

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, AUGUST 3, 2026 – 6:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – July 6, 2026

3. CERTIFIED SURVEY MAP AND SALE OF INDUSTRY PARK LOT – 1590 Vision Drive

Consider a proposed CSM that would divide a lot in the Platteville Industry Park and also consider the sale of said lot.

4. RESCHEDULE SEPTEMBER MEETING

Due to the Labor Day holiday, Staff would like to reschedule the September meeting to August 31st.

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, July 6, 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, Bob Gates, Ciara Miller, Danny Xiao
Excused: Tim Durst

APPROVE MINUTES – June 1, 2026

Motion by Gates, second by Xiao, to approve the June 1, 2026, minutes as presented. Motion carried 5-0 on a roll call vote.

SIDEWALK CAFÉ PERMIT – 35 N. SECOND STREET

Community Development Director Joe Carroll explained a permit request for the premises at 35 N. Second Street. The recently approved Council Municipal Code amendment allows establishments other than restaurants to apply for a Sidewalk Café permit. The applicant would like to place 5 metal tables and 10 metal chairs in front of the building along Second Street, in front of the building. The applicant is also proposing to surround the table and chairs with a movable, 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 to the curb rather than adjacent to the building. If approved by Council, the applicant would need to apply for an Extension of Premise to serve alcohol. Director Carroll and City Clerk Craig Stout answered questions. 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. Motion by Miller, second by Gates, to approve 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. Motion carried 5-0 on a roll call vote.

CONDITIONAL USE PERMIT- HOME OCCUPATION AT 1070 PRINCESS COURT

Community Development Director Joe Carroll explained a Conditional Use Permit request for the premises at 1070 Princess Court. The premise is a single-family residence. 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 an appointment-only basis, and there would be no other employees besides the resident. The location has off-street parking and is 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. The proposed home occupation appears to comply with the conditions and restrictions provided in the ordinance. Director Carroll noted that a similar conditional use permit

has been granted in this neighborhood before and had no problem. The applicant was present and introduced herself. Director Carroll answered questions. Staff recommends approval of the Conditional Use Permit for a Type 2 Home Occupation with dog grooming at 1070 Princess Court. Motion by Niehaus, second by Gates, to approve a Conditional Use Permit for a Type 2 Home Occupation with dog grooming at 1070 Princess Court. Motion carried 5-0 on a roll call vote.

ADJOURN:

Motion by Nickels, second by Miller, to adjourn at 6:20 p.m. Motion carried 5-0 on a roll call vote.

Respectfully submitted,

Craig Stout, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – August 3, 2026
Re: Land Division and Sale of City Land
Case #: PC26-CSM03-09 and PC26-MI03-10
Applicant: City of Platteville
Location: Platteville Industry Park
Surrounding Uses and Zoning:

Direction	Land Use	Zoning	Comprehensive Plan
Property in Question	Vacant	M-4	Manufacturing
North	Manufacturing	M-4	Manufacturing
South	Vacant	M-4	Manufacturing
East	Vacant	M-4	Manufacturing
West	Manufacturing	M-4	Manufacturing

BACKGROUND

1. This property is located in the Platteville industry park, which is owned by the City. The proposal is to divide a lot in the industry park to allow for the sale and subsequent development of the land.

PROJECT DESCRIPTION

2. The potential buyer recently purchased the existing building at 455 Enterprise Drive. They would also like to purchase some adjacent land from the City. The property to be purchased would consist of a portion of the adjacent lot to the east, which has an address of 1590 Vision Drive. The lot currently has an area of 6.42 acres (279,709 sq. ft.) and has approximately 464' of frontage on the unimproved portion of Vision Drive. The proposal is to split the lot to create a 2.9-acre lot and a 3.52-acre lot. The prospect would purchase the 2.9-acre lot and add it to the 455 Enterprise Drive parcel. The other lot would be available for other future development.
3. The lot will be sold to a company that distributes and sells lumber and other building construction materials. They would construct an addition onto the existing building and will also construct two warehouse buildings and an enclosed storage yard at the rear of the property. The parking lot would be expanded and the driveways would be extended.

4. The sale of the land will be in accordance with the adopted land price formula. The base price for the land is \$175,000 per acre, but the final purchase price is reduced based on the value of the building constructed, and the number and wage rate for the jobs created. In this situation, the land will be sold for \$1 per acre.
5. The purchaser will be responsible for constructing a stormwater pond sized to accommodate the development of the property plus the additional vacant land to the southeast that is owned by the City. The purchaser will receive a pay-as-you-go TIF incentive to cover the pond construction cost, with the details being included in a separate agreement. The pond will be located on City property and the City will be responsible for ongoing maintenance of the pond.

