

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

September 2, 2015

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 Wednesday, September 9, 2015 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. Approval of the Minutes of the Previous Meeting, August 6, 2015
4. Public Hearing to discuss the following:
 - a. Shoreland Wetland Zoning Ordinance
 - b. Application for a Conditional Use Permit from St. Croix County to allow installation of a monopole at the Health Center Site. A Conditional Use Permit is required per Article 121-61 Airport Overlay District and per Article 121-47 Telecommunication Towers and Antennas. Property is located at 1445 North Fourth Street and described as SEC 35 T31N R18W SE NW EXC PT TO CSM 7/2100 FORMERLY 577D T STAR PRAIRIE ANNEXED CITY NR #480541 EXP PT TO HWY AS IN 2521/543 (HWY PROJ 1559-08-24) PARCEL 22 FARM, EXC PT AS DESC IN 976142
5. Action on Public Hearing Agenda
6. Certified Survey Map from Skoglund
7. Certified Survey Map From the City of New Richmond
8. Site Plan and Stormwater Review for Oppidan
9. Communications and Miscellaneous
10. Adjournment

Fred Horne,
Mayor

cc:
The News

Northwest Cable

City Website

Vivian
Kard
Jamelstad

Mike Demulling
Dan Licht
Beth Thompson

Bob Meyer
Jim VanderWyst
Steve Skinner

**Nancy Petersen
Bass Lake Inc
Donald Breid
Janice Thomas
Charles Munson**

**St. Croix County
Casa Mia LLC
Mary Simonds
Timothy Klein**

**Donald Anderson
Kristeen Thomas
John Troll
Sheldeon Johnson**

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.

PLAN COMMISSION MEETING
AUGUST 6, 2015 - 5:00 P.M.

Members Present: Fred Horne, Rachel Greenwold, Jane Hansen, Ron Volkert
Kyle Hinrichs, David Wilford and Sarah Skinner (ex-officio)

Members Absent: MaryKay Rice

Others Present: Beth Thompson, Patty Van Vynckt, and Dan Licht

Fred Horne called the meeting to order and roll call was taken.

Jane Hansen moved to adopt the agenda as presented, seconded by David Wilford and carried.

Jane Hansen moved to approve the minutes of the previous meeting on June 30, 2015, seconded by Rachel Greenwold and carried.

Application for a Conditional Use Permit

Mayor Horne stated that the application for a Conditional Use Permit from New Richmond Utilities to allow a solar garden in an area zoned Z-7 Specific Use/Industrial District was tabled at the last meeting. Dan Licht explained that the reason the Plan Commission tabled this item had to do with the location. Staff is still recommending approval of the Conditional Use Permit as submitted. The Council has since discussed the location of the solar garden and approved that location. Discussion followed. Jane Hansen moved to approve the application for a Conditional Use Permit from New Richmond Utilities, seconded by David Wilford and carried.

Text Amendments to Chapter 121 of the City Code – Zoning Ordinance

This item was also tabled at the last meeting. After discussion at the last Plan Commission meeting, further clarification was made to the text Amendments to Chapter 121 of the City Code – Zoning Ordinance. Dan Licht explained the recent changes to these text amendments to our ordinance. Discussion followed. Jane Hansen moved to approve the text amendments to Chapter 121 of the City Code as amended, seconded by Rachel Greenwold and carried.

Communications and Miscellaneous

Staff will begin working on the sign ordinance this fall.

Meeting adjourned at 5:30 p.m.

Tanya Reigel
City Clerk



3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: Daniel Licht, AICP

DATE: 31 August 2015

RE: New Richmond – Shoreland-Wetland Ordinance

TPC FILE: 164.01

BACKGROUND

Concurrent with the update of the Zoning Ordinance and Subdivision Ordinance, City staff undertook an update of the Shoreland-Wetland Ordinance, which is adopted as Chapter 109, Article 3 of the City Code. In accordance with State law, the City's Shoreland-Wetland Ordinance must be consistent with State requirements. As such, this update was initiated in response to changes to the State mandated requirements for Shoreland-Wetland regulations adopted during the 2013-2014 legislative session. The update also includes a number of housekeeping issues such as correcting references to other sections of the City Code and application processes.

The proposed Shoreland-Wetland Ordinance has been reviewed by the Department of Natural Resources and found to be consistent with State requirements. The City Attorney has also reviewed the proposed Shoreland-Wetland Ordinance. A public hearing has been noticed for the Plan Commission meeting on 9 September 2015 to consider a recommendation to the City Council for adoption of the updated Shoreland-Wetland Ordinance.

Exhibits:

- A. League of Municipalities of Wisconsin – Summary of Ordinance Changes
- B. DNR Draft Approval
- c. Draft Shoreland-Wetland Ordinance

RECOMMENDATION

The Development Review Committee reviewed the proposed Shoreland-Wetland Ordinance amendment at their meeting on 25 June 2015. City staff recommends approval of the updated Shoreland-Wetland Ordinance in the form presented.

POSSIBLE ACTIONS

A. Motion to recommend **approval** of the Shoreland-Wetland Ordinance update as presented.

B. Motion to **table** for more information or further discussion.

cc. Mike Darrow, City Administrator
Tanya Reigel, City Clerk
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney

ACT 80 MODEL ORDINANCE AVAILABLE

The 2013-14 legislative session produced a number of municipally-related laws. One of them was 2013 Wisconsin Act 80, which repeals the requirement that a county shoreland zoning ordinance continues to apply to a shoreland area that was annexed to a city or village after May 7, 1982, and any shoreland area that was part of a town that incorporated as a city or village after April 30, 1994. Instead, Act 80 requires municipalities to enact shoreland zoning ordinances, by July 1, 2014, that apply to any shoreland area annexed by a city or village after May 7, 1982, and to any shoreland area that was subject to a county shoreland zoning ordinance prior to being incorporated after April 30, 1994. The Act specifies the following minimum standards that such an ordinance must contain:

- A provision establishing a shoreland setback area of at least 50 feet from the ordinary high-water mark. The provision must include an exception authorizing construction of a principal building within this setback area if the land immediately adjacent on each side of the land on which the principal building will be constructed also has a principal building. In that case, the setback is the same distance as the average setback of the adjacent principal buildings or 35 feet from the ordinary high-water mark, whichever is greater.
- A provision requiring a person who owns shoreland property containing vegetation to maintain

the vegetation in a vegetative buffer zone along the entire shoreline of the property and extending 35 feet inland from the ordinary high-water mark. If the vegetation in the vegetative buffer zone contains invasive species or dead or diseased vegetation, the owner may remove it. If the owner removes all of the vegetation, the owner must establish a vegetative buffer zone with new vegetation.

- A provision allowing a person who is required to maintain a vegetative buffer zone to remove all of the vegetation in a part of that zone in order to establish a viewing or access corridor that is no greater than 30 feet wide for every 100 feet of shoreline frontage and that extends no more than 35 feet inland from the ordinary high-water mark.

Under the Act, a county shoreland zoning ordinance that was applicable to shorelands prior to annexation or incorporation continues in effect until the city or village enacts its own shoreland zoning ordinance with the minimum requirements described above.

League attorneys, with consultation from the Department of Natural Resources, have developed a model ordinance for implementing the requirements of Act 80.¹ The ordinance is available to download at the League's website: <http://www.lvm-info.org>.

Zoning 518



UNDER THE ACT,
A COUNTY SHORELAND
ZONING ORDINANCE
THAT WAS APPLICABLE
TO SHORELANDS PRIOR
TO ANNEXATION OR
INCORPORATION
CONTINUES IN EFFECT
UNTIL THE CITY OR
VILLAGE ENACTS ITS OWN
SHORELAND ZONING
ORDINANCE.



1. League attorneys would also like to thank attorney Marcia Hasenstab for her assistance.



May 29, 2015

Sarah Skinner
 Building Inspector / Zoning Administrator
 City of New Richmond
 156 East First Street
 New Richmond, Wisconsin 54017

Subject: Review of the City of New Richmond's DRAFT Shoreland Zoning Ordinance

Dear Ms. Skinner:

The department has reviewed the revisions to the draft Shoreland Zoning Ordinance that you emailed to the department on December 10, 2014. Unfortunately, as you were aware, the department's shoreland program had not yet finalized the model ordinance for Ch. NR 117, Wis. Admin. Code, which was necessary to complete the review. Further, a model combining the requirements of both Ch. NR 117, Wis. Admin. Code, and 2013 Wisconsin Act 80, was prepared. This applies to the City of New Richmond, as you combined the requirements of both into one ordinance. Both of the model ordinances were finalized last month. Thank you for your patience.

