



**CITY OF PRESCOTT, WISCONSIN  
MEETING NOTICE  
PLANNING COMMISSION  
WEDNESDAY, JULY 8, 2026  
6:00 P.M.  
PRESCOTT CITY HALL  
800 BORNER ST., PRESCOTT, WI 54021**

- 1) Call to Order
- 2) Roll Call
- 3) Approve Plan Commission Minutes – June 1, 2026
- 4) Public hearing – Conditional Use Permit for Assisted Living Facility at 445 Court Street
  - a) Hold Public Hearing Regarding Resolution XX-26 Approving CUP for an Assisted Living Facility at 445 Court Street.
  - b) Consideration and possible action of “A Resolution Approving A Conditional Use Permit for an Assisted Living Facility at 445 Court Street.
  - c) Consideration and possible action of “A Resolution Approving The Site Plan Review For The Assisted-Living Development At 445 Court Street”
- 5) Certified Survey Map Adjusting Lot Dimensions for Lots 1, 501 Sunset Court, and 2, 1201 Pearl St. In SW 1/4 of the SW 1/4 of Section 3, Township 26N, Range 20W
- 6) Review and Consideration of Approval to Hold a Public Hearing Regarding Zoning Code Changes for Conditional Uses at the August 3, 2026 Meeting
- 7) Other Business
  - a) Next Meeting – Monday, August 3 at 6:00 PM
- 8) 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.**



## **Planning Commission Meeting Minutes**

**June 1<sup>st</sup>, 2026**

Pursuant to due call and notice thereof, a meeting of the Planning Commission was held on June 1<sup>st</sup>, 2026, at the Municipal Building, 800 Borner Street, Prescott, Wisconsin 54021. The meeting was called to order at 6:00 PM

**Commission Present:** Mayor Mike Gerke, Joel Reice, Steve Most, Bailey Ruona, Josh Gergen, Dave Hovel, Kate Otto

**Commission Absent:** Steve Most

**Staff Present:** City Administrator Matt Wolf, City Planner Luke Wiese

**Others Present:** Greg Adams from Cedar Corporation, Ken Jaworski from Cedar Corporation (attended virtually), members of the public

### **1. Approve minutes for May 4<sup>th</sup>, 2026**

**Commissioner Gergen motioned to approve the minutes, Ruona seconded; motion passed without a negative voice vote (6-0)**

### **2. Public hearing on the proposed City of Prescott Comprehensive Plan 2026–2046.**

Ken Jaworski of Cedar Corporation presented the proposed 2026–2046 Comprehensive Plan. Jaworski discussed the purpose of the Comprehensive Plan update and summarized the community survey results, including what residents value about Prescott and perceived strengths and weaknesses within the community. He also reviewed several maps included in the plan, including the planned bikeways and pedestrian facilities map and the Future Land Use Map. Jaworski noted that the Future Land Use Map identifies potential growth areas and anticipated land uses, but that it is intended to be a guide and may be amended over time as conditions change.

**Commissioner Hovel motioned to open the public hearing, Ruona seconded, motion passed without a negative (6-0).**

There were no comments.

**Commissioner Hovel motioned to close the public hearing, Ruona seconded; motion passed without a negative voice (6-0).**

**Commissioner Hovel motioned to approve Resolution 02-26 A Resolution of the Plan Commission Recommending Adoption of The “City of Prescott Comprehensive Plan 2026 – 2046” Update. Ruona seconded; motion passed without a negative voice (6-0).**

### **3. Conditional Use Review**

City Planner Wiese presented a review of the City's conditional uses. Wiese explained that under Wisconsin law, if a use is listed as a conditional use within a zoning district, it is generally presumed to be appropriate for that district, with review focused on conditions rather than whether the use itself is allowed. Because of this, the Plan Commission reviewed conditional uses that may no longer fit the intent of their respective zoning districts.

The Plan Commission received a review matrix of conditional uses in the City. The four conditional uses identified for discussion were:

- Allowing ADUs in the R-5 Single-Family Residential District
- Airports, airstrips, and landing fields in the I-2 Heavy Industrial District
- Railroads and railroad facilities in the I-2 Heavy Industrial District
- Large-scale solar facilities in the C-1, I-1, I-2, and I-3 Districts

The Plan Commission discussed the relevance of each use within its corresponding district. Although development of large-scale solar facilities is unlikely, the Plan Commission expressed concern that portions of the City's commercial and industrial areas could be used for solar generation rather than the intended uses of those districts. The Plan Commission directed staff to prepare ordinance amendments removing large-scale solar facilities as a conditional use in all districts. Similar direction was provided for airports, airstrips, landing fields, railroads, and railroad facilities in the I-2 District.

When discussing ADUs, the Plan Commission felt the use was appropriate with the R-5 District and directed staff to prepare an ordinance amendment allowing ADUs as a conditional use in R-5.

**Hovel motioned to direct staff to draft a new ordinance allowing ADU’s in R-5 single family residential and remove the other conditional uses from those chapters. Ruona seconded; motion passed without a negative voice (6-0).**

### **4. Other Business**

City Administrator Wolf provided an update on the proposed Assisted Living Facility at 445 Court Street. The developer has submitted portions of the final site plans, and the City is awaiting the complete application before placing the item on a future Plan Commission agenda.

The Plan Commission also discussed next month's meeting scheduled for Monday, July 6. Because the meeting falls close to the holiday weekend, some members may be unavailable. The Plan Commission will tentatively reschedule or cancel the meeting depending on the items requiring consideration.

**Commissioner Hovel motioned to adjourn. Ruona seconded; motion passed without a negative voice vote (6-0). The meeting was adjourned at 6:28 PM.**

**The next Plan Commission meeting will be held on Monday, July 6<sup>th</sup>, 2026, at 6:00 PM at Prescott City Hall.**

Respectfully Submitted,

A handwritten signature in cursive script that reads "Luke Wiese".

Luke Wiese  
Planner

**To:** Plan Commission  
**From:** Luke Wiese, Planner  
**Date:** July 1<sup>st</sup>, 2026  
**Subject:** 445 Court Street Assisted Living Site Plan Review

## Background

Nottingham Construction has submitted a conditional use permit application and site plan for a new assisted living facility at 445 Court Street North. The property previously operated as a hospital and daycare before the long vacant facility was demolished in 2023. The parcel has remained vacant since then. 445 Court Street has seen several iterations of residential development proposals over the years. Earlier concepts included senior housing and later duplexes. Nottingham Construction is now proposing an assisted-living facility.

On August 4, 2025, the Plan Commission reviewed and forwarded the Concept Plan for 445 Court St to Council for approval on August 11, 2025. Since that review, the developer has added parking, revised the layout, and included additional stormwater drainage and accessibility features.

In total, the revised plan consists of 59 total units with 67 total bedrooms:

- Studio: 17
- 1-Bed: 34
- 2-Bed: 8



As per Prescott Zoning Code § 635-120, site plan applications are subject to the review of the Plan Commission and final action of the council. As per Prescott Zoning Code § 635-17 Community-based residential facilities or assisted living facilities are allowed as a conditional use.

## Discussion

### **Surrounding Land Use**

The proposed development is approximately 2.24 acres (PID 271010636100) and is located in the R-1 Mixed Density Residential District. It has single family residential on three sides and the higher density Peacock Ridge estates on its West.

Direction	Existing Use	Zoning
North	Single-Family Residential	R-1 Mixed Residential
East	Single-Family Residential	R-1 Mixed Residential
South	Single-Family Residential	R-1 Mixed Residential
West	Peacock Ridge Estates	R-1 Mixed Residential (Planned Unit Development Overlay)

**Zoning and Setbacks**

The property is zoned R-1 – Mixed Density Residential. The Mixed Residential District is intended to provide a quiet, pleasant living area protected from traffic, congestion and incompatible land uses. This District is designed to maintain compact residential development near existing residential areas and presently served or readily serviceable by public sewer and water.

Per City Code § 635-17 (R-1 Mixed Residential District), a community based residential facility or assisted living facility is an approved Conditional Use

Because the proposed use is listed as a conditional use in the R-1 District, the review should focus on whether the application satisfies the City’s applicable conditional use standards and whether any conditions of approval are related to those standards. Consistent with Wisconsin Act 67, any conditions imposed should be reasonable, measurable, and supported by substantial evidence in the record.

Based on the submitted site plan, the proposed use is located on a previously developed institutional site, meets the applicable dimensional standards, provides off-street parking above the minimum requirement, and includes stormwater, landscaping, and site access improvements. Conditions of approval may be included in the resolutions to address final engineering review, stormwater verification, erosion control, utilities, lighting, landscaping, refuse/storage, and compliance with applicable building, fire, state licensing, and zoning requirements.

Below is a table for the setbacks:

Standard	Required (R-1)	Proposed	Notes
Front/Street-Side Setback (Corner Lot)	25 ft	25 ft	Compliant
Side Setback (Non-Street-Side Property Lines)	12 ft	25 ft	Compliant

Maximum Building Height	35 ft	34 ft	Compliant
Maximum Lot Coverage (Structures)	50%	25.8%	Compliant
Maximum Lot Coverage (Total Impervious Surface)	70%	67.1%	Compliant

Site access is proposed from Oak Street and Court Street. Oak Street would have two access points: the southwestern access would serve the underground parking area, and the second Oak Street access would connect to the surface parking lot. The Court Street access would also connect to the surface parking lot.

**Parking and Loading (635-55)**

Under § 635-55 Parking Requirements, one parking stall is required for each bedroom. The proposal includes 67 bedrooms, requiring a minimum of 67 stalls. The submitted site plan provides 80 stalls in total, including 18 underground stalls and 7 ADA-compliant stalls. This exceeds the minimum requirement. When the concept plan was initially shown to Plan Commission in August of 2025, the facility included 40 parking stalls. To accommodate Plan Commission feedback, the developer has submitted this new plan to meet the standard.

Standard	Required	Proposed	Compliant?
Regular Stalls	67	73	Yes
ADA Stalls	3	7	Yes

Loading, service, and refuse access is adequate based on the submitted plan. Refuse containers and related storage are proposed to be kept within the underground parking area.

