

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, MARCH 2, 2026 – 6:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – February 2, 2026
3. PUBLIC HEARING - COMPREHENSIVE PLAN UPDATE
 - A. Presentation of Plan
 - B. Public Statements in Favor
 - C. Public Statements Against
 - D. Public Statements in General
 - E. Close Public Hearing
 - F. Plan Commission Discussion & Action

4. REZONING – 715 Rountree Avenue

Consider a request to change the zoning of the property at 715 Rountree Avenue from R-2 One & Two-Family Residential to R-3 Multi-Family Residential.

5. CERTIFIED SURVEY MAP – 1255 Performance Drive

Consider a request to approve a Certified Survey Map that would create a new lot for the New Horizons Academy daycare facility.

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, February 2, 2026

The regular meeting of the Plan Commission of the City of Platteville was called to order by Plan Commission Chair Barbara Daus at 6:00 PM in the Common Council Chambers of the Municipal Building.

ROLL CALL:

Present: Bob Gates, Eileen Nickels, Tim Durst, Barbara Daus, Ciara Miller, Robert Vosberg, and Matt Niehaus

Absent: none

APPROVE MINUTES – January 6, 2026

Motion by Durst, second by Gates, to approve January 6, 2026, minutes as presented. Motion carried 4-0 with Vosberg and Niehaus abstaining, on a roll call vote.

COMPREHENSIVE PLAN UPDATE

Southwest Regional Plan Commission Executive Director Troy Maggied presented the draft City of Platteville Comprehensive Plan, informed by community input from in-person sessions and the online survey. Maggied explained that the plan sets community direction for future projects, developments, and local initiatives, meets state requirements, and provides transparency for the community and developers. Maggied introduced Senior Community Resiliency Planner Ellen Tyler, who provided contact information for members to use to reach her with any questions, edits, or concerns about the Comprehensive Plan. Community Development Director Joe Carroll explained the Land Use Map and highlighted the different land-use areas. Carroll requested that Plan Commission members define the parameters for low, medium, and high-density residential. Carroll answered questions from members. Plan Commission Chair Daus asked Carroll to update the map by adding waterways. Carroll asked members to email any suggestions or edits regarding the map. Carroll will provide members with these suggested changes before the next Plan Commission meeting. There will be a Public Hearing on the Comprehensive Plan during the March meeting.

ADJOURN:

Motion by Nickels, second by Gates to adjourn at 7:12 p.m. Motion carried 6-0 on a voice vote.

Respectfully submitted,

Colette Steffen, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Plan Commission Meeting: March 2, 2026

Comprehensive Plan Update

The City is working with the Southwestern Wisconsin Regional Planning Commission on an update to the comprehensive plan. The plan is being updated to achieve compliance with the requirements of Wisconsin Statutes Sec 66.1001. A particular focus of the plan is to provide guidance related to future land uses and development, which is then achieved through the administration of the zoning and subdivision ordinances.

This will be the fifth comprehensive plan the City has developed. The first City comprehensive plan was approved in 1982 and was written by Owen Ayres & Associates. The next one was adopted in 1995 and prepared by the Discovery Group. The State passed a law as part of the 1999-2001 budget that required all municipalities to have a comprehensive plan that met certain content requirements, which is outlined in Wisconsin Statutes Sec 66.1001. At that time, the State also provided grants to assist with the cost of creating plans to meet these requirements. The City and Town joined together to develop a plan that was adopted in 2003 and prepared by Schreiber/Anderson Associates. This plan was updated in 2013 by the Southwestern Wisconsin Regional Planning Commission. The Town had representatives involved with that update but did not provide any funding. No comprehensive plan updates have been completed since 2013, but a housing study was completed in 2019. The Town has declined to participate in the current update.

The draft document has been available for public review and comment since early February. The Plan Commission began the review and revision process at the January and February meeting and will hold a public hearing on March 2nd. The Commission will then be making a recommendation to the Council. The Council is tentatively scheduled to act on the plan at the March 24th meeting.

