



Plan Commission Meeting Minutes

Tuesday, September 3, 2019 at 5:00 PM
Council Chambers

The Plan Commission of the New Richmond was called to order on Tuesday, September 3, 2019, at 5:00 PM, in the Council Chambers, with the following members present:

PRESENT: Mayor Fred Horne, Alderman Jim Zajkowski, Member Mike Kastens, Member MaryKay Rice, David Tyvoll

OTHERS PRESENT: Noah Wiedenfeld, Tanya Batchelor, Ron Derrick, Matt Heib, David Waldroff and sons

CALL TO ORDER

ROLL CALL

ADOPTION OF AGENDA

Member Mike Kastens made a motion to adopt the agenda as presented. Member MaryKay Rice seconded the motion. Carried unanimously.

APPROVAL OF MINUTES

Alderman Jim Zajkowski made a motion to approve the minutes of the previous meeting on August 6, 2019. David Tyvoll seconded the motion. Carried unanimously.

PUBLIC HEARING

APPLICATION FOR REZONING FROM DAVID AND JULIE WALDROFF TO REZONE FROM FROM Z1 AGRICULTURE/PRESERVATION DISTRICT TO Z3 MULTI-USE CORRIDOR AND Z2 SUB URBAN (A MAP IS AVAILABLE IN THE CLERK'S OFFICE) FOR THE FOLLOWING PROPERTIES LOCATED BETWEEN HWY 64 AND COUNTY ROAD K, NORTH AND EAST OF THE WHISPERING PRAIRIE DEVELOPMENT:

1. 261-1283-05-000 DESCRIBED AS SECTION 32 T31N R17W NE NW EXC PART TO PARCELS DESC 999-517 ANNEXED IN 2004 TO BE REZONED FROM Z1 AGRICULTURE TO Z3 MULTI-USE CORRIDOR
2. 261-1283-02-000 DESCRIBED AS SECTION 32 T31N R17W NW NE EXC PT TO CSM 9/2491 & EXC PART TO PARCEL DESC 999/517 ANNEXED IN 2004 TO BE REZONED FROM Z1 AGRICULTURE TO Z3 MULTI-USE CORRIDOR
3. 261-1283-01-000 DESCRIBED AS SECTION 32 T31N R17W 40ACRES NE NE ANNEXED IN 2004 TO BE REZONED FROM
4. 261-1283-12-000 DESCRIBED AS SECTION 33 T31N R17W 40ACRES NW NW ANNEXED IN 2004
5. 261-1283-11-000 DESCRIBED AS SECTION 33 T31N R17W 40ACRES NE NW ANNEXED IN 2004

6. 261-1283-06-000 DESCRIBED AS SECTION 32 T31N R17W SE NW EXC PART TO PARCEL DESC 999/517 ANNEXED IN 2004
7. 261-1283-03-000 DESCRIBED AS SECTION 32 T31N R17W 40ACRES SW NE ANNEXED IN 2004
8. 261-1283-04-000 DESCRIBED AS SECTION 33 T31N R17W 40ACRES SE NE ANNEXED IN 2004
9. 261-1283-13-000 DESCRIBED AS SECTION 33 T31N R17W 40ACRES SW NW ANNEXED IN 2004
10. 261-1283-14-000 DESCRIBED AS SECTION 33 T31N R17W 40ACRES SE NW ANNEXED IN 2004
11. 261-1283-16-000 DESCRIBED AS SECTION SEC 33 T31N R17W 40ACRES NW SW ANNEXED IN 2004 TO BE REZONED FROM Z1 AGRICULTURE TO Z2 SUB URBAN DISTRICT
12. 261-1283-17-000 DESCRIBED AS SECTION SEC 33 T31N R17W 37ACRES SW SW EXC CSM 5/1371 ANNEXED IN 2004 TO BE REZONED FROM Z1 AGRICULTURE TO Z2 SUB URBAN DISTRICT

Fred Horne declared the Public Hearing Open. Noah Wiedenfeld explained the location of the property between Hwy 64 and County Rd K, north and east of Whispering Prairie. Discussion followed. The Development Review Committee recommended approval of the rezoning request.

