



156 East First Street
New Richmond, WI 54017
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February 3, 2016

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, February 4, 2016 at 4:00 p.m. in the Council Chambers of the Civic Center, 156 East First Street, City of New Richmond, WI.

AGENDA:

- 1. Roll Call**
- 2. Adoption of Agenda**
- 3. Approval of the Minutes of the Previous Meeting, November 19, 2015**
- 4. Site Plan and Stormwater Review from WITC**
- 5. Sign Ordinance Presentation**
- 6. Comprehensive Plan**
- 7. Bike and Pedestrian Master Plan Update**
- 8. Willow River Bluffs Subdivision**
- 9. Communications and Miscellaneous**
- 10. Adjournment**

**Fred Horne,
Mayor**

cc:

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|-----------------------|------------------------|-----------------------|
| 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.



TO: Mayor Horne and City Council
Plan Commission

FROM: Mike Darrow, City Administrator
Beth Thompson, Community Development Director

DATE: February 4, 2016

RE: Willow River Bluffs Subdivision

The purpose of this memorandum is to provide an overview of the Willow River Bluffs subdivision. This area is now under the ownership of St. Croix County due to the property being in tax foreclosure. Last year, the Community Development Department discussed an idea of creating a regional campground or park within that site. Last month, during a Community Development meeting at the County, the idea of a regional park system was again brought up as an option for consideration of this area.

The purpose of this memorandum is to provide an overview of the parcel of land, how it is guided under the City's comprehensive plan and zoning ordinance, the tax impacts on converting the land to a regional park system, alternative recommendations and a proposed resolution for Council consideration.

Background

Willow River Bluffs Subdivision was annexed into the City and recorded at the County on August 1, 2005 as R-2 Residential. During that time R-2 Residential was defined as "The R-2 District is intended to provide residential development for single-family homes similar in character to the R-1 District, but of higher density permitting smaller lots and smaller homes". The concept plan for this area show 114 buildable lots and six outlots. The 2013 Assessed Land Value was listed as \$570,000.00. This property was foreclosed upon and St. Croix County took over ownership in 2014. Since St. Croix County has ownership of this property neither the City nor County are able to collect taxes on said property as it is now has a tax exempt status.

Comprehensive Plan: In our Comprehensive Plan that was completed in 2005, the future land use for this area was set at Residential (1 – 3 Units per Acre). The definition of Residential per the Plan is as follows:

"Single Family Residential: Residential development within the City has predominately consisted of detached single-family homes of varying lot sizes. The current City zoning ordinance contains a total of three residential zones, the first of which is a Single-family zone which also allows for churches, schools, libraries, parks and playgrounds, attached or detached garage or accessory buildings, farming without livestock or sale of goods, and licensed community living arrangements as permitted uses. Conditional uses are customary home occupations, two-family residences, hospitals, clinics, nursing homes, utilities, public

buildings, day care centers, bed and breakfasts and state-licensed community living arrangements for 9-15 people (R1). The second of which allows for all of the same permitted and conditional uses as R-1 (R2). The third of which allows for all the same permitted and conditional uses as R-1 & R-2 (R3).”

Zoning: Our Zoning Ordinance was updated and implemented on January 1, 2015. The new Zoning for Willow River Bluffs is Z2 Sub-Urban District. The definition of this district is as follows:

“The purpose of the Z2 Sub-Urban District is to provide opportunities for low density residential areas, limited neighborhood commercial uses and complementary uses. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area. New development is intended to create low-density residential areas and to preserve and enhance transitional residential areas between lower and higher densities.”

As a point of reference several uses are included in this district, some are as follows:

- One Family Dwelling – Permitted Use
- Two Family Dwellings – Permitted Use
- Licensed Community Living (8 or less) – Permitted Use
- Outdoor Recreation – Permitted Use
- Licensed Community Living (9 – 15 residents) – Conditional Use
- Nursing Homes – Conditional Use
- Golf Course – Conditional Use
- Schools – Conditional Use
- Townhomes – Site Plan

City Park Plan: Per our Park Plan there is no specific mention of Willow River Bluffs anywhere in our Park System Plan. The Park Plan however has a recommendation to have a bridge connect the Doar Prairie Restoration with the Nature Center, as well as a recommendation to add other bike and pedestrian trail connections to make access easier to the Nature Center.

