

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, JULY 6, 2026 – 6:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – June 1, 2026
3. SIDEWALK CAFÉ PERMIT – 35 N. Second Street
Consider a request to approve a Sidewalk Café Permit for the 1906 Tavern at 35 N. Second Street.
4. CONDITIONAL USE PERMIT – Home Occupation at 1070 Princess Court
Consider a request to approve a Type 2 Home Occupation for a dog grooming business.
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 1, 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: Barbara Daus, Eileen Nickels, Matt Niehaus, Tim Durst, Bob Gates, Danny Xiao

Excused: Ciara Miller

APPROVE MINUTES – May 4, 2026

Motion by Nickels, second by Niehaus, to approve the May 4, 2026, minutes as presented.

Motion carried 5-0 on a roll call vote.

ORDINANCE AMENDMENT – 4.07 SIDEWALK CAFÉ PERMIT

Community Development Director Joe Carroll explained a proposed amendment to section 4.07 of the City of Platteville Municipal Code related to sidewalk café permits. The proposed amendments would eliminate the language that requires the applicant for a sidewalk cafe permit to be a licensed restaurant. This change would allow taverns, coffee shops, and other similar businesses to apply for a permit. Director Carroll answered questions. Motion by Gates, second by Nickels to adopt these proposed changes with the addition changes of striking 4.07(3)(a)4 and “immediately” in 4.07(4)(a). Motion carries on a 5-0 roll call vote.

ORDINANCE AMENDMENT – 22.11 AND 25.05 SIGNAGE

Community Development Director Joe Carroll explained proposed amendments to Section 22.11 of the Zoning Ordinance and 25.05 of the Extraterritorial Zoning Ordinance related to signage. The changes were prompted by questions and comments received by a resident related to regulating political signs. In 2015, a United States Supreme Court decision determined that a community cannot regulate signs based on the content of the signs. The sign content of the signs is considered a type of speech, and regulating based on content would violate free speech requirements in the First Amendment. In response, the regulations regarding temporary signs in the zoning ordinance, including rules for political signs, were modified. However, the City inadvertently did not modify the regulations in the Extraterritorial Zoning Ordinance, so some of that outdated language is still present. When reviewing the ordinance, Staff also determined that there is still some language in both ordinances related to other signs that is outdated and not in compliance with the Supreme Court decision. Director Carroll answered questions. Motion by Niehaus, second by Durst, to adopt these proposed changes to Section 22.11 of the Zoning Ordinance and 25.05 of the Extraterritorial Zoning Ordinance. Motion carries on a 5-0 roll call vote.

TAX INCREMENT DISTRICT CREATION AND AMENDMENT

Community Development Director Joe Carroll explained that the City would like to begin work on several Tax Increment District (TID) amendments in response to anticipated development projects. Specifically, Staff is looking at the creation of a new Tax Increment District #10, and a boundary amendment to Tax Increment District #9 to add additional parcels. TID 10 would be

created to form a new mixed-use district to support the proposed Trail View Development and some additional properties in the vicinity. The TID would be used to provide financial assistance to support the installation of new streets, installation and extension of City utilities, the construction of stormwater management facilities, and other potential development incentives. In addition to the Trail View properties, the district would include other vacant and underutilized properties where development is anticipated, but where financial assistance may be needed to make the development viable. TID 9 would be amended to add some additional properties. A sale of Lot 47 in the industry park was just approved, and this property would be added so the district could assist with the construction of a stormwater pond. Additional parcels would be included where we have received interest from purchasers of the land, and where stormwater and other improvements would be needed to support the development. These developments would require financial assistance to make the projects viable. Presented for information; no action is required.

ADJOURN:

Motion by Gates, second by Niehaus, to adjourn at 6:45 p.m. Motion carried 5-0 on a roll call vote.

Respectfully submitted,

Craig Stout, City Clerk

DRAFT

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – July 6, 2026
Common Council – July 14, 2026 (Information)
July 28, 2026 (Action)

Re: Sidewalk Café Permit

Case #: PC26-MI01-03

Applicant: Nick Pease

Location: 35 N. Second Street

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Business	B-2	Mixed Use
North	Business	B-2	Mixed Use
South	Business	B-2	Mixed Use
East	Business	B-2	Mixed Use
West	Business	B-2	Mixed Use

I. BACKGROUND

1. The applicant owns the 1906 tavern on Second Street in the downtown area. The applicant would like to install an outdoor dining area on the public sidewalk in front of the building, which requires approval of a sidewalk café permit.
2. The Licensing Committee reviewed the application for the extended liquor license and recommends approval of the extended license subject to approval of the Sidewalk Café Permit.
3. The Council approved a code amendment that allows establishments other than restaurants to apply for a sidewalk café permit.

II. PROJECT DESCRIPTION

4. The applicant would like to place 5 metal tables and 10 metal chairs in front of the building along the Second Street, in front of the building. The applicant is also proposing to surround the table and chairs with a moveable, plastic fence. The location of the tables, chairs and fence would need to maintain a minimum of 4 feet of clearance from the existing obstructions in the area, which consists

of a light pole and garbage cans. The tables and chairs would also be placed to not interfere with the door to the building. The tables and chairs are proposed to be located adjacent the curb rather than adjacent to the building, which would be in compliance with the liquor laws.

