted and will provide access to the remaining unplatted portion of the property to the west.

STAFF ANALYSIS

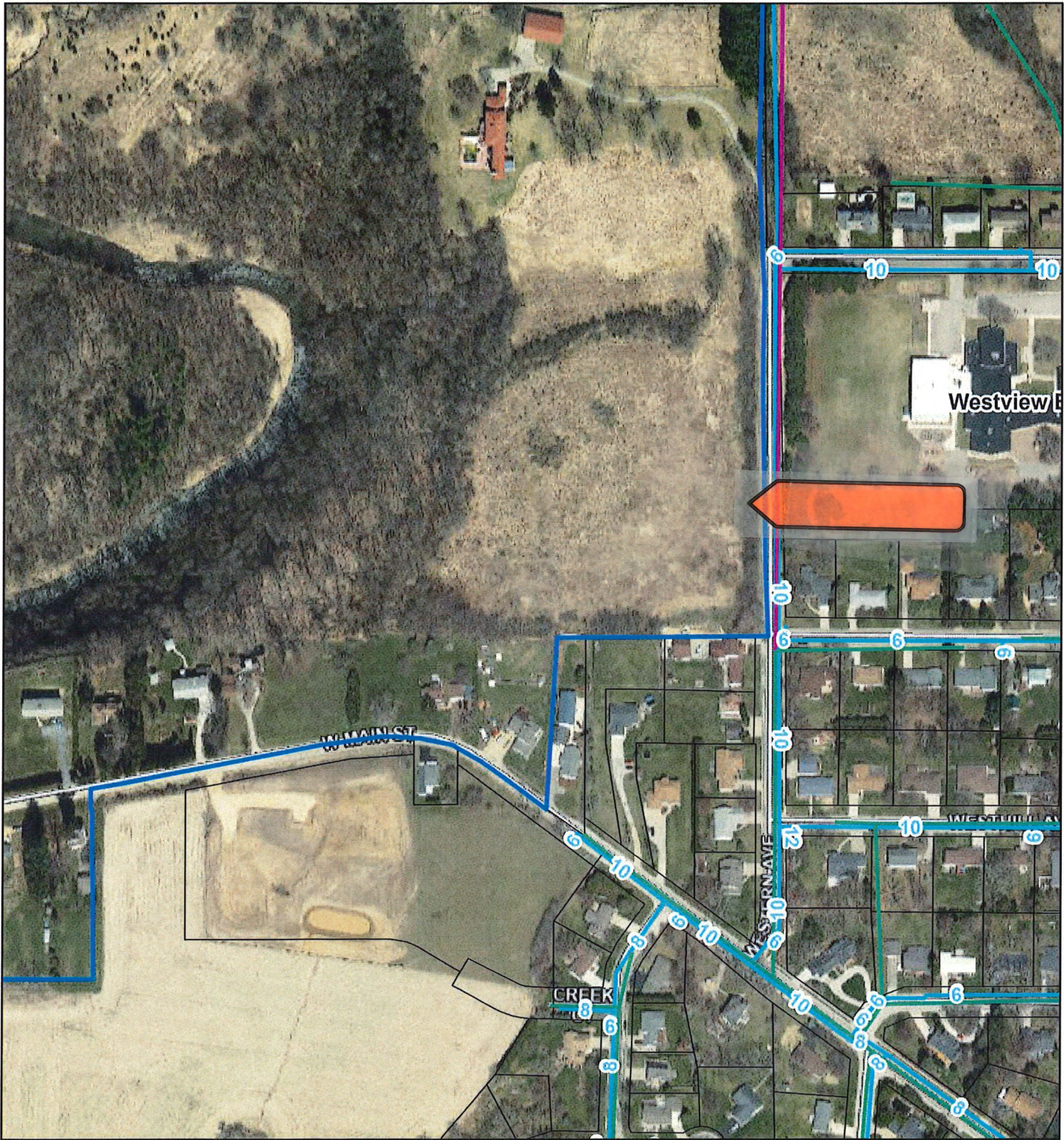
8. The annexation request meets all the requirements of the State statute. The property is contiguous to the City boundary, and City streets and utilities are available to serve the property.
9. The requested R-2 zoning will allow for the future residential development of the land, which is suitable for land adjacent to the school and near other residential neighborhoods.
10. The proposed subdivision plat and the proposed lots all meet the area and dimensional standards of the proposed zoning district and the subdivision ordinance. The plat layout allows for the future extension of Western Avenue to the north, which will allow for the future development of this land.