**Architectural Standards (635-80)**

City Code § 635-80 requires new multi-family development to meet minimum architectural design standards and conform to surrounding development patterns. Based on the submitted elevations and renderings, the proposal provides compatible colors, materials, and façade articulation. Primary exterior materials include blue LP SmartSide lap siding, composite shake siding and stone veneer.

**Landscape Standards (635-107)**

Per § 635-107, residential development is subject to the L-2 Landscape Standard. L-2 requires one tree for every 30 feet of lot frontage and six shrubs for every 30 feet of frontage.

Item	Standard (L-2)	Project Frontage/Calc	Required	Proposed
Trees along frontage	1 per 30 LF	<b>662 LF ÷ 30</b>	22	36
Shrubs along frontage	6 per 30 LF	<b>662 LF ÷ 30 × 6</b>	132	182

**Exterior Lighting (635-75)**

Currently, the site plan does not include an exterior lighting plan. Exterior lighting within the City is regulated under § 635-75 to prevent glare and light trespass onto adjacent properties. No light source may be directly visible beyond the boundaries of the zoning district, and lighting may not produce intense glare or exceed allowable illumination levels at property lines.

If exterior lighting is installed as part of this development, it must comply with § 635-75.

**Stormwater Management and Erosion Control**

The City Engineer reviewed the civil construction plans, erosion control plan, and stormwater management plan. The project will disturb approximately 2.25 acres and will require a WDNR Notice of Intent (NOI) under NR 216 and NR 151.

Stormwater will be managed through a proposed underground ADS StormTech detention and treatment system located beneath the east parking lot. The system includes three chamber rows that are approximately 8.3 feet wide, 124 feet long, and 5 feet tall. The system is intended to reduce post-development runoff rates and provide total suspended solids (TSS) removal before runoff is discharged to the existing storm sewer system.

The east side of the building roof and the east parking lot drain to the underground system. The reduced discharge from the underground system is piped to the existing storm manhole on the west side of the property, which connects to the City storm sewer system.

The City Engineer noted that the post-development runoff model appears to show the west side of the building roof draining to the underground system, while the plans show that area connecting to the storm sewer system on the west side of the site. The engineer must verify the correct modeling of the west side of the building roof. This verification will be included as a condition of approval.

The submitted stormwater modeling shows that post-development runoff rates are lower than pre-development rates for the modeled storm events. These rates remain subject to the verification noted above.

Table 1 below represents the pre-development and post-development runoff draining to the existing storm manhole and 12-inch storm sewer on the west side of the site toward the Peacock Ridge development.

**Table 1: Rate Attenuation Summary – To Lone Storm Structure on Site**

	1.5" Event (1.5 in.)	2 Year (2.84 in.)	10 Year (4.20 in.)	100 year (7.29 in)
Pre-Development Rate (CFS)	0.35	1.78	3.60	8.33
Post-Development Rate	0.32	0.60	2.50	6.61
Percent Reduction	-8.5%	-66.3%	-30.5%	-20.6%

Table 2 below represents the pre-development and post-development runoff draining overland offsite to the west property line toward Peacock Ridge. The post-development rates for the modeled storm events are less than the existing pre-development rates. These rates remain subject to the roof-drainage modeling verification noted above.

**Table 2: Rate Attenuation Summary – Offsite to Peacock Ridge**

	1.5" Event (1.5 in.)	2 Year (2.84 in.)	10 Year (4.20 in.)	100 Year (7.29 in.)
Pre-Development Rate (CFS)	0.01	0.30	0.81	2.3
Post-Development Rate (CFS)	0.00	0.08	0.37	1.38
Percent reduction	-100%	-73.3%	-54.3%	-40.0%

The City and WDNR require redevelopment sites to meet 40% total suspended solids (TSS) removal. The stormwater quality modeling shows a TSS removal rate of 43.6%.

**Utilities:**

The water and sewer connect on the west side of the property on Oak Street. The property previously had 2-inch water and sewer connections. The proposed development incorporates 6-inch connections. As part of the site plan approval resolution, the City will charge the applicable water and sewer connection/impact fees based on the proposed 6-inch connections, with credit

given for the existing 2-inch connections. After applying that credit, the estimated fees are \$86,443 for sewer and \$28,123 for water.

Water:

445 Court St. - Total Proposed Units	Total Current + Approved Apartment Units in Prescott	Total Avg. Daily Water Usage Per Apt. Unit (gal.)	Total Avg. Daily Water Usage all Apt. Units (Pre-Assisted-Living Dev.)	Total Water Increase from Assisted-Living Facility (59 Units)	Total Average Daily Water Usage (All City) Pre-Assisted Living Dev.	Total Average Daily Water (All City) Post-Assisted Living Dev. (+59 Units)
59	490	77	37,730	4,543	325,847	330,390

\*Prescott Wells have a Total Capacity of 3,600,000 Gal. per Day (Assumes a 24 Hour Run-Time of All 3 Wells)

Sewer:

445 Court St. - Total Proposed Units	Total Current + Approved Apartment Units in Prescott	Total Avg. Daily Sewage Usage Per Apt. Unit (gal.)	Total Avg. Daily Sewage Usage all Apt. Units (Pre-Assisted Living Dev.)	Total Sewage Increase from Assisted Living Dev. (59 Units)	Total Average Daily Sewer Treatment Usage (All City) Pre-Assisted Living Dev.	Total Average Daily Sewer Treatment Usage (All City) Post-Assisted Living Dev. (+59 Units)
59	490	77	37,730	4,543	352,162	356,705

\*Prescott Sewer Treatment Plant has a Total Capacity of 500,000 Gallons per Day

### Conclusion

Based on the submitted materials, the proposed assisted living facility meets the applicable dimensional, parking, landscaping, architectural, and impervious surface standards reviewed in this memo. The remaining technical items, including final stormwater verification, can be addressed through the conditions included in the resolutions. Staff finds that the proposed use and site plan meet the applicable requirements of the Zoning Code.

### Recommendation

1. Consider approval of resolution XX-26 Approving a Site Plan for an Assisted Living Development at 445 Court Street.
2. Consider approval of resolution XX-26 Approving a Conditional Use Permit For An Assisted Living Facility At 445 Court Street.

### Attachments

1. Resolution XX-26 445 Court Street Assisted Living Site Plan Review

2. RESOLUTION XX-26 Approving CUP for an Assisted Living Facility at 445 Court St
3. 445 Court Street Site Plan
4. 445 Court Street Elevations and Renderings
5. 445 Court Street Landscape Plan
6. City Engineer Comments

**RESOLUTION XX-26  
CITY OF PRESCOTT, WISCONSIN**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN ASSISTED  
LIVING FACILITY AT 445 COURT STREET**

WHEREAS, Prescott Properties LLC, a Wisconsin limited liability company (“Owner”) submitted an application for a Conditional Use Permit to allow the establishment and operation of an assisted living facility at 445 Court Street, Prescott, Wisconsin; and

WHEREAS, the subject property, hereinafter referred to as the “Property” is legally described as follows:

LOT 2 of Certified Survey Map recorded in Vol. 5 of C.S.M., Page 54 as Document Number 361800, being a part of Government Lot 3, of Section 9 and part of the Northwest Quarter of the Southwest Quarter of Section 10, Township 26 North, Range 20 West, including Outlot 1, COPP AND MAXSON’S ADDITION TO THE CITY OF PRESCOTT and all of FIEDLER’S FIRST ADDITION TO THE CITY OF PRESCOTT, lying easterly of U.S. Highway “10” and including all that portion of vacated Elm Street lying northwesterly of Oak Street, all in the City of Prescott, Pierce County, Wisconsin

WHEREAS, the Property is zoned R-1 Mixed Residential District; and

WHEREAS, assisted living facilities and community-based residential facilities are listed as a conditional use in the R-1 Mixed Residential District under § 635-17 of the City of Prescott Municipal Code; and

WHEREAS, the proposed assisted living facility is therefore being reviewed as a conditional use pursuant to the City’s zoning ordinance and conditional use permit procedures; and

WHEREAS, the Plan Commission reviewed the application, site plan materials, staff report, and other information submitted in support of the request at its meeting on July 8, 2026; and

WHEREAS, notice of the public hearing was provided in accordance with applicable law and City ordinance requirements; and

WHEREAS, the Plan Commission found that the proposed conditional use meets the general standards for conditional uses, including that:

- 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.
- The use, value, and enjoyment of surrounding properties will not be substantially impaired and the proposed use is compatible with surrounding land uses.
- The conditional use will not impede the normal and orderly development of surrounding property.
- Adequate utilities, access roads, drainage, and other site improvements are provided.
- Adequate ingress and egress will minimize traffic congestion on public streets.

- The conditional use conforms to all applicable regulations of the zoning district.
- The proposed use does not violate floodplain regulations governing the site; and

WHEREAS, the Plan Commission recommended approval of the Conditional Use Permit subject to conditions necessary to ensure compliance with City ordinances and compatibility with surrounding uses.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Prescott, Wisconsin, as follows:

The City Council hereby approves this Conditional Use Permit allowing the establishment of an Assisted Living Facility located at the Property, with a current address of 445 Court Street, Prescott, Wisconsin subject to the conditions outlined below.

#### Conditions of Approval

- **Use Authorized.** This Conditional Use Permit authorizes an assisted living facility on the Property as presently constituted, but not other property, including any additions to the Property via property consolidation.
- **Resident Capacity.** The facility shall not exceed 67 bedrooms unless an amendment to the Conditional Use Permit is reviewed and approved by the City.
- **Retaining Wall.** The Owner shall retain a City-approved geotechnical engineer or other qualified licensed professional engineer to inspect and prepare reports regarding the retaining wall located along the northwest and west property lines. Inspections shall include one inspection prior to construction, additional inspections during construction if required by the City, and one inspection following completion of construction. The post-construction report shall be submitted to and approved by the City prior to issuance of an occupancy permit. Any damage to, or adverse impact on, the structure or integrity of the retaining wall resulting from construction activities associated with the development shall be repaired or corrected by the Owner at the Owner's sole expense.
- **Parking and Site Circulation.** Required off-street parking for employees, residents, visitors, service vehicles, and facility operations shall be provided and maintained on the Property in accordance with the approved site plan and applicable City parking requirements. Parking areas shall not be reduced, relocated, or altered without City approval.
- **Employee Parking.** All employee parking associated with the assisted living facility shall be accommodated on the Property. Employees shall not utilize on-street parking on adjacent public streets as their regular place of parking while working at the facility.
- **Stormwater, Grading, and Drainage.** All stormwater, grading, and drainage improvements shall be installed in accordance with the plans approved by the City and shall be

maintained in good working order by the property owner/operator. Any modification to the approved stormwater or drainage system shall require City review and approval.

