



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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

May 31, 2018

TO ALL PLAN COMMISSION MEMBERS:

Fred Horne Michelle Scanlan
Jim Zajkowski David Wilford
Mike Kastens David Tyvoll
MaryKay Rice

This is to notify you that there is a Plan Commission meeting scheduled for Tuesday, June 5, 2018 at 5:00 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) Public Hearing to consider the following:**
 - a) Application for Conditional Use Permit from Bret and Marnie Blackman to allow a Bed and Breakfast and Therapeutic Massage Therapy Studio in an area zoned Z5 Traditional Neighborhood District. Property is located at 313 West Second Street and described as Lots 4 and 5, Block 3 Village of Freemont in the City of New Richmond.**
- 5) Action on Public Hearing Agenda**
- 6) Communications and Miscellaneous**
- 7) Adjournment**

Fred Horne
Mayor

cc:

The News
Mike Darrow
Bob Meyer
Craig Yehlik
Sarah Skinner
Jeremiah Wendt

Northwest Cable
Nick Vivian
Dan Licht
Beth Thompson
Joel Enders
Weston Arndt

City Website
Mike Demulling
Jim VanderWyst
Rae Ann Ailts
Noah Wiedenfeld
Kevin Blader



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

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 30 May 2018

RE: New Richmond – Blackman Bed & Breakfast CUP

TPC FILE: 164.02

BACKGROUND

Marnie and Bret Blackman are proposing to use the single family dwelling located at 313 W. 2nd Street for bed and breakfast lodging to be known as Ti Vogllio Bene, where they will also reside. The use would also include therapeutic massage services conducted by Ms. Blackman. A bed and breakfast lodging use is subject to approval of a conditional use permit in accordance with the performance standards establish by Section 121-50.B of the Zoning Ordinance. Applications for conditional use permits are subject to review by the Development Review Committee (DRC) and approval by the Plan Commission following a public hearing as outlined by Section 121-32 of the Zoning Ordinance. The subject site is also within the designated Historic Preservation Overlay District and any exterior modification of the building requires approval of a Certificate of Appropriateness by the Historic Preservation Commission in accordance with Section 121-59.G of the Zoning Ordinance.

Exhibits:

- Site location map
- Application narrative and site plan
- Draft conditional use permit

ANALYSIS

Comprehensive Plan. The subject site is guided by the Comprehensive Plan for low density residential uses. The applicants' narrative includes several policies of the Comprehensive Plan they believe their proposed use is consistent with, including:

- Promoting niche industries or opportunities for tourism in New Richmond, including historic and cultural tourism, outdoor recreation, and marketing various venues in New Richmond for meetings, retreats, and conferences.
- Marketing New Richmond as a weekend getaway destination for residents from the Twin Cities and other parts of western Wisconsin.
- Continuing downtown revitalization efforts.

We concur with the applicants that the proposed use is consistent with these policies of the Comprehensive Plan is appropriate at this location.

Zoning. The subject site is zoned Z5 District. Bed and breakfast lodging with up to four guest rooms is allowed as a conditional use within the Z5 District. Performance standards for bed and breakfast uses are established in Section 121-50 of the Zoning Ordinance. The conditional use permit application is to be evaluated based upon the criteria established by Section 121-32.D of the Zoning Ordinance. The applicants are also proposing to conduct therapeutic massage as a secondary commercial service for both guests and outside clients. As the applicant will be the individual engaged in the therapeutic massage business and is also a resident of the dwelling, the proposed therapeutic massage is within the definition established the Zoning Ordinance for home occupations and is an allowed use.

Historic District. The subject site is included within the Historic Preservation Overlay District governed by Section 121-59 of the Zoning Ordinance. The applicants indicate in their narrative that the house upon the property is listed on the National Register of Historic Places. The applicants' narrative is not clear as to the extent of exterior modifications that may be proposed to allow the existing building to be used as a bed and breakfast or for therapeutic massage. Any exterior alterations of the building require application for a Certificate of Appropriateness that is subject to approval by the Historic Preservation Commission as outlined by Section 121-59.G of the Zoning Ordinance. No exterior modifications of the existing building are proposed.

Bed and Breakfast. Section 121-50.B of the Zoning Ordinance establishes the following performance standards for bed and breakfast uses:

1. Such use shall not create noise, light, traffic or other conditions detrimental to neighboring residents.

Comment: The subject site is surrounded by the following planned or existing uses. The proposed bed and breakfast use is limited to four guest rooms and the property has adequate capacity to accommodate such guests without causing negative impacts to surrounding uses.

Direction	Land Use Plan	Zoning Map	Existing Use
North	LD Residential	Z5 District	Single family
East	LD Residential	Z5 District	Single family
South	LD Residential	Z5 District	Single family
West	LD Residential	Z5 District	Single family

In consideration of the secondary massage therapy use proposed to be provided within the bed and breakfast, we recommend that conditions be included with the conditional use permit limiting the massage therapy to only the resident operator and that there be no more than one client served at one time. The conditions are intended to limit the intensity of the massage therapy use so as to minimize neighborhood disruption and ensure that it remains a secondary use to the principal bed and breakfast.

2. There shall be no other B&B parcel located within 500 feet of the proposed B&B parcel.

Comment: There are no other licensed bed and breakfast uses within 500 feet of the subject site.

3. Such use shall meet all applicable building and fire codes, and comply with all business license, revenue collection, and health laws of the City of New Richmond and State of Wisconsin.

Comment: Compliance with all building and fire codes is subject to review and approval by the Building Inspector. The bed and breakfast must obtain an annual license from the Wisconsin Department of Agriculture, Trade and Consumer Protection and must also pay a lodging tax to the City in accordance with Section 74-1 of the City Code administered by the City Clerk.

Off-Street Parking. Table 15 of the Zoning Ordinance establishes off-street parking requirements for various uses. Lodging uses must provide one off-street parking stall per guest room. The residential use of the property also requires 1.5 off street parking stalls to be provided. The applicants have provided a site plan showing the proposed location of off-street parking stalls within the property subject to the minimum setbacks shown below. The primary frontage of the subject site is defined by the Zoning Ordinance as the lot line with the shortest width to a public street; although the front of the house faces south to W 2nd Street, the front of the lot is actually Dakota Avenue S, based on approximately 150 feet versus 130 feet of frontage respectively.

- Primary front (Dakota Avenue): 45ft.
- Secondary front (2nd Street): 20ft.
- Side (West): 5ft.
- Rear (North): 5ft.