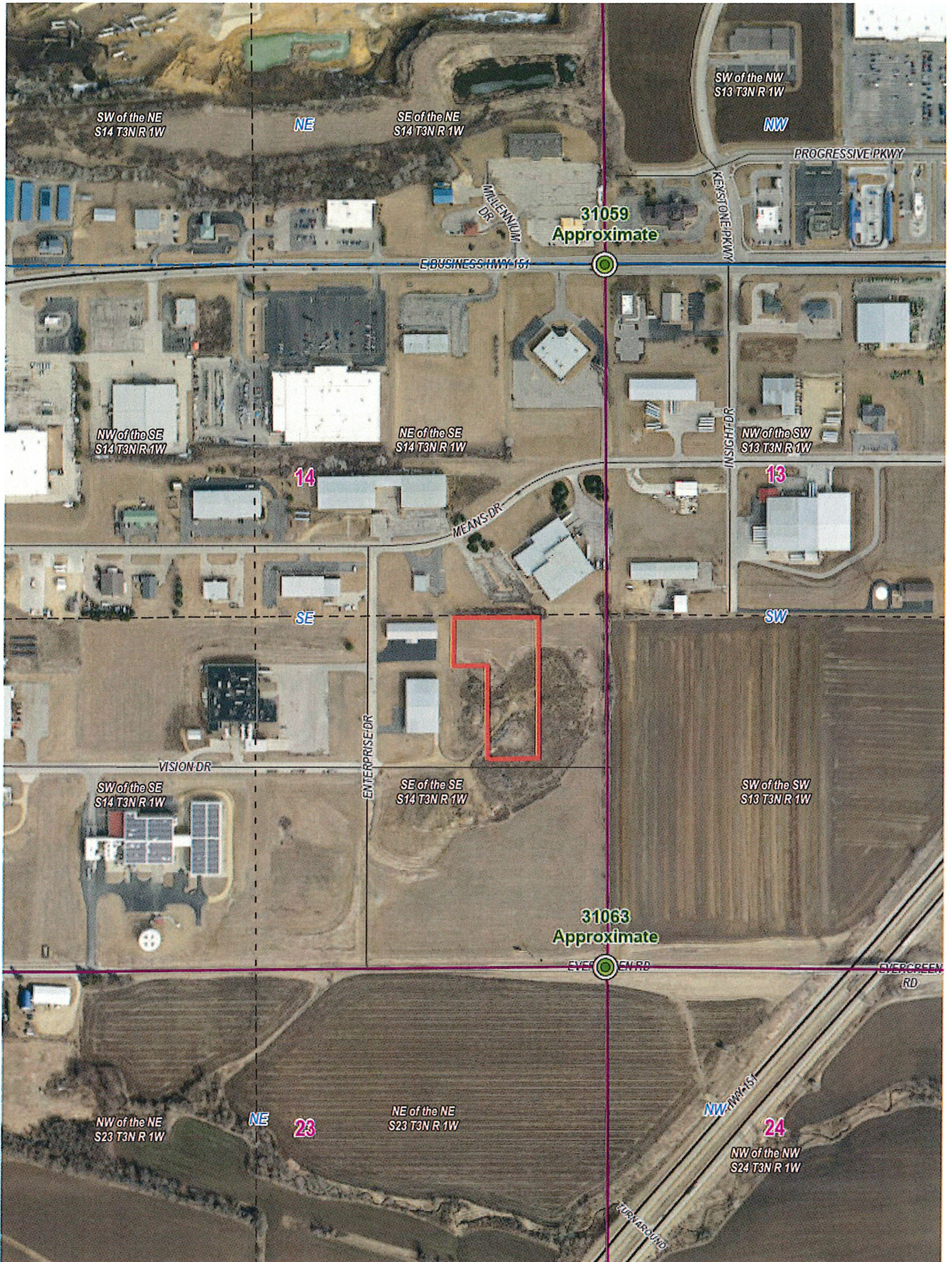
STAFF ANALYSIS

6. The land sale will be done following the land price formula, which was previously approved by the City. The intent of the formula is to provide an incentive to businesses that will create jobs and grow the tax base for the City. According to Section 62.23(5) of Wisconsin Statutes, the Plan Commission should review and make a recommendation regarding the sale of public land. For this reason, the Plan Commission needs to make a recommendation regarding this sale before Council action.
7. The proposed land division meets the requirements of the Zoning Ordinance and Subdivision Ordinance.