III. STAFF ANALYSIS

5. The municipal code includes standards regarding sidewalk café's, as shown below.

4.07 - SIDEWALK CAFÉ PERMITS

(4) GENERAL RESTRICTIONS. Any sidewalk café permitted hereunder shall be subject to the following regulations:

- a) Sidewalk cafés are restricted to the public right-of-way immediately adjacent to and extending perpendicular to the curb from the façade of the real property owned or leased by the permit holder. The Plan Commission may allow the boundary to be extended beyond the frontage of the permit holders business to include the frontage of contiguous property, however, a written statement signed by the owner(s) and tenant(s) of the adjacent business shall be provided at the time of application.
- b) All sidewalk cafés shall remain within the boundaries of the sidewalk café site as set forth on the approved application. No application will be approved where the location of the sidewalk café negatively impacts another business, as determined by the Plan Commission.
- c) No portion of a sidewalk café shall be permitted within five (5) feet of a fire hydrant, curb-cut or marked crosswalk, or any handicapped parking space.
- d) All activities at the sidewalk café shall be conducted so as to maintain a minimum width of four (4) feet of unobstructed public pedestrian walkway between the sidewalk café and the edge of the sidewalk adjacent to the curb and other obstructions. For the purpose of the minimum clear walkway, traffic signs, light poles, hydrants and all similar obstacles shall be considered obstructions.
- e) No furniture or activities in a sidewalk café shall block designated egress, ingress, or fire exits from or to any structures, including the business establishment that operates the sidewalk café.
- f) No person holding a sidewalk café permit may use any public property, such as light poles or other utility poles, flower planters, trees, or other amenities as a point of attachment for any ropes or other devices as part of the sidewalk café.
- g) The color and material of the proposed outdoor furniture should be harmonious with the principal structure and adjacent structures. The outdoor furniture should be constructed of durable materials, such as wrought iron, rather than lightweight plastic.
- h) No sidewalk café shall be open for business between the hours of 10:00 p.m. and 7:00 a.m. All materials and equipment forming part of the sidewalk café shall be removed from the site when the sidewalk café is not open.
- i) No food preparation, food or beverage storage, refrigeration apparatus, or other equipment shall be allowed in the sidewalk café unless specifically authorized as part of the approval.
- j) No amplified sound shall be allowed in the sidewalk café unless specifically authorized as part of the permit.

- k) All sidewalk cafés shall be maintained in a clean and hazard-free condition at all times. Debris shall be removed as required during the day and again at the close of each business day. All debris and refuse generated by patrons of the sidewalk café shall be disposed of in receptacles provided by the holder of the sidewalk café permit and shall not be disposed of in publicly maintained trash receptacles.
- l) The use of a portion of the public right-of-way as a sidewalk café shall not be an exclusive use. All public improvements, including, but not limited to, light poles, traffic signs, manholes, or any public initiated maintenance procedures, shall take precedence over said use of the public right-of-way at all times. The City Manager or his/her designee may temporarily order the removal of the sidewalk café for special events, including but not limited to parades, sponsored runs or walks, or for public health and safety reasons.

IV. STAFF RECOMMENDATION

- 6. Staff recommends approval of the Sidewalk Café Permit to allow an outdoor eating and drinking area on the public sidewalk in front of 35 N. Second Street as long as the ordinance requirements are met.

ATTACHMENTS: Application, Site Photos, Table/Chair pictures

PC26-1101-03

APPLICATION FOR
SIDEWALK CAFÉ PERMIT
CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Restaurant Owner	Property Owner (if different)
Name	Nicholas Pease	
Address	35 N second street Platteville WI 53818	
Phone	6083470751	
Email	ADHMORLLC@GMAIL.COM	

Property Information

Name of Restaurant: 1906
Address: 35 N second st platteville wi 53818 Platteville, WI

Sidewalk Café Information

This application is for: Initial Sidewalk Café Permit Renewal Sidewalk Café Permit
Hours of operation: _____

Will alcoholic beverages be served in Sidewalk Café area? Yes No
Does the restaurant currently have a City of Platteville liquor license? Yes No
Do the boundaries of the Sidewalk Café extend in front of adjacent businesses? Yes No

Name of adjacent business/property owner(s): _____

Approximate dimensions of Sidewalk Café: _____ ft. x _____ ft.