- **Loading, Deliveries, and Service Access.** Deliveries, garbage collection, resident loading/unloading, medical transport, and service vehicles shall be accommodated in a manner that does not obstruct public streets, sidewalks, drive aisles, required parking spaces, emergency access areas, or neighboring properties.
- **Dumpster and Waste Screening.** All outdoor garbage, recycling, waste containers, dumpsters, and similar refuse areas shall be located as shown on the approved site plan and screened in accordance with Article XIII of Chapter 635 of the City Code
- **Landscaping.** Landscaping shall be installed in accordance with the approved landscape plan and shall be maintained by the property owner/operator.
- **Exterior Lighting.** Exterior lighting, including building-mounted lighting and parking lot lighting, shall be installed and maintained in accordance with City Code 635-75.
- **State Permits.** The assisted living facility shall maintain all licenses and approvals required by the Wisconsin Department of Health Services. Any increase or substantial change in the nature of operations shall require review and approval of an amendment to the Conditional Use Permit.
- **Architecture.** Exterior elevations shall be consistent with those approved as part of the Conditional Use Permit application. Any substantial modification to the building's architectural appearance, including changes to exterior materials, rooflines, or façade design, shall be subject to review and approval by the City.
- **Emergency Access.** Fire lanes and emergency access routes shall be provided and maintained in accordance with the requirements of the Prescott Fire Department and applicable provisions of the Wisconsin Commercial Building Code and Fire Code. Such access areas shall remain unobstructed at all times.
- **Fire Suppression System.** The facility shall obtain all permits and approvals required by the Wisconsin Department of Safety and Professional Services and shall install and maintain all fire suppression, alarm, and life safety systems required by applicable state codes.
- **Emergency Contacts.** At least one of the Owner or operator of the assisted living facility located on the Property shall provide the Prescott Police and Fire Department with emergency contact information for facility management and shall coordinate emergency response procedures and building access protocols with the Departments. Updated contact information shall be provided whenever changes occur.
- **Completion of Site Improvements.** All required site improvements, including parking, stormwater, drainage, landscaping, lighting, dumpster screening, retaining wall

improvements, and any other improvements required by the approved plans or City Code, shall be completed prior to occupancy unless the City approves a financial guarantee or other arrangement acceptable to the City.

- Compliance with Codes. The Assisted Living Facility shall comply with all applicable City ordinances, State statutes, and building code requirements.

This Conditional Use Permit shall remain in effect so long as the conditions of approval are maintained and the use remains in compliance with all applicable City regulations. This Conditional Use Permit shall be recorded against title to the Property. Approved this 13<sup>th</sup> day of July 2026.

\_\_\_\_\_  
Michael H. Gerke, Mayor

Attest:

\_\_\_\_\_  
Rashel Temmers, City Clerk

**ACKNOWLEDGEMENT**

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

Personally came before me on the \_\_\_\_ day of \_\_\_\_\_, 2026, the above-named \_\_\_\_\_, to me known to be the person who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_, Notary Public  
State of \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**RESOLUTION XX-26**  
**RESOLUTION APPROVING THE SITE PLAN REVIEW FOR THE ASSISTED-LIVING DEVELOPMENT AT 445 COURT STREET**

**WHEREAS** Prescott Properties LLC submitted a site plan for an assisted living facility located at 445 Court St., Parcel ID 271010636100; and

**WHEREAS** the proposed development consists of an assisted living facility totaling 59 dwelling units (67 bedrooms) within the R-1 Mixed Residential District; and

**WHEREAS**, the site plan was reviewed under the City’s applicable site plan review standards, including the layout of the site, access, parking, loading, drainage, utilities, landscaping, building appearance, and effect on municipal services; and

**WHEREAS** the Plan Commission reviewed the site plan at its July 8, 2026, meeting and forwarded it to the Common Council with a favorable recommendation; and

**WHEREAS** the Common Council reviewed this item at its regular meeting of July 13th, 2026 and found it to be acceptable.

**NOW, THEREFORE, BE IT RESOLVED** that the Common Council of the City of Prescott hereby approves the site plan for the assisted living development at 445 Court Street, Parcel ID 271010636100, subject to the following conditions:

1. The development shall be constructed in substantial conformity with the site plan, architectural elevations, landscape plan, stormwater management plan, and supporting documents submitted to the City, except as modified by these conditions.
2. All applicable permits (i.e., building, electrical, mechanical) and a commercial plan review packet required must be paid, completed, submitted, and approved by the State of Wisconsin and City of Prescott Building Inspector prior to the commencement of any construction activities.
3. All applicable water, sewer, connection, impact, and other City fees associated with the development shall be paid at the time of building permit issuance. The total City impact, water, and sewer connection fees are as follows:

Table 1: City Impact Fees

	Units	Police Impact Fee	Fire Impact Fee	Library Impact Fee	Parks Impact Fee	Total
<b>Studio Units</b>	17	\$2,040	\$1,751	\$6,494	\$8,398	\$18,683
<b>1 Bedroom Units</b>	34	\$6,086	\$5,236	\$19,482	\$25,160	\$55,964
<b>2 Bedroom Units</b>	8	\$1,896	\$1,624	\$6,056	\$7,816	\$17,392
<b>Total</b>	59	\$10,022	\$8,611	\$32,032	\$41,374	<b>\$92,039</b>

Table 2: Water and Sewer connection impact fees

	6" Connection Fee	Less 2-inch connection	Total
<b>Water</b>	\$33,480	-\$5,357	\$28,123
<b>Sewer</b>	\$103,290	-\$16,847	\$86,443
<b>Total</b>	\$136,770	-\$22,204	<b>\$114,566</b>

4. All disturbed ground surfaces shall be stabilized and restored in accordance with the approved erosion control plan and applicable City and State requirements.
5. Erosion control must be used to prevent any deterioration of soils or runoff of solids from draining into public streets and entering the City's stormwater system. An erosion and sediment control plan permit must be obtained from the Zoning Administrator, 500-8
6. The site disturbs approximately 2.25 acres and will require a WDNR NOI per NR 216 and NR151.
7. The applicant shall submit final stormwater management plans and calculations for review and approval by the City Engineer. The final submittal shall verify the correct modeling of the west side of the building roof drainage and confirm that the proposed stormwater system meets applicable rate control and water quality requirements.
8. The City of Prescott shall not own or maintain the private stormwater facilities on the site. The property owner shall be responsible for the long-term maintenance of all private stormwater facilities and shall enter into a stormwater maintenance and monitoring agreement acceptable to the City.
9. The applicant shall install and maintain landscaping in substantial conformity with the approved landscape plan. Living plant material shall cover at least 70% of the required landscape area within five years of initial planting.
10. The developer and all future property owners shall maintain the required landscaping and shall replace dead, diseased, or removed trees and shrubs as necessary to maintain compliance with the approved landscape plan.
11. Rubbish, garbage, recycling containers, and related storage shall be kept within the building, underground parking area, or an approved screened enclosure and shall be maintained so as not to create odor, nuisance, or visual impacts on neighboring properties.
12. All rooftop mechanical equipment shall be screened to be concealed from the public view.
13. All exterior lighting and parking lot lighting shall comply with applicable City Code requirements, including §§ 635-55 and 635-75. Lighting used to illuminate off-street parking areas shall be directed away from adjacent properties and public streets and shall not exceed three footcandles measured at the lot line.

14. All required resident, visitor, employee, and service parking shall be provided off-street and maintained available for that purpose.
15. Any substantial modifications to the approved site plan shall require review and approval by the Plan Commission and City Council.
16. The contractor must coordinate with the City of Prescott for water valve installation, and coordinate with City staff prior to the work commencing.

Dated this 13<sup>th</sup> day of July, 2026.

