

**CITY OF PRESCOTT, WISCONSIN
MEETING NOTICE
PLANNING COMMISSION
MONDAY, OCTOBER 4, 2021
6:00 P.M.
PRESCOTT MUNICIPAL BUILDING
800 BORNER ST., PRESCOTT, WI 54021**

1. Call to order
2. Roll Call
3. Approve minutes for August 6, 2021
4. Proposed changes to Highway Commercial Zoning District (C-2)
5. Other Business
6. Adjourn

**ACCESS TO THE MUNICIPAL BUILDING FOR THE DISABLED IS AVAILABLE THROUGH
THE REAR PARKING LOT ENTRANCE. ALL THOSE WITH SPECIAL NEEDS SHOULD
CALL CITY HALL OFFICES (262-5544) IF ASSISTANCE IS REQUIRED.**

CITY OF PRESCOTT, WISCONSIN
AUGUST 2, 2021 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, August 2, 2021, 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Mayor Hovel called the meeting to order at 6:00 p.m. Commissioners present were Steve Eggers, Lother Nawrocki, Todd Dolan, Steve Most, Rob Daugherty, Josh Gergen and Connie Wenzel. City Administrator Matt Wolf and City Clerk Jayne Brand represented staff.

Nawrocki/Wenzel motion to approve the minutes for July 6, 2021 passed without a negative voice vote.

Daugherty/Nawrocki motion to open public hearing for rezoning of property currently known as Sears Property to I-3 Mixed Industrial Commercial District and described as:

Commencing at the West quarter corner of said Section 2; Thence N89°49'11"E 1320.74 feet long the North line of the Northwest quarter of the Southwest quarter of said Section 2 to the North line of said Northeast quarter of the Southwest quarter and the point of beginning; Thence N89°49'11"E 1320.74 feet along said North line to the North line of said Northwest quarter of the Southeast quarter; Thence N89°49'11"E 1320.54 feet along said North line to the East line of said Northwest quarter of the Southeast quarter; Thence S00°00'09"E 1323.38 feet along said East line to the East line of said Southwest quarter of the Southeast quarter; Thence S00°00'09"E 763.38 feet along said east line; Thence S89°36'26"W 780.00 feet; Thence S00°00'09"E 510.00 feet to the Northerly right-of-way line of U.S.H. "10"; Thence S89°36'26"W 535.30 feet along said Northerly right-of-way; Thence S89°36'56"W 1314.81 feet along said Northerly right-of-way to the West line of said Southeast quarter of the Southwest quarter; Thence N00°14'56"W 1278.16 feet along said West line to the West line of the Northeast quarter of the Southwest quarter; Thence N00°14'56"W 1328.16 feet along said West line to the North line of said Northeast quarter of the Southwest quarter and the point of beginning. Said parcel contains 6,551,424 S.F. (150.4 acres), more or less passed without a negative voice vote.

There were no public comments.

Daugherty/Nawrocki motion to close the public hearing passed without a negative voice vote.

Daugherty/Gergen motion to rezone the property currently known as the Sears property to I-3 Mixed Industrial Commercial District passed without a negative voice vote.

Wenzel/Gergen motion to approve the final plat for The Palmetto Subdivision Phase II passed without a negative voice vote.

Gergen/Daugherty motion to approve final plat for Great Rivers Second Addition passed without a negative voice vote.

The commission reviewed the concept plan for deck for Two Rivers Bar & Grill. The city will be selling them a portion of land to place the deck. The commission wants to make sure that none of the deck is placed on or overhangs city property. **Gergen/Daugherty motion to approve concept plan for deck for Two Rivers Bar & Grill passed without a negative voice vote.**

Gergen/Daugherty motion to adjourn passed without a negative voice vote.

Respectfully Submitted,

Jayne M. Brand
City Clerk



To: Mayor and City Council
From: Matt Wolf, City Administrator
Date: September 24, 2021
Subject: Change to Highway Commercial Zoning District (C-2)

Background

The current Highway Commercial Zoning District (C-2) and Central Commercial District (C-1) allows for the following principal items:

Business services, such as bakeries, barber shops, bars, beauty shops, clinics, clothing stores, clubs, drugstores, eating and drinking establishments, fish markets, florists, food lockers, fruit and vegetable stores, gas stations, gift stores, grocery stores, hardware stores, hotels, hobby shops, laundries, lodges, meat markets, motels, inns, music stores, office supplies, optical stores, packaged beverage stores, places of entertainment, professional, governmental and business offices, retail stores, finance, real estate services, personal service establishments and funeral homes, the preceding by way of illustration and not exclusion.

Additionally, C-2 zoning districts allows for the following items as permitted uses:

Manufactured and mobile home, vehicle and equipment sales and service establishments; warehousing, wholesaling and storage establishments

Typically, commercial zoning districts are reserved for places that are concerned in the engagement of commerce with daily activity taking place at the business. With the activity of buying and selling taking place regularly this commercial development then facilitates additional traffic and development along the area for future growth.

