VILLAGE OF STAR PRAIRIE
SPECIAL VILLAGE BOARD MEETING
PLAN COMMISSION & JOINT PUBLIC HEARING WITH VILLAGE BOARD
PROCEEDINGS
MARCH 12, 2024

President and Chair Rita Keating called the meeting to order at 6:30 p.m. at the Star Prairie Community Center, 207 Bridge Avenue, Star Prairie, Wisconsin. Roll call was taken. Members Present: Trustee(s) Brian Schaeffer, Liesette Rendell, Craig Matthys, Kiris Dorr, and President Rita Keating. Plan Commission Citizen Members: Rob Berger, Roger Larson, Eric Moberg. Absent: None.
Schaeffer moved to approve the agenda as presented, seconded by Moberg and motion carried.
Berger approved the minutes from last Plan Commission meeting on January 9, 2024. Motion was seconded by Schaeffer and motion carried.
Public Comment – none
Open Joint Public Hearing with Village Board Members

1. Review Timothy Madden's application for a comprehensive plan amendment to the *Village of Star Prairie's Comprehensive Plan 2008-2028*. Applicant is requesting a change from its existing future land use classification of Conservancy, Commercial and Undeveloped Forest to be amended and considered for Residential Future Land Use- Single-Family Residential.
Parcels included within this request:
Rainbow Springs, LLC- 182-1015-30-200 (1.25 acres), 182-1026-95-000 (26.42 acres at 400 Hill Ave.)
JOMAD Family Partnership, LP- 182-1027-10-100 (8.7 acres at 450 Hill Ave.) and 182-1027-10-001 (6.08 acres at 450 Hill Ave.)

Keating read a submitted public hearing comment from Mac Graham, previous property owner. Email included as part of these minutes.

Robert Lindahl, Timothy Madden's Agent, discussed the initial request to amend the comprehensive plan before any residential development can be further explored. If the village amends its comprehensive plan and then zoning map as requested then they will get deeper into a development proposal and plans/specs, including whether a development is economically feasible in the current market.

Ron Roettger, village resident, asked questions about the cold-water influence going into the river, which is necessary for sustaining trout. Natural springs have always been in the area. He was interested in the plan.

Chuck Magoon, Star Prairie Fish and Game, presented and read a letter of opposition from its organization of 45 local members. They would like to restrict the setback even greater than the existing 75' from river. Letter is included as part of these minutes.

Beth Wood, Previous President of Star Prairie Land Preservation Trust, resident of Cedar Lake. Stated in her opinion she opposes the project due to its potential to damage the watershed and access to clean water.

Bob Long, village resident and Chair of Riverwood Nature Center, opposes the project based on its environmentally sensitive nature. He discussed in his opinion, the lack of consistency of this project when comparing to the village's existing comprehensive plan. A full-blown wetland study is needed. Bob

volunteered his time to look for alternative residential development areas within the village.

Corey, village resident, President of Star Prairie Land Trust, which is local non-profit meant to protect environmentally sensitive areas in and around Star Prairie. Expressed opposition to the amendment request based on its existing 5 springs, 7 wetlands, and conflicts with existing comprehensive plan. Corey stated that not enough information has been presented regarding the economic feasibility for the village such as utilities.

Brian Volkert, 812 Bridge Ave., questioned how large the proposed lots would be. He believes it is too many lots for the small area of land. He discussed how he needed 3 acres to build and feels concerned about fairness if these are allowed to be built at 1/3 of an acre.

John Richey, village resident, stated that density of lots would require village-provided water and sewer utilities. He is concerned about the wetlands and cost to run water and sewer.

Janet Knutson, village resident, was on the board when DNR provided a delineated wetlands study of the area. She does not feel much have changed since this study was done. Army Corp. of Engineers should be brought in for their input as well. A copy was left for the record.

Rick Roettger, village resident, life-long contractor does not feel that 26 homes could be placed on these areas.

Warren Wood, Cedar Lake resident, wanted to know where the property owner, Tim Madden was at this time.

Becky, village resident on Mill Ave., stated that a 26-lot development would lose the nostalgia of the community. She would appreciate Star Prairie to stay a small-town community.

