

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, AUGUST 4, 2025 – 7:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – July 7, 2025
3. CONDITIONAL USE PERMIT – Home Occupation at 150 Rountree Avenue
Consider a request for approval of a Type 3 Home Occupation to allow the residence and property to be rented out for small gatherings and special events.
4. DESIGN STANDARDS
Discuss the potential for adopting residential design standards in the R-2 One & Two-Family District.
5. SCHEDULE SEPTEMBER MEETING (if needed)
6. 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, July 7, 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, Robert Vosberg, and Barbara Daus.

Absent: Tim Durst, Ciara Miller.

APPROVE MINUTES – June 2, 2025

Motion by Nickels, second by Gates to approve the June 2, 2025, minutes as presented. Motion carried 4-0 with on a roll call vote.

CERTIFIED SURVEY MAP – Southeast Rail Corridor Trail Extension/Harms

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. 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. 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. Staff recommends approval of the proposed CSM with the condition. Motion by Anderson, second by Nickels to approve 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. Motion carried 4-0 on a roll call vote.

ANNEXATION AND PRELIMINARY PLAT – Western Avenue

The request is for the 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. 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. 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, at the Western Avenue and Union Street intersection. Subject to annexation approval, the request is to rezone the property from the current Agricultural Transition district to R-2 One & Two-family Residential. 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. 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. 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. 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. 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. 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 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. Staff recommends approval of the preliminary plat to create 6 lots.

Gene Weber, 1285 Union Street, asked about the difference in standards between the R-1 and R-2 zoning districts. He thinks the R-1 district would be more appropriate for the neighborhood.

Dwight Nelson, 1270 Westhill Avenue, had questions about the sewer service connection for the lots.

Chris Boigenzahn, 1440 W. Main Street, has concerns about the R-2 district and the ability for duplexes to be built.

There was discussion related to the R-2 zoning, the number of lots that could be created, and the number of potential driveways onto Western Avenue.

Motion by Gates, second by Vosberg, to recommend approval of the annexation of approximately 11 acres adjacent Western Avenue. Motion carried 4-0 on a roll call vote.

Motion by Vosberg, second by Gates, to recommend approval of the zoning of the 11 acres after annexation to R-2 One & Two-Family Residential. Motion carried 4-0 on a roll call vote.

Motion by Vosberg, second by Gates, to recommend approval of the preliminary plat to create 6 lots adjacent Western Avenue. Motion carried 4-0 on a roll call vote.

ADJOURN:

Motion by Gates, second by Nickels to adjourn. Motion carried 4-0 on a roll call vote.

Respectfully submitted,

Joe Carroll, Community Development Director

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meetings: Plan Commission – August 4, 2025
Common Council – August 12, 2025 (information)
August 26, 2025 (action)

Re: Conditional Use Permit

File: PC25-CUP01-10

Applicant: Amanda Reitz

Location: 150 Rountree Avenue

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Residential	R-2	Medium Density Residential
North	Commercial	B-2	Mixed Use
South	Residential	R-2	Medium Density Residential
East	Commercial	B-2	Mixed Use
West	Residential	R-2	Medium Density Residential

I. BACKGROUND

1. The applicant has a contingent offer to purchase the property at 150 Rountree Avenue, which is currently a single-family home. The applicant would continue to use the property as a residence but would also like approval to use the property for small public and private events. This use would be classified as a Type 3 Home Occupation, which requires approval as a Condition Use.
2. Prior to the use of this property as a single-family home, it was owned by the Board of Regents and used as the home of the UWP Chancellor.

II. PROJECT DESCRIPTION

3. The primary use of the property would remain a single-family residence. In addition to that use, the applicant would like to use the property to host small private events and reservation-required public events. These events would utilize the parlors, main dining room, and courtyard areas of the property. Examples of the types of uses intended include baby showers, bridal showers, private celebrations, craft workshops, book club events, etc.