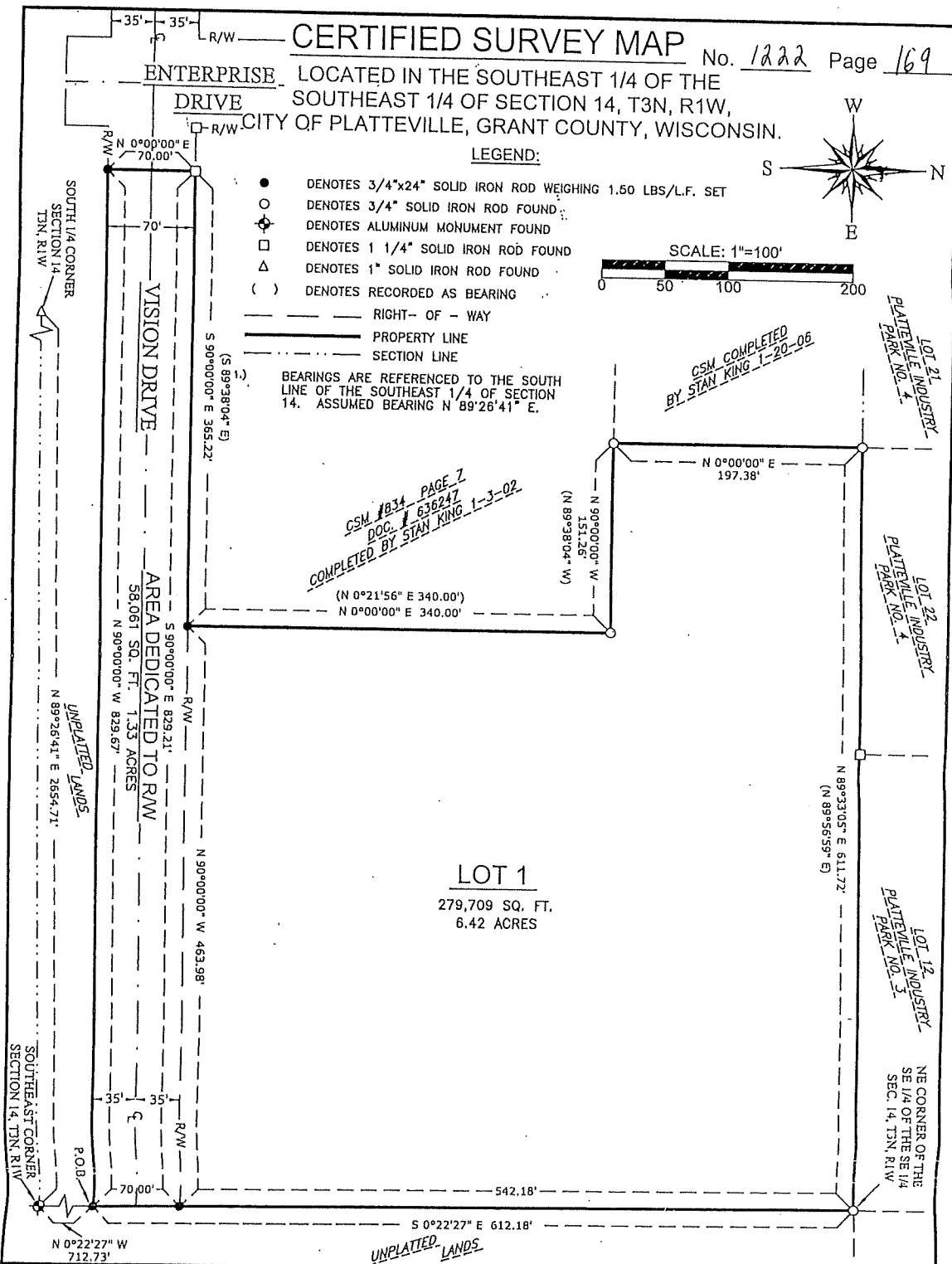
STAFF RECOMMENDATION

8. Staff recommends approval of the proposed land division.
9. Staff also recommends approval of the land sale subject to a Development Agreement and a TIF Assistance Agreement.

ATTACHMENTS: Location Map, Certified Survey Maps, Site Plan



686640



BLACKHAWK ENGINEERING, Ltd.