City of Prescott

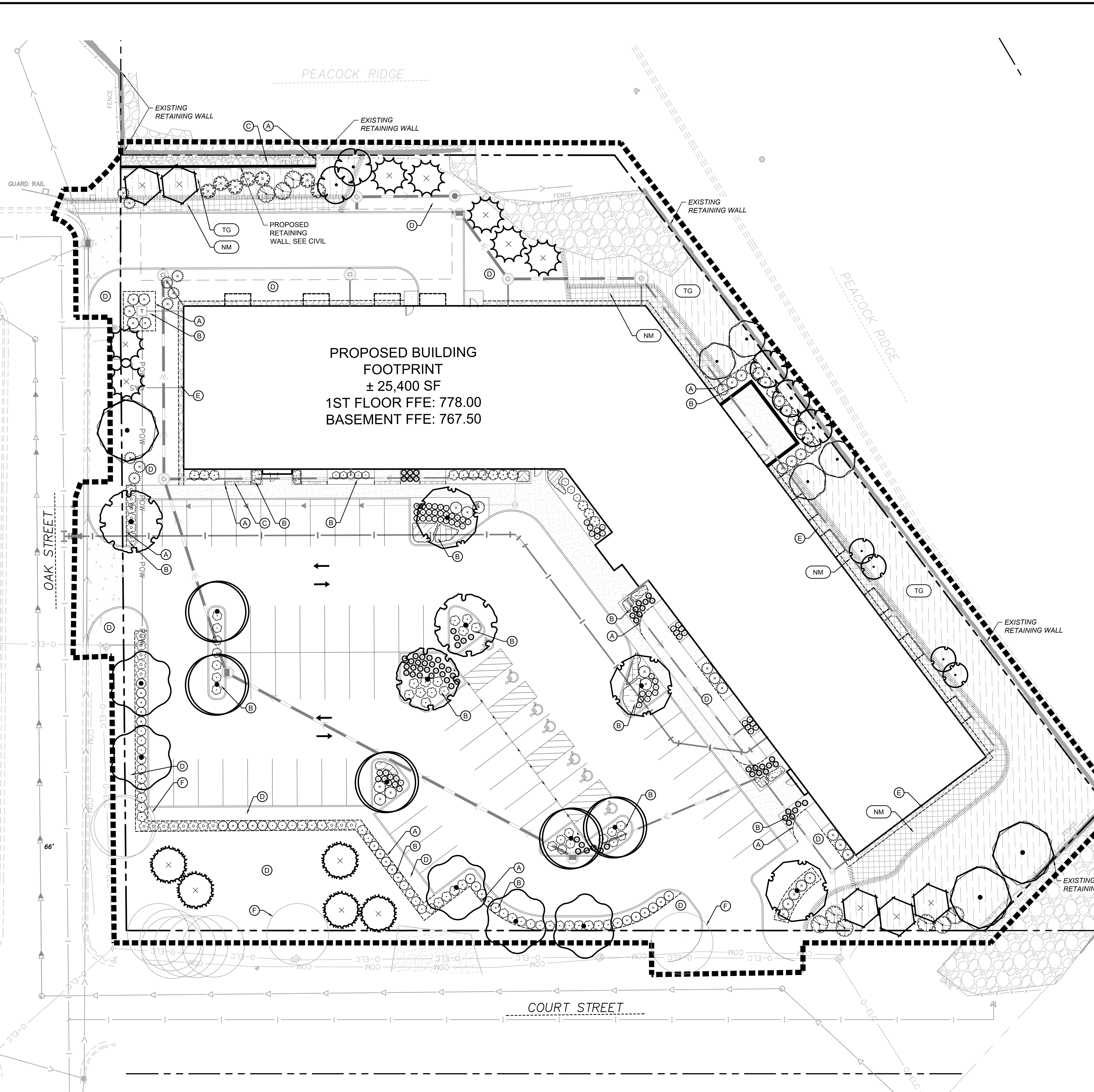
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Michael H. Gerke, Mayor

Attest: \_\_\_\_\_  
Rashel Temmers, City Clerk



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Release of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LANDSCAPE SUMMARY**

REQUIRED CANOPY TREES:	21 TREES = (662 L.F. FRONT LOT LINE - 25 L.F. DRIVEWAY - 25 L.F. DRIVEWAY) / 30
PROVIDED CANOPY TREES:	23 TREES
REQUIRED SHRUBS:	123 SHRUBS = (662 L.F. FRONT LOT LINE - 25 L.F. DRIVEWAY - 25 L.F. DRIVEWAY) / 30 * 6
PROVIDED SHRUBS:	182 SHRUBS
REQUIRED PARKING LOT TREES:	8 TREES = 218 L.F. PARKING LOT PERIMETER / 30
PROVIDED PARKING LOT TREES:	8 TREES
REQUIRED PARKING LOT SHRUBS:	LOW SHRUBS TO FORM A CONTINUOUS SCREEN AT LEAST 30 INCHES HIGH WITHIN THREE YEARS AND MAINTAINED AT A HEIGHT NOT TO EXCEED 42 INCHES.
PROVIDED PARKING LOT SHRUBS:	87 PROPOSED SHRUBS TO FORM A CONTINUOUS SCREEN AT LEAST 30 INCHES HIGH WITHIN THREE YEARS AND MAINTAINED AT A HEIGHT NOT TO EXCEED 42 INCHES.
TOTAL REQUIRED TREES:	21 TREES
TOTAL REQUIRED SHRUBS:	123 SHRUBS
TOTAL PROVIDED TREES:	36 TREES
TOTAL PROVIDED SHRUBS:	182 SHRUBS

**LANDSCAPE LEGEND**

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SEED/SOD, PROVIDE SEED OR SOD TO ALL DISTURBED AREAS (TYP.)
- SEED/SOD EDGE (TYP.)
- ROCK MULCH (TYP.)
- SEED WITH CLASSIC TALLGRASS PRAIRIE SEED MIX BY PRAIRIE MOON, OR APPROVED EQUAL (TYP.)
- SEED WITH FESCUE LOW GROW/NO MOW SEED MIX BY JRK SEED (TYP.)

**PLANT KEY**

CODE	COMMON NAME
<b>CONIFEROUS TREE</b>	
BHS	BLACK HILLS SPRUCE
ERC	EASTERN RED CEDAR
WHP	WHITE PINE
<b>ORNAMENTAL TREE</b>	
DAK	DAKOTA PINNACLE BIRCH
PRC	PRAIRIE ROSE CRABAPPLE
QUA	QUAKING ASPEN
<b>OVERSTORY TREE</b>	
ACL	NORTHERN ACCLAIM® HONEY LOCUST
NWM	NORTHWOOD MAPLE
RDL	REDMOND AMERICAN LINDEN
SGM	SIENNA GLEN MAPLE
SWO	SWAMP WHITE OAK
<b>CONIFEROUS SHRUBS</b>	
MDJ	MEDORA JUNIPER
MGP	MUGO PINE
MJJ	MINT JULEP JUNIPER
SPJ	SPARTAN JUNIPER
TCA	TECHNY ARBORVITAE
<b>DECIDUOUS SHRUBS</b>	
BLC	IROQUOIS BEAUTY BLACK CHOKEBERRY
IWH	INCREDIBALL WHITE HYDRANGEA
KOH	KODIAK ORANGE BUSH HONEYSUCKLE
LDN	LITTLE DEVIL NINEBARK
RTD	RED TWIG DOGWOOD
SSW	SUMMERSWEET
<b>ORNAMENTAL GRASSES</b>	
FLG	FLAME GRASS
KFG	KARL FOERSTER FEATHER REED GRASS
<b>PERENNIALS</b>	
BES	BLACK-EYED SUSAN
LSS	LITTLE SPIRE RUSSIAN SAGE
OCB	OBSIDIAN CORAL BELLS
RHA	RHINELAND ASTIBLE
SBO	SUMMER BEAUTY ORNAMENTAL ONION

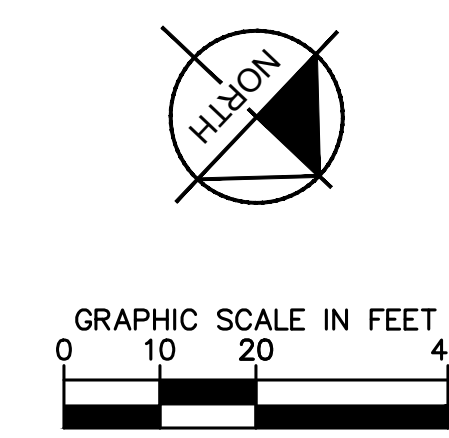
**LANDSCAPE KEYNOTES**

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) SOD (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) EXISTING TREE(S) TO REMAIN, PROTECT IN PLACE (TYP.)

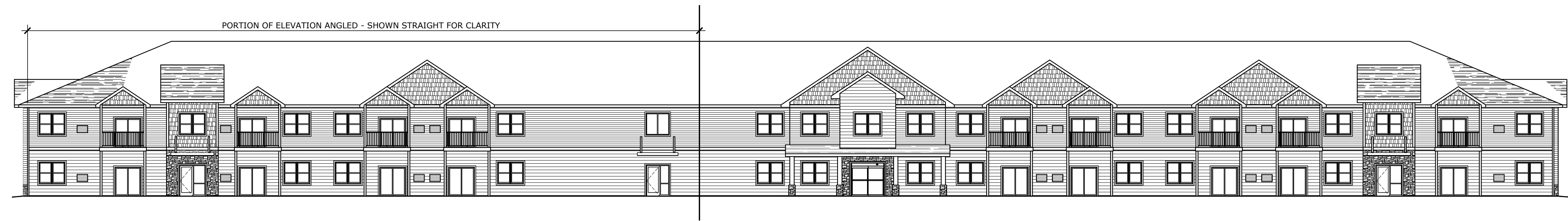
**SEEDING KEYNOTES**

- (TG) SEED WITH CLASSIC TALLGRASS PRAIRIE SEED MIX BY PRAIRIE MOON, OR APPROVED EQUAL (TYP.)
- (NM) SEED WITH FESCUE LOW GROW/NO MOW SEED MIX BY JRK SEED (TYP.)

**NOTE:**  
SEE L102 FOR FULL SCHEDULE AND QUANTITIES.

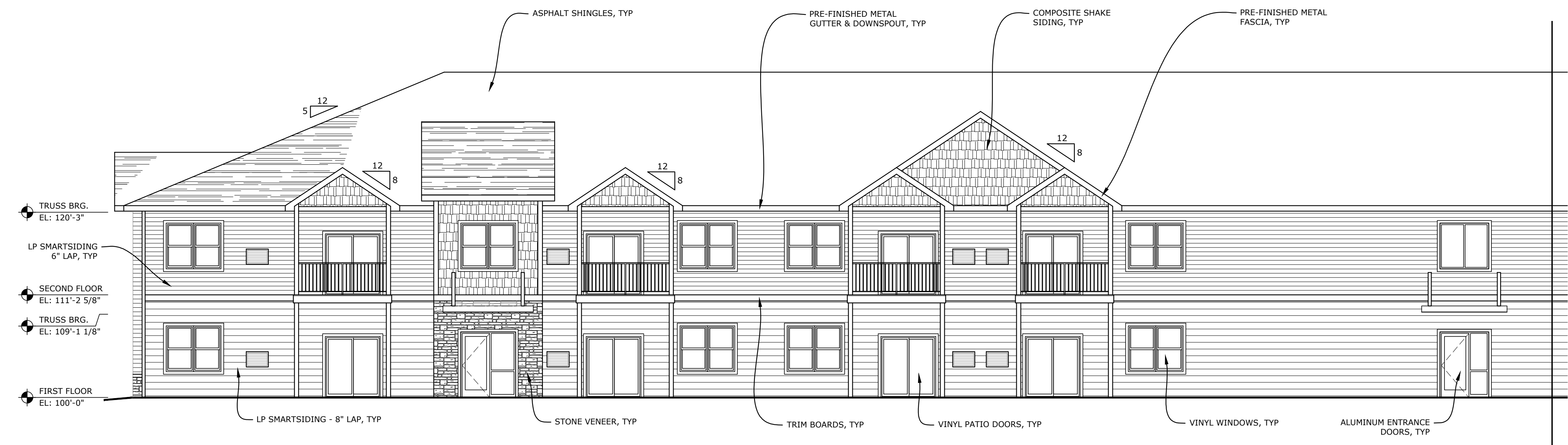


<p><b>LANDSCAPE PLAN</b></p>	<p><b>PRELIMINARY - NOT FOR CONSTRUCTION</b></p> <p>PREPARED FOR <b>PRESCOTT SENIOR LIVING</b></p> <p>NOTTINGHAM CONSTRUCTION</p>
<p>DATE: 05/04/2026 SCALE: AS SHOWN DESIGNED BY: ATK DRAWN BY: ATK CHECKED BY: RAH</p>	<p>DATE: _____ REVISIONS: _____ BY: _____ DATE: _____</p>
<p>811 Know what's below. Call before you dig.</p>	
<p>SHEET NUMBER <b>L100</b></p>	