Overall the draft is mostly compliant with ch. NR 117, Wis. Admin. Code, and 2013 Wisconsin Act 80. However, some revisions are necessary, and some additional revisions are recommended for clarity. The following are the department's comments:

Section	Comment
109-253(b)	Add "shorelands and" between "... of the" and "shoreland-wetlands ...".
109-254(c)(1)	Add ", shorelands," between "... to floodplains" and "shoreland-wetlands ...". Add section 2.5 (Severability) of the model ordinance.
109-254(e)	Can be deleted because you have included the annexation and incorporation section (s. 109-2555).
109-255(a)(1)	Replace with the language in section 3.1(1) of the model.
109-255(b)(2)	Recommend deleting "district".
109-255(b)(3)	Recommend deleting "district".
109-255(b)(4)	Replace "... date on which the municipality received final wetland inventory maps ..." with "effective date of the municipality's original implementation of shoreland-wetland zoning".
109-2555	There are two ways of addressing this section. One is to simply replace it with the language in section 2.6 of the model ordinance. The other is to make the following revisions:
(a)	Include the language under 2.6 of the model regarding areas incorporated after April 30, 1994.

	Include section 2.61(1)-(3) of the model regarding district boundaries (it is slightly different than those for shoreland-wetland districts) as a new subsection (d). Then re-letter the existing subsections ((d) to (e), (e) to (f), (f) to (g), and (g) to (h)).
existing (d)	Delete "... valid nonconforming uses under Section 109-256, ...".
existing (d)	Delete the comma after "... Section 109-257".
existing (d)	Change "Subsection (e)" to "Subsection (f)".
109-256(a)(1)	Replace "... 62.23(7)(h) which limits total lifetime structural repairs and alterations to 50 percent of current fair market value" with "... 62.23(7)(hb)".
109-257(a)(2)e	Recommend deleting "district".
109-257(b)(1)	Add "and 109-252" following "... in Section 109-60".
109-257(d)(1)	The references at the end are supposed to include appeals to the Board, which is section 5.82 of the model ordinance. This draft does not include this subsection as it should (see below). Thus, the appropriate reference should be included here once the subsection is added.
109-257(d)(2)	Should "Plan Commission" also be included both times "Board of Appeals" is mentioned in this subsection?
109-257(d)(2)	Change "109-255(c)" to "109-255(c)(3)".
109-257(d)(2)	Change "109-253" to "109-253(b)".
109-257(h)	Include section 5.82 of the model ordinance somewhere in this subsection.
109-257(h)(2)a	Include "appeal or" between "... decision on an" and "application for ...".
109-257(h)(2)b	Recommend deleting "district".
109-257(h)(3)a	Include "appeal or" between "... disposition of an" and "application for ...".
109-257(h)(3)b	Recommend deleting "district".
109-258(1)	Recommend deleting "district".
109-258(2)	Recommend deleting "district".
109-258(4)	Recommend deleting "district office of the".
109-258(5)	Recommend deleting "district".

Good job on this draft. I am aware that many of the above recommendations are based on revisions to the model ordinance that you were not aware of when preparing your draft. A copy of the updated model ordinance will be emailed to you to assist in making the necessary revisions.

Thank you for providing the department the opportunity to review your draft Shoreland Zoning Ordinance, and for your consideration of the above recommendations. I look forward to working with you to finalize your updated Shoreland Zoning Ordinance. Please contact me (715-839-3712) if you have any questions regarding this letter.

Sincerely,



Michael Wenholz
Regional Shoreland Specialist

Cc: Kay Lutze, Shorelands Team Coordinator

ORDINANCE # ____

THE COMMON COUNCIL OF THE CITY OF NEW RICHMOND DOES ORDAIN AS FOLLOWS:

Section 1. Section 109-252 of the City Code is hereby amended to read as follows:

Sec. 109-252. Definitions.

- (a) For the purpose of administering and enforcing this article, the terms or words used herein shall be interpreted as follows: Words used in the present tense include the future; words in the singular number include the plural number; words in the plural number include the singular number. The word "shall" is mandatory, not permissive. All distances unless otherwise specified, shall be measured horizontally.
- (b) The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this Section, except where the context clearly indicates a different meaning:

Accessory structure or use means a detached subordinate structure or a use which is clearly incidental to, and customarily found in connection with, the principal structure or use to which it is related and which is located on the same lot as that of the principal structure or use.

Administrative Permit means a permit issued by the Zoning Administrator after a proper application is submitted under this ordinance for the uses allowed under Section 109-255(c)(3).

Boathouse as defined in Wis. Stats. § 30.121(1) means a permanent structure used for the storage of watercraft and associated materials and includes all structures which are totally enclosed, have roofs or walls or any combination of structural parts.

Class 2 public notice means publication of a public hearing notice under Wis. Stats. ch. 985 in a newspaper of circulation in the affected area. Publication is required on two consecutive weeks, the last at least seven days prior to the hearing.

Conditional use means a use which is permitted by this article provided that certain conditions specified in this article are met and that a permit is granted by the Board

of Appeals or, where appropriate, the planning agency designated by the municipal governing body.

Department means the Wisconsin Department of Natural Resources.

Development means any manmade change to improved or unimproved real estate, including, but not limited to, the construction of buildings, structures or accessory structures; the construction of additions or substantial alterations to buildings, structures or accessory structures; the placement of buildings or structures; ditching, lagooning, dredging, filling, grading, paving, excavation or drilling operations; and the deposition or extraction of earthen materials.

Drainage system means one or more artificial ditches, tile drains or similar devices which collect surface runoff or groundwater and convey it to a point of discharge.

Environmental control facility means any facility, temporary or permanent, which is reasonably expected to abate, reduce or aid in the prevention, measurement, control or monitoring of noise, air or water pollutants, solid waste and thermal pollution, radiation or other pollutants, including facilities installed principally to supplement or to replace existing property or equipment not meeting or allegedly not meeting acceptable pollution control standards or which are to be supplemented or replaced by other pollution control facilities.

Fixed houseboat as defined in Wis. Stats. § 30.121(1) means a structure not actually used for navigation which extends beyond the ordinary high-water mark of a navigable waterway and is retained in place either by cables to the shoreline or by anchors or spudpoles attached to the bed of the waterway.

Navigable waters means Lake Superior, Lake Michigan, all natural inland lakes within the State, and all streams, ponds, sloughs, flowages and other waters within the territorial limits of this State, including the State portion of boundary waters, which are navigable under the laws of this State. Notwithstanding any other provision of law or administrative rule promulgated thereunder, shoreland ordinances required under Wis. Stats. § 62.231, 62.233, and Wis. Admin. Code Ch. NR 117, do not apply to lands adjacent to farm drainage ditches if:

- (1) Such lands are not adjacent to a natural navigable stream or river;
- (2) Those parts of such drainage ditches adjacent to such lands were not navigable streams before ditching; and

- (3) Such lands are maintained in nonstructural agricultural use. "Wisconsin's Supreme Court has declared navigable bodies of water that have a bed differentiated from adjacent uplands and levels or flow sufficient to support navigation by a recreational craft of the shallowest draft on an annually recurring basis (Muench v. Public Service Commission, 261 Wis. 492 (1952) and DeGaynor and Co., Inc., v. Department of Natural Resources, 70 Wis. 2d 936 (1975)). For example, a stream which is navigable by skiff or canoe during normal spring high water is navigable, in fact, under the laws of this State though it may be dry during other seasons."

Ordinary high-water mark means the point on the bank or shore up to which the presence and action of surface water is so continuous as to leave a distinctive mark such as by erosion, destruction or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other easily recognized characteristic.

Planning agency means the municipal plan commission created under Wis. Stats. § 62.23(1), a board of public lands commissioners or a committee of the municipality's governing body which acts on matters pertaining to planning and zoning.

Shoreland-wetland district means the zoning district, created in this Shoreland-wetland zoning ordinance, comprised of shorelands that are designated as wetlands on the wetlands inventory maps which have been adopted and made a part of this article.

Shorelands means lands within the following distances from the ordinary high-water mark of navigable waters; 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

Unnecessary hardship means that circumstance where special conditions, which were not self-created, affect a particular property and make strict conformity with restrictions governing area, setbacks, frontage height or density unnecessarily burdensome or unreasonable in light of the purposes of this article.

Variance means an authorization granted by the Board of Appeals to construct or alter a building or structure, or to use land in a manner that deviates from the dimensional standards of this article.

Wetland alteration means any filling, flooding, draining, dredging, ditching, tiling, excavating, temporary water level stabilization measures or dike and dam construction in a wetland area.

Wetlands means those areas where water is at, near or above the land surface long enough to support aquatic or hydrophytic vegetation and which have soils indicative of wet conditions.

Section 2. Section 109-253 of the City Code is hereby amended to read as follows:

Sec. 109-253. Statutory authorization, findings of fact, Statement of purpose and title.

- (a) This article is adopted pursuant to the authorization in Wis. Stats. §§ 62.23 and 62.231.
- (b) Uncontrolled use of the shorelands and shoreland-wetlands and pollution of the navigable waters of the municipality would adversely affect the public health, safety, convenience, and general welfare and impair the tax base. The Legislature of Wisconsin has delegated responsibility to all municipalities to:
 - (1) Promote the public health, safety, convenience and general welfare;
 - (2) Maintain the stormwater and floodwater storage capacity of wetlands;
 - (3) Prevent and control water pollution by preserving wetlands which filter or store sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
 - (4) Protect fish, their spawning grounds, other aquatic life and wildlife by preserving wetlands and other aquatic habitat;
 - (5) Prohibit certain uses detrimental to the shoreland-wetland area; and
 - (6) Preserve shore cover and natural beauty by restricting the removal of natural shoreland cover and controlling shoreland-wetland excavation, filling and other earth moving activities.