Proposed number of tables: 4 5 Proposed Number of Chairs: ~~24~~ 10

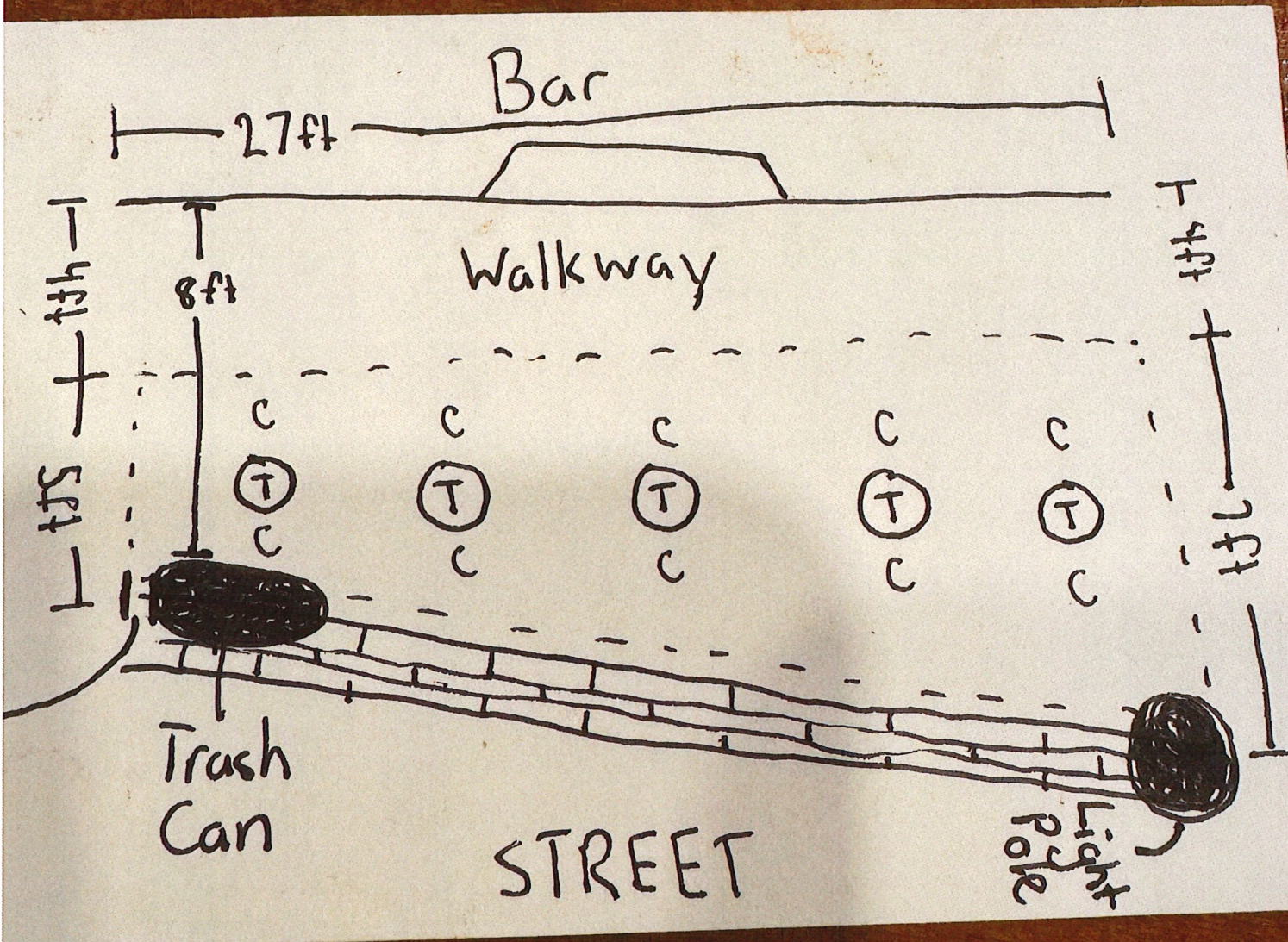
Other equipment/features to be included in the Sidewalk Café area: Umbrellas

Attachments The following items shall be provided.

- A scale drawing of the site, showing the location of all poles, hydrants, signs, benches, grates, and other amenities or obstructions, and location of the proposed furniture, fences, and other equipment.
- Photographs, drawings, or manufacturers brochures fully describing the appearance, materials and dimensions of all proposed tables, chairs or other objects related to the sidewalk café.
- A copy of a valid restaurant license issued by the State of Wisconsin under §254.64(1)(a) for the premises where the sidewalk café will be located.
- The applicable permit fee (\$25 for an initial permit, no fee for a renewal permit).
- Certificate of Insurance (may be submitted after approval of permit).
- Letter from adjacent business/property owner(s) (if the Sidewalk Café extends in front of adjacent property).

Signature The undersigned person hereby petitions the City of Platteville, Wisconsin, to issue a Sidewalk Café Permit as described above and on the attached documents.

NAME: Nick Pease SIGNATURE:  DATE: 2/25/26



urchased Feb 25, 2026

Black | Size: 24 Inch | View order



[Click to see full view](#)



Commercial Furniture > Restaurant Furniture > Commercial Outdoor Furniture > Outdoor Restaurant Chairs > Arm