Civil & Municipal Engineers and Building Design

2 INSIGHT DRIVE
PLATTEVILLE, WISCONSIN

OFFICE PHONE: (608) 348-4433

FAX: (608) 348-4449

SURVEY CREW: JJB, JRP
DRAWN BY: JJB
DATE: JAN. 20, 2006

PREPARED FOR: CITY OF PLATTEVILLE
75 N. BONSON ST.
PLATTEVILLE, WI 53818

Sheet 1 of 2

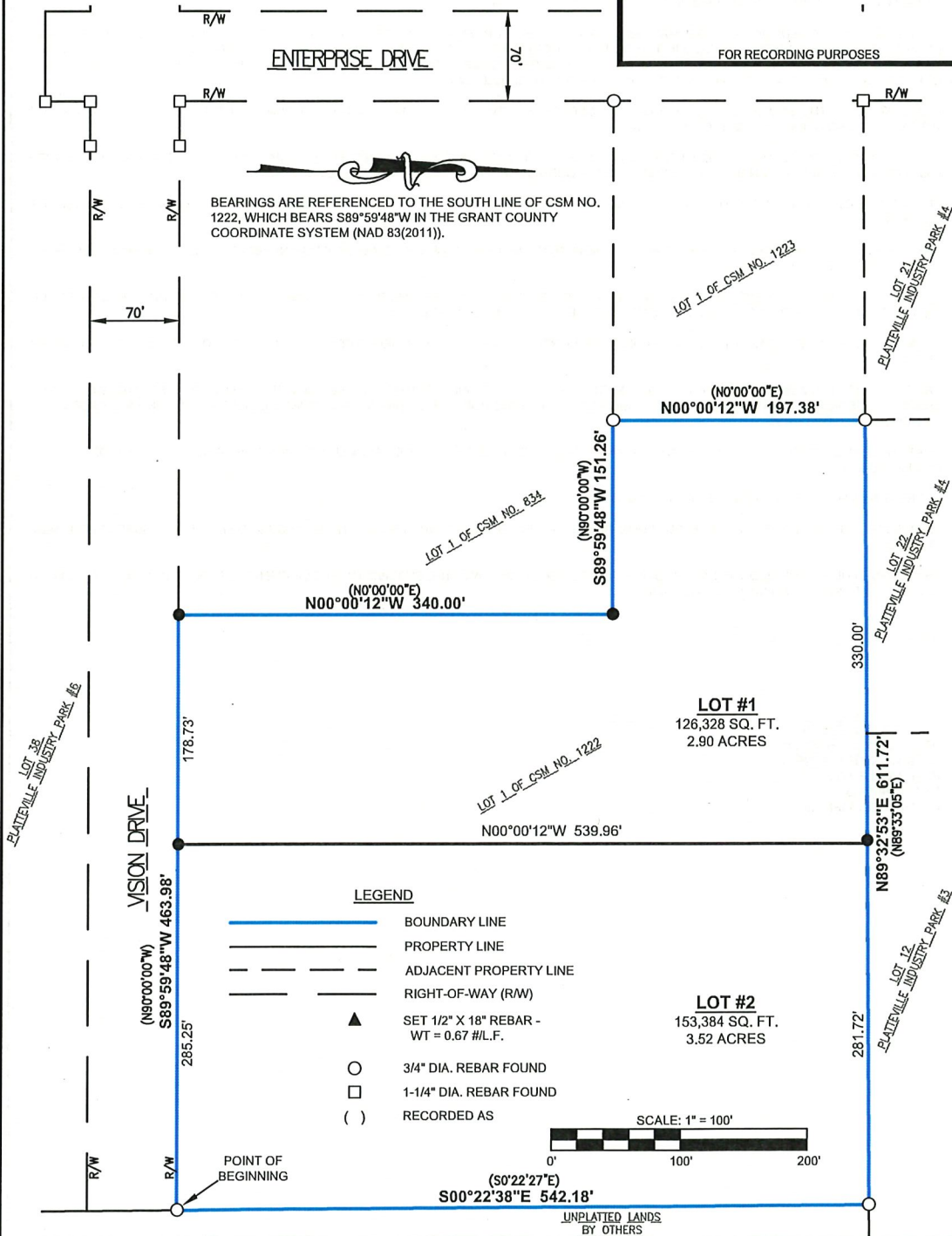
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For Review

CERTIFIED SURVEY MAP NO.

A REPLAT OF LOT 1 OF CERTIFIED SURVEY MAP NO. 1222, BEING LOCATED IN THE SE1/4 OR THE SE1/4 OF SECTION 14, T3N, R1W OF THE 4th P.M., CITY OF PLATTEVILLE GRANT COUNTY, WISCONSIN



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FOR: CITY OF PLATTEVILLE
75 N. BONSON STREET
PLATTEVILLE, WI 53818

DELTA 3 PROJECT NO.: D26-156-1

DATE(S) OF FIELDWORK:
FIELD CREW: A.LOEFFELHOLZ
DRAWN BY: D.DREESSENS
REVIEWED BY: S.KING