Section 3. Section 109-254 of the City Code is hereby amended to read as follows:

Sec. 109-254. General provisions.

- (a) *Compliance with regulations.* The use of wetlands and the alteration of wetlands within the shoreland area of the municipality shall be in full compliance with the terms of this article and other applicable local, State or Federal regulations. (However, see Section 109-256 for the standards applicable to nonconforming uses.) All permitted development within the shoreland area shall require the issuance of an administrative permit unless otherwise expressly excluded by a provision of this article.
- (b) *Municipalities and State agencies regulated.* Unless specifically exempted by law, all cities, villages, towns, and counties are required to comply with this article and obtain all necessary permits. State agencies are required to comply if Wis. Stats. § 13.48(13) applies. The construction, reconstruction, maintenance and repair of State highways and bridges by the Wisconsin Department of Transportation are exempt when Wis. Stats. § 30.2022(1) applies.
- (c) *Abrogation and greater restrictions.*
- (1) This article supersedes all the provisions of any municipal zoning ordinance enacted under Wis. Stats. § 61.35, 62.23 or 87.30, which relate to floodplains, shorelands, and shoreland-wetlands, except that where another municipal zoning ordinance is more restrictive than this article, that ordinance shall continue in full force and effect to the extent of the greater restrictions, but not otherwise.
- (2) This article is not intended to repeal, abrogate or impair any existing deed restrictions, covenants or easements. However, where this article imposes greater restrictions, the provisions of this article shall prevail.
- (d) *Interpretation.* In their interpretation and application, the provisions of this article shall be held to be minimum requirements and shall be liberally construed in favor of the municipality and shall not be deemed a limitation or repeal of any other powers granted by the State statutes. Where a provision of this article is required by a standard in Wis. Admin. Code Ch. NR 117 and where the ordinance provision is unclear, the provision shall be interpreted in light of the Wis. Admin. Code Ch. NR 117 standards in effect on the date of the adoption of the ordinance from which this article is derived or in effect on the date of the most recent text amendment to this article.

Section 5. Section 109-254 of the City Code is hereby amended to read as follows:

Sec. 109-255. Shoreland-wetland zoning district.

(a) *Shoreland-wetland zoning maps.* The following maps are hereby adopted and made part of this article and are on file in the Office of the Municipal Clerk:

- (1) The most recent version of the Wisconsin Wetland Inventory as depicted on the Department of Natural Resources Surface Water Data Viewer is made part of this ordinance. The maps can be viewed at <http://dnrmaps.wi.gov/SL/Viewer.html?Viewer=SWDV&runWorkflow=Wetland>
- (2) Floodplain zoning maps, created as of the date of this Ordinance or subsequently created by the City and automatically incorporated herein.
- (3) United States Geological Survey maps, as now existing or as hereafter amended and automatically incorporated herein.
- (4) 2014 City of New Richmond Zoning Map.

(b) *District boundaries.*

- (1) The Shoreland-Wetland Zoning District includes all wetlands in the municipality which are five acres or more and are shown on the final wetland inventory map that has been adopted pursuant to Subsection (a)(1) of this section and made a part of this article and which are:
 - a. Within 1,000 feet of the ordinary high-water mark of navigable lakes, ponds or flowages. Lakes, ponds or flowages in the municipality shall be presumed to be navigable if they are shown on the United States Geological Survey quadrangle maps or other zoning base maps which have been incorporated by reference and made a part of this article.
 - b. Within 300 feet of the ordinary high-water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater. Rivers and streams shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on the United States Geological Survey quadrangle maps or other zoning base maps which have been incorporated by reference and made a part of this article. Floodplain zoning maps adopted in

Subsection (a)(2) of this section shall be used to determine the extent of floodplain areas.

- (2) Determinations of navigability and ordinary high-water mark location shall initially be made by the Zoning Administrator. When questions arise, the Zoning Administrator shall contact the appropriate office of the Department for a final determination of navigability or ordinary high-water mark.
 - (3) When an apparent discrepancy exists between the shoreland-wetland district boundary shown on the official shoreland-wetland zoning maps adopted pursuant to Subsection (a) of this section and actual field conditions at the time the maps were adopted, the Zoning Administrator shall contact the appropriate office of the Department to determine if the shoreland-wetland district boundary as mapped, is in error. If Department staff concur with the Zoning Administrator that a particular area was incorrectly mapped as a wetland, the Zoning Administrator shall have the authority to immediately grant or deny a zoning permit in accordance with the regulations applicable to the correct underlying zoning district. In order to correct wetland mapping errors or acknowledge exempted wetlands designated in Subsections (b)(4) and (5) of this section, the Zoning Administrator shall be responsible for initiating a map amendment within a reasonable period.
 - (4) Wetlands which are filled prior to the effective date of the municipality's original implementation of shoreland-wetland zoning, in a manner which affects their wetland characteristics to the extent that the area can no longer be defined as wetland, are not subject to this article.
 - (5) Wetlands located between the original ordinary high-water mark and a bulkhead line established prior to May 7, 1982, under Wis. Stats. § 30.11 are not subject to this article.
- (c) *Permitted uses.* The following uses within the Shoreland-Wetland Zoning District are permitted subject to the provisions of Wis. Stats. chs. 30 and 31 and the provisions of other local, State and Federal laws, if applicable, and include but are not limited to:
- (1) Activities and uses which do not require the issuance of an administrative permit under the applicable municipal zoning ordinance, provided that no wetland alteration occurs:
 - a. Hiking, fishing, trapping, hunting, swimming, snowmobiling and boating;

- b. The harvesting of wild crops, such as marsh hay, ferns, moss, wild rice, berries, tree fruits and tree seeds, in a manner that is not injurious to the natural reproduction of such crops;
- c. The practice of silviculture, including the planting, thinning and harvesting of timber;
- d. The pasturing of livestock;
- e. The cultivation of agricultural crops; and
- f. The construction and maintenance of duck blinds.

(2) Uses which do not require the issuance of an administrative permit under the applicable municipal zoning ordinance, and which may involve wetland alterations only to the extent specifically provided below:

- a. The practice of silviculture, including limited temporary water level stabilization measures which are necessary to alleviate abnormally wet or dry conditions that would have an adverse impact on the conduct of silvicultural activities if not corrected;
- b. The cultivation of cranberries, including limited wetland alterations necessary for the purpose of growing and harvesting cranberries;
- c. The maintenance and repair of existing drainage systems to restore preexisting levels of drainage, including the minimum amount of filling necessary to dispose of dredged spoil, provided that the filling is otherwise permissible and that dredged spoil is placed on existing spoil banks where possible;
- d. The construction and maintenance of fences for the pasturing of livestock, including limited excavating and filling necessary for such construction or maintenance;
- e. The construction and maintenance of piers, docks, walkways, observation decks and trail bridges built on pilings, including limited excavating and filling necessary for such construction or maintenance;

- f. The installation and maintenance of sealed tiles for the purpose of draining lands outside the shoreland-wetland zoning district provided that such installation or maintenance is done in a manner designed to minimize adverse impacts upon the natural functions of the shoreland-wetland listed in Subsection 109-258(3); and
 - g. The maintenance, repair, replacement and reconstruction of existing highways and bridges, including limited excavating and filling necessary for such maintenance, repair, replacement or reconstruction.
- (3) Uses which are allowed only upon the issuance of an administrative permit under the applicable municipal zoning ordinance and which may include wetland alterations only to the extent specifically provided below:
- a. The construction and maintenance of roads which are necessary for the continuity of the municipal street system, the provision of essential utility and emergency services or to provide access to uses permitted under Subsection 109-255(c), provided that:
 - 1. The road cannot, as a practical matter, be located outside the wetland;
 - 2. The road is designed and constructed to minimize adverse impacts upon the natural functions of the wetland listed in Subsection 109-258(3);
 - 3. The road is designed and constructed with the minimum cross-Sectional area practical to serve the intended use;
 - 4. Road construction activities are carried out in the immediate area of the roadbed only; and
 - 5. Any wetland alteration must be necessary for the construction or maintenance of the road.
 - b. The construction and maintenance of nonresidential buildings provided that:

1. The building is used solely in conjunction with a use permitted in the shoreland-wetland district or for the raising of waterfowl, minnows or other wetland or aquatic animals;
 2. The building cannot, as a practical matter, be located outside the wetland;
 3. The building does not exceed 500 square feet in floor area; and
 4. Only limited filling and excavating necessary to provide structural support for the building is allowed.
- c. The establishment and development of public and private parks and recreation areas, outdoor education areas, historic, natural and scientific areas, game refuges and closed areas, fish and wildlife habitat improvement projects, game bird and animal farms, wildlife preserves and public boat launching ramps, provided that:
1. Any private development allowed under this subsection shall be used exclusively for the permitted purpose;
 2. Only limited filling and excavating necessary for the development of public boat launching ramps, swimming beaches or the construction of park shelters or similar structures is allowed;
 3. The construction and maintenance of roads necessary for the uses permitted under this subsection are allowed only where such construction and maintenance meets the criteria in Subsection (a) of this section; and
 4. Wetland alterations in game refuges and closed areas, fish and wildlife habitat improvement projects, game bird and animal farms and wildlife preserves shall only be for the purpose of improving wildlife habitat or to otherwise enhance wetland values.