Lancaster Table & Seating Alloy Copper Outdoor Arm Chair

3 reviews Item #: 164CMARMCPR



With

Lancaster Table & Seating Alloy Black Fabric Magnetic

plus

Lancaster Table & Seating Alloy Gray Fabric Magnetic

plus

Lancaster Table & Seating Alloy Tan Fabric Magnetic

plus

Lancaster Seating Alloy Vinyl Cushion

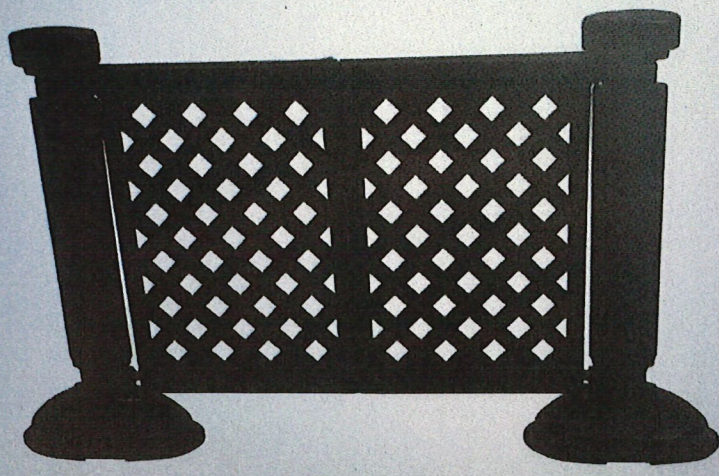
Share

Ask a question

Commercial Furniture > Restaurant Furniture > Commercial Outdoor Furniture > Outdoor Furniture

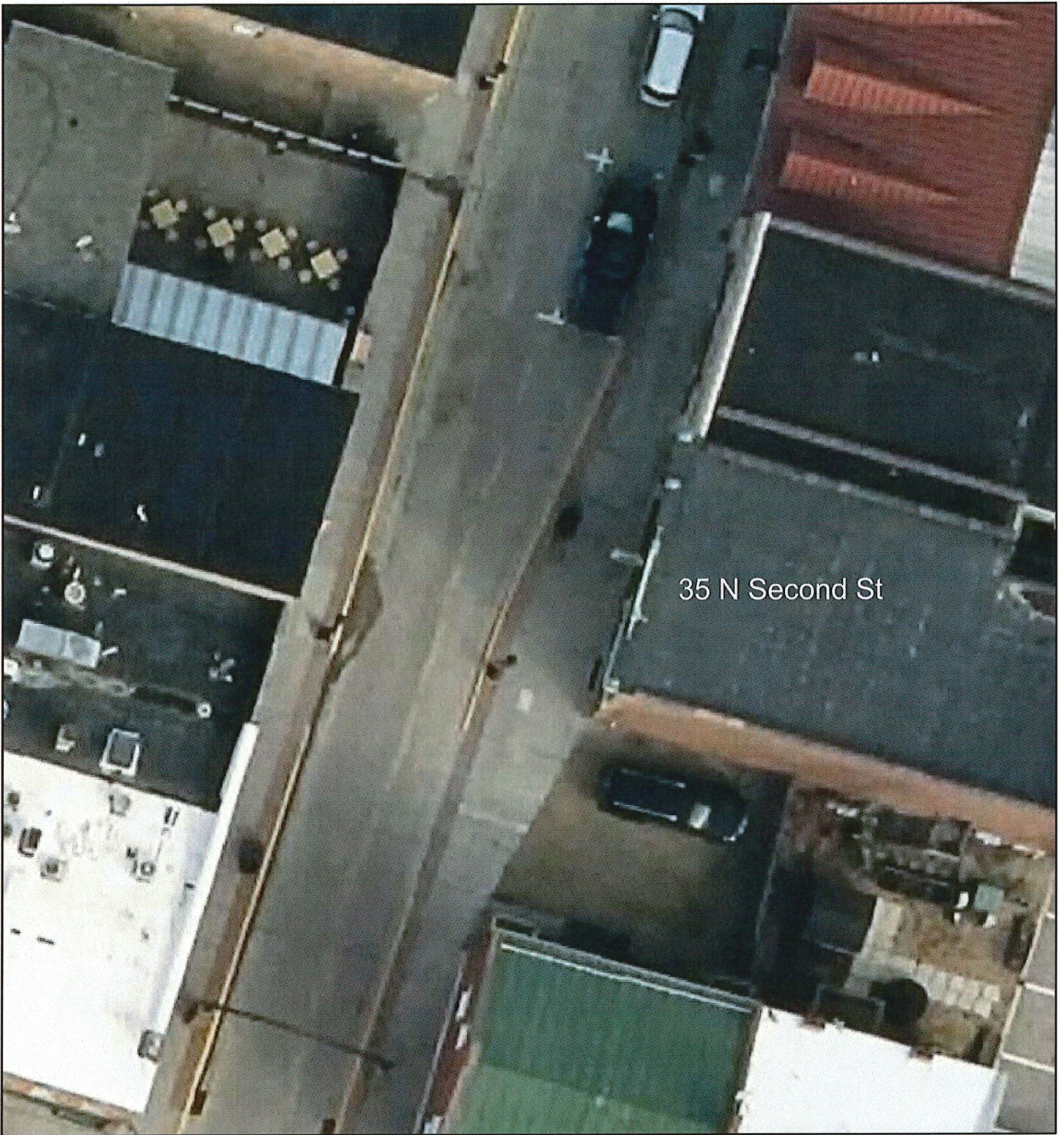
US962117 2 Panel Resin Patio Fence - Black

