

AGENDA FOR COUNCIL MEETING
CITY OF NEW RICHMOND, WISCONSIN
MONDAY, OCTOBER 9, 2017 - 7:00 P.M.

AGENDA:

1. Call to Order
2. Clerk's Roll Call
3. Pledge of Allegiance
4. Adoption of Agenda

PUBLIC COMMENT

CONSENT AGENDA:

1. Approval of the Minutes from the Previous Regular Council Meeting, September 11, 2017 at 7:00 p.m. and Special Council Meetings, September 15, 19 and October 2, 2017
2. Applications for License to Serve from James G. Gibson, New Richmond; Amy J. Larson, New Richmond; Morgan M. Kelly, New Richmond; and Jeff A. Fredrickson
3. Applications for Direct Seller's Permit from Chee Lee and Bernadette Schwab to sell Costco memberships in the parking lot of the Asteria Inn from October 10 to November 10, 2017
4. Application for Run/Walk Permit from The New Richmond Area Center:
 - a. October 28, 2017 at 8:00 a.m.
 - b. November 11, 2017 at 9:00 a.m.
 - c. December 9, 2017 at 9:00 a.m.
 - d. January 13, 2018 at 9:00 a.m.
 - e. February 10, 2018 at 9:00 a.m.
 - f. March 24, 2018 at 9:00 a.m.
 - g. April 21, 2017 at 9:00 a.m.
5. Payment of VO#61175 through VO#61261 totaling \$363,090.27 plus electronic fund transfers of \$3,859,333.27, for a grand total of \$4,222,423.54

DEPARTMENT REPORTS:

Administration
Finance
Community Development
Public Works
Library
Police
Fire
Airport

UNFINISHED BUSINESS:

(Consideration and action on matters tabled, postponed or referred to a committee at a previous meeting)

NEW BUSINESS:

(Action on newly introduced motions, ordinances, resolutions or other matters)

1. **Plan Commission Recommendation:**
 - a. Haffner Construction PUD Amendment for Rich River Trails - ORD #501
 - b. Willow River Bluffs LLC Amending PUD – ORD #502, Preliminary Plat and Final Plat
 - c. Phillips Medisize Temporary Grading Permit
2. Resolution #101701 – Sale of Land to Phillips Medisize
3. 125th Street Design
4. Banner Sponsorship Program
5. Police Vehicle Bids
6. Parade Permit Process
7. 2018 Budget Update
8. Work Session on October 23, 2017 at 5:30 p.m.
9. Communications & Miscellaneous
10. Closed Session per State Statute 19.85 (1)(e) –
 - a. TID #6
11. Open Session – Action on Closed Session Agenda
12. Adjournment

Frederick Horne, Mayor

(THE ABOVE AGENDA IS NOT NECESSARILY IN ORDER OF PRESENTATION)

**Late Changes and Additions

Posted: Civic Center and City Website

If you need a sign language interpreter or other special accommodations, please contact the City Clerk at 246-4268 or Telecommunications Device for the Deaf (TDD) at 243-0453 at least 48 hours prior to the meeting so arrangements can be made.

REGULAR COUNCIL MEETING SEPTEMBER 11, 2017 7:00 P.M.

The meeting was opened by announcing this was an open meeting of the Common Council. Notice of this meeting was given to the public at least 24 hours in advance of the meeting by forwarding the complete agenda to the official City newspaper, The New Richmond News, and to all news media who have requested the same as well as posting. Copies of the complete agenda were available for inspection at the City Clerk's office and on the City's website at www.newrichmondwi.gov. Anyone desiring information as to forthcoming meetings should contact the City Clerk's office.

Roll call was taken.

Members Present: Mayor Horne, Alderman Kittel, Ard, Jackson, Montello, Volkert and Zajkowski

The Pledge of Allegiance was recited.

Alderman Zajkowski moved to adopt the agenda as presented, seconded by Alderman Montello and carried.

Public Comment

Consent Agenda

1. Approval of the Minutes from the Previous Regular Council Meeting, August 14, 2017 at 7:00 p.m. and Special Council Meeting, August 28, 2017 at 5:30 p.m.
2. Applications for License to Serve from John P. Vlasak, New Richmond and Michael E. Hoppe Jr, New Richmond
3. Application for Parade Permit from the Wisconsin State VFW Loyalty Day Parade on April 28, 2018 at 12:30 p.m.
4. Donations for K-9 Program:

Bernard & Carol Colbeth	\$100
Bernard's Northtown	\$2,500
James & Susan Zajkowski	\$100
Reardon Family (in Hogan's honor)	\$100
Wisconsin Tavern League	\$500
5. Payment of VO#61077 through VO#61174 totaling \$508,358.61 plus electronic fund transfers of \$2,406,826.31 for a grand total of \$2,915,184.92

General Fund	\$2,451,002.73
Impact Fees Fund	18,797.96
Cemetery Fund	1,076.70
Debt Service Fund	53,302.33
Capital Projects	192,723.78
Landfill Cleanup Fund	2,604.17
TID District #10	3,959.45
TID District #6	2,948.96
TID District #9	2,000.00
Storm Water Utility	134,439.94
Park Land Trust Fund	46,308.12

Alderman Montello moved to approve the consent agenda as presented, seconded by Alderman Ard and carried.

Department Reports

Administration – Mike Darrow stated staff has been working on the City and Utility Budgets. There will be community engagement opportunities in September and October through the 2018 Budget Lab. Staff will present the budget to the Rotary, the Senior Center, the Deerfield, among other organizations. Updates will be posted on Facebook and Twitter.

Finance –Rae Ann Ailts stated City Utilities is launching a new website in late October or early November. Public Power Week is October 1-7, 2017. Alderman Montello asked about providing online utility billing. This is something they are looking into.

Community Development – Beth Thompson stated 654 building permits have been issued to date; 66 of those were issued for new dwelling units and 18 more are pending. There have been 1,016 building inspections completed to date. Over the last month there have been ribbon cuttings for SF Insurance Group on August 23, 2017; Westfields Hospital & Clinic on August 29, 2017; and Family Therapy Associates on September 8, 2017. The next Citizens Comprehensive Plan Meeting will be on Wednesday, September 13, 2017, at the airport from 4:30 to 6:30 p.m.

Public Works – Noah Wiedenfeld explained that curb & gutter was started on September 8 on North Fourth Street and they will be working on driveway aprons this week. The first lift of blacktop will likely begin September 20, 2017. James Place and Paperjack Bend Developments both have curb and the first lift of asphalt completed. There will be an Open House on September 28, 2017, from 5:30 to 7:00 p.m. at the Civic Center for the 125th Street project. Downtown sidewalk repairs will begin this week. Open houses will be held on September 20, 2017 from 5:30 p.m. to 7:00 p.m. at the park sites in Fox Run and Whispering Prairie developments to determine future park amenities. There will be a visual preference survey and root beer floats will be given out.

Library - Noah Wiedenfeld gave the Library updates. Author James Campbell will be at the library on September 13, 2017 at 6:00 p.m. Books and Brews will be on September 14 at 6:30 p.m. at Table 65. There will be a tech tutor at the library on September 20, 2017 from 10:00 a.m. to 3:00 p.m. to help people with their phones and/or tablets. Friends of the Library will host the Library Mystery Dinner Theater on October 7-8 at the Golf Club. Tickets are \$40 and include a three-course dinner.

Police – Craig Yehlik reported there was a meeting with police, fire and EMS to discuss radios and the transition to all digital radios. The Police Department is currently attending critical incident team training. Craig stated that school is back in session and reminded people to drive safely near and around the schools. There have been parking issues at the high school that police have had to deal with.

Fire – Mayor Horne reported there were 21 incidents in August. The Fire Prevention Open House will be on Monday, October 9, 2017 from 6:00 to 8:00 p.m. at the Fire Hall. They ask everyone to bring a non-perishable food item for Five Loaves Food Shelf to receive a fire truck ride. The theme of this year's event is "Every Second Counts, Plan 2 Ways Out".

Airport – Mike Demulling explained the airport hosts lunch cookouts every Wednesday during the summer and this year they had over 650 people attend. They also held tours and events for the kids and had over 400 kids participate in those events. The runway sweeper has arrived and has been assembled. This will help out immensely with Superbowl traffic. There have been meetings with

the FAA regarding the Superbowl. Mike is working with limo services and bus companies to see what transportation can be provided to those who use our airport. There will also be enhanced security at the airport during this time.

Resolution #091701 – Exemption from County Library Tax

Alderman Montello offered the following resolution and moved for its adoption:

RESOLUTION #091701
REQUESTING APPLICATION FOR EXEMPTION
FROM COUNTY LIBRARY TAX

WHEREAS, the County Board for St. Croix County, Wisconsin levies a county library tax; and

WHEREAS, Section 43.64(2)(b) of the Wisconsin Statutes provides that any city, town or village which levies a tax for public library service and appropriates and expends for a library fund as defined by section 43.52(1) of the Wisconsin Statutes during the year for which the county tax levy is made a sum at least equal to the county tax rate in the prior year multiplied by the equalized valuation of the property in the city, town, or village for the current year is exempt from the county library tax; and

WHEREAS, the City of New Richmond will, in 2018, appropriate and expend an amount in excess of that calculated above.

NOW THEREFORE, BE IT RESOLVED that the City of New Richmond hereby requests of the St. Croix County Board of Supervisors that the City of New Richmond be exempted from the payment of any county tax for the support of public library service as provided in Section 43.63(2) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED that copies of this Resolution be forwarded by the City of New Richmond Clerk to the following parties:

Carleton A. Friday Memorial Library
155 East First Street
New Richmond, WI 54017

St. Croix County – County Clerk
1101 Carmichael Road
Hudson, WI 54016

Motion was seconded by Alderman Kittel and carried.

Plan Commission Recommendations

Beth Thompson explained the Plan Commission recommended approval of the application from DLH Consulting, LLC, Amending PUD district for Evergreen Valley. The proposal was to have detached single-family homes on these lots rather than twin homes. Mike Montello moved to approve a PUD amendment for Evergreen Valley Third Addition allowing development of one-family dwellings, subject to the following conditions:

1. Lots 179, 180, 183-186 shall be developed as two-family buildings in accordance with the provisions of the PUD approved 13 January 2005.
2. Lots 167-176 and 212-225 shall only be developed as one-family dwellings subject to the conditions established herein.
3. Lot coverage shall be limited to 40 percent.
4. Development of one-family dwellings upon the Lots 167-176 and 212-225 shall be subject to the following setback requirements:

	Front	Side	Rear
Lots 167-176	30ft.		
Lots 212-225	25ft. ¹		
1. The secondary front setback for Lot 225 shall be 30 feet.			

5. Landscaping shall be installed in each front yard in accordance with Table 15 of the Zoning Ordinance. Rear yards and side yards abutting lots not included in the PUD amendment shall provide for turf grass. Side yards interior to the PUD amendment shall provide for turf or rock.
6. All grading, drainage, and erosion control issues shall be subject to review and approval of the Public Works Director.
7. The developer shall prepare a 10-foot wide drainage and utility easement document to be recorded over the common side lot line of the former two family lots (5 feet each side), subject to review and approval of the Public Works Director.

Motion was seconded by Alderman Kittel and carried.

The Plan Commission recommended approval of a Certified Survey Map for property north of LWT along Richmond Way. Alderman Montello moved to approve the Certified Survey Map subject to the following condition:

- 1) An ingress/egress easement providing for shared use and maintenance of a private driveway across lot 31 and lot 32 shall be drafted and recorded with the CSM, subject to review and approval of the City Attorney.

Motion was seconded by Alderman Kittel and carried.

The Plan Commission recommended approving Ordinance #500 amending curb requirements. Beth Thompson explained that our current ordinance is very restrictive regarding curb requirements and there is a need for flexibility. Alderman Montello moved to suspend the rules and adopt Ordinance #500 allowing more flexibility in the curb requirements, seconded by Alderman Zajkowski and carried.

Development Agreement with Johnson Motors

Nick Vivian, City Attorney, explained the development agreement with Johnson Motors. Alderman Montello moved to approve the development agreement as presented, seconded by Alderman Ard and carried.

Development Agreement with Richmond Prairie Condos Phase 3

Nick Vivian explained this agreement. Alderman Montello moved to approve the agreement as presented, seconded by Alderman Zajkowski and carried.

Resolution #091702 Approving Sale of Land to Bernard Real Estate Holdings LLC

This property is located north of LWT on the corner of Richmond Way and Madison Avenue and is 2.40 acres. Alderman Kittel offered the following resolution and moved for its adoption:

RESOLUTION #091702

RESOLUTION AUTHORIZING SALE OF REAL ESTATE

WHEREAS, the City of New Richmond is the owner of real estate described as:

Located in Part of the NE ¼ of the SW ¼, Section 10, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin, Being a portion of Lot 29 of Certified Survey Map recorded in Volume 22, Page 5390. Property to be recorded as Lot 31 of a Certified Survey Map approved by City Council on September 11, 2017. Approximately 2.40 acres.

WHEREAS, the City has entered into an Offer to Purchase and Sale Agreement with Bernard Real Estate Holdings, LLC, Whereby the City would sell this parcel to Bernard Real Estate Holdings, LLC; and

WHEREAS, all necessary contingencies have been met and the transaction is ready to be closed.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of New Richmond as follows:

1. That the City shall proceed with the sale of the real estate to Bernard Real Estate Holdings, LLC
2. That Mayor, Frederick Horne, and City Clerk, Tanya Batchelor, are authorized to execute all documents necessary to complete the sale of the property.

Motion was seconded by Alderman Montello and carried.

Resolution #091703 Approving the Sale of Land to DDR Estates, LLC

This property is located directly east of the property described above. Alderman Montello offered the following resolution and moved for its adoption:

RESOLUTION #091703

RESOLUTION AUTHORIZING SALE OF REAL ESTATE

WHEREAS, the City of New Richmond is the owner of real estate described as:

Located in Part of the NE ¼ of the SW ¼, Section 10, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin, Being a portion of Lot 29 of Certified Survey Map recorded in Volume 22, Page 5390. Property to be recorded as Lot 32 of a Certified Survey Map approved by City Council on September 11, 2017. Approximately 1.40 acres.

WHEREAS, the City has entered into an Offer to Purchase and Sale Agreement with DDR Estates, LLC, Whereby the City would sell this parcel to DDR Estates, LLC; and

WHEREAS, all necessary contingencies have been met and the transaction is ready to be closed.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of New Richmond as follows:

1. That the City shall proceed with the sale of the real estate to DDR Estates, LLC
2. That Mayor, Frederick Horne, and City Clerk, Tanya Batchelor, are authorized to execute all documents necessary to complete the sale of the property.

