

**CITY OF PRESCOTT, WISCONSIN**  
**,APRIL 7, 2022 ZONING BOARD OF APPEALS MEETING MINUTES**

Pursuant to due call and notice thereof, a meeting of the Zoning Board of Appeals was held April 7, 2022, Municipal Building, 800 Borner St.

Call to order/Roll call: Chairperson Brian Crist called the meeting to order at 6:00 pm. Members present were Gerald Klausen, David Olson and Mark Jennings. Also present City Attorney Phil Helgeson and City Administrator Matt Wolf.

Mary Johnson, Realtor for the Northwestern Lodge presented the buyers for the Northwestern Lodge would like to create a duplex. The duplex would be an upper and lower level since both areas have 2 means of egress. Parking will be off of the alley. Commissioner Crist asked if the fire codes would be handled as part of the building permit and they will be. A certified survey map will need to be created to combine two lots because a duplex requires a 10,000 square foot lot. Chairman Crist asked if the city had received any comments regarding this special use. No comments were received.

The committee review the following decision criteria:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
2. The uses, values, and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by the establishment, maintenance or operation of the conditional use and the proposed use is compatible with the use of adjacent land.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being provided.
5. Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
6. The conditional use shall conform to all applicable regulations of the district in which it is located.
7. The proposed use does not violate floodplain regulations governing the site.

In addition, a conditional or special use permit, the Zoning Board of Appeals shall also evaluate the effect of the proposed use upon:

1. The maintenance of safe and healthful conditions.
2. The prevention and control of water pollution including sedimentation.
3. Existing topographic and drainage features and vegetative cover on the site.

4. The location of the site with respect to floodplains and floodways of rivers and streams.
5. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
6. The location of the site with respect to existing or future access roads.
7. The need of the proposed use for a shoreland location.
8. Its compatibility with uses on adjacent land.
9. The number of liquid wastes to be generated and the adequacy of the proposed disposal systems.

There was a consensus of the Zoning Board of Appeals members this special use permit request meets the decision criteria.

**Klausen/Jennings motion to approve the Special Use Permit for Duplex at 132 Court Street per City Code Article IV Conditional and Special Uses with the decision criteria having been met and the following contingencies 1. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.**

**2. Certified Survey Map is submitted to City of Prescott Planning Commission and approved; combining the two parcels currently owned by the Trustees of NW Lodge 105F & AM with the Parcel IDs: 271010234900 & 271010234910 to meet Zoning Code 635-17**

**3. That the property shall meet Wisconsin Uniform Dwelling Code SPS 320-325 as it relates to a duplex.**

**4. Applicant must receive all building permits required as part of the remodel of the Property**

**Passed unanimously via roll call vote.**

Respectfully Submitted

Jayne M. Brand  
City Clerk  
(From tape)