Berger made a motion to close the public hearing at 7:00pm and recess to allow the Village Board members to leave the Joint Public Hearing. Motion was seconded by Rendell and motion carried.

New Business

1. Review Timothy Madden's application for a comprehensive plan amendment to the *Village of Star Prairie's Comprehensive Plan 2008-2028*. Applicant is requesting a change from its existing future land use classification of Conservancy, Commercial and Undeveloped Forest to be amended and considered for Residential Future Land Use- Single-Family Residential.
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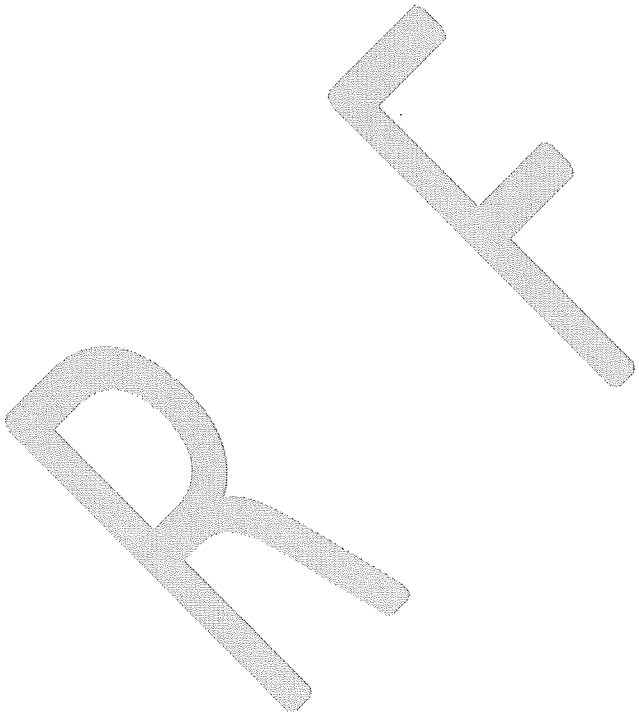
Motion by Roger Larson to keep the comprehensive plan as is and not bring it to the full board for any amendment. Not enough information has been presented to satisfy committee concerns. Motion was seconded by Trustee Schaeffer. Motion carried.

Adjournment

Rob Berger moved to adjourn the meeting, seconded by Roger Larson and motion carried. The meeting

adjourned at 7:06 p.m.

Amanda Engesether, Village Clerk



Amanda Engesether

From: Mac & Marcy Graham <sptrout@gmail.com>
Sent: Monday, March 11, 2024 3:35 PM
To: Amanda Engesether
Subject: Re: FW: Plan Commission materials- (1/9) 5:30pm- Plat added

Here's a brief testimonial. Hope this format is acceptable (and printable)! Thanks, Mac

My name is Charles (Mac) Graham. I formerly owned and operated Star Prairie Trout Farm for 22 years, 1984-2006. I served 8 years on the Village Council as well. I attempted a similar zoning amendment in 2004-5, on a much smaller scale--a single 'mother-in-law' dwelling. We emphasized waterway, wetland, wildlife and historical protections at that time, and our proposal was denied.

I would certainly support the current proposal at the same scale of development, and with the same level of environmental protections in place. The current proposal, from what the engineering study shows, apparently fails to honor waterway setbacks and proposes building a road over the springheads--the most valuable and sensitive resource of all. This I obviously oppose.

I sincerely hope a compromise solution emerges, favorable to all parties. I believe the property can support a more modest level of development while assuring and even expanding resource protections.

Good luck, Tim!

Best, Mac

On Fri, Mar 8, 2024, 7:49 AM Amanda Engesether <clerk@villageofstarprairie.com> wrote:

> Here is a link to the Village's Comprehensive Plan. Page 121 shows the Future Land Use Map to which the applicant is requesting the amendment.
>
> Amanda Engesether
>
> Village of Star Prairie, Administrator- Clerk/Treasurer
>
> P.O. Box 13, Star Prairie, WI 54026
>
> O: 715.248.7231 | C: 715.494.0439
>
> http://www.villageofstarprairie.com
>
> clerk@villageofstarprairie.com

March 11th, 2024

Re: Star Prairie Trout Farm

To Star Prairie Village Council,

I am writing on behalf of Star Prairie Fish and Game and our 45 local members.

