



III. AGRICULTURAL, NATURAL & CULTURAL RESOURCES

INTRODUCTION

Visitors are drawn to Platteville by the natural beauty of the area and the rural landscape of farms and rolling hills. Maintaining these natural assets is critical to Platteville - both to tourism and to Platteville residents. Platteville's location in a rural, open setting is consistently identified as one of the unique features which residents value. This plan provides for open landscapes to maintain the quality of life, diversity, and community character.

Historic places and buildings are assets that make Platteville unique and cannot be replaced. Preserving the historic character of Platteville is critical to maintaining its identity. The uniqueness of the historic buildings downtown provides the community with a marketing advantage. Historical distinctions cannot be recreated. Understanding the irreplaceable value of historic resources and committing to their preservation is an important undertaking, one which Platteville residents have agreed is necessary.

By giving consideration to its natural and cultural environment, this plan encourages the community to "live with-in its means," making planning decisions that are environmentally sound and reasonably beneficial to the entire community.

Please review and revise the vision statement, if needed.

VISION STATEMENT

1. *The City and Town of Platteville will develop and preserve historic, scenic, and cultural corridors; hold in trust its surrounding rural, scenic areas, and farmland for generations, while providing the opportunity for planned development in those areas that have access to City utilities.*

Keep, as is. Eliminate Modify (write below)

GOALS AND OBJECTIVES

Please review and revise the following goals and objectives (numbered items), if needed.

Agricultural Resources

1. *To preserve the most productive farmland in the Town for continued agricultural use, and protect the existing farm operations from conflicts with incompatible uses. - (Goal)*

Keep, as is. Eliminate Modify (write below)

2. Encourage enrollment in the Farmland Preservation Program.
(Objective that supports the goal above)

Keep, as is. Eliminate Modify (write below)

3. Promote programs that preserve agricultural lands (C.R.P., Farmland Preservation Program, etc.).
(Objective that supports the goal above)

Keep, as is. Eliminate Modify (write below)

Natural and Cultural Resources

4. *To preserve and protect the role and beauty of the natural landscape, including features such as wildlife habitats, streams, lakes, woodlands, open spaces, floodplains, and steep slopes. To maintain and protect groundwater and surface water quality with the Town. To preserve cultural, historic and archaeological sites. - (Goal)*

- Keep, as is. Eliminate Modify (write below)

5. Preserve unique wildlife habitats. (Objective that supports the goal above)

- Keep, as is. Eliminate Modify (write below)

6. Support the preservation and maintenance of historic and archaeological sites.

(Objective that supports the goal above)

- Keep, as is. Eliminate Modify (write below)

7. Support the enforcement of rules on private sewage systems, and encourage better enforcement of rules governing solid hazardous waste disposal, manure spreading, etc. (Objective that supports the goal above)

- Keep, as is. Eliminate Modify (write below)

8. Require that all resource extraction activities be conducted in a way that minimizes their impact on the surrounding environment and that a reclamation plan is in place. (Objective that supports the goal above)

- Keep, as is. Eliminate Modify (write below)

9. Enhance the Main Street corridor from east to west, linking the museum block to Main Street and east-ward to the bike trail. (Objective that supports the goal above)

Keep, as is.

Eliminate

Modify (write below)

NATURAL RESOURCES INVENTORY

Applied Ecological Services identified, mapped, and described the ecological condition of important natural resource elements of the lands in the City and Town of Platteville. These resource elements included streams and their associated fisheries, wetlands, forested communities, remnant native prairie, productive agricultural lands and soil resources, wildlife habitat and habitat for endangered plant and animal species, groundwater resources, unique geological setting with dramatic relief and rock outcroppings, and scenic beauty and open space.

Geology

The City and Town of Platteville are located in the physiographic region of Wisconsin known as the Western Upland, comprising the western and southwestern portions of the State. Located in much of this region is a unique geological feature known as the Driftless Area, which also spans parts of neighboring Iowa and Minnesota. This region is unique because it was spared the grinding, homogenizing action of a series of great continental ice sheets that advanced over much of the North American continent and it lacks the deep glacial drift deposits left behind when the glaciers melted. As a result, bedrock formations control the rugged character of the Township, with its steeply sloped, broad rolling hills and deeply-cut valleys.

