

**CITY OF PRESCOTT, WISCONSIN
MEETING NOTICE
PLANNING COMMISSION
MONDAY, FEBRUARY 1, 2016
6:30 P.M.
PRESCOTT MUNICIPAL BUILDING
800 BORNER ST., PRESCOTT, WI 54021
Website: prescottwi.org**

1. Call to order
2. Roll Call
3. Approve minutes for January 4, 2016
4. Discussion on sidewalk repair on Broad Street
5. Certified survey map for 265 & 271 Tower Heights
6. Request for Conditional Letter of Map Revision (Conditional LOMR-F) for property located at 307/311 Lake Street
7. Discussion on proposed expansion for EdgeBuilders
8. Building Inspection report
9. Other Business
10. 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

JANUARY 4, 2016 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, January 4, 2016 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Mayor Hovel called the meeting to order at 6:30 p.m. Commissioners present were Steve Eggers, Lothar Nawrock, Connie Wenzel, Kyle Warp and Joshua Gergen. Todd Dolan was excused and Ed Lucas was absent. Public Works Director Hank Zwart and City Administrator Jayne Brand represented staff. Also present Greg Andrews and Russ Kiviniemi of Cedar Corporation.

Nawrocki/Gergen motion to approve minutes for October 5, 2015 passed without a negative voice vote.

Greg Andrews presented options for the proposed bicycle/pedestrian underpasses on Hwy 10 & State Road 29. The city is looking at writing a TAP grant with the Wisconsin Department of Transportation for the underpasses. The grant is a 80/20 grant match from the city. Option 1 would cross Hwy 10 at Canton Street. There are already sidewalks along Canton Street on the north side of Hwy 10 which lead to the St. Croix Bluffs Subdivision. Sidewalks would continue along the south side of Hwy 10 along Orrin Road with option 1. There is an area for good transition as the underpasses would need to be handicapped accessible. Option 2 would cross State Road 29 just north of the intersection. There are major drainage ditches in this area so it would be hard to put sidewalks along the east side of Hwy 29. It was felt this area would be challenging because of the stormwater drainage. Option 3 would cross Hwy 10 at Eagle Ridge Drive. This crossing would be good for the new high school which is currently being built. Sidewalks would be added to the west side of Eagle Ridge Drive as part of this option along with sidewalks along Orrin Road from Dexter Street. Greg felt there would be enough area for the access which is needed for the handicapped accessibility. Option 4 would cross Hwy 29 at Eagle Ridge Drive and North Acres Road. This option would be on the north end of the city limits.

Commission Gergen stated he lives in St. Croix Bluff Subdivision and has seen a number of children from the subdivision run across the Hwy at Canton Street. He feels the crossing at Canton Street would be a good option along with the crossing at Eagle Ridge Drive due to the high school. Commission Eggers questioned by the discussion of the underpasses are being brought forward. He stated the city has discussed this a number of times. It was explained it is due to the opportunity of being able to write a grant for some of the costs of the proposed project. Commission Wenzel asked about how the snow plowing would be done for the underpasses. It was explained the city would be responsible for the plowing of the snow. Public Works Director Hank Zwart stated we currently have a piece of equipment which can be used for the snow removal. There was also discussion there would be a guard rail needed and this has been included in the cost estimate.

Mayor Hovel explained the city's pedestrian plan would also need updated to include the proposed underpasses. The Commission reviewed the maps which would be included in the pedestrian plan. **Eggers/Warp motion to recommend approval of Map 2 to be included in the updated pedestrian plan showing option 1 and 3 for the underpasses passed without a negative voice vote.**

Eggers/Warp motion to recommend approval of option 1, crossing US Hwy 10 at Canton Street and option 3, crossing US Hwy 10 at Eagle Ridge Drive on Map 3 passed without a negative voice vote.

Warp/Eggers motion to approve building inspection reports for November and December passed without a negative voice vote.