- d. The construction and maintenance of electric and telephone transmission lines, water and gas distribution lines and sewage collection lines and related facilities and the construction and maintenance of railroad lines provided that:
 1. The utility transmission and distribution facilities and railroad lines cannot, as a practical matter, be located outside the wetland;
 2. Only limited filling or excavating necessary for such construction or maintenance is allowed; and
 3. Such construction or maintenance is done in a manner designed to minimize adverse impacts upon the natural functions of the wetland listed in Subsection 109-258(3).

(d) *Prohibited uses.*

- (1) Any use not listed in Subsection (c) of this section is prohibited within the Shoreland-Wetland Zoning District, unless the wetland or a portion of the wetland has been rezoned by amendment of this article in accordance with Section 109-258.
- (2) The use of a boathouse for human habitation and the construction or placement of a boathouse or fixed houseboat below the ordinary high-water mark of any navigable waters are prohibited.

Section 5. Section 109-2555 of the City Code is hereby amended to read as follows:

Sec. 109-2555. Zoning of Annexed or Incorporated Shorelands.

- (a) *Applicability.* This section shall apply to all land parcels within the Shoreland-Wetland Zoning District, as shown in the maps adopted herein under Section 109-255(a), that have been annexed by the municipality after May 7, 1982 and up to the effective date of this Section, that prior to annexation were subject to a county shoreland zoning ordinance under Wis. Stats. § 59.692. This section additionally applies to all land parcels annexed by the municipality after the effective date of this Section and incorporated into the Shoreland-Wetland Zoning District.

- (b) *Authorization.* This section is adopted pursuant to the standards described in Wis. Stats. § 62.233.
- (c) *Definitions.* For the purposes of this section, in addition to the definitions provided by Section 109-252 of this article, the following definitions shall apply:
- (1) *Principal Building* means the main building or structure on a single lot or parcel of land and includes any attached garage or attached porch.
 - (2) *Shorelands* has the meaning given in Wis. Stats. § 59.692(1)(b).
 - (3) *Shoreland Setback Area* has the meaning given in Wis. Stats. § 59.692(1)(bn).
- (d) The Shoreland Zoning District includes all the lands (referred to as shorelands) in the City of New Richmond that are:
- (1) Within one thousand (1,000) feet of the ordinary high-water mark of navigable lakes, ponds or flowages. Lakes, ponds or flowages in the City shall be presumed to be navigable if they are shown on the United States Geological Survey quadrangle maps or other zoning base maps which have been incorporated by reference and made a part of this Ordinance.
 - (2) Within three hundred (300) feet of the ordinary high-water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater. Rivers and streams shall be presumed to be navigable if they are designated as either continuous or intermittent waterways on the United States Geological Survey quadrangle maps or other zoning base maps which have been incorporated by reference and made a part of this Ordinance. Any floodplain zoning maps adopted under this Ordinance shall be used to determine the extent of floodplain areas.
 - (3) Determinations of navigability and ordinary high-water mark location shall initially be made by the Zoning Administrator. When questions arise, the zoning administrator shall contact the appropriate district office of the Department for a final determination of navigability or ordinary high-water mark.
- (e) *Shoreland Setback Area.* A Shoreland Setback Area of at least 50 feet from the ordinary high-water mark applicable to all land parcels within the Shoreland-Wetland Zoning District is hereby established. Deviations from this setback shall only be allowed for parcels pursuant to the variance procedure outlined in Section 109-257 or by the method described in Subsection (f) of this section.

- (f) A Principal Building may be placed or constructed within the Shoreland Setback Area only if all of the following apply:
- (1) The Principal Building is constructed or placed on a lot or parcel of land that is immediately adjacent on each side to a lot or parcel of land containing a Principal Building; and
 - (2) The Principal Building is constructed or placed within a distance equal to the average setback of the Principal Buildings on the adjacent lots or 35 feet from the ordinary high-water mark, whichever distance is greater. Under no circumstances shall a Principal Building be placed or constructed in a Shoreland Setback Area less than 35 feet from the ordinary high-water mark.
- (g) *Vegetation.* All owners of property within the Shoreland-Wetland Zoning District that contains vegetation must maintain that vegetation in a vegetative buffer zone along the entire shoreline of the property and extending 35 feet inland from the ordinary high-water mark of the navigable water. Notwithstanding this requirement, if the vegetation in a vegetative buffer zone contains invasive species or dead or diseased vegetation, the owner of the shoreland property may remove the vegetation, except that if the owner removes all of the vegetation in the vegetative buffer zone, the owner shall establish a vegetative buffer zone with new vegetation. Additionally, all persons who are required to maintain or establish a vegetative buffer zone pursuant to this Subsection may remove all of the vegetation in a part of that zone to establish a viewing or access corridor that is no greater than 30 feet for every 100 feet of shoreline frontage, and that extends no more than 35 feet inland from the ordinary high-water mark. For example, if a property owner maintains 300 feet of shoreline frontage, the owner may remove up to 90 feet of vegetation for viewing and access purposes.
- (h) *Inapplicability.* This section does not apply to lands adjacent to an artificially constructed drainage ditch, pond, or stormwater retention basin if the drainage ditch, pond, or retention basin is not hydrologically connected to a natural navigable water body.

Section 6. Section 109-256 of the City Code is hereby amended to read as follows:

Sec. 109-256. Nonconforming structures and uses.

- (a) The lawful use of a building, structure or property which existed at the time the ordinance from which this article is derived, or an applicable amendment to the ordinance from which this article is derived, took effect and which is not in conformity with the provisions of this article, including the routine maintenance of such a building or structure, may be continued, subject to the following conditions:
- (1) The shoreland-wetland provisions of this article authorized by Wis. Stats. § 62.231 shall not limit the repair, reconstruction, renovation, remodeling or expansion of a nonconforming structure in existence on the effective date of the shoreland-wetland provisions, or of any environmental control facility in existence on May 7, 1982, related to such a structure. All other modifications to nonconforming structures are subject to Wis. Stats. § 62.23(7)(h) which limits total lifetime structural repairs and alterations to 50 percent of current fair market value.
 - (2) If a nonconforming use or the use of a nonconforming structure is discontinued for 12 consecutive months, any future use of the building, structure or property shall conform to this article.
 - (3) Any legal nonconforming use of property which does not involve the use of a structure and which existed at the time of the adoption or subsequent amendment of this article adopted under Wis. Stats. § 61.351 or 62.231 may be continued although such use does not conform with the provisions of the article. However, such nonconforming use may not be extended.
 - (4) The maintenance and repair of nonconforming boathouses which are located below the ordinary high-water mark of any navigable waters shall comply with the requirements of Wis. Stats. § 30.121.
- (b) Uses which are nuisances under common law shall not be permitted to continue as nonconforming uses.

Section 7. Section 109-257 of the City Code is hereby amended to read as follows:

Sec. 109-257. Administrative provisions.

- (a) *Zoning Administrator.*

- (1) The Building Inspector is appointed Zoning Administrator for the purpose of administering and enforcing this article.
- (2) The Zoning Administrator shall have the following duties and powers:
 - a. Advise applicants as to the provisions of this article and assist them in preparing permit applications and appeal forms.
 - b. Issue permits and certificates of compliance and inspect properties for compliance with this article.
 - c. Keep records of all permits issued, inspections made, work approved and other official actions.
 - d. Have access to any structure or premises between the hours of 8:00 a.m. and 6:00 p.m. for the purpose of performing these duties.
 - e. Submit copies of decisions on variances, conditional use permits, appeals for a map or text interpretation, and map or text amendments within ten days after they are granted or denied, to the appropriate office of the Department.
 - f. Investigate and report violations of this article to the appropriate municipal planning agency and the District Attorney, corporation counsel or municipal attorney.

(b) *Administrative Permits.*

- (1) *When required.* Unless another Section of this article specifically exempts certain types of development from this requirement, an administrative permit shall be obtained from the Zoning Administrator before any new development, as defined in Section 109-19, or any change in the use of an existing building or structure is initiated.
- (2) *Application.* An application for an administrative permit shall be made to the Zoning Administrator upon forms furnished by the municipality and shall include, for the purpose of proper enforcement of these regulations, the following information:
 - a. *General information.*

1. Name, address, and telephone number of applicant, property owner and contractor, where applicable.
 2. Legal description of the property and a general description of the proposed use or development.
 3. Whether or not a private water supply or sewage system is to be installed.
- b. *Site development plan.* The site development plan shall be submitted as a part of the permit application and shall contain the following information drawn to scale:
1. Dimensions and area of the lot;
 2. Location of any existing or proposed structures with distances measured from the lot lines and centerline of all abutting streets or highways;
 3. Description of any existing or proposed on-site sewage systems or private water supply systems;
 4. Location of the ordinary high-water mark of any abutting navigable waterways;
 5. Boundaries of all wetlands;
 6. Existing and proposed topographic and drainage features and vegetative cover;
 7. Location of floodplain and floodway limits on the property as determined from floodplain zoning maps;
 8. Location of existing or future access roads; and
 9. Specifications and dimensions for areas of proposed wetland alteration.
- (3) *Expiration.* All permits issued under the authority of this article shall expire 12 months from the date of issuance.