Topography and Drainage

The City and Town of Platteville are situated on a dissected plateau, which slopes southerly from a high ridge or escarpment along Grant County's northern edge. The highest elevation on Military Ridge, as it is known, is 1,212 feet at Mount Ida. The lowest elevations in the County are at locations along the Mississippi and Wisconsin River valleys (e.g. 621 at Cassville and 670 feet at Boscobel). The ridge on which the City of Platteville is located is 918 feet. At least 300 feet of relief can be measured from the bottoms of stream valleys to the crests of ridges.

Most of the Platteville area drains into Rountree Branch, which flows into the Little Platte River west of Platteville. The valley formed by Rountree Branch extends east to west through Platteville. Along most of its length, the 100-year floodplain of Rountree Branch is confined to a relatively narrow valley. Because of the relatively large stream gradients and steep valley slopes, Rountree Branch and its smaller tributary intermittent drainageways are subject to flashflooding and serious erosion.

Another major environmental feature of Platteville are the steep slopes. The valley walls bordering both Rountree Branch and the Little Platte River and their tributaries have areas of slope in excess of 20 percent.

Soils

Bedrock in the Platteville area is predominantly limestone or dolomite with some intermittent quartz sandstone. These sedimentary materials are underlain by older Precambian granite.

Soils of the Platteville area consist of wind-blown silty material with some sand and gravel outwash deposits along Little Platte River. The predominant soil type in the area is the Fayette Silt Loam Series, which was formed when the area was forested. These soils range from moderately eroded soils on the broad ridge tops to severely eroded soils on the steep valley slopes. Much of the original soil has been

lost in areas where erosion has been severe.

Soils of the Seaton and Dubuque Silt Loam Series are common on the steep valley slopes. These soils have been severely eroded in some areas, exposing stony land. Along the valley bottoms of Rountree Branch and the Little Platte River, Arenzville Silty Loam Soils have been deposited via erosion of the surrounding uplands.

Surface Water Resources

Rountree Branch, which drains most of the Platteville planning area, has a total watershed area of 13.82 square miles and extends approximately four miles east of the City. The total length of the stream is 18.0 miles. It has an average width of 8.0 feet and an average depth of approximately 1.0 foot. The stream gradient is 12 feet per mile. The City of Platteville treatment plant discharges into Rountree Branch on the west side of the City, approximately 1.5 miles upstream from its confluence with the Little Platte River.

The Little Platte River drains a 152.07 square mile watershed and has an average width of 30 feet and an average depth of 2.0 feet. The stream gradient is 12 feet per mile. In addition to receiving drainage from the Platteville area, the Little Platte River also drains the upstream communities of Livingston and Rewey. The Little Platte River drains into the Platte River three miles northwest of Dickeyville.

Groundwater Resources

Groundwater in the Platteville area is abundant and is obtained from the Cambrian and Ordovician sandstone, limestone, and dolomite bedrock where saturated.

The groundwater is high in hardness and dissolved mineral composition, including nuisance minerals such as iron and sulfur. Reported problems with water quality in the public water supply have been more a factor of deficiencies in the treatment and distribution systems than in the quality of the groundwater.

Historic Vegetation

The City and Town of Platteville are situated in the natural division of Wisconsin known as the Southwestern Upland: Deciduous Forest, Oak Savanna, and Prairie. This region is characterized as a rolling to hilly land surface, with soils and hydrology supportive of a variety of oak savanna and prairie community types. Characteristic soils are silt loams that have developed over cherty, clay residuum on highly fractured dolomite ridges and over sand-stone on some valley walls. Bur, white and black oaks are typical savanna tree species. Prairie, historically, was best developed on ridge tops and outwash terraces in stream valleys. Today, open-grown oaks, many of which are relicts of the pre-settlement landscape, are a conspicuous feature of the landscape in the Township; however, nearly all of the original diverse savanna understory and open prairie vegetation has been converted to pasture and cropland.