In order to help facilitate that development the City is considering removing permitted items from their C-2 zoning district and restricting other uses through a Special Use Permit to have better control of the development and attractiveness of the area.

Discussion

To improve the C-2 zoning code the City is considering removing warehousing and wholesaling as permitted uses. Both uses are permitted within the Industrial Use Districts of I-1, I-2 and I-3. Both warehousing and wholesaling are done on a large scale that does not permit daily activity within the business from the public. As a result, for the health of C-2 districts and the City of Prescott the uses are being considered to be removed.

Additionally, the use of Manufactured and Mobile Home is already permitted within the MH, Mobile Home district. This use again does facilitate the regular commerce of business and is being requested to be removed from the C-2 as a permitted use and moved to a Special Use Permit. Similarly, Storage, Vehicle Equipment Sales, and Service Establishments do permit the daily use of commerce at the business. However, both can result in excess storage of exterior products or materials. In all cases the moving of these items to a Special Use Permit allows for the City to control the following:

- (1) Landscaping;
- (2) Type of construction;
- (3) Construction commencement and completion dates;
- (4) Sureties;
- (5) Lighting;
- (6) Fencing;
- (7) Operational control;
- (8) Hours of operation;
- (9) Traffic circulation;
- (10) Deed restrictions;
- (11) Access restrictions;
- (12) Setbacks and yards;
- (13) Type of shore cover;
- (14) Specified sewage disposal and water supply systems;
- (15) Planting screens;
- (16) Piers and docks;
- (17) Increased parking; or
- (18) Any other requirements necessary to fulfill the purpose and intent of Chapter 635

This will allow the City to put restrictions and conditions on these uses that will maintain an attractive C-2 district that will permit daily commerce that the City would like to see occur to further development within the Highway Commercial District (C-2).

In order to change the ordinance, the City will have the ordinance change published in the paper of record on both the week of September 23, 2021 and September 30, 2021. The Planning Commission will review the change at their October 4 meeting. The City will then hold a public hearing at the October 11, 2021 City Council meeting before an official vote is held on the change.

Attachments

1. Public Hearing Notice – October 11, 2021
2. Highway Commercial District C-2 Update
3. Zoning Map



800 Borner St. Prescott, WI 54021 Phone 715-262-5544

**PUBLIC HEARING NOTICE
CHANGE TO HIGHWAY COMMERCIAL ZONING DISTRICT (C-2)
PRESCOTT CITY COUNCIL
800 BORNER ST.
PRESCOTT, WI 54021**

Public notice is hereby given to all persons in the City of Prescott, Pierce County, Wisconsin that a public hearing will be held on October 11, 2021 at approximately 6:00 p.m. at the Municipal Building, 800 Borner Street North. The hearing is on changes to Highway Commercial Zoning District (C2), The following changes are proposed:

1. Manufactured and Mobile Home
2. Vehicle Equipment Sales and Service Establishments as a Special Use.
3. Storage Establishments as a Special Use
3. Structures or alteration of natural terrain on slopes of 20% or greater
4. Remove warehousing and wholesaling as permitted uses

A copy of the proposed updated ordinance can be found on the city website at <http://prescottwi.org/>

All persons having an interest are invited to attend the hearing and be heard or submit written comment to City Hall prior to the hearing.

A handwritten signature in black ink, appearing to read "Matthew Wolf", is written over a horizontal line.