Other Business: Commissioners expressed concern for vehicles coming out of Eagle Ridge Drive and not making appropriate turns. City staff will discuss with the Police Department on stepping up patrols in this area.

Commission was reminded there will be a Commission meeting on February 1st to discuss Broad Street proposed sidewalk repair.

Eggers/Nawrocki motion to adjourn passed without a negative voice vote.

Respectfully Submitted,

Jayne M. Brand
City Administrator



**PRELIMINARY OPINION OF PROBABLE COST
BROAD ST (CHERRY ST TO KINNICKINNIC ST)
CITY OF PRESCOTT**

CEDAR CORPORATION
JOB #:
DATE: 9/25/15
ESTIMATE PREPARED BY: GRA



4' WIDE BOULEVARD - COLORED & STAMPED CONCRETE

APPROX. 5,200 SF OF COLORED & STAMPED CONCRETE IN THE 4' WIDE BOULEVARD
DOES NOT INCLUDE THE PEDESTRIAN BUMPOUT AREAS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
REMOVE EXG PAVERS	S.F.	5200	\$1.00	\$5,200.00
PREPARE GRANULAR BASE	S.F.	5200	\$1.50	\$7,800.00
4" COLORED, STAMPED CONCRETE SIDEWALK	S.F.	5200	\$10.00	\$52,000.00
SUBTOTAL				\$65,000.00
CONTINGENCY (5%)				\$3,250.00
ENGINEERING (5%)				\$3,250.00
TOTAL 4' WIDE COLORED & STAMPED CONCRETE BOULEVARD				\$71,500.00

PEDESTRIAN BUMPOUT - COLORED & STAMPED CONCRETE SIDEWALK

APPROX. 5,000 SF OF COLORED & STAMPED CONCRETE IN THE PEDESTRIAN BUMPOUT AREAS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
REMOVE EXG PAVERS	S.F.	5000	\$1.00	\$5,000.00
PREPARE GRANULAR BASE	S.F.	5000	\$1.50	\$7,500.00
4" COLORED, STAMPED CONCRETE SIDEWALK	S.F.	5000	\$10.00	\$50,000.00
DETECTABLE WARNING FIELD	EA.	8	\$500.00	\$4,000.00
SAWCUTTING	L.F.	100	\$3.00	\$300.00
SPOT CURB REMOVAL	L.F.	250	\$5.00	\$1,250.00
SPOT CURB REPLACEMENT	L.F.	250	\$30.00	\$7,500.00
RE-SET EXG STORM INLET	EA.	2	\$500.00	\$1,000.00
SIDEWALK REMOVAL	S.F.	500	\$4.00	\$2,000.00
4" STANDARD CONCRETE SIDEWALK	S.F.	500	\$6.00	\$3,000.00
DETECTABLE WARNING FIELD	EA.	8	\$500.00	\$4,000.00
SUBTOTAL				\$85,550.00
CONTINGENCY (5%)				\$4,280.00
ENGINEERING (5%)				\$4,280.00
TOTAL 4' WIDE COLORED & STAMPED CONCRETE BOULEVARD				\$94,110.00

SPOT CURB REPLACEMENT AND STANDARD SIDEWALK REPLACEMENT

INCLUDES MISC. REPLACEMENT OF BAD CURB AND SIDEWALK ALONG THE PROJECT LIMITS

ITEM	UNIT	QUANTITY	UNIT PRICE	COST
SAWCUTTING	L.F.	600	\$3.00	\$1,800.00
SPOT CURB REMOVAL	L.F.	250	\$5.00	\$1,250.00
SPOT CURB REPLACEMENT	L.F.	250	\$30.00	\$7,500.00
RE-SET EXG STORM INLET	EA.	2	\$500.00	\$1,000.00
SIDEWALK REMOVAL	S.F.	500	\$4.00	\$2,000.00
4" STANDARD CONCRETE SIDEWALK	S.F.	500	\$6.00	\$3,000.00
SUBTOTAL				\$16,550.00
CONTINGENCY (5%)				\$830.00
ENGINEERING (5%)				\$830.00
TOTAL 4' WIDE COLORED & STAMPED CONCRETE BOULEVARD				\$18,210.00

TOTAL OPINION OF PROBABLE PROJECT COST:	\$183,820.00
--	---------------------

CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4,
ALL IN SECTION 10, T26N, R20W, CITY OF PRESCOTT, PIERCE
COUNTY, WISCONSIN, BEING ALL OF LOTS 14 AND 17 OF THE PLAT
OF FRENCH'S 2nd ADDITION TO THE CITY OF PRESCOTT.

