

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, OCTOBER 5, 2026 – 6:00 P.M.

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

1. ROLL CALL
2. APPROVE MINUTES – August 31, 2026

3. REZONING – 435 Southwest Road

Consider a request to rezone the property at 435 Southwest Road from R-2 One & Two-Family Residential to R-3 Multi-Family Residential.

4. 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, August 31, 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, Bob Gates, Ciara Miller, Tim Durst

Excused: Danny Xiao

Absent: Matt Niehaus

APPROVE MINUTES – July 6, 2026

Motion by Miller, second by Nickels, to approve the July 6, 2026, minutes as presented. Motion carried 4-0 on a roll call vote.

PUBLIC HEARING – TAX INCREMENT FINANCE DISTRICT CREATION (TID 10)

Ehlers Senior Municipal Advisor, Brian Roemer, explained the project plan for the creation of TID 10. Roemer gave a summary of the TID. He explained where this TID would be located, estimated project costs within the TID, and the projected value to be added from this TID.

Roemer explained that this TID will create new housing, new business, new jobs, and redevelopment. Roemer and Community Development Director Joe Carroll answered questions. There were no public statements in favor or against. Steve Leisath, 115 Maple Drive, spoke for informational purposes about the type of housing that would be put into this TID. Katy Marty, 10 Maple Drive, spoke for informational purposes about what would become of the section of Rountree Trail that falls in this TID. Tamara Thorsen, 950 Grant Street, spoke for informational purposes about the type of intersection that may be put in if Lincoln Street does get extended.

Motion by Gates, second by Durst, to close the public hearing. Motion carried on 4-0 on a roll call vote. Motion by Miller, second by Gates, to recommend the resolution establishing the boundaries of and approving the Project Plan for Tax Incremental District No. 10. Motion carried 4-0 on a roll call vote.

PUBLIC HEARING – TAX INCREMENT FINANCE DISTRICT MODIFICATION (TID 9)

Dan Dreessens of Delta explained that expanding the boundaries of TID 9 came about due to a recent sale of a parcel to a new business. In total, 8 parcels will be added, and possibly an additional parcel to a current business inquiring about expansion. Adding these parcels adds additional “pay as you go” development incentives and an increased incremental value. No new projects will be added. Dreessens explained the locations of additions. Dreessens and Community Development Director Joe Carroll answered questions. There were no public statements in favor, against, or for information. Motion by Nickels, second by Gates, to close the public hearing. Motion carried on 4-0 on a roll call vote. Motion by Gates, second by Miller, to recommend the resolution establishing the boundaries of Tax Incremental District No. 9. Motion carried on 4-0 on a roll call vote.

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

Community Development Director Joe Carroll explained his 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. 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 developments. Director Carroll and Platteville Area Industrial Development Corporation Director Abby Haas answered questions. Motion by Miller, second by Gates, to recommend the proposed CSM and sale of the Industry Park Lot at 1590 Vision Drive. Motion carried on 4-0 on a roll call vote

ADJOURN:

Motion by Nickels, second by Miller, to adjourn at 6:55 p.m. Motion carried 4-0 on a roll call vote.

Respectfully submitted,

Craig Stout, City Clerk

STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Dates: Plan Commission – October 5, 2026
Common Council – October 13, 2026 (Information)
Common Council – October 27, 2026 (Action)

Re: Rezoning

Case #: PC26-RZ02-11

Applicant: Paul Moor

Location: 435 Southwest Road

Surrounding Uses and Zoning:

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

I. BACKGROUND

1. The property at 435 Southwest Road currently contains a single-family residential structure. The applicant would like to change the zoning of the property to allow for the construction of an additional single-family structure on the same lot.