III. STAFF ANALYSIS

4. A Type 3 Home Occupation is classified as a business operated out of a residence that would involve customers and clients routinely coming to the property and may include exterior activities. The ordinance states that home occupations shall occupy no more than 45 percent of the residence. Interior activities shall be limited to the hours between 7:00 am and 10:00 pm, and exterior activities shall be limited to the hours between 8:00 am and 8:00 pm, unless altered by the Council. Violation of any of the standards or conditions of approval could result in revocation of the home occupation approval.
5. The ordinance states that “the occupation shall not be harmful or detrimental to the health, welfare and safety of the neighborhood, nor shall it interfere with the comfortable enjoyment of life, property and recreation by residents of the area.” The ordinance also includes a standard that “No use shall create smoke, odor, glare, noise, dust, vibration, fire hazard, electrical interference, excess trash, or any nuisance not normally associated with the usual residential use in the district.”
6. The location has some off-street parking available on the two driveways of the residence. Otherwise, the users would need to park on the street. (parking map attached)
7. All of the uses listed as examples of activities that could take place on the property are all activities that routinely take place in residences in the City. The difference is the frequency of these activities taking place at one location. Due to the location being adjacent to two commercial properties and in the vicinity of the downtown, none of these activities would be out of place for this property. One detail that may be worth discussing is having a maximum occupancy limit included in the approval to make sure the activities aren’t significantly different than the types of uses commonly occurring on residential properties.

IV. STAFF RECOMMENDATION

8. Staff recommends approval of the Conditional Use Permit for a Type 3 Home Occupation at 150 Rountree Avenue to allow for a private event center with the following conditions:
 - a. Interior activities shall be limited to the hours between 7:00 am and 10:00 pm, and exterior activities shall be limited to the hours between 8:00 am and 8:00 pm.
 - b. Business activities on the property shall be limited to the interior parlors and dining areas, to the exterior courtyard, and to the East porch and lawn.

ATTACHMENTS: Applicant Statement, Location Maps, Parking Map

Supplemental Information for the conditional use permit pertaining to:
150 Rountree Avenue, Platteville, WI

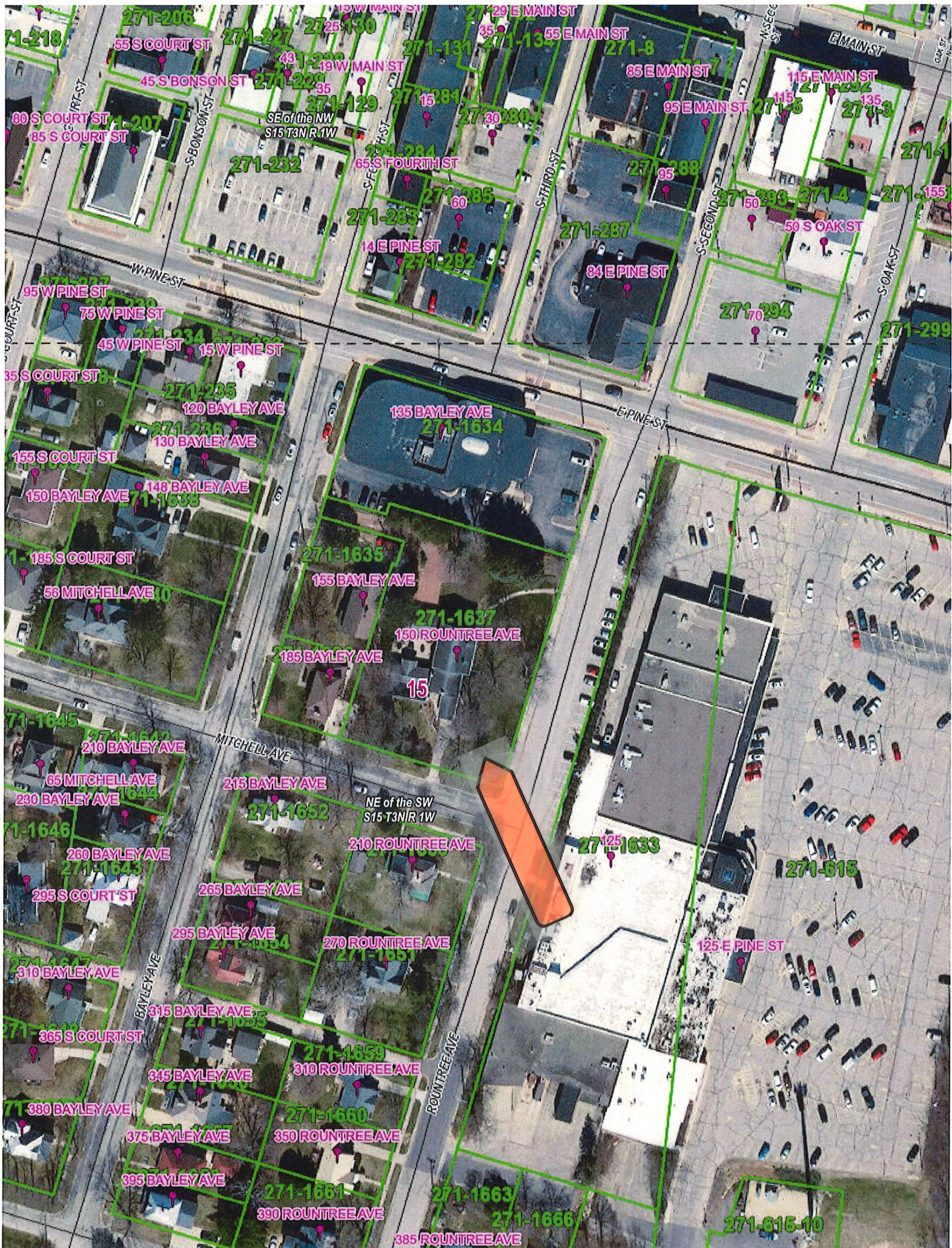
Intended Type 3 Home Occupation usage would be to utilize parlors, main dining room and courtyard areas for small private events and reservation required public events.

