



Planning Commission Meeting Minutes

March 6th, 2023

Pursuant to due call and notice thereof, a meeting of the Planning Commission was held, March 6th, 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, and Rick Miller.

Committee Absent: Todd Dolan

Staff Present: City Administrator Matt Wolf, Planner Carter Hayes

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

1. Approve Minutes for January 3rd, 2022.

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

2. Zoning Code Review Chapter 635

a. Zoning Article II Proposed Changes and Zoning Map Proposed Changes

Bob Colson presented information regarding the Zoning Article II changes. The Commission was provided with the Zoning Article in its entirety with proposed changes indicated in the packet. Commissioner Hovel began discussion on the lot coverage percentage. The City already has a lot coverage in the R-2, R-2, and R-5. The commission decided on 70% lot coverage for the R-1 District. Commissioners Most and Gergen raised questions about the accessory structure building limit, in which staff stated that it would be discussed at a later meeting. Commissioner Hovel led a discussion on corner lots and changing the required front yard setbacks in which they currently would have two 25-foot front yard setbacks, he looked to change one side to potentially 15 or 10 feet. In the R-2 District the commission favored 10-foot side yard setbacks. The minimum lot square footage for two-family dwelling unit was discussed and changed to 13,000 SF. Additionally, Commissioner Peterson addressed the dwelling unit size and looked to change the minimum for duplexes to 575 SF per dwelling unit. Commissioner Gergen addressed the external lighting restriction and the difficulties of adherence, Commissioner Most agreed on this difficulty. Commissioner Miller stated that the provision should be made more vague to allow lighting in certain

instances, it was stated remove the second line of the provision in the residential districts. In the R-5 district, it was discussed to change the side yard setback to 8 feet. Cedar Corporation prepared a new zoning map with proposed district changes. The commission favored the change of recent subdivisions (St. Croix Bluffs, Great Rivers) to the R-5 Single-Family District. A change to the C-1 district includes a zero rear yard setback, in which the commission favored. It was proposed to change the C-2 permitted uses, removing storage, warehousing, and wholesaling. Originally, the business community pushed back on the first attempt to change the permitted uses in this zoning district. It was also discussed to remove campgrounds from the C-2 District. The I-3 District would eventually be sunset to become R-3, in which the Plan Commission favored.

b. Planned Unit Development Overlay District

The Commission discussed the PUD Overlay District and conversed upon already approved PUD districts within the City.

c. Exterior Architecture Standards Discussion

The Plan Commission favored architectural design standards in the Commercial, Industrial, and High-Density Residential districts.

d. Other Chapter Changes

Commissioner Steve Most mentioned a clarification on the accessory structure provision that attached garages will not be included in the limit of buildings.

3. Other Business

N/A

4. Adjourn

Josh Gergen motioned to adjourn; John Peterson seconded; motion passed without a negative voice (6-0). Meeting was adjourned at 7:29pm.

The next planning commission meeting will be held on Monday, April 3rd, 2022, at 6:00 PM at Prescott City Hall.

Respectfully Submitted,

Carter Hayes

Carter Hayes
Planner