CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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July 28, 2015

TO ALL PLAN COMMISSION MEMBERS:

Jane Hansen	**Ron Volkert**
Rachel Greenwold	**David Wilford**
Kyle Hinrichs	**Fred Horne**
MaryKay Rice	**Sarah Skinner (ex officio)**

This is to notify you that there is a Plan Commission meeting scheduled for Thursday, August 6, 2015 at 5:00 p.m. in the Council Chambers of the Civic Center, 156 East First Street, City of New Richmond, WI.

AMENDED AGENDA:

1. **Roll Call**
2. **Adoption of Agenda**
3. **Approval of the Minutes of the Previous Meeting, June 30, 2015**
4. **Application for a Conditional Use Permit from New Richmond Utilities to allow a Solar Garden in an area zoned Z-7 Specific Use/Industrial District. Property is located on Madison Avenue just north of the well house and described as SEC 10 T30N R18W PT S1/2 BEING PT NE NW; BEING CSM 23-5519 LOT 4.**
5. **Text Amendments to Chapter 121 of the City Code – Zoning Ordinance, copies of which are on file and available in the office of the City Clerk.**
6. **Communications and Miscellaneous**
7. **Adjournment**

Fred Horne,
Mayor

cc:

The News	**Northwest Cable**	**City Website**
Nick Vivian	**Mike Demulling**	**Bob Meyer**
Tom Rickard	**Dan Licht**	**Jim VanderWyst**
Mark Samelstad	**Beth Thompson**	**Steve Skinner**
Nancy Petersen		

A majority of the members of the New Richmond City Council may be present at the above meeting.

Pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W. 2nd 408 (1993) such attendance may be considered a meeting of the City Council and must be noticed as such, although the Council will not take action at this meeting.

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.

PLAN COMMISSION MEETING
JUNE 30, 2015 - 5:00 P.M.

Members Present: Fred Horne, Rachel Greenwold, Jane Hansen, Ron Volkert MaryKay Rice and Sarah Skinner (ex-officio)

Members Absent: Kyle Hinrichs and David Wilford

Others Present: Beth Thompson, Tanya Reigel, Dan Licht, Mike Darrow and others

Fred Horne called the meeting to order and roll call was taken.

MaryKay Rice moved to adopt the agenda as presented, seconded by Jane Hansen and carried.

Jane Hansen moved to approve the minutes of the previous meeting on April 9, 2015, seconded by MaryKay Rice and carried.

Willow River Bluffs

Mike Darrow stated that he and Beth Thompson had met with St. Croix County representatives regarding the Willow River Bluffs development that is within the City limits. This development was approved in 2008 and infrastructure for Phase I was installed, but the plat was never recorded and the developer went bankrupt. The County now owns this property and is looking into putting a park area there. This area could be a conservation subdivision where 70 to 80 percent of it is preserved as green space. There is a huge area that could be used for recreation, a possible trail connection, and a canoe launch. Mike just wanted to inform the Plan Commission that the City and the County will be working together on this area. The next step is to sketch out a proposed development. The Plan Commission would like to see more housing if possible. This issue will be discussed at the August Plan Commission meeting. Mayor Horne suggested having Kyle Hinrichs as part of the conversation on housing because he is a realtor.

Public Hearing

Mayor Horne declared the Public Hearing open to discuss the following:

a) Application for a Conditional Use Permit from St. Croix County to allow a nursing home in an area zoned Z-3 Multiuse/Corridor. Property is located at 1445 North Fourth Street and described as SEC 35 T31N R18W SE NW EXC PT TO CSM 7/2100 FORMERLY 577D T STAR PRAIRIE ANNEXED CITY NR #480541 EXP PT TO HWY AS IN 2521/543 (HWY PROJ 1559-08-24) PARCEL 22 FARM, EXC PT AS DESC IN 976142

Dan Licht explained the application. A nursing home facility is allowed in an area zoned Z3 as a conditional use. They also need a conditional use permit to allow more than one principal building on the lot. Discussion followed. Mayor Horne thanked the County for doing this project. Beth Thompson stated that both the engineering firm and the architectural firm were wonderful to work with on this project.

b) Application for a Conditional Use Permit from New Richmond Utilities to allow a Solar Garden in an area zoned Z-7 Specific Use/Industrial District. Property is located on Madison Avenue just north of the well house and described as SEC 10 T30N R18W PT S1/2 BEING PT NE NW; BEING CSM 23-5519 LOT 4.

Dan Licht explained the application. The proposed solar garden requires a conditional use permit subject to the performance standards outlined in Section 121-46 of the Zoning Ordinance. Discussion followed. An easement document has been created and is being reviewed by the City Attorney. There was discussion regarding the location of the solar garden and whether this is the best location. The City was awarded a grant from WPPI to install solar panels on this specific lot.

c) Text Amendments to Chapter 121 of the City Code – Zoning Ordinance, copies of which are on file and available in the office of the City Clerk.

Dan Licht explained the text amendments to our ordinance. As we moved forward, we will review this ordinance and make text amendments every six months as needed.

Mayor Horne declared the Public Hearing closed.

Action on Public Hearing Agenda

MaryKay Rice moved to approve the application for Conditional Use Permits, along with the site plan, from St. Croix County with the following conditions:

1. The temporary access to the St. Croix Industries shall be removed and the yard and boulevard restored upon completion of the proposed permanent driveways shown on the site plan.
2. Electric service to the subject site is provided by Xcel Energy and must be coordinated by the developer with Xcel Energy.
3. All utility issues are subject to review and approval of the Public Works Director, including the following:
   a. The site plan is to be revised to provide paved access to the City's existing utility vault west of the existing west driveway, subject to approval of the Public Works Director.
   b. The utility plan notes shall specify that all existing watermain that is to be reinstalled must be pressure tested.
   c. On Sheet C500, Plate 14 must be revised to change the label for the slope from 2" to 2%.
   d. As built plans for the utility improvements must be submitted upon completion of construction.
4. The developer shall provide a financial guarantee that the landscaping shown on the landscape plan will be installed and survives for two winter seasons as required by Section 121-55.I.2 of the Zoning Ordinance.
5. The developer shall provide documentation of easements overlying the private sewer service line and the area needed to access the service line for maintenance outside of the subject site and/or public right-of-way.
6. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.

Motion was seconded by Fred Horne and carried. Jane Hansen abstained.

MaryKay Rice moved to table the conditional use permit application and site plan for the solar garden, seconded by Jane Hansen and carried.

Jane Hansen moved to table the text amendments, seconded by Fred Horne and carried.

St. Croix County Health Center Storm Water Review

Cedar Corporation has reviewed the storm water plan and recommends approval. MaryKay Rice moved to approve the storm water plan from St. Croix County Health Center, seconded by Rachel Greenwold and carried. Jane Hansen abstained.

Communications and Miscellaneous

MaryKay Rice asked about trees hanging over sidewalks and trails on the West side of town. Jeremiah will look into this.

MaryKay Rice moved to adjourn the meeting, seconded by Jane Hansen and carried.

Meeting adjourned at 6:11 p.m.

Tanya Reigel
City Clerk