

CITY OF PRESCOTT, WISCONSIN

MAY 4, 2020 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, May 4, 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 appearing in person were Steve Eggers, Rob Daugherty, Lother Nawrocki, and Connie Wenzel appeared by phone. Kyle Warp, Todd Dolan and Dan Finley were excused. City Administrator Jayne Brand represented staff.

Eggers/Wenzel motion to approve the minutes for April 6, 2020 passed without a negative voice vote.

Scott Teigen of Kwik Trip presented a concept plan for a Kwik Trip store at the corner of Campbell and Henry Street. Scott presented information about how Kwik Trip operates. The property is currently owned by St. Paul's Lutheran Church. The building will be placed in the southwest corner of the lot. The existing parsonage will be removed and the existing parking lot will be moved to the northeast corner of the lot with the entrance from Orrin Road. The building will face to the west with the gas pumps in front of the building so when you come in you will be facing the building. There will be a car wash on the side of the store. The stormwater from the church and the store will be toward the back of the store on the east side of the lot. The proposal shows an entrance and exit from Campbell Street and an entrance and exit from Henry Street. Mayor Hovel stated he did not like the entrance from Campbell Street because there is already a stacking of vehicles from the Highway 10 intersection. Scott asked if the entrance and exit could be moved to the corner of Henry Street. Mayor Hovel stated he would look at that suggestion. Commissioner Daugherty stated he has some issues with the proposed store being directly across from another store which has gas. Scott stated he has talked with Dave & Trisha from Churchill and they do have concerns but their business is different from a Kwik Trip. Commissioner Wenzel asked about the additional traffic on Orrin Road. It was explained that most of this traffic would be from the church. Commissioner Wenzel also asked about the trees between the lot and Shear Rumors. Scott stated the trees will need to be removed due to the stormwater but the trees can be replaced and if the neighbor wants a fence they would work with them on a fence. Jim Baker, 164 Monroe Street stated he agreed with the Mayor on the bottleneck on Campbell Street. Mayor Hovel stated this might trigger the State to look at a roundabout sooner. The consensus of the Commission is to move the project forward with the change in driveway off of Campbell Street.

Matt Heib, Engineer for The Palmetto Subdivision presented the master plan for the project. There are 23 single family homes and 38 twin homes proposed. The plan had to be changed some to address the sanitary sewer and sewer layout. Willow Lane will no longer connect to Monroe Street but there will be an easement for utilities. There will be a sidewalk on the south side of Robert Street and the east side of Filkins Street. To meet both city and DNR regulations for stormwater the holding pond will have a wet and dry pond. Commissioner Nawrocki asked about a sidewalk from Willow Lane to Monroe. Matt Heib stated there will be a large drainage area which would need to be crossed. There was discussion on parkland. It was explained the ordinances allow for a payment in lieu of parkland. The amount of the payment will be \$750 per housing unit. This will be paid at the time a building permit is issued. Commissioner Nawrocki asked about timeline. Matt Heib stated they need to vacate the original plat and streets. They need to obtain three permits from the DNR and final plat with the city. They are looking at starting end of July or early in August. **Daugherty/Nawrocki motion to recommend approval of master plan for The Palmetto Subdivision as presented and discussed passed without a negative voice vote.**

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

Respectfully Submitted,

Jayne M. Brand
City Administrator