Motion was seconded by Alderman Kittel and carried.

Police Squad Proposed RFP

Craig Yehlik, Police Chief, explained the vehicles in his fleet. He proposed to get RFPs for two pursuit SUVs, one K-9 Police pursuit SUV, and one Chief of Police vehicle. Normally the department trades the oldest squad card in on the new ones, but Craig asked to keep one of squad cars that would have been traded in on the new squad cars. This vehicle would be used by the Lieutenant. The bids would be due by October 2, 2017 with City Council approval in October, with delivery after January 1, 2018. Discussion followed. Alderman Ard moved to proceed with the RFP as proposed, seconded by Alderman Jackson and carried. Alderman Montello abstained.

K-9 Update and Approval for Full-time Position

Craig Yehlik explained that a formal vote had not been completed for the K-9 Officer position. At this time \$75,000 has been raised. Discussion followed. Craig is working on writing policies for this position and figuring out costs involved. Alderman Montello moved to formally approve the K-9 Officer position, seconded by Alderman Jackson and carried.

Work Session on August 28, 2017 at 5:30 p.m.

The work session will be changed to October 2, 2017 at 5:30 p.m. and another Special Council meeting will be on September 18 in the early afternoon.

Communications and Miscellaneous

Craig Yehlik asked to observe a moment of silence for all those affected by 911. The skate park dedication will be on Saturday, September 16, 2017 from 11:30 a.m. to 2:00 p.m. There will be free lunch, demonstrations, and prizes.

Closed Session

Alderman Ard moved to go into Closed Session per State Statute 19.85 (1)(e)(g) – TID #6, Evergreen Valley –Storm Water Management, Walmart Real Estate Property Tax Appeal, and Negotiation of Public Contract – PILOT, seconded by Alderman Montello, and carried.

Open Session

No action was taken.

Alderman Kittel moved adjourn the meeting, seconded by Alderman Kittel, and carried.

Meeting adjourned at 9:30 p.m.

Tanya Batchelor
City Clerk

SPECIAL COUNCIL MEETING, SEPTEMBER 15, 2017 10:00 A.M.

Mayor Horne opened the meeting by announcing that this was an open meeting of the Common Council. Notice of this meeting was given to the public at least 24 hours in advance of the meeting by forwarding the complete agenda to the official City newspaper, the New Richmond News, and to all news media who have requested the same as well as posting. Copies of the complete agenda were available for inspection at the City Clerk's office. Anyone desiring information as to forthcoming meetings should contact the City Clerk's office.

Roll call was taken.

Members Present: Mayor Horne, Alderman Kittel, Ard, Jackson, Montello, Volkert and Zajkowski

The Pledge of Allegiance was recited.

Alderman Montello moved to adopt the agenda as presented, seconded by Alderman Ard and carried.

Amplification Permit

Alderman Volkert moved to approve the Application for Amplification Permit and Exemption from Section 50-87 Loud & Unnecessary Noise for the Skate Park Celebration in Hatfield Park on September 16, 2017 from 11:00 a.m. to 2:00 p.m., seconded by Alderman Montello and carried.

Alderman Montello moved to adjourn the meeting, seconded by Alderman Ard and carried.

Meeting adjourned at 10:02 a.m.

Tanya Batchelor
City Clerk

SPECIAL COUNCIL MEETING, SEPTEMBER 19, 2017 5:00 P.M.

Mayor Horne opened the meeting by announcing that this was an open meeting of the Common Council. Notice of this meeting was given to the public at least 24 hours in advance of the meeting by forwarding the complete agenda to the official City newspaper, the New Richmond News, and to all news media who have requested the same as well as posting. Copies of the complete agenda were available for inspection at the City Clerk's office. Anyone desiring information as to forthcoming meetings should contact the City Clerk's office.

Roll call was taken.

Members Present: Mayor Horne, Alderman Kittel, Ard, Jackson, Montello, Volkert and Zajkowski

The Pledge of Allegiance was recited.

Alderman Kittel moved to adopt the agenda as presented, seconded by Alderman Zajkowski and carried.

Amplification Permit

Alderman Montello moved to approve the Application for Amplification Permit and Exemption from Section 50-87 Loud & Unnecessary Noise from 45th Parallel for September 30, 2017 from 1:00 p.m. to 6:00 p.m., seconded by Alderman Ard and carried.

Communications & Miscellaneous

The Skate Park celebration was a success. There was a question about having a broom left at the site. Noah Wiedenfeld stated there was a broom for the first few weeks but it disappeared. Jeremiah Wendt will have Michael Mroz look into how to keep the area free from debris.

Closed Session

Alderman Ard moved to go into Closed Session per State Statute 19.85 (1)(c)(e)(g) to discuss TID #6, Evergreen Valley – Storm Water Management, and Union & Non-Union Wages and Salaries, seconded by Alderman Montello and carried.

Open Session

Alderman Montello moved to approve the wayfinding and lights for TID #6 as discussed on September 11, 2017 in closed session, seconded by Alderman Kittel and carried.

Alderman Kittel moved to approve the IT Support/Managed print services proposal and hiring custodial services as discussed in closed session, seconded by Alderman Montello and carried.

Alderman Zajkowski moved to approve the salary and position description as discussed in Closed Session related to airport operations, seconded by Alderman Kittel and carried. Alderman Montello voted no.

Alderman Montello moved to adjourn the meeting, seconded by Alderman Ard and carried.

Meeting adjourned at 7:05 p.m.

Tanya Batchelor
City Clerk

SPECIAL COUNCIL MEETING, OCTOBER 2, 2017 5:00 P.M.

Mayor Horne opened the meeting by announcing that this was an open meeting of the Common Council. Notice of this meeting was given to the public at least 24 hours in advance of the meeting by forwarding the complete agenda to the official City newspaper, the New Richmond News, and to all news media who have requested the same as well as posting. Copies of the complete agenda were available for inspection at the City Clerk's office. Anyone desiring information as to forthcoming meetings should contact the City Clerk's office.

Roll call was taken.

Members Present: Mayor Horne, Alderman Kittel, Ard, Jackson, Montello, Volkert and Zajkowski

The Pledge of Allegiance was recited.

A moment of silence was observed for the Las Vegas tragedy.

Alderman Zajkowski moved to adopt the agenda as presented, seconded by Alderman Kittel and carried.

2018 Budget Review

Rae Ann Ailts explained the transportation aid number is the only information needed to figure the millrate. She also reviewed the General Government budget. The main changes in this area is the Information Technology Managed Services. This will allow Andrew Lammers to shift his focus to spend 90% of his time on utility mapping, 5% on stormwater utility and 5% on City projects. The contracted electrical inspector is budgeted for 2018 and will have a six month contract that automatically renews.

Mike Demulling explained the airport has a budget increase of \$10,000 to cover expenses that have been shared over the year and will be more reflective of the actual cost of operating the airport. A part-time person will be added for fall and winter of 2018. In 2019, the plan will be to change the part-time person to a full-time position. Several large hangars will be constructed in 2018, so taxes generated from those hangars will help with additional expenses in 2019. There are 203 airplanes based at the airport right now, which is considered second in the State of Wisconsin.

Craig Yehlik explained the Police Department budget. They will add a full-time position in April of 2018. There will be a savings of \$4,000 with the computer managed support, which Craig would like to put towards additional training for 2018. There was discussion regarding the amount of overtime paid this year and over the past several years. Staff will look at the numbers again and see if they can come up with any solutions or increase the amount budgeted for 2018.

Kim Henning explained the Library budget. The new library is on the horizon, so 2018 will be a year of planning. Library Staff is conducting an analysis for long-term and short-term employees. When the City begins construction of a new library building, one or two additional staff will be needed to help with project management or to cover daily operational needs so current staff can oversee the project.

Beth Thompson stated the Economic Development area does not expect any changes for 2018. The amount budgeted for the planning consultant of \$20,000 will stay the same in 2018.

Mike Darrow explained that he will meet with the Chamber and other groups regarding the total contributions from the City to various events. He also discussed the Historic Preservation façade grants and the amount budgeted for 2018. Noah Wiedenfeld has visited over 40 downtown businesses and explained the program to them. Currently the maximum a business can apply for is \$2,000. Several businesses have used this program in the 2017 including, Chickadee Doo-da, New Richmond Computers, Ann Schmiede Law Office and Sunbow Properties (for the Creamery Building).

There was discussion regarding budgeting money to fund some capital projects rather than borrowing for all of these items. Staff will look at the potential impact this would have on the City levy. Staff will also ask the public for feedback on this proposal during their budget discussions.

Capital Improvement Plan

The capital improvement plan was handed out to Council members. Rae Ann Ailts explained the process for prioritizing the projects listed in the plan. Staff is asking the Council to rank projects to help staff determine what items are important to them and the order for completion.

Dairy Queen Update and Action

Jeremiah Wendt stated the asbestos sampling and abatement has been completed. The most cost effective solution is to have the Public Works Department demolish the building over the winter. They will sort materials to recycle as much as possible. There was discussion regarding holding a garage sale to get rid of the remaining items. It was the consensus of the Council to call someone to take everything.

Alderman Montello moved to approve the demolition of the building by the Public Works Department, seconded by Alderman Zajkowski and carried. Staff will give the Council a final cost estimate prior to beginning the demolition.

Communications & Miscellaneous

Alderman Ard reported the State Assembly Bill 399 has died and the wheel tax issue is still alive.

Alderman Montello stated the League of Wisconsin Municipalities is asking for people to contact their state representatives about the dark store issue.

Closed Session

Alderman Montello moved to go into Closed Session per State Statute 19.85 (1)(c) to discuss Union Wages and Salaries, seconded by Alderman Kittel and carried.

Open Session

Alderman Montello moved to approve the Police Union Contract as presented in Closed Session, seconded by Alderman Ard and carried.

Alderman Zajkowski moved to adjourn the meeting, seconded by Alderman Montello and carried.

Meeting adjourned at 7:06 p.m.

Tanya Batchelor
City Clerk

VOUCHERS PRESENTED TO THE COUNCIL OCTOBER 9, 2017

VO #	PAYMENT TO:	AMOUNT
61175	AYRES ASSOCIATES INC	850.00
61176	BENEDICT REFRIGERATION SERVICE INC	206.00
61177	CEDAR CORPORATION	921.60
61178	CITY UTILITIES - 2ND BILLING	30,688.44
61179	COMMUNITY COLLABORATION	1,951.90
61180	DARROW, MIKE	217.21
61181	DERRICK HOMES, LLC	3,000.00
61182	ECKBERG LAMMERS BRIGGS WOLFF & VIERLING	5,680.88
61183	HAUGEN, OWEN	74.20
61184	HOISINGTON KOEGLER GROUP, INC	5,761.36
61185	HOWELL, PAT	463.63
61186	LAMERS, ANDREW	5,000.00
61187	MARSDEN BLDG MAINTENANCE, LLC	2,252.22
61188	MEIER, THOMAS	158.24
61189	MELSTROM INSPECTIONS, LLC	1,875.00
61190	MEYER, SCHERER & ROCKCASTLE, LTD	24,155.99
61191	PETERSON, H. ARLENE	500.00
61192	REGISTER OF DEEDS	60.00
61193	RUHDE, JENNIFER & AARON	500.00
61194	STEPHENS SANITATION - RECYCLING	4,065.00
61195	STEPHENS SANITATION - RECYCLING SHED	806.96
61196	STEPHENS SANITATION - REFUSE	487.15
61197	WILLIAMSON & SILER S.C.	2,461.73
61198	WISCONSIN DNR	350.00
61199	XCEL ENERGY (2)	24.00
61200	FRONTIER COMMUNICATIONS	47.82
61201	HOLIDAY INN - STEVENS POINT	164.00
61202	LANGENBACK, BEVERLY	333.84
61203	REGISTER OF DEEDS	90.00
61204	TO SERVE CONTRACTING, LLC	25.00
61205	A-1 EXCAVATING	75,282.81
61206	ADY ADVANTAGE	625.00
61207	AMAZON (CITY)	708.88
61208	AMAZON (LIBRARY)	1,401.69
61209	BALDWIN TELECOM, INC	594.33
61210	BENEFIT EXTRAS, INC	360.75
61211	CEMSTONE - READY MIX INC	283.92
61212	CHIPPEWA FALLS PUBLIC LIBRARY	30.00
61213	CHUCK NUTZMANN & SONS	677.23
61214	CITY UTILITIES - 1ST BILLING	871.04
61215	CITY UTILITIES - INVOICES	40.00
61216	CITY UTILITIES - LANDFILL	662.32
61217	CITY UTILITIES - SAC CHARGES	15,159.00
61218	CITY UTILITIES - SALES TAX	378.62
61219	CITY UTILITIES - SRPS	1,305.00
61220	CITY UTILITIES - WATER IMPACT FEES	15,159.00
61221	CLAY, AARON	4,000.00
61222	CLEAR CHOICE BUSINESS SOLUTIONS, LLC	188.00
61223	COOK, EMILY	20.00
61224	COUNTRY LIVING BUILDERS	180.00
61225	CUSTOM FIRE APPARATUS, INC	3,255.65
61226	GHD SERVICES INC	2,922.60
61227	HUSBY, JEFFREY	4,000.00
61228	INDUSTRIAL SAFETY	4,635.30
	SUB - TOTAL	225,913.31