PLATTEVILLE NEIGHBORHOOD/PROPERTY RESIDENTIAL DENSITY COMPARISON

<u>Residential Area/Building</u>	<u>Units/Acre</u>
Golden Heights Subdivision	2
Cornerstone Circle	2
Westhill Avenue	2.6
East of Middle School (Madison, 2 nd , Hermann, Siemers)	3.5
Pine Ridge/Tamarac Trace Condos	4.2
West of Middle School (Madison, 4 th , Court, Jewett)	5
Maple Drive	5
Division Street	5.6
W. Cedar Street (Elm to Short)	6.7
Just North of Downtown (Cedar, 3 rd , Furnace, 2 nd)	9.4
Union Street Apartments (970 Union St)	16.7
Rountree Hall Apartments (30 N. Elm St)	18
Twin Pines Apartments (275 Waite Ln)	28
Washington Place Apartments (250 Washington St)	40
Ruxton Apartments (85 S. Oak St)	49

OTHER COMMUNITY RESIDENTIAL DENSITY COMPARISON (units per acre)

<u>CITY</u>	<u>LOW-DENSITY</u>	<u>MEDIUM-DENSITY</u>	<u>HIGH-DENSITY</u>
River Falls	5.8 max	11.6 max	12 plus
Baraboo	5 max	3 to 10	6 plus
Hartford	1 max	8 max	11 max
Elkhorn	5.4 max	5.4 to 9.9	8 to 16
De Forest	6 max	6 to 12	12 to 24
Waupaca	3 to 8	8 to 20	-
Sturgeon Bay	4 max	8 max	12.4 max

2013 COMPREHENSIVE PLAN FUTURE LAND USE PLAN HOUSING CATEGORIES

Low Density Residential	5 units/acre maximum
Medium Density Residential	14 units/acre maximum
High Density Residential	22 units/acre maximum

PROPOSED 2026 HOUSING DENSITY CATEGORIES

<u>Category</u>	<u>Units/acre</u>	<u>Compatible Zoning Districts</u>
Low-Density Residential	6 max	R-1, R-2, PUD
Medium-Density Residential	16 max	R-1, R-2, R-3, PUD
High-Density Residential	16 plus	R-2, R-3, PUD

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – March 2, 2026
Common Council – March 10, 2026 (Information)
Common Council – March 24, 2026 (Action)

Re: Rezoning

Case #: PC26-RZ01-01

Applicant: Nick Klaas

Location: 715 Rountree Avenue

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	R-2	Medium Density Residential
North	Single-Family Residential/ Multi-Family Residential	R-2/R-3	Medium Density Residential
South	Vacant/Business	R-2/B-3	Medium Density Residential/ Business
East	Single-Family Residential	R-2	Medium Density Residential
West	Multi-Family Residential/ Single-Family Residential	R-3/R-2	Medium Density Residential

I. BACKGROUND

1. The property at 715 Rountree Avenue is located on the southeast corner of Rountree Avenue and Gridley Avenue. The property is currently vacant. The applicant would like to change the zoning of the property to allow for the construction of multi-family housing.

II. PROJECT DESCRIPTION

2. The property is a 0.31-acre (13,480 square foot) parcel with 168 feet of frontage on Gridley Avenue and 80 feet of frontage on Rountree Avenue. The property is served by City utilities in the adjacent street right-of-way. The neighborhood is a combination of single-family residential, duplex residential, multi-family residential, and nearby commercial businesses along Water Street and Business Highway 151.
3. The property is zoned R-2 One & Two-Family Residential, which allows single-family or duplex structures, but does not allow buildings with 3 or more units.

4. The applicant has submitted a request to rezone the property to R-3 Multi-Family Residential, which allows single-family, duplex and multi-family uses. The applicant would like to construct either two 3-unit buildings, or one 6-unit building on the property. The current zoning does not allow that use, but the proposed zoning does.