OWNERS & SUBDIVIDERS

Greg and Tammy John
11820 Lockridge Ave. S.
Hastings, MN 55033

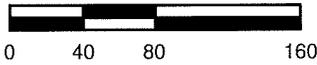
(co-owner: Jessica John)

Dennis and Michelle Conway
271 Tower Heights Ct.
Prescott, WI 54021

BEARINGS REFERENCED TO THE
EAST LINE OF THE SE 1/4
OF SECTION 10, T26N, R20W,
ASSUMED TO BEAR N 00°07' 49" W.



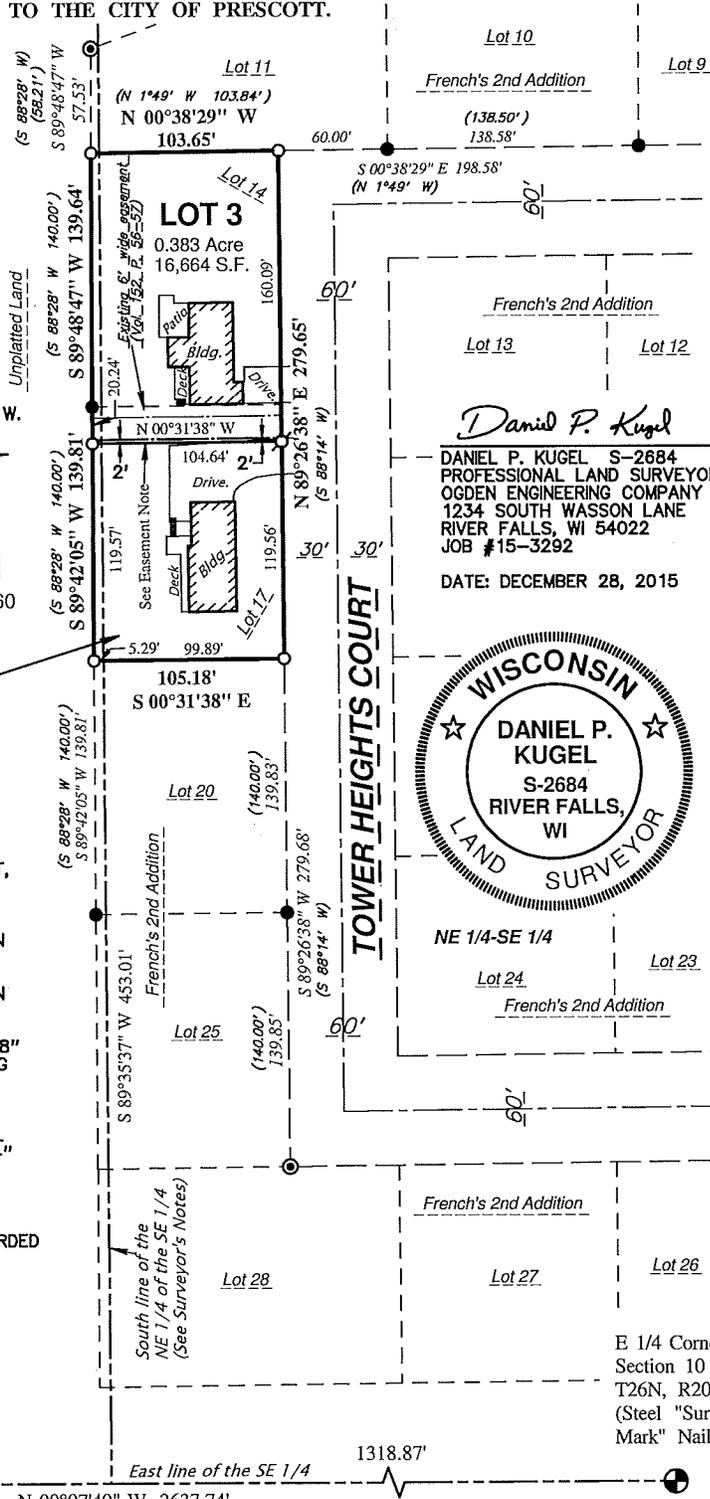
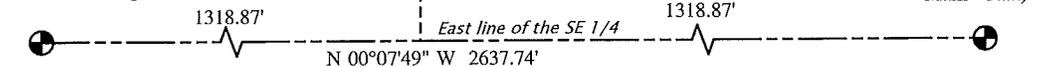
SCALE IN FEET



