

PLAN COMMISSION MEETING
MAY 7, 2019 - 4:30 P.M.

Members Present: Jim Zajkowski, Mike Kastens, Michelle Scanlan, Jim Jackson and MaryKay Rice

Members Absent: Fred Horne and David Tyvoll

Jim Zajkowski called the meeting to order and roll call was taken.

MaryKay Rice moved to adopt the agenda as presented, seconded by Jim Jackson and carried.

Michelle Scanlan moved to approve the minutes from April 4, 2019, seconded by MaryKay Rice and carried.

Public Hearing – Application for Preliminary and Final Plat

Jim Zajkowski declared the Public Hearing open to discuss the following:

- a) Application from Trail View Homes, LLC for Preliminary Plat and Final Plat for property located on 115th Street near the entrance to the Wastewater Treatment Plant. Property is described as: located in the SW ¼ of the NE ¼ of Section 4, T30N, R19W, City of New Richmond, St. Croix County, Wisconsin (full description is on file in the Clerk's office)

Noah Wiedenfeld explained the application and the location of the development on 115th Street. The applicant is creating six lots and two outlots. One outlot is the driveway for the Wastewater Treatment Plant and the other is a lot that is not buildable. There is a buffer in place around the WWTP, but these lots are outside that boundary. Street access for these lots is off 115th Street which was reconstructed in 2015 with a trail and is in good condition. Discussion followed.

The Development Review Committee recommended approval of the preliminary and final plat applications, subject to the following conditions:

1. The proposed connection to the existing sanitary manhole will require a core drill, use rubber boot, inside drop, and re-pour the invert to create the new flow line.
2. The proposed sanitary sewer from MH 1 to MH 2 is 425 feet. 400 feet is considered the maximum length. A manhole shall be required in the middle.
3. The City sanitary manhole shall consist of Neenah casting (R-1642 or equal).
4. The proposed water main should have a gate valve at the connection point. A wet tap shall be required to eliminate a water service outage. All joints and mechanical joints shall be strapped.
5. The proposed water main is Schedule 80 PVC. Ductile Iron (Class 52) shall be required.
6. The proposed water main does not terminate at an approved flushing device. The proposed flushing devices, which are intended for non-potable uses, will not provide sufficient flushing velocity and, in any event, are not located at the end of the water main. A Waterous Pacer WB67 Hydrant shall be required at the end of the water main with a gate valve. Field locking gaskets are required on the last three joints.
7. Sanitary and water laterals go directly under several suggested stormwater attenuation areas. If the homeowner decides to excavate this will result in less than 5' of cover over the pipe. The laterals shall be offset from the suggested stormwater attenuation areas.
8. Shop drawings of sanitary manhole structures shall be provided by the Applicant for review and approval by City staff prior to construction.
9. All utility issues are subject to review and approval by the Director of Public Works.
10. The utility easement shall be at least 30 feet (10 feet either side, and 10 feet between). The easement shall be noted thereon as "Public Easement for Utilities, Storm and Sanitary Sewers, and Water Mains."
11. Stormwater attenuation areas cannot be located on top of the proposed sanitary sewer and water main. The Applicant's plans shall be revised accordingly.

12. Storm water attenuation note on Sheet C.01 should be revised to “Storm water Attenuation Areas. See Storm water Management Plan. Minimum Retained Volume Shall be 2,000 Cubic Feet, as Measured Below the Lowest Outlet. Exact Shape and Location to be Determined by Homeowner Preference. Turf Grass Shall Not Be Planted Within Storm water Attenuation Area.”
13. The Applicant shall provide calculations for times of concentration for the pre- and post-construction watersheds. The assumed times (20 and 16 minutes, respectively) seem excessively long for such small watersheds.
14. The Applicant shall provide copy of site evaluation for infiltration. The assumed infiltration rate of 0.4 inches per hour is significantly higher than Wisconsin DNR's suggested 0.13 inches per hour for Santiago Silt Loam.
15. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.
16. All grading, drainage, and erosion control issues are subject to review and approval of the Director of Public Works.
17. The Applicant shall enter into a development agreement with the City of New Richmond that addresses but is not limited to the following matters: financial guarantee, project management, construction plans, inspection, as-built plans, and the acceptance of public improvements.
18. The Applicant shall pay all impact fees according to the Impact Fee Schedule established by the City Council unless otherwise mutually agreed upon in the development agreement.

Jim Zajkowski declared the Public Hearing closed.

Mike Kastens moved to approve the Preliminary and Final Plat of Trail View Homes, LLC with the 18 conditions recommended by the DRC, seconded by Michelle Scanlan and carried.

Communications and Miscellaneous

Jim Zajkowski asked the other members if 4:30 p.m. works for them to start future meetings.

Tanya will check with Mayor Horne and David Tyvoll to see what their thoughts are on changing the time.

MaryKay Rice moved to adjourn the meeting, seconded by Mike Kastens and carried.

Meeting adjourned at 4:40 p.m.

Tanya Batchelor
City Clerk