The applicants provided a site plan to illustrate areas within the subject site for off-street parking stalls. There are two stalls available within the existing detached garage. Space for three cars is shown to the south of the existing detached garage and two stalls are shown parallel to the west side of the existing detached garage along the alley. The detached garage is setback approximately 70 feet from W. 2nd Street. Based on a minimum stall width of nine feet required by Table 13 of the Zoning Ordinance and 20 foot setback from the W. 2nd Street property line, there is sufficient space to allow for three stalls south of the existing detached garage while allowing access to the two stalls within the building. The existing detached garage is setback 5 feet from the west lot line abutting the alley. The width of the yard between the existing detached garage and property line means there is not sufficient space for off-street parking of two vehicles as shown in this location. The site plan must be revised to illustrate the ability to locate seven parking stalls within the subject site that comply with setback and dimension requirements or the number of guest rooms must be reduced. The site plan must also identify existing or proposed plantings sufficient to screen the off-street parking from view of surrounding properties as required by Section 121-55 of the Zoning Ordinance.

Signs. The applicant has provided information regarding their intent for a freestanding sign to be located near the intersection of W. 2nd Street and Dakota Avenue A. Table 11 of the Zoning Ordinance allows the proposed free standing sign to be up to 36 square feet in area and up to 8 feet in height. The sign structure must be setback 10 feet from the public rights-of-way as required by Section 121-44.K of the Zoning Ordinance. All signs require a sign permit issued by the Zoning Administrator prior to display on the property.

Waste Handling. The submitted application details that waste and recycling generated by the residential use and bed and breakfast will be stored within the existing detached garage. The proposed storage of waste and recycling containers complies with Section 121-48.C of the Zoning Ordinance.

Community Meeting. A community meeting is to be held on 31 May 2018 at City Hall with mailed notice to property owners surrounding the subject site. The purpose of the community meeting is for the applicants to present information and answer questions regarding their proposed bed and breakfast. City staff will attend the community meeting to address questions regarding Zoning Ordinance requirements and the application review process.

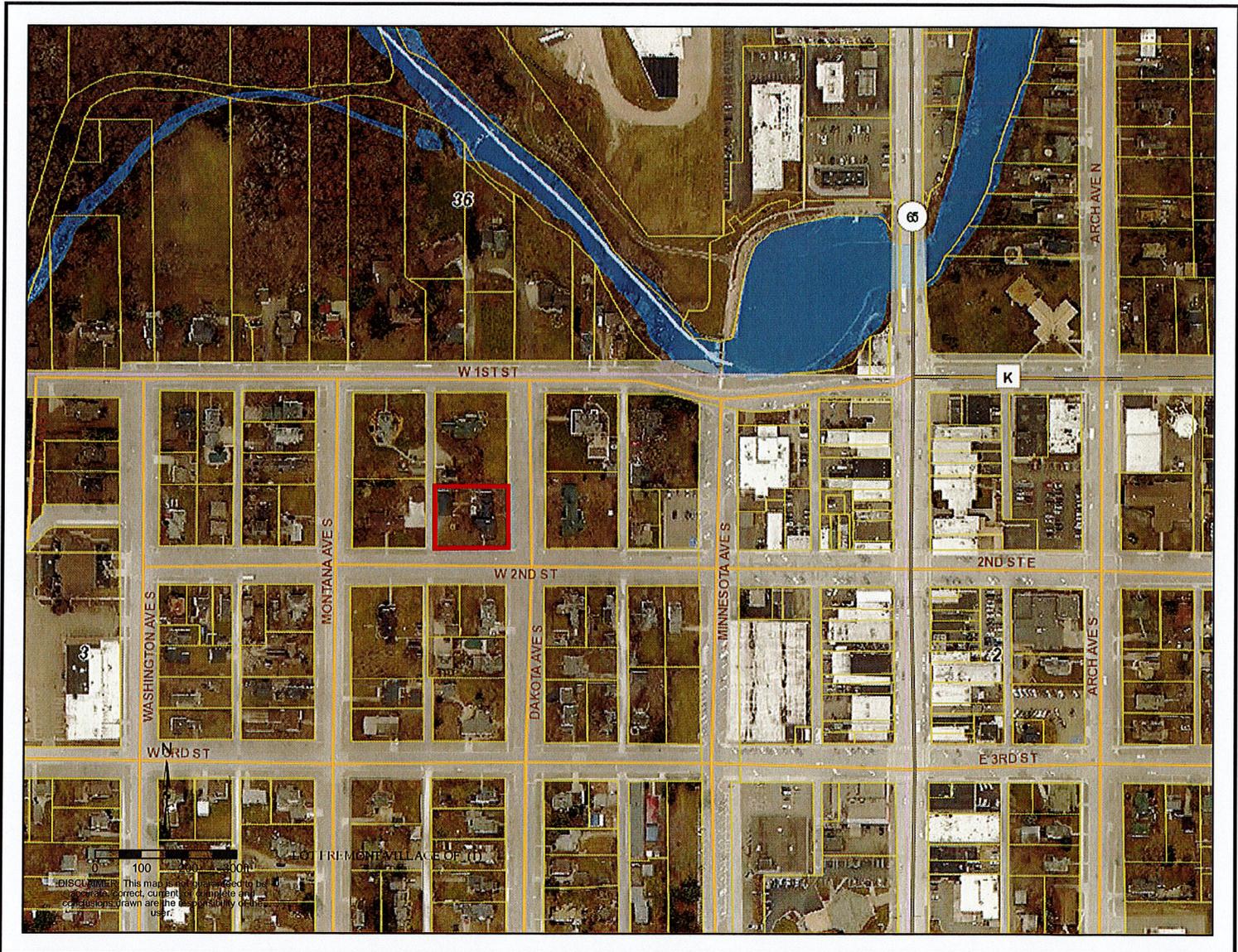
RECOMMENDATION

The DRC reviewed the application for a proposed bed and breakfast at 313 W. 2nd Street at their meeting on 30 April 2018 and recommends that approval of a conditional use permit be subject the conditions outlined below.

