

**Comprehensive Plan  
Addendum**

**Amendment Date 2-28-2013**

The following addendum is being made to the City of New Richmond Comprehensive Plan adopted in June 2005. The addendum as outlined in this document replaces those sections of the 2005 Plan where terms have been outlined and or a conflict exists to the 2005 plan. Additionally the terms outlined in the-addendum as well as those underling policies shall be the basis of directions and policies throughout the New Richmond Planning Area.

The changes to the Comprehensive Plan cover a broad range of topics, although primarily reflected in Exhibit 1 map labeled Highway 64-65 Corridor Land Use & Thoroughfares. The addendum has implications to land use, zoning, subdivision design, transportation systems, storm water management, conservation subdivision, and intergovernmental cooperation policies.

The main changes to the City of New Richmond Comprehensive Plan are the Highway 64/65 Corridor. This is being done as a means of "pulling" travelers and tourists to the downtown area. Therefore it is proposed that the Highway 64/65 Corridor include a mix of uses with design enhancements that create a multi-model, professional neighborhood. Included in this area are new proposed land uses expanding and replacing that of the 2005 plan.

These expanded land uses are low density residential, medium density residential, commercial, mixed-use commercial and mixed-use industrial which integrate the following policy directions:

- ▣ Incorporation of building design features. A mix of architectural standards that encourage long life cycle buildings of brick, block, steel, and similar materials astatically integrated into the district. Avoiding pole style built structures.
- ▣ Establishing direct connections and limiting negative impacts of dead-end streets and long cul-de-sacs.
- ▣ Conservation subdivision practices with the use of engineered swales, ponds, & appropriately sized impervious surfaces when and where needed. For example decreasing parking standards and creating a maximum standard.
- ▣ Pedestrian connectivity standards with the establishment of sidewalks, bicycle and connectivity plans.
- ▣ Establishment of form and function zoning standards.
- ▣ Minimizing impacts of light thru development of photometric standards eliminating negative aspects of light.

The *Land Use* updates planed can best be understood by viewing the map attached as exhibit 1 labeled Highway 64-65 Corridor Land Use & Thoroughfares and the revised categories that follow below. Whereas the map only reflects a portion of the New Richmond plan area it will later be developed for the entire community and has impacts throughout.

#### **Land Use City of New Richmond Highway 64/65 Corridor**

- ▣ Low Density Residential- This classification provides for development of one to three dwelling units per acre. Low Density Residential is comprised primarily of single-family detached dwellings.
- ▣ Medium Density Residential- Dwelling types within this classification include single-family residential and multiple unit dwellings. Medium density residential includes a

density range from three dwelling units per acre to four dwelling units per acre. Common open space and light-imprint design standards are required for this land use.

- ▣ Commercial- This use is intended to serve as a Gateway District within the New Richmond area. This commercial land use includes a mix of retail uses. Uses within this general commercial area include local shops as well as regional retailers and super-regional retailers. Higher design standards are required for this land use. As secondary use Medium Density Residential will be allowed as a conditional use.
- ▣ Mixed Use Commercial- This mixed use is intended for a mix of retail, service office and public use. Light industrial is also allowed as a secondary use within this district. Higher design standards will be required within this district.
- ▣ Mixed Use Industrial- This mixed use is intended for a mix of light manufacturing, processing, distribution centers and assembly, and warehouse facilities. Mixed use commercial is also allowed as a secondary use within this district. Higher design standards will be required within this district.
- ▣ Parks/Conservation- This area is intended to preserve the natural state of scenic areas in the community, serve as places to protect and recharge water resources, and provide for both active and passive recreational resources for the area.

Where conflicts exist between the 2005 Land Use Plan and the new addendum Land Use map designation the addendum designations shall supersede all policy decisions and direction.

*Issues and Opportunities* occurring at this time in the New Richmond area which are bringing about the modifications to the Plan are:

- ▣ Bridge Construction for Hwy 64 connection to Twin Cities Highway system over the St. Croix River announced to be complete in three years or 2016.
- ▣ Boundary Agreement between Town of Star Prairie & City of New Richmond approved by the State of Wisconsin in December of 2012.
- ▣ Substantial land availability and transfers within New Richmond planning area, ie St. Croix County Farm, Francois Family Farm, Lakeside Foods, Wickenhauser,
- ▣ New Richmond is integrating the development of a pedestrian system into the transportation plan officially mapped and adopted in 2007.

An *Intergovernmental Cooperation* milestone achieved is the adoption of a Boundary Agreement with the Town of Star Prairie. The agreement included conclusions on how certain properties, currently planned to stay outside the City and some to be attached to the City now in the urban reserve will be transitioned and access fresh water resources. A planned step will be the City of New Richmond working with the Urban Reserve Committee to establish zoning for the Urban Reserve, set to transition into the City. This, as well as the addendum, will enable more accurate planning of utility resources.

The *Plan implementation* for the addendum is for the City to develop zoning ordinances as they relate to the new categories of the land use plan. The addendum land use changes and zoning is planned in time to be utilized for all of the New Richmond plan area. The City also plans to put in place a form based code to obtain a more euclidean based or shape and form based code rather than the current use based code.

Other implementation steps planned are to work with the three surrounding towns to explore what shared rational exist for the development of boundary agreements similar to that done with Star Prairie. They are the towns of Stanton, Erin Prairie and Richmond.

# Highway 64/65 Corridor Land Use & Thoroughfares

City of New Richmond, Wisconsin  
February 27, 2013

## EXPLANATION

### Land Use Proposed 2013

-  Parks/Conservation
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Mixed Use Commercial
-  Mixed Use Industrial

### Thoroughfares

-  Existing
-  Future

-  City Limits
-  Future City Limits
-  ETZ Boundary (1.5 miles)
-  Highway 64 Corridor
-  Surface Water
-  Wetland

