



Zoning Board of Appeals Meeting Minutes

March 6th, 2023

Pursuant to due call and notice thereof, a meeting of the Zoning Board of Appeals was held, April 13th, 2023, Municipal Building, 800 Borner Street, Prescott, Wisconsin 54021. The meeting was called to order at 6:00 PM

Board Present: Mark Jennings, David Olson, Brian Crist, Jerry Klausen

Committee Absent: Mark Poff

Staff Present: City Administrator Matt Wolf, Planner Carter Hayes, City Attorney Philip Helgeson

Others Present: Members of the Public

1. Public Hearings

Property owners Greg & Tammy John and Patrick Oss have applied for a Special Use Permit at 300 & 301 Linden Road for the construction of a duplex on each lot. Per City Code 635-17, a duplex in the R-1 district requires a special use permit for and must come before the Zoning Board of Appeals for review.

Brian Crist clarified who owned the properties, in which Greg & Tammy John currently own both, Patrick Oss would be purchasing and building a duplex from the John's.

Greg John presented information about his project of developing a duplex in the West Ridge Estates. Greg John explained that he was building the duplex to allow for his family to live in the duplex for free. Both lots are of adequate size for a duplex. The Board questioned whether renters would be responsible for maintenance and upkeep, in which Greg John responded that he would be responsible for all maintenance and upkeep.

The board reviewed each application upon the following 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.

The Board found that each application meets the requirements for a special use permit.

David Olson motioned to approve the Special Use Permit for Duplex at 300 Linden Road. Mark Jennings seconded; motion passed without a negative voice (4-0).

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Both approvals were with the following conditions:

1. Any omissions of any conditions not listed shall not release the property owner/developer from abiding by City Ordinances.
2. That the property shall meet Wisconsin Uniform Dwelling Code SPS 320-325 as it relates to a duplex.
3. Applicants must receive all building permits required as part of the development of the duplexes and pay all required fees on a per unit basis.

2. Adjourn

Jerry Klausen motioned to adjourn; Mark Jennings seconded; motion passed without a negative voice (4-0).

Respectfully Submitted,

Carter Hayes

Carter Hayes
Planner