LEGEND

- ⊕ COUNTY SECTION CORNER MONUMENT, FOUND (TYPE NOTED).
- ⊙ 2 3/8" (o.d.) IRON PIPE, FOUND.
- 1 1/4" (o.d.) IRON PIPE, FOUND.
- 1 1/4" (o.d.) x 18" IRON PIPE WEIGHING 1.68 LBS./LINEAR FOOT, SET.
- ⊘ MAGNETIZED STEEL SURVEY NAIL (1/4" SHAFT, 2" LONG) SET IN CONCRETE DRIVEWAY.
- (173.78') PREVIOUSLY RECORDED INFORMATION.

SE Corner
Section 10
T26N, R20W
(Aluminum Cap)



Daniel P. Kugel

DANIEL P. KUGEL S-2684
PROFESSIONAL LAND SURVEYOR
OGDEN ENGINEERING COMPANY
1234 SOUTH WASSON LANE
RIVER FALLS, WI 54022
JOB #15-3292

DATE: DECEMBER 28, 2015



NE 1/4-SE 1/4

E 1/4 Corner
Section 10
T26N, R20W
(Steel "Survey
Mark" Nail)

CERTIFIED SURVEY MAP

LOCATED IN THE SE 1/4 OF THE SE 1/4 AND THE NE 1/4 OF THE SE 1/4,
ALL IN SECTION 10, T26N, R20W, CITY OF PRESCOTT, PIERCE
COUNTY, WISCONSIN, BEING ALL OF LOTS 14 AND 17 OF THE PLAT
OF FRENCH'S 2nd ADDITION TO THE CITY OF PRESCOTT.

SURVEYOR'S CERTIFICATE

I, Daniel P. Kugel, Professional Land Surveyor, hereby certify that I have surveyed, divided, and mapped this Certified Survey Map located in the SE 1/4 of the SE 1/4 and the NE 1/4 of the SE 1/4, all in Section 10, T26N, R20W, City of Prescott, Pierce County, Wisconsin, and is described as follows:

Lots 14 and 17 of the plat of French's 2nd Addition to the City of Prescott.

This parcel contains 0.671 acre, more or less, being 29,207 square feet, more or less. Subject to the easement recorded in Volume 152, Pages 56-57, Document Number 287214. Subject to all other easements, restrictions, covenants and conditions of record.

I certify that I have made such survey, land division and Certified Survey Map by the direction of the owners of said land, that such map is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made, and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the subdivision rules and regulations of Pierce County in surveying, dividing and mapping the same.

Date: December 28, 2015

Daniel P. Kugel

Daniel P. Kugel S-2684 Job #15-3292
Professional Land Surveyor
Ogden Engineering Company
1234 South Wasson Lane
River Falls, Wisconsin 54022

OWNERS & SUBDIVIDERS

Greg and Tammy John
11820 Lockridge Ave. S.
Hastings, MN 55033

(co-owner: Jessica John)

Dennis and Michelle Conway
271 Tower Heights Ct.
Prescott, WI 54021



Easement Note

A 2' wide easement will be drafted via separate document. This easement will be created to cover the portion of the existing driveway serving Lot 4 that is within Lot 3's boundary.