Star Prairie Fish and Game opposes the plan to create a 26-house development on the existing Star Prairie Trout Farm property. While we do not discourage future residential development within the Village, we believe that the scale of this proposed development is too large and would result in adverse impacts to the Apple River. We urge the Village of Star Prairie to restrict the development of this property to a smaller number of lots and require a greater setback than the proposed 75 feet from the bank of the Apple River.

The current proposal increases the risk of contamination of the Apple River from chemicals used in lawns and increased risk of pollution from waste products due to the concentration of homes being proposed. Additionally, we believe the proposed 75 foot setback is too close to the water and should be changed to allow for a larger buffer zone between homes and the river.

The Apple River is the "Gem" of Star Prairie and we believe it should be protected in it's wild state for future generations.

Please feel free to contact me if you have additional questions that I may be able to answer for you.

Jon Bush

Jon Bush

President Star Prairie Fish and Game

715-781-2298

Our Mission

Star Prairie Fish and Game's mission is to benefit the local community by protecting, enhancing and/or securing public access and environmentally important fish and wildlife habitat on both private and public lands. Our members value public access, conservation of natural resources, outdoor education and recreation for all ages and abilities for generations to come.

Star Prairie LAND Preservation TRUST
P.O. BOX 88 STAR PRAIRIE, WI 54026
StarPrairieLandTrust.org

March 2024

Attention:
Rita J. Keating, Chair, Village of Star Prairie Plan Commission
Amanda Engesether, Village Administrator-Clerk/Treasurer
clerk@villageofstarprairie.com
Star Prairie, WI 54026

Re: Public Comments, amendment to future land use plan map under Village Comprehensive Plan

To whom it concerns:

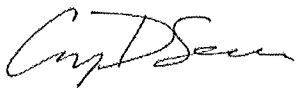
The Star Prairie Land Preservation Trust (SPLPT) writes this letter in strong opposition to the proposed amendment to the Village of Star Prairie Comprehensive Plan: 2008-2028.

The Star Prairie Land Preservation Trust is an all-volunteer 501(c)(3) non-profit formed in 2002. Our organization aims to preserve environmentally important land in Star Prairie and the surrounding area, and to protect rural character, water quality and wildlife habitat for future generations through conservation easements. We currently protect more than 400 acres of land in St. Croix and Polk Counties, including more than 3500 feet of shoreline along the Apple River and including the 63-acre McMurtrie Preserve located west of Star Prairie on County Hwy M.

As presented, the proposed amendment would permanently alter one of the few remaining undeveloped parcels along the Apple River, endangering nearly seven acres of wetlands and natural springs, threatening water quality, and destroying natural habitat. Amending the Village of Star Prairie Comprehensive Plan as such would set a bad precedent for any and all future requests. It would jeopardize the long-term conservation of Star Prairie's most valuable natural assets – parcels of land that groups such as ours fight hard to protect and conserve.

We sincerely hope that the Village of Star Prairie Plan Commission reconsider this proposal and deny amendment to the Comprehensive Plan as requested.

Signed,



Cory D Sauer, Board President
Star Prairie Land Preservation Trust, Inc.
PO Box 88, Star Prairie WI 54026
starprairielandtrust@gmail.com

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Scott Humrickhouse, Regional Director

West Central Region Headquarters
1300 W Clairemont Ave
Box 4001
Eau Claire, Wisconsin 54702
Telephone 715-839-3700
FAX 715-839-6076

July 26, 2005

COPY

Patsy Johnson, Clerk-Treasurer
P.O. Box 13
207 Bridge Avenue
Star Prairie, WI 54026

Subject: Development in or near the Apple River Floodplain

Dear Ms. Johnson:

According to our discussion, Mr. Graham is proposing residential development of the Star Prairie Trout Farm. According to the Village's current floodplain map dated May 28, 1976, almost 200 ft from the river is shown to be floodplain. This is a reduction of the floodplain from earlier maps where a 300 ft strip along the river was shown to be floodplain. Unfortunately, there are no flood elevations associated with either map to determine the floodplain boundary more accurately.