II. PROJECT DESCRIPTION

2. The property is a 0.60-acre (26,161 square foot) parcel with 121 feet of frontage on Southwest Road. The property is zoned R-2 One & Two-Family Residential, which allows single-family or duplex structures, but does not allow more than one principal structure on a lot. The lot is large enough for a duplex and has enough land area and frontage to be split into two lots (60 feet and 6,000 sq. ft.). However, the location of the existing structure on the lot doesn't allow enough lot width for a new lot that would still meet the required setbacks.
3. The applicant has submitted a request to rezone the property to R-3 Multi-Family Residential, which allows more than one principal structure on a lot. The applicant would

like to construct an additional single-family structure on the property just east of the existing structure.

III. STAFF ANALYSIS

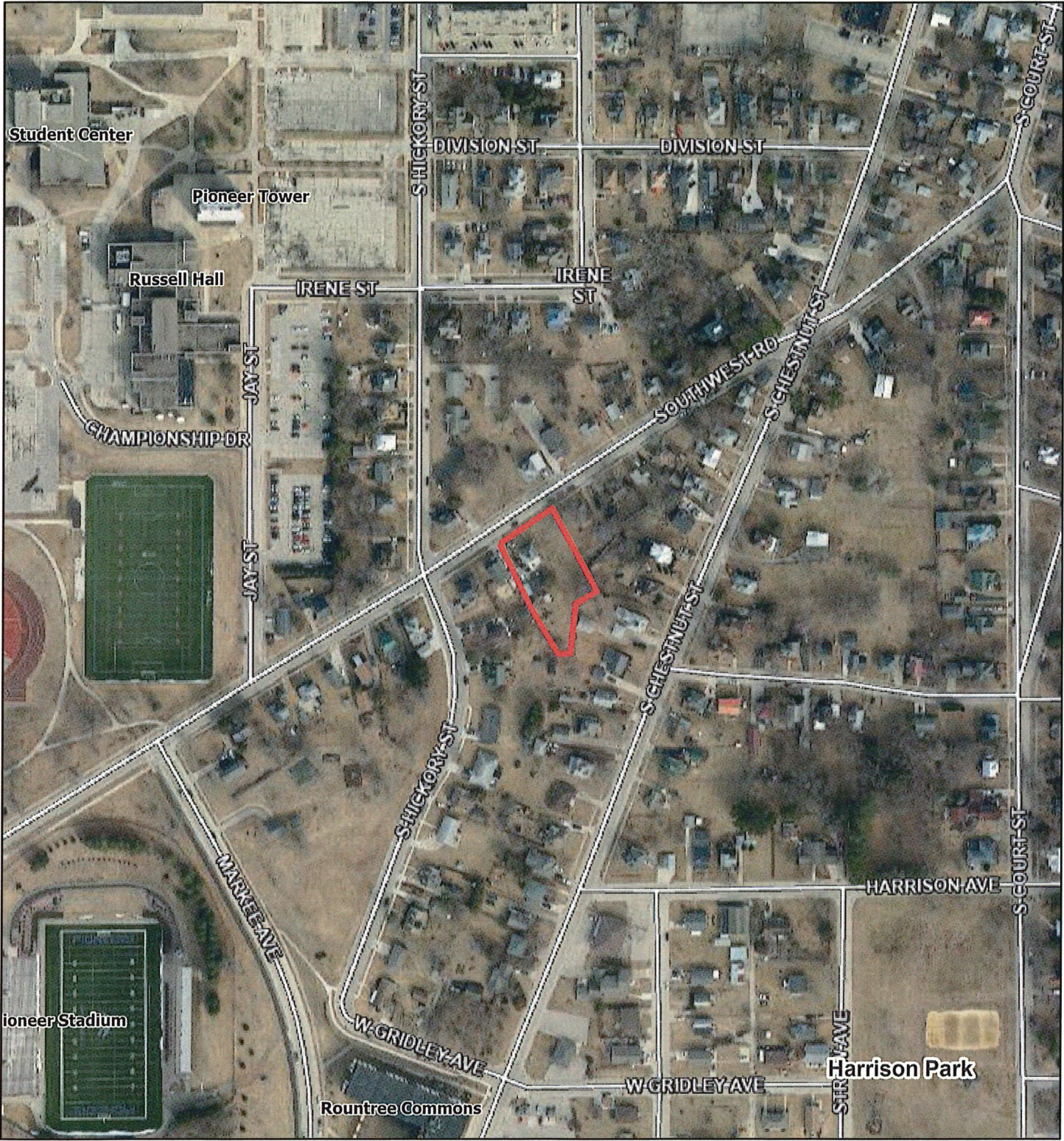
4. The property is designated as Medium-Density Residential in the Comprehensive Plan. That designation allows 4 to 14 units per acre, and includes R-1, R-2, R-3 and PUD as recommended zoning districts. The proposed two structures on the lot would have a density of 3.3 units per acre, which is well below the maximum density suggested by the Comprehensive Plan. The R-3 district is also appropriate for that designation.
5. The neighborhood is a combination of single-family residential and duplex residential, so the additional housing unit would not change the nature of the neighborhood. In the opinion of Staff, the R-3 district is appropriate for this property based on the medium-density designation in the comprehensive plan, and the current uses of the nearby properties.

