

PLAN COMMISSION
of the City of Platteville



AGENDA

MONDAY, MAY 4, 2026 – 6:00 P.M.

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

1. ROLL CALL

2. APPROVE MINUTES – April 6, 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. CERTIFIED SURVEY MAP AND SALE OF INDUSTRY PARK LOT 47 – 305 Philips Road

Consider a proposed CSM that would divide Lot 47 in the Platteville Industry Park and also consider the sale of said lot.

5. COMPREHENSIVE PLAN UPDATE

Consider a proposed update to the City's Comprehensive Plan and make a recommendation to the Council.

6. TRAILVIEW DEVELOPMENT PROPOSALS

Review the proposals for the Trail View Development area and make recommendation to the Council.

7. 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, April 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: Bob Gates, Barbara Daus, Ciara Miller, Robert Vosberg, and Tim Durst

Absent: Eileen Nickles and Matt Niehaus

APPROVE MINUTES – March 2, 2026

Motion by Gates, second by Miller, to approve the March 2, 2026, minutes as presented. Motion carried 4-0 on a roll call vote.

SIDEWALK CAFÉ PERMIT – 35 N. SECOND STREET

Community Development Director Joe Carroll shared a permit request for the premises at 35 N. Second Street. The applicant would like to place five metal tables and ten metal chairs in front of the building along Second Street. The applicant is also proposing to surround the tables and chairs with a movable plastic fence. The location of the tables, chairs, and fence would need to maintain a minimum of four feet of clearance from existing obstructions in the area, which consist of a light pole and garbage cans. The tables and chairs would also be placed so as not to interfere with the door to the building. Community Development Director Carroll is concerned that the fence might be a tripping hazard. Both Community Development Director Carroll and Plan Commission Chair, Barbara Daus are concerned that the café, as presented, would not be directly adjacent to the building to comply with the City Ordinance. Plan Commission Chair Daus requested that City Clerk Craig Stout check with the Department of Revenue regarding beer and liquor license requirements for a sidewalk café and any barricade requirements, and to have this information shared with the License Committee for their input. Development Director Carroll will update the applicant and confirm his measurements. Motion by Gates, second by Miller, to table the Sidewalk Café Permit discussion until feedback from the License Committee is received. Motion carried 4-0 on a roll call vote.

COMPREHENSIVE PLAN UPDATE

Community Development Director Joe Carroll and staff continue to work with the Southwest Wisconsin Regional Planning Commission on the Comprehensive Plan update. Community Development Director Carroll provided updates on density information for Fox Ridge, minimum lot size requirements in the zoning ordinance, and the resulting density calculations for a residential TIF district that would comply with the new law (Assembly Bill 451). Troy Maggied, Executive Director of the Southwestern Wisconsin Regional Planning Commission, provided an update the Comprehensive Plan, as well as Assembly Bill 453, which requires additional information to be included in Comprehensive Plans. The bill does not go into effect until January 2028, but it is preferable to include the required information now rather than amend the plan later.

Carroll and Maggied shared updates on Comprehensive Plan maps and how the projections were developed. They indicated that an appendix will be included for items in the current Comprehensive Plan that have not yet been completed. Carroll and Maggied answered questions. A public statement for informational purposes was made by Gene Webber, 1285 Union Street. The Comprehensive Plan will go to Council for information on April 28, Plan Commission action on May 4, and Council action on May 12.

DISCUSS REVIEW PROCESS FOR THE TRAILVIEW DEVELOPMENT PROPOSALS

Community Development Director Joe Carroll shared that he has received two proposals for the Trailview Development. One proposal is for half of Section One, one for Section Two, and none for Section Three. Two other developers indicated interest if additional time were provided. An extension will be given to receive more proposals.

ADJOURN:

Motion by Miller, second by Durst, to adjourn at 7:27 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 – May 4, 2026
Common Council – May 12, 2026 (Information)
May 26, 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. This item was tabled at the April 6th meeting to allow time for the Licensing Committee to review the application for the extended liquor license. The Committee recommends approval of the extended license subject to approval of the Sidewalk Café Permit.