	SUB - TOTAL CARRIED FORWARD	225,913.31
61229	J & K WINDOW TINTING LLC	455.00
61230	KINNI SPORT & POWER	4,000.00
61231	KWIK TRIP / KWIK STAR STORES	3,803.01
61232	MAIL FINANCE	760.35
61233	MONARCH PAVING COMPANY	3,069.95
61234	MSA PROFESSIONAL SERVICES INC	7,781.20
61235	NORTHERN BUSINESS PRODUCTS	604.95
61236	PEDERSON, JOEL	325.00
61237	POWERS LIQUID WASTE MANAGEMENT, INC	1,370.00
61238	PRINSEN, DON	500.00
61239	PROFESSIONAL SERVICE INDUSTRIES, INC	2,833.75
61240	RIVER STATES TRUCK & TRAILER	7,483.69
61241	RIVERTOWN MULTIMEDIA	604.69
61242	RUNNING, INC	10,723.88
61243	SCHOOL DISTRICT OF NR - MOBILE HOME FEES	153.69
61244	SECURIAN FINANCIAL GROUP, INC	2,131.20
61245	SHORT-ELLIOTT-HENDRICKSON	21,301.40
61246	SPECTRUM INSURANCE GROUP	43,379.00
61247	ST CROIX COUNTY HIGHWAY DEPT	12,563.36
61248	ST CROIX COUNTY TREASURER - MUNICIPAL COURT	795.30
61249	ST CROIX VALLEY SART, INC	200.00
61250	STANDARD INSURANCE COMPANY	2,728.92
61251	STATE OF WI - COURT FINES & ASSESSMENTS	1,763.50
61252	THE PLANNING COMPANY	3,703.20
61253	TYVOLL, DAVID	1,000.00
61254	VERIZON WIRELESS (CITY)	353.40
61255	VERIZON WIRELESS - VSAT	100.00
61256	VILLAGE OF STAR PRAIRIE	74.22
61257	WASHINGTON NATIONAL INS CO	200.80
61258	WI PROFESSIONAL POLICE ASSN, INC	585.20
61259	WILLIAMSON & SILER S.C.	988.50
61260	WITC - NEW RICHMOND CONF CTR	520.00
61261	XCEL ENERGY	319.80

SUB-TOTAL

363,090.27

SUB - TOTAL CARRIED FORWARD

363,090.27

TOTAL VOUCHERS

363,090.27

ELECTRONIC FUND TRANSFERS

PAYROLL (9/15 & 9/29))	235,219.17
DEFERRED COMP	13,491.00
ROTH - WI	375.00
FEDERAL W/H	138,818.37
STATE W/H	25,577.51
POSTAGE	2,000.00
MEDICAL PREMIUMS	90,766.62
RETIREMENT	53,873.94
VISA P-CARDS	36,759.79
HRA	8,827.20
HAS - ER CONTRIBUTIONS	1,166.62
WI-SCTF	4,578.38
FLEX SPENDING	6,483.69
GARNISHMENTS	364.55
EMPLOYEE FUND	336.00
FIREMEN DUES DEDUCTIONS	540.00
AFLAC	1,408.38
INV - SUPER AMERICA	2,423.01
DELINQ STATE TAX - REMITTANCES	62.59
LIBRARY-REST'D INVESTMENTS	8,250.00
IMPACT FEE TRANSFERS	26,286.00
TRANSFER TO LGIP	16,000.00
TID#6 DEVELOPER INCENTIVE	-
PSN REFUNDS	-
TID FEES	-
WPPI LOAN PMTS	4,166.67
DEBT PMTS/BREMER LOAN PMTS	3,181,558.78

TOTAL ELECTRONIC FUNDS

3,859,333.27

GRAND TOTAL

4,222,423.54

FRED HORNE, MAYOR



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 29 September 2017

RE: New Richmond – Rich River Trails; Haffner/Klasen PUD amendment

TPC FILE: 164.02

BACKGROUND

Mr. Robin Haffner and Mr. Jerry Klasen together own a 23 acre parcel of land located southeast of County Road K and 140th Street. The City approved a PUD, Planned Unit Development to be known as Rich River Trails on 13 October 2003 (and amended on 11 February 2013) that includes the subject site. The PUD was preserved as part of the comprehensive update of the Zoning Ordinance adopted by the City Council on 1 January 2015 in Section 121-9.B.3 of the Zoning Ordinance. The property owners are requesting the City amend the Zoning Ordinance to repeal the preservation of the Rich River Trails PUD from the subject site. The application to amend the Zoning Ordinance is subject to review by the Plan Commission and approval of the City Council in accordance with Section 121-29 of the Zoning Ordinance. A public hearing to consider the application has been noticed for the Plan Commission meeting on 6 October 2017.

Exhibits:

- Site location map
- Draft ordinance
- Rich River Trails PUD Development Plan

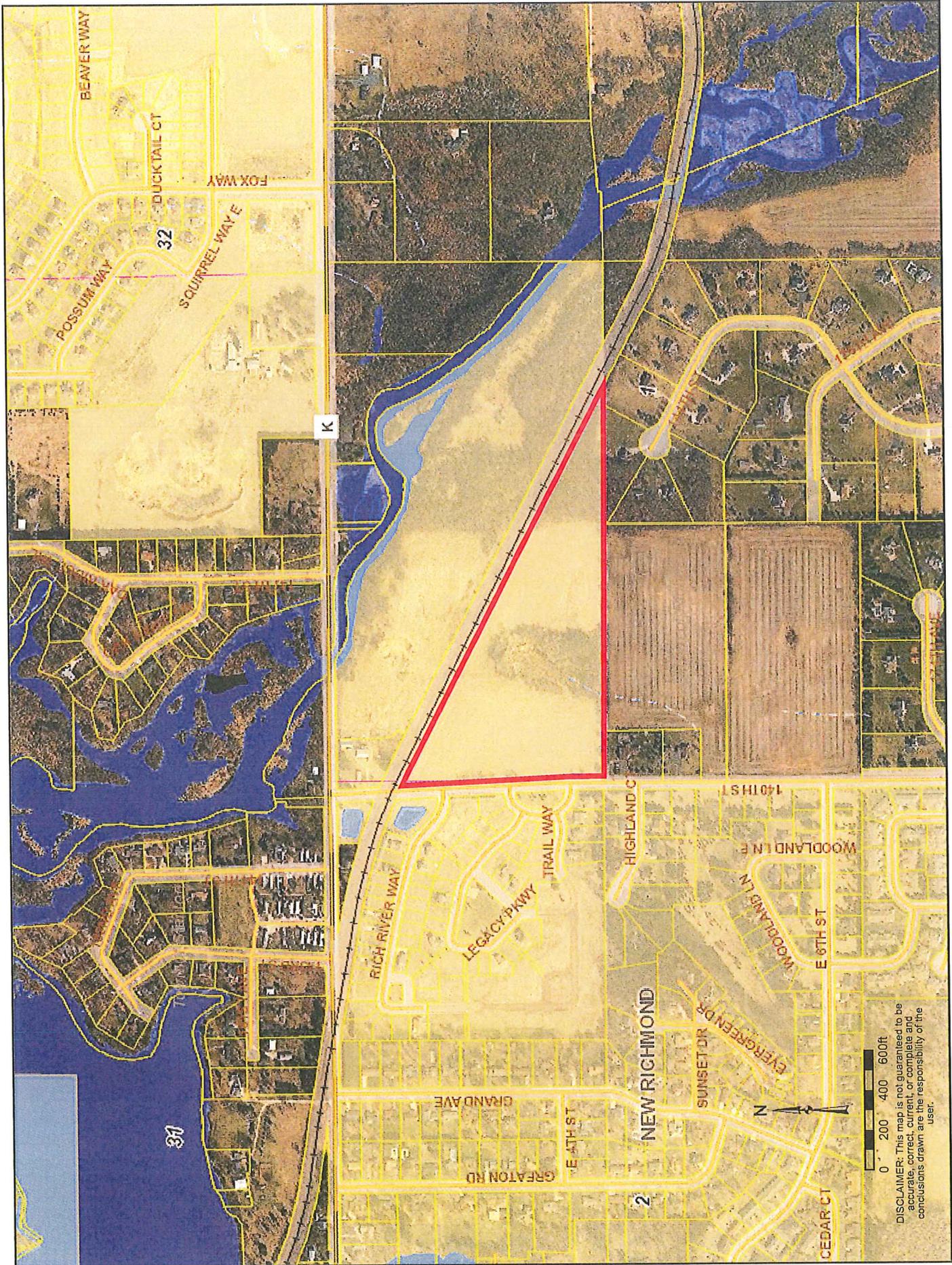
ANALYSIS

The Rich River Trails PUD establishes land uses and performance standards for development of the included parcels, which includes the subject site. The PUD is preserved as Section 121-9.B.3 of the Zoning Ordinance and governs the use of the property outside of the standard zoning districts established by the Zoning Ordinance in accordance with the specific PUD Development

Plan. The Zoning Ordinance update approved 1 January 2015 established an underlying zoning designation of Z2, Sub-Urban District for the subject site. The property owners are requesting that the Zoning Ordinance be amended to repeal preservation of the PUD for the subject site located south of the railroad right-of-way east of 140th Street, which would leave the use and development to occur in accordance with the provisions of the Z2 District. The recommendation of the Plan Commission and decision of the City Council regarding the application is to be based upon the criteria established by Section 121-29.D.1 of the Zoning Ordinance adopted 1 January 2015:

- a. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*
- b. *The proposed action meets the purpose and intent of this [Zoning] Ordinance or, in the case of a map or text amendment; it meets the purpose and intent of the individual zoning district.*
- c. *There is adequate public infrastructure available to serve the proposed action.*
- d. *There is an adequate buffer or transition provided between potentially incompatible zoning districts.*
- e. *The change will be compatible with existing and planned use in the area.*

The Rich River Trails PUD and PUD Development Plan was approved 14 years ago as a specific vision for use of the subject site by a prior developer. Changes in development trends and market conditions make it unlikely that the PUD Development Plan would be pursued today for the subject site. The City has adopted a comprehensive update of the Zoning Ordinance that established contemporary standards consistent with the City's vision for the character of new development within the community. To this end, repealing the Rich River Trails PUD from the subject site and governance by the standard provisions of the Zoning Ordinance, and specifically the allowed uses and performance standards of the Z2 District, would be consistent with the Comprehensive Plan. Furthermore, development of the subject site under the provisions of the Z2 District would be compatible with surrounding property to the west and north within the City that would remain under the Rich River Trails PUD. Areas to the east and south of the subject site are outside of City limits, but are guided for low density residential use by the Comprehensive Plan and would be compatible with Z2 District uses that may be developed within the subject site. If the City Council approves the requested Zoning Ordinance amendment, all references to the subject site as part of "Rich River Trails" would cease when the property is subdivided in the future.



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

ORDINANCE #501

THE COMMON COUNCIL OF THE CITY OF NEW RICHMOND DOES ORDAIN AS FOLLOWS:

Section 1. The official Zoning Map of the New Richmond Zoning Ordinance is hereby amended to change the zoning classification of the property legally as:

SEC 1 T30N R18W PT N 1/2 NW 1/4 BEING RICH RIVER TRAILS ('04) OUTLOT 15

Section 2. The property is hereby rezoned from PUD, Planned Unit Development as approved as Ordinance #301 on 13 October 2003, and preserved by Section 121-9.B.3 of the Zoning Ordinance, to Z2, Sub-Urban District.

Section 3. The Zoning Map shall not be republished to show the aforesaid rezoning, but the Zoning Administrator shall appropriately mark the Zoning Map on file at City Hall for the purpose of indicating the rezoning hereinabove provided for in this Ordinance, and all of the notations, references and other information shown thereon are hereby incorporated by reference and made part of this Ordinance.

This ordinance shall take effect immediately upon its passage and publication as provided by law.

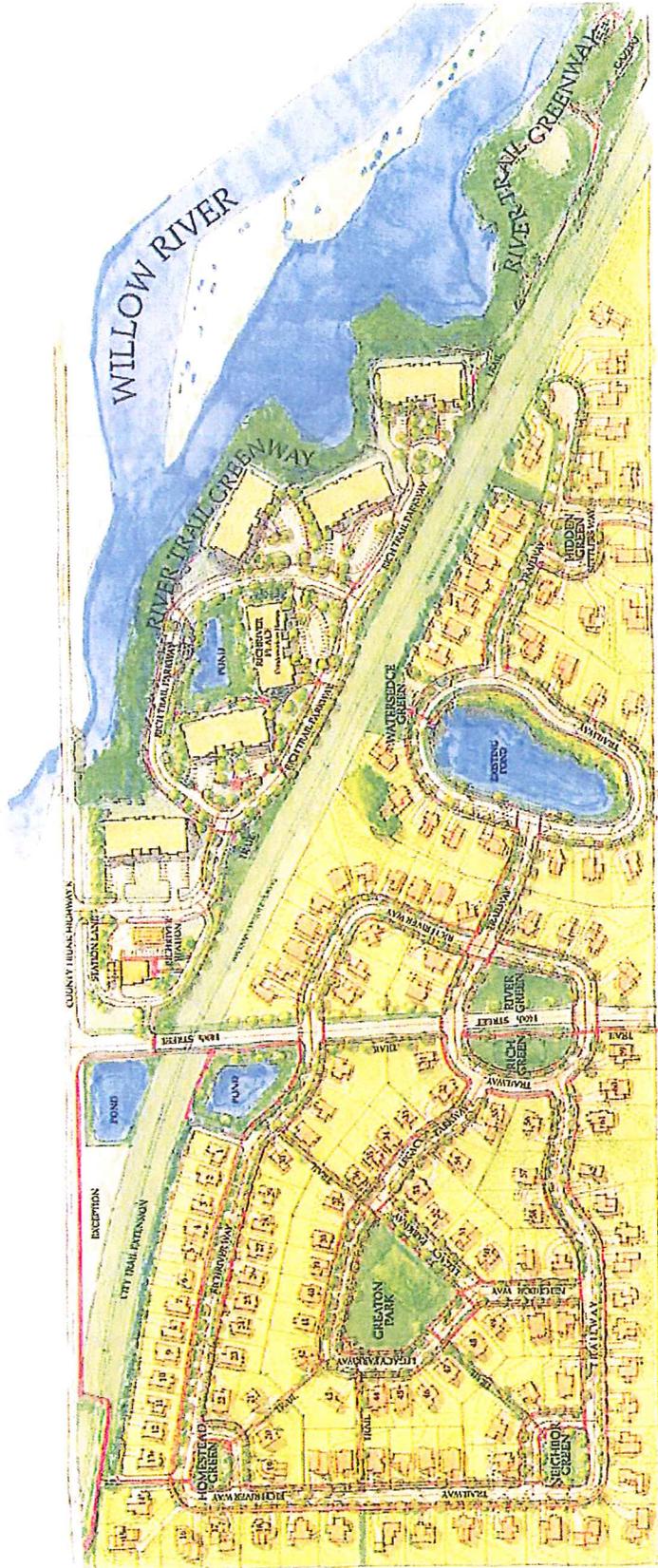
Passed and approved:
Published and effective:

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

ATTEST: _____
Tanya Batchelor, City Clerk

A VITAL, INTERGENERATIONAL NEIGHBORHOOD



CLIENT

Wesley Investments Inc.
 1000 Wisconsin Ave. N.E.
 Washington, DC 20002
 Tel: 202.331.1200 Fax: 202.331.1201

PROJECT

Rich River Trails

New Richmond, WI

P.U.D. GENERAL DEVELOPMENT SITE PLAN

CERTIFICATION

I hereby certify that the plans prepared by me or under my direct supervision and seal are a true and correct copy of the original plans as shown to the City of New Richmond, Wisconsin.