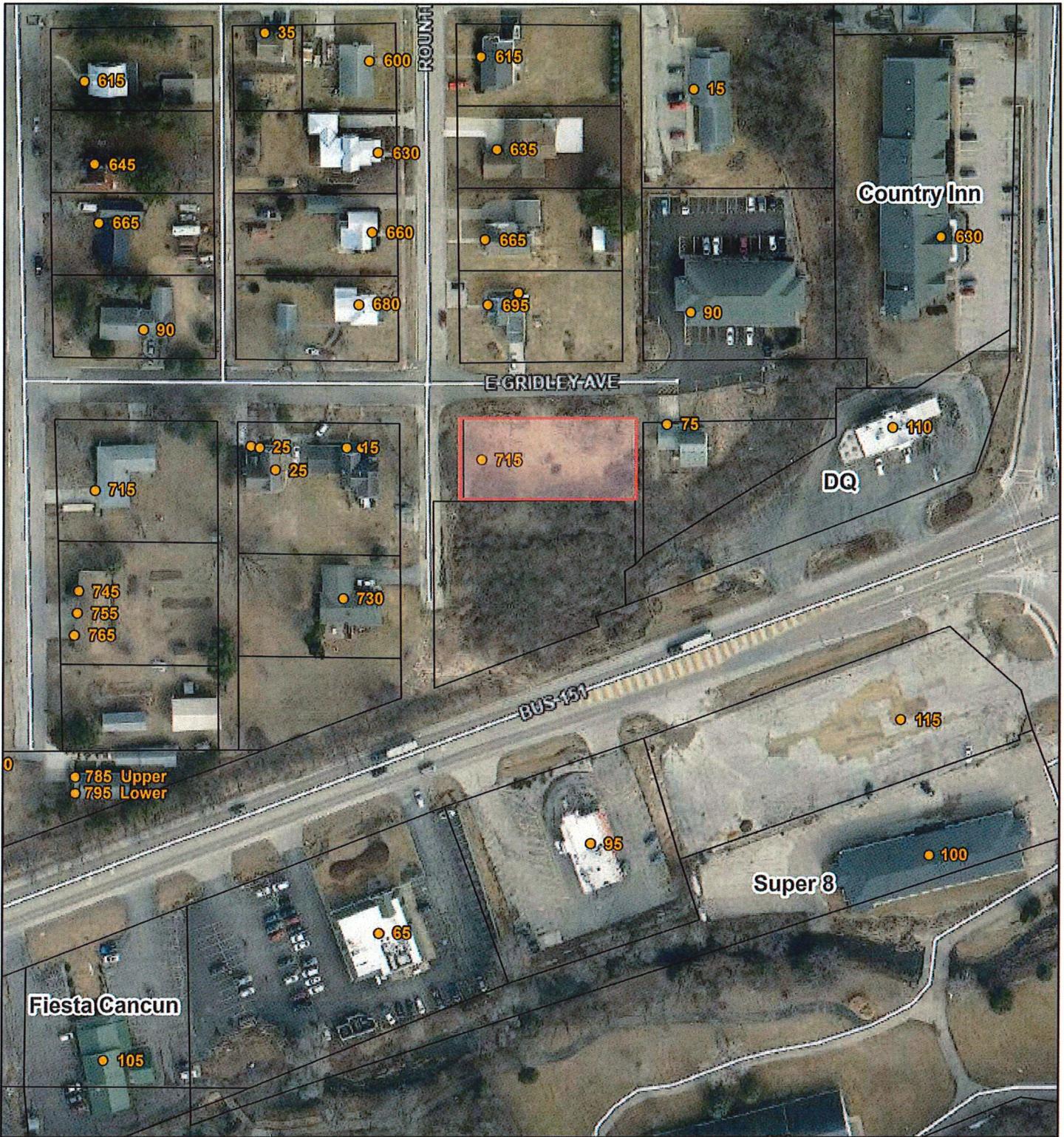
III. STAFF ANALYSIS

5. Since plans and additional information on the buildings have not been submitted, Staff is unable to determine if the desired two 3-unit buildings, or one 6-unit building can be constructed on the property in compliance with the zoning ordinance requirements.
6. In the opinion of Staff, the R-3 district is appropriate for this property based on the medium-density designation in the comprehensive plan, the current uses of the nearby properties, and the R-3 and B-3 zoning classification of the adjacent properties.