reviews Item #: 383US962117 MFR #: US962117



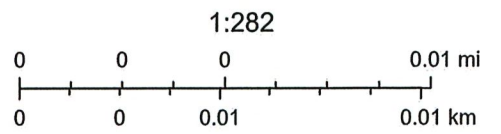
his page

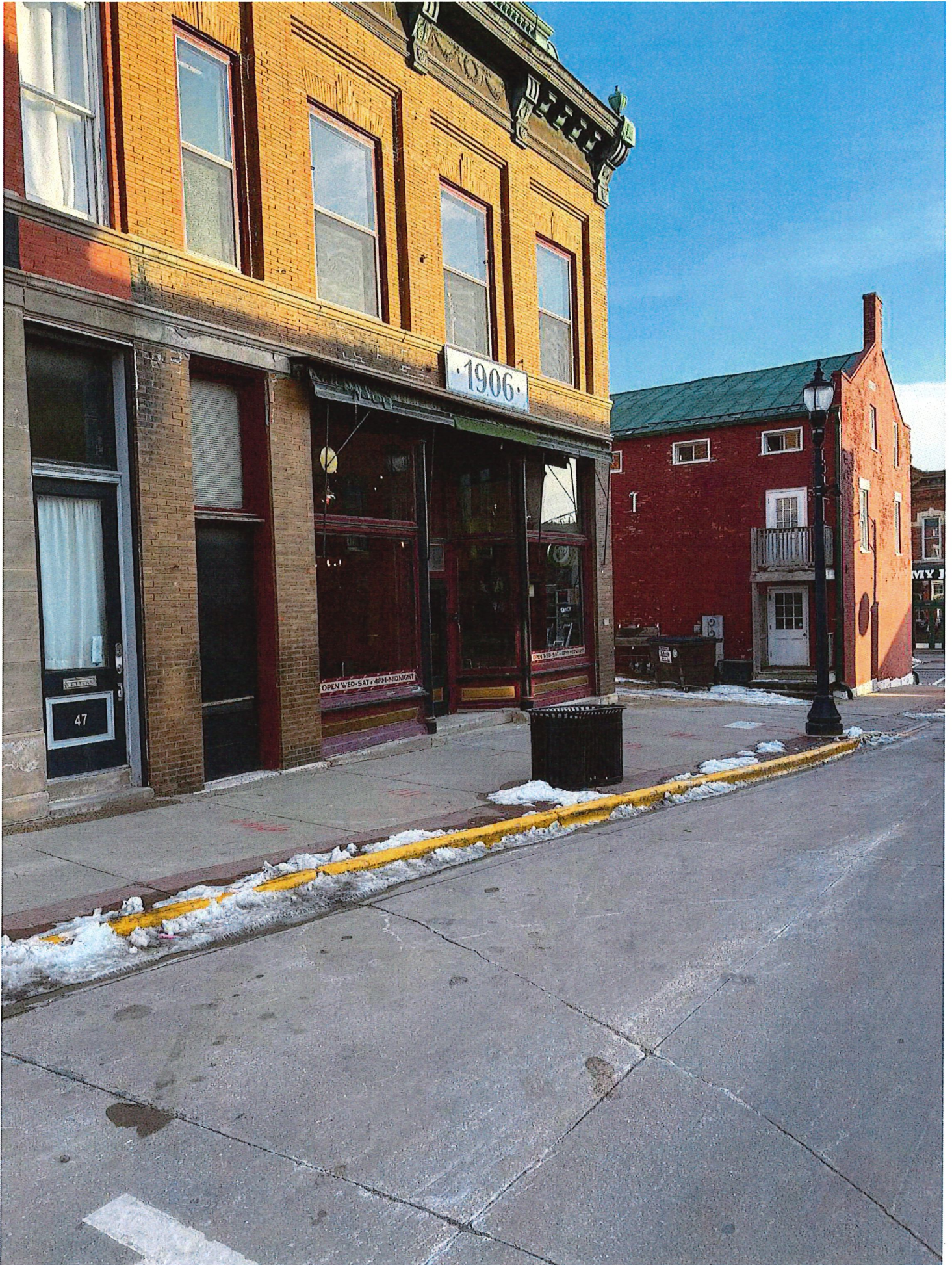
City of Platteville



2/26/2026, 7:50:21 AM

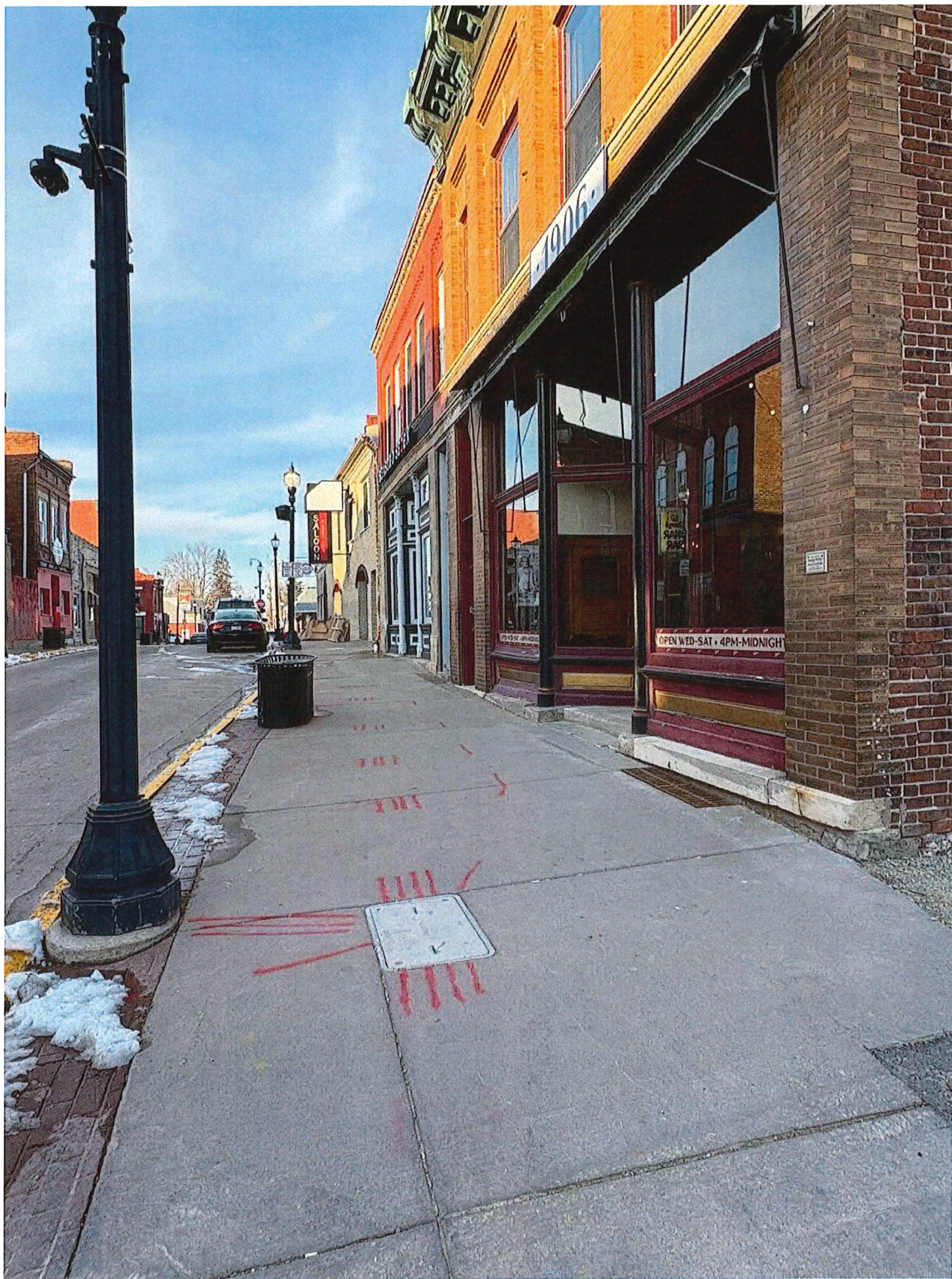
 City Boundary











STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meetings: Plan Commission – July 6, 2026
Common Council – July 14, 2026 (information)
July 28, 2026 (action)

Re: Conditional Use Permit

File: PC26-CUP01-08

Applicant: Christian Cullen

Location: 1070 Princess Court

Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Residential	R-1	Low Density Residential
North	Church	I-1	Institutional
South	Residential	R-1	Low Density Residential
East	Residential	R-1	Low Density Residential
West	Residential	R-1	Low Density Residential

I. BACKGROUND

1. The applicant has a contingent offer to purchase the property at 1070 Princess Court, which is 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 a dog grooming home occupation. This use would be classified as a Type 2 Home Occupation, which requires approval as a Condition Use.

II. PROJECT DESCRIPTION

2. 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 operate a pet grooming business out of the basement of the residence. All grooming business would be conducted on a by-appointment basis and there would be no other employees besides the resident.
3. The location has off-street parking available in the driveway of the residence. The applicant would install a sidewalk to connect the driveway to the basement entrance. There would be no outside business activities. The applicant may install a small sign near the walkway to assist new clients with identifying the business entrance location.