Embedded in the historic savanna/prairie landscape was a variety of wetland and cliff communities, some of which remain today. Most have suffered some form of degradation, due to land use practices and the attendant changes in hydrology and disruption of natural disturbance processes.



Existing Vegetation and Land Cover Types

Agricultural land represents the greatest land cover in the Township, outside of the City boundary. Forested land, including sparsely wooded pasturelands, represents the next largest cover type, largely occupying the steep slopes within stream and drainage corridors. Wetland communities and native grasslands are poorly represented in the project area, however the local streams and rivers that bisect the project area, including those supporting both warm and cold water sport fisheries, have significant resource value within the region.

Based on field reconnaissance and review of existing resource information, many of the forest, wetland, and stream habitats are of moderate to low ecological health due to land use impacts, fragmentation, and long-term absence of natural disturbance processes, such as periodic fire. This is not unusual for most ecological systems of the region, particularly those within the driftless area, where soils are easily destabilized on steep topography. Some properties contain remnant native vegetation of relatively high quality that continue to support reported populations of rare species.

Table 3.1 provides a breakdown of each of the major vegetation and land cover types depicted in the maps in Figures 3.1-3.1c, see [Appendix](#). Please refer to the Inventory and Evaluation of Natural Resources in the City and Town of Platteville, Applied Ecological Services, January 2002, for a description of each type, along with a general evaluation of the current ecological conditions found throughout the City and Town of Platteville project area. Figure 3.2 is a slope analysis and Figure 3.3 identifies abandoned mine sites in the Platteville planning area.

Table 3.1 Approximate Acreage of Vegetation/Land Cover Types in the City and Town of Platteville

Acres				
Agricultural Lands	15,800			
Forested Communities	<u>2a</u> 3,142	<u>2b</u> 2,908	<u>2c</u> 941	<u>2d</u> 115
Wetland Communities	<u>3a</u> 269	<u>3b</u> 17	<u>3c</u> 16	
Remnant and Restored Prairie	<u>4a</u> 14	<u>4b</u> 20	<u>4c</u> 143	
Constructed ponds	36			
Streams (Miles)	60			

AGRICULTURAL RESOURCES INVENTORY

While growth and economic development in the City and Town of Platteville has many positive aspects, development pressures pose a serious threat to the agricultural resources, rural character, and small town lifestyle that most residents of the community value. As new non-farm residents move into the City and the surrounding Town, natural resources and traditional agricultural practices are threatened.

Historically, agriculture has been the largest and most important single industry in the community. Table 3.2 illustrates the Town of Platteville's dependence on the agricultural sector in 1990. Table 3.3 shows land cover and soil quality. Agriculture is a very important "export" industry for the area. It brings in dollars from outside of the community and has formed much of the basis for other sectors in the area's economy. Farming supports many agricultural-related businesses and services. However, the size of the agricultural sector is not likely to increase and most of the new income and employment in the area has come from the expansion of the private non-farm wage and salary sector and this is likely to continue.

Statewide, the number of farms and farm population has been decreasing, as illustrated in Table 3.4. However, the average farm operation is typically larger now than in the past and much more capital intensive. It appears that the cost-price squeeze is tighter now than in the recent past, making farming a more difficult venture.

Some removal of land from agricultural uses is unavoidable. Roads need to be built and people need places to live, work and play. Considering that Agriculture needs land in order to operate and that land is one commodity that cannot be manufactured, it seems logical to make some effort to ensure that there will be farmland available in the future.

Development that does occur in rural areas should be encouraged to locate in such a manner so as to not take prime farmland out of production or cause difficulties to established farming operations.

