

CITY OF PRESCOTT, WISCONSIN  
MAY 2, 2022 PLAN COMMISSION MEETING MINUTES

Pursuant to due call and notice thereof, a meeting of the Plan Commission was held Monday, May 2, 2022, 800 Borner St., Prescott, WI 54021.

Call to order/Roll Call: Mayor Daugherty called the meeting to order at 6:00 p.m. Commissioners present were Steve Eggers, John Peterson, Steve Most, Josh Gergen and Connie Wenzel. Lother Nawrocki was excused. Also present Seth Hudson representing Cedar Corporation and City Administrator Matt Wolf.

**Wenzel/ Eggers motion to approve the minutes for March 7, 2022 passed without a negative voice vote.**

City Administrator Matt Wolf presented information regarding a self-storage facility at 1045 Orrin Road. The proposal is for developing 7 buildings on the site with 6 of the buildings being entirely accessible via garage doors on the exterior of the building. The other building would be a climate-controlled building accessed via doors on the west and south of the building. The property is zoned C-2, meets the setbacks, has 3 parking stalls for the office and has a fire hydrant close enough so that it will not need another one in the area. Signage will be applied for under the sign application. There is access to the project site from Linn Street and Orrin Road. The stormwater plan was reviewed by the City Engineers, Cedar Corporation and there are a few issues which need to be addressed. The building of the stormwater pond will require going onto the neighbors property with a temporary construction easement which has been signed by the neighbor. **Gergen/Wenzel motion to approve Resolution approving the site plan review for the development of a self-storage facility at 1045 Orrin Road passed without a negative voice vote.**

City Administrator Matt Wolf information regarding the creation of a certified survey map combining four lots into Magee Park. Creating the new certified survey map should be included in the Comprehensive Outdoor Recreation Plan as an amendment to the plan.

**Wenzel/Gergen motion to approve resolution to approve a certified survey map combining four lots including all Outlot 2 of Magee & Hiniker's Second Addition, Part of Lot of certified survey map volume 3, page 15, document No. 315094 and Part of Outlot 1 of Alvah Fowler's Addition into one lot to be known as Irwin E. Magee Memorial Park passed without a negative voice vote.**

**Eggers/Gergen motion to approve resolution amending the City of Prescott Comprehensive Outdoor Recreation Plan 2022-2027 passed without a negative voice vote.**

Discussion was held on Great Rivers Subdivision 3<sup>rd</sup> phase and transportation alternative route discussion. As part of the Great Rivers Subdivision an arterial route was proposed which would have "limited driveways and appropriately spaced local road intersections. Staff is looking for future direction on how to move forward with the north/south connection road. Currently there are no funds available for bridge development over the ravine area that is north of the Most property and the landowners north of the Most Subdivision have stated they have no interest developing their property in the future. This project would be a state project so funding from the State would not be available, all though grants could be pursued in the future for a potential bridge development if the land north of the Most's ever does develop. Staff is looking for input from the Plan Commission on the following options:

1. Keep the arterial corridor in place as described in the comprehensive plan, which would required that a road be put in that has limited or no driveways to serve as the arterial road.
2. Down grade the arterial road to a collector road. This would allow for driveway along Sea Wing Boulevard but require the developer to put in right-of-way all the way through to the northern boundary of their property for a future connection. The City would be responsible for funding

the bridge at some point making the connection across the ravine in the future if the land to the north ever develops.

3. The final option would be to require no connection between north and south. The developer would then be allowed to develop the land as they wish with no right-of-way being dedicated for a future crossing of the ravine.

Most, the developer of the land stated they would like to see 1200<sup>th</sup> Ave as the north south corridor.

Commissioners Eggers and Wenzel stated they would like to see option 1 remain as proposed. Commissioner Most stated a bridge could cost from \$5 to \$7 million and they would lose approximately 150 homes.

Commissioners Most and Peterson stated they would be in favor option number 2 and Commissioner Gergen stated he would be in favor of option 3. Since there was not a consensus of the Commissioners city staff was asked to get estimates on 2 & 4 lane streets including the bridge.

**Gergen/Wenzel motion to adjourn passed without a negative voice vote.**

Respectfully Submitted,

Jayne M. Brand  
City Clerk  
(From tape)