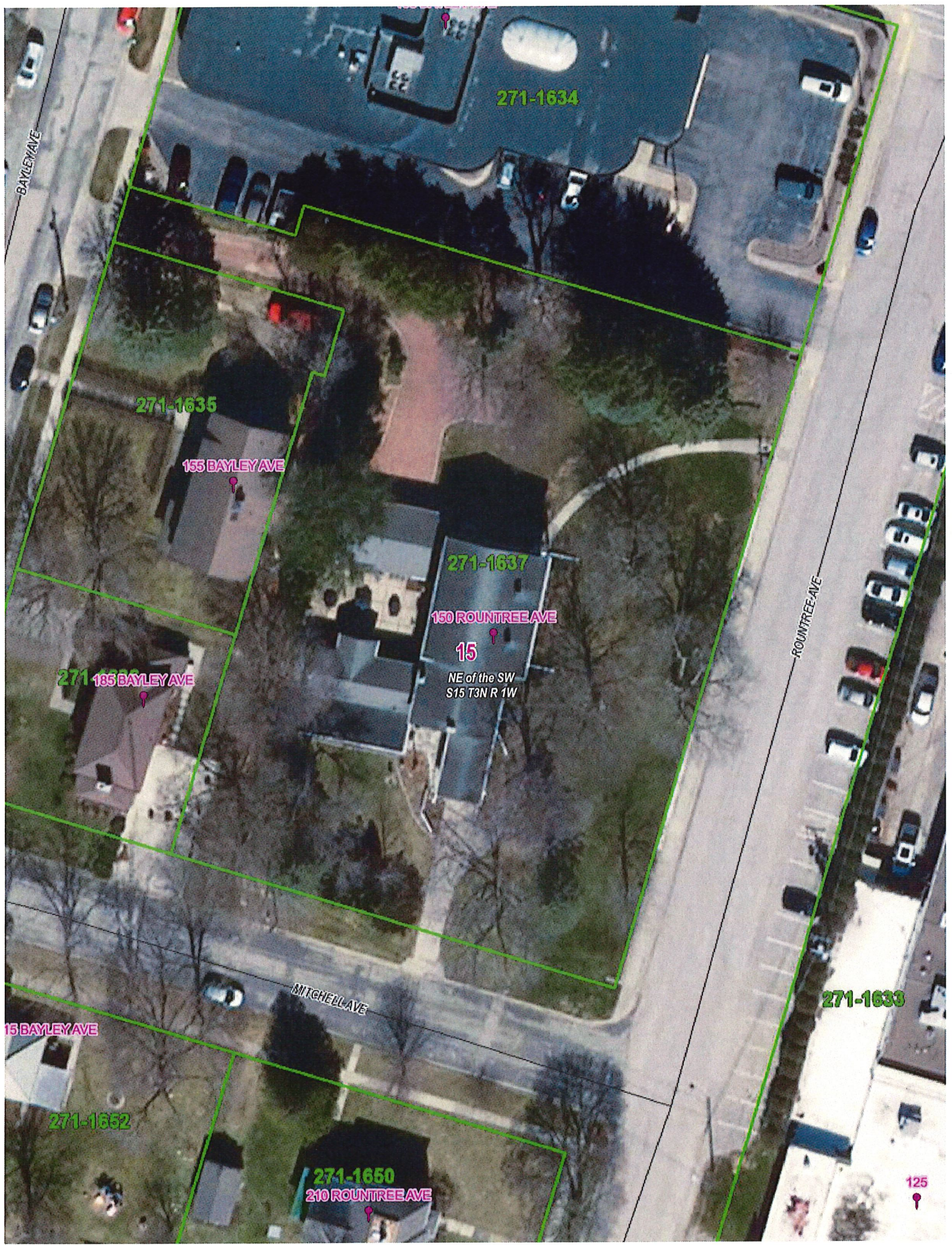
Examples include: baby showers, bridal showers, celebrations, afternoon tea parties, craft workshops, literary events, historical presentations etc...