(c) *Certificates of compliance.*

- (1) Except where no administrative permit or conditional use permit is required, no land shall be occupied or used, and no building which is hereafter constructed, altered, added to, modified, rebuilt or replaced shall be occupied, until a certificate of compliance is issued by the Zoning Administrator subject to the following provisions:
 - a. The certificate of compliance shall show that the building or premises or part thereof, and the proposed use thereof, conform to the provisions of this article.
 - b. Application for such certificate shall be concurrent with the application for an administrative or conditional use permit.
 - c. The certificate of compliance shall be issued within ten days after notification of the completion of the work specified in the administrative or conditional use permit, providing the building or premises and proposed use thereof conforms with all the provisions of this article.
- (2) The Zoning Administrator may issue a temporary certificate of compliance for a building, premises or part thereof pursuant to rules and regulations established by the municipal governing body.
- (3) Upon written request from the owner, the Zoning Administrator shall issue a certificate of compliance for any building or premises existing at the time of ordinance adoption, certifying after inspection, the extent and type of use made of the building or premises and whether or not such use conforms to the provisions of this article.

(d) *Conditional use permits.*

- (1) *Application.* Any use listed as a conditional use in this article shall be permitted only after an application has been submitted to the Zoning Administrator and a conditional use permit has been granted by the Plan Commission following the procedures in Subsections 109-257(h)(2) and (3).

(2) *Conditions.* Upon consideration of the permit application and the standards applicable to the conditional uses designated in Subsection 109-255(c)(3), the Plan Commission shall attach such conditions to a conditional use permit, in addition to those required elsewhere in this article, as are necessary to further the purposes of this article as listed in Section 109-253(b). Such conditions may include specifications for, without limitation because of specific enumeration: type of shore cover; erosion controls; increased setbacks; specific sewage disposal and water supply facilities; landscaping and planting screens; period of operation; operational control; sureties; deed restrictions; location of piers, docks, parking areas and signs; and type of construction. To secure information upon which to base its determination, the Plan Commission may require the applicant to furnish, in addition to the information required for a zoning permit, other pertinent information which is necessary to determine if the proposed use is consistent with the purpose of this article.

(e) *Fees.* The municipal governing body may, by resolution, adopt fees for the following:

- (1) Administrative permits.
- (2) Certificates of compliance.
- (3) Public hearings.
- (4) Legal notice publications.
- (5) Conditional use permits.
- (6) Rezoning petitions.

(f) *Recording.* Where an administrative permit or conditional use permit is approved, an appropriate record shall be made by the Zoning Administrator of the land use and structures permitted.

(g) *Revocation.* Where the conditions of an administrative permit or conditional use permit are violated, the permit shall be revoked by the Plan Commission.

(h) *Plan Commission and Board of Appeals.* For purposes of this article:

- (1) *Powers and duties.* In addition to the powers granted by statute:

- a. The Plan Commission shall hear and decide applications for conditional use permits.
- b. The Board of Appeals may authorize upon appeal a variance from the dimensional standards of this article where an applicant convincingly demonstrates:
 - 1. That literal enforcement of the terms of this article will result in unnecessary hardship for the applicant;
 - 2. That the hardship is due to special conditions unique to the property; and is not self-created or based solely on economic gain or loss;
 - 3. That such variance is not contrary to the public interest as expressed by the purpose of this article; and
 - 4. That such variance will not grant or increase any use of property which is prohibited in the zoning district.

(2) *Public hearings.*

- a. Before making a decision on an appeal or application for a conditional use permit or a variance, the Plan Commission or the Board of Appeals, as the case may be, shall, within a reasonable period of time, hold a public hearing. Public notice of the hearing shall be given by publishing a class 2 notice under Wis. Stats. ch. 985, specifying the date, time and place of the hearing and the matters to come before the Plan Commission or the Board of Appeals, as the case may be. At the public hearing, any party may present testimony in person, by agent or by attorney.
- b. A copy of such notice shall be mailed to the parties in interest and the appropriate office of the Department at least ten days prior to all public hearings on issues involving shoreland-wetland zoning.

(3) *Decisions.*

- a. The final disposition of an appeal or application for a conditional use permit before the Plan Commission or a variance before the Board of

Appeals shall be in the form of a written decision, made within a reasonable time after the public hearing and signed by the Commission or Board chairperson. Such decision shall state the specific facts which are the basis of the Commission's or Board's determination and shall either affirm, reverse, or modify the order, requirement, decision or determination appealed, in whole or in part, dismiss the appeal for lack of jurisdiction or prosecution, or grant the application for a conditional use.

- b. A copy of such decision shall be mailed to the parties in interest and the appropriate office of the Department within ten days after the decision is issued.

(4) *Appeals.*

Appeals to the Board of Appeals may be taken by any person aggrieved or by an officer, department, board or bureau of the City affected by any order, requirement, decision, or determination of the zoning administrator or other administrative official. Such appeals shall be taken within a reasonable time, as provided by the rules of the Board by filing with the official whose decision is in question, and with the Board of Appeals, a notice of appeal specifying the reasons for the appeal. The zoning administrator or other official whose decision is in question shall transmit to the Board all the papers constituting the record on the matter appealed.

Section 8. Section 109-258 of the City Code is hereby amended to read as follows:

Sec. 109-258. Amending shoreland-wetland zoning regulations.

The municipal governing body may alter, supplement or change the district boundaries and the regulations contained in this article in accordance with the requirements of Wis. Stats. § 62.23(7)(d), Wis. Admin. Code Ch. NR 117, and the following:

- (1) A copy of each proposed text or map amendment shall be submitted to the appropriate office of the Department within five days of the submission of the proposed amendment to the municipal planning agency;
- (2) All proposed text and map amendments to the shoreland-wetland zoning regulations shall be referred to the municipal planning agency, and a public

hearing shall be held after Class 2 notice as required by Wis. Stats. § 62.23(7)(d)2. The appropriate office of the Department shall be provided with written notice of the public hearing at least ten days prior to such hearing;

- (3) In order to ensure that this article will remain consistent with the shoreland protection objectives of Wis. Stats. § 281.31 the municipal governing body may not rezone a wetland in a Shoreland-Wetland Zoning District, or any portion thereof, where the proposed rezoning may result in a significant adverse impact upon any of the following wetland functions:
 - a. Stormwater and floodwater storage capacity;
 - b. Maintenance of dry season stream flow or the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area or the flow of groundwater through a wetland;
 - c. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
 - d. Shoreline protection against erosion;
 - e. Fish spawning, breeding, nursery or feeding grounds;
 - f. Wildlife habitat; or
 - g. Areas of special recreational, scenic or scientific interest, including scarce wetland types and habitat of endangered species.
- (4) Where the Department determines that a proposed rezoning may have a significant adverse impact upon any of the criteria listed in Subsection 109-258(3), the Department shall so notify the municipality of its determination either prior to or during the public hearing held on the proposed amendment.
- (5) The appropriate office of the Department shall be provided with:
 - a. A copy of the recommendation and report, if any, of the municipal planning agency on a proposed text or map amendment, within ten days after the submission of those recommendations to the municipal governing body.

- b. Written notice of the action on the proposed text or map amendment within ten days after the action is taken.
- (6) If the Department notifies the municipal planning agency in writing that a proposed amendment may have a significant adverse impact upon any of the criteria listed in Subsection 109-258(3), that proposed amendment, if approved by the municipal governing body, shall not become effective until more than 30 days have elapsed since written notice of the municipal approval was mailed to the Department, as required by Subsection (5)(b) of this section. If within the 30-day period, the Department notifies the municipality that the Department intends to adopt a superseding shoreland-wetland zoning ordinance for the municipality as provided by Wis. Stats. § 62.231(6) the proposed amendment shall not become effective until the ordinance adoption procedure under Wis. Stats. § 62.231(6) is completed or otherwise terminated.

Section 9. Section 109-259 of the City Code is hereby amended to read as follows:

Sec. 109-259. Enforcement and penalties.

Any development, building or structure or accessory building or structure constructed, altered, added to, modified, rebuilt or replaced or any use or accessory use established after the effective date of this article in violation of the provisions of this article, by any person, firm, association, corporation (including building contractors or their agents) shall be deemed a violation. The Zoning Administrator shall refer violations to the municipal planning agency and the district attorney, corporation counsel or municipal attorney who shall prosecute such violations. Any person, firm, association, or corporation who violates or refuses to comply with any of the provisions of this article shall be subject to forfeiture as prescribed in Section 1-7. Each day of continued violation shall constitute a separate offense. Every violation of this article is a public nuisance and the creation thereof may be enjoined and the maintenance thereof may be abated by action at suit of the municipality, the State, or any citizen thereof pursuant to Wis. Stats. § 87.30(2).

This ordinance shall take effect immediately upon its passage and publication as provided by law.