III. STAFF ANALYSIS

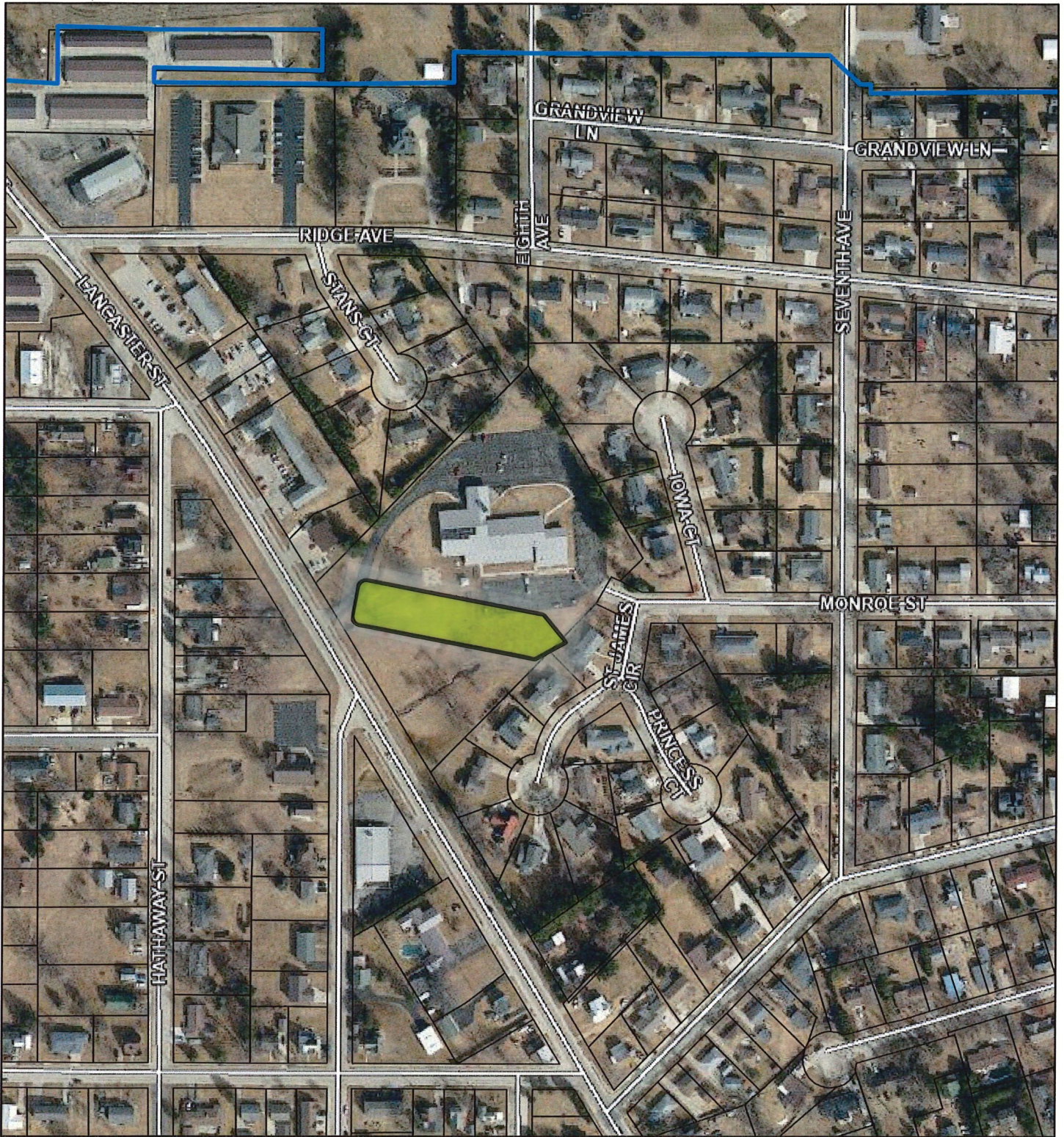
4. A Type 2 Home Occupation is classified as a business operated out of a residence that would involve customers and clients routinely coming to the property. The ordinance states that home occupations shall occupy no more than 25 percent of the residence. Business activities shall be limited to the hours between 7:00 am and 10:00 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 driveway of the residence. Otherwise, the users would be able to park on the street.
7. The proposed home occupation appears to comply with the conditions and restrictions provided in the ordinance.

IV. STAFF RECOMMENDATION




8. Staff recommends approval of the Conditional Use Permit for a Type 2 Home Occupation with dog grooming at 1070 Princess Court.