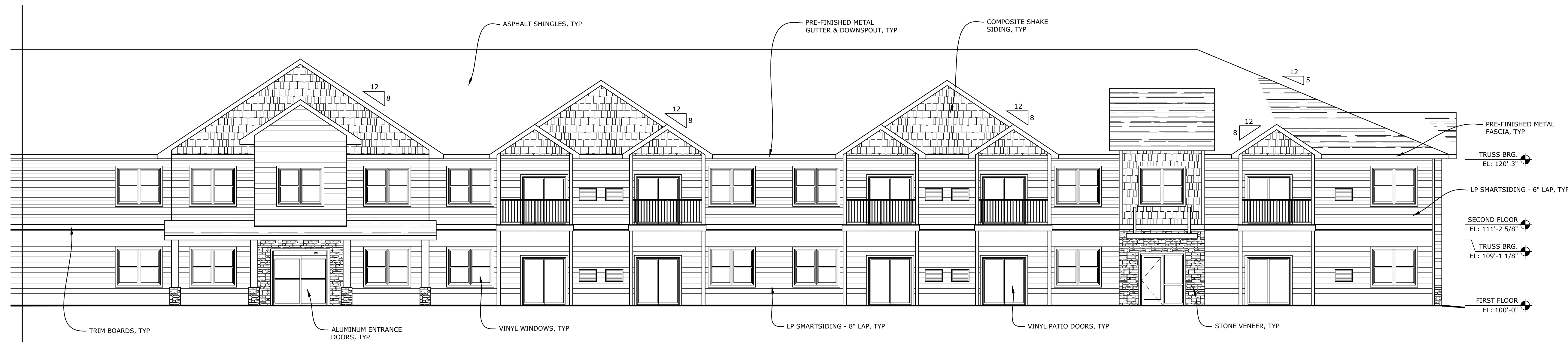
1 SOUTH BUILDING ELEVATION - OVERALL

SCALE: 1/16" = 1'-0"



2 SOUTH BUILDING ELEVATION - PARTIAL

SCALE: 1/8" = 1'-0"



3 SOUTH BUILDING ELEVATION - PARTIAL

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT:  
**ASSISTED LIVING  
PRESCOTT, WI**

REVISIONS:

No.	DATE	REMARK

PROJECT NO: 25-014

DATE: JUNE 5, 2026

DRAWN BY: MEM

CHECKED BY: NGV

DOCUMENT PHASE:

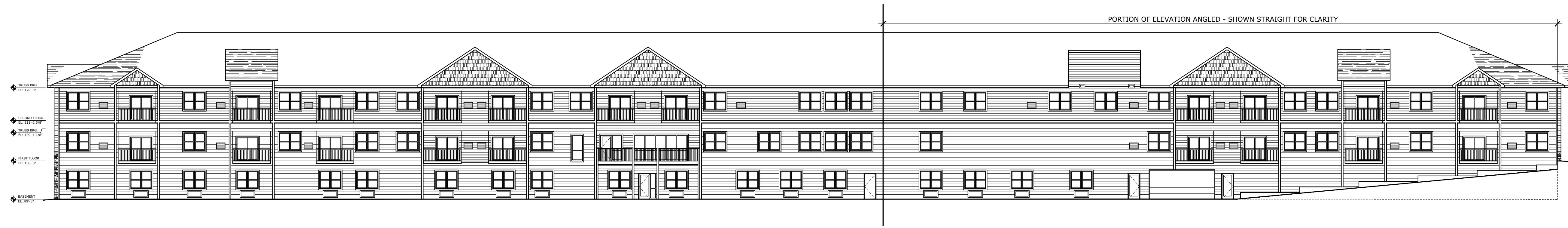
SCHEMATIC SET

SHEET CONTENTS:

**BUILDING  
ELEVATIONS**

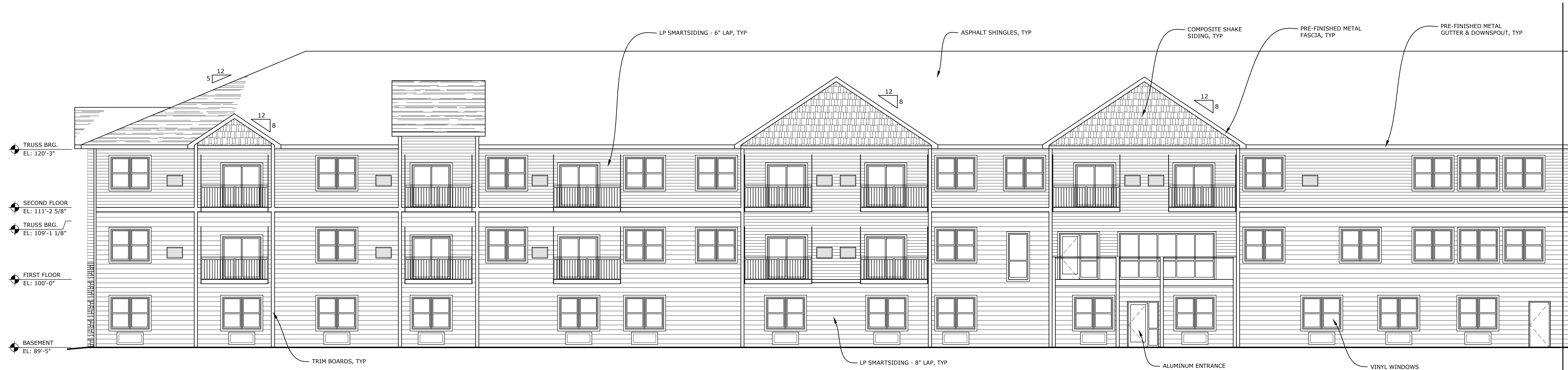
SHEET:

**A1.6**



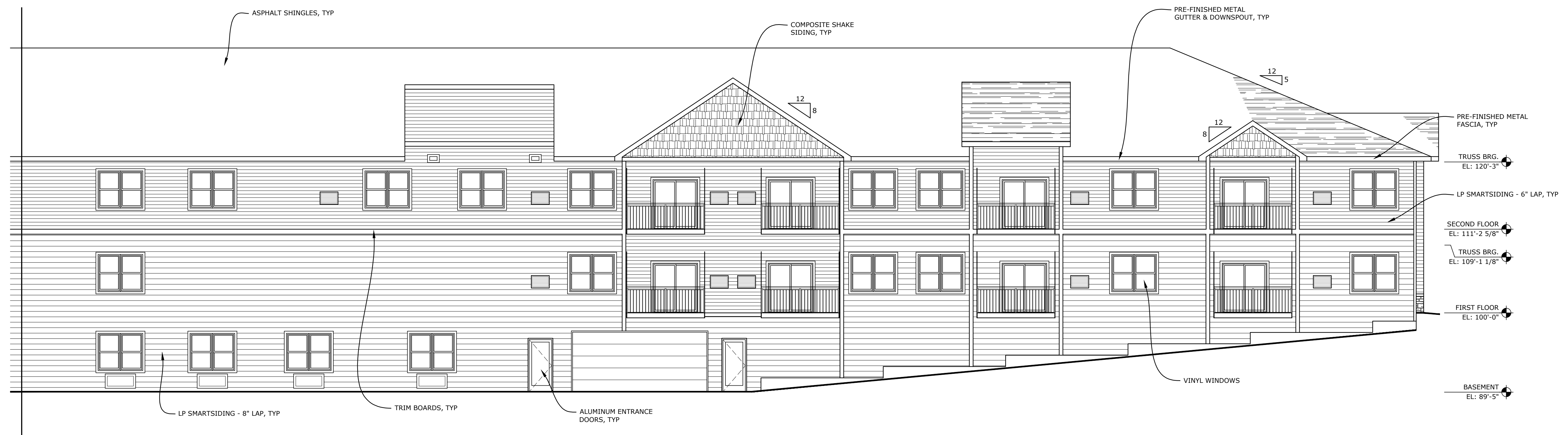
1 NORTH BUILDING ELEVATION - OVERALL

SCALE: 1/8" = 1'-0"



2 NORTH BUILDING ELEVATION - PARTIAL

SCALE: 1/8" = 1'-0"



3 NORTH BUILDING ELEVATION - PARTIAL

SCALE: 1/8" = 1'-0"

**NOT FOR CONSTRUCTION**

**PROJECT:**  
**ASSISTED LIVING**  
**PRESCOTT, WI**

**REVISIONS:**

No.	DATE	REMARK

**PROJECT NO:** 25-014  
**DATE:** JUNE 5, 2026  
**DRAWN BY:** MEM  
**CHECKED BY:** NGV  
**DOCUMENT PHASE:** SCHEMATIC SET

**SHEET CONTENTS:**  
**BUILDING ELEVATIONS**

**SHEET:**

**A1.7**



① PRELIMINARY RENDERING

SCALE: N.T.S.