It is key that the Village properly administer their ordinances including the Floodplain & Subdivision regulations. Regarding the Floodplain regulations, a minimum requirement is that a flood elevation be established before any development begins. This could also be a requirement of the Subdivision regulations. Also, since the area is quite wet because of spring flows, the wetlands need to be identified and remain undeveloped. Additionally, proper consideration needs to be given to the surface & subsurface drainage and includes times of frozen ground. This would also be true for even slab-on-grade construction.

The Uniform Dwelling Code requirements also need to be part of any residential development review1.

To identify the proper flood elevations, a hydraulic study of the Apple River is needed. Besides retaining a registered surveyor, the property owner will need to hire a registered professional engineer to establish the flood elevations along the length of the property.

I'm available to review any proposed studies or answer questions as to the proper requirements.

Sincerely,

Gary Lepak, P.E.
Water Management Engineer

c: Eunice Post, DNR Baldwin

ECOLOGICAL RESOURCE SOLUTIONS, LLC

MEMORANDUM

Date: May 17, 2005
TO: Mac Graham
FROM: Jeff Thommes, Natural Resource Specialist
SUBJECT: Abbreviated Wetland Delineation Summary Report

INTRODUCTION

Ecological Resource Solutions, LLC (ERS) was contacted by Mr. Mac Graham for assistance in determining the extent of wetlands on Mr. Graham's property. Mr. Graham's property is located in the village of Star Prairie, St. Croix County, Wisconsin. The legal description of the property is the NW ¼ of the NE ¼ of section 12, Township 31N, Range 18W. On Tuesday, May 10, 2005, a biologist from ERS familiar with Federal wetland survey methodologies, Wisconsin state-specific delineation guidelines, and wetland communities of west-central Wisconsin conducted a wetland survey of the project area.

The following sections provide a summary of the methods used to conduct the wetland delineation, a description of the wetland community identified, and the credentials of the delineator. Representative photographs of the wetland community and a figure showing the wetland location are attached.

METHODS

Prior to completing the wetland delineation, the ERS biologist reviewed U.S. Geological Survey topographic maps and soil survey information from the Natural Resources Conservation Service. Upon arrival at the site, the ERS biologist conducted a general reconnaissance review of the property to obtain an overview of the vegetation communities on site and determine the appropriate orientation and locations of transects through the area.

Following this general review, the ERS biologist established transects through the area at appropriate intervals to reflect the changes in vegetation communities. Wetland delineations were then conducted using the methodologies set forth in the *Corps of Engineers Wetlands Delineation Manual (the 1987 Manual)*, the *Guidelines for Submitting Wetland Delineations in Wisconsin to the St. Paul District Corps of Engineers* (COE, 1996), and the *Basic Guide to Wisconsin's Wetlands and Their Boundaries* (Wisconsin Coastal Management Program, 1995). The *1987 Manual* emphasizes a three-parameter approach to identify wetlands, including the presence of hydrophytic vegetation, hydric soils, and wetland hydrology. This criteria is applied to establish the presence and extent of wetlands that may be subject to USACE jurisdiction. The *Guidelines for Submitting Wetland Delineations* (COE, 1996) refines these methodologies specifically as they apply to Wisconsin. The *Basic Guide to Wisconsin's Wetlands* (WCMP,

altered the historic conditions of the area, the changes occurred long enough ago to have the current conditions be considered normal circumstances.

CONCLUSIONS

In order to determine the extent of wetlands on Mr. Mac Graham's property, Ecological Resource Solutions, LLC conducted a wetland delineation. The delineation was conducted in accordance with the applicable Federal and state requirements and guidelines. The area of interest, a forested parcel along the southern half of the property, showed evidence of historic disturbance that likely altered the area's hydrology. The delineation identified one wetland within the area of interest on Mr. Graham's property. This broadleaf deciduous forested wetland encompasses about 3.2 acres on Mr. Graham's property and likely extends another 0.5 acres on to the adjacent landowner's property.

REFERENCES

Cowardin, L. M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. FWS/OBS-79-31, U.S. Department of the Interior, Fish and Wildlife Service.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87-1. Department of the Army, Waterways Experiment Station, Corps of Engineers, Vicksburg, Mississippi.