Passed and approved:

Published and effective:

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

ATTEST: _____
Tanya Reigel, City Clerk



3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: Daniel Licht, AICP

DATE: 31 August 2015

RE: New Richmond; St. Croix County; Telecommunication Tower

TPC FILE: 164.01

BACKGROUND

St. Croix County currently utilizes a decommissioned water tower at the Health Services Complex located at 1445 North 4th Street for mounting communication antennas and microwave dishes for its public safety radio system. The condition of the water tower structure has degraded over time and is no longer suitable for this purpose and St. Croix County is proposing to erect a 130 foot tall monopole tower upon the subject site for the location of antennas for the public safety radio system.

Exhibits:

- A. Site Location
- B. Narrative Attachment to Conditional Use Permit for Article 121-47.D.1
- C. Narrative Attachment to Conditional Use Permit for Article 121-61.D

ANALYSIS

Comprehensive Plan. The HWY 64/65 Comprehensive Land Use Plan guides the subject site for commercial land uses. The St. Croix County Health Center use is consistent with the policies of the Comprehensive Plan regarding the provision of life cycle housing and availability of quality health care within the community. Installation of the proposed tower upon the subject site for the purposes of locating antennas for the public safety radio system is also consistent with the

policies of the Comprehensive Plan to provide for public health safety and welfare as a fundamental government function.

Zoning. The subject site is zoned Z3 District and is also within the Airport Overlay District. At the June 30, 2015 Plan Commission meeting the Commission approved a Conditional Use Permit for the St. Croix County Health Center. Construction of the proposed tower upon the property requires an additional Conditional Use Permit in accordance with Sections 121-47.D.1 and 121-61.D of the Zoning Ordinance. The determination as to approval of the Conditional Use Permit is to be based upon there being no other existing structures within the necessary coverage area suitable for location of the antennas, which are necessary to provide for public health safety and welfare.

Surrounding Land Uses. The subject site is surrounded by the following existing and planned uses outlined in the table below. Based on the area of the subject site and distance from any adjacent land uses, the proposed tower will be compatible with the surrounding land uses.

Direction	Land Use Plan	Zoning Map	Existing Use
North	ETZ	ETZ	Agriculture
East	Commercial Mixed Use	Z3 District	Agriculture
South	Medium Density Residential	Z3 District	Commercial Single Family
West	Commercial	Z3 District	Agriculture

Existing Structures. The public safety radio system antennas are currently mounted on a decommissioned water tower within the subject site. County staff indicates that the condition of the water tower structure is no longer adequate to support the antennas. County staff further indicates in their narrative that there are no other structures within the area of sufficient height to provide needed service coverage for the public safety radio system, although no other coverage analysis of alternative sites is provided. In allowing the proposed monopole, City staff recommends the City require removal of the decommissioned water tower within one year following construction of the monopole.

Coverage Analysis. The height of the antennas upon the proposed tower would be approximately equal to the existing height upon the water tower. Exhibits B, C, D and E of the applicant's Conditional Use Permit narrative outline coverage and line of sight analysis for a tower installed to the allowed 70 foot height limit for antennas within the Z3 District and the proposed 130 foot height of the tower. Within the Airport Overlay District, the height of the tower would be limited to 94 feet, between the limit established by the Z3 District and proposed height of 130 feet. The applicant is requesting approval of a variance to allow the proposed tower height of 130 feet. The coverage area for the 130 tower provides a stronger signal for most of New Richmond to improve service and extended coverage west towards Somerset based on the topography surrounding the subject site. Allowance of the height of the proposed tower to be 34 feet above that allowed within the Airport Overlay District is to be

subject to review and approval of the Federal Aviation Administration. However, in that the radio system is needed to provide for public health safety and welfare, the coverage analysis adequately demonstrates the need for the proposed 130 foot tower and justifies a variance for the additional height above 70 feet allowed within the Z3 District under the criteria established by Section 121-33.D.1. of the Zoning Ordinance. The request for variance is subject to review and approval of the Board of Appeals as a separate action from the CUP application.

Co-Location. Sections 121-47.E and K of the Zoning Ordinance requires that new towers be designed to allow co-location of antennas for other users for the purpose of minimizing the number of tower structures within the City. The applicant's Conditional Use Permit narrative states that the tower is designed for one additional user consistent with the requirement of the Zoning Ordinance.

Setbacks. The proposed tower is required to be setback a distance equal to its height from any property line and/or principal building by Section 121-47.F.1 of the Zoning Ordinance. The proposed tower is setback 150 feet from any property line and more than 130 feet from the nearest principal building on the property.

Accessory Equipment. There is an equipment building and generator proposed at the base of the tower accessory to the antennas as allowed by Section 121-47.F.2 of the Zoning Ordinance. The building is a prefabricated structure with exposed aggregate exterior materials consistent with the type of exterior finish the City has required of other telecommunication provider accessory equipment structures.

Security. The applicant is proposing a 25 foot by 32 foot fenced area at the base of the tower to restrict access and enclose the accessory equipment building and generator. Details regarding the type and height of the proposed fence must be provided and must comply with Section 121-54 of the Zoning Ordinance. The tower also does not include any other attachments or supports that would allow for access to the structure in compliance with Section 121-47.F.11 of the Zoning Ordinance.

Color. Section 121-47.F.5 of the Zoning Ordinance requires the proposed tower to be sky blue or light grey, unless required by the FAA. The applicant states that the proposed tower is to be galvanized steel which will oxidize to a light grey color that will minimize visibility consistent with the intent of the Zoning Ordinance.

Construction. The construction of the tower is required to comply with Building Code requirements and engineering standards identified as EIA/TIA 222-F requirements by Section 121-47.F.6 of the Zoning Ordinance. The applicant indicates that updated engineering standards have been adopted as EIA/TIA 222-G requirements, which the proposed tower is designed to comply with. The proposed tower will require issuance of a building permit subject to review and approval of the Building Inspector.

Lights. Section 121-47.F.9 of the Zoning Ordinance prohibits installation of lights upon the tower unless required by the FAA. The applicant's Conditional Use Permit narrative states that no lighting is proposed and they do not anticipate an FAA requirement for lighting.

Signs. Section 121-47.F.10 of the Zoning Ordinance prohibits signs from being installed upon the tower. The applicant's Conditional Use Permit narrative states that the only signage to be installed upon the tower is that which is required by the Federal Communications Commission.

RECOMMENDATION

The proposed construction of a monopole tower upon the St. Croix County Health Services site is consistent with the criteria for a Conditional Use Permit and variance and complies with the requirements of the Zoning Ordinance. The Development Review Committee considered the application at their meeting on 27 August 2015 and recommends approval subject to the conditions outlined below.

POSSIBLE ACTIONS

- A. Motion to **approve** a Conditional Use Permit for construction of a telecommunications tower upon the St. Croix County Health Services property in accordance with Article 121-47 and Article 131-61 subject to the following conditions:
1. The existing decommissioned water tower shall be deconstructed within one year from the date that the monopole tower construction is complete, subject to review and approval of the Building Inspector.
 2. The height of the monopole tower shall be limited to 70 feet unless a variance to allow the proposed height of the monopole tower is approved by the Board of Appeals.
 3. Construction of the proposed tower is subject to review and approval of the Federal Aviation Administration (FAA).
 4. The applicant shall submit details regarding the type and height of the proposed fence that comply with Section 121-54 of the Zoning Ordinance.
 5. The proposed tower will require issuance of a building permit subject to review and approval of the Building Inspector.
 6. No lights shall be installed upon the tower unless required by the FAA.

- 7. No signs shall be installed upon the tower except as may be required by the Federal Communications Commission (FCC).

- B. Motion to **deny** the application based on a finding that the request is inconsistent with the policies of the Comprehensive Plan and requirements of the Zoning Ordinance.

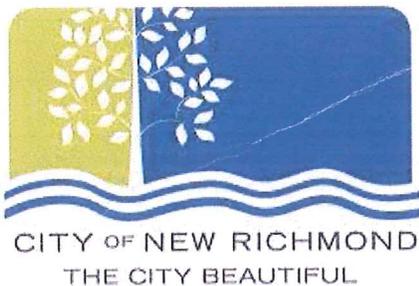
- C. Motion to **table** for further discussion.

- cc. Mike Darrow, City Administrator
Tanya Reigel, City Clerk
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director



EXHIBIT A - SITE LOCATION

0 500 1000 1500ft
 DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.
 4



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: St. Croix County
Last name: Thompson - Administrator First name: Patrick
Address: 1101 Carmichael Road City/State/Zip: Hudson, WI 54016
Phone number: 715-381-4303 Email address: patrick.thompson@co.saint-croix.wi.us

2. Applicant Information: (if different from above)

Company name: St. Croix County
Last name: Anderson First name: Terry
Address: 1101 Carmichael Road City/State/Zip: Hudson, WI 54016
Phone number: 715-381-4910 Email address: terry.andersen@co.saint-croix.wi.us

3. Address(es) of Property Involved: (if different from above)

1445 North 4th Street, New Richmond

4. Zoning Designation: _____

5. Comprehensive Plan Designation: _____

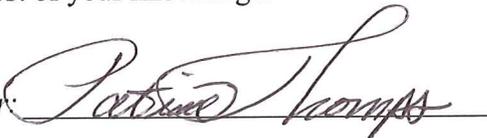
6. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

St Croix County currently uses a de-commissioned water tank at the Nursing Home complex to support antennas and microwave dishes for their Public Safety radio system. The water tank is in need of significant, costly repairs to continue to be used for that purpose. The County desires to construct a 130' monopole radio tower to support the antennas and dishes for the new radio system.