Table 3.2: Dependence on Agriculture – Town Platteville

	1990	2000
Total Population	1,261	1,343
Percent of 1990 Population Living:		
On farms	21.80%	16.00%
In urban areas	78.20%	84.00%
Employed Adults Working on Farms:		
Number	109	64
Percent	15.60%	8.90%
Households with any Farm Income, 1989:		
Number	91	-
Percent	19.1	-
Percent of Total Income in Town from Farming, 1989	5.70%	-
Average Net Farm Income per Farm Household, 1989	\$9,745	-

Source: Program on Agricultural Technology Studies (PATS) 2003, US Census 2000

Table 3.3 Land Cover and Soil Quality-Town of Platteville

Area of Town (sq. mi.)	32.3
Percent Land Cover, 1991-1993:	
Row Crops	43.6%
Forages	35.0%
Grassland	5.3%
Total Farmland	83.3%
Urban	0.7%
Forests	14.9%
Wetlands	0.1%
Estimated Crop Yield Potential of Farmable Soils:	
Corn (bushels/acre)	140
Forages (tons/acre)	4

Source: PATS, 2003

Table 3.4: Trends in Farm Numbers, 1990-2009 – Town of Platteville

	1990	1997	2002	2009
Estimated Farm Numbers	114	112	382	240
Estimated Farms per Square Mile	-	3.5	-	-
Dairy Farm Numbers	42	29	22	-
Dairy Farms per Square Mile	1.3	0.9	0.7	-

Source: PATS & DNR, 2009

Table 3.5: Changes in Farmland on Tax Rolls, 1990-2008 – Town of Platteville

	1990	1997	2008
Acres of Farmland on Tax Rolls (including improvements)	17,253	16,882	15,443
Percent of Town Land Taxed as Farmland	-	81.3%	-

Source: PATS & Grant County Tax Description Office, 2009

Table 3.6: Farmland Sales, 1990-2008 – Town of Platteville

	<i>1990-1997</i>	<i>1998-2008</i>
Number of Parcels Sold	40	38
Acres Sold:		
Total	3,812	5,427
Continuing in Agriculture	3,373	4,504
Converted out of Agriculture	439	923
Average Value of Sales (\$/Acre):		
Total	\$846	\$3,177
Continuing in Agriculture	\$846	\$3,177
Converted out of Agriculture	N/A	N/A
Total Farmland Acres	17,253 (in1990)	16,366 (in 1998)
% Sold and Converted	2.54%	5,64%

Source: PATS & Department of Revenue 2009

CULTURAL AND HISTORIC RESOURCES INVENTORY

Platteville is rich in historic and cultural resources and home to a number of historic places, listed below.

Table 3.7: Current National Register of Historical Places in the Planning Area

Community	Site	Location	NR Date
Platteville	Agricultural and Manual Arts Building/Platteville normal school (1916)	UW-Platteville	3/14/1985
Platteville	Beebe House (1870)	390 W. Adams St.	8/7/1979
Platteville	Evans, Jonathon H.,House	440 W. Adams St.	6/1/1982
Platteville	First Congregational Church(1869)	80 Market St.	6/19/1985
Platteville	Mitchell-Rountree House	Jewett at Lancaster St.	2/23/1972
Platteville	Rountree Hall (Platteville Academy) 1853	30 N. Elm St.	2/17/1974
Platteville	Rountree, J.H. Mansion	150 Rountree Ave.	6/13/1986
Platteville	Main Street Commercial District	Downtown	3/9/1990
Platteville	Bayley Avenue Historic District	100-400 Bayley Av., 400 Blk. S Court St., 150, 210, 270 Rountree Av. & 65 Mitchell Av.	7/19/2007
Platteville	West Main Street Historic District	Roughly bounded by N & S Elm, W Pine, N & S Hickory & W Mineral Sts.	7/19/2007
Platteville	Division Street Historic District	200-300 Blk. Division St., 145, 170, 175, 190, 195, 220 S Chestnut St.	7/19/2007

Source: National Park Service, 2008

POLICIES AND RECOMMENDATIONS

Natural Resources

Preservation of Environmental Resources

Natural resources and physical features in the City and Town of Platteville determine, in large part, the present and future shape of the built environment. Because they are shared by and benefit the entire community, they are the first criteria on which sound planning decisions are made. Soils, topography, and ground and surface waters are both assets and constraints.

