

CITY OF PRESCOTT, WISCONSIN
FEBRUARY 1, 2021 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, February 1, 2021, 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Mayor Hovel called the meeting to order at 6:00 p.m. Commissioners present were Steve Eggers, Lother Nawrocki and Connie Wenzel in person. Mayor Hovel, Todd Dolan and Rob Daugherty appeared online. Dan Finley and Kyle Warp were absent. City Administrator Jayne Brand represented staff.

Nawrocki/Wenzel motion to approve the minutes for January 4, 2021 passed without a negative voice vote.

Jim French presented a concept plan for storage units off of Dexter Street and US Highway 35. He is proposing 50 storage units with an average of 1200 to 1250 square feet. The storage units would be sold so a condo plat would need to be created. The buildings are going to be post frame. Stormwater is currently being looked at so it may change the number of units. Commissioner Wenzel asked if the outside of the buildings would more than just metal. Could there be some wainscoting or stone put on the front of the buildings. Jim French stated he plans on having some stone on the front of the building. He also said he would be providing a shell and the person purchasing the storage shed would be adding the interiors. Building Inspector Todd Dolan asked if there would be plumbing in the units for bathrooms. Jim stated there would be plumbing and he is undecided if there would be a half or full bathroom. There was discussion of if trench drains would be needed in each unit. This will be checked on and we'll get back to Jim. There would be an asphalt driveway and concrete in front of the storage unit doors. There would be no living quarters in any of the units. Mayor Hovel stated no businesses could be out of the storage units. Someone who had a business could store their equipment in a unit. Commissioner Nawrocki asked if the area would be fenced for security. Jim French said there will be some type of security but wasn't sure if it would be a fence. It was also discussed there would be no outside storage on the property. Mayor Hovel said there had always been the thought of a gas station in this area and asked if Jim would be interested in talking with someone else who might be interested. French stated he would be willing to talk with anyone regarding projects. Mayor Hovel also discussed turn lanes on Highway 35 which were a part of the Pine Ridge Development. City staff will look further for the information and get back to Jim French with this information.

Mayor Hovel stated the consensus of the Plan Commission is to approve the concept plan with the following contingencies. No business can be run from any storage unit, no outdoor storage, the appearance of the front of the building will be something other than just metal, a condo plat will be needed for this project and plumbing will be reviewed including if a trench drain is needed.

Other Business: The Commission discussed height of detached accessory structures. The height was changed from 15 feet to 25 feet. Several accessory structures have been built in the middle of the city and with the 25 foot height it just doesn't fit the characteristic of the neighborhood. The ordinance committee had discussions on the height but had different opinions on how it should be handled. Mayor Hovel suggested the height go back to 15 feet and a conditional use could be used if the height is going to be higher.

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

Respectfully Submitted,

Jayne M. Brand, City Administrator