The intention being to utilize the space in a capacity that allows for the public to have access to the historical property on predetermined dates/times.

I (Amanda Reitz) will follow all permitting and license requirements in order to offer above mentioned events as soon as the application for the conditional use of the property is approved.

Amanda Reitz 7/7/25





271-1634

271-1635

155 BAYLEY AVE

271-1637

150 ROUNDTREE AVE

15

NE of the SW
S15 T3N R 1W

271-1636
185 BAYLEY AVE

271-1633

15 BAYLEY AVE

271-1652

271-1650
210 ROUNDTREE AVE

125

City of Platteville Public GIS Viewer

This map is for advisory purposes only. The data provided in this online reference map is for informational purposes only and the City of Platteville assumes no legal responsibility for the information contained in this data. This reference map is not a legal survey nor is it intended to be used as such. This web application is not to be used for appraisals, assessments, or other property valuations. This web application is not to be used for legal documentation, boundary survey determinations, financial commitments, or other property related issues.



Platteville GIS Layers Platteville Parks Platteville Parking

Legend

Downtown Parking Spaces

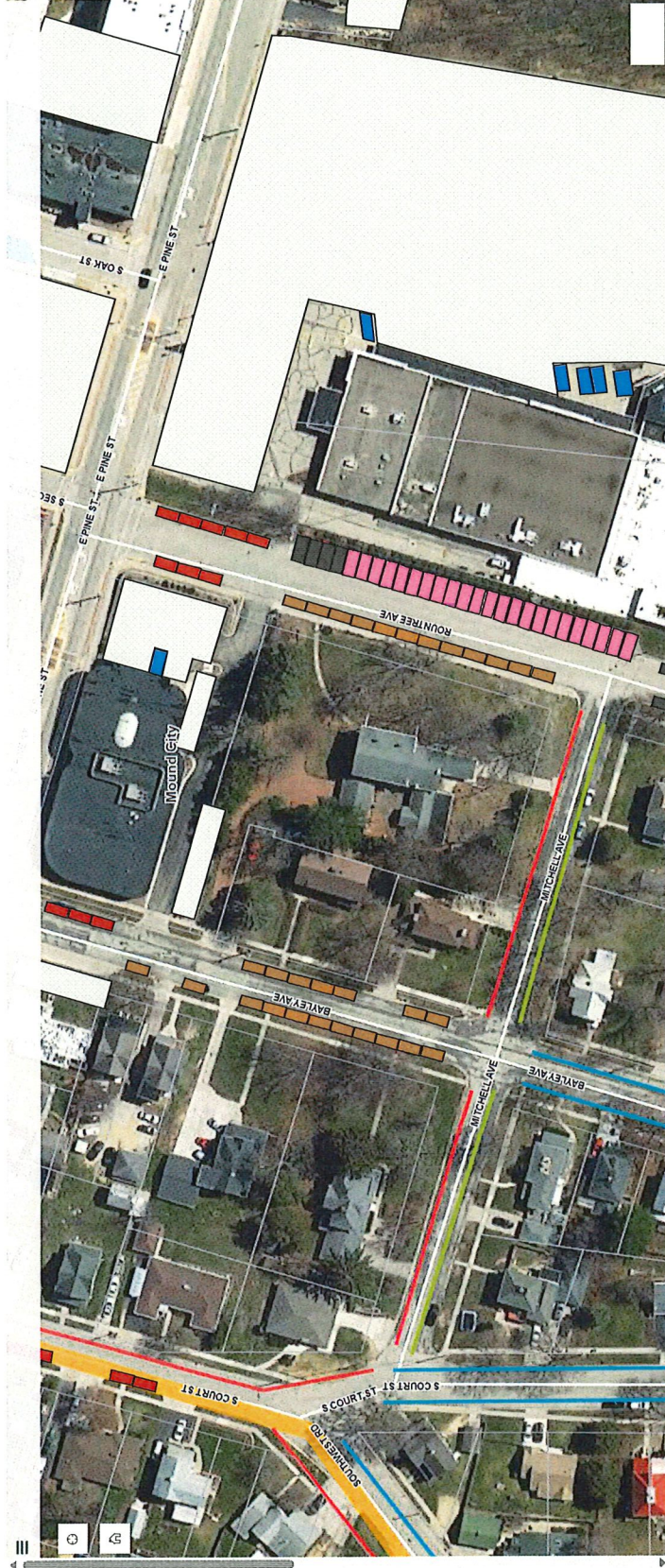
- 15 Minute Public Parking
- Handicapped
- Leased
- Motorcycle
- Private
- Public 24 Hour
- Public 2 Hour (9-5:30), No 3-6 AM
- Public 3 Hour (9-5:30), No 3-6 AM
- Public 48 Hour
- Public No Parking 5-6 AM
- No Parking 10PM to 10AM
- Senior Center Parking Only Mon-Fri 8 AM to 3 PM
- Senior Center Parking Only (24/7)

