

CITY OF PRESCOTT, WISCONSIN

OCTOBER 3, 2016 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, October 3, 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, Jack Hoschette, Todd Dolan, Kyle Warp and Lother Nawrocki. Connie Wenzel was excused. City Administrator Jayne Brand represented staff.

**Nawrocki/Eggers motion to approve minutes for July 8, 2016 passed without a negative voice vote.**

**Eggers/Nawrocki motion to open public hearing special use permit for property owned by Greg Harris for applicant Prescott Area Food Pantry, Inc for future construction of a food pantry, convenience/thrift store, farmers market, gardens, bingo area with concession and garage or shed for storage of garden and snow removal equipment per City code of ordinances chapter 635 passed without a negative voice vote.**

Ray Hamilton 368 Wacota Street stated he is not against the food shelf but is against the area it is proposed to be built. He stated Wacota Street is 24 feet wide and with the proposed location and all of the proposed uses the street would have a lot of traffic congestion. Hamilton asked if there was any way possible the driveway could come off of highway 35. Hamilton reviewed the list of special uses for the zoning district and stated he did not feel this project fit into the special uses. Hamilton stated he feels the building is too large at 60 X 104. Hamilton stated there is a day care already on Washington Street and he felt this project would create additional traffic problems.

Coni Gray – 940 Washington Street stated she echo Mr. Hamilton’s sentiments. Gray stated zoning is there for a reason and they would not like to see their neighborhood have the same issues as the Borner Farms neighbors. Gray stated the makeup of the neighborhood had changed and there are many children now in the neighborhood. Gray also stated she was under the understanding this area had been used as a landfill and what would be done with that material. Gray also asked for a traffic study to be done.

Commissioner Kyle Warp stated he had the same concerns especially with traffic.

Connie Winkler 114 Broad Street questioned why they would need such a larger building and asked who was going to run the larger area. Winkler felt there would be a greater need for more volunteers.

Julie Lubich 481 Elm Street stated there would be more accidents. Lubich also questioned the need for a farmers market when the one they had at Freedom Park had failed.

Royce Ervin renter at 368 Wacota asked if the street would be done and if there would be curb and gutter. Ervin also commented on if there were items which were dropped which could not be used there would always be garbage.

Ray Hamilton stated his fear is the size of the building and what would happen if the project didn’t work out. Hamilton also asked for a business plan.

Commissioner Steve Eggers asked City Administrator Jayne Brand her thoughts on the project. Brand stated the food pantry has been looking for a spot for a period of time. In the commercial districts the cost of the buildings and land has been very high so when this property came it was within the price

they could afford. Brand stated they had originally asked for a rezoning to highway commercial but felt that was not in the best interest of the neighborhood should the food pantry project not come together. Brand stated she felt the food pantry is a community center activity and asked them to complete the application with all the activities which would be happening on the property.

Mayor Hovel stated he would disagree with the store and bingo and would want them to come back with a different plan for just the food pantry.

Commissioner Steve Eggers stated the intersection on highway 35 is dangerous and could get a lot worse. He agreed the street width on Wacota was not wide enough.

Commission Kyle Warp asked if they could up with a better timeline for the entire project. Warp also questioned what would happen if they failed.

Colleen Winkler asked about parking for the project.

Raymond Hamilton asked about the type of the building. He was told it would be a metal building but there would need to be an improved façade.

**Eggers/Warp motion to close the public hearing passed without a negative voice vote.**

**Eggers/Nawrocki motion to recommend denial of the special use permit for Prescott Area Food Pantry but they could submit another plan for just the food pantry with more details and a timeline passed without a negative voice vote.**

The Commission reviewed the bicycle/pedestrian plan which included a proposed trail from downtown area to Freedom Park. Mayor Hovel a plan which includes this trail is needed as we write grants. Commission Steve Eggers stated he would like to see the trail on the riverside of the street. If not on the riverside have the trail on a raised elevation. **Eggers/Warp motion to update the bicycle pedestrian plan with a change on the map at Ash and Flora to change from existing sidewalk to proposed sidewalk passed without a negative voice vote.**

Mayor Hovel discussed with the Commission the establishment of parking improvement fund. The fund would be for the downtown area. If a business would expand or build and could not provide the number of parking stalls needed for the expansion or build they would be charged a fee to cover those parking stalls not provided. Recommendation was to move this item to the ordinance committee.

**Eggers/Naworcki motion to approve September building report passed without a negative voice vote.**

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

Respectfully Submitted,

Jayne M. Brand  
City Administrator