IV. STAFF RECOMMENDATION

6. Staff recommends approval of the request to rezone the property at 435 Southwest Road to R-3 Multi-Family Residential.

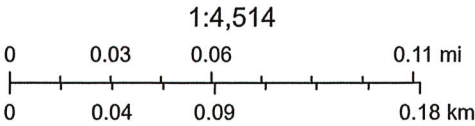
ATTACHMENTS: Location Maps, Zoning Map, Property Survey, Site Photo

City of Platteville

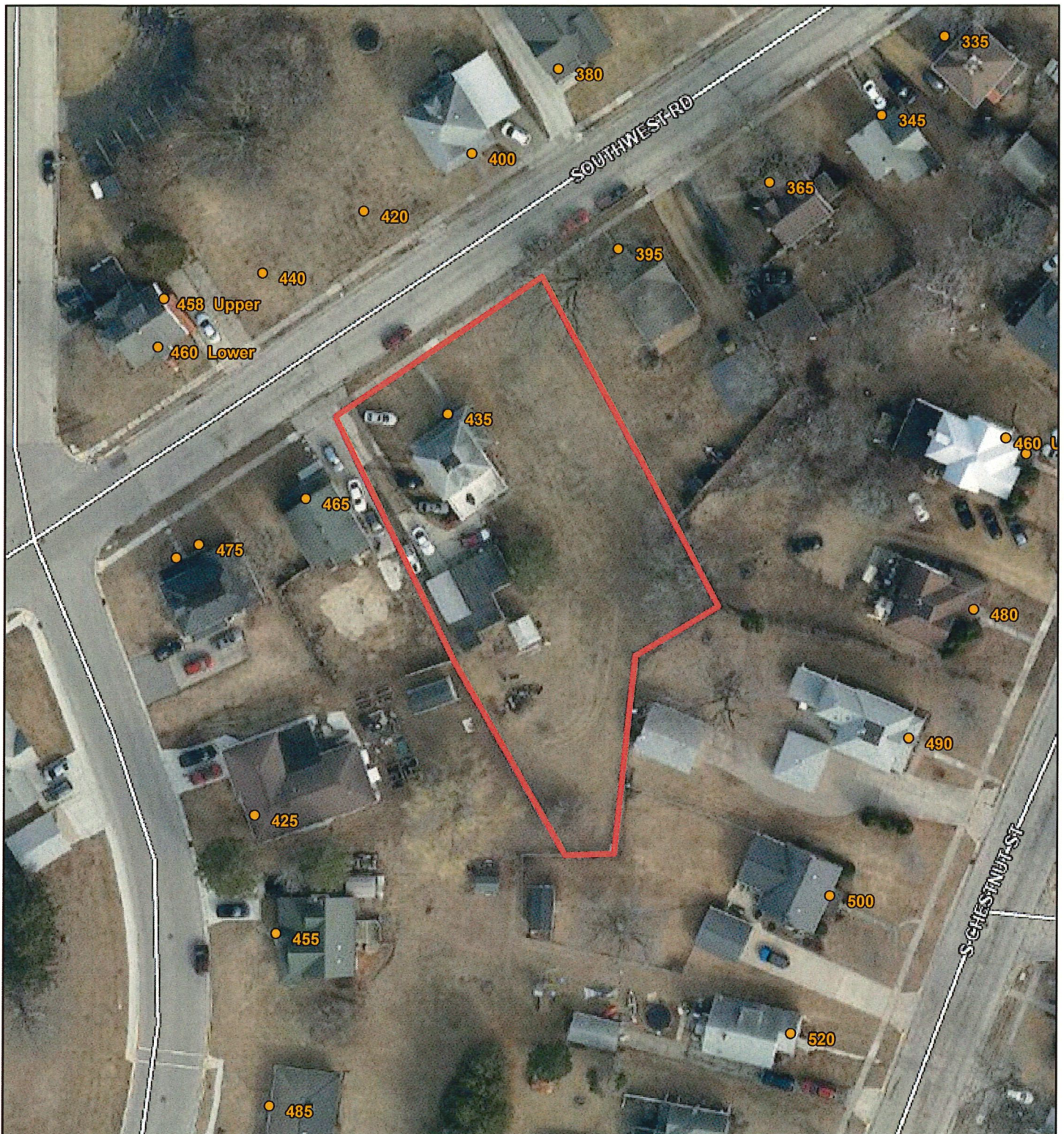


8/21/2026, 7:58:03 AM

