



Planning Commission Meeting Minutes

January 3rd, 2023

Pursuant to due call and notice thereof, a meeting of the Planning Commission was held, January 3rd, 2023, Municipal Building, 800 Borner Street, Prescott, Wisconsin 54021. The meeting was called to order at 6:00 PM

Committee Present: Rob Daugherty, David Hovel, Kate Otto, Josh Gergen, Steve Most, John Peterson (arrived late), and Rick Miller.

Committee Absent: Todd Dolan

Staff Present: City Administrator Matt Wolf, Planner Carter Hayes

Others Present: Members of the Public, Josh Miller of Cedar Corporation, and Bob Colson of Cedar Corporation.

1. Approve Minutes for December 5th, 2022.

David Hovel motioned to approve the minutes; Steve Most seconded the motion. Motion passed without a negative voice (5-0).

2. Public Hearing

David Hovel motioned to begin the public hearing; Steve Most seconded the motion.

- a. **Presentation on "Comprehensive Plan 2015-2035" Amendment**
- b. **Hold Public Hearing on Proposed "Comprehensive Plan 2015-2035" Amendment**

Josh Miller of Cedar Corporation presented information regarding the comprehensive plan amendment. The comprehensive plan amendment pertains to the Transportation Chapter. Specifically, a North-South connector route from HWY 29 to HWY 35. The proposed route in the comprehensive plan passes over a deep and wide ravine making the road costly. The discussion now is a corridor further east to preserve the ability of a North-South connection.

Meeting was opened to public comment:

Steve Findley: Mr. Findley raised a question about the classification of the road from a bypass to a collector road. Mayor Daugherty responded that the connection to 35 is no longer in the scope.

Hamid Ahrar: Mr. Ahrar lives on 570th Avenue. His concern is potentially any alternatives to the route. He would like to see some investigation into 1200th Street as a potential suitor for the connector route.

Gavin Thorsrud: Mr. Thorsrud lives in very close proximity to the proposed corridor and is questioning to why the original bridge is being abandoned when there was proposed funding plans at the time of discussion. He also questions the integrity of logic in this plan as it is not a problem that is needed to be addressed now.

Philip Wawra: Mr. Wawra lives on 1242nd Street, adjacent to the planned corridor. Mr. Wawra shared his thoughts on the communication between the City and the Town of Oak Grove. He also raised his concerns on what the impact on 570th Street will be as well as the effect on property values an annexation.

Mara Thorsrud: The Thorsruds recently purchased a home next to the proposed corridor. Mrs. Thorsrud raised her concern about the proximity of the corridor to her property and the effect that it will have on her land and property value.

Mike Riley: Mr. Riley spoke about the multiple revisions of this planned corridor and the reasoning to each revision and why he believes each revision to be less logical. He questions the rationality of the placement of the road at its current state. Mr. Riley also raised a question about the DOT's required visibility onto HWY 10.

Eric Guberud: Mr. Guberud is an avid biker into and out of Prescott. He states that the distance from his land to the bottom of 570th Avenue is the same distance as it is from 1200th Street. Mr. Guberud also made a clarification to the map, wondering if 570th Avenue will be removed, which it will not be. He also offered an idea of singularly using 1200th Street as the connection to Hwy 29, with an added bonus that the City of Prescott already owns land in that area.

Tom Riley: Mr. T. Riley is questioning how much variance the road corridor could have due to its proximity to the gravel pit.

Mike Unknown Surname: Mike lives in the city of Prescott and is advocating on the behalf of his father-in-law, Mr. Pehacek. He was looking to gather information regarding any future liabilities to his property in the future with this plan going in place.

Jim Boles: Mr. Boles is concerned that the increased traffic would affect the condition of the road. He believes 570th Avenue is already in disrepair and increased traffic will cause the road to deteriorate further. Mr. Boles questioned the City's jurisdiction and its ability to govern in Oak Grove township. In which the authority to plan a corridor is given by the State.

Liz Guberud: Mrs. Guberud has lived on 570th Avenue for 40 years. She claims the feasibility of this plan is very questionable and she believes that it should have been analyzed further before looking to amend the comprehensive plan.

Linda Speetzen: Mrs. Speetzen says she prefers not taking 1200th Street going into town, she would rather drive through Prescott. She also raised her concern that DNR approval may be necessary due to an earthen dam being located in the corridor.

Juanita Erickson: Mrs. Erickson is representing the Riley Romero LLC. She is concerned that the contract they are entering with Monarch could be in jeopardy if this corridor is approved. She also clarified that landowners with the corridor must sell their land to be developed for a road to be constructed.

David Hovel motioned to close the public hearing; Josh Gergen seconded. Motion passed without a negative voice vote (6-0).

David Hovel motioned to approve resolution 23-01; Josh Gergen seconded. Motion passed without a negative voice vote (6-0).

3. Zoning Code Review Chapter 635

- a. Accessory Dwelling Units Discussion**
- b. Parking Requirements**
- c. Bed & Breakfast/Short Term Rentals**
- d. Electric Vehicle Charging Stations**

Planner Carter Hayes presented follow-up information regarding Accessory Dwelling Units and the City Parking Requirements. A proposed change for retail establishments from 1 space per 150 sqft to 1 space per 300 sqft was discussed as well as restaurants with a 30% of the state building code capacity requirement.

Planning Commission favored an accessory height restriction being altered for ADUs only. Where an ADU can be no taller than a principal structure. Staff will also look into removing the size restriction on garages for ADUs.

Planning Commission favored the alterations to the City's parking requirements. As well as allowing conditional use permits that can lower the restrictions in extraordinary situations or impose additional stipulations on a site.

Bob Colson of Cedar Corporation presented information regarding zoning revisions to Bed & Breakfast and Short-Term Rentals. Planning Commission questioned the restrictions on Bed & Breakfast establishments, such as the meal definition. The Commission discussed changing the requirement from being served breakfast before noon to 1 meal per day regardless of time, but it was decided to keep the original verbiage for now.

Bob Colson also presented information regarding short term rentals. The commission favored the short-term rental revision.

Lastly, Bob Colson presented the information regarding electric vehicle charging stations. The Commission favored the zoning verbiage on the electric vehicle charging stations.

4. Other Business
N/A

5. Adjourn

Josh Gergen motioned to adjourn; David Hovel seconded; motion passed without a negative voice (6-0). Meeting was adjourned at 7:55 pm.

The next planning commission meeting will be held on February 6th, 2022, at 6:00 PM at Prescott City Hall.

Respectfully Submitted,

Carter Hayes

Carter Hayes
Planner