The planning process has identified, mapped and described the ecological condition of the important natural resource elements in the City and Town of Platteville. These resource elements include streams and their associated fisheries, wetlands, forested communities, remnant native prairie, productive agricultural lands and soil resources, habitat for endangered plant and animal species and wildlife habitat, groundwater resources, unique geological settings with dramatic relief and rock outcroppings, and scenic beauty and open space.

This survey also identified a number of critical natural resource issues related to the current conditions found throughout the Platteville region in agricultural and non-agricultural areas, particularly in the highly valued stream corridors. In general, the natural resources of the City and Town are in a state of moderate to extreme degradation. These conditions vary throughout the area depending on the degree to which land use activities employ Best Management Practices to stabilize the highly erodible soils that are characteristic of the area. The critical issues related to natural resources in the City and Town of Platteville include the following:

- Unbuffered surface water runoff and soil erosions
- Reduction of infiltration and recharging of groundwater supplies
- Sedimentation and nutrification of local stream systems, including wetlands
- Decline and loss of quality wildlife habitat
- Loss of natural biological diversity
- Fragmentation of forested communities
- Shade suppression and decline of soil-stabilizing groundcover in forested communities
- Invasion of natural communities by exotic plant species
- Development pressures

The natural beauty of the Platteville landscape has been retained mainly due to the relatively low level of developed land uses. Environmental corridors (a combination of steep slopes, forested land, and surface water with associated wetlands) are a convenient way of locating and mapping many of the natural and cultural features considered significant in the landscape.

In order to affect future positive outcomes for conservation and protection of the community's natural resource base, the City and Town of Platteville should consider the following actions for achieving Smart Growth planning goals related to conserving and promoting the effective management of natural resources and the protection of natural areas, including wetlands, wildlife habitats, woodlands, open spaces, and groundwater resources.

Please review and revise the following policies (numbered items), if needed.

Policies

10. Design zoning ordinances and other incentives to ensure that Conservation Development planning and design can be implemented, including alternative storm water management practices and preservation and restoration of native landscape and open space components in developments.

Keep, as is. Eliminate Modify (write below)

11. Educate and inform private landowners and developers of these alternative development strategies and how they can protect the area's valuable land and water resources.

Keep, as is. Eliminate Modify (write below)

12. Implement demonstration projects to illustrate buffer conservation development, alternative storm water management and restoration practices.

Keep, as is. Eliminate Modify (write below)

13. Implement recommendations from the Wisconsin Department of Natural Resources' Grant-Platte Rivers State of the Basin Report (Volumes 2 and 5), which target recovery and protection of valuable riparian and aquatic resources, including local fisheries and endangered species habitats.

Keep, as is. Eliminate Modify (write below)

14. Promote awareness of natural resources and critical resource issues in the City and Town through public education and volunteer stewardship activities in public parks and through collaboration and partnership with local landowners, conservation groups, agencies, the local University, and other stakeholders.

Keep, as is. Eliminate Modify (write below)

15. Protect critical resources identified in the City and Town and continue to expand the natural resource mapping process and encourage private landowner participation.

Keep, as is. Eliminate Modify (write below)

16. Initiate a developers' forum and annually sponsor and implement a workshop for parties proposing developments to learn about Smart Growth principles and Conservation Development strategies.

Keep, as is. Eliminate Modify (write below)

17. Protect rural aesthetics, including remnant oak savannas containing open-grown oaks, with setbacks from buildings and roadways.

Keep, as is. Eliminate Modify (write below)

Development Guideline

The following classification system evaluates the various mapped natural resource elements identified in the City and Town of Platteville and proposes a level of protection, defined below, that should be applied in the event that land use changes are proposed. These guidelines should be used in conjunction with the natural resource maps to review all proposed developments in the City and Town.