POSSIBLE ACTIONS

- A. Motion to approve a conditional use permit allowing Ti Vogllio Bene Bed & Breakfast within the Z5 District, subject to the following conditions:
1. The site plan shall be modified to demonstrate the ability to provide a minimum of seven off-street parking stalls in compliance with Section 121-52 of the Zoning Ordinance.
 2. The site plan shall be modified to include proposed plantings sufficient to screen the off-street parking from view of surrounding properties and public rights-of-way as required by Section 121-55 of the Zoning Ordinance.
 3. All building and fire code issues shall be subject to review and approval of the Building Inspector.
 4. The operator shall provide documentation of a bed and breakfast license issued by the State of Wisconsin.
 5. The need for a license for prepared food shall be subject to review and approval of St. Croix County.
 6. The bed and breakfast use shall provide payment of a lodging tax as required by Section 74-1 of the City Code.
 7. The therapeutic massage use shall:
 - a. Be conducted only by the resident operator of the property.
 - b. The operator shall maintain all licenses for therapeutic massage as required by St. Croix County and/or the State of Wisconsin, which shall at all times be displayed in a public place within the building.
 - c. Only one client shall be provided therapeutic massage services at a time.
 - d. Therapeutic massage services shall be provided only within the one designated room within the building to be shown on the floor plan.
- B. Motion to **deny** the application based on a finding that the request does not comply with the requirements of the Zoning Ordinance.
- C. Motion to **table**.

- c. Mike Darrow, City Administrator
Sarah Skinner, Building Inspector
Nick Vivian, City Attorney





CONDITIONAL USE APPLICATION

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

CITY ORDINANCE SECTION 121-32
www.newrichmondwi.gov

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: Ti Voglio Bene

Last name: Blackman

First name: Marnie and Bret

Address: 313 W. 2nd Street

City/State/Zip: New Richmond, WI 54017

Phone number: 715-977-0249

Email address: doulamarnie@gmail.com

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)

261-1044-20

4. Zoning Designation: Z5

5. Comprehensive Plan Designation: _____

6. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

Use as a 4 room Bed and Breakfast and Therapeutic Massage Therapy Studio

7. 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. **Proposed Plans:** In addition to a scaled site plan, the following documentation may be requested: a landscape plan, grading and drainage plan, photometric plan, traffic study, and exterior building elevation drawings showing building materials may also be required if deemed necessary by City Staff. Plans for residential applications may be on 8½"x 11" or 11"x 17" paper; full size plans and digital copies must be submitted for commercial applications.
- d. **Written Narrative:** The written narrative should thoroughly address the following general items in addition to any specific requirements pertaining to the proposed use, which Section 121-259 (Conditional Uses) of the City Code directs the City Council to evaluate during consideration of conditional use applications:
 - 1) The proposed use is not in conflict with the Comprehensive Plan;
 - 2) The proposed use is not in conflict with any Regulating Maps or other adopted plans;
 - 3) The proposed use is not in conflict with any City Ordinance requirements;
 - 4) The proposed use will not create an excessive burden on parks, streets and other public facilities; and
 - 5) The proposed use will not be injurious to the surrounding neighborhood, will not negatively impact traffic or property values, and will not otherwise harm the public health, safety, and general welfare.

8. **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: Clara Blackma Date: 4/23/18

Applicant: Clara Blackma Date: 4/23/18

Fee Paid: \$250 Date: 4/23/18 Receipt # 66930

Escrow Paid: \$500 Date: 4/23/18 Receipt # 66930

Applications for conditional use approval 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.

Application for Conditional Use Permit

Proposed Business Name: Ti Voglio Bene

Owners: Marnie and Bret Blackman

Proposed Use: 4 room Bed and Breakfast with onsite Therapeutic Massage Therapy Studio

Address of Proposed Business: 313 W. 2nd Street, New Richmond WI 54017

Parcel Identification #9847

Legal Description: Lots 4 and 5, Block 3, Village of Fremont in the City of New Richmond

We are seeking to open a Bed and Breakfast facility with 4 guest rooms with a separate room to be used as an onsite massage therapy studio. In accordance with state laws, we would maintain our residence within the home along with our 2 teenage daughters, providing lodging and a breakfast for guests visiting our community. The facility would also contain an onsite massage studio for outside clients and guests to receive massage therapy from Marnie Blackman, a qualified and licensed massage therapist, who received her training here at WITC.

Each guest room would have its own locks, private bath, and would be named after previous owners of the home who contributed to the maintenance and preservation of the home as well as the community: Wade, Simonton, Greaton and Rasmussen. Each guest suite would be decorated with respect to the history and age of the home, each providing a slightly different feel and ambiance to the guest. We would have one main level guest suite to provide access to those guests with difficulty climbing stairs. The breakfast provided would be a sit down, plated 4 course meal, served on antique fine china. The food would be sourced locally using organic whenever possible, prepared in accordance with state guidelines, and dishes sanitized after use.

This proposed business would be operated within the laws and ordinances of the City of New Richmond, as well as the State of Wisconsin. The City of New Richmond ordinances allow for 4 room Bed and Breakfast facilities. We have attended the Wisconsin Bed and Breakfast Association's Aspiring Innkeeper Seminar, becoming well versed on the State requirements and laws as well.

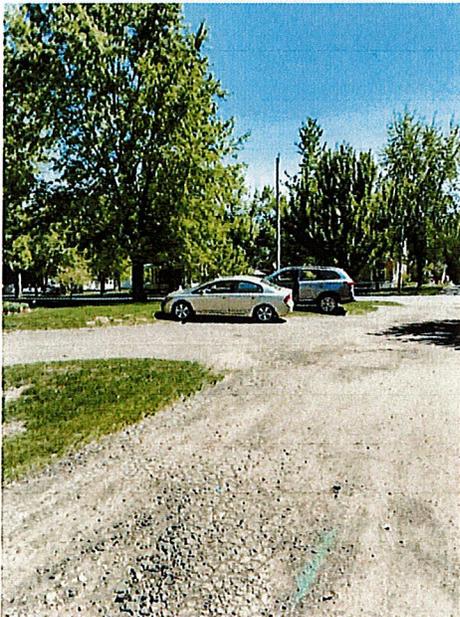
Parking Plan:

We understand the city desires for us to provide 7 offsite parking stalls: 2 for our private vehicles, 4 for potential overnight B&B guests and one for a massage client. While we understand the desire to have vehicles off the street, we feel it would create an eyesore for our neighbors to have 5 cars lined up in our yard in a newly produced parking lot. We would like to propose a compromise, and some options based upon our situation.