Signature: _____
 Name: Mark Putman
 Date: _____

DESIGNED DRAWN

MP RT MP RT
 RT JW TJ, NW
 JW MK, PC, LR

DATE

DESIGNED 4/25/03
 DRAWN 4/25/03
 REVISION 6/1/04

COPYRIGHT

© 2002 PUTMAN PLANNING & DESIGN
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Putman Planning & Design, Inc.

REVISIONS

7/11/03
 6/1/04

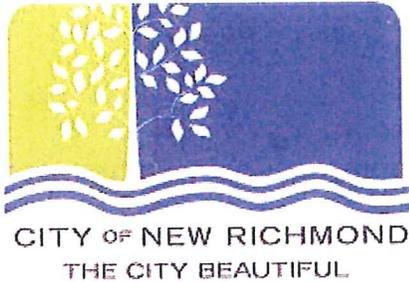
JOB NUMBER

4 18

LAND/DATE ARCHITECTURE
 LAND PLANNING
 SCENIC ARCHITECTURAL DESIGN
 ARCHITECTURAL ILLUSTRATION
 GRAPHIC DESIGN

PUTMAN PLANNING & DESIGN, INC.

214 South Dear Road - Elkhart, WI 54821
 Phone: 715.834.1200 Fax: 715.834.1201
 E-Mail: putman@putman.com
 www.putmanplanning.com



APPLICATION TO REZONE

City Ordinance Section 121-29
www.newrichmondwi.gov

City of New Richmond

156 East First Street ❖ New Richmond, WI 54017
Phone: (715) 246-4268 ❖ Fax: (715) 246-7129

APPLICATION FEE: \$250 ESCROW: \$500

Application fee should be made payable to City of New Richmond upon submittal of completed application Escrow funds will be drawn to cover project-related costs. Additional funds may be required; surplus funds will be returned.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: HARTNER Construction, LLC
Last name: HARTNER First name: ROBIN
Address: 404 S. GREEN AVE. City/State/Zip: _____
Phone number: 715 222 0169 Email address: RCHART@FRONTIER.NET.NET

2. Applicant Information: (if different from above)

Company name: _____
Last name: _____ First name: _____
Address: _____ City/State/Zip: _____
Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

1405 CO RD K, NEW RICHMOND, WI 54017

4. Zoning Change Requested: Complete item 5a and/or 5b as appropriate for your application.

a. Zoning Map Change:

Existing Designation(s): PUD
Proposed Designation(s): 2-2

5. Reason for Zoning Change: In approving a request for rezoning a property or amending the zoning text, one or both of the following circumstances must be evident; indicate which of the following best characterizes the reason that the intended use is not allowed by the existing zoning designation.

- A mistake was made when the existing zoning text or map was approved.
- Circumstances have changed since the original zoning that now justifies a change.

6. Additional Required Information:

- a. **Legal Description and PIN:** Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.
- b. **Consultant Fees:** Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis) the applicant shall be responsible for paying the entirety of those costs.
- c. **Written Narrative:** The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change.
- d. **Consultant Fees:** Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs.
- e. **Other Information:** In addition to the written narrative, a full size site plan, topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by City Staff.

7. **Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner:  Date: 8-30-17

Applicant:  Date: 8-30-17

Fee Paid: \$250 Date: 9/7/17 Receipt # 1051068

Escrow Paid: \$500 Date: 9/7/17 Receipt # 1051068

Zoning change applications must be received by the first Thursday of each month; applications received after this date cannot be heard at the Planning Commission meeting the following month.

Haffner Construction
404 South Green Avenue
New Richmond, Wisconsin 54017

September 5, 2017

City of New Richmond
156 East 1st Street
New Richmond, Wisconsin 54017

Dear City of New Richmond and To Whom It May Concern:

It is the plan of Haffner Construction to remove all three properties known as 1405 County Road K (59.6 acres) from the PUD (Plan Unit Development) District.

We are requesting that the south 23 acres be split into separate lots for future use. On the south 23 acres, we would like to split off approximately 7 acres on the southeast corner. In the future, we would like to section off the southwest corner into 3 or 4 lots.

Please see the attached exhibits showing an aerial view of the three lots, the parcel (PID) numbers, and a concept drawing outlining the south 23 acre proposal. It is not the intent of Haffner Construction to create a new subdivision, we would just like to create a few lots on the south border of the 23 acres. Also knowing that any house placed on those lots will have to be served by a driveway for each house, and if more than one house is in the same location, we would have to install roadbed and utilities.

However, at this time, our main objective is to take this property out of the PUD District and create the new 7-acre lot.

If possible, Haffner Construction would also like to request a property name change from the current name of Richriver Trails to a name to be determined in the future.

Please feel free to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robin Haffner', with a long horizontal line extending to the right.

Robin Haffner
Owner
715.222.0169



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

PLANNING REPORT

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 29 September 2017

RE: New Richmond – Willow River Bluffs

TPC FILE: 164.02

BACKGROUND

Willow River Bluffs LLC has submitted application for approval of a preliminary plat and final plat for 36 single family lots. The Willow River Bluffs subdivision originally received approvals as a PUD, Planned Unit Development in 2005 with Platinum Development as the developer. Streets and utilities were constructed as part of a first phase final plat. However, the final plat was never recorded. The City adopted a comprehensive update of the Zoning Ordinance on 1 January 2015 and did not preserve the Willow River Bluffs PUD effectively rezoning the site to Z2 District. As a result of the time since the approval of the final plat and amendment of the Zoning Ordinance, the original project approvals are void. Therefore, to allow for approval of the current preliminary and final plat applications, it is necessary to amend the Section 121-9.B of the Zoning Ordinance to preserve a PUD for Willow River Bluffs that reflects the subdivision design approved in 2005 for which streets and utilities have already been constructed to serve. The Plan Commission will hold a public hearing on 3 October 2017 to consider the Zoning Ordinance amendment, preliminary plat, and final plat applications.

Exhibits:

- Site location map
- Draft ordinance amendment
- Draft PUD Document
- Preliminary Plat (3 sheets)
- Final Plat
- Scenic Lane landscape plan
- Conservation easement exhibit

ANALYSIS

Comprehensive Plan. The subject site is guided by the Comprehensive Plan for low density residential uses. This land use category may include one dwellings at less than 3.0 dwelling units per acre. The proposed development of single family lots is consistent with the Comprehensive Plan.

Zoning. Section 121-9.B of the Zoning Ordinance preserved certain PUDs upon adoption of the comprehensive update of the Zoning Ordinance on 1 January 2015. The PUD for Willow River Bluffs approved in 2005 was not preserved as part of the Zoning Ordinance update as the property had been foreclosed upon by St. Croix County in 2014 and the intentions for development of the property were unknown. The Zoning Ordinance designates the site as being zoned Z2 District.

Streets and utilities were constructed within the property based on the final plat approved by the City on 14 November 2005. The construction of streets and utilities creates fixed locations for infrastructure based on the lot design of the approved final plat. However, the final plat was never recorded and is void due to the time since approval and adoption of the Zoning Ordinance update. To allow for development of the subject site based generally on the subdivision design approved in 2005 and the in-place streets and utilities, the developer is requesting amendment of the Zoning Ordinance to preserve Willow River Bluffs as a PUD within Section 121-9.B of the Zoning Ordinance. The Plan Commission and City Council must take into consideration the possible effects of the amendment. A decision to approve a Zoning Ordinance amendment is to be based upon (but not limited to) the criteria outlined in Section 121-29.D.1 of the Zoning Ordinance:

- a. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*
- b. *The proposed action meets the purpose and intent of this [Zoning] Ordinance or, in the case of a map or text amendment; it meets the purpose and intent of the individual zoning district.*
- c. *There is adequate public infrastructure available to serve the proposed action.*
- d. *There is an adequate buffer or transition provided between potentially incompatible zoning districts.*
- e. *The change will be compatible with existing and planned use in the area.*

Surrounding Uses. The table below summarized existing and planned land uses surrounding the subject site. The proposed single family lots will be compatible with existing rural and urban development in the area, as well as future development guided by the Comprehensive Plan.

Direction	Land Use Plan	Zoning Map	Existing Use
North	LD Residential	Richmond Twp.	Rural single family
East	LD Residential	Richmond Twp Z2 District	Rural single family Townhouse
South	LD Residential	Richmond Twp.	Agriculture
West	LD Residential	Richmond Twp.	Rural single family

Lot Requirements. Table 5 of the Zoning Ordinance establishes minimum lot width requirements of 80 feet single family lots within the Z2 District. The original subdivision design for Willow River Bluffs had lots less than 80 feet wide. To allow for platting lots based on the existing streets and utilities previously constructed based on the original subdivision design, the PUD will need to establish a minimum lot width of 60 feet. Lot coverage will be established as a maximum of 40 percent consistent with the requirements of the Z2 District.

Setbacks. The table below indicates the principal building setbacks required by the Z2 District. Application of the Z2 District setbacks to the proposed preliminary plat allows for a reasonable building envelope within all of the proposed lots. The PUD will reference setbacks are to be required as established for the Z2 District.

Front	Side	Rear
25ft. ¹	5ft.	20ft.
1. Secondary front yard setbacks are 20 feet.		

Access. The subject site is accessed from County Trunk Highway A (CTH A) at a four-way intersection with 172nd Street. County Road A is designated as a minor arterial street by the Transportation Plan. The access to the subject site was constructed as part of the street improvements constructed with the 2005 final plat. Platting the subject site will include dedication of right-of-way for the intersection location. The dedication of right-of-way for the street intersection and County Road A is subject to review and approval of St. Croix County as well as the Public Works Director.

Streets. Internal streets accessing the proposed lots were constructed as part of the 2005 final plat improvements. The proposed preliminary plat provides for 60 feet of right-of-way for the internal streets. Scenic Lane has an 80 foot right-of-way because of a center landscape island as the gateway to the subdivision. There is a sidewalk along the south side of Scenic Lane and the inside loop of Bluff Border Road and Conifer Court. There is also a landscape island within the eyebrow along the north side of Bluff Border Road. The condition of the existing streets and curb are subject to review and approval of the Public Works Director, with the developer responsible for any repairs identified during the inspection of the existing improvements.

Landscaping. Table 15 of the Zoning Ordinance requires installation of a minimum one shade tree, three deciduous shrubs, and two evergreen shrubs in the front yard of each lot at the time a dwelling is constructed. The developer has provided a landscape plan for plantings within the center island of Scenic Lane. The developer must also provide a landscape plan for the island within Bluff Border Road, and for Outlots 1 2, and 4. Landscaping within public right-of-way and Outlots 1, 2, and 4 necessitates Homeowners Association maintenance with no liability to the City for damaged or destroyed trees. The landscape plan for the islands within the public right-of-way and Outlots 1 and 4 is to be subject to review and approval of City staff.

Park Dedication. The 2005 final plat included a recommendation from the Park Board, agreed to by the original developer, that park dedication requirements are to be satisfied as a cash fee in lieu of land, which remains in effect for successors of the property. The developer and City staff have discussed that the developer would instead construct paved trails within the street right-of-way and Outlots 1 and 4, and unpaved trail in the future phase to the south with construction costs credited to satisfy park dedication requirements. The developer will be required to convey a trail easement to the City allowing uses of the privately owned/publicly accessible trails. The developer will be required to replace the unpaved trail in the future phase with a paved trail when that phase is constructed. Trails would connect from the southeast corner of the property, across CTH A from Quail Run, to the northeast corner of the property, across CTH A from 172nd Avenue. The construction of trails to satisfy park dedication requirements has been reviewed by the Park Board, with a recommendation for approval by the City Council.

Grading. The subject site was at least partially graded as part of the 2005 final plat improvement construction. The developer has provided an as-built survey of the property and grading plan with the current plat application. Outlot 3 includes a storm water management basin and is to be deeded to the City. All grading, drainage, and erosion control issues are to be subject to review and approval of the Public Works Director.

Utilities. Sanitary sewer and water utilities have been constructed within the subject site based on the 2005 final plat approval. The developer has submitted as-built plans for these improvements. The utilities must be inspected to ensure that they remain in service and in good condition acceptable to the City. All utility issues are subject to review and approval by the Public Works Director.

Easements. Section 117-41.C.1 of the Subdivision Ordinance requires 10 foot wide drainage and utility easements at the perimeter of all lots. The required drainage and utility easement may overlay side or rear lot lines five feet on each side. The required easements are shown on the plat and are subject to review and approval of the Public Works Director.

After foreclosure of the property by St. Croix County, a conservation easement was recorded over portions of the subject site. The proposed preliminary plat and final plat do not include areas overlaid by the conservation area. The conservation easement will affect the subdivision design for future phases. The developer has indicated that they will convey an outlet

encompassing the conservation easement to the City for ownership and maintenance as permanent open space when the area is final platted.

Homeowners Association. Elements of the preliminary and final plat, including outlots to be held in common, landscaping within the public right-of-way, and privately maintained/publicly accessible trails necessitates establishment of a homeowners association. Documents establishing the homeowners association for the lots and outlots within the final plat, as well as future final plats, must be submitted for review by City staff. The homeowners association documents will be required to be recorded concurrent with the final plat and development agreement.

Development Agreement. Section 117-24 of the Subdivision Ordinance requires the developer to execute a development agreement with the City upon approval of the subdivision. The development agreement will be drafted by the City Attorney and provide for conditions of approval, performance requirements for construction of proposed public improvements, inspection and repair of existing public improvements. The development agreement is subject to approval of the City Council.

RECOMMENDATION

The Development Review Committee considered the application at their meeting on 28 September 2017. The DRC recommends approval of a Zoning Ordinance amendment preserving a PUD for Willow River Bluffs, preliminary plat, and final plat consistent with the streets and utilities constructed for a first phase of development. Future phases to be subdivided within the subject site will also be governed by the PUD.