Level 1 No development, maximize buffers in adjacent developments, implement management and restoration; protect with conservation easements.

Level 2 Buffered development in uplands only; apply appropriate buffering standards; preserve selected natural features, such as open-grown oaks; use conservation development design, including alternative stormwater management strategies; use native vegetation in buffers and stormwater treatment systems.

Level 3 Buffered development; apply appropriate buffering standards; use conservation development design, including alternative stormwater management strategies; use native vegetation in buffers and stormwater treatment systems.

Resource Elements	Level 1	Level 2	Level 3
Slopes >15%	X		
Slopes 7-15%		X	
Slopes 3-7%		X	
Slopes 0-3%			X
Agricultural Lands			X
Forested Communities:			
- Large Contiguous blocks, >80 acres	X		
- Habitat for rare, threatened, or endangered species	X		
- Forested slopes >7%	X		
- Designated natural areas (Highway 151 Oak Woods)	X		
- Historic oak savanna with pastured understory		X	
Wetlands:			
- Native remnant emergent/wet prairie/sedge meadow/fen	X		
- Degraded wetland in stream corridor		X	
- Habitat for rare, threatened, or endangered species	X		
- Pastured/unpastured drainage ways, with wetlands		X	
Remnant and Restored Prairies:			
- Remnant native prairie (Ipswich Prairie)	X		
- Prairie restoration		X	
- Government set-aside land (native CRP plantings)			X
Open Water:			
- Rivers and streams	X		
- Excavated and dammed ponds			X
Rock outcrops with rare cliff communities	X		
Designated Greenbelt Corridors	X		

Source: AES, 2002

The Platteville community also suggested the following policies to preserve natural resources and open space:

18. Develop specific zoning regulations to address the preservation of open space.

Keep, as is. Eliminate Modify (write below)

19. Identify a historically significant mining area for preservation.

Keep, as is. Eliminate Modify (write below)

20. Establish and preserve green space corridors (Rountree Creek and Little Platte River).

Keep, as is. Eliminate Modify (write below)

21. Apply for scenic road status for Stumpton, CTH "O", East "B" and Mound roads.

Keep, as is. Eliminate Modify (write below)

Agricultural Resources

Farmland Protection

Because farming plays an important role throughout the economy of Grant County and the Platteville environs, farmland should be protected. Farming operations support a wide variety of retail businesses. By maintaining a policy of protecting farmland, the community can encourage prosperity for individual farmers and the local commercial interests who depend on the agricultural economy.

When farming operations cease to exist, due to retirement or consolidation, the assumption that the land will continue to be used for agricultural purposes is not always accurate. The farming sector will likely strive to maintain the preservation of prime farmland, however, there will also be a tendency on the part of individual landowners to consider abandoning their farm operations because of development pressures and the significant increase in land values associated with these pressures. In addition, larger farming operations or corporations may see fit to offset economic downturns by developing or selling off acreage considered expendable.



An extensive portion of the planning area, in addition to lands currently located within the City limits, is located in the Town. Agriculture is shown in areas best utilized for the production of cash crops and dairying, and should be protected from urban development because of its value as an irreplaceable resource within the planning environs. One of the plan's goals is to protect these areas of agricultural heritage and prevent the conversion, or at least premature conversion, of farmland to non-agricultural uses. The plan also recognizes the right of the farmer to gain a profit from his or her land. The community has embraced a conservation subdivision design approach to achieve this balance of conservation and development objectives:

22. Encourage the continuation of existing farm operations in Platteville by recognizing their importance to the local economy and the rural quality of life in Platteville.

- Keep, as is.
 Eliminate
 Modify (write below)

23. Encourage the development of conservation subdivisions throughout the Town, based on criteria outlined in the Land Use Element of the Plan.