IV. STAFF RECOMMENDATION

7. Staff recommends approval of the request to rezone the property at 715 Rountree Avenue to R-3 Multi-Family Residential.

ATTACHMENTS: Location Map, Zoning Map, Property Survey



2/19/2026, 8:16:57 AM

1:2,257

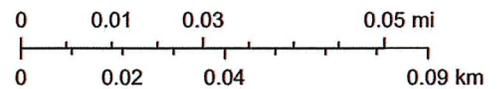
Centerlines

City Boundary

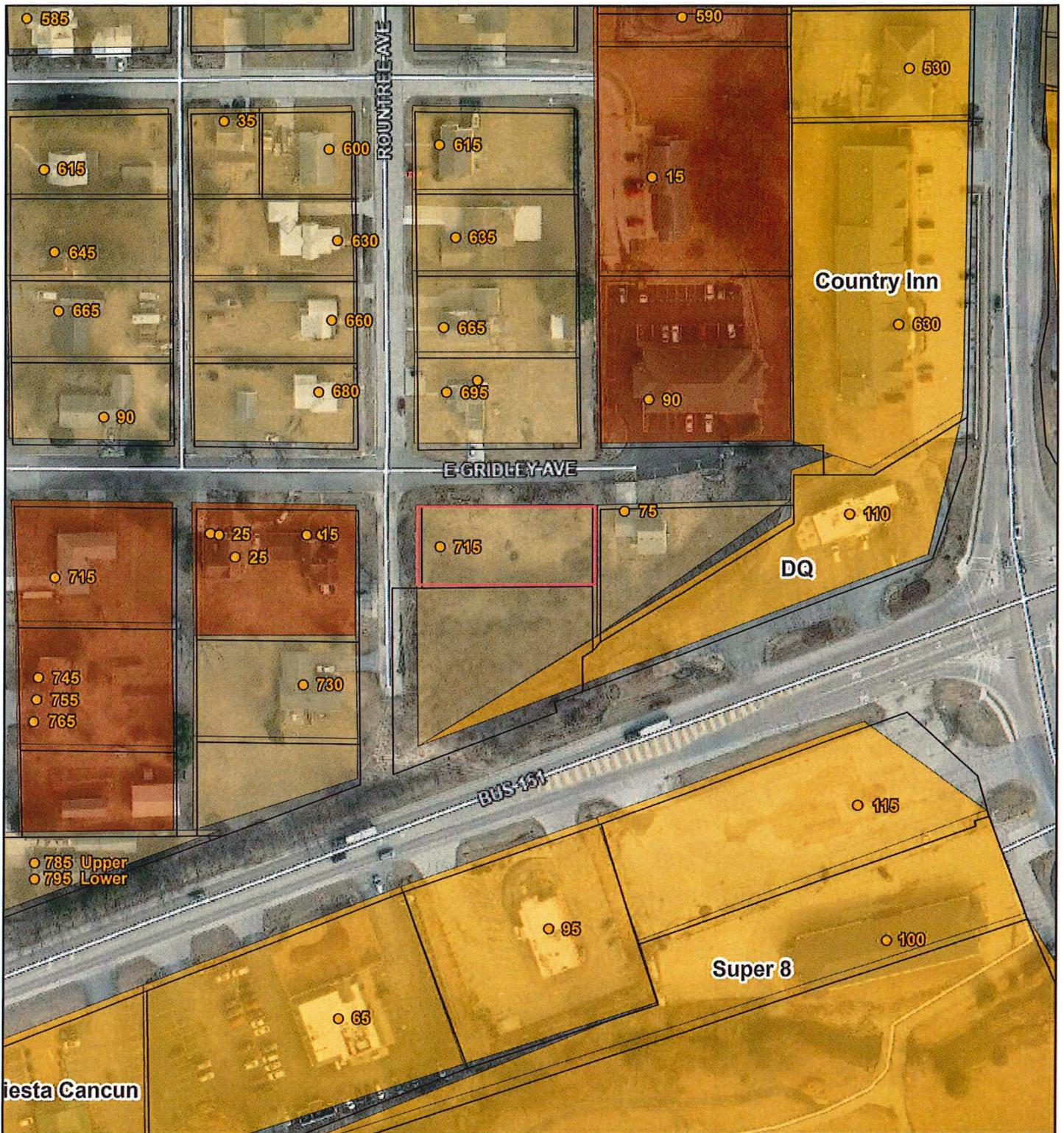
Address Points (Data in Progress)