**NOT FOR CONSTRUCTION**

PROJECT:  
**ASSISTED LIVING  
PRESCOTT, WI**

REVISIONS:

No.	DATE	REMARK

PROJECT NO: 25-014  
DATE: NOV 3, 2025  
DRAWN BY: MEM  
CHECKED BY: NGV  
DOCUMENT PHASE:  
CONSTRUCTION SET  
SHEET CONTENTS:  
**PRELIMINARY  
RENDERING**  
SHEET:  
**A2.3**



*engineers | architects | planners | environmental specialists  
land surveyors | landscape architects | interior designers*

## **MEMO**

*604 Wilson Avenue  
Menomonie, WI 54751  
715-235-9081  
800-472-7372  
FAX 715-235-2727*

**DATE:** June 25, 2026  
**TO:** Matt Wolf and Luke Wiese, City of Prescott  
**FROM:** Greg Adams  
**REGARDING:** Review of 445 Court Street – Stormwater Management Report  
**PROJECT #:**

Matt and Luke,

I received the Stormwater Management Report and HydroCAD files for the 445 Court Street project. I have reviewed the stormwater management plan and have the following recommendations/comments. Bold highlighted items require confirmation or revision.

- The site disturbs approximately 2.25 acres and will require a WDNR NOI per NR 216 and NR151.
- The storm water will be managed by a pre-designed underground storm water detention and treatment system manufactured by ADS StormTech. The underground system is comprised of long chambers made of HDPE material. There are 3 rows that are 8.3' wide and 124' long. The chambers are 5' tall. This system design is modeled by the manufacturer and the data is input into the HydroCAD modeling software. The underground system provides post-development runoff rate reduction, and total suspended solids removal. The underground stormwater treatment system is located under the proposed parking lot on the east side of the building.
- The east side of the building roof, and the east parking lot drain to the underground stormwater treatment system. The reduced rates leaving the underground stormwater treatment system are piped to the existing storm manhole on the west side of the property, leading to the City of Prescott storm sewer system.
- **The Post-Developed runoff model shows the west side of the building roof (basin 4S) draining to the underground stormwater treatment system. The plans show it connecting storm sewer system on the west side of the site. The engineer must verify the correct modeling of the west side of the building roof.**

- The Pre-Developed and Post-Developed runoff rates were calculated for the 1.5” rainfall event, the 2 year, 10 year and 100 year rainfall events. Table 2 below represents the Pre-Development and Post-Development runoff draining to the existing storm manhole and 12” storm sewer on the west side of the site toward the Peacock Ridge development. The Post-Development rates for all rainfall events are less than the existing Pre-Development rates. **The engineer must verify that these rates reflect the correct modeling of the west side of the building roof.**

Table 2: Rate Attenuation Summary – To Lone Storm Structure on Site

	1.5" Event (1.5 in.)	2 Year (2.84 in.)	10 Year (4.20 in.)	100 Year (7.29 in.)
Pre-Development Rate (CFS)	0.35	1.78	3.60	8.33
Post-Development Rate (CFS)	0.32	0.60	2.50	6.61
Percent reduction	- 8.5%	- 66.3%	- 30.5%	- 20.6%

- Table 3 below represents the Pre-Development and Post-Development runoff draining overland offsite to the west property line. The Post-Development rates for all rainfall events are less than the existing Pre-Development rates. **The engineer must verify that these rates reflect the correct modeling of the west side of the building roof.**

Table 3: Rate Attenuation Summary – Offsite to Peacock Ridge

	1.5" Event (1.5 in.)	2 Year (2.84 in.)	10 Year (4.20 in.)	100 Year (7.29 in.)
Pre-Development Rate (CFS)	0.01	0.30	0.81	2.3
Post-Development Rate (CFS)	0.00	0.08	0.37	1.38
Percent reduction	- 100%	-73.3%	-54.3%	-40.0%

- Table 4 below represents the stormwater quality treatment results. The City and the WDNR require redevelopment sites to meet 40% total suspended solids (TSS) removal. The stormwater quality modeling shows the total suspended solids removal rate of 43.6%.

Table 4: WinSLAMM Summary

	Proposed w/o BMP	Proposed w/ BMPs
Particulate Solids Yield (lbs)	1,284	450.7 (64.9% removal efficiency)
Total Suspended Solids (mg/L)	1,919	1,083 (43.6% removal efficiency)



**To:** Plan Commission  
**From:** Luke Wiese, City Planner  
**Date:** July 2<sup>nd</sup>, 2026  
**Subject:** CSM for Division of Parcel in SW 1/4 of the SW 1/4 of Section 3, Township 26N, Range 20W

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## Background

Ed Lucas, the owner of the property located in the SW 1/4 of the SW 1/4 of Section 3, Township 26N, Range 20W in the City of Prescott, has submitted a preliminary certified survey map (CSM). This CSM proposes dividing the parcel into two lots.

The CSM was prepared in October 2024 but was never brought before the Plan Commission or City Council because a planning application was not submitted at that time. The City has now received a complete application. Staff has reviewed the CSM and has not identified any changes to the applicable zoning regulations or other City requirements that would affect the proposed land division since the CSM was prepared.

- **Lot 1 (501 Sunset Ct):** 1.28 acres
- **Lot 2 (1201 Pearl St):** 0.6997 acres

Both lots meet the minimum lot size requirements for the R-1 district. Lot 1 will become part of the adjacent parcel to the south, addressed as **501 Sunset Ct**, while Lot 2 will become a standalone lot addressed as **1201 Pearl Street**.

Land divisions within the Lower St. Croix (LSCR) National Scenic Riverway typically require a conditional use permit for *residential purposes*, as outlined in Section 606-21. However, this CSM creates the following conditions:

- **Lot 1:** Already contains a principal structure, so no additional residential structure is permitted by right.
- **Lot 2:** Buildable area is located outside the LSCR National Scenic Riverway, allowing a residential structure to be permitted by right, subject to compliance with zoning code regulations.

Based on staff's assessment, the proposed CSM does not require a conditional use permit.

## Discussion

The proposed division aligns with applicable ordinances and state statutes. Staff reviewed the CSM for compliance with the City of Prescott's Chapter 510-13 ordinance, 606-21, and Wis. Stat. 236.34 and found it to meet all requirements.

**Recommendation**

Staff recommends forwarding the enclosed resolution for the division of the parcel in the SW 1/4 of the SW 1/4 of Section 3, Township 26N, Range 20W to Council for review.

**Attachments**

1. Certified Survey Map Sheet 1
2. Certified Survey Map Sheet 2
3. RESOLUTION XX-26 CSM Division of Parcel in SW 14 of the SW 14 of Section 3, Township 26N, Range 20W

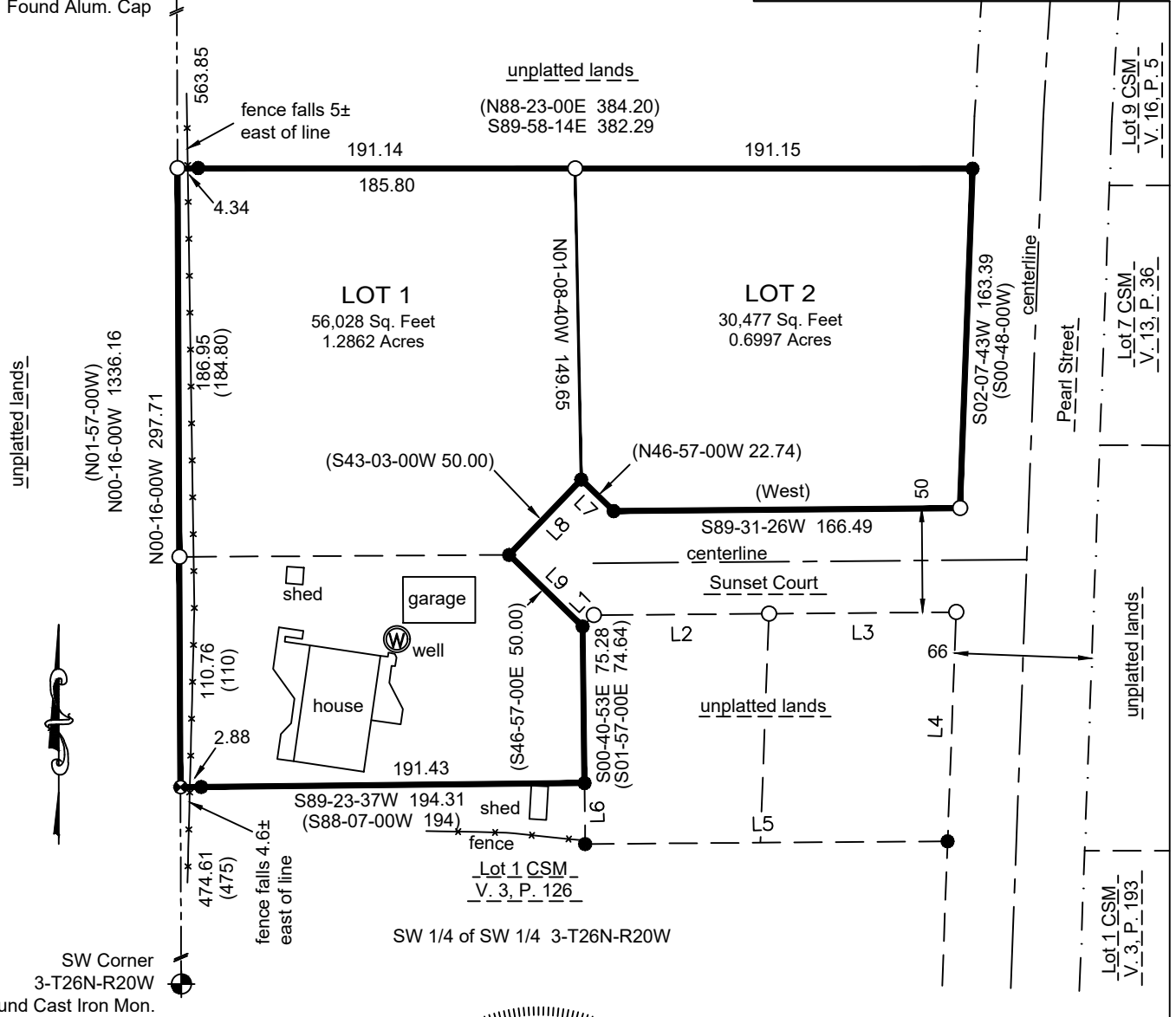
# CERTIFIED SURVEY MAP

Located in part of the SW 1/4 of the SW 1/4 of Section 3, Township 26 North, Range 20 West, City of Prescott, Pierce County, Wisconsin.