- Keep, as is.
 Eliminate
 Modify (write below)

Planned Growth

The potential for a high return on farmland conversion presents an incentive to resist reinvestment and sell out to development interests. By shifting and concentrating development away from agricultural areas towards areas adjacent to existing urban services, the joint community can effectively serve to reduce development uncertainty in the outlying portions of the planning area. This type of development approach will provide stability to landowners who wish to continue farming and will likely encourage reinvestments in, and expansion of, existing agricultural operations. This approach will also provide developers with the knowledge that adequate buffering will be maintained from large scale and sometimes aesthetically offensive agricultural operations. Further, concentrating development adjacent to existing public utilities will reduce the public costs of development, limit destruction of the environment, and reduce the effects of “urban sprawl.”

Sprawl is costly to taxpayers because of the expense involved in extending public utilities to service a relatively small number of residents. In addition, new residents in rural areas will likely demand better police, fire, and ambulance protection as well as improved public sewers, public water, trash service, and better roads - benefits which they have typically received in urban areas. By contrast, concentrating development is less expensive, more efficient, protects farmland and reduces conflicts between incompatible uses. Because modern farming techniques and practices are noisy, dusty, and in the case of livestock operations, odor producing, residential development should be encouraged to locate in concentrated areas adjacent to municipalities. Over the past few decades, state and national trends have indicated a move toward larger farming operations. Much of this phenomenon can be attributed to technical advances in the farming industry that allow farmers to utilize greater amounts of acreage and produce better and more abundant crops. The changes in farming practices result in farmers' use of heavy machinery, incorporation of numerous chemicals in the production of crops, and irregular working hours during certain periods of the year. Farming operations also generate by-products, such as animal and chemical waste. Just as it would not be appropriate to locate residential developments adjacent to industrial areas, non-farm residential and commercial development should be discouraged from locating in agricultural areas whenever possible.

An influx of residential uses into predominately agricultural areas would also make expansion of existing agricultural business difficult because of the incompatibilities of competing uses. In addition, the increased traffic, eventual repair or upgrading of rural roads, lack of sanitary facilities, and unnecessary destruction of farmland caused by development would all be costly burdens - both economically and environmentally to the Platteville community

Because the planning area outside of the City limits is predominantly undeveloped and agricultural in nature, emphasis is placed on discouraging indiscriminate growth and utilizing the existing infrastructure and extensions from the City for new growth.

Policies

24. Require implementation of Best Management Practices in agricultural, urban, and industrial land use activities, particularly with the use of well-designed buffers on steep, highly erodible soils.

Keep, as is. Eliminate Modify (write below)

25. Provide support and incentives for private landowners who wish to protect their land, using conservation easements and other land protection tools.

Keep, as is. Eliminate Modify (write below)

26. Initiate and foster development of a local land trust that can work with private landowners to protect land and help landowners to realize tax benefits of protecting their land.

Keep, as is. Eliminate Modify (write below)

27. Development that does occur in rural areas should be encouraged to locate in such a manner so as to not take prime farmland out of production or cause difficulties to establishing farming operations.

Keep, as is. Eliminate Modify (write below)

Historic and Cultural Resources / Policies and Programs

Historic Preservation

Historic preservation should be considered in Platteville planning activities. To encourage historic preservation, Platteville should accomplish the following:

28. The Historic Preservation Ordinance should be certified by the State Historical Society.

Keep, as is. Eliminate Modify (write below)

29. Platteville should become a certified local government through the State Historical Society, so the City can qualify for additional funding and technical assistance from the state.

Keep, as is. Eliminate Modify (write below)

30. Update the Historic Architecture/Property survey using state funding sources if feasible.

Keep, as is. Eliminate Modify (write below)

31. Develop a rehabilitation guide describing recommended and undesirable building alterations.

Keep, as is. Eliminate Modify (write below)

32. Encourage additional property owners to rehabilitate and designate their historic properties.

Keep, as is. Eliminate Modify (write below)

33. Develop a nomination/approval process for designating local residential properties.

- Keep, as is. Eliminate Modify (write below)
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34. Develop forms to be used by property owners to apply for historic designation.

- Keep, as is. Eliminate Modify (write below)
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35. Arrange an annual meeting for approving multiple applicants at one time. This would encourage efficiency and would allow for a reduced fee or no fee for the review process.