POSSIBLE ACTIONS

- A. Motion to recommend City Council **approval** of a Zoning Ordinance amendment, PUD, preliminary plat, and final plat for Willow River Bluffs, subject to the following conditions:
 - 1. The permitted, accessory, and conditional uses within the PUD shall be as allowed within the Z2 District.
 - 2. Lots within the PUD shall comply with the following minimum requirements:
 - a. Lot width: 60 feet
 - b. Lot coverage: 40 percent

3. Principal and accessory building setbacks within the PUD shall be as provided for within the Z2 District.
 4. Each lot shall be landscaped in accordance with Table 15 of the Zoning Ordinance. The developer shall submit a landscape plan for Outlots 1, 2 and 4 and the islands within the public right-of-way, subject to review and approval of City staff. Said landscaping shall be maintained by a homeowners association and the City shall assume no responsibility for damage to plantings within the public right-of-way.
 5. Street construction plans and inspection of previously constructed streets shall be subject to review and approval of the Public Works Director; any repairs to existing streets and curb required by the Public Works Director identified after inspection shall be completed by the developer at their cost.
 6. All grading, drainage, and erosion control issues shall be subject to review and approval of the Public Works Director; Outlot 3 shall be deeded to the City.
 7. All utility issues, including inspection of previously constructed improvements, shall be subject to review and approval of the Public Works Director; any repairs to existing utilities required by the Public Works Director identified after shall be completed by the developer at their cost.
 8. All drainage and utility easements are subject to review and approval of the Public Works Director.
 9. Park dedication requirements shall be satisfied in accordance with the terms of the Park Board recommendation dated 28 September 2005 and agreed to by Platinum Development, with the developer credited for construction of trails within Outlots 1, 2, and 4, as well as future phases as recommended by the Parks Board and subject to approval of the City Council.
 10. The developer shall submit documents establishing a homeowners association for the final plat, as well as future final plats, to be recorded concurrent with the final plat, subject to review and approval of City staff.
 11. The developer shall execute a development agreement as drafted by City Attorney and approved by the City Council.
- B. Motion to **deny** the application based on a finding that the request is not consistent with the Comprehensive Plan, or the requirements of the Zoning Ordinance and Subdivision Ordinance.
- C. Motion to **table**.

- c. Mike Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney

The property owners have submitted a concept plan for a possible subdivision of the subject site located south of the railroad right-of-way. Subdivision of the subject site would require lots having a minimum width of 80 feet accessed by an internal street constructed within a 50 foot right-of-way consistent with the standards established by the Subdivision Ordinance. The proposed subdivision is not being reviewed as part of the current application, but would require a separate application under the processes established by the Subdivision Ordinance. The property owners intend to pursue possible subdivision of one or two lots at the south line of the subject site with access to 140th Street to be aligned with the existing street west of 140th Street. Another interim parcel is intended to be divided from the east portion of the 23 acre parcel with an access corridor abutting the south line of the railroad right-of-way and access aligned with Rich River Way on the west side of 140th Street. City staff has recommended that the access corridor be at least 50 feet wide with an overlying easement allowing for future street construction as part of an overall subdivision plan for the 23 acres. The property subdivision of several lots from the subject site will be in compliance with the Zoning Ordinance and Subdivision Ordinance.

RECOMMENDATION

The Development Review Committee considered the Zoning Ordinance amendment request at their meeting on 14 September 2017. The DRC recommends approval of the requested Zoning Ordinance amendment removing the 23 acre parcel located east of 140th Street and south of the railroad right-of-way from the Rich River Trails PUD.

POSSIBLE ACTIONS

- A. Motion to recommend City Council **approval** of a Zoning Ordinance amendment removing PID 261-1288-62-999 from the Rich River Trails PUD.
- B. Motion to recommend the application be **denied** based on a finding that the request is inconsistent with the Comprehensive Plan.
- C. Motion to **table**.
- c. Michael Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney

ORDINANCE #502

THE COMMON COUNCIL OF THE CITY OF NEW RICHMOND DOES ORDAIN AS FOLLOWS:

Section 1. Section 121-9.B of the Zoning Ordinance (Preservation of PUD Districts) is hereby amended to include the following provision:

20. Willow River Bluffs, in accordance with the PUD approved [EFFECTIVE DATE].

This ordinance shall take effect immediately upon its passage and publication as provided by law.

Passed and approved:
Published and effective:

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

ATTEST: _____
Tanya Batchelor, City Clerk

**CITY OF NEW RICHMOND
ST. CROIX COUNTY, WISCONSIN**

PLANNED UNIT DEVELOPMENT

APPLICANT: Willow River Bluffs LLC

APPLICATION: Preservation of a PUD, Planned Unit Development (PUD) for Willow River Bluffs preliminary plat.

FINDINGS: Based upon review of the application and evidence received, the New Richmond Plan Commission now makes the following findings of fact:

1. The legal description of the property is:

261-1303-02-050 SEC 4 T30N R18W SE SE EXC N 225' OF E 400' & EXC CSM 2/598 & EXC PCL
DESC IN DOC 797287 & EXC PT SE SE DESC IN DOC 811981 ANNEXED (08/01/05) FKA 026-
1015-60 (54A) & EXC CSM 24-5620

2. The property is guided for low density residential uses by the Comprehensive Plan, as amended.

3. A PUD, Planned Unit Development District and final plat of the property was approved by the City Council on 14 November 2005; the final plat was not recorded.

4. The property is zoned Z2 District as of 1 January 2015; the City had approved a PUD, Planned Unit Development for the subject site on 5 October 2004; the applicant has requested approval of an amendment to Section 121-9.B of the Zoning Ordinance to preserve the PUD and establish lot requirements applicable to the property.

5. The applicant is proposing a preliminary plat of 36 one family lots and 4 outlots; additional unplatted land within the property shall be included in and governed by the PUD as future phases of development.

6. Applications for amendment of the Zoning Ordinance are to be processed in accordance Section 121-29 of the Zoning Ordinance and are subject to review by the Development Review Committee and Plan Commission, and approval of the City Council.
7. The Plan Commission and City Council must take into consideration the possible effects of the amendment with their judgment based upon (but not limited to) the criteria outlined in Section 121-29.D.1 of the Zoning Ordinance:
 - a. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*
 - b. *The proposed action meets the purpose and intent of this [Zoning] Ordinance or, in the case of a map or text amendment; it meets the purpose and intent of the individual zoning district.*
 - c. *There is adequate public infrastructure available to serve the proposed action.*
 - d. *There is an adequate buffer or transition provided between potentially incompatible zoning districts.*
 - e. *The change will be compatible with existing and planned use in the area.*
8. The planning report dated 29 September 2017 prepared by the City Planner, The Planning Company LLC., is incorporated herein.
9. The Plan Commission opened a public hearing at their regular meeting on 3 October 2017 to consider the application, preceded by published and mailed notice; the Plan Commission reviewed of the application and received evidence; the Plan Commission closed the public hearing recommended by a _____ vote that the City Council approve the request based on the aforementioned findings.

DECISION: Based on the foregoing information and applicable ordinances, the request is hereby **APPROVED** and is subject to the following conditions:

1. The permitted, accessory, and conditional uses within the PUD shall be as allowed within the Z2 District.
2. Lots within the PUD shall comply with the following minimum requirements:
 - a. Lot width: 60 feet
 - b. Lot coverage: 40 percent
3. Principal and accessory building setbacks within the PUD shall be as provided for within the Z2 District.
4. Each lot shall be landscaped in accordance with Table 15 of the Zoning Ordinance. The developer shall submit a landscape plan for Outlots 1, 2 and 4 and the islands within the public right-of-way, subject to review and approval of City staff. Said landscaping shall be

maintained by a homeowners association and the City shall assume no responsibility for damage to plantings within the public right-of-way.

5. Street construction plans and inspection of previously constructed streets shall be subject to review and approval of the Public Works Director; any repairs to existing streets and curb required by the Public Works Director identified after inspection shall be completed by the developer at their cost.
6. All grading, drainage, and erosion control issues shall be subject to review and approval of the Public Works Director; Outlot 3 shall be deeded to the City.
7. All utility issues, including inspection of previously constructed improvements, shall be subject to review and approval of the Public Works Director; any repairs to existing utilities required by the Public Works Director identified after shall be completed by the developer at their cost.
8. All drainage and utility easements are subject to review and approval of the Public Works Director.
9. Park dedication requirements shall be satisfied in accordance with the terms of the Park Board recommendation dated 28 September 2005 and agreed to by Platinum Development, with the developer credited for construction of trails within Outlots 1, 2, and 4, as well as future phases as recommended by the Parks Board and subject to approval of the City Council.
10. The developer shall submit documents establishing a homeowners association for the final plat, as well as future final plats, to be recorded concurrent with the final plat, subject to review and approval of City staff.
11. The developer shall execute a development agreement as drafted by City Attorney and approved by the City Council.

MOTION BY:

SECOND BY:

ALL IN FAVOR:

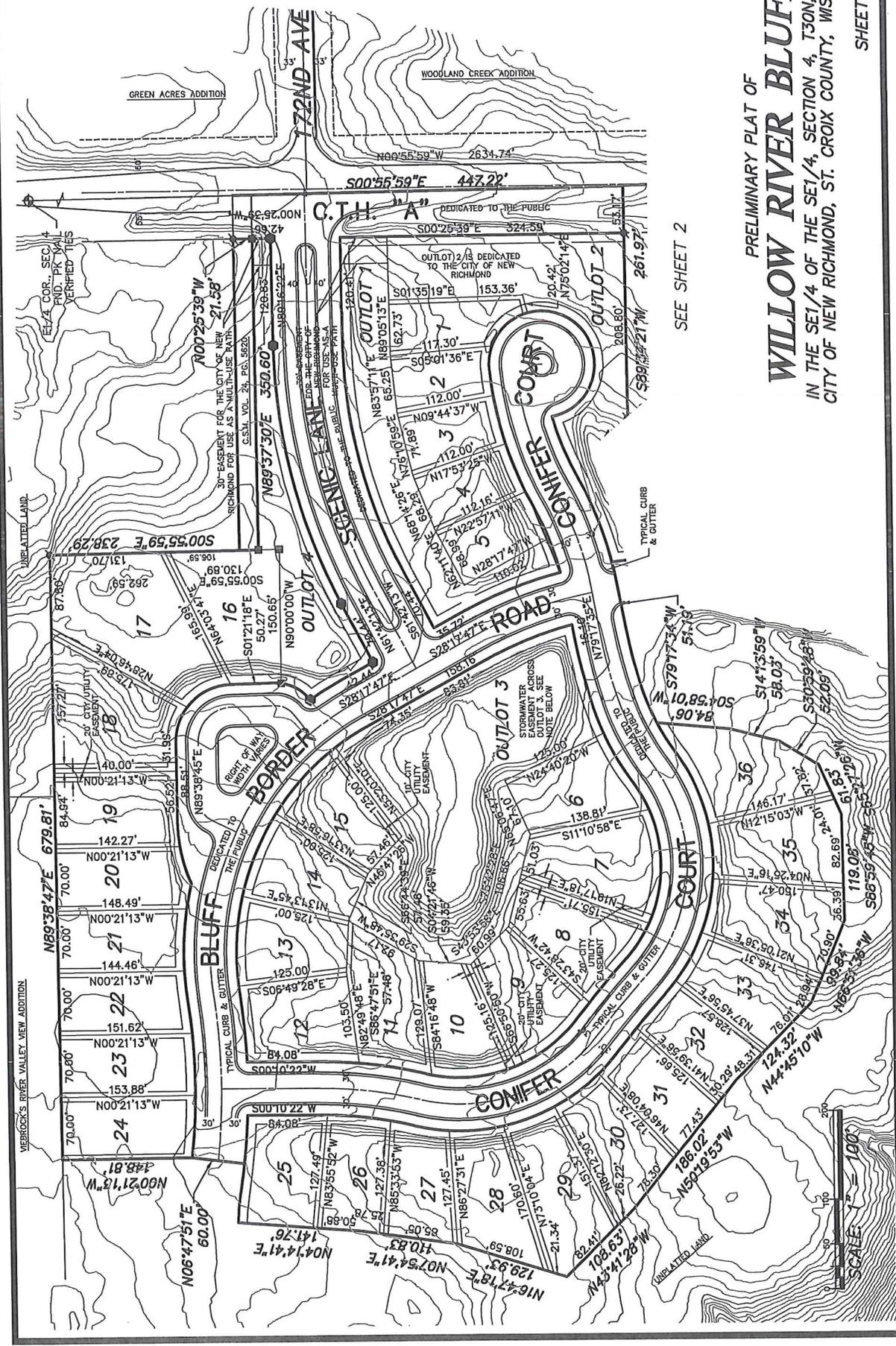
THOSE OPPOSED:

ADOPTED by the City Council of the City of New Richmond this ____ day of October, 2017.