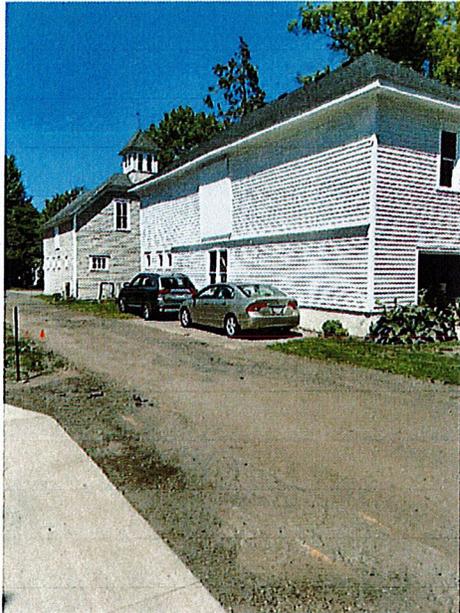
We would propose the following:

We would park our private vehicles in the garage/carriage house. Any massage clients would park in front of the garage, blocking in Marnie's vehicle, since she would be home and not leaving the premises.

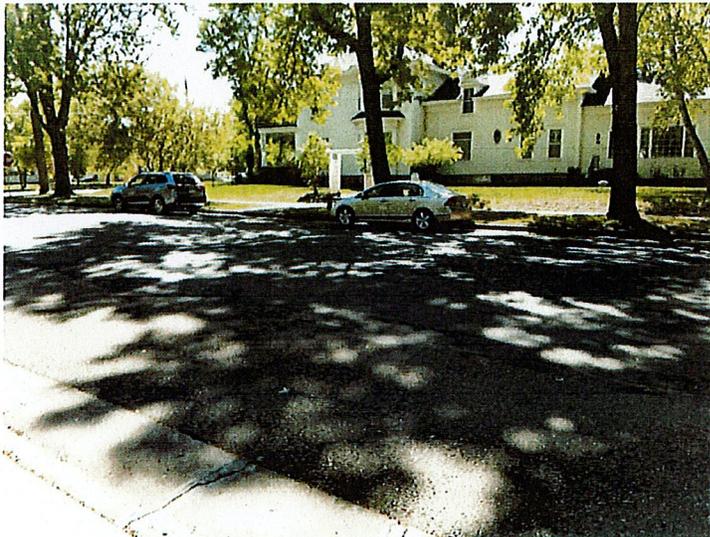
We could provide off street parking for 2 guest vehicles angle parked on our driveway (which we could extend with blacktop simultaneously with the upcoming scheduled alley repairs). While we would prefer to not do this and feel it would be an eyesore, we are willing to do so. We would prefer to be allowed to have guests park on the street on either Dakota or W. 2nd Street.



We would like to have 2 guest cars parallel parked alongside our carriage house.



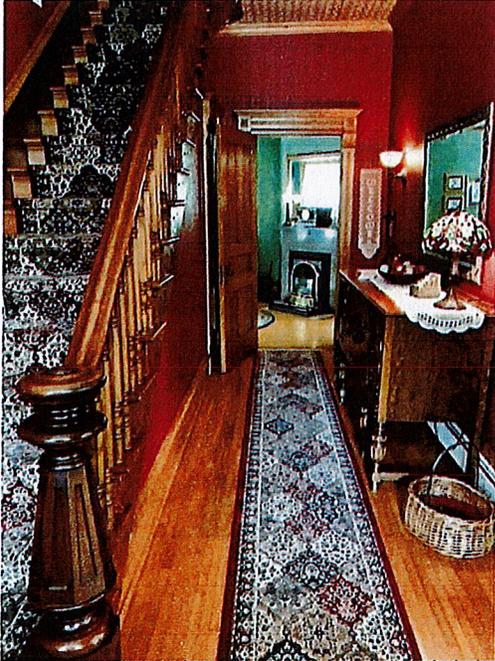
Cars parked along the east side of our house on Dakota Ave are not disruptive to the neighbors since only one house on the block actually faces Dakota, and it is well north of where our guests might park.



Even cars parked in front of our home are not creating a disruption to the neighborhood, because our street is very wide. Many residents park on the street nightly because of having small or no garages, so street parking is quite common along W. 2nd Street.



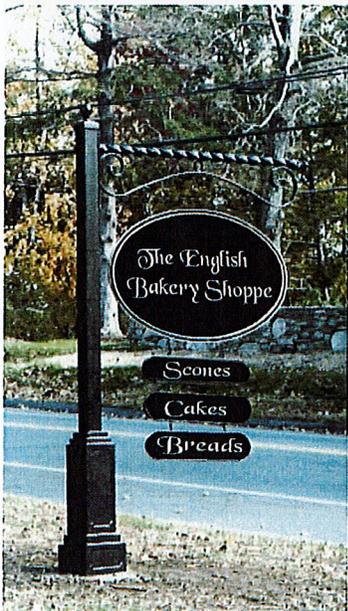
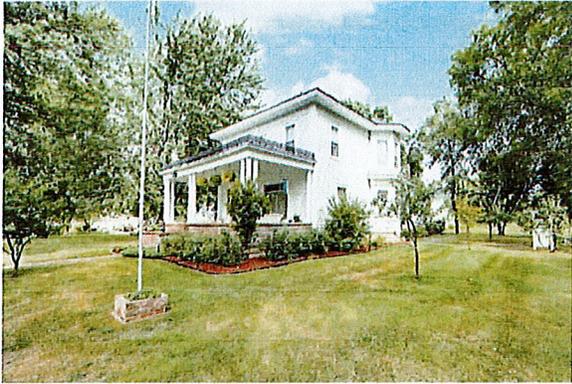






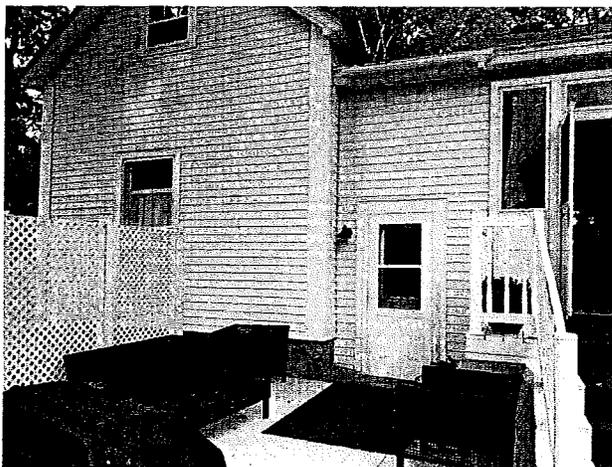
Signage Plan:

To help patrons to properly locate our establishment, we plan to place a monument sign on our property on the corner of W. 2nd Street and Dakota, in front of our flagpole. We have not pinpointed the exact design or size, but it would be approximately 7 feet wide by 4 feet tall maximum. The wording on the sign would simply read "Ti Voglio Bene Bed & Breakfast" and the phone number and website. It would be classy, understated, and lit by subtle ground landscape uplighting. Below are some examples of sign styles we are considering.