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: 

Date: 8-5-15

Applicant: 

Date: 8-5-15

Fee Paid: \$250 Date: 8-13-15 Receipt # 61593

Escrow Paid: \$500 Date: 8-13-15 Receipt # 61593

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.

Narrative Attachment to Conditional Use Permit

Property Address: 1445 North 4th Street, New Richmond

Property ID: 261-1019-07-351 (Exhibit A)

St. Croix County operates a network of public safety radio sites throughout the County to provide emergency communications to residents and visitors. Reliable communications is critical to the safety and security of the residents, as well as the public safety responders. As the population and activity within the County has grown, some incremental site additions to the system have been made, however demands and expectations for a contemporary public safety radio system have outpaced those enhancements. The County has funded a multi-million dollar improvement project to construct a simulcast countywide radio system. The system has been designed with particular emphasis on population centers and transportation corridors. In New Richmond, two sites have been identified to accomplish the goals of the new system. One of those sites is the existing communications site at the County's Nursing Home on North 4th Street.

The antennas are currently mounted to the water tank that exists on the site. The water tank is no longer used as a water supply and will not be refurbished or maintained in the future. It has been determined that it is not structurally viable for the new system and associated antennas. The radio equipment is housed in an old building on the site that is scheduled for demolition as part of the campus improvements currently underway.

Site plans have been developed for the construction of a 130' tall monopole radio tower to be used to support the new antennas. Ground elevation at the center of the proposed monopole is 1,040.4' AMSL¹, the tower foundation would extend approximately 6" above grade, which would result in an overall height of the structure being 1171'. The antennas would be mounted in such a way that they did not extend above the height of the tower.

Based on April 30, 2015 survey activity, the measured height of the existing water tank (top safety railing) is 112.3' AGL². Top mounted antennas on the existing water tank increase the overall height of the existing structure with appurtenances to 128.6' AGL. The ground elevation at the water tank is 1,043.4 AMSL, resulting in an overall height of 1172'.

The coverage from the existing antennas is minimally acceptable. The public safety users report coverage issues in several places within the City. It is important that the new antennas not be mounted lower than those existing. The attached coverage maps show the performance of a portable radio talking to the system and the impact of a 70' antenna height (currently allowed by Ordinance 121-47), Exhibit B, compared with the 130' antenna height, Exhibit C. The technology used for contemporary radio networks also requires that the towers be connected with reliable, data connections. This is typically accomplished using microwave radio links. One of the links will require a minimum dish height of 120', due to obstructions along the path. Exhibits D and E, show the path profiles. The County has applied for a variance from Ordinance 121-47 allowing the construction of a 130' monopole tower.

¹ AMSL is height Above Mean Sea Level

² AGL is height Above Ground Level

The City of New Richmond Ordinance 121-47 identifies the requirements for Telecommunications Towers and Antennas. For clarity, we have included the ordinance, with responses to each of the requirements, beginning on the next page.

Sec. 121-47. Telecommunications Towers and Antennas

A. Purpose

This section regulating the placement of signal receiving antennas is adopted to:

1. Ensure the provision of personal wireless service within the corporate boundaries of and for the benefit of the residents of the City.
2. Provide uniform regulation of all signal receiving antenna devices.
3. Protect the public health, safety, and general welfare of the community, public and private property, and community aesthetics.
4. Minimize the visual impact of towers, antennas, and associated buildings through design and site standards.
5. Maximize the use of existing and approved towers and buildings to accommodate multiple antennas in order to reduce the number of towers needed.
6. Avoid damage to adjacent properties from tower failure through structural standards and setback requirements.
7. Utilize public land, buildings and structures for wireless communications whenever possible.
8. Require monopoles be designed to accommodate at least 2 separate users.

>> Understood

B. Existing antennas and towers

Antennas, towers and accessory structures for which a building permit or conditional use permit has been properly issued prior to January 1, 2015 are after the January 1, 2015 declared to be nonconforming uses subject to the provisions of [Article IV](#).

>> Understood

C. Interpretation and applicability

1. This Ordinance shall be interpreted consistent with the provisions of the Federal Communications Act of 1934 as amended by the Telecommunications Act of 1996.
2. This Ordinance shall apply to all persons, partnerships, corporations and other entities seeking to locate, site, place, modify or construct wireless telecommunications facilities within the City.
3. This Ordinance reserves to the City all authority contained in State law and existing City Ordinances regarding land use, zoning and regulation which has not been preempted by the Federal government pursuant to Section 704 of the

Telecommunications Act of 1996 as to the placement, construction and modification of personal wireless service facilities.

4. This Ordinance does not apply to the use or location of private, residential citizen band radio towers, amateur radio towers or television antennas, or radio communications facilities including public safety communication facilities owned or operated by the City.

>> Understood

D. Permitted uses, conditional uses and height limitations

1. Conditional use permits are required for all new wireless telecommunications towers in all zoning districts under the permit procedure set forth in [Section 121-32](#).
2. New wireless telecommunications antennas collocated on existing specified structures are a permitted use in all zoning districts, under the permit procedure set forth in [Section 121-30](#), subject to issuance of a building permit and as follows:
 - a. Water towers: Wireless telecommunications antennas on existing structures shall be permitted upon City-owned water towers provided the applicant has incorporated applicable performance standards established in [subsection \(F\)](#) of this section, a lease agreement with the City has been approved by the Utility Commission and Common Council, a building permit has been obtained, and all applicable fees have been paid.
 - b. Collocation on existing specified structures: Wireless telecommunications antennas shall be permitted to be attached to existing church steeples, bell towers, smokestacks, utility poles, and municipal, utility, commercial, residential, hospital and school buildings and telecommunication towers in accordance with applicable site guidelines and performance standards in [subsections \(E\)](#) and [\(F\)](#) of this section, after the applicant has provided to the City a written statement of approval from the tower or structure owner or lessor, has obtained a building permit from the City and has paid all applicable fees. The antenna shall not serve to extend the height of the existing structure by more than 15 feet.
 - c. In the Z7 districts, in accordance with the collocation requirements in [subsection \(E\)](#) of this section, performance standards in [subsection \(F\)](#) of this section, and specific procedural requirements in [subsection \(H\)](#) of this section.
 - d. Towers or antennas used, owned or operated by the City including those used for public safety communications purposes.

>> Understood

3. Height limitations: The height limitations in [Table 12](#) sets forth the applicable limitations of this section by zoning district, and shall include all parts of the wireless telecommunications tower and antenna structure measured from the base. An aeronautical study and obstruction evaluation report(s), conducted in accordance with Federal Aviation Regulations (FAR) and FCC rules and regulations, including an FAA determination that the construction, height and placement will not interfere with

operations at the New Richmond Regional Airport, public safety communications, and the usual and customary transmission or reception of radio, television, or other communications services enjoyed by adjacent residential and nonresidential properties shall be provided to the City.

>> The proposed monopole tower will be constructed in the "shadow" of the existing water tank, and will be less than two feet taller than the existing water tank and antennas. The FAA approval process is underway.

E. Collocation requirements

No proposal for the construction of a new wireless telecommunications tower shall be approved unless the applicant documents to the satisfaction of the Plan Commission that the antenna planned for the proposed tower cannot reasonably be accommodated on a City owned water tower, on a City owned lot for utilities, on an existing collocation tower or structure, or on a utility pole within the applicant's search ring, transcending the municipal borders, and for the purpose of providing service to the residents and businesses of the City, due to one or more of the following:

1. The antenna would exceed the structural capacity of the existing or approved tower or building.
2. The antenna would cause interference with other existing or planned equipment at the tower or building.
3. Existing or approved towers and buildings cannot reasonably accommodate the antenna at a height necessary for the proposed antenna to provide services to the residents and businesses of the City.
4. Existing or approved towers and commercial buildings are outside of the documented search area.
5. The owners or lessors of the existing or approved towers and buildings are unwilling to allow collocation upon their facilities.

>> As the system was being designed, every effort was made to use existing antenna support structures, to avoid the need to construct a new tower. The de-commissioned water tank at the site is not structurally adequate to continue to be used as an antenna support structure. We spoke with City officials about the possibility of a water tank being built in the north part of the City. While there will likely be a need at some point in the future, there are no plans to construct a new tank, and a location has not yet been determined. There are no other structures in the area of the Nursing Home that could support the County's equipment.

F. Performance standards

The requirements of this Ordinance apply to all wireless telecommunications towers and antennas erected, constructed, placed, modified or replaced in the City. All wireless telecommunications towers and antennas shall be designed and situated to be visually

unobtrusive, to minimize the impact upon neighboring uses, and shall conform to the following design and site criteria:

1. Setbacks: The minimum setback from any property line (leasehold line, if leased), public right-of-way, building or structure, except for accessory buildings or equipment structures, for a wireless telecommunications tower shall be equal to 100% of the height of the tower. Setbacks for accessory building and equipment structures associated with wireless telecommunications towers and antennas shall comply with the zoning district in which the facility is located. In the event more than one tower is located on a described parcel, all towers shall maintain the minimum setbacks; however, there is no minimum setback between towers. When located on a City lot, a tower height and equipment/building setback may mitigate setbacks to allow for consolidation of utilities. In no case shall street right-of-way be impeded.

