

CITY OF PRESCOTT, WISCONSIN

MARCH 2, 2020 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, March 2, 2020, 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, Rob Daugherty, Kyle Warp, Dan Finley, Connie Wenzel and Todd Dolan. Lother Nawrocki was excused. City Administrator Jayne Brand represented staff.

Eggers/Daugherty motion to approve the minutes for February 3, 2020 passed without a negative voice vote.

Megan Langer presented a plan for remodeling the previous Most Pharmacy building located at 201 Broad St N. to a 5 room boutique hotel. The interior of the building would need to be demolished. State approved plans would be needed for the hotel. There was a question where the office would be at in the building. Megan stated there will be no office. There was also a question of parking. Megan stated she has been working with the owner of the property to see if they could purchase a portion of the property. The building itself would remain the same size it is just the interior which is being changed. The basement of the building is basically unusable and the building can't be built up. They would like to be able to get state approval and have the building completed within 3 to 4 months of that time. The consensus of the committee was to allow them to move forward with the proposed boutique hotel.

Discussion was held on an updated site plan for Harris-Filkins Subdivision. Matt Hieb of ACA Engineering reviewed the proposed plan. The proposed plan is for 38 twin homes and 23 single family homes. There is open space and a stormwater pond. Matt explained this is a concept plan and stormwater will be reviewed further if the concept plan is approved. The proposal is for one builder to build all of the twin homes and the single family homes will be built by other builders. The proposal for the twin homes are slab on grade, 1562 square feet and the pricing would be in the low \$270,000. Melissa Rice, 161 Monroe Street stated she appreciates the changes to add green space, stormwater will need to be looked at further, asked why the city is allowing high density in this area, would prefer single family homes and is afraid the twin homes could become rentals. Jim Baker, 164 Monroe Street asked about the smaller lots, if homes are designed to attract the elderly than there should be a homeowners association, asked about the affect this development would have on value of current homes in this area, feels Filkins Street should be taken out to St. Croix Street to help with traffic and discussed the amount of different traffic this development would generate. Jim Baker, 544 Linn Street discussed how the city used to have 100 foot lots and how small these lots are going to be, questioned about the two streets which would need to vacated as part of this plat and feels there are too many people for this area. Mayor Hovel stated the city has no place to grow outside of the city as the adjacent property owners to the city don't want to sell at this time so we need to do development within the city. Adding homes can help to stabilize taxes. Joe Block, 158 Monroe Street stated single family homes would be more of a starter home than twin homes, asked what are the chances of the single-family homes becoming twin homes and stated this development will change the character of the neighborhood. Mayor Hovel explained that by having this number of units it helps to divide the cost of infrastructure. The way the twin homes and single family homes are placed in the plan works out well. Commissioner Rob Daugherty stated that he has a duplex and four-plex in his neighborhood and they haven't affected the home sales in his neighborhood. Commissioner Eggers stated that the Commission had talked about some twin homes as part of the plat when it was last at commission. Commissioner Warp stated this proposal contains seven more homes than the last proposal but this proposal also includes green space and a walking trail. Mayor Hovel stated he would like to see the trail go from Borner Street to St. Croix Street. Commissioner Wenzel asked if there would be an Association as part of the development. Mark

Sylla, builder of the twin homes stated there will be a party wall agreement which is attached to the deed. The twin homes will be 15 feet from foundation to foundation. On lots 1 through 5 the rear property line will be 7 feet. Commissioner Eggers agreed Filkins Street should go through to St. Croix Street. The consensus of the Commission is to move the plat forward for comments from the Council.

Louie Filkins presented a site plan for StageCoach for a couple more storage sheds and three homes. The lot is currently residential and commercial. The line to separate the two zoning districts was agreed upon by the city and engineer. The 2 storage building are being looked at to be built this summer. Gary Ries asked if he could put gravel around the storage buildings and was told yes but he would need to pave the entrance which is proposed off Pearl Street. They are looking at August to have the storage buildings constructed. StageCoach will be submitting the building plans to the State and a site plan will come back with additional information including stormwater.

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

Respectfully Submitted,

Jayne M. Brand
City Administrator