In addition to the Bed and Breakfast, we would also offer onsite Massage Therapy services. I attended WITC in 2010-2011, successfully graduating with a 4.0 GPA in the Massage Therapy program. I have run my private massage business, Blissful Beginnings, with a brick and mortar location in Woodbury since that time. Finding great success in that profession within that community, I would transition that knowledge and success to New Richmond, as again, the community has a demand for those services. The massage studio would have a separate exterior entrance for clients to enter from the side of the home. I provide massage therapy to 1-4 clients per day, and again, those receiving this luxury tend to be of the more refined nature, creating no upset to the neighborhood. There would be no noise, minimal traffic with 1-4 visiting cars per day, and parking of one vehicle at a time for one hour duration to receive services. Having a massage studio within the Bed and Breakfast would also offer overnight guests additional services for their comfort and enjoyment. I am in the process of fulfilling all the licensing requirements of the State of Wisconsin to provide massage services in Wisconsin, as they differ from the State of Minnesota.

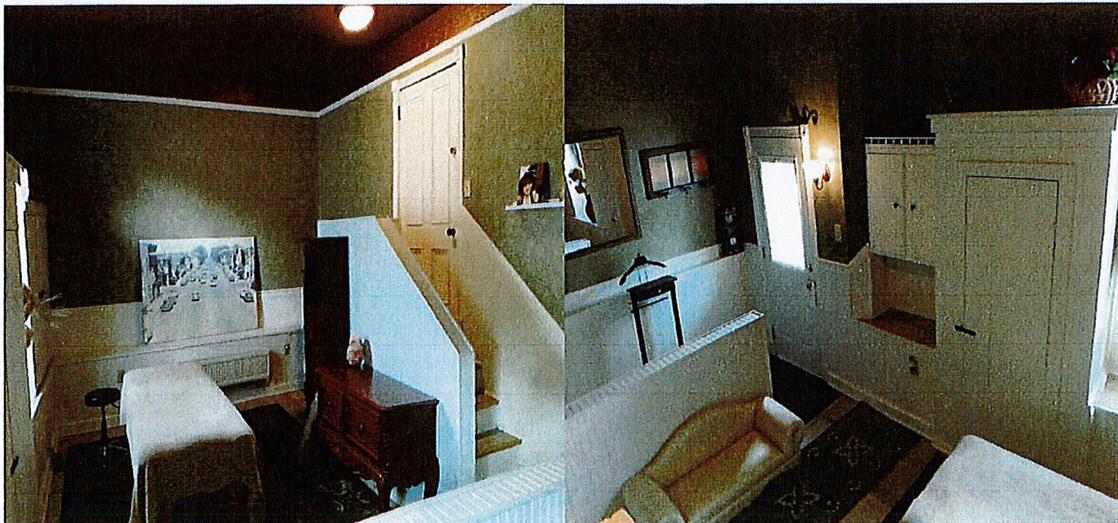
For the Massage Therapy portion of the business, the only permanent exterior signage would be a 9"x36" sign over the door pictured here that would lead directly into the massage space, located on the west side of the home, that would read "Therapeutic Massage." Most of the massage business is through referrals, website traffic, B&B clientele, and current massage clients, so excessive roadside advertising is not desired. The following photo shows the entrance to the massage space, off the lower patio.



This photo shows the location of the entrance to the massage space, off the lower patio on the left, in respect to the deck and 3 season porch.



The following photos show the inside of the massage space, as you enter from the patio. As you can see, you enter directly into the space with no reception or seating inside. Since I will be serving only one client at a time, this will be sufficient. The stairs and doorway in the picture lead into our private family room, which would not be accessible to guests/clients. The second picture gives a view standing on the stairway, looking at the entry door. Both doors have locks on them, but would only be locked at night when the building would need to be secured. When a client is inside, I would hang a doorknob sign stating that a client is receiving massage and not to disturb. It would be impossible NOT to have locks on the doors completely, since they spill directly to the outside and into the home, for safety and security purposes.



We feel Ti Voglio Bene will fill a much needed niche lacking in the City of New Richmond, providing visitors a warm welcome and a comfortable option for lodging. We are longtime residents of the City as Bret moved here at age 14, graduating from NRHS in 1983 and Marnie moving here in 2009. We raised our blended family of 8 children in the City of New Richmond, with 2 children remaining in the home. We will provide information and guidance for those visiting our area in regards to restaurants, shopping, housing, activities, parks and other recreational options in the area.

The home is on the Historical Registry, which would provide visitors an inside peek at this historic landmark home, potentially encouraging future residents to consider revitalizing one of the older homes in the area. We have photographs and information highlighting the history of the town and the buildings and homes within it. The home would be maintained with respect to that history, with the furnishings and ambiance to reflect that, as well as expanding upon the existing exterior features with expansive flower gardens and koj pond.

Patrons who tend to frequent Bed and Breakfast facilities are typically of a refined and respectful caliber, which would maintain the quiet and peaceful ambiance of the neighborhood. Loud music, smoking, large parties, etc. would be disallowed on the premises. Our typical target customer would be business travelers, area tourists, incoming relocating residents, as well as guests of local residents who are in town for events and local family celebrations.

Upon reading the City's Comprehensive Plan for future growth and economic development, we know we would fill an important part of that plan. We would definitely fulfill the ED Strategy 3 which seeks to encourage the growth of tourism in New Richmond through the development of unique services, attractions, and amenities, ongoing investments in Downtown New Richmond, the local parks, and various school facilities have laid the foundation for the growth of visitation to and tourism in the community. It was said that future tourism strategies should build on existing assets in the community, diversify the range of tourism offerings for visitors, and provide unique experiences and attractions for visitors. It was stated that potential initiatives may include the following:

- Promoting niche industries or opportunities for tourism in New Richmond, including historic and cultural tourism, outdoor recreation, and marketing various venues in New Richmond for meetings, retreats, and conferences.
- Leveraging partnerships with regional arts and cultural institutions to bring new programming and exhibits to local venues such as the Old Gem Theater or the New Richmond Area Centre.
- Marketing New Richmond as a weekend getaway destination for residents from the Twin Cities and other parts of western Wisconsin.
- Continuing downtown revitalization efforts

We feel our Bed and Breakfast will fulfill and enhance those goals, hands down.