II. PROJECT DESCRIPTION

3. 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, as required by the ordinance. The Council would need to approve the location as proposed, but it would be in compliance with the liquor laws.

III. STAFF ANALYSIS

4. 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

- 5. Staff recommends approval of the Sidewalk Café Permits 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 and the location of the tables and chairs are approved by Council.

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

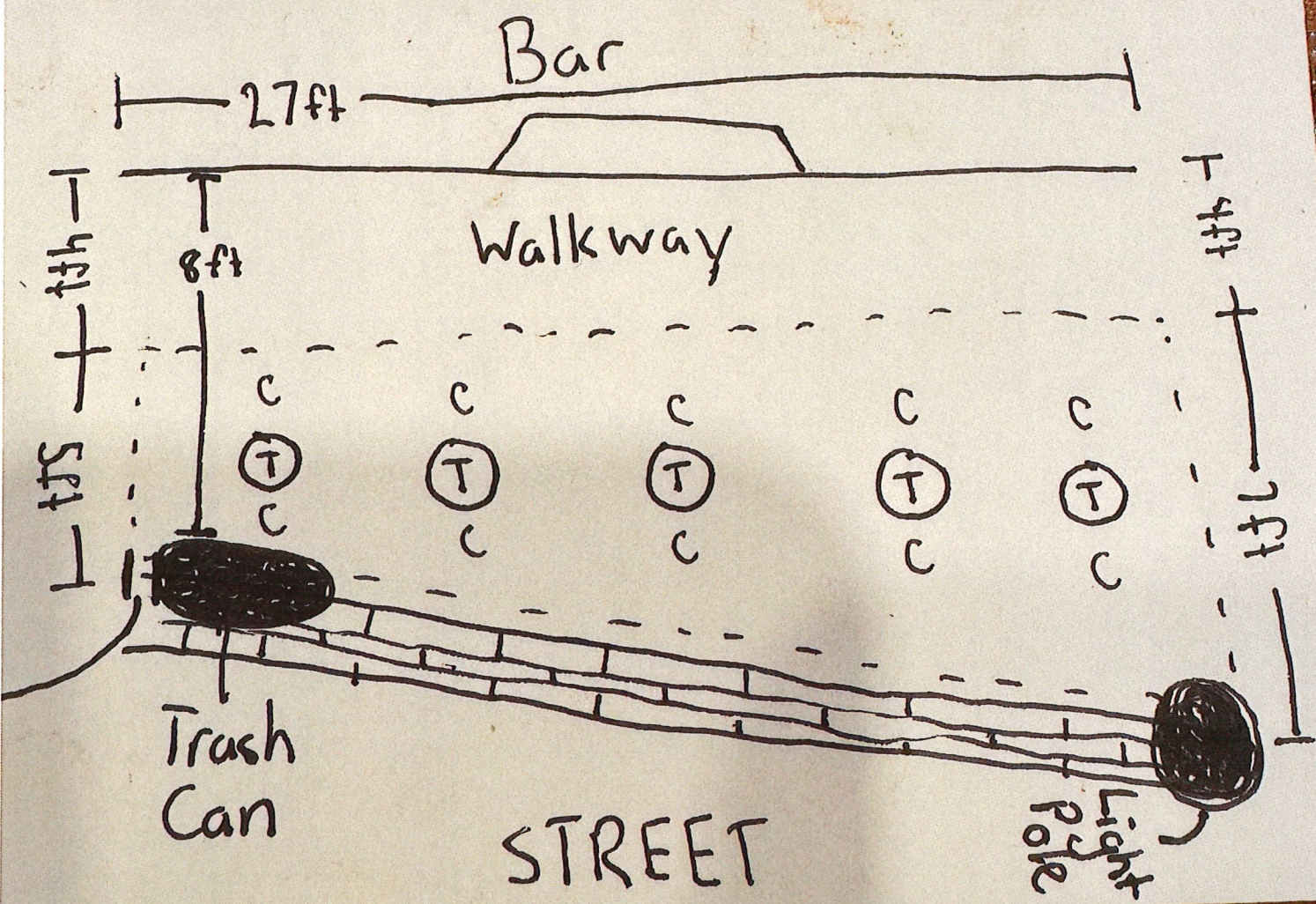
Other equipment/features to be included in the Sidewalk Café area: Umbrellas