2023 Parcels



Parking Restrictions

- No Parking
- No Parking 2AM to 6AM
- No Parking 3AM to 6AM



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Date: August 4, 2025

Request: Discussion Regarding R-2 Design Standards

The City currently has design standards for new commercial buildings and for new multi-family development (3 or more units). The commercial standards technically apply to all new commercial buildings, but they were written specifically for the big box developments such as Walmart and Menards. Likewise, the multi-family standards apply to any building with 3 or more units, but they were targeted at the larger apartment buildings.

The Council President has requested this item be added to the agenda for the Plan Commission to discuss adopting design standards that would apply to buildings in the R-2 zoning district, specifically new duplexes.

Attachments:

1. City of Platteville: Section 22.062 Multi-Family Design Standards
2. Village of Whitefish Bay: Single-Family and Two-Family Design Guidelines
3. Northborough: Two-Family Design Guidelines
4. Residential Design Standards: How Stringent Regulations Restrict Affordability and Choice.

exterior of such building, replacing damaged or worn exterior façade building materials, and sealing and resurfacing the parking lot, all as may be necessary from time to time.

22.062 MULTI-FAMILY DESIGN REVIEW.

- (A) **PURPOSE AND INTENT.** Pursuant to the authority of Section 62.23(3), Wisconsin Statutes, the purpose of this Chapter is to establish requirements to guide and coordinate multi-family development within the community. Specifically, the standards established by this Chapter are to insure that multi-family development is compatible with surrounding land uses, contributes to the unique character and aesthetics of the City of Platteville, does not have an adverse fiscal impact on City infrastructure or services, and promotes the general health, safety and welfare of the community.
- (B) **APPLICABILITY.** (1) **New Construction.** The following design standards shall apply to new residential buildings in the City that contain three (3) or more housing units, or existing buildings in which the exterior volume of the building is enlarged to provide additional housing unit(s), and the resulting building contains three (3) or more housing units. The standards are required in addition to the general standards and requirements of the Zoning Ordinance and to all other applicable ordinances, rules, regulations, and laws. In the event of conflicting provisions, the more restrictive shall control.
- (2) **Existing Buildings.** Where changes or additions are proposed for buildings constructed prior to the effective date of this Ordinance and such buildings do not comply with the standards in this section, such changes and additions must comply with the standards in this section as follows:
- (a) All building additions located between the existing building and the street must comply with the architectural standards of this section.
 - (b) Building additions in excess of fifty percent (50%) of the existing floor area shall comply with the architectural standards, landscaping and site design standards in this section.
- (3) **Exceptions.** This section shall not apply to the following:
- (a) Restoration of buildings or landscapes with a historic designation or developments located within the Main Street Commercial Historic District.
 - (b) Expansion of a parking lot or circulation area without any other modifications to any structures on the site shall not require the entire site to be brought up to full compliance with landscape standards.