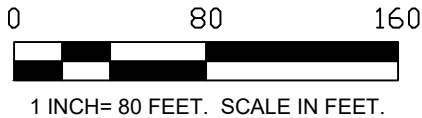
CSM NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

The bearings shown hereon are based on the Pierce County Coordinate System NAD 1983, (91) adjustment. The west line of the SW 1/4 bears N00-16-00W. Bearings are expressed in degrees-minutes-seconds and distances are expressed in decimal feet. See County Surveyor's Office for section data.

WCMC  
3-T26N-R20W  
Found Alum. Cap



SW 1/4 of SW 1/4 3-T26N-R20W



**Notes:**

This is a land transfer between adjoining land owners and no new parcels are being created.

Lots 1 & 2 represent lands described in Document Numbers 310649 & 570287.

LINE	BEARING	DISTANCE
L1	N44-19-40E	7.61
L2	N89-31-26E	84.22
L3	N89-31-26E	90.05
L4	S02-07-43W	110.29
L5	S89-34-17W	174.24
L6	N00-40-53W	29.35
L7	N45-51-39W	21.74
L8	S43-45-27W	50.14
L9	S45-43-36E	49.34

- DENOTES A FOUND MAGNAIL.
- ⊕ DENOTES A FOUND COUNTY MONUMENT.
- DENOTES A FOUND 1" O.D. IRON PIPE.
- (XXX) DENOTES RECORDED AS.
- DENOTES A PLACED 3/4" BY 18" IRON ROD WEIGHING 1.50 LBS. PER LINEAL FT.

BRANDON KING LAND SURVEYING, LLC  
N324 COUNTY ROAD D SUITE A EAU GALLE WI 54737  
PHONE: 715-639-5243 EMAIL: BKLSLLC@GMAIL.COM

PREPARED FOR:  
Edward Lucas  
501 Sunset Court Prescott WI 54021

FIELDWORK DATE: 10-16-2024  
MAP DATE: 10-17-2024

SHEET 1 OF 2 SHEETS

# CERTIFIED SURVEY MAP

Located in part of the SW 1/4 of the SW 1/4 of Section 3, Township 26 North, Range 20 West, City of Prescott, Pierce County, Wisconsin .

CSM NO. \_\_\_\_\_ VOL. \_\_\_\_\_ PG. \_\_\_\_\_

## SURVEYOR'S CERTIFICATE

I, Brandon W. King, Wisconsin Professional Land Surveyor, hereby certify that I have surveyed, divided and mapped a parcel of land being in the SW 1/4 of the SW 1/4 of Section 3, Township 26 North, Range 20 West, City of Prescott, Pierce County, Wisconsin, described as follows:

Commencing at the southwest corner of said Section 3; thence N00-16-00W, along the west line of the SW 1/4, 474.61 feet to the point of beginning of the lands to be described; thence continue N00-16-00W, along said west line, 297.71 feet; thence S89-58-14E, 382.29 feet to the right of way line of Pearl Street; thence S02-07-43W, along said line, 163.39 feet; thence S89-31-26W, along the right of way line of Sunset Court, 166.49 feet; thence N45-51-39W, along said line, 21.74 feet; thence S43-45-27W, along said line, 50.14 feet; thence S45-43-36E, along said line, 49.34 feet; thence S00-40-53E, 75.28 feet; thence S89-23-39W, 194.31 feet to the point of beginning.

Subject to all easements and restrictions of record.

That I have made such survey, land division and map by the direction of the Edward Lucas, representative of the land, that such map is a correct representation of the exterior boundaries of the land surveyed and the map made thereof and that I have fully complied with the City of Prescott Subdivision Ordinance and the provisions of Chapter 236.34 of the Wisconsin Statutes in surveying, dividing and mapping the same.

Brandon W. King 10-17-2024  
Brandon W. King S-2632  
Wisconsin Professional Land Surveyor  
N324 County Road D  
Eau Galle WI 54737

## CITY OF PRESCOTT COMMON COUNCIL RESOLUTION

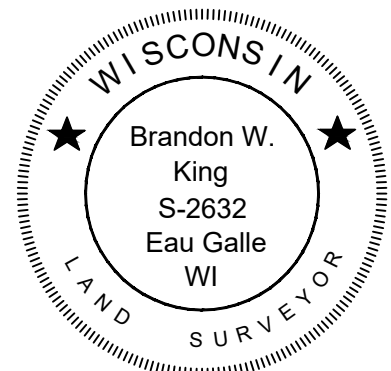
Resolved that this Certified Survey Map, attached hereto and filed with the City of Prescott, Wisconsin, by Edward Lucas, representative of the land, is hereby approved by the Plan Commission and the Common Council of the City of Prescott, Wisconsin.

Approved by: PLAN COMMISSION AND COMMON COUNCIL  
City of Prescott, Wisconsin

Date: \_\_\_\_\_ Approved \_\_\_\_\_  
City of Prescott Mayor

I hereby certify that the forgoing Resolution was adopted by the Plan Commission and Common Council of the City of Prescott, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
City of Prescott Clerk



**RESOLUTION XX-26**

**RESOLUTION APPROVING A CERTIFIED SURVEY MAP SUBDIVIDING A PARCEL IN SW 14 OF THE SW 14 OF SECTION 3, TOWNSHIP 26N, RANGE 20W**

**WHEREAS**, a certified survey map prepared and recorded in accordance with the City’s subdivision ordinance and chapter 236, Wis. Stats.; and

**WHEREAS**, in Prescott, subdivisions are reviewed by Plan Commission and approved by City Council. To Comply with 236.34(1), the submitted CSM shall go through the same process; and

**WHEREAS** City staff reviewed the CSM against the subdivision ordinance and the Wisconsin Platting Manual and found it to be in conformance with both and recommends approval by Plan Commission; and

**WHEREAS**, the Plan Commission considered the CSM on July 8th, 2026 and recommended City Council approval.

**NOW, THEREFORE, BE IT RESOLVED**, that the Common Council hereby approves the enclosed CSM that divides a Parcel in SW 14 of the SW 14 of Section 3, Township 26N, Range 20W

Adopted this 13<sup>th</sup> day of July 2026.

\_\_\_\_\_  
Michael H. Gerke, Mayor

ATTEST:

\_\_\_\_\_  
Rashel Temmers, City Clerk



**To:** Plan Commission  
**From:** Luke Wiese, Planner  
Matt Wolf, City Administrator  
**Date:** July 2, 2026  
**Subject:** Conditional Uses – Request for Public Hearing

---

## Background

At its last meeting, the Plan Commission reviewed the list of conditional uses currently identified in Chapter 635 of the City Code. Under Wisconsin law, if a use is listed as a conditional use within a zoning district, the ordinance recognizes that the use is generally appropriate for that district. As a result, an application for a conditional use permit must be approved if the applicant demonstrates compliance with the standards and conditions established by the zoning ordinance. Conversely, the permit may be denied if the applicant fails to meet those standards or conditions.

Based on that review, the Plan Commission recommended the following amendments to Chapter 635 – Zoning:

- **C-1 Central Commercial:** Remove Large-Scale Solar Farms as a conditional use.
- **I-1 Light Industrial:** Remove Large-Scale Solar Farms as a conditional use.
- **I-2 Heavy Industrial:** Remove Airports, Airstrips, and Landing Fields; Railroads and Railroad Facilities; and Large-Scale Solar Farms as conditional uses.
- **I-3 Mixed Industrial:** Remove Large-Scale Solar Farms as a conditional use.
- **R-5 Single-Family Residential:** Add Accessory Dwelling Units (ADUs) as a conditional use.

## Discussion

Staff has prepared the proposed amendments to the applicable sections of Chapter 635. For ease of review, all proposed changes are highlighted in yellow.

Because these amendments modify the City's zoning ordinance, Wisconsin law requires that a public hearing be held following publication of a Class 2 Notice.

Staff is requesting that the Plan Commission review the proposed amendments to confirm they reflect the Commission's direction and, if appropriate, approve scheduling a public hearing for the August 3, 2026, Plan Commission meeting.

**Recommendation**

1. Consider approval of scheduling a public hearing on the proposed amendments to Chapter 635 – Zoning regarding conditional uses at the August 3, 2026, Plan Commission meeting.

**Attachments**

1. C-1 Central Commercial Code Changes
2. I-1 Light Industrial Code Changes
3. I-2 Heavy Industrial Code Changes
4. I-3 Mixed Industrial Code Changes
5. R-5 Single-Family Residential Code Changes

**§ 635-21. Central Commercial District C-1.**

- A. Purpose. The Central Commercial District is established to delineate areas appropriate for commercial uses in and near the central business district or areas of similar compact development served or readily serviceable by public sewer and water.
- B. Principal permitted uses. 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.
- C. Accessory uses. Dwelling units as a part of the principal building not to exceed 50% of the usable floor area, parking areas and garage. Dwelling unit shall be on a floor other than the main floor.
- D. Conditional uses.
  - (1) Residential buildings as a principal use.
  - (2) Structures or alteration of natural terrain on slopes of 20% or greater.
  - (3) Electric vehicle charging station in accordance with Article XII.
  - (4) ~~Large scale solar farms in accordance with Article IX.~~
  - (5) Drive-in establishment for eating and drinking.
  - (6) Other uses not specifically permitted, but similar in character to principal permitted uses.
- E. (Reserved)
- F. Prohibited uses: other uses not specified and in accordance with § 635-9E.
- G. Minimum lot width: 25 feet for fireproof construction, 45 feet for non-fireproof construction.
- H. Minimum lot depth: 100 feet.
- I. Minimum yards.
  - (1) Front: none beyond City right-of-way.
  - (2) Rear: none for fireproof construction, 10 feet for non-fireproof construction. **[Amended 5-13-2024 by Ord. No. 03-24]**
  - (3) Side: none for fireproof construction, 10 feet for non-fireproof construction.
- J. Maximum building height: 35 feet.