APPLICATION FOR APPROVAL OF THE FINAL PLAT OF WILLOW RIVER BLUFFS FIRST ADDITION LOTS 37-63 LOCATED WEST OF THE EXISTING WILLOW RIVER BLUFFS ADDITION DESCRIBED AS LOCATED IN PART OF THE SW ¼ OF THE SE ¼ AND PART OF THE SE ¼ OF THE SE ¼ OF SECTION 4 T30N, R18W CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

Noah Wiedenfeld explained the location of this development. Discussion followed. The Development Review Committee recommended approval of this final plat with the conditions as discussed. Fred Horne declared the Public Hearing closed.

ACTION ON PUBLIC HEARING AGENDA

Alderman Jim Zajkowski made a motion to approve the application for rezoning from David & Julie Waldroff as presented, with the condition that the Comprehensive Plan - Future Land Use Map be revised accordingly for consistency. Member Mike Kastens seconded the motion. Carried unanimously.

Member MaryKay Rice made a motion to approve the Final Plat of Willow River Bluffs First Addition Lots 37-63 with the following conditions:

1. Street signage and pavement markings shall be the responsibility of the Applicant, subject to review by the Director of Public Works.
2. The Applicant shall be responsible for planting boulevard trees in accordance with Table 1 of the Subdivision Ordinance, with the species, DBH, and location subject to approval by the City Forester.
3. The Applicant shall be responsible for installing street lamps along all streets. Placement and design shall be approved by the Director of Public Works and Electric Superintendent.
4. The construction of a paved multi-use trail for emergency vehicle access from Conifer Court to Scenic Lane, bicycle/pedestrian route to the edge of the conservation easement (future park), and parking area shall be negotiated between the Applicant and City staff, and addressed in the development agreement.
5. The Applicant shall dedicate 30.65 acres of parkland to the City of New Richmond, per the recommendation of the Park Board, in lieu of park impact fees. The construction of park-related public improvements shall be finalized in the development agreement.
6. Per Section 117-41.C of the City Code of Ordinances, an easement for drainage and utilities at least ten feet wide along front and rear lot lines and five feet wide along all abutting side lot lines shall be provided. If necessary for the extension of main water or sewer lines or similar

utilities, easements of greater width may be required along lot lines or across lots as approved by the Public Works Director.

7. All comments provided by the City of New Richmond's engineering consultant regarding the grading plan, erosion control plan, stormwater management plan, utility plan, sanitary sewer plan, and water main plan shall be addressed by the Applicant, with a corresponding approval letter provided.
 8. All utility, grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.
 9. The Applicant shall enter into a development agreement with the City of New Richmond that addresses but is not limited to the following matters: financial guarantee, project management, construction plans, inspection, as-built plans, and the acceptance of public improvements.
 10. The Applicant shall pay all impact fees according to the Impact Fee Schedule established by the City Council, with the exception of park impact fees.
- David Tyvoll seconded the motion. Carried unanimously.

WATERS EDGE EXTRA-TERRITORIAL JURISDICTION PLAT REVIEW

Noah Wiedenfeld explained that the Wisconsin Supreme Court and Wisconsin Court of Appeals have determined that cities cannot impose public improvement requirements, require annexations, control density, or otherwise control the type of development that can take place as a condition of plat approval. Due to these restrictions, the City's review is very limited. The Development Review Committee recommends approval of this preliminary plat.

Alderman Jim Zajkowski made a motion to approve the Extra-Territorial Preliminary Plat of Waters Edge First Addition. Member Mike Kastens seconded the motion. Carried unanimously.

VACATING RIGHT-OF-WAY BY FIRST LUTHERAN CHURCH

Noah Wiedenfeld explained the right-of-way to be vacated and the easement that will be retained for the warning siren. Discussion followed. The Development Review Committee recommended approval of this vacation.

Mayor Fred Horne made a motion to approve vacating right-of-way at County Road K near First Lutheran Church. Member MaryKay Rice seconded the motion. Carried unanimously.

ZONING ORDINANCE REVISIONS

Noah explained several ordinance issues including fence standards, sign regulations, mini-storage buildings, outdoor storage and power lines in New Richmond. Noah will bring forward proposed changes.

COMMUNICATION AND MISCELLANEOUS

ADJOURNMENT

Member Mike Kastens made a motion to adjourn the meeting. Mayor Fred Horne seconded the motion. Carried unanimously.

City Clerk