- (C) ARCHITECTURAL STANDARDS. (1) Building Location and Orientation. Multi-family developments shall meet the following standards:
- (a) Buildings and site layouts shall meet the prescribed building and fire code requirements.
 - (b) Developments that have multiple residential buildings on a site shall have a minimum separation of twenty (20) feet between the buildings. When the building separation is less than thirty (30) feet, the buildings should be oriented in a manner that does not align windows on one building with windows on another.
 - (c) No detached parking garage may be located within twenty (20) feet of a residential structure and may not be located in the street yard.
 - (d) Garbage and refuse enclosures shall be located in the side or rear yard and shall be screened from public streets and adjacent property by an opaque screen, fence, or wall at least five (5) feet tall.
- (2) Building Design. New multi-family construction shall comply with the following building form standards:
- (a) Structures that have one or two stories (levels) shall not have a continuous horizontal distance exceeding one hundred sixty (160) feet (measured from end wall to end wall), without an offset or change in the front façade that has a depth of at least six (6) feet. Structures that have three or greater stories (levels) shall not have a continuous horizontal distance exceeding one hundred twenty (120) feet (measured from end wall to end wall), without an offset or change in the front façade that has a depth of at least six (6) feet.
 - (b) Roofs shall have gable, hip, or gambrel forms (minimum pitch 3 to 12) with at least a 6-inch overhang.
 - (c) No uninterrupted roof plane shall extend for more than sixty (60) feet, as measured at the roof eave, without a change in roof elevation, roof slope, or other design feature.
 - (d) A minimum of fifteen percent (15%) of the area of a façade facing a street shall consist of windows or doors. Plans should show the street façade area and window/door measurements and demonstrate on the plan that the fifteen percent (15%) standard has been met.

- (e) Garages attached to living units that have garage doors facing the street shall not extend more than four (4) feet in front of the main façade(3) of a dwelling structure.
- (f) Garage doors of attached garages shall not comprise more than fifty percent (50%) of the total length of a multi-family building's street façade(s), and every two (2) single-bay garage doors or every double garage door shall be offset by at least four (4) feet from the plane of an adjacent garage door(s).
- (g) Building entrances shall be designed in a manner that provides a safe, inviting environment, and shall not create dark, hidden spaces. Each building entry shall be visible from the street, from a parking area, or from a window of a unit within the building. Entrance doors that provide access to common areas in the building shall be locked to prevent uninvited access to the general public. Access shall be provided only to the tenants of the building and the building owner or manager.
- (h) At least one building entrance shall face the street or the main parking area.
- (i) Building entrances shall be clearly defined and highly visible on the building's exterior design, and when possible should be emphasized by on-site traffic flow patterns. The front entry shall include some form of entry feature, such as a porch, portico, peaked roof form, or other distinct architectural feature.
- (j) Building elevations facing a street (facades) shall incorporate design features such as offsets, balconies, projections, window reveals, or similar elements to preclude large expanses of uninterrupted building surfaces. Along the vertical face of a structure, such features shall occur at a minimum of every thirty (30) feet, and on each floor shall contain a minimum of two (2) of the following features:
 - 1. Recesses (e.g., deck, patio, courtyard, entrance, window reveals) that have a minimum depth of three (3) feet;
 - 2. Extensions (e.g., floor area, deck, patio, entrance) that have a minimum depth of two (2) feet and minimum width of four (4) feet; and/or
 - 3. Offsets or breaks in roof elevation (height) of two (2) feet or greater in height.

- (3) Building Materials. To establish a standard of quality and to maintain architectural integrity, all buildings shall use durable and attractive materials that meet the following standards:
 - (a) Allowable building materials for exterior walls facing streets and facades facing a property zoned R-1, or a property zoned R-2 and used as a single-family residence, are brick, decorative masonry block, stone and/or stone aggregates, wood, vinyl, EIFS or equivalent exterior finish. Unfaced concrete block, structural concrete, pre-fabricated metal siding, and the like are not permitted on such façade areas.
 - (b) A minimum of twenty five percent (25%) of the total net exterior wall area of the street façade(s) of the building, excluding gables, windows, doors and related trim, shall be brick, stone, or decorative masonry block.
 - (c) Surface coverings on flat or low-slope roofs that are visible from a public street shall be of a material that is non-reflective and non-glare. Heavy-duty contoured shingles, shakes, and standing seam metal roofing materials are acceptable for pitched roofs.
- D. SITE DESIGN STANDARDS. (1) Open Space. New multi-family construction shall comply with the following open space standards:
 - (a) The area of the property that is covered by buildings, driveways and parking areas shall not exceed seventy percent (70%) of the total property area.
 - (b) A minimum of five percent (5%) of the property area shall be maintained as common open space for active and passive recreational use by residents. Parkland dedicated to the City as part of the development shall count toward this requirement.
 - (c) Common open space areas provided to comply with this ordinance shall have no horizontal dimension less than twenty feet (20').
 - (d) Areas used for stormwater detention, and areas with slopes over twenty percent (20%) will not be counted toward the minimum common space area. Patios, basketball courts, and other similar structures may be located in the required area, but non-recreational structures are not permitted in this common space.
- (2) Parking and Vehicular Access. Multi-family developments shall provide parking design in accordance with the following standards:

- (a) The preferred location for parking is within the side or rear building yards. If parking is provided in the street yard, then additional landscaping is required between the parking area and the street right-of-way. The additional landscaping must add the required number of points for each parking space according to Section 3 below.
 - (b) Whenever possible, parking areas should be designed so that the parking is separated into smaller delineated groupings of spaces. Such groups should be separated by landscaping and/or design components of the proposed building.
 - (c) All parking areas of five (5) or more vehicles shall be hard surfaced and graded according to a drainage plan designed and installed in accordance with accepted engineering practice, which may include catch basins, sumps, and underground storm sewers. All drainage plans shall be reviewed and approved by the City Engineer.
 - (d) No driveway, parking stall or paved vehicular surface may be located within five (5) feet of any property line.
 - (e) A minimum five (5) foot wide planter area shall separate and visually screen parking from living area windows. The planter area shall include a mix of ground cover and shrubbery.
 - (f) All parking stalls fronting a sidewalk, or planted area shall be provided with a secure wheel bumper not less than 6 inches in height and set back from the front a minimum of two (2) feet to allow for vehicle encroachment. As an option, the sidewalk or planter may be protected by a curb not less than 6 inches in height.
- (3) Pedestrian Circulation and Access.
- (a) Internal sidewalks. Multi-family developments shall provide pedestrian circulation in accordance with the following standards:
 - 1. Internal sidewalks shall be provided to connect all abutting streets to primary building entrances and shall connect the dwelling units to parking areas and abutting public sidewalks and pedestrian trails (if available).
 - 2. Internal sidewalks shall be separated a minimum of five (5) feet from dwellings, measured from the sidewalk edge closest to any dwelling unit.
 - 3. Internal sidewalks shall be at least four (4) feet wide and shall have a surface of concrete, asphalt or masonry pavers.

- (b) Public Sidewalk. Each project involving new and expanded buildings shall include the installation of sidewalks within the public right-of-way along the frontage of the property, which shall be installed by and at the expense of the developer/property owner. The Council may provide exceptions to this requirement as further provided below. If sidewalks are not required to be installed as part of the project, the City maintains the right to construct sidewalks at a future date and assess the owner(s) of the adjacent land for the costs thereof.
 - 1. Sidewalk Installation Exceptions. In situations where the installation of sidewalks would be significantly more difficult due to a physical characteristic of the proposed sidewalk location, an appeal may be made for an exception to the sidewalk installation requirements. Application for an exception shall be made on a form provided by the City and shall be accompanied by the applicable fee. The request shall be submitted to the Director of Public Works and shall be accompanied by an explanation of the characteristics present that impact the ability to install the sidewalk, and a cost estimate of the proposed installation. The Director of Public Works shall present the request to the Community Safe Routes Committee and Plan Commission for input, and then make a recommendation to the Common Council. The Council shall determine if the sidewalk shall be installed. The following criteria shall be used to guide decisions regarding exceptions to the sidewalk installation requirements.
 - i. Lack of available space in the public right-of-way, or other physical constriction does not allow for the construction of sidewalks to the current accessibility requirements or guidelines.
 - ii. High construction costs due to technical challenges associated with topography, water drainage patterns, or obstructions.
 - iii. The area is not identified as a Tier 1, 2, or 3 priority area on the most current Sidewalk Plan and Map.
 - 2. The Common Council, after receiving input from the Director of Public Works, the Community Safe Routes Committee, and the Plan Commission, may take the following action:
 - i. Deny the exception and require sidewalks to be installed.