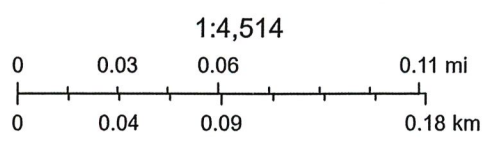
ATTACHMENTS: Application, Location Maps

City of Platteville

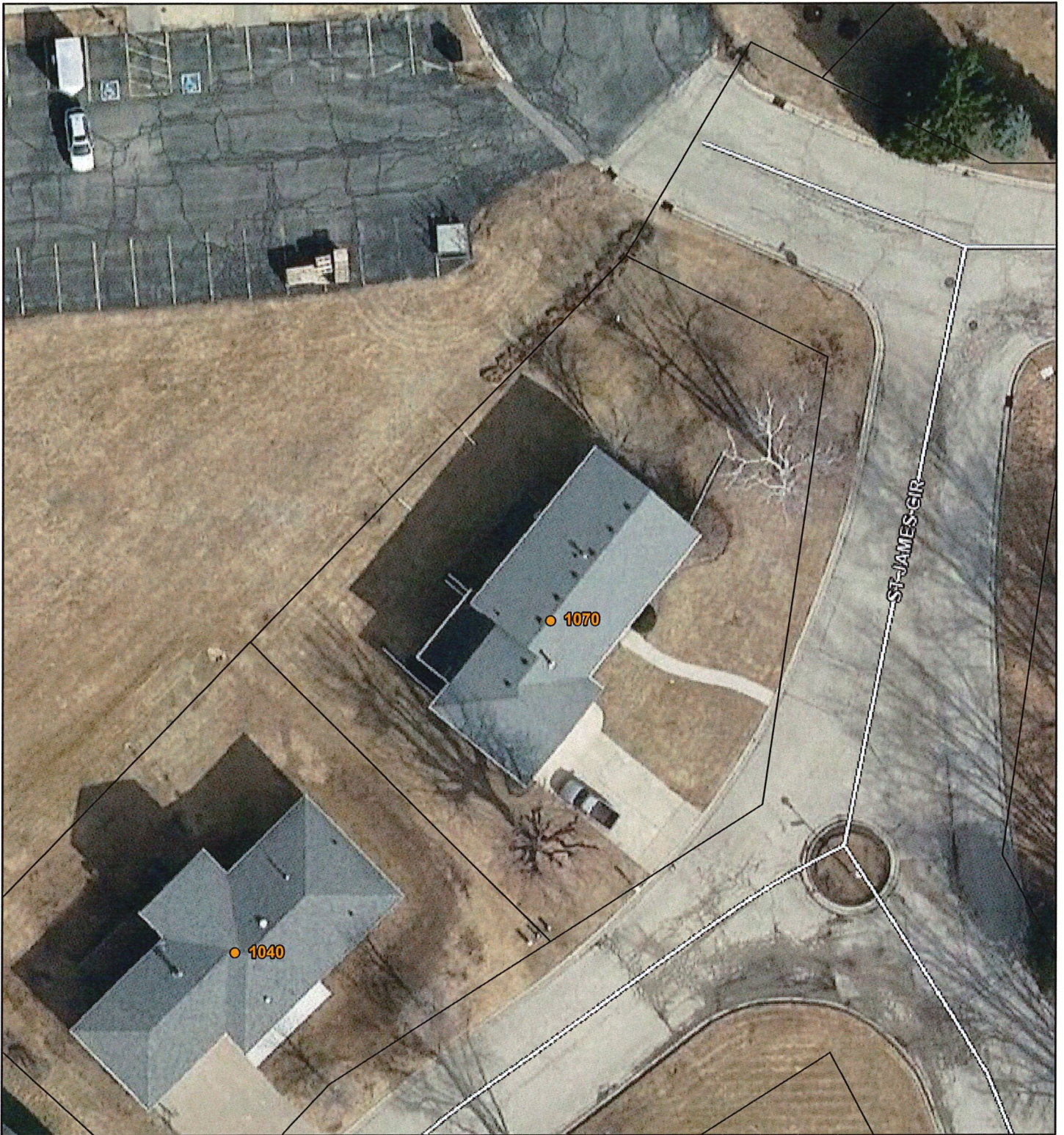


6/9/2026, 10:36:18 AM





-  Centerlines
-  City Boundary
-  Parcel Data (2025)

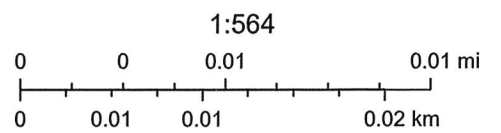


City of Platteville



6/9/2026, 10:35:32 AM

-  Centerlines
-  City Boundary
- Address Points (Data in Progress)
 -  Active
 -  Parcel Data (2025)



APPLICATION FOR
CONDITIONAL USE PERMIT
 CITY OF PLATTEVILLE, WISCONSIN



General Information (please type or print clearly)

	Applicant/Agent	Owner
Name	Christian Cullen	Christian Cullen
Address	1884 W. Timber Dr	1884 W. Timber Dr
Phone	[REDACTED]	[REDACTED]
Email	[REDACTED]	[REDACTED]

Property Information (Attach additional sheets if necessary)

Address of Proposed Use: 1070 Princess Ct Platteville, WI

Legal Description: Princess Pk Sub - Lot 20

Zoning of Property: Res

Comprehensive Plan Designation: Providing needed services to neighbor hood.

Current Use of Property: Residence

Proposed Use of Property: Residence plus home pet grooming business in small portion of basement. owner would be only employee. Typically does 3/4 dogs per day Mon - Fri, 8-4. One on one grooming, usually not more than 1 family's pets at a time.

Signatures The undersigned person(s) hereby petition the Common Council of the City of Platteville, Wisconsin, to issue a Conditional Use Permit as described above.

APPLICANT: Christian Cullen DATE: 6/8/26

APPLICANT: _____ DATE: _____

OFFICE USE ONLY File Number: _____
 Date Application Filed: _____ Fee Paid/Receipt #: _____
 Plan Commission Action & Date: _____
 Conditions: _____
 Council Action & Date: _____
 Conditions: _____

Permit Issued On (date/by whom): _____
 Permit Expires On: _____

Plan would be to add entrance to back right side of basement (the X on the picture). The black arrow would be a paver, gravel decorative walk way around to back entrance. One small "Cullen All Dogs" sign by walk way - size 8'in. by 12 in. Yellow is current driveway and sidewalk. Nothing additional outside would change. Parking in driveway, only one car at a time, and only takes a few minutes.