We also feel that our facility would enhance the efforts as outlined in ED plan 1.

ED Plan 1 has its goal to create an attractive environment for new business ventures that will diversify and grow the tax and employment base. It seeks to develop programs and activities to support and retain existing businesses in New Richmond, provide assistance for businesses looking to grow, start up, or relocate in New Richmond, encourage residents and visitors to shop locally, establish and preserve partnerships with local, regional, and state organizations that support economic development activities, promote Downtown, the STH 64 corridor, and the northside area as key locations for business development in New Richmond, attract and develop a quality labor force that meets the needs of the existing labor market and anticipates trends in business and industry, invest in amenities including quality housing, parks, trails, and open spaces, as well as community programs and events that contribute to the overall quality of life and attractiveness of the New Richmond community as a place to live.

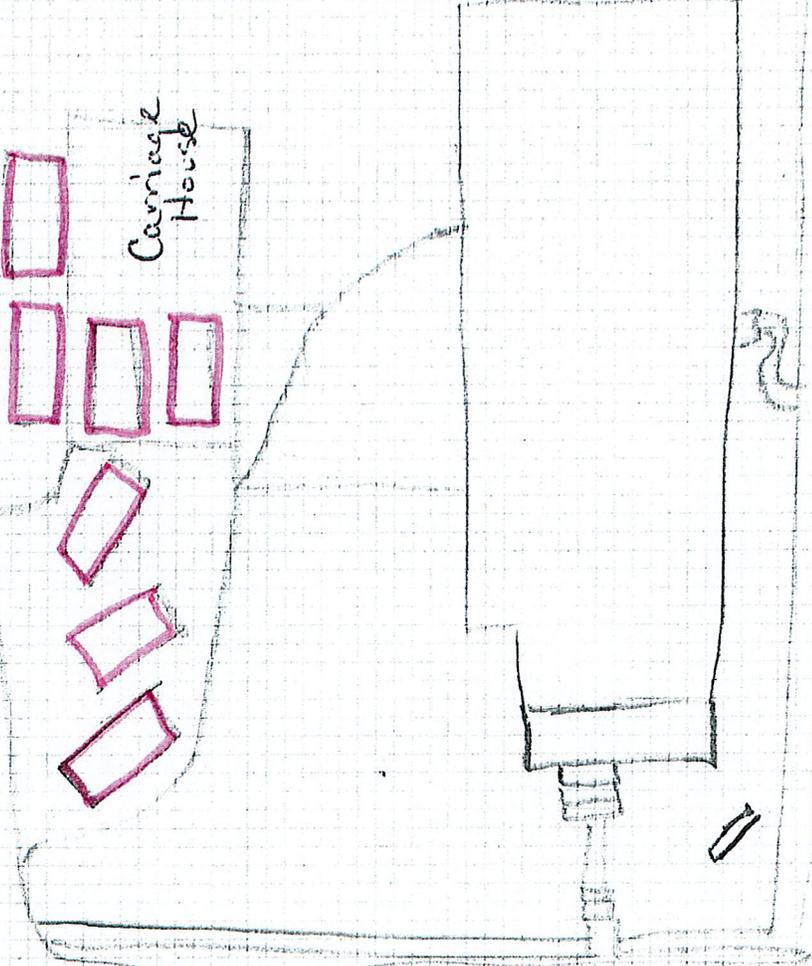
We will help the community to achieve these goals by welcoming visitors, business travelers, potential investors, etc. into the community, working with local businesses, realtors, and the city to provide lodging and resources for those considering making New Richmond their future home, business location, or transferring here for work. Also, since our home is located 1 block from the downtown area, we would encourage our guests to frequent those downtown businesses for meals, shopping and services, which in turn would increase local revenue. We will provide information and resources for those visitors in greater depth than other local lodging options, since we will have the time and knowledge to give that to our guests.

A Bed and Breakfast is a business that other communities like Osceola, Amery, Hudson, Stillwater, St. Croix Falls, River Falls, Hayward, Cumberland, Turtle Lake, Menomonie, Eau Claire, Chippewa Falls and many other towns in Wisconsin and Minnesota have to offer its residents and visitors, and we are so excited to bring one to offer the residents and guests of New Richmond. We understand that many residents in New Richmond are offering their homes on sites such as Airbnb.com, VRBO.com and other places. While that gives options for visitors, our Bed and Breakfast would be licensed, inspected and provide a tax revenue to the city, instead of being unregulated and "under the table" with the city and IRS. We would hope to not just be a lodging option, but we will be a community partner. We will participate in city events and activities such as parades, The Chamber of Commerce, and other future activities. We will be a mainstay in the community.

We look forward to working with the City of New Richmond to make our business a mainstay in the community, to enhance the historical district, to support downtown, and create a wonderful option for guests of our City Beautiful.