Reed, P.B., Jr. 1988. National list of plant species that occur in wetlands: North Central (Region 3). National Wetland Inventor, U.S. Department of the Interior, Fish and Wildlife Service, St. Petersburg, FL. 90pp.

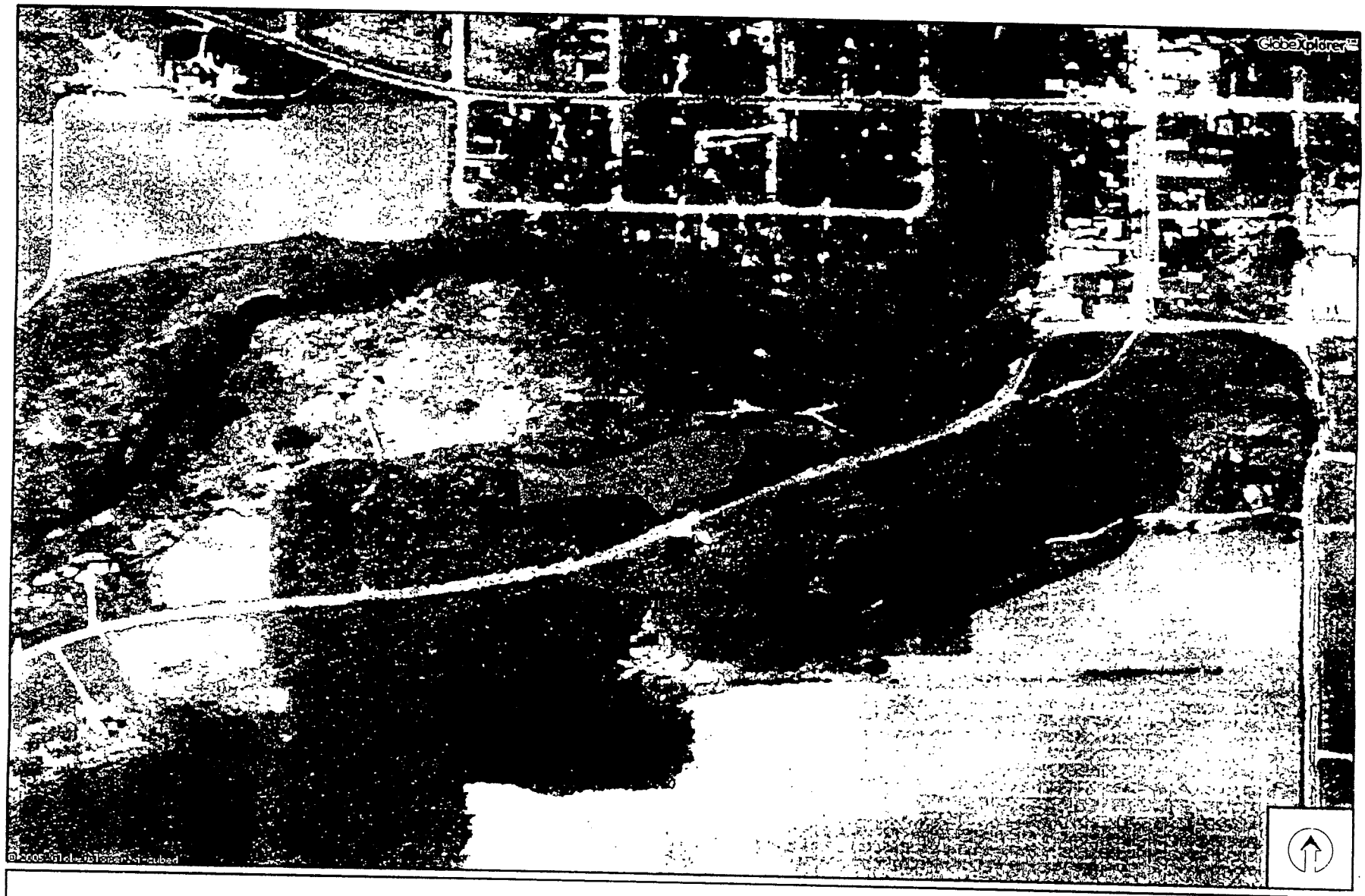
U.S. Army Corps of Engineers (COE). 1996. Guidelines for submitting wetland delineations in Wisconsin to the St. Paul District Corps of Engineers. May 22. 35 pp.