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



hased 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 2

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

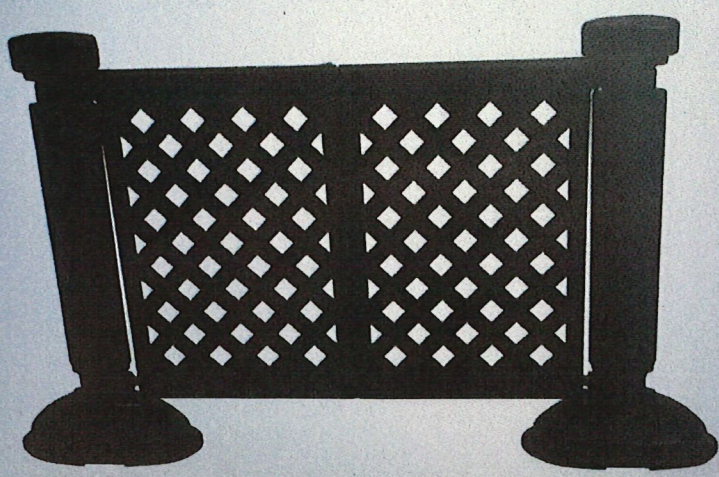
Share

Ask a question

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

US962117 2 Panel Resin Patio Fence - Black

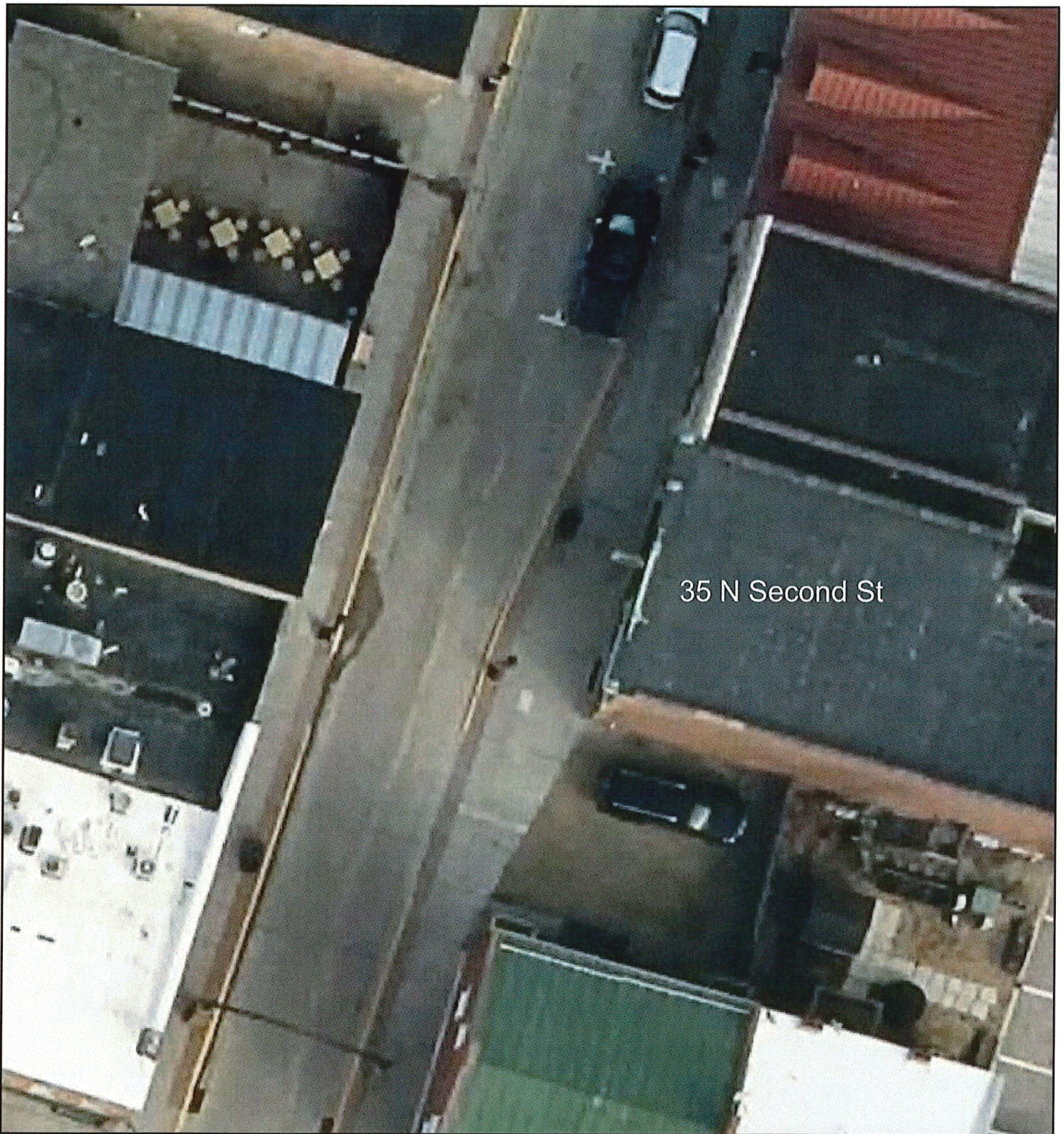
reviews Item #: 383US962117 MFR #: US962117