- Keep, as is. Eliminate Modify (write below)
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36. Schedule educational workshops and forums on historical preservation issues.

- Keep, as is. Eliminate Modify (write below)
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37. Establish scenic roads.

- Keep, as is. Eliminate Modify (write below)
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Historic Downtown Character

The following recommendations identify streetscape and transportation improvements for downtown Platteville. Important considerations include providing way finding improvements and parking to meet future demand, improving access and safety and enhancing the unique character of Main Street. These recommendations reflect those adopted by the City in its Historic Downtown Streetscape Plan from December 2001, which was pre-pared by Schreiber/Anderson Associates in conjunction with the Smart Growth planning process.



Concert-goers in the downtown City Park take in an outdoor open house of design ideas and recommendations for the City's Historic Downtown Streetscape Plan. Public input played a valuable role in the development of this plan, which was adopted by the City in December 2001

Downtown Gateway Corridors

38. Replace existing cobra-head lights with historic period roadway lights with banners and festoon lighting outlets. Add historic pedestrian scale lights with hanging floral baskets to complement roadway lights.

- Keep, as is. Eliminate Modify (write below)
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39. Improve existing directional way finding signage along the main corridors to downtown and to community destinations for visitors and residents (larger lettering for readability). Coordinate with UW- Platteville.

- Keep, as is. Eliminate Modify (write below)
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Main Street Commercial District

40. Create a unique, one-of-a-kind streetscape design theme for the downtown that builds on a historic theme.

- Keep, as is. Eliminate Modify (write below)
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41. Implement streetscape improvements including: decorative historic period roadway and pedestrian scale light fixtures with banners, hanging floral baskets and festoon lighting outlets, streetscape furnishings including historic period benches, trash receptacles, bike racks, special pavers and tree grates.

- Keep, as is. Eliminate Modify (write below)

42. Develop a comprehensive wayfinding signage system for vehicular, pedestrian and bicycle traffic. Sign types include directional, parking, street identification and interpretive.

- Keep, as is. Eliminate Modify (write below)

43. Implement streetscape improvements in the core of Main Street east to the Mining Museum and west to the University of Wisconsin - Platteville campus.

- Keep, as is. Eliminate Modify (write below)

44. Implement streetscape improvements to better tie McGregor Plaza with Main Street. Improve pedestrian crossing of Pine Street at Oak Street to provide pedestrian safety.

- Keep, as is. Eliminate Modify (write below)

45. Provide streetscape amenities such as water fountains, landscaping, street clock, etc

- Keep, as is. Eliminate Modify (write below)

46. Screen parking lots, both public and private, with landscaping, street trees and decorative fences.

- Keep, as is. Eliminate Modify (write below)

47. Provide clear directional and entrance signage for all public parking lots with hours of operation and enforcement rules. The design should compliment the historic period theme, include decorative sign poles, and incorporate the universal parking symbol.

- Keep, as is. Eliminate Modify (write below)

48. Provide street trees judiciously along downtown streets and along gateway corridors. Trees should not be in areas where historical building facades and signage would be blocked but should be placed to block undesirable views. Trees should be provided in areas that are open and could benefit from the shade.

- Keep, as is. Eliminate Modify (write below)

49. Develop table-top crosswalks at key intersections along Main Street and at other key intersections on Pine, Chestnut and Water Streets. The table-top crosswalk is a pedestrian-friendly traffic calming tool which uses an at-grade crossing with a gradual ramp off the street, so cars must slow down as they approach.

- Keep, as is. Eliminate Modify (write below)

50. Improve street intersections at Water and Main, Water and Pine, Water and Mineral and Water and Furnace, Pine and Oak, Pine and Chestnut, Chestnut and Main and Chestnut and Furnace. Improvements include radius improvements to increase visibility, decorative lighting and signage. Improve pedestrian crossings with special colored pavement in the crosswalks.

- Keep, as is. Eliminate Modify (write below)