Alley

Carriage House



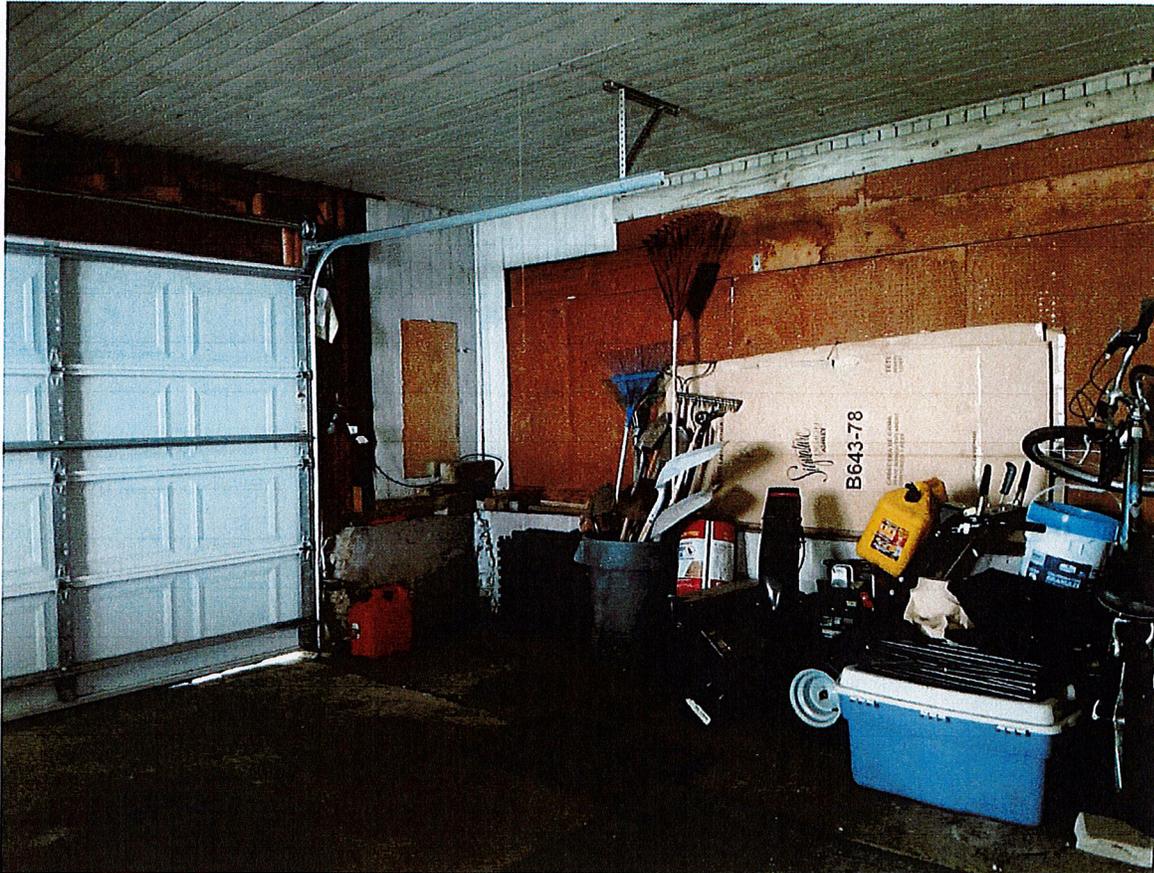
Dakota Ave.