- Centerlines
- City Boundary
- UWP Places

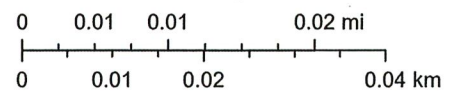


City of Platteville



8/21/2026, 7:57:15 AM

1:1,128

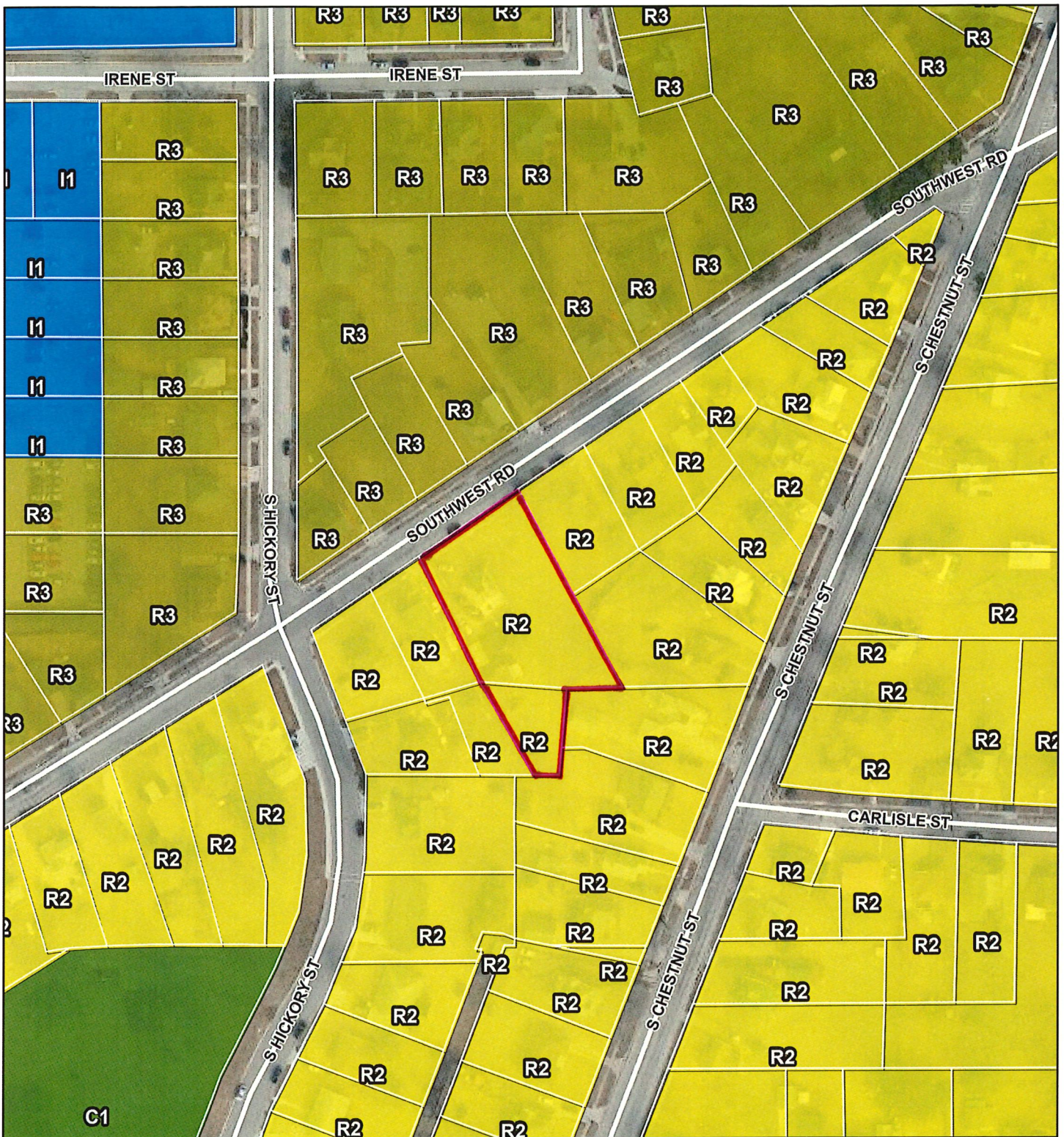


Centerlines

City Boundary

Address Points (Data in Progress)

Active



8/21/2026, 8:14:06 AM

1:2,347

Municipal Boundary

Tax Parcels

Zoning (2026)

