

**Village of Prairie du Sac  
Plan Commission Meeting  
Prairie du Sac Village Hall  
335 Galena Street  
Monday, March 7, 2022**

1. **Call to Order.** President Cheryl Sherman called the meeting to order at 6:30 p.m.
2. **Roll Call.** Commission Members present: Jason Paukner, Abby Dinger-Zach, Pat Russell, Cheryl Sherman, Dale Kowalski, Jon Sandeman, and Jim Witecha. Also present: Village Administrator Alan Wildman, Public Works Director Troy Murphy, and Clerk/Treasurer Niki Conway.
3. **Public Notice of Agenda, deletions/corrections – (Dinger-Zach/Russell)** moved to approve the agenda. **Motion Carried.**
4. **Presentation of Minutes**
  - a. **January 3, 2022 – (Witecha/Sandeman)** moved to approve minutes with name correction. **Motion Carried.**
5. **Public Comments (Limited to 3 minutes) – None.**
6. **Communications – None.**
7. **Public Hearing**
  - a. **Application from John Fritsch and Cari Coker-Fritsch for a conditional use permit to enable a detached garage that exceeds the normal maximum residential accessory building height on property at 375 1<sup>st</sup> Street (Parcel 172-0511-00000), zoned R-1-B Single-Family Residential. – (Dinger-Zach/Paukner)** moved to close public hearing. **Motion Carried.**
8. **Action Items –**
  - a. **Consider Conditional Use Permit – Parcel #172-0511-00000, 375 1<sup>st</sup> Street - (Kowalski/Witecha)** moved to approve CUP with Roffers' recommendations dated March 2, 2022. **Motion Carried.**
  - b. **Consider Site Plan Approval – Parcel #172-0956-10000, 735 15<sup>th</sup> Street – 2600 square foot addition for storage. (Paukner/Sandeman)** moved to approve site plan with Roffers' recommendations dated March 2, 2022. **Motion Carried**
8. **Discussion Items –**
  - a. **Conceptual Review of Proposed Mixed Use Redevelopment Project, 640-670 Water Street**-Project combining the antique building and village property next door. Includes 52 units; studio, 1 bedroom and 2-bedroom units, underground parking, gym, club room, and retail space. Will also be in house management. Incorporated enough brick to stick with theme and would like an eagle mural on back of building. Were involved in a market study with Sauk Prairie Chamber and Baker Tilly to see that there is a need for this type of project. Hope to be occupied August 2023. Are taking the eagles into consideration during construction. All in support of project.
9. **Adjourn – (Paukner/Dinger-Zach)** moved to adjourn at 7:05 p.m. **Motion Carried.**

Respectfully Submitted,  
Niki Conway, Clerk/Treasurer