With regard to the future need of parks and open spaces within this area, we have attached a park overlay map of the city’s current park system. An American Planning Association (APA) measurement for the establishment of parks and open spaces is a simple distance of a 15- minute walk. The purpose of this map is to highlight that within the area of the Willow River Bluffs, there exist three park systems (Doar Prairie, Nature Center and Woodland Creek). Furthermore, within the City’s most recent Park Plan (2013-2014), there is no mention of a large-scale park within this area.

Current infrastructure costs at Willow River Bluffs: Below are costs that have been incurred, most of which are paid, however some are still pending:

| | |
|-------------------------------|--------------|
| Electric Extension (PD) | \$ 23,650.00 |
| Electric Extension still owed | \$ 19,150.33 |
| Water Access (PD) | \$ 66,800.50 |
| Total Water Utility (PD) | \$143,443.00 |
| Total Sewer Utility (PD) | \$ 92,676.00 |
| Total Streets/Sidewalks (PD) | \$453,000.00 |
| Total Curb/Gutter (PD) | \$136,987.00 |

Total Infrastructure **\$935,706.83**

Alternative Recommendations

City staff feels strongly that residential development within this area is needed due to the following findings:

- Residential development is consistent with the city's land use and zoning ordinance.
- Because of infrastructure costs totaling over \$950,000 and designed in a curvilinear fashion, this area is considered "shovel ready." While the existing infrastructure is ten-years old, keep in mind that most infrastructures developed today is built to last for decades.
- Due to our recent housing analysis developed in partnership with the University of Wisconsin- River Falls, additional housing within the city is necessary.
- Within the last 11 years, the County, township and city allowed this area to be annexed and developed as a residential property. The end result of this cooperative approach will have a significant tax impact once developed.

Like any development, the City, under its enforcement of zoning and land use control, will have the final control over the site in terms of its conformance with land use, adjoining properties and underlying zoning designation.

To ensure that this area can be developed as intended (and originally approved for in 2005), we offer the following alternatives:

1. Max-density development (consistent with the original design of 2006/2007). The "back forty" would include a conservation easement for the protected Willow River. A conservation easement would be attached to any future development agreement at the time of sale thus protecting the Willow River in perpetuity.
2. Low-density development "eco-design" which would include larger lot homes with a larger tax base, preservation of key open spaces and possible area for additional uses (?) on the site (10-12 acres). This idea would need to include an overlay district to ensure the intent of the plan. Again a conservation easement would be established.
3. Multi-use, mixed development, which would include mid-density at the front, low-density in the "mid-block" and open space in the back forty. A conservation easement would be established as part of this design as well.

Proposed Council Resolution

RESOLUTION #XXXXXX Willow River Bluffs Subdivision Development

Whereas, the Willow River Bluff Subdivision was annexed into the City on June 13, 2005, for the purpose of a 114 lot residential subdivisions; and

Whereas, at the time of approval from the City, a total of \$935,000 in infrastructure was put in place, which includes streets, curb and gutter for this area; and

Whereas, the City's Comprehensive Plans call for this area to be guided as low-density residential; and

Whereas, the City of New Richmond's Park Plan and the St. Croix County's Outdoor Recreation Plan, dated January 2013, do not call for this area to be a regional park; and

Whereas, a change in land use from low-density residential to park would require a change in the City's Comprehensive Plan which is a policy decision after public input; and

Whereas, the City's current Zoning Ordinance makes residential development an allowable use within the City; and

Whereas, the City undertook a recent housing study which highlighted the need for a mix of lots within the City's existing housing inventory;

Now, therefore, be it resolved that the City of New Richmond affirms Willow River Bluff Subdivision is best suited for residential development as originally proposed in 2005. To ensure that the Willow River Bluff Subdivision be protected, the incorporation of a Conservation Easement be established within all non-developable areas.

Passed and approved: February 8, 2016.

Frederick Horne, Mayor

ATTEST:

Tanya Reigel, Clerk