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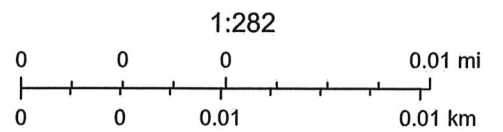


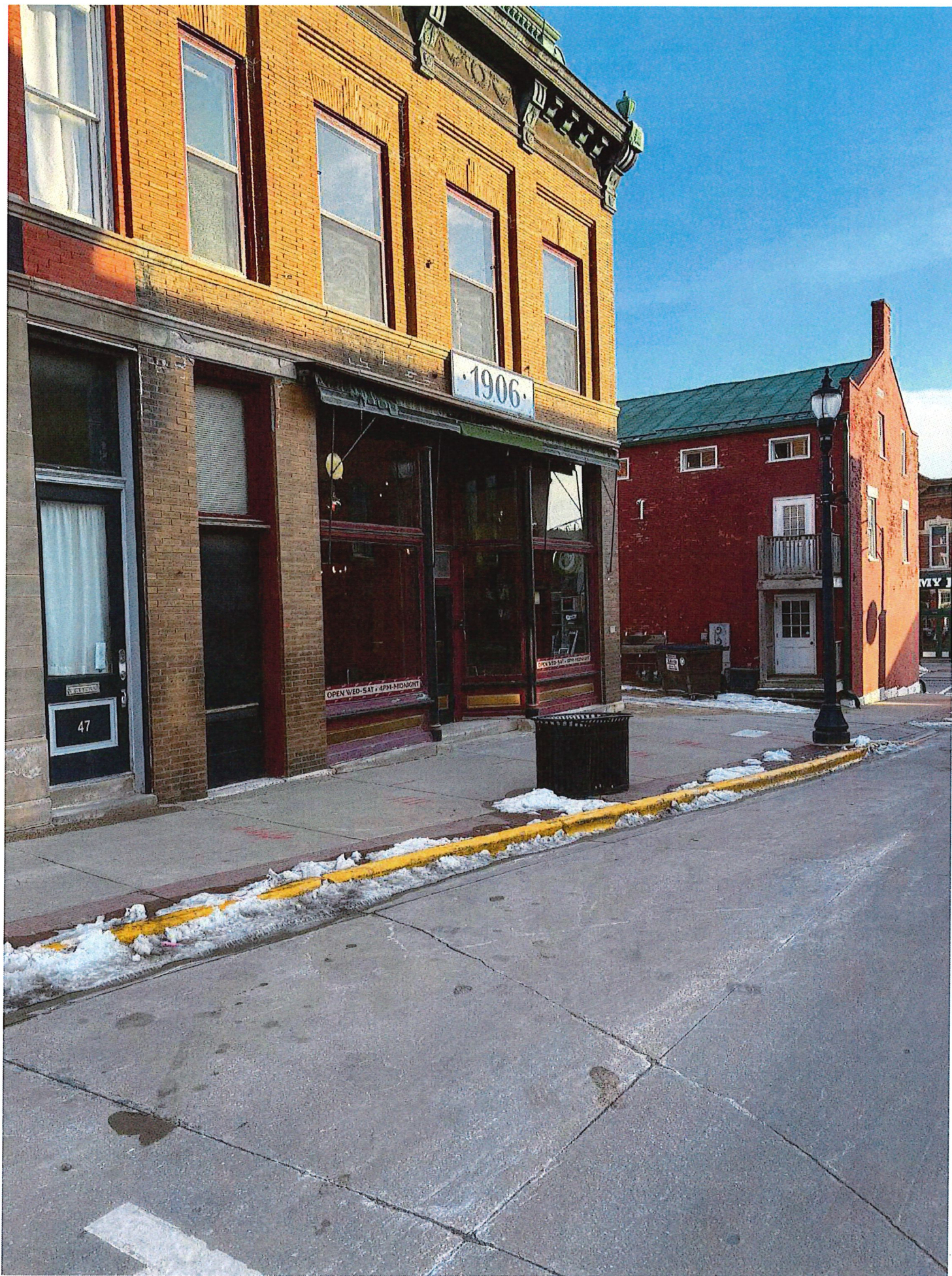