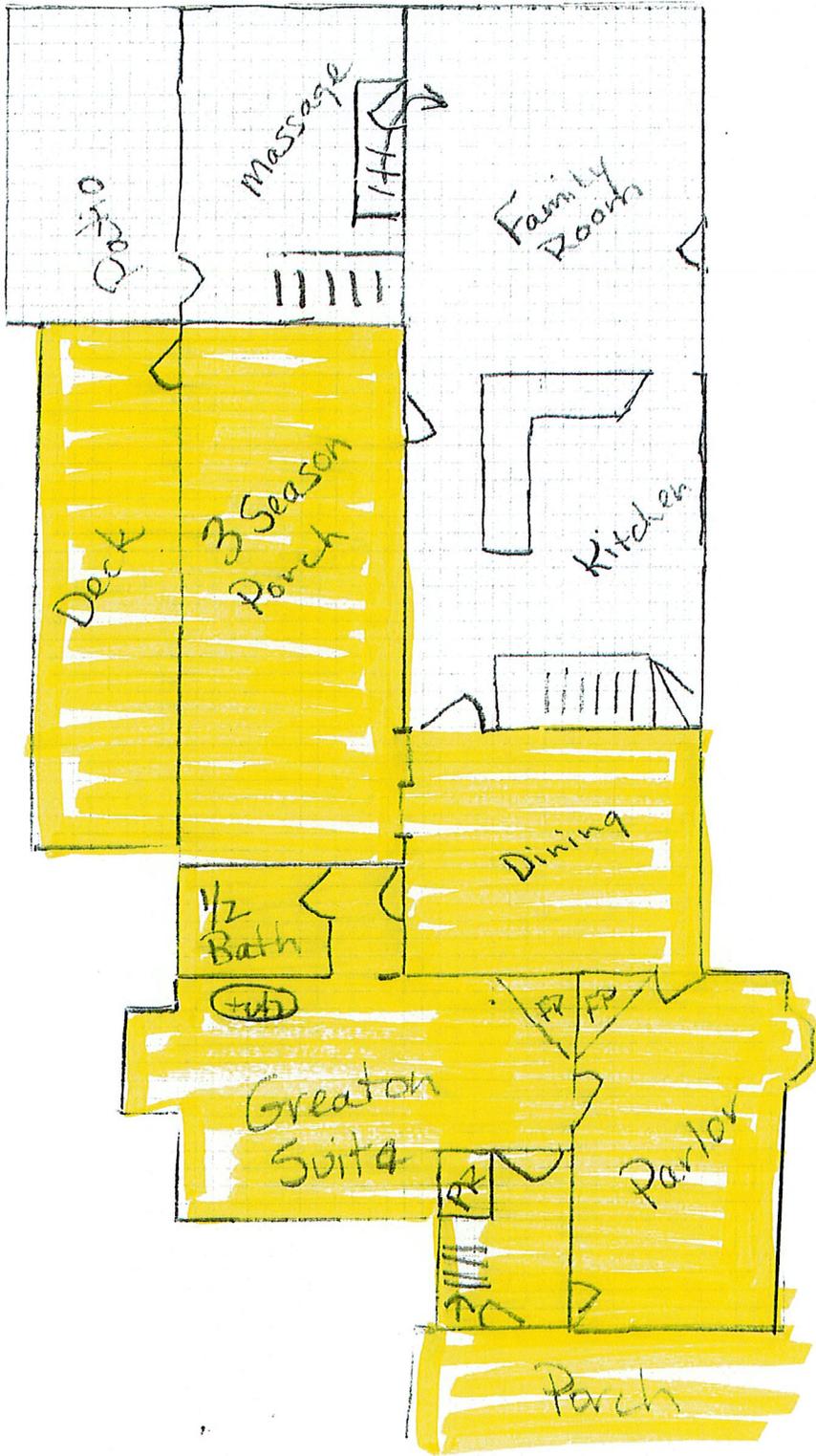
W. 2nd St

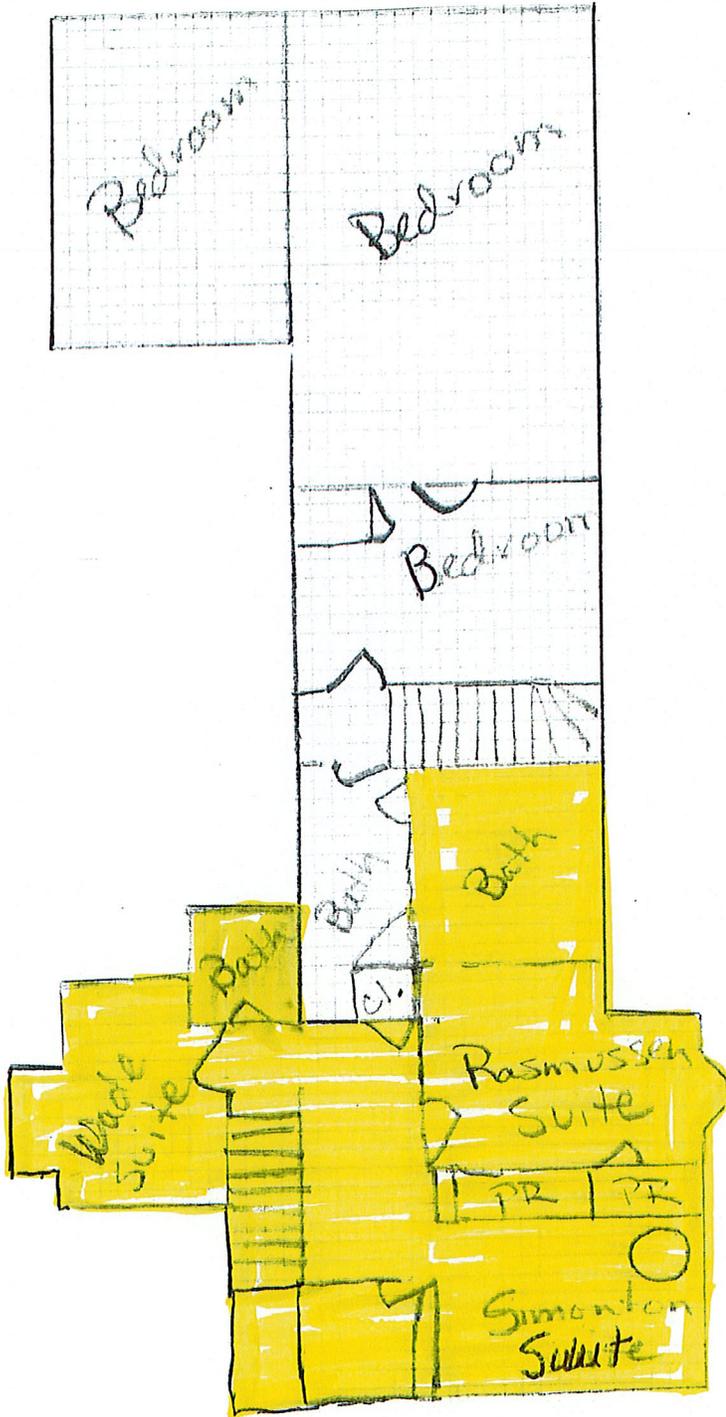
Garbage Plan:

Because of the increased amount of trash produced with running a business, we would simply add additional trash and recycling receptacles and keep them in the space inside the large carriage house located on the property adjacent to the alleyway. There is approximately 6 feet of width on both sides of the garage that would accommodate a large amount of garbage and recycling, out of the view of the public, and away from scavenging animals. The receptacles would be set out on Tuesday mornings for pickup, and returned inside the same day.

As you can see by this photo, there is space within the garage to store refuse. (The lawn and garden tools in the photo will be relocated to the rear of the carriage house)







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

CONDITIONAL USE PERMIT

APPLICANT: Marnie and Bret Blackman

APPLICATION: Request for approval of conditional use permit to allow a bed and breakfast use within a Z5 District.

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

- A. The legal description of the property is:

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

- C. The property is zoned Z5 Traditional Neighborhood District and is also within a designated Historic Preservation Overlay District

- D. The applicant is proposing a bed and breakfast use upon the property which is allowed as a conditional use with the Z5 District by Table 3.k of the Zoning Ordinance.

- E. Bed and breakfast uses must comply with the requirements of Section 121-50.B of the Zoning Ordinance.

- F. The Plan Commission and City Council must take into consideration the possible effects of the conditional use with their judgment based upon (but not limited to) the criteria outlined in Section 121-32.D of the Zoning Ordinance:

1. Compliance with and effect upon the City Comprehensive Plan, including public facilities and capital improvement plans.
 2. The establishment, maintenance or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public, health safety, morals or comfort.
 3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
 4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
 5. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.
 6. The conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
 7. The conditional use and site conforms to the standards in this Ordinance.
- G. The planning report dated 30 May 2018 prepared by the City Planner, The Planning Company LLC., is incorporated herein.
- H. Applications for a conditional use permit are processed in accordance with Section 121-32 of the Zoning Ordinance and are subject to review of the Development Review Committee and approval of the Plan Commission.
- I. The Plan Commission held a public hearing at their regular meeting on 5 June 2018 to consider the application, preceded by published and mailed notice.

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

1. The site plan shall be modified to demonstrate the ability to provide a minimum of seven off-street parking stalls in compliance with Section 121-52 of the Zoning Ordinance.
2. The site plan shall be modified to include proposed plantings sufficient to screen the off-street parking from view of surrounding properties and public rights-of-way as required by Section 121-55 of the Zoning Ordinance.
3. All building and fire code issues shall be subject to review and approval of the Building Inspector.
4. The operator shall provide documentation of a bed and breakfast license issued by the State of Wisconsin.
5. The need for a license for prepared food shall be subject to review and approval of St. Croix County.
6. The bed and breakfast use shall provide payment of a lodging tax as required by Section 74-1 of the City Code.

7. The therapeutic massage use shall:
- a. Be conducted only by the resident operator of the property.
 - b. The operator shall maintain all licenses for therapeutic massage as required by St. Croix County and/or the State of Wisconsin, which shall at all times be displayed in a public place within the building.
 - c. Only one client shall be provided therapeutic massage services at a time.
 - d. Therapeutic massage services shall be provided only within the one designated room within the building to be shown on the floor plan.

MOTION BY:

SECOND BY:

ALL IN FAVOR:

THOSE OPPOSED:

ADOPTED by the Plan Commission of the City of New Richmond this 5th day of June, 2018.

CITY OF RICHMOND PLAN COMMISSION

By: _____
Fred Horne, Mayor

Attest: _____
Tanya Batchelor, City Clerk