Surveyor's Notes

The plat of French's 2nd Addition to the City of Prescott states that this subdivision is located in the NE 1/4 of the SE 1/4 of Section 10. It makes no mention of being within the SE 1/4 of the SE 1/4 of said Section 10. In the process of performing this survey, section corners and 1/4 section corners for said Section 10 were located and their positions were tied to this survey. A "section breakdown" was performed to divide said SE 1/4 of Section 10 into 1/4-1/4 sections. In doing this it was observed that part of the southern lots of said French's 2nd Addition were actually in said SE 1/4 of the SE 1/4.

**DEPARTMENT OF HOMELAND SECURITY - FEDERAL EMERGENCY MANAGEMENT AGENCY
COMMUNITY ACKNOWLEDGMENT FORM**

*O.M.B. NO. 1660-0015
Expires February 28, 2014*

PAPERWORK BURDEN DISCLOSURE NOTICE

Public reporting burden for this data collection is estimated to average 1.38 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the needed data, and completing and submitting the form. This collection is required to obtain or retain benefits. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing this burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 1800 South Bell Street, Arlington, VA 20598-3005, Paperwork Reduction Project (1660-0015). NOTE: Do not send your completed form to this address.

This form must be completed for requests involving the existing or proposed placement of fill (complete Section A) **OR** to provide acknowledgment of this request to remove a property from the SFHA which was previously located within the regulatory floodway (complete Section B)..

This form must be completed and signed by the official responsible for floodplain management in the community. The six digit NFIP community number and the subject property address must appear in the spaces provided below. Incomplete submissions will result in processing delays. Please refer to the MT-1 instructions for additional information about this form.

Community Number: _____ Property Name or Address: _____

A. REQUESTS INVOLVING THE PLACEMENT OF FILL

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this Letter of Map Revision Based on Fill (LOMR-F) or Conditional LOMR-F request. Based upon the community's review, we find the completed or proposed project meets or is designed to meet all of the community floodplain management requirements, including the requirement that no fill be placed in the regulatory floodway, and that all necessary Federal, State, and local permits have been, or in the case of a Conditional LOMR-F, will be obtained. For Conditional LOMR-F requests, the applicant has or will document Endangered Species Act (ESA) compliance to FEMA prior to issuance of the Conditional LOMR-F determination. For LOMR-F requests, I acknowledge that compliance with Sections 9 and 10 of the ESA has been achieved independently of FEMA's process. Section 9 of the ESA prohibits anyone from "taking" or harming an endangered species. If an action might harm an endangered species, a permit is required from U.S. Fish and Wildlife Service or National Marine Fisheries Service under Section 10 of the ESA. For actions authorized, funded, or being carried out by Federal or State agencies, documentation from the agency showing its compliance with Section 7(a)(2) of the ESA will be submitted. In addition, we have determined that the land and any existing or proposed structures to be removed from the SFHA are or will be reasonably safe from flooding as defined in 44CFR 65.2(c), and that we have available upon request by DHS-FEMA, all analyses and documentation used to make this determination. For LOMR-F requests, we understand that this request is being forwarded to DHS-FEMA for a possible map revision.

