

Village of Prairie du Sac  
Plan Commission Meeting  
Prairie du Sac Village Hall  
335 Galena Street  
Monday, January 9, 2023

1. **Call to Order.** Village President, Cheryl Sherman, called the meeting to order at 6:30 p.m.
2. **Roll Call.** Commission Members present: Jon Sandeman, Jason Paukner, Robert Hanold, Cheryl Sherman, Andrew Strathman, and Jim Witecha, (virtual). Also present: Village Administrator Alan Wildman, Public Works Director Troy Murphy, and Clerk/Treasurer Niki Conway.  
*Kowalski Excused.*
3. **Public Notice of Agenda, deletions/corrections –(Strathman/Sandeman)** moved to approve. **Motion Carried.**
4. **Presentation of Minutes**
  - a. **October 3, 2022 – (Strathman/Witecha)** moved to approve. **Motion Carried.**
5. **Public Comments (Limited to 3 minutes) – None.**
6. **Communications - None.**
7. **Public Hearing (s)**
  - a. **An application from John Lehan, Sauk Prairie Recreation Commission, for a Conditional Use Permit for operation of an Outdoor Alcohol Area at 340 21st Street, Prairie du Sac. The Parcel No. 0172-1107-10000 is zoned CON – Conservancy and is more fully described as S 2-9-6 PRT SW1/4 NE1/4 = CSM 7021 LOT 1 22.19A. -**  
*Mark Roffers, Village Planner – States that applicant wishes to engage in sale and allow on site consumption of alcoholic beverages.*  
*Deb White, 2025 Broadway – Wasn't aware of the consumption of alcohol and music for space described, thought it to be held at the other end of park. House is directly behind area and will be negatively impacted. Not in favor.*  
*Greg White, 2025 Broadway – Felt mislead about the audio, told it was used for sports announcing and not for amplified music.*  
*Jessa Kinnamon, 2031 Broadway – Echo the Whites. Was excited about park and now is not. Worried about not being able to open the windows. Hopes this could be reconsidered.*  
*Gayle Bauer, 2111 Broadway – Echo the Whites. Concerned with kids sliding down the hill into her yard/garden.*  
*Ken Fowler, 2007 Broadway – Concur with everyone. Would like the back of homes along park to be washed and paid for by the Rec Department. Would like natural barrier done.*  
*Patti Fowler, 2007 Broadway – Concur with everyone.*  
*Greg Mauch, 2037 Broadway – Felt communication at the beginning was great and not so much now. Has concerns as the other neighbors. Says John is doing his best for the community.*  
*Jennifer Helt, 421 Billings – President of HOA. Concerned with cutting through yards and feels a fence would give protection.*  
*Ryan Van Keuren, 399 13<sup>th</sup> Street – Feels that there should be a better policy for noise pollution.*  
*John Lehan, Rec Department Director – Apologies for the longer than anticipated construction. Last call for alcohol purchase will be 9:30pm. The only 2 events at this time to go past 9:30 would be Summer Solstice and Parktoberfest. Lights are only on when there is an event and hours are only based on events. Goal is to have athletic tournaments and that sale and consumption of alcohol is a small percentage of use. Natural barrier is completed at 30%. There will be wind screens and sound barriers for pickleball and tennis.*  
*Mark Roffers, Village Planner – Each year Commission will look at the approvals to make sure they are on track. Ordinance requires alcohol to be consumed 100 feet from residential. Commission could require a larger setback for this. Park hours are 7am-11pm, but Commission can change that. Commission has 60 days to approve this and does not have to go to Village Board. Administrator could approve or deny any*

consumption or sale past 9:30. Consumption includes beer and wine only, anything more would be for weddings.

*(Strathman/Sandeman)* moved to close public hearing. **Motion Carried.**

**8. Action Items –**

**a. Consider Conditional Use Permit, Parcel 172-1107-10000, 340 21st Street** – Everything in the north phase to be finished this spring/summer. Phase 2 to be constructed in 2024. Lehan understands that a fence may be needed. Strathman would like to redefine “special events”. Paukner suggests a fence and larger setback for alcohol. Sherman suggests neighbors and Rec Commission meet. Sandeman suggests fence landscaping, limiting hours, limiting pickleball lights, a larger setback for alcohol, and revisit in one year.

*(Paukner/Strathman)* moved to postpone action until Feb 6, 2023. **Motion Carried.**

**b. Consider Resolution No. 01-09-2023(a), Recommending Amendments to the 2017 Sauk Prairie Comprehensive Plan and the 2014 Sauk Prairie Comprehensive Plan and the 2014 Sauk Prairie Official Map** – New set of amendments from IPC; budgeted last year. Focus is on housing and economic development and childcare improvements. Having the Grand Avenue extension gives more access for emergency personal. *(Sandeman/Strathman)* moved to approve. **Motion Carried.**

**9. Discussion Items – None**

**10. Adjourn –** *(Strathman/Paukner)* moved to adjourn at 8:29 p.m. **Motion Carried.**

Respectfully Submitted,  
Niki Conway, Clerk/Treasurer