STAFF RECOMMENDATION

11. Staff recommends approval of the annexation request, and also recommends approval of the rezoning of the property to R-2 One & Two-family Residential after annexation.
12. Staff recommends approval of the preliminary plat to create 6 lots.

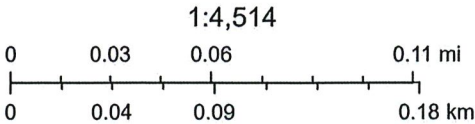
ATTACHMENTS: Location/Utility Map, Annexation Map, Annexation Petition, Preliminary Plat

City of Platteville



7/1/2025, 9:13:58 AM

- Centerlines
- City Boundary
- Sanitary-Main
- Sanitary-Force Main
- Water-Main
- Parcel Data (2023)



PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

Tc City of Platteville
Attn: Coletten Steffen
75 N. Bonson Street
PO Box 780
Platteville, WI 53818

Town of Platteville
Attention: Nathan Niehaus
5651 County Rd D
Platteville, WI 53818

The undersigned, constituting 100 percent of the owners of and electors residing in the following described territory located in the Town of Platteville, Grant County, Wisconsin, lying contiguous to the City of Platteville, hereby petition the City Council of the City of Platteville to annex the territory described below and shown upon the attached map as permitted under Wis. Stat. sec. 66.0217(2), to the City of Platteville, Grant County, Wisconsin.

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION NINE (9), TOWN THREE NORTH (T3N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN, CONTAINING 11.55 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S1/4) CORNER OF SAID SECTION NINE (9);

THENCE NORTH 00°26'38" WEST 66.00 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION NINE (9) TO THE POINT OF BEGINNING;

THENCE SOUTH 89°44'26" WEST 530.00 FEET;

THENCE NORTH 00°26'38" WEST 266.00 FEET;

THENCE SOUTH 89°44'26" WEST 100.00 FEET;

THENCE NORTH 00°26'38" WEST 468.32 FEET TO THE PLAT OF SURVEY BY AARON AUSTIN DATED 01/03/2022;

THENCE SOUTH 21°00'09" EAST 2.51 FEET ALONG SAID PLAT OF SURVEY;

THENCE SOUTH 77°13'29" EAST 52.49 FEET ALONG SAID PLAT OF SURVEY;

THENCE NORTH 49°04'05" EAST 74.24 FEET ALONG SAID PLAT OF SURVEY;

THENCE NORTH 29°42'27" EAST 88.98 FEET ALONG SAID PLAT OF SURVEY;

THENCE NORTH 77°30'35" EAST 212.43 FEET ALONG SAID PLAT OF SURVEY;

THENCE SOUTH 68°01'10" EAST 58.56 FEET ALONG SAID PLAT OF SURVEY;

THENCE SOUTH 88°08'38" EAST 215.15 FEET ALONG THE SAID PLAT OF SURVEY AND TO THE NORTH-SOUTH LINE OF SAID SECTION NINE (9);

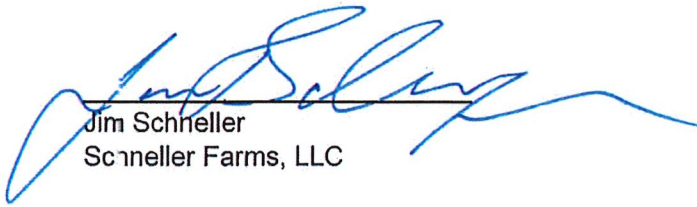
THENCE SOUTH 00°26'38" EAST 860.50 FEET ALONG THE NORTH-SOUTH LINE OF SAID SECTION NINE (9) AND TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

This petition is executed in duplicate for filing one copy with the City Clerk of the City of Platteville, Grant County, Wisconsin, and one copy with the Town Clerk of the Town of Platteville, Grant County, Wisconsin. Attached to each copy is a scale map showing the boundary of the above-described property and showing the relationship of such territory to the City of Platteville, Grant County, Wisconsin.

The purpose of the proposed annexation is to provide water and sanitary sewer service to the properties.

There are no persons residing in the territory.

Dated this 23rd day of June, 2025.



Jim Schneller
Schneller Farms, LLC