City of Platteville



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

 City Boundary



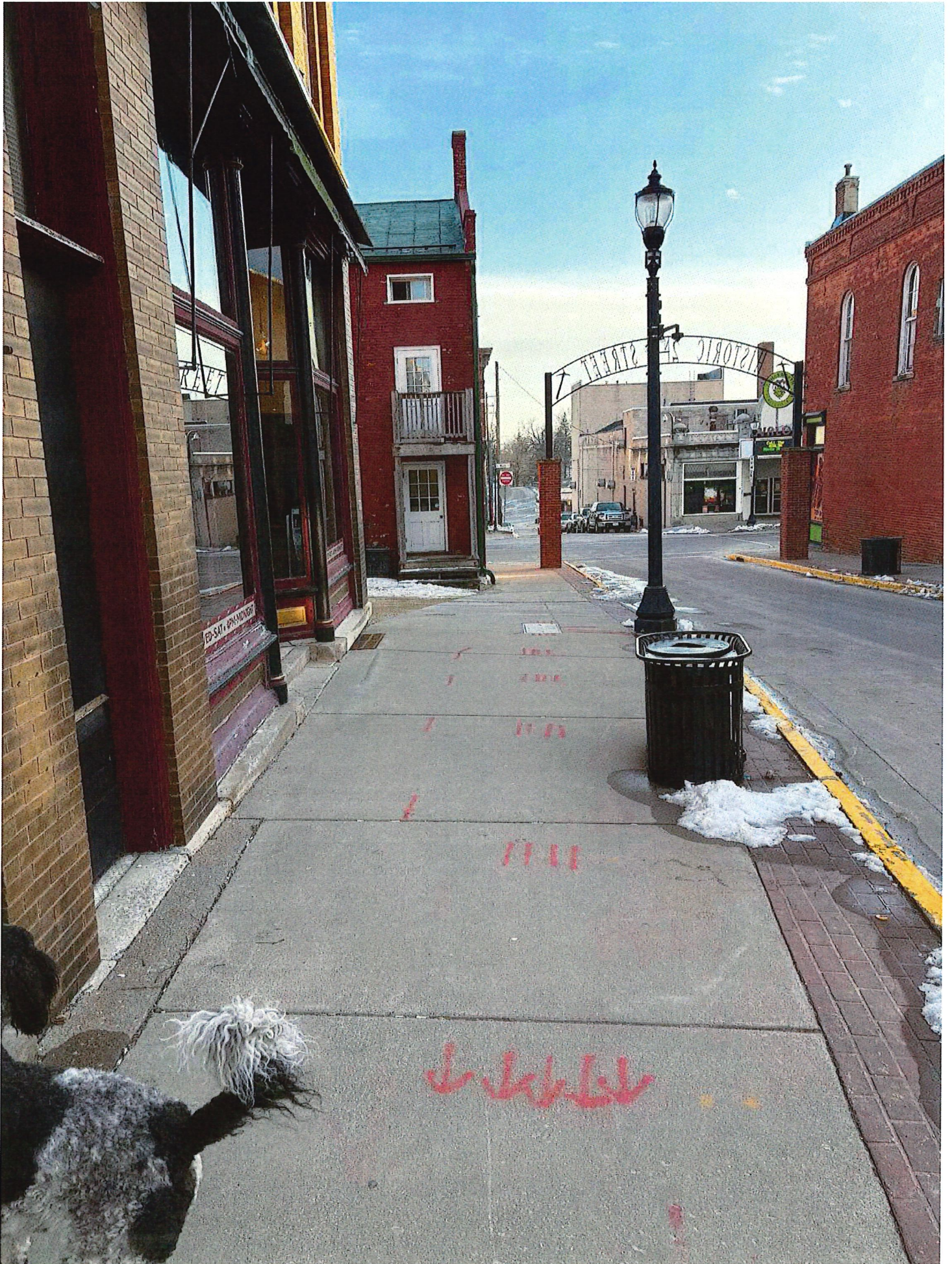


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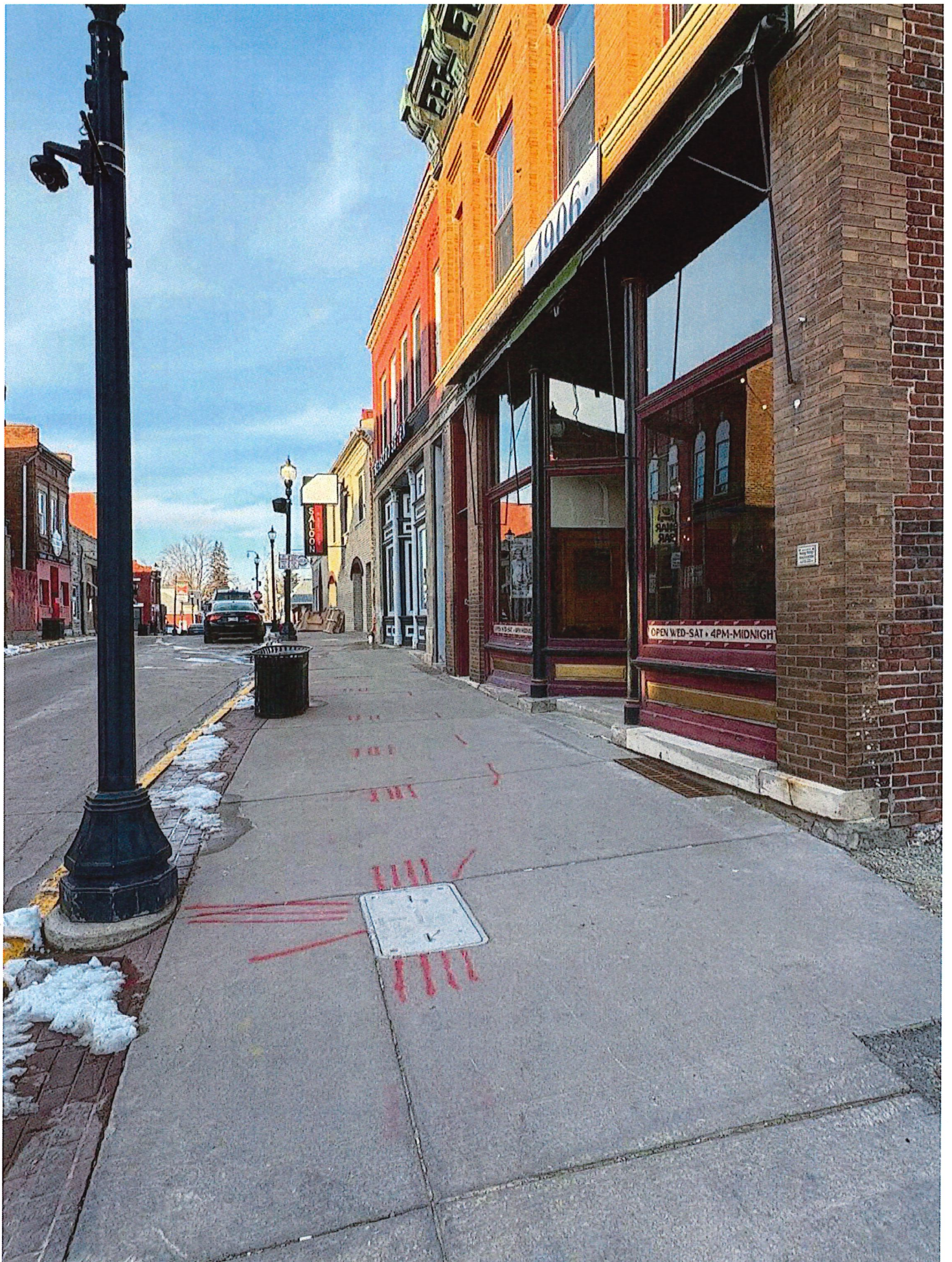
47