Active

Parcel Data (2025)

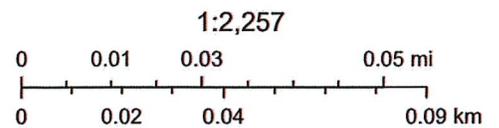


City of Platteville ZONING MAP



2/19/2026, 8:22:06 AM

- Centerlines
 - City Boundary
 - Address Points (Data in Progress)
 - Active
 - Parcel Data (2025)
-
- Zoning 2024**
- B3: Highway Business
 - R2: One & Two Family
 - R3: Multi-Family



STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission - March 2, 2026

Re: Certified Survey Map

Case #: PC26-CSM01-02

Applicant: Southwest Health Center Inc./New Horizon Academy

Location: 1255 Performance Drive

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	B-3	Mixed Use/ Medium Density Residential
North	Vacant	B-3	Mixed Use/ Medium Density Residential
South	Southwest Health	I-1	Institutional
East	Vacant	B-3	Mixed Use
West	Agriculture	B-3	Mixed Use/ Medium Density Residential

BACKGROUND

1. The property in question is undeveloped land located adjacent to Southwest Health Center on Eastside Road. In 2022 the applicant received approval of a preliminary plat for a residential and commercial subdivision, with the understanding that the larger lots would be further divided as needed when the land is developed. The anticipated uses include commercial office space, health-related business, elderly housing and residential care facilities. The applicant is now requesting approval to create a lot for a daycare facility that is currently under construction.

PROJECT DESCRIPTION

2. The proposed Certified Survey Map will divide the southwest portion of the property to create a lot for the New Horizon Academy, which is a 12,513 square foot childcare facility. The proposed Lot 1 will have an area of 1.42 acres and will have 247.7 feet of frontage on Performance Drive. The lot is located adjacent to the EMS garage on the Southwest Health Campus and will include an ingress/egress easement and sidewalk to connect to the main campus property.

STAFF ANALYSIS

3. Public water and sanitary sewer utilities are located in Performance Drive to serve the property.
4. The proposed lot meets the requirements of the Zoning Ordinance and Subdivision Ordinance.

RECOMMENDATION

5. Staff recommends approval of the proposed CSM with the following conditions:
 - a. The CSM shall be recorded with the Grant County Register of Deeds and a copy provided to the City.

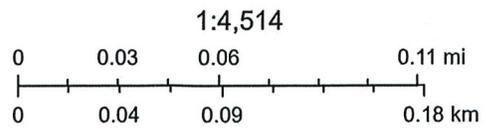
ATTACHMENTS: Location Map, proposed CSM, site plan

City of Platteville



2/16/2026, 3:48:40 PM

-  Centerlines
-  City Boundary
-  Parcel Data (2025)