R2 - Two-Family Residential

R3 - Multi-Family Residential

I1 - Institutional

C1 - Conservancy

Centerlines

CITY

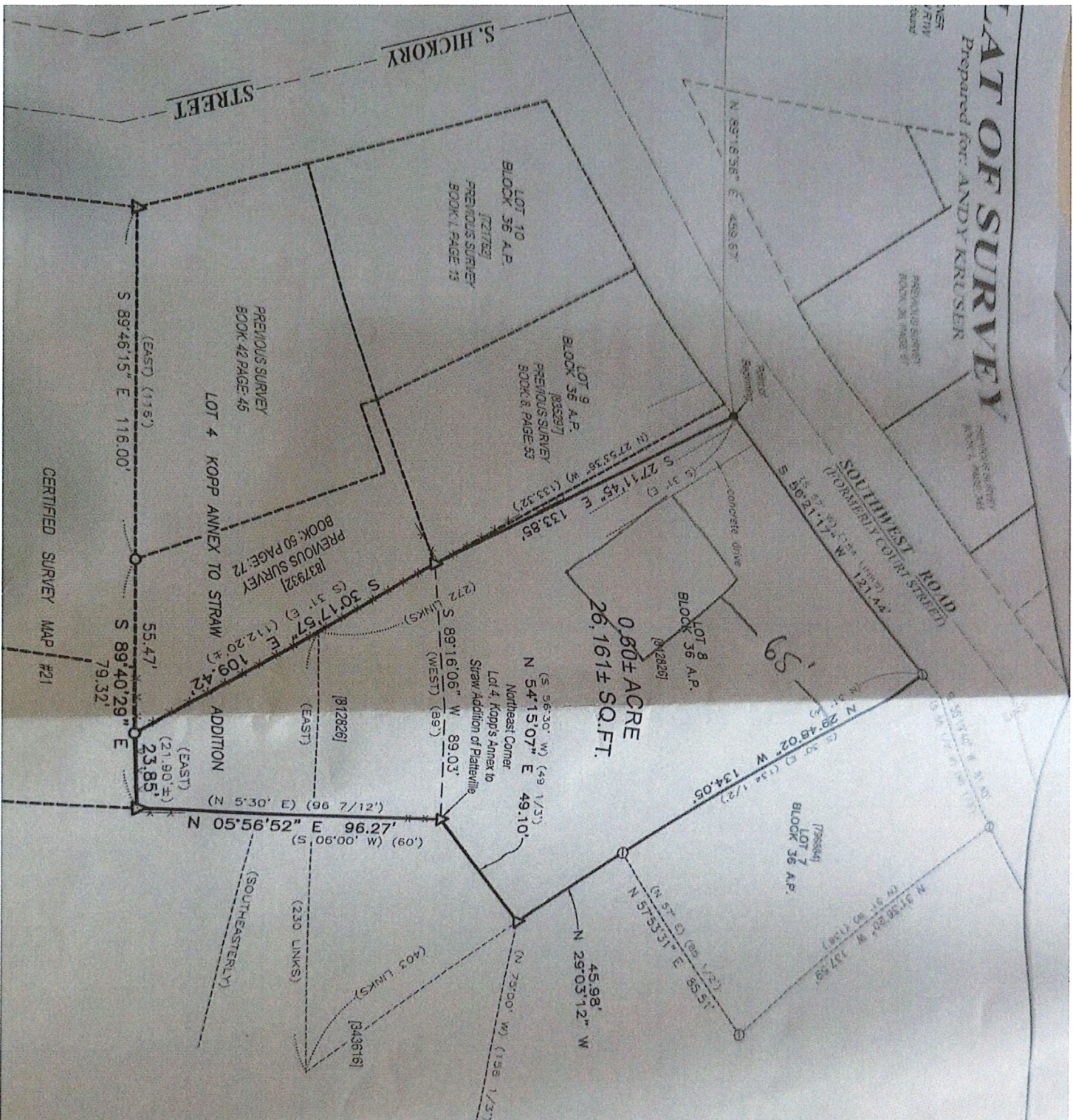


0 0.01 0.03 0.05 mi
0 0.02 0.04 0.09 km

Product of the Version 12 Statewide Parcel Map Database Project (V12).
Created by: The Wisconsin State Cartographer's Office, Adminstrated by:
The Wisconsin Land Information Program (WLIP) at the Department of
Administration (DOA)

PLAT OF SURVEY

Prepared for: ANDY KRUSER



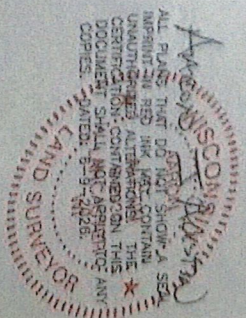
0.60± ACRE
26,161± SQ.FT.



SOUTH

The West line of the SW 1/4 of Section 19, T2S, R2E, S10E, according to the Grant County Certified System VILCOCS, NAD 83 (2011) which was determined by G.P.S. observation.

SCALE 1" = 40'



LEGEND

- Section Corner
- 3/4" rebar found
- 1/2" rebar found
- △ 1" diameter iron pin
- 3/4" x 18" rebar
- () Recorded as
- [] Property described by Number, Grant County
- Boundary of Subdivision
- Section line
- Centerline
- Platted lot line
- Previously surveyed line
- Dead line
- Existing improvement
- Retaining wall
- Existing fence



Aust
Land S
4211

Platteville, Wisconsin

Google Street View

Jul 2024 [See more dates](#)



Image capture: Jul 2024 © 2026 Google