OPEN WED-SAT 4PM-HOUGHT

OPEN WED-SAT 4PM-HOUGHT







STAFF REPORT

CITY OF PLATTEVILLE

Community Planning & Development Department



Meeting Date: Plan Commission – May 4, 2026
Re: Certified Survey Map and Sale of City Land
Case #: PC26-CSM02-04 and PC26-MI02-05
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 | Vacant | B-3 | Business |
| South | Manufacturing | 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 property consists of the existing Lot 47 of Platteville Industry Park #7, which is located in the northwest portion of the industry park at 305 Philips Road. The lot currently has an area of 2.69 acres (117,371 sq. ft.) and has approximately 346' of frontage on Philips Road. The proposal is to split the lot to create a 1.5-acre lot and a 1.19-acre lot.
3. The purchaser would like to acquire the 1.5-acre parcel. They would also like a Right of First Refusal to allow them an option to purchase the remaining 1.19-acre portion of the lot within 5 years.
4. The lot will be sold to a company that provides water testing services to municipalities, industries and private wells. The building will include a laboratory and office space and will have an area of 7,200 sq. ft. and an estimated construction cost of \$650,000. The business will have 8 full-time employees.

5. 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 some situations, the land can be sold for \$1 per acre. For projects that have a value under \$1,000,000, the purchase price is determined on a case-by-case basis.
6. PAIDC has negotiated a purchase price of \$45,000 for the 1.5 acres. The purchaser will be responsible for constructing a stormwater pond sized to accommodate the development of the entire Lot 47 but will receive a pay-as-you-go TIF incentive to cover 50% of the estimated \$62,000 pond construction cost (not to exceed \$35,000). The purchaser will also be responsible for ongoing maintenance of the pond.

STAFF ANALYSIS

7. 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.
8. The proposed land division meets the requirements of the Zoning Ordinance and Subdivision Ordinance.

STAFF RECOMMENDATION

9. Staff recommend approval of the land sale subject to a Development Agreement, a Construction Deadline and Repurchase Agreement, and a TIF Assistance Agreement. Staff also recommend approval of the Option to Purchase for the remaining portion of Lot 47.

ATTACHMENTS: Location Map, Plat Map

City of Platteville



4/22/2026, 2:32:25 PM

-  Centerlines
-  City Boundary
-  Parcel Data (2025)