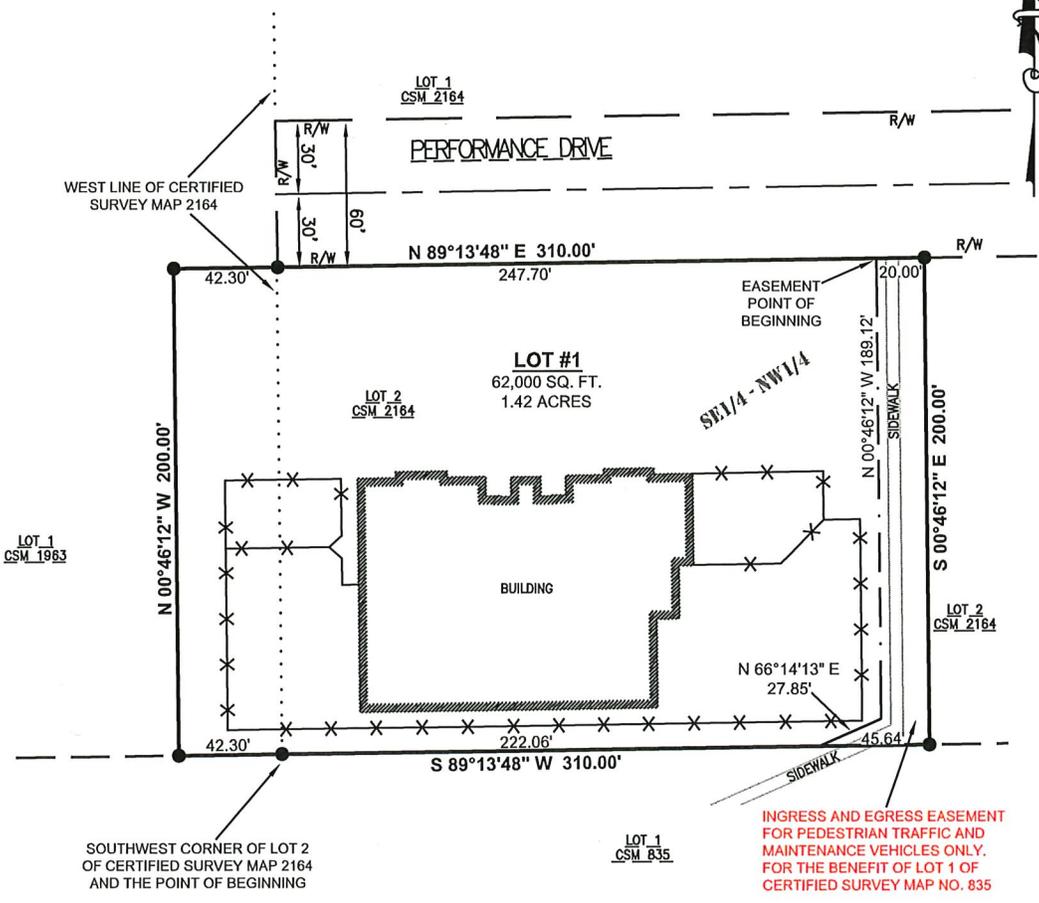


CERTIFIED SURVEY MAP NO. _____

LOCATED IN THE PART OF LOT 2 OF CERTIFIED SURVEY MAP NO. 2164 AND PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1963 BEING IN THE SE 1/4 OF THE NW 1/4 OF SECTION 23, T3N, R1W OF THE 4TH P.M., CITY OF PLATTEVILLE, GRANT COUNTY, WISCONSIN

FOR RECORDING PURPOSES

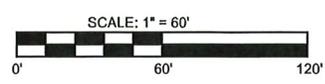
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF CSM 2164 WHICH BEARS S 89°13'48" W IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).



SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP 2164 AND THE POINT OF BEGINNING

LEGEND

- BOUNDARY LINE
- CENTER LINE OF ROADWAY
- RIGHT-OF-WAY (R/W)
- EASEMENT
- ADJACENT PROPERTY LINE
- ORIGINAL PARCEL LINE
- FENCE
- SET 3/4" X 18" REBAR - WT = 1.50 #/L.F.



DELTA 3
PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANING • CADD SERVICES
875 SOUTH CHESTNUT STREET PHONE: (608) 348-5355
PLATTEVILLE, WISCONSIN 53818

FOR: SOUTHWEST HEALTH CENTER
1400 EASTSIDE ROAD
PLATTEVILLE, WI 53818

FIELD CREW: A. LOEFFELHOLZ
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D24-216
DATA LOCATION: D24-216\PROJECT FILES\CIVIL\CAD\CISM

SHEET 1 OF 3

