

**Village of Prairie du Sac  
Plan Commission Meeting  
Ruth Culver Community Library  
540 Water Street  
Monday, April 4, 2022**

1. **Call to Order.** President Cheryl Sherman called the meeting to order at 6:31 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.  
*Witecha arriving at 6:31.*
3. **Public Notice of Agenda, deletions/corrections – (Dinger-Zach/Russell)** moved to approve the agenda. **Motion Carried.**
4. **Presentation of Minutes**
  - a. **March 7, 2022 – (Dinger-Zach/Paukner)** moved to approve minutes. **Motion Carried.**
5. **Public Comments (Limited to 3 minutes) – None.**
6. **Communications**
  - a. Tyler Zeman, 649 Water Street, Prairie du Sac, WI – *Recognized*
  - b. Leo Schweiss, 1343 Water Street, Sauk City, WI – *Recognized*
  - c. Brook Oathout, 320 1<sup>st</sup> Street, Prairie du Sac, WI – *Recognized*
  - d. Teri Weiss, 97 Grand Avenue, Prairie du Sac, WI – *Recognized*
  - e. Bill Campbell, 710 Ray Street, Prairie du Sac, WI – *Recognized*
  - f. Richard McFarlane, 440 Water Street Unit 214, Prairie du Sac, WI – *Recognized*
  - g. Paul Dietmann, 345 14<sup>th</sup> Street, Prairie du Sac, WI – *Recognized*
7. **Public Hearing**

**Application from RWW 670 Water Street, LLC, to amend the Official Zoning Map. The subject properties are currently zoned BC – Central Business. The applicant is requesting to rezone the properties to PUD – Planned Unit Development. The subject properties are Parcel #172-0183-10000 located at 640/644 Water Street more described as S 1-9-6 PRT GOVT LOT 1 = PRT ADD TO THE TOWN OF PRAIRIE DU SAC (AKA HUBBARD’S ADD) BLK 2; S51’5” OF N90’ LOT 11 EXC RR ROW & EXC N OF LINE DESCR AS: COM N1/4 COR SEC 1 - N89°47’49”E 1728.56’ ALG NLI TO ELI WATER ST - S37°10’49”E 197.41’ ALG ELI TO POB - N52°21’48”E TO WIS RIVER BLK 2 & INCL THAT PRT RR ROW LYING 10’ SWLY OF LI DESCR AS: COM N1/4 COR SEC 1 – N89°48’08”E 1728.51’ – S37°14’57”E 197.55’ – N52°18’12”E 93.87’ TO C/L RR ROW & POB – SELY 51.42’ (R=1330.80’) (CH=S37°43’18”E 51.42’) TO PT OF TERM (SEE RAZE ORDER D-1030746) and Parcel #172-0185-00000 located at 670 Water Street, more described as VILL PRAIRIE DU SAC HUBBARD’S ADD THAT PRT LOTS 11 & 12 BLK 2 AS DESCR IN D-857451 & D-857450 & ALSO THAT PRT IN SE SE S 36-10-6 PER D-899538 (SEE POS 13064) (SEE AGMT D-857448).**

*Ross Ridders, RWW 670 Water Street, LLC*–Stated that they are working with Sauk Prairie Market on using their space for additional parking.

*David Kaul, 231 Dallas Street, Sauk City* – Concerned with the parking and fire department response to top floor units.

*Dick McFarlane, 440 Water Street #214, Prairie du Sac* – In favor due to the need for housing.

*Jeff Yanke, 1219 N. Forest Lane, Prairie du Sac* – In favor due to housing shortage.

*Tywana German, 2028 Sandhill, Prairie du Sac* – Thanks to development team for project. States that Gen Z’s and Millennials would rather rent then buy.

*Brian Weeks, 273 Park Avenue, Prairie du Sac* – Excited for high quality project. And encourages the commission to not approve with 1<sup>st</sup> floor residential.

*Tina Miller, owner at 585 Water Street, Prairie du Sac* – Concerned with building looking to modern. Hoping the 1<sup>st</sup> floor stays retail.

*Ben Nelms, owner at 580 Water Street, Prairie du Sac* – Great project.

*Jama Graves, owner at 634 Water Street, Prairie du Sac* – Wonderful addition and thanks to developers for reaching out.

*Samantha Steur, 371 5<sup>th</sup> Street, Prairie du Sac, WI*–States that she is a millennial and has many friends looking to rent here and can’t find anything.

*Mark Roffers, Village of PdS Planner* – States that the fire chief is not concerned with fire response for the 4<sup>th</sup> story. Parking is available downtown and Sauk Prairie Market said they can expand the grass area if needed. The material quality of the building is high.

*Deanna Ballweg, First Weber*–Wants to keep the first floor commercial.

**(Paukner/Sandeman)** moved to close the public hearing. **Motion Carried.**
8. **Action Items –**
  - a. **Consider Official Zoning Map Amendment and Planned Unit Development General Development Plan – Parcels #172-0183-10000 and #172-0185-00000, 640/644/670 Water Street** – Parking is the main concern. Suggest expanding the parking search, to not take away from commercial parking, and provide resident parking stickers. **(Paukner/Dinger-Zach)** moved to approve with Roffers’ recommendations dated March 24, 2022. **Motion Carried.**

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8. **Discussion Items** – *None*

9. **Adjourn** – (*Witecha/Dinger-Zach*) moved to adjourn at 8:15 p.m. **Motion Carried.**

Respectfully Submitted,  
Niki Conway, Clerk/Treasurer