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

Attest: _____
Tanya Batchelor, City Clerk



SEE SHEET 2

PRELIMINARY PLAT OF
WILLOW RIVER BLUFFS
 IN THE SE1/4 OF THE SE1/4, SECTION 4, T30N, R18W
 CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

SCALE 1" = 100'

OWNERS:
 WILLOW RIVER BLUFFS LLC
 (RONALD DERRICK, MANAGING MEMBER)

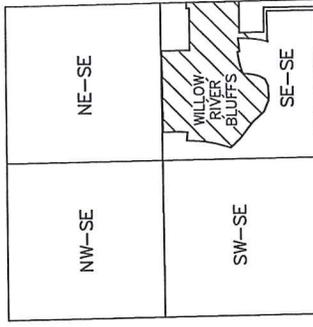
APPROVING AUTHORITIES:
 - CITY OF NEW RICHMOND

OBJECTING AUTHORITIES:
 - DEPARTMENT OF ADMINISTRATION

SURVEYOR:
 REAL LAND SURVEYING
 1360 INTERNATIONAL WAY
 EAU CLAIRE, WI 54701

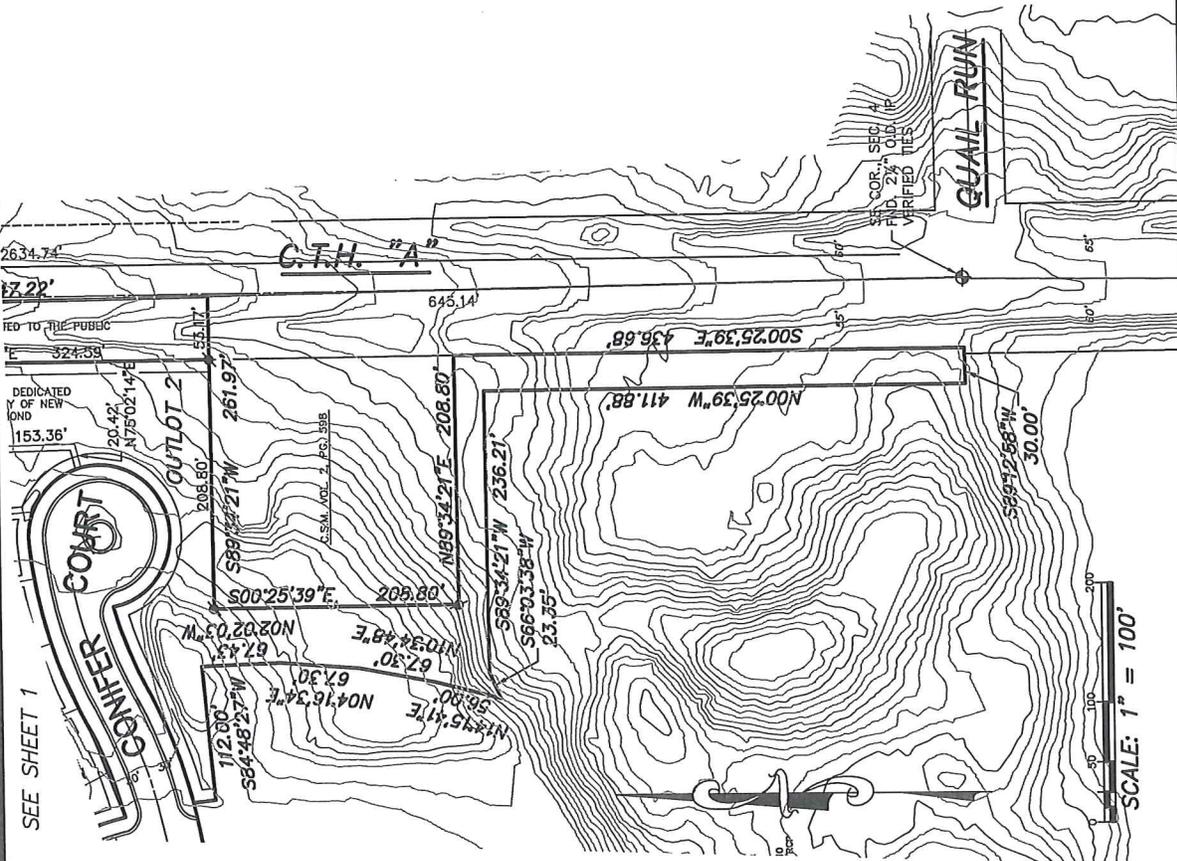
ENGINEERING:
 ADVANCED ENGINEERING CONCEPTS
 1360 INTERNATIONAL WAY
 EAU CLAIRE, WI 54701

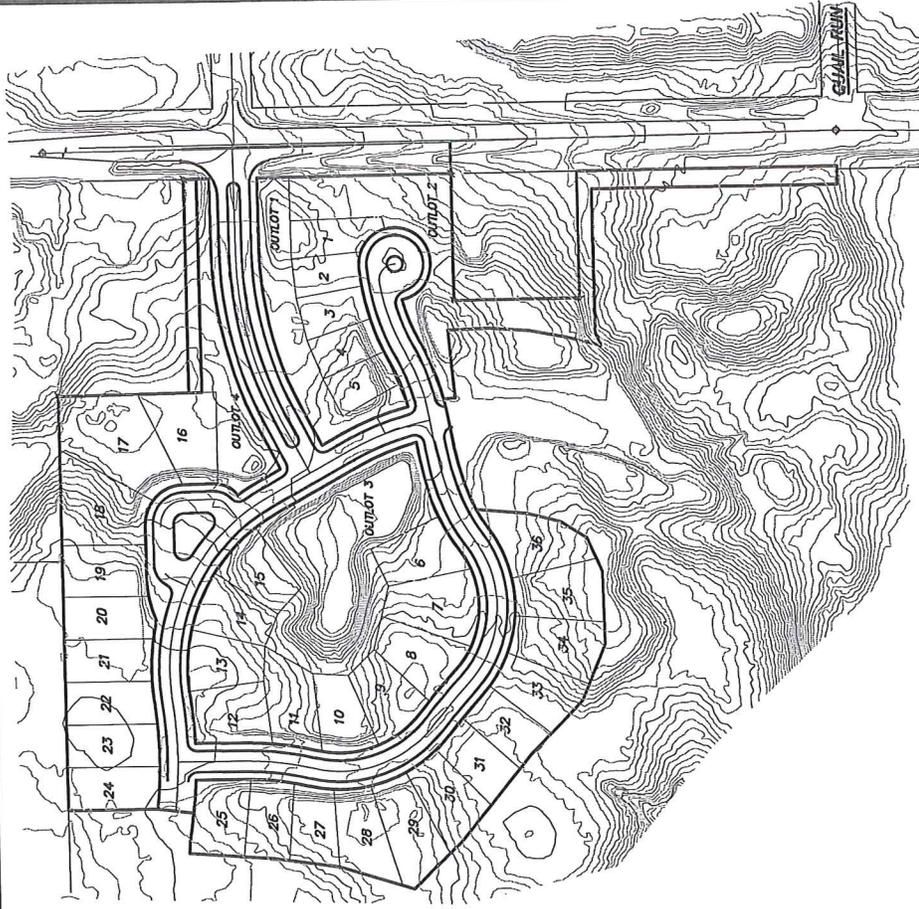
LOCATION SKETCH
 SE1/4, SEC. 4, T30N, R18W



PRELIMINARY PLAT OF
WILLOW RIVER BLUFFS
 IN THE SE1/4 OF THE SE1/4, SECTION 4, T30N, R18W,
 CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN
 SHEET 2 OF 3

LOT	LOT AREA
1	8,192 SQ.FT.
2	6,795 SQ.FT.
3	7,105 SQ.FT.
4	7,048 SQ.FT.
5	7,106 SQ.FT.
6	10,700 SQ.FT.
7	13,830 SQ.FT.
8	11,579 SQ.FT.
9	11,096 SQ.FT.
10	9,928 SQ.FT.
11	11,900 SQ.FT.
12	11,811 SQ.FT.
13	10,050 SQ.FT.
14	10,050 SQ.FT.
15	10,050 SQ.FT.
16	14,219 SQ.FT.
17	22,612 SQ.FT.
18	16,783 SQ.FT.
19	11,913 SQ.FT.
20	10,422 SQ.FT.
21	10,171 SQ.FT.
22	10,347 SQ.FT.
23	10,735 SQ.FT.
24	10,637 SQ.FT.
25	11,276 SQ.FT.
26	9,559 SQ.FT.
27	9,542 SQ.FT.
28	11,614 SQ.FT.
29	13,158 SQ.FT.
30	11,368 SQ.FT.
31	9,118 SQ.FT.
32	9,333 SQ.FT.
33	11,457 SQ.FT.
34	12,703 SQ.FT.
35	12,564 SQ.FT.
36	13,091 SQ.FT.
OL 1	27,657 SQ.FT.
OL 2	65,189 SQ.FT.
OL 3	62,926 SQ.FT.
OL 4	22,652 SQ.FT.

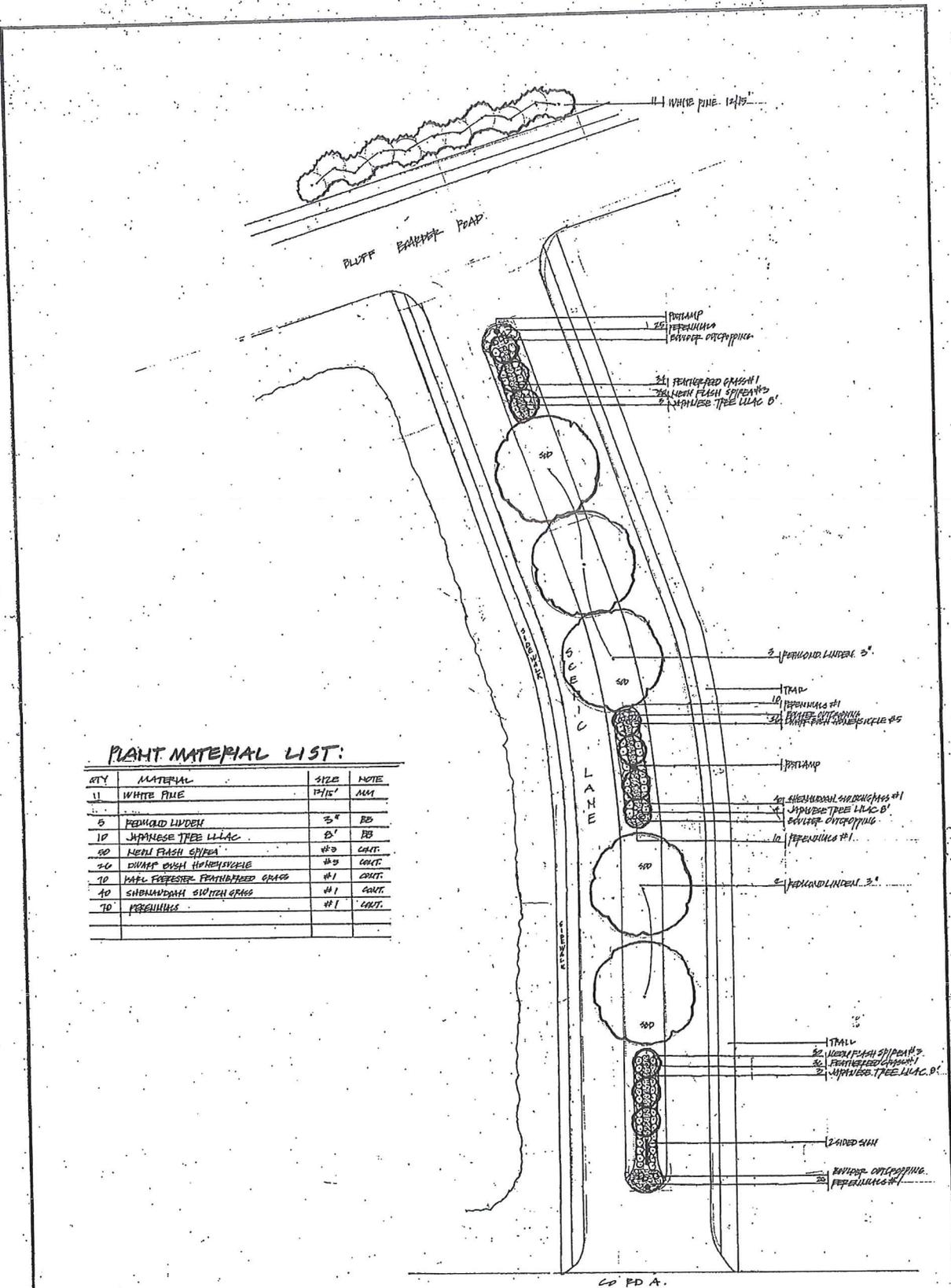




PRELIMINARY PLAT OF
WILLOW RIVER BLUFFS
 IN THE SE1/4 OF THE SE1/4, SECTION 4, T30N, R18W,
 CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN
 SHEET 3 OF 3

CURVE	LOT	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT	1ST TANGENT	2ND TANGENT
A-B	OL-4	307.55	578.99	N73°29'17"W	304.99	27°34'09"	157.02	S85°15'22"E	S85°15'22"E
C-D	OL-4	41.24	350.00	N37°40'29"W	41.22	4°58'52"	20.66	S85°02'42"W	S85°02'42"W
D-E	OL-4	47.32	315.50	N27°26'25"W	47.30	4°52'28"	23.68	N01°17'58"E	N01°17'58"E
F-G	OL-1	6.04	51.50	N03°06'56"E	6.03	8°56'29"	4.03	N01°21'18"W	S89°38'45"W
H-I	17	57.44	64.50	N28°52'09"W	55.56	5°10'41"	30.78	S89°38'45"W	S89°38'45"W
I-J	18	49.75	64.50	N72°02'07"W	41.87	37°58'53"	30.78	S89°38'45"W	S89°38'45"W
K-L	19	71.91	78.28	N72°02'07"W	41.87	37°58'53"	30.78	S89°38'45"W	S89°38'45"W
M-N	20	43.37	179.28	S70°33'39"W	43.27	1°25'40"	14.30	S89°38'45"W	S89°38'45"W
O-P	20	132.98	350.00	N87°28'53"W	132.18	21°46'09"	67.30	N78°33'48"W	S81°00'03"W
Q-R	20	29.00	350.00	N78°55'14"W	28.99	4°44'52"	14.51	S81°00'03"W	S81°00'03"W
S-T	21	70.27	350.00	N87°03'35"W	70.12	1°39'58"	18.69	S81°00'03"W	S81°00'03"W
U-V	22	33.74	350.00	N87°03'35"W	33.74	1°39'58"	18.69	S81°00'03"W	S81°00'03"W
W-X	22	33.74	350.00	N87°03'35"W	33.74	1°39'58"	18.69	S81°00'03"W	S81°00'03"W
Y-Z	22	33.74	350.00	N87°03'35"W	33.74	1°39'58"	18.69	S81°00'03"W	S81°00'03"W
AA-BB	OL-1	122.54	500.00	N21°18'15"W	122.54	0°00'00"	61.27	S81°00'03"W	S81°00'03"W
CC-DD	OL-2	29.76	56.40	S23°14'30"W	29.76	0°00'00"	14.88	S81°00'03"W	S81°00'03"W
EE-GG	OL-2	96.76	309.00	S62°13'10"W	96.37	1°29'52"	48.78	S71°11'26"W	S53°14'54"W
HH-II	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W
JJ-KK	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W
LL-MM	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W
NN-OO	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W
PP-QQ	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W
RR-S	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W
T-U	B	51.15	309.00	S62°13'10"W	51.15	1°29'52"	25.89	S71°11'26"W	S53°14'54"W

CURVE	LOT	LENGTH	RADIUS	BEARING	CHORD	DELTA	TANGENT	1ST TANGENT	2ND TANGENT
1-W	125.23	95.00	N70°10'28"E	125.20	18°14'13"	63.40	N79°17'34"E	N61°03'22"E	N61°03'22"E
2	28.83	394.00	S82°25'31"W	29.82	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
3	56.62	394.00	S82°25'31"W	56.62	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
4	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
5	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
6	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
7	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
8	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
9	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
10	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
11	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
12	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
13	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
14	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
15	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
16	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
17	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
18	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
19	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
20	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
21	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
22	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
23	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
24	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
25	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
26	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
27	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
28	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
29	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
30	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
31	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
32	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
33	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
34	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
35	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
36	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
37	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
38	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
39	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
40	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
41	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
42	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
43	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
44	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
45	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
46	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
47	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
48	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
49	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
50	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
51	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
52	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
53	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
54	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
55	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
56	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
57	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
58	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
59	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
60	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
61	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
62	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
63	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
64	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
65	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
66	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
67	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
68	17.85	394.00	S82°25'31"W	17.85	2°52'15"	14.92	S84°55'38"W	S81°03'22"W	S81°03'22"W
69	17.85	394.00	S82°25'31"W	17					



PLANT MATERIAL LIST:

QTY	MATERIAL	SIZE	NOTE
11	WHITE PINE	12/15'	AM
5	PERWOOD LINDEN	3"	BB
10	JAPANESE TREE LLAC	5'	BB
20	NEELI PASH SPIREA	#3	CANT.
20	DWARF BUSH HYDRANGEA	#3	CANT.
10	HAFL FEEFEEER FEATHREED GRASS	#1	CANT.
10	SHAWANDAH SWITTH GRASS	#1	CANT.
10	PERGOLIAS	#1	CANT.