Matthew Wolf
City Administrator

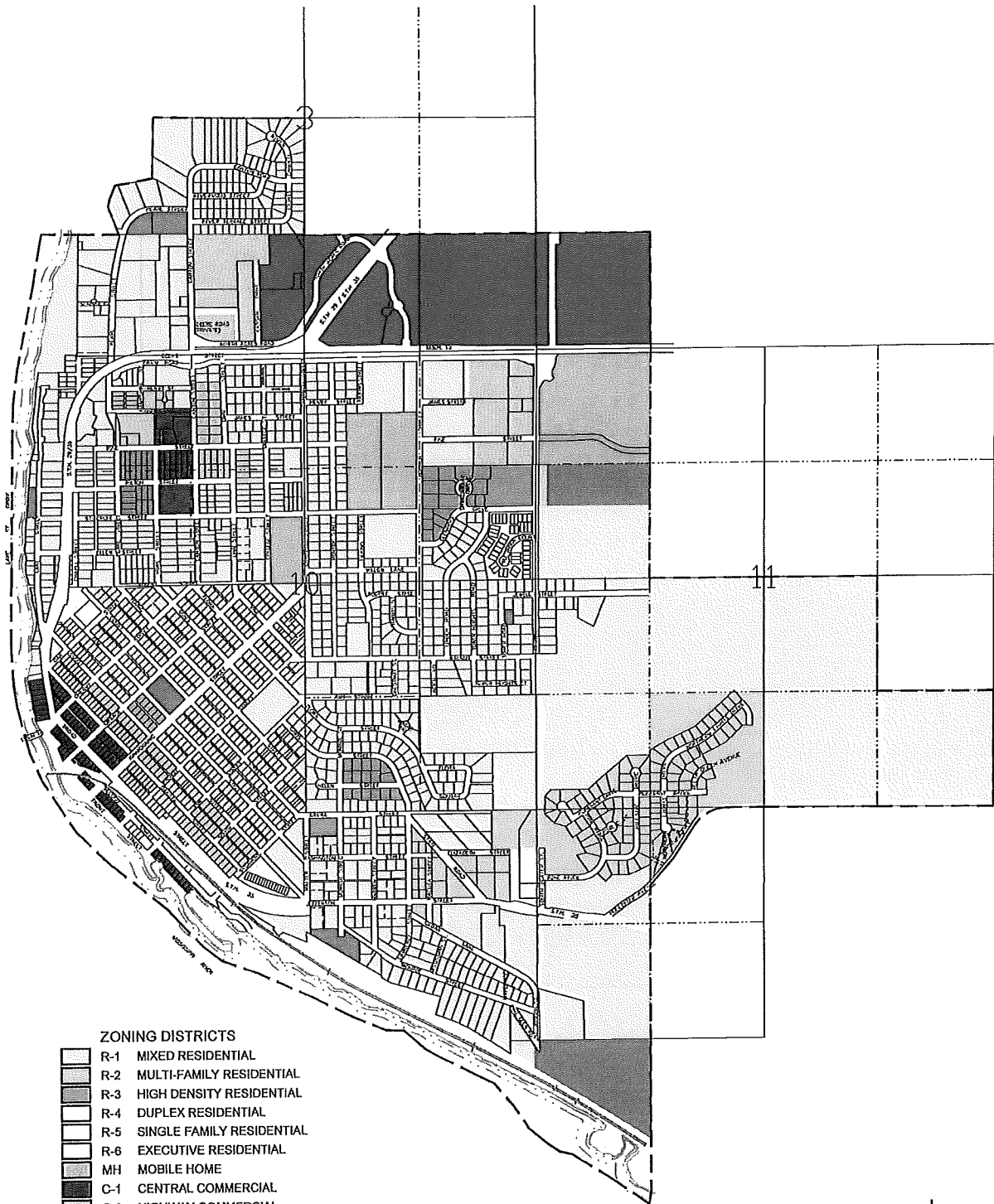
Published: September 23, 2021
September 30, 2021

§ 635-24 **Highway Commercial District C-2.**

















- A. Purpose. The Highway Commercial District is established to delineate areas appropriate for commercial uses which are either oriented to the highway user or intended as service to vehicles; delineate predominantly retail shopping areas outside of central business district; define standards for development of freeway interchanges; and locate this district in areas served by or readily serviceable by public sewer and water.
- B. Principal permitted uses. All principal permitted uses of the Central Commercial District, ~~plus manufactured and mobile home, vehicle and equipment sales and service establishments; warehousing, wholesaling and storage establishments.~~
- C. Accessory uses.
- (1) Dwelling units as a part of the principal building (or permitted use) not to exceed 50% of the usable floor area. Dwelling units shall be on a floor other than the main floor.
 - (2) Essential services.
 - (3) Parking garage or parking areas.
- D. Conditional uses.
- (1) Seasonal roadside stands.
 - ~~(2) Structures or alteration of natural terrain on slopes of 20% or greater.~~
- E. Special uses.
- ~~(1) Transient travel trailer parks (campgrounds).~~
 - (1) Manufactured and mobile homes, vehicle and equipment sales and service establishments
 - (2) Storage Establishments
 - (3) Structures or alteration of natural terrain on slopes of 20% or greater.
- F. Prohibited uses. All uses not specifically permitted.
- G. Minimum yards. [Amended 9-12-2011 by Ord. No. 08-11]
- (1) Front: 25 feet.
 - (2) Rear: 15 feet if property abuts other industrial or commercial property; 40 feet if property abuts residential property.
 - (3) Side: 10 feet on each side.

Zoning Districts

City of Prescott



ZONING DISTRICTS

-  R-1 MIXED RESIDENTIAL
-  R-2 MULTI-FAMILY RESIDENTIAL
-  R-3 HIGH DENSITY RESIDENTIAL
-  R-4 DUPLEX RESIDENTIAL
-  R-5 SINGLE FAMILY RESIDENTIAL
-  R-6 EXECUTIVE RESIDENTIAL
-  MH MOBILE HOME
-  C-1 CENTRAL COMMERCIAL
-  C-2 HIGHWAY COMMERCIAL
-  I-1 LIGHT INDUSTRIAL
-  I-2 HEAVY INDUSTRIAL
-  I-3 MIXED INDUSTRIAL COMMERCIAL
-  PUD PLANNED UNIT DEVELOPMENT
-  A-1 AGRICULTURAL
-  P PRESERVATION
-  SZ SCHOOL ZONE