- ii. Allow the sidewalks to be installed on one side of the street only.
 - iii. Approve the exception.
 - iv. Allow for a delayed sidewalk installation as part of a development agreement.
 - v. Allow for the payment of a fee-in-lieu-of sidewalk installation as part of a development agreement. The fee will be used for the future installation of sidewalks in the vicinity of the project.
 - 3. Allow for the payment of a fee-in-lieu-of sidewalk installation as part of a development agreement. The fee will be used for the future installation of sidewalks in the vicinity of the project.
- (4) Landscaping and Screening. Multi-family developments shall provide landscaping in accordance with the following standards:
- (a) All ground, with the exception of walks, drives, parking facilities and service areas, will be landscaped with permanent lawn and ground covers, shrubs and trees, in a manner that is complimentary to the architecture and provides the required screening.
 - (b) Where the development adjoins a property zoned R-1, or a property zoned R-2 and used as a single-family residence, a ten (10) foot landscape buffer is required between any parking area or refuse collection area and the residential lot line. The landscape buffer area shall include plantings to meet the points as required by this section. The width of the buffer area may be reduced to five (5) feet if a berm, solid fence, or wall that is six (6) feet tall is provided within this buffer area.
 - (c) Minimum Requirements. All developments are required to have a minimum quantity (points) according to Schedule 1 and the following criteria:
 - 1. Lot Frontage. One (1) canopy tree is required for each one hundred feet (100') of lot frontage, and should be located along the street frontage of the property, or between the building and the street.
 - 2. Building Area. A combination of landscaping in addition to the required canopy trees to equal ten (10) points for each one-thousand (1,000) square feet of enclosed ground floor building

area. The required landscaping should be located between the building and the street, or between the building and any single-family residential properties, unless another location is agreed to by the Zoning Administrator.

3. Parking. A combination of landscaping to equal five (5) points per parking space for exterior parking areas. An additional two and one-half (2.5) points per space for parking located within the street yard, or within twenty (20) feet of a property zoned R-1, or a property zoned R-2 and used as a single-family residence. The required landscaping should be located between the parking area and the street, or between the parking area and the single-family residential parcel.
4. Refuse Enclosure. A combination of landscaping to equal two and one-half (2.5) points for each foot of perimeter around a refuse enclosure.

Schedule 1

Point Schedule for Landscape Elements		
Landscape Element	Minimum Plant Size (installed)	Points
Canopy Trees	2 1/2" diameter min. caliper	50
Canopy Trees	Under 2 1/2" diameter caliper	30
Evergreen Trees	4 feet and larger	30
Low Ornamental Trees	5 feet and BB stock	20
Tall Shrubs	36 and taller	15
Medium Shrubs	24 to 36	10
Low Shrubs	12 to 24	5

- (d) A landscape plan must be submitted which includes details of all proposed landscaping, buffering, and screening. The plans shall show the location and dimensions of all existing and proposed structures, parking, drives, rights-of-way, and any other permanent features, and all other information required by the zoning administrator, or the common council, including but not limited to the following:
 - (1) A plant list and coverage chart showing the location, quantity, size (at time of planting and at maturity) and the scientific and common names of all landscape materials used.
 - (2) The size of existing trees shall be provided.
 - (3) The location and percent of slope of all proposed berms using one foot contours.

- (4) Detailed sections showing elevations of all proposed architectural features, such as walls, lighting or water features.
- (e) The applicant may request points for decorative fences, earth berms, ground covers and existing vegetation. The applicant must demonstrate that these landscape elements will contribute to the overall landscape objectives, and these items must be shown on the landscape plan that is submitted for approval. Shrubs and small evergreen trees shall be counted on a one for one basis. Existing deciduous trees shall be calculated as follows:

Existing Trees	Number of Trees Credited (2 1/2" caliper)
36" or greater	8 trees
18-35"	6 trees
12-17"	4 trees
6-11"	2 trees
Less than 6"	1 tree

- (f) All required landscaping shall be completed within twelve (12) months of the issuance of an occupancy permit or final inspection, in accordance with the approved landscaping plan.
- (5) Lighting and Utilities. Multi-family developments shall adhere to the following standards for on-site utilities:
 - (a) Light design and installation shall emphasize low-level, uniform lighting to avoid abrupt changes from bright lights to darkness.
 - (b) Parking lot lighting shall be provided for safety purposes. Parking and security lighting on poles shall not exceed twenty-five (25) feet in height.
 - (c) All exterior lighting shall be of full cutoff design, or shielded and positioned at a ninety-degree (90⁰) angle directly horizontal to the ground and away from adjoining property, so as to prevent unnecessary glare and avoid light pollution. Lighting photometrics and/or a detailed lighting plan and additional information may be required by the Zoning Administrator.
 - (d) All electrical and air conditioning structures, including towers and air handling units, regardless of location and whether on the roof or otherwise, shall be concealed by landscaping, parapet walls, screening walls or by decorative screening materials which form an integral part of the design.

CHAPTER 22 Zoning

- (6) Natural Resources Protection. Multi-family developments shall adhere to the erosion control and stormwater management standards of the City of Platteville and the Wisconsin Department of Natural Resources. Maintenance of any stormwater detention or conveyance features are solely borne by the developer and/or owner unless dedicated to, and accepted by, the City.