Wisconsin Coastal Management Program (WCMP). 1995. Basic Guide to Wisconsin's Wetlands and Their Boundaries. Wisconsin Dept. of Administration, Coastal Management Program. 83 pp.

ECOLOGICAL RESOURCE SOLUTIONS, LLC

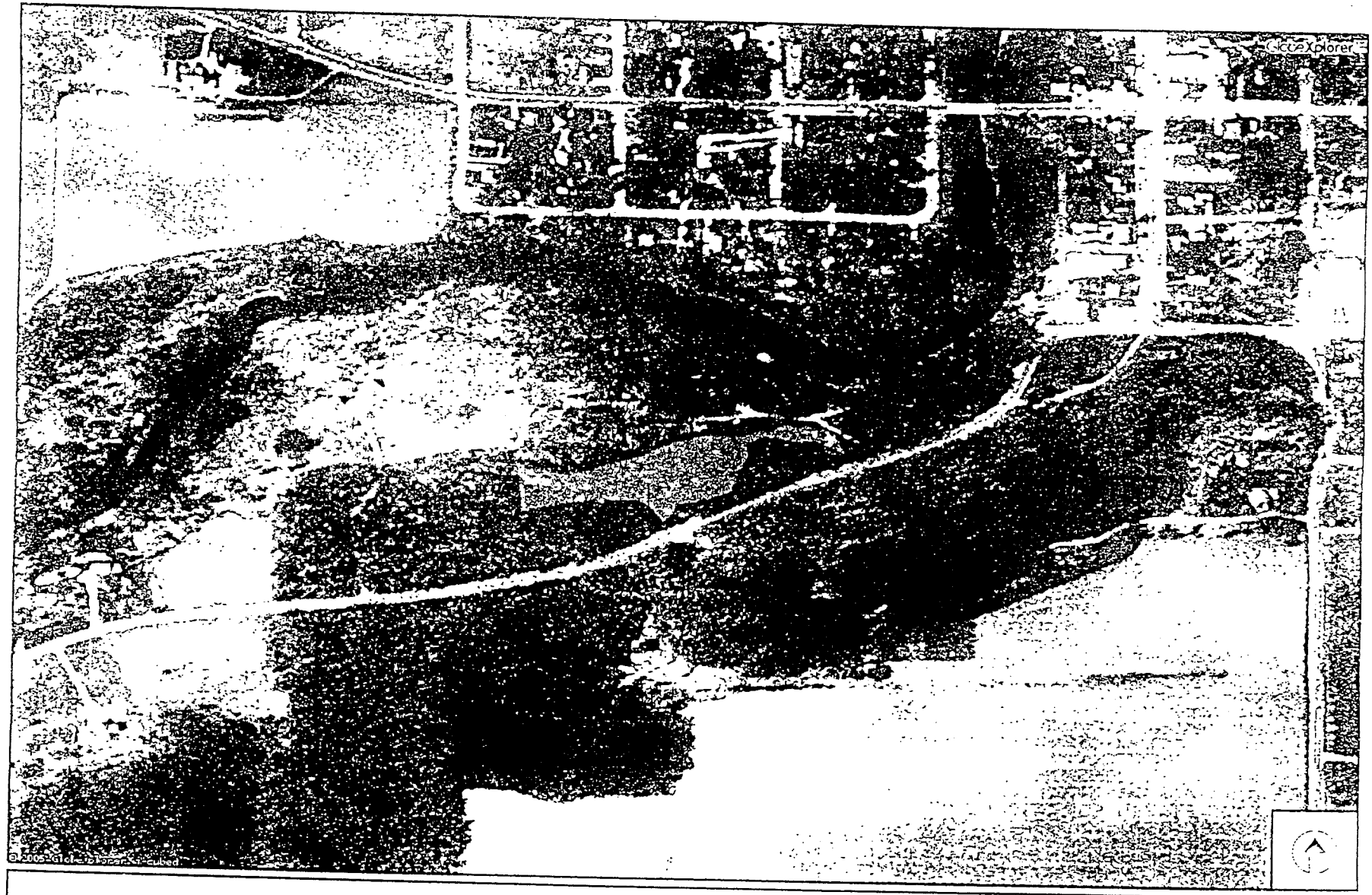
APPENDIX A

Project Wetland Map



Graham Property
Wetland Delineation
Star Prairie, Wisconsin

DATE: 05/16/05



Graham Property
Wetland Delineation
Star Prairie, Wisconsin

DATE: 05/16/05

ECOLOGICAL RESOURCE SOLUTIONS, LLC

APPENDIX B

Representative Wetland Photographs

ECOLOGICAL RESOURCE SOLUTIONS, LLC



View of broadleaf deciduous forested wetland with extensive skunk cabbage herbaceous layer.



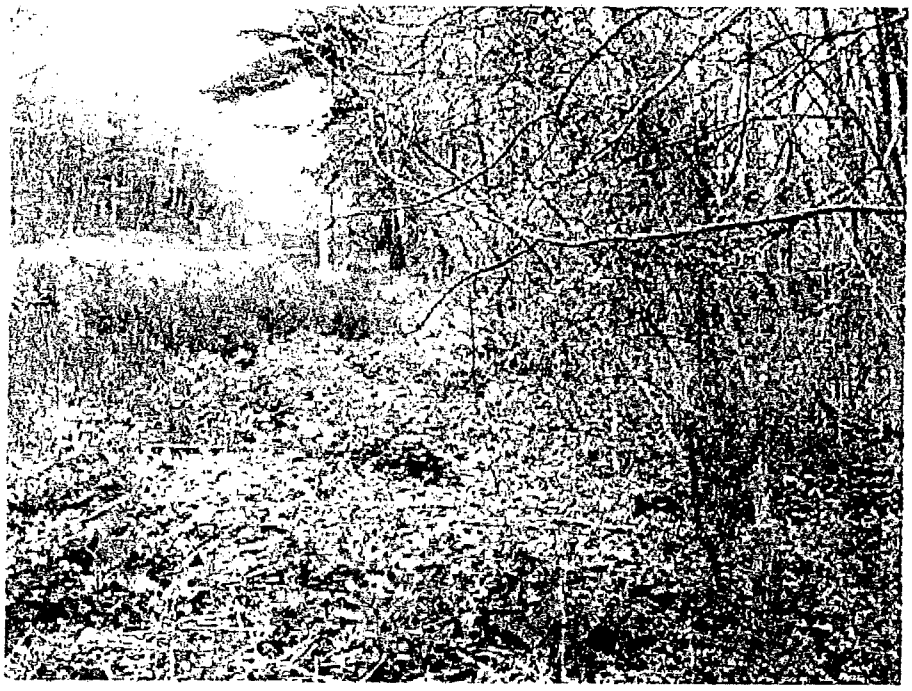
View of broadleaf deciduous forested wetland.

ECOLOGICAL RESOURCE SOLUTIONS, LLC

APPENDIX C

Wetland Delineator's Credentials

ECOLOGICAL RESOURCE SOLUTIONS, LLC



View of upland along road forming south boundary of wetland.



View of upland near northeast wetland boundary. Note maintained lawn in background

ECOLOGICAL RESOURCE SOLUTIONS, LLC

WETLAND DELINEATOR CREDENTIALS - SUMMARY

JEFF THOMMES

Jeff Thommes is a Natural Resource Specialist at Ecological Resource Solutions specializing in wetland delineation and permitting and protected species surveys and management. Mr. Thommes has conducted wetland delineations throughout the U.S. but has extensive experience in the Midwest and southeastern United States. Mr. Thommes originally attended a wetland delineation training course in 1994 and has since delineated thousands of acres and hundreds of linear miles of wetlands for projects ranging in size from less than a 100-foot-long linear corridor to a bombing range complex involving over 3,000 acres. Mr. Thommes has accurately delineated emergent, scrub-shrub, and forested wetlands in all soil types involving various sources of hydrology. Finally, Mr. Thommes is familiar with vegetative communities throughout the U.S. and has attended a field plant identification course for the central Minnesota-Wisconsin region.