- K. Percent slope. No structures or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as a conditional use.
- L. Parking and loading requirements. See Article VI.
- M. Performance standards. All uses of land, water and structures in this district must also comply with Article VIII.
- N. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.

**§ 635-23. I-1 Light Industrial District.**

- A. Purpose. The I-1 District is intended to provide for light industrial and manufacturing in areas separated from other sections of the community. All residential uses are prohibited.
- B. Principal permitted uses.
  - (1) Wholesaling and all C-1 District and C-2 District uses.
  - (2) Industries that do not cause or create odors and noises or pose traffic or health problems.
  - (3) Public facilities and uses including:
    - (a) Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
    - (b) Schools and churches.
  - (4) Other industries consistent with the definition and purpose of the I-1 District.
- C. Accessory uses.
  - (1) Essential services.
  - (2) Sales, showrooms and demonstration areas.
  - (3) Electric vehicle charging station in accordance with Article XII.
- D. Conditional uses.
  - (1) Structures or alteration of natural terrain on slopes of 20% or greater.
  - ~~(2) Large scale solar farms in accordance with Article IX.~~
- E. Prohibited uses: residential housing or other uses not specified and in accordance with § 635-9E.
- F. Minimum lot area: 8,000 square feet.
- G. Maximum building height: 35 feet.
- H. Minimum setback.
  - (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: 20 feet on each side.
- I. Minimum lot width: 100 feet.
- J. Sanitary criteria. When, as determined by the Common Council, no public sanitary sewer is available, no more than 75% of the minimum lot area shall be on a slope greater than 12% of

soil conditions unsuitable for septic tanks. At least 25% of the lot area shall be under 12% and with solid suitable for septic tanks. There is a five-acre minimum lot size.

- K. Percent slope. No structures or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as conditional use.
- L. Parking and loading requirements. See Article VI.
- M. Performance standards. All uses of land, water and structures in this district must also comply with Article VIII.
- N. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.

**§ 635-24. I-2 Heavy Industrial District.**

- A. Purpose. The Heavy Industrial District is intended to provide an area for manufacturing and industrial activities. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas; which would create or tend to create conditions of public or private nuisance, hazard or other undesirable conditions; or which for these or other reasons may require special safeguards, equipment, processes, barriers or other forms of protection, including spatial distance, in order to reduce, eliminate or shield the public from such conditions.
- B. Principal permitted uses.
  - (1) Manufacturing establishments, usually described as factories, mills or plants in which raw materials are transformed into finished projects, and establishments engaged in assembling component parts of manufactured products.
  - (2) Wholesale establishments and warehouses.
  - (3) Highway passenger and motor freight transportation.
  - (4) Construction trades, including building contractors, concrete plants, landscaping and similar operations.
  - (5) Light industry and service uses.
  - (6) Other industrial and commercial activities of similar type and character.
- C. No more than 70% of the total area of the lot can be impervious.
- D. Accessory uses.
  - (1) Essential services.
  - (2) Electric vehicle charging station in accordance with Article XII.
- E. Conditional uses. The following may be permitted as conditional uses within the I-2 District. Such uses shall be subject to the consideration of the Common Council and Plan Commission with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards, or other factors:
  - (1) The outdoor storage of industrial products, machinery, equipment, or other materials, provided that such storage is enclosed by a suitable fence or other manner of screening.
  - ~~(2) Railroads, including right of way, railroad yards, and structures normally incident to the operation of railroads, including station houses, platforms, and signal towers, but not including warehouses owned by companies other than railroad companies or road terminal companies.~~
  - (3) Public facilities and uses, ~~including airports, airstrips and landing fields.~~
  - (4) Agriculture-related industry and service uses.

- (5) Structures or alteration of natural terrain on slopes of 20% or greater.
- ~~(6) Large-scale solar farms in accordance with Article IX.~~
- F. Minimum lot area: 8,000 square feet.
- G. Maximum building height: 35 feet.
- H. Minimum yards:
  - (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: 20 feet on each side.
- I. Minimum lot width: 100 feet.
- J. Sanitary criteria. When, as determined by the Common Council, no public sanitary sewer is available, no more than 75% of the minimum lot area shall be on a slope greater than 12% of soil conditions unsuitable for septic tanks. At least 25% of the lot area shall be under 12% and with solid suitable for septic tanks. There is a five-acre minimum lot size.
- K. Percent slope. No structures or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as conditional use.
- L. Parking and loading requirements. See Article VI.
- M. Performance standards. All uses of land, water and structures in this district must also comply with Article VIII.
- N. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.

**§ 635-25. I-3 Mixed Industrial - Commercial District.**

- A. Purpose. The I-3 District is provided to accommodate those light industrial uses and commercial uses compatible with one another and often located separate from general retail business centers and that will maintain high standards of site planning, architecture, and landscaping design.
- B. Principle permitted uses.
- (1) Any principal use permitted within the I-1 District.
  - (2) General retail stores.
  - (3) Medical offices (including physicians, dental, chiropractic, physical therapy, and optometry).
  - (4) Legal.
  - (5) Real estate offices.
  - (6) Counseling.
  - (7) Financial institutions (banks, credit unions, and brokerages).
  - (8) Insurance.
  - (9) Travel agency.
  - (10) Business services (consulting, computer, and employment).
  - (11) Accounting.
  - (12) Engineering.
  - (13) Post office.
  - (14) Telephone/telecommunications operations.
  - (15) Printing.
  - (16) Educational functions (technical school, community colleges, etc.).
  - (17) Federal, state, or local government offices.
  - (18) Office showrooms.
  - (19) Funeral homes and crematoriums.
  - (20) Hotel, motel, and inns.
  - (21) Eating and drinking establishments.
  - (22) Gas stations and automobile services.
  - (23) Grocery stores.

- (24) Hardware stores.
  - (25) Logistics.
  - (26) Manufacturing.
  - (27) Wholesaling.
- C. Accessory uses. Any use that is clearly accessory to any of the above permitted uses except those that are unreasonably dangerous or generate noise, light, smoke, air, or water pollution that would create a public or private nuisance. Accessory uses include but are not limited to day care within the company or business, warehousing up to 70% of the gross floor area of the business, sales, showrooms, and demonstration areas.
- (1) Electric vehicle charging station in accordance with Article XII.
- D. Conditional uses.
- (1) Structures or alteration of natural terrain on slopes of 20% or greater.
  - (2) Veterinarian clinic.
  - (3) Child/elder care facilities (freestanding).
  - (4) Warehouse in excess of 70% of permitted business.
  - ~~(5) Large scale solar farms in accordance with Article IX.~~
- E. Prohibited uses and in accordance with § 635-9E.
- (1) Any use that creates noise, dust, smoke, air, or water pollution or is a hazard to the public.
  - (2) Outside storage.
  - (3) Wastewater treatment facilities.
  - (4) Any use generally classified as heavy industrial uses.
  - (5) Residential housing.
- F. Minimum lot area: 8,000 square feet.
- G. Minimum yards.
- (1) Front or street: 25 feet on front and side yards.
  - (2) Rear: 15 feet if property abuts other industrial or commercial property; 40 feet if property abuts residential property.
  - (3) Side (non street): 20 feet.
- H. Minimum lot width: 100 feet.
- I. Percent slope. No structure or alteration of natural terrain shall be permitted on slopes of 20%

or greater, except as a conditional use.

- J. No more than 70% of the total area of the lot can be impervious.
- K. Parking and loading requirements. See Article VI.
- L. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.

**§ 635-20. Single-Family Residential District (R-5). [Amended 8-11-2025 by Ord. No. 06-25]**

- A. Purpose. The Single-Family Residential District is intended to provide a quiet, pleasant living area of single-family homes protected from traffic, congestion and incompatible land uses. This district shall be located in areas presently served or readily serviceable by public sewer and water.
- B. Principal permitted uses.
  - (1) Single-family homes only.
  - (2) Neighborhood park or playground.
- C. Accessory uses.
  - (1) One private garage and accessory building.
  - (2) Essential services.
  - (3) Electric vehicle charging station in accordance with Article XII.
  - (4) Solar energy systems in accordance with Article IX.
- D. Conditional uses.
  - (1) Professional home offices, home occupations.
  - (2) Structures or alteration of natural terrain on slopes of 20% or greater.
  - (3) In-home day-care centers, nursing homes.
  - (4) Bed-and-breakfast establishments.
  - (5) Churches, schools, libraries, hospitals, community centers, cemeteries.
  - (6) Municipal buildings.
  - (7) Public utility structures, provided they are enclosed in an eight-foot or higher protection fence.
  - (8) Day-care centers.
  - (9) Accessory dwelling unit in accordance with § [635-49](#).
- E. (Reserved)
- F. Prohibited uses. All uses not specifically permitted and in accordance with § 635-9E.
- G. Minimum lot area: 10,000 square feet per dwelling unit.
- H. Minimum lot width: 75 feet.
- I. Minimum dwelling width: 22 feet.
- J. Minimum yards.
  - (1) Front: 25 feet from City right-of-way line or in line with existing houses.

- (2) Rear: 25 feet.
- (3) Side: eight feet minimum, 20 feet total; five feet on each side for accessory structures.
- K. Maximum building height: 35 feet.
- L. Minimum dwelling unit size: 575 square feet.
- M. Maximum lot coverage. No more than 70% of the total area of the lot can be impervious.
- N. Percent slope. No structures or alteration of natural terrain shall be permitted on slopes of 20% or greater, except as a conditional use.
- O. Parking and loading requirements. See Article VI.
- P. External lighting. All exterior lighting shall minimize light pollution by providing the minimum value of light necessary for comfort, safety, and identification of features.
- Q. Modifications. Requirements stipulated above may be modified in accordance with § 635-11.