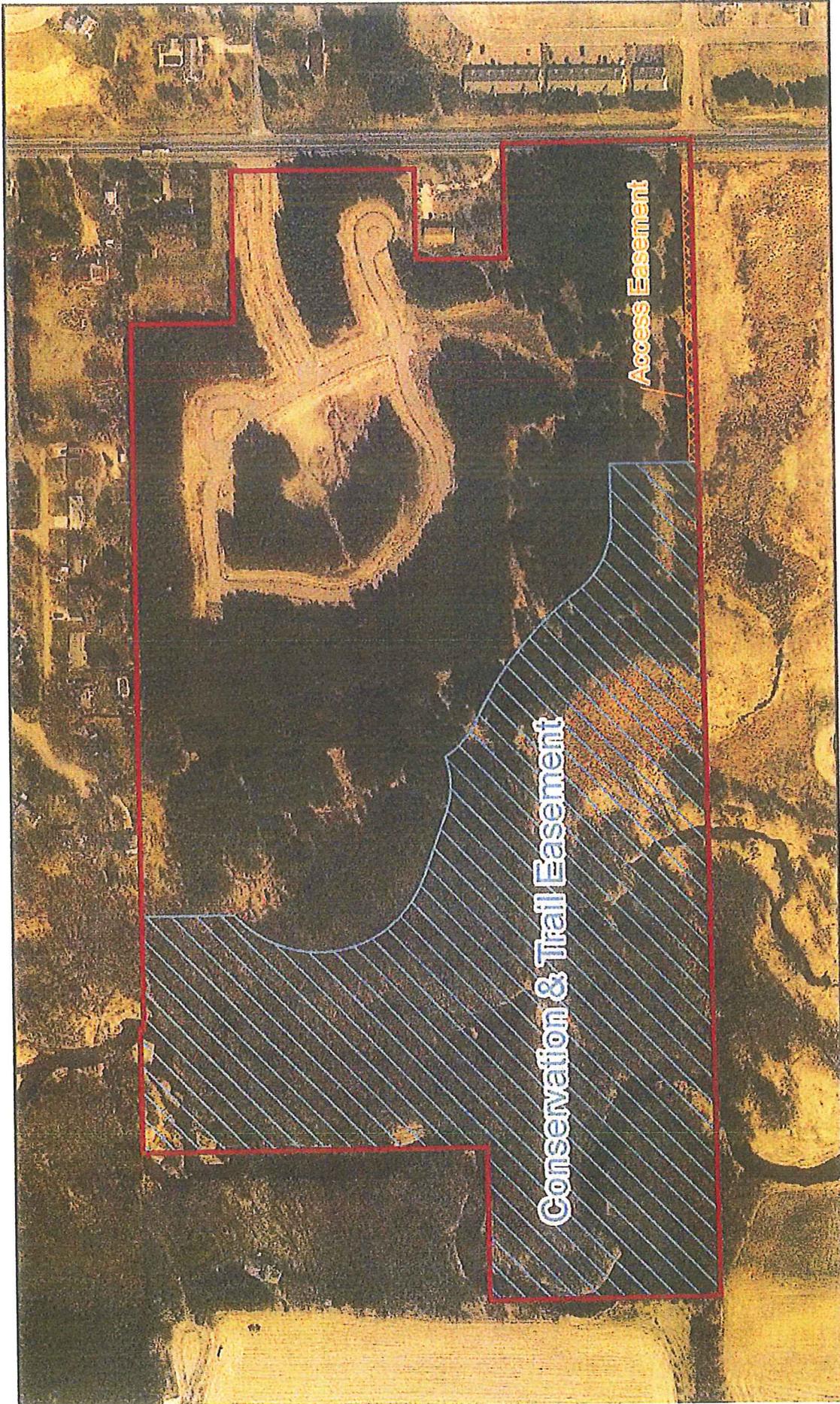
4000 COTTAGE GROVE DRIVE WOODBURY, NY (516) 769-2693

PROJECT: WILLOW RIVER BLUFFS
NEW FICHLAND, WISCONSIN

TITLE: LANDSCAPE PLAN

DATE: 9-11-2017
 SCALE: 1" = 20'
 DRAWN BY: DH

REVISIONS:
 1-10-2017
 9-26-2017



Access Easement

Conservation & Trail Easement

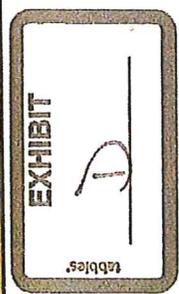
IMPORTANT NOTICE
 THESE MAPS ARE NOT SURVEY MAPS. THEY WERE COMPILED FROM THE PLATS AND DEEDS ON RECORD WITH THE REGISTER OF DEEDS OFFICE AND FILED WITH THE REAL PROPERTY LISTER AND SURVEYOR FILE, AND IN NO MANNER REPRESENT A FIELD SURVEY. THEY SHOULD BE USED FOR REFERENCE PURPOSES ONLY.

Date: 1/3/2017



1 inch = 300 feet

- Legend**
-  Tax Deed Boundary Easements
 -  Conservation & Trail Access



Source: St. Croix County Community Development Department and St. Croix County Surveyor



156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

MEMORANDUM

TO: Plan Commission

FROM: Jeremiah Wendt, Director of Public Works

DATE: September 29, 2017

SUBJECT: Phillips Medisize Temporary Grading Permit

BACKGROUND

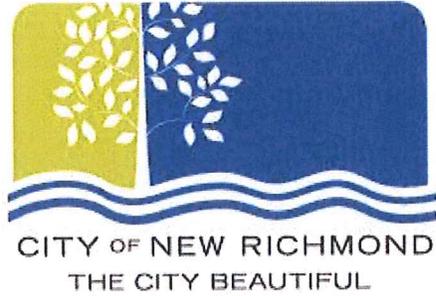
Phillips Medisize is submitting plans for a building expansion project that has a very tight time-schedule, and they would like to begin grading operations on their parcel, and the parcel they are planning to acquire from the City, prior to the typical site plan review process that would be required.

In order to move their project forward, and accommodate the spring completion date that they have set forward, staff is developing a temporary grading/erosion control permit that would allow them to begin excavation with the understanding that any changes made to the plans during the review process will have to be accommodated at their expense. Furthermore, if the project were to stall in the site plan review process, the City's parcel would need to be returned to its predevelopment condition.

Staff feels that this will accommodate for Phillips to get started on their schedule, while still allowing for a thorough site plan review process without being rushed.

RECOMMENDATION

Staff is recommending issuance of a temporary grading/erosion control permit for Phillips Medisize as described above.



156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

TO: Mayor and City Council
FROM: Tanya Batchelor, City Clerk
DATE: October 5, 2017
RE: Resolution for Sale of Property

Background

Resolution #10170 is necessary to allow for the sale of City owned property. A copy of the preliminary Certified Survey Map is attached.

Recommendation

Staff recommends approval of these resolutions.

RESOLUTION #101701
RESOLUTION AUTHORIZING SALE OF REAL ESTATE

WHEREAS, the City of New Richmond is the owner of real estate described as:

SEC 10 T30N R18W PRT NE NW DESC IN DOC 1005917 AS COM N ¼ COR TH W 324.93'
TO POB; TH S 30 DEG W 13.73'; TH ALG CURV S 48 DEG W 136.18'; TH S 66 DEG W
124.91'; TH ALG CURV S 33 DEG W 172.75'; TH S 305.66'; TH S 45 DEG E 21.35'; TH E
ALG N ROW WIDR TO SW COR LOT 1 CSM 16-4408; TH N 609.92' TO POB.

WHEREAS, the City has entered into an Offer to Purchase and Sale Agreement with Phillips Medisize, LLC, Whereby the City would sell this parcel to Phillips Medisize, LLC; and

WHEREAS, all necessary contingencies have been met and the transaction is ready to be closed.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of New Richmond as follows:

1. That the City shall proceed with the sale of the real estate to Phillips Medisize, LLC
2. That Mayor, Frederick Horne, and City Clerk, Tanya Batchelor, are authorized to execute all documents necessary to complete the sale of the property.

Passed and approved this 9th day of October, 2017.

Fred Horne, Mayor

ATTEST:

Tanya Batchelor, City Clerk

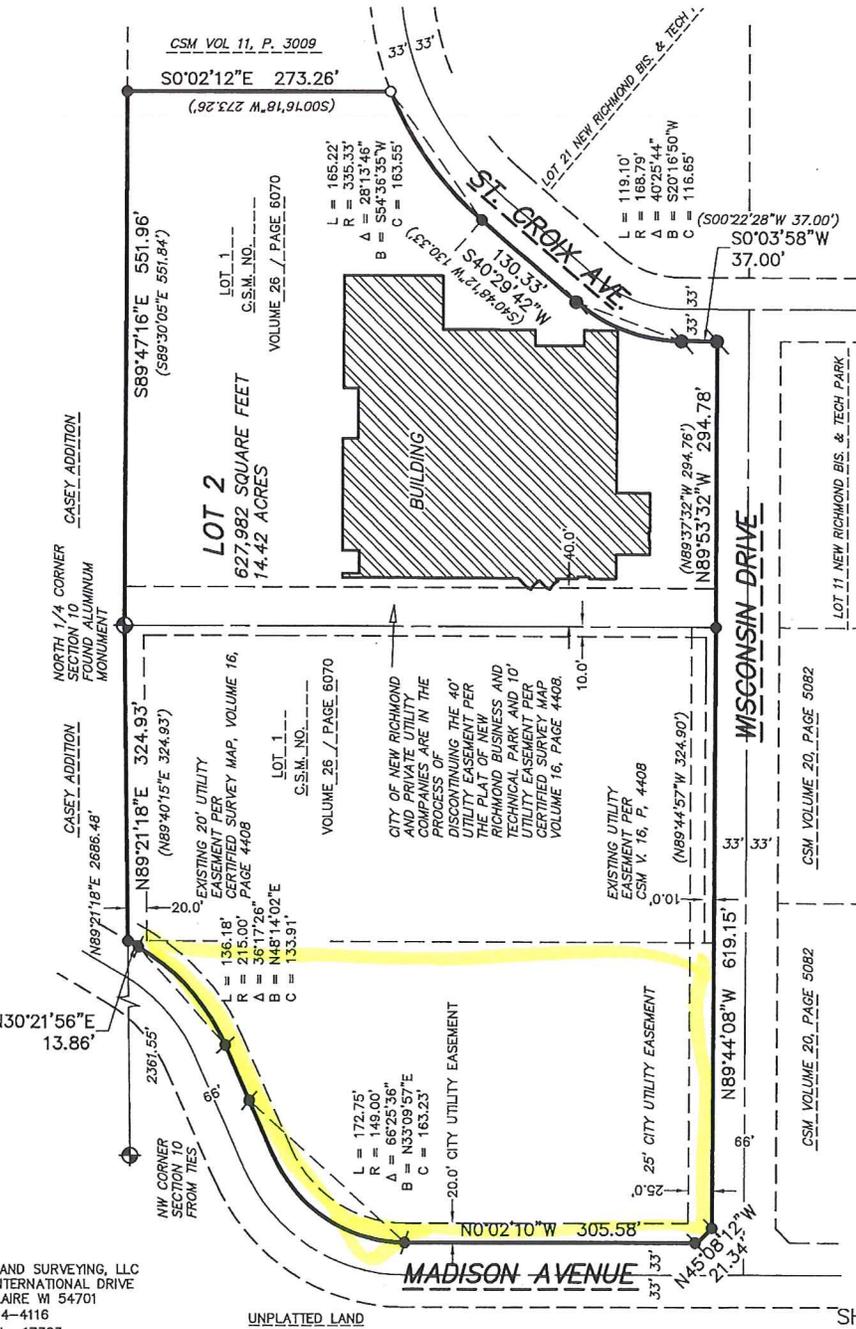
CERTIFIED SURVEY MAP
 BEING ALL OF LOT 1, CERTIFIED SURVEY MAP VOLUME 26,
 PAGE 6070.
 LOCATED IN THE NORTHEAST ¼ OF THE NORTHWEST ¼,
 NORTHWEST ¼ OF THE NORTHEAST ¼,
 SECTION 10, TOWNSHIP 30 NORTH, RANGE 18 WEST,
 CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

NOTE: THE PURPOSE OF THIS CERTIFIED SURVEY MAP IS TO CONSOLIDATE EXISTING LOTS.

LEGEND

- --- FOUND. 1-1/4" REBAR
- --- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- --- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT.
- () --- RECORDED AS
- UTILITY EASEMENTS AS SHOWN

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW ¼, SECTION 10 ASSUMED BEARING OF N.89°21'18"E.



REAL LAND SURVEYING, LLC
 1360 INTERNATIONAL DRIVE
 EAU CLAIRE WI 54701
 (715)514-4116
 CADD No. 17383



156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

MEMORANDUM

TO: Mayor and City Council

FROM: Jeremiah Wendt, Director of Public Works

DATE: October 6, 2017

SUBJECT: 125th Street Design

BACKGROUND

The City of New Richmond and Town of Richmond hosted a Public Information Meeting for the 125th Street project on September 28th. The purpose of that meeting was to solicit input from the public to inform the design of this street. Staff will present a summary of the input received, and provide recommendations of concepts to incorporate in the preliminary design.

ACTION REQUESTED

Staff will request approval to move forward with preliminary design based on the concepts presented.



