



Planning Commission Meeting Minutes

April 3rd, 2023

Pursuant to due call and notice thereof, a meeting of the Planning Commission was held, April 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, and John Peterson.

Committee Absent: Rick Miller and Todd Dolan

Staff Present: City Administrator Matt Wolf, Planner Carter Hayes

Others Present: Greg John and Larry & Mary Johnson, Members of the Public, Bob Colson of Cedar Corporation.

1. Approve Minutes for March 6th, 2022.

David Hovel motioned to approve the minutes; Josh Gergen seconded the motion. Motion passed without a negative voice (6-0).

2. Concept Plan Review for Proposed Mixed-Use Development on Lots 11, 12, 13 of Downtown Waterfront Assessor's Plat

City Staff met with Greg John and Larry Johnson, owners of 214 Front Street and 20 Orange Street/adjacent vacant lot, respectively. The property owners, together, are proposing a redevelopment of Lot 11 (vacant), Lot 12 (20 Orange Street), and Lot 13 (214 Front Street).

Larry Johnson and Greg John presented information regarding the concept plan submitted. Greg John and Larry Johnson submitted a Concept Plan A and Concept Plan A.1. Concept plan A.1 utilizes an automated parking lift to give 2 levels of parking in minimal space. Greg John explained the focus of the proposal is that they can improve the appearance of the riverfront. Commissioner Most questioned the current height of the retail ceilings, which are proposed at 9 feet finished. Commissioner Otto asked whether the condos will be luxury condos, in which Greg John explained that he wanted them to be affordable but of quality. The proposed size of the condos is 1000 sqft for one-bedroom and up to 1300 sqft for two-bedroom. Commissioner Hovel mentioned the view from Broad Street and beyond, and whether the condos may act as

a “wall” that would block the view of the river. Commissioner Peterson’s main concern was parking. He questioned whether 1.5 spaces per unit would be sufficient. Commissioner Hovel reiterated that parking was the main concern for this proposal. The Commission discussed whether the provided parking spots could be complimentary to the unit, or for an added fee. The Commission favored a complimentary underground spot per unit. Commissioner Hovel and Mayor Daugherty favored Concept Plan A. Commissioner Peterson asked what retail occupants may be interested in the proposed units. Greg John stated that there are numerous interested parties that he has spoken to. Commissioner Hovel stated the preferred conditions, in which they are: any street parking removed must be replaced, an exterior brick façade on the river side with a mix of brick and other materials on the Orange Street side. Add four more underground parking spaces for condominium residents.

Commissioner Hovel motioned to approve the concept plan, with conditions to be reviewed by Common Council; Josh Gergen seconded. Motion passed without a negative voice (6-0).

3. Zoning Code Review Chapter 635

a. Accessory Structures Proposed Changes

Planner Carter Hayes presented information regarding accessory structures. The Plan Commission favored changing the accessory structure height limit from 15-feet to “not to exceed the principal structure height”. Commissioner Hovel discussed assigning a maximum height for an accessory structure, but one was ultimately not decided upon. Commissioners Peterson and Most favored raising the accessory structure number limit from two to three. The Plan Commission also changed the accessory structure number limit from two to three. Commissioner Peterson questioned whether a basketball court or swimming pool would be an accessory structure, in which they currently are with the definitions of the Zoning Code. The Plan Commission favored changing the definition in the Zoning Code to exclude swimming pools, basketball courts, and other similar structures. There will also be a change requiring accessory structures larger than 200 SF to be finished with an exterior color complimentary to the principal structure. Disagreements about what a “complimentary color” is would be heard at a Planning Commission Meeting. Select definitions will have to be changed to correspond with the accessory structure requirement changes.

b. Landscaping Proposed Addition

Bob Colson of Cedar Corporation presented information regarding a landscaping ordinance. The Commission favored the proposed landscaping ordinances.

c. Mobile Towers Proposed Addition

Bob Colson of Cedar Corporation presented information regarding a mobile tower’s ordinance. Commissioner Most asked whether the ordinances are from other communities or from the state, Bob Colson answered that they are from the state. The Commission favored the proposed mobile towers code.

d. Architectural Standards Proposed Addition

Bob Colson of Cedar Corporation presented information regarding an architectural standards ordinance. The Commissioners used some of the architectural standards information and applied it to a recent PUD discussion for context. The Commission favored the proposed architectural design standards.

4. Other Business
N/A

5. Adjourn

David Hovel motioned to adjourn; Josh Gergen 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, May 1st, 2022, at 6:00 PM at Prescott City Hall.

Respectfully Submitted,

Carter Hayes

Carter Hayes
Planner