Community Comments:

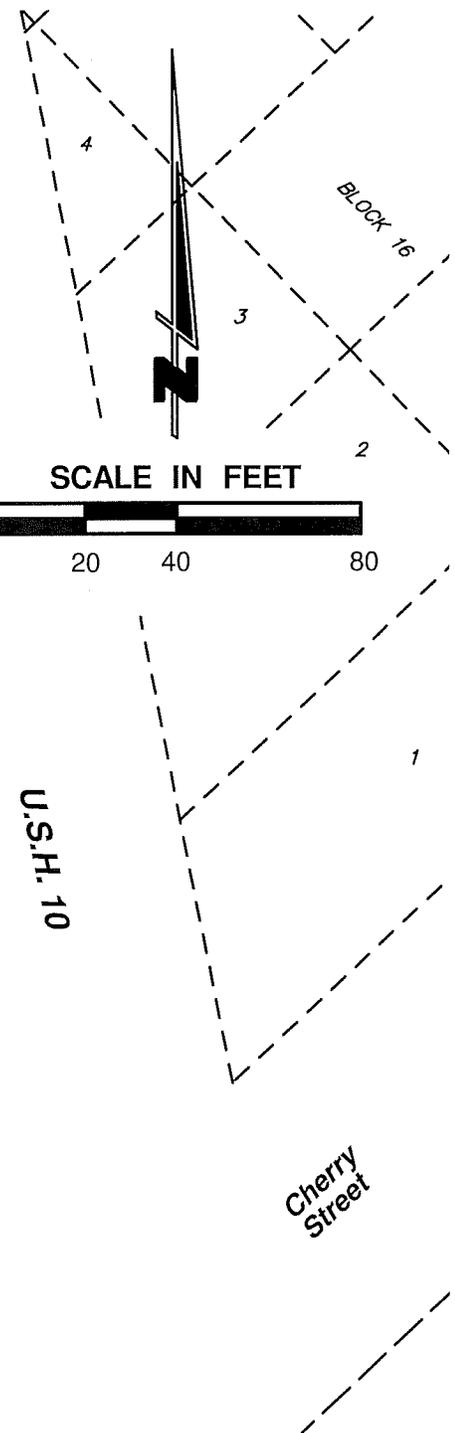
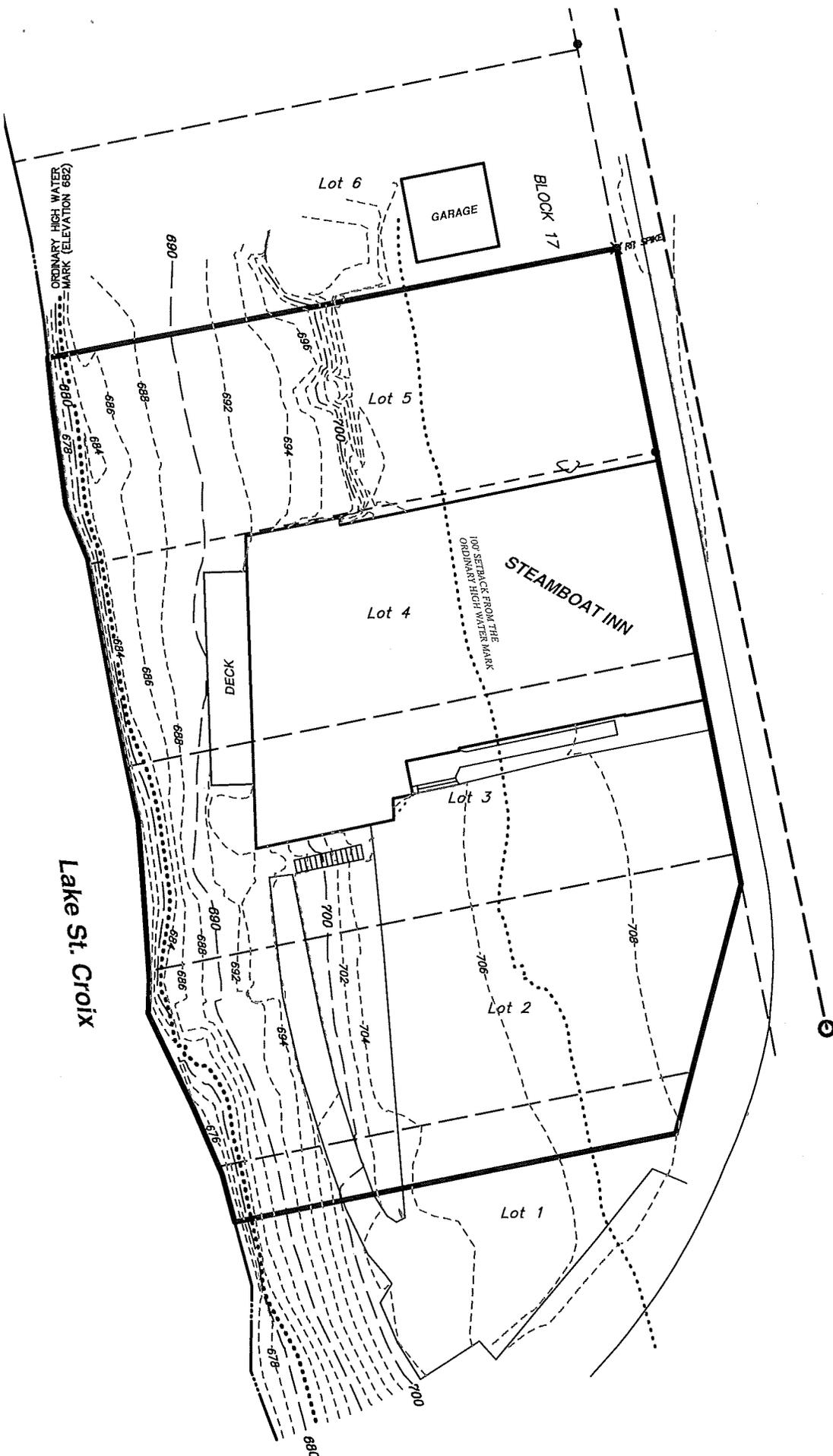
Community Official's Name and Title: <i>(Please Print or Type)</i>		Telephone No.:
Community Name:	Community Official's Signature: <i>(required)</i>	Date:

