

➤ Concept Plan for Wilson – W. River RD – 34 Lots



**WILSON HILL - WEST RIVER ROAD - CONCEPT PLAT
DEVELOPMENT GUIDE/MAP, PRESTON, MINNESOTA
Housing Summit, September 20, 2019**

**Available for block and lot options and reservations
awaiting City infrastructure now in planning.**

- Description:** Large single parcel allowing multi-stage development, gentle hill with views for all homes, signature historic windmill, open with wooded perimeter on west.
- Location:** West River Road and CSAH 12/
Greenleifton Road, in city limits.
- Zoning:** R-1 Residential Currently
R-2 Needed for Concept Plat Shown
- Assets:** On DNR state trail, adjacent to Root River,
Walking distance to downtown,
Views of entire valley, large lots in
complete new neighborhood.

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Concept Plat Profile:	Frontage	Depth	Square Ft.	Acres
Outlot #1 Green Space/Entry	120	100	18,875	0.43
Outlot #2 Water Retention	190	350	69,660	1.60
Lots - Blocks 1-5				
Block One				
Lot #1	240	200	47,657	1.09
Lot #2	210	200	42,000	0.96
Lot #3	210	200	42,000	0.96
Lot #4	210	200	42,000	0.96
Lot #5	210	200	42,000	0.96
Lot #6	210	200	42,000	0.96
Lot #7	215	200	42,000	0.98
Block Two				
Lot #1	161	198	31,969	0.73
Lot #2	161	200	32,095	0.74
Lot #3	164	200	32,654	0.75
Lot #4	164	200	32,717	0.75
Block Three				
Lot #1	208	200	40,958	0.94
Lot #2	200	200	40,078	0.92
Lot #3	200	235	47,838	1.10
Lot #4	200	306	61,333	1.41
Lot #5	200	200	40,028	0.92
Lot #6	200	200	40,030	0.92
Lot #7	200	200	40,029	0.92
Lot #8	269	200	54,181	1.24
Block Four				
Lot #1	210	200	42,024	0.96
Lot #2	200	200	40,018	0.92
Lot #3	200	200	40,112	0.92
Lot #4	210	215	45,658	1.05
Lot #5	190	215	43,615	1.00
Lot #6	200	211	42,052	1.08
Lot #7	180	255	43,649	1.00
Lot #8	175	235	39,448	0.91
Lot #9	210	210	43,408	0.95

Block Five				
Lot #1	190	220	40,107	0.92
Lot #2	195	195	38,966	0.89
Lot #3	160	205	32,464	0.75
Lot #4	180	220	39,300	0.90
Lot #5	205	200	41,360	0.96
Lot #6	230	200	45,822	1.05

CONCEPT PLAT

CITY OF PRESTON EDA
WILSON HILL/ WEST BRIDGE