

CITY OF PRESCOTT, WISCONSIN

NOVEMBER 7, 2016 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, November 7, 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, Connie Wenzel and Lothar Nawrocki. Public Works Director Hank Zwart and City Administrator Jayne Brand represented staff. Also present City Engineer Greg Adams.

**Nawrocki/Warp motion to approve minutes for October 3, 2016 passed without a negative voice vote.**

Scott Jarchow of EdgeBuilder/Glenbrook Lumber updated the Commission about them being recently purchased by ATRM Holdings. Scott stated this purchase would bring new synergy to all companies. Scott explained this is again the time of year when their production is up and they have problems with storing their product. Scott asked if the city would be willing to work with them on a couple of items. They would like to have an agreement with Bill Early to allow for temporary parking for their employees. The area for parking would need to be have some type of surface put down and are asking if they city could work with them on using gravel for the area. They would also like to have a safety walk across Pine Street. Scott also asked about a possible lease or purchase of the property owned by the city between them and the Police/EMS building. This land would be used for storage of product. Scott stated he would like to work with the city on moving forward with these requests.

Justin Wallestad presented information about the possibility of opening a brewery at the lower level of 127 Broad Street. The question is if a brewery is manufacturing and would it fit into a commercial zoning. Justin stated this would be a nano-brewery in which he would brew about three barrels per week. He would be using city water and the discharge to the sewer is about a 1 to 4 ratio which would be about 600 gallons per week. The system is proposed to be a closed loop water system. Heating would be electricity. The grains which would be brought in would be about 800 pounds per month and would be delivered in a truck but not a semi-truck. Justin said his timeline is flexible but would like to open in spring around the same time as Prescott Roadhouse, the restaurant which would be above the brewery. The consensus of the committee is the brewery would qualify for a special use and there could be contingencies placed on the number of barrels which could be allowed to brewed. Justin will work with city staff as this project moves forward.

The commission reviewed the site, grading, erosion control, utility, stormwater and building plan for Vista Croix project. Mayor Hovel read an email from the DNR into the record. City Engineer Greg Adams reviewed comments on the plans which were submitted. Matt Heib, Engineer from ACA Engineering representing Vista Croix stated that most of the revisions from the City Engineers comments will be addressed in the new plans. The lower level of the parking lot will be where the stormwater will be collected rather than on Department of Transportation property. Matt stated the developer will do the proposed trail improvements on the Department of Transportation property but the DOT will require the agreement for these improvements will be with the city and not the developer. Maintenance of this property will need to be discussed further with the developer. Commission Wenzel asked what would happen to the DOT property if the city chooses not to participate. Matt stated the property would remain as it is currently. From the stormwater calculations presented it appears all of the stormwater will be retained on the property but there is a question about the outfall which goes directly to the lake. Some of the stormwater is being proposed to be used for irrigation purposes. Matt stated they already have state approval for stormwater. The utilities were discussed. If ductile iron is going to be required for water piping the highway would be required to be opened and it doesn't appear

the Department of Transportation will not allow for the highway to be opened and are requiring the piping be bored under the highway. Mayor Hovel again expressed concerns about parking. He still feels there is not enough parking. Traffic counts were discussed. The Department of Transportation was provided with a summary of the traffic proposed for the project. Discussion with the DOT is they know the traffic counts for the highway so they would not need a traffic study. Matt Heib will continue to work on the plan with the items which need to be addressed from the DNR, DOT and city and work with city staff. The plan will come back to plan commission for approval.

**Warp/Nawrocki motion to approve certified survey map for Eagle Ridge Business Park dividing the property into two lots and dedicating a street right of way passed without a negative voice vote.**

**Eggers/Wenzel motion to approve building inspection report passed without a negative voice vote.**

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

Respectfully Submitted,

Jayne M. Brand  
City Administrator