B. PROPERTY LOCATED WITHIN THE REGULATORY FLOODWAY

As the community official responsible for floodplain management, I hereby acknowledge that we have received and reviewed this request for a LOMA. We understand that this request is being forwarded to DHS-FEMA to determine if this property has been inadvertently included in the regulatory floodway. We acknowledge that no fill on this property has been or will be placed within the designated regulatory floodway. We find that the completed or proposed project meets or is designed to meet all of the community floodplain management requirements.

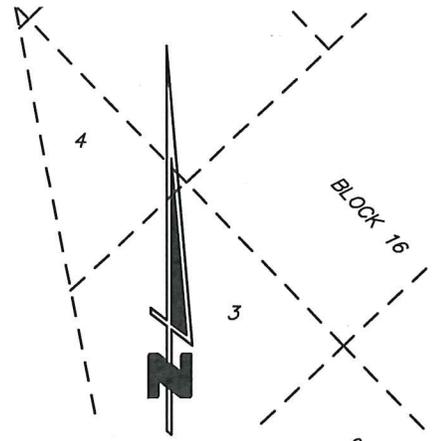
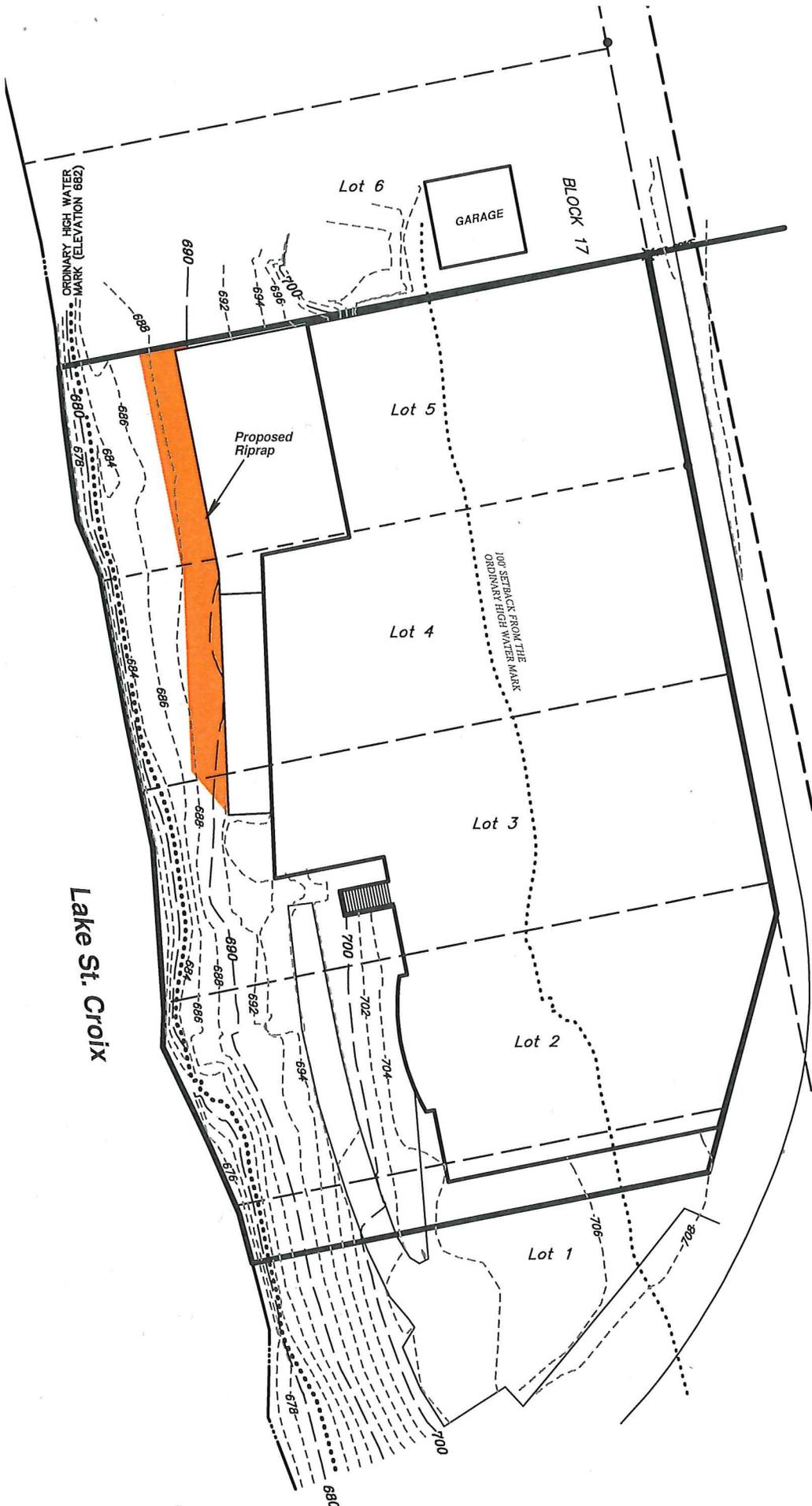
Community Comments:

Community Official's Name and Title: <i>(Please Print or Type)</i>		Telephone No.:
Community Name:	Community Official's Signature <i>(required)</i> :	Date:

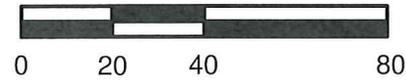


OGDEN ENGINEERING CO.
 Civil Engineering & Land Surveying
 1234 S. Wasson Lane, River Falls, WI 54022
 (715) 425-7631

Date: 1-15-16
Job No. 16-3316



SCALE IN FEET



U.S.H. 10

Cherry Street

OGDEN ENGINEERING CO.
 Civil Engineering & Land Surveying
 1234 S. Wasson Lane, River Falls, WI 54022
 (715) 425-7631

Date: 1-15-16
 Job No. 16-3316

55093C0231E.png
Type: PNG Image
Size: 11.2 MB
Dimension: 1440 x 10350
pixels

Lake St. Croix

JOINS PANEL 0095

516,000mE