156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

MEMORANDUM

TO: Mayor Horne & City Council

FROM: Noah Wiedenfeld, Management Analyst

DATE: October 6, 2017

SUBJECT: Banner Sponsorship Program

BACKGROUND

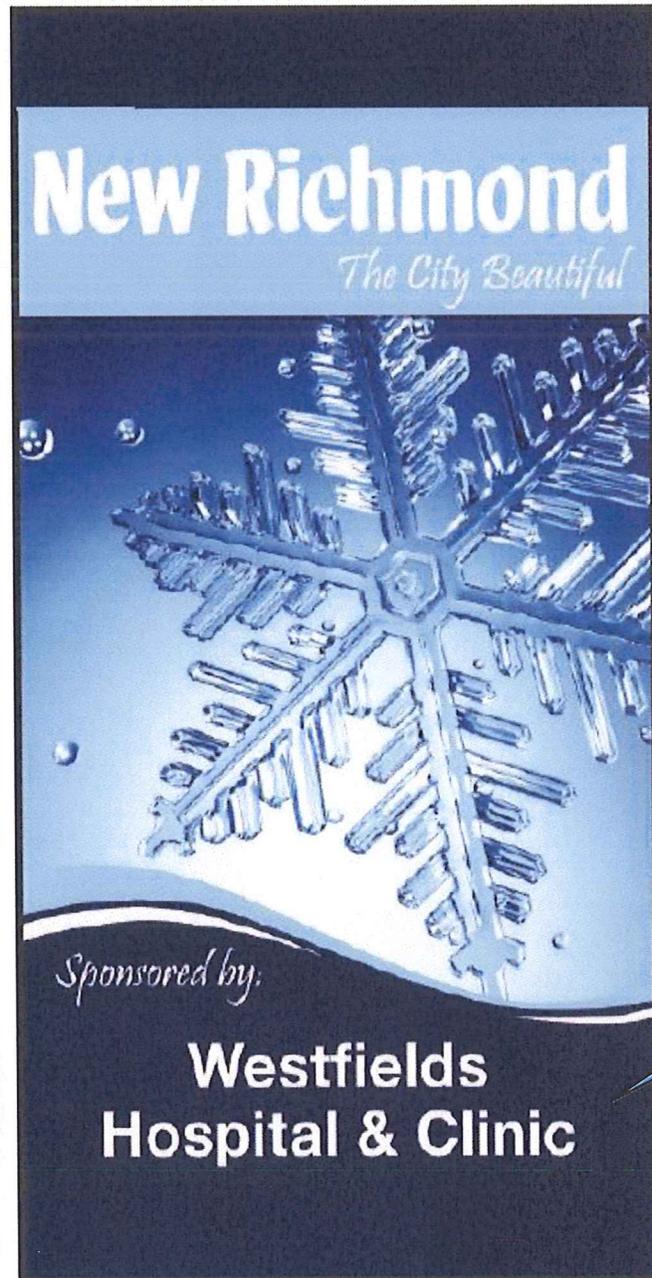
City staff have prepared a banner sponsorship program that would help beautify Knowles Avenue during the winter months, while also raising funds that would be designated for continued streetscape beautification efforts (e.g. flags, flowers, etc.) to Knowles Avenue. Businesses, citizens, or non-profit organizations could sponsor a banner for \$150 and would have their name displayed at the bottom of the banner. A flyer showing the design and additional details is included with this memo.

If approved by the City Council, the sponsorship program would be promoted over two weeks through the Chamber e-newsletter and on the City's social media accounts. Production takes an additional two weeks, and then the banners would be installed by the Public Works Department in November.

STAFF RECOMMENDATION

City staff recommend approval of the banner sponsorship program as presented.

City of New Richmond Banner Sponsorship Program



*Help us beautify
Knowles Avenue for
the holidays!*

Your name
here!

Local businesses, private citizens, or non-profit organizations can help beautify Knowles Avenue during the holidays by sponsoring a light pole banner.

The digitally-printed vinyl banners are double-sided, approximately 47" x 24" in size. Sponsor names are recognized at the bottom. Banners will be on display during the winter months, and will be used for three years. The City of New Richmond reserves the right to determine the location of each banner. Proceeds will be directed towards Knowles Avenue beautification efforts.



Contact Name: _____ Phone: _____

Mailing Address: _____

_____ Number of banners you wish to sponsor (\$150 each)

Please write the business, organization, or individual name to be printed on the banner on the line below. Please print clearly and double-check your spelling!



Please complete and return this form with payment no later than Oct. 20, 2017. Cash or check made payable to the City of New Richmond is accepted. If you have any questions, call 715-246-4268 or email nwiedenfeld@newrichmondwi.gov. Thank you!



City of New Richmond
Attn: Noah Wiedenfeld
156 East First Street
New Richmond, WI 54017



156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

MEMORANDUM

TO: Mayor Horne & City Council
FROM: Veronica Koehler, Lieutenant
DATE: October 9, 2017
SUBJECT: Police vehicles

Background:

At the September 11, 2017 City Council meeting the New Richmond City Council approved the Police Department putting out requests for bids to look at purchasing options for two police pursuit vehicle, a K9 vehicle and a vehicle for the Chief of Police. Members of the Police Department along with folks from the Finance Department outlined bid requirements which were sent to our local dealerships and also through the state bid.

Requests

Based upon needs for 2018, the following vehicles we identified as immediate needs for replacement beginning in 2018.

- Two Police Patrol SUVs
- One K9 SUV
- Police Chief Vehicle Replacement

Vehicles

We received bids from five primary types of vehicles

- Dodge Durango
- Ford Explorer
- Chevy Tahoe
- Dodge Charger
- Ram Truck – Chief Vehicle Only

Features

Our bidding process identified several key elements that have been identified by the New Richmond Police Department as features that will improve safety and/or security. These features have been identified as enhanced standards for policing. They include performance, or certified vehicles, four wheel drive features, seats that can be easily washed, flooring that can be easily washed, adaptability of K9 conversions, as well as other safety features. Below are our findings based upon the bids that were submitted.

Equipment	Dodge Durango	Ford Explorer/Interceptor	Chevy Tahoe
Performance	Special Services Vehicle	Police Pursuit Vehicle	Police Pursuit Vehicle
Four Wheel Drive	Yes	Yes	Yes
Rear Seats	Cloth w/vinyl cover	Vinyl	Vinyl
Officer Safety Seat	No	Yes	Yes
Flooring	Carpet	Vinyl	Vinyl
K9 Kennel Insert	Not available w/out modification	Yes	Yes
K9 Hot Pop System	Not available	Yes	Yes
Tires	Not speed rated	Speed Rated	Speed Rated
Back Up Sensors	Not available	Yes	Not available
Back Up Camera	Yes	Yes	Yes

Vehicle Costs

Patrol Vehicle

<u>Patrol Vehicle</u>										
<u>Dealer</u>	<u>Make</u>	<u>Model</u>	<u>Year</u>	<u>Purchase Price</u>			<u>Est. Cost of Outfitting</u>	<u>Ext Warranty</u>	<u>Maint</u>	<u>Total Purchase Price</u>
Johnson	Ford	Explorer	2018	30,828			6,790	2,799	2,989	43,406 (
Bernard's	Dodge	Durango	2018	29,875			5,250	2,590	1,000	38,715 (
State Bid	Ford	Explorer	2018	29,156			6,790	1,500		37,446 (
State Bid	Dodge	Durango	2018	28,679			5,250			33,929 (
State Bid	Chevrolet	Tahoe	2018	35,823			6,787			42,610 (

K9

<u>Dealer</u>	<u>Make</u>	<u>Model</u>	<u>Year</u>	<u>Purchase Price</u>	<u>Est. Cost of Outfitting</u>		<u>Ext Warranty</u>	<u>Maint</u>	<u>Total Purchase Price</u>
Johnson	Ford	Explorer	2018	30,828	11,875		2,799	2,989	48,491
Bernard's	Dodge	Durango	2018	29,875	-		2,590	1,000	33,465
State Bid	Ford	Explorer	2018	29,701	11,875		1,500		43,076
State Bid	Dodge	Durango	2018	28,679	-				28,679
State Bid	Chevrolet	Tahoe	2018	35,044	11,860				46,904

Police Chief Vehicle

<u>Dealer</u>	<u>Make</u>	<u>Model</u>	<u>Year</u>	<u>Purchase Price</u>	<u>Est. Cost of Outfitting</u>		<u>Ext Warranty</u>	<u>Maint</u>	<u>Total Purchase Price</u>
Johnson	Ford	Taurus SEL AWD	2018	26,157	3,000		2,799	2,989	34,945
Johnson	Ford	F-150	2018	31,952	3,000		2,799	2,989	40,740
Bernard's	Dodge	Charger	2018	22,695	3,000		4,590	1,000	31,285
Bernard's	Ram	SSV 4 Door 4x4	2018	25,995	3,000		2,590	1,000	32,585

Recommendation:

In making a recommendation to the City Council, staff reviewed the proposals through the following informal guidelines:

- Performance
- Financial
- Local

The New Richmond Police Department has had an excellent relationship with our local dealerships. In weighing recommendations, we found value in buying local. This value can be seen by the immediacy in addressing issues within any of the vehicles, as well as having consistent maintenance and support

within the City of New Richmond. Furthermore, based upon the performance matrix outlined above, we offer our formal recommendations:

Police Patrol

- Acceptance of the bid from Johnson Ford for the purchase of the two 2018 Ford Police Interceptor Utility, (\$30,828) police pursuit vehicle for patrol. It is also recommended that the city purchase the optional 3 year/100,000 mile extended warranty for \$2,799.00 with a \$100 deductible along with the vehicle maintenance package that includes 20 synthetic oil changes, a set of new brakes, transmission flush and one new set of replacement tires (\$2,989). Johnson Ford also provided a trade-in value for Squad 25 for \$7,000 as is.

Sources of Funds – Patrol

Patrol vehicle cost with warranty, maintenance package and equipment/installation is \$43,406 for one and \$36,406 with the trade-in of one 2015 Dodge Durango for \$7,000 with a delivery date not before January 1, 2018. These vehicles have been identified as part of our FY2018 replacement plan. Squad 22 will not be traded in- see below.

K9

- Accept the bid from Johnson Ford for the purchase of one 2018 Ford Police Interceptor Utility for the K9 unit, (\$30,828). It is also recommended that the city purchase the optional 3 year/100,000 mile extended warranty for \$2,799.00 with a \$100 deductible along with the vehicle maintenance package that includes 20 synthetic oil changes, a set of new brakes, transmission flush and one new set of replacement tires (\$2,989).
- K9 vehicle cost with warranty, maintenance package and equipment/installation \$48,491.00 with a delivery date not before January 1, 2018

Sources of Funds K9

Funds for the purchase of this vehicle will come out of collected K9 proceeds.

Police Chief Vehicle

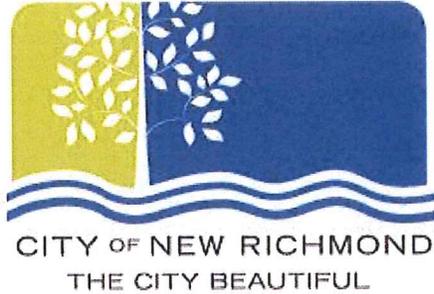
- Staff recommendation for the chief's vehicle is to accept the bid from Bernard's for the 2018 Ram SSV four door 4X4 pickup truck for \$25,995 with a 5 year/100,000mile Max Care, \$0 deductible (\$2,590.00) and a two-year maintenance package with one set of tires (\$ 1,000). Chief's vehicle would require equipment/installation of lights and siren not to exceed \$3,000.

Sources of Funds Police Chief

We will be trading in this vehicle to offset funds. The Chief's vehicle as part of the capital replacement plan was scheduled for replacement in 2019, however staff is recommending the vehicle be scheduled for replacement in 2018 due to growing maintenance concerns.

Miscellaneous

- Recommendation that the department keep Squad 22 a 2015 Dodge Durango as a spare/Lieutenant vehicle which could be utilized for transports.



156 East First Street
New Richmond, WI 54017
Ph 715-246-4268 Fax 715-246-7129
www.newrichmondwi.gov

MEMORANDUM

TO: New Richmond City Council

FROM: Craig Yehlik, Chief of Police

DATE: 09/20/17

SUBJECT: Parade Permit application

Background

In the past Parade permits have been accepted at various times throughout the year. The State would like to have detour requests for parade permits at least 60 days in advance for approval which has not always been feasible as the permits are not submitted to the City in a timely fashion.

There has also been recent mid-year additional parade permits (i.e. fall festival parade) which were not planned or budgeted for. This also needs resource and logistical planning to have officers available to work.

Recommendation

Require that all parade permits be submitted to the Municipal Clerk on or before the first business day of January of the intended year of the parade. This will allow the council to approve all parades for the year at the first council meeting of the year. It will also allow the police and fire to plan personnel accordingly.



TO: Mayor Fred Horne and City Council

FROM: Mike Darrow, City Administrator
Rae Ann Ailts, Finance Director

DATE: October 3, 2017

RE: 2018 Budget and Capital Improvement Plan Update

Over the last several months, staff and City Council have been working to develop the 2018 budget. Through many hours and discussions we are excited to embark upon the next phase of the budget – Community Engagement!

Community engagement will be the key focus in October and November! Our goal is to engage as many residents, businesses and other stakeholders as we can, through community-based presentations & activities, as well as social media updates and online surveys! We intend to make this process transparent, engaging, collaborative and fun!

Council members will be invited to join staff throughout the coming month as we bring the budget to the community. We will be asking community members to “document” their preferences related to the budget through visual survey boards. These boards will be presented to Council during the November session with staff highlighting the information gathered over the last month.

We look forward to the many ideas, suggestions and discussions – all questions are welcome and encouraged! The following organizations are confirmed for presentations:

Chamber of Commerce Ambassadors	Rotary
Senior Health Fair at The Centre	Comprehensive Plan Committee
WITC	New Richmond News
Deerfield	Kiwanis
VFW	

We are working to add several more community opportunities and we will continue to post updates on our website and social media as dates are confirmed.

Additionally, the City will host two Budget Labs in October. These labs will allow the community the opportunity to explore the budget in a more detailed fashion. The first Budget Lab will be held on October 12th at 3pm in the Council Chambers of the Civic Center. The second Budget Lab will be held on October 26th at 3pm.

Lastly, we are excited to announce the launch of “Budget Bits” this week. “Budget Bits” is a daily post which will occur over the next 30 days on social media; highlighting the many aspects of our budget. We look forward to seeing you soon!