>> Understood and comply. The Nursing Home site consists of more than one County owned parcel. The proposed tower is more than 150' from the nearest property line on the parcel on which it will be placed, and several hundred feet from the nearest property line of any parcel not owned by the County.

2. Accessory equipment structures: All accessory equipment structures adjacent to an antenna system and/or tower shall be screened or architecturally designed to blend in with the surrounding environment and shall meet the minimum setback requirements of the applicable zoning district.

>> The proposed equipment shelter will be an exposed aggregate exterior, which is typically used for telecommunications shelters. The shelter will meet setback requirements.

3. Fencing: When deemed necessary by the Zoning Administrator, appropriate safety fencing shall be incorporated within the site accommodating the tower and its accessory equipment structures.

>> The County is proposing to fence a 25' X 32' area to protect the outdoor generator, antenna feedlines, and prevent unauthorized access to the tower.

4. Landscaping and screening: When deemed necessary by the Zoning Administrator, proper landscaping and screening shall be incorporated into the site accommodating a tower and its accessory equipment structures.

>> Understood.

5. Color: The wireless telecommunication tower and antennas shall be of a neutral color such as light gray or sky blue except as dictated by the Federal Aviation Administration (FAA) and be designed to minimize visibility and to blend into the surrounding environment.

>> The County is proposing to build a galvanized steel monopole tower. Experience has shown that a galvanized steel monopole fades to a light gray color to minimize visibility.

6. Construction type and materials: Towers with antennas shall be designed to withstand applicable wind load requirements as prescribed in the international building code and ANSI/EIA/TIA 222-F. Towers and/ or antenna systems shall be constructed of, or treated with, corrosive resistant material. A regular maintenance schedule shall be followed.

>> We believe the State of Wisconsin recently adopted EIA/TIA 222-G standard, which is more stringent than 222-F. The tower will be designed to 222-G standards, which includes the 222-F standards.

7. Roof mounted wireless communication antennas: Roof mounted wireless telecommunications antennas shall not be permitted on buildings with pitched roofs, unless they are stealth antennas incorporated into upward thrusting architectural elements, such as a church steeple, spire or bell tower, smokestack, or radio tower. On flat roofs, the height of the antenna and mounting hardware may not be more than 15 feet above the building to which the antenna is attached, as the term height is defined in [Section 121-15](#) of this Ordinance.

>> Understood.

8. Structurally mounted wireless communication antennas: Telecommunication antennas mounted on the sides of buildings shall be attached flush with the side of the building, and shall not protrude more than 3 feet from the side of the building.

>> Understood.

9. Lights: No antenna or tower shall have affixed or attached to it in any way any lights, reflectors, flashers, daytime strobes, or steady nighttime light or other illuminating devices except as may be required by the FAA or City.

>> Understood. We do not anticipate an FAA requirement for lighting.

10. Signs and advertising: No signs and/or advertising message shall be affixed to the antenna or tower structure.

>> The FCC requires some signage at the site. No other signage will be present.

11. Other attachments: No antenna or tower shall have constructed thereon, or attached thereto, any platform, catwalk, crow's nest, or like structure for the purpose of human support, except during periods of construction or repair.

>> Understood.

G. Obsolete or unused towers

All obsolete, damaged, unused or abandoned towers and accompanying accessory facilities shall be removed within 12 months of the cessation of operations, unless a time extension is approved by the Plan Commission. If the tower is not removed, it may be deemed a nuisance pursuant to Wisconsin Statutes. In the event a tower is determined to be a nuisance, the City may act to abate such nuisance and require the removal of the tower at the property owner's

expense. The owner shall provide the City with a copy of the notice of the Federal Communications Commission's (FCC) intent to cease operations and shall be given 12 months from the date of ceasing operations to remove the obsolete tower and all accessory structures. In the case of multiple operators sharing the use of a single tower, this provision shall not become effective until all users cease operations for a period of 12 consecutive months. The equipment on the ground is not to be removed until the tower structure has first been dismantled. After the facilities are removed, the site shall be restored to its original, or to an improved state.

>> Understood.

H. Building permits

No person shall place, construct, or modify a wireless telecommunications tower or antenna without first having obtained a building permit. All towers and antennas are subject to plan review and inspection by the City to determine compliance with international building code construction standards and ANSI structural standards. No building permit shall be issued by the City without prior approval of a conditional use permit by the Plan Commission, except as provided in [Subsection \(D\)\(1\)](#) of this section. The applicant shall provide to the City all information as required by this and other applicable Ordinances of the City at the time of application for a building permit.

In addition to any other requirements of this or any other section of this Ordinance, the building permit application shall include the following:

1. A report and plan from a qualified and registered engineer or firm that specifies the following:
 - a. The tower height and design including cross section and elevation.
 - b. The height above grade for all potential mounting positions for collocated antenna and the minimum separation distances between antennas.
 - c. Structural mounting designs and materials list.
 - d. The capacity of the tower, including the number and type of antenna that the tower can accommodate.
 - e. As applicable, an engineer's stamp and number.
2. Structural and electrical plans showing how the proposed tower will accommodate the collocation of the applicant's antenna and comparable antennas of additional users, and the plans and specifications whereby the proposed tower is designed to allow for future rearrangement of antennas to accommodate additional users and the mounting of additional antennas at varying heights.

Understood.

I. Inspection

The City may, at any time, inspect any wireless telecommunications tower, antenna or other facility to ensure their structural integrity. If, upon such inspection, the City’s duly designated inspector determines that the facility fails to comply with such applicable codes, and that such failure constitutes a danger to persons or property, then, upon notice being provided to the owner of the facility, the owner shall have 30 days to bring the facility into compliance with the applicable codes and standards or the submission to the City of a report by a qualified and registered engineer attesting to the structural integrity of the facility. Failure to bring the facility into compliance within the said 30 days shall constitute cause for the removal of the facility at the owner’s expense.

>> Understood

J. Noninterference

All new or existing telecommunications services shall comply with all relevant Federal Communications Commission (FCC) and Federal Aviation Administration (FAA) standards and shall not interfere with public safety and other City and private telecommunications operations.

>> Understood.

K. City collocate

All permits issued shall allow for the collocation of City telecommunication equipment owned or operated by the City thereon at no cost to the City. The City shall be responsible for the installation and maintenance costs of its collocated public safety equipment.

>> The County is proposing to design the tower for its’ own use, as well as one future cellular co-locator. The amount and type of equipment can be estimated based on experience. If the City can provide expected future loading, the appropriate capacity can be planned for.

TABLE 12. HEIGHT LIMITATIONS BY ZONING DISTRICT

District	Height Limitation
All	Antennas shall be collocated pursuant to Subsection (E) of this section; provided, that the antenna shall not exceed 15 feet above the height of a water tower, church steeple, bell tower, smokestack, radio tower telecommunications tower, or utility pole and shall not exceed 15 feet above the height of a municipal utility, commercial, residential, hospital or school building, as the term height of building is defined at Section 121-15.
Z-7	Tower heights for new construction with a single user up to 90 feet; dual user up to 120 feet; 3 or more users up to 150 feet.
All heights are measured at ground level.	
All heights shall be compliant with Section 121-61 Airports — Height limitation and 14 CFR part 77. Utilizing FAA Form 7460-1. FAA approval is required prior to issuance of building permit.	

Exhibit A

2015 Property Record | St Croix County, WI

Assessed values not finalized until after Board of Review.
Property information is valid as of JUL 13 2015 10:23PM .

OWNER

ST CROIX COUNTY
1101 CARMICHAEL RD
HUDSON, WI 54016

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 261-1019-07-351
Alternate ID:
School Districts:
SCH DIST NEW RICHMOND
Other Districts:
UPPER WILLOW REHAB DIST
WITC
TID #8 NEW RICHMOND

PROPERTY DESCRIPTION

SEC 35 T31N R18W SE NW EXC PT TO CSM 7/2100 FORMERLY
577D T STAR PRAIRIE ANNEXED CITY NR #480541 EXP PT TO HWY
AS IN 2521/543 (HWY PROJ 1559-08-24) PARCEL 22 FARM, EXC PT
AS DESC IN 976142

Property Address:
Municipality: CITY OF NEW RICHMOND

Section Town Range Qtr Qtr Section Qtr Section

DEED INFORMATION

<u>Lot:</u>	<u>Volume</u>	<u>Page</u>	<u>Document #</u>
<u>Block:</u>			976142
<u>Plat Name:</u>			973693
NOT AVAILABLE			870602
<u>Plat History:</u>	2521	543	755907
(2015) NOT AVAILABLE	67	287	70680

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

LAND VALUATION

Valuation Date:

<u>Code</u>	<u>Acres</u>	<u>Land Value</u>	<u>Improvements</u>	<u>Total</u>
<u>Total Acres:</u>				0.000
<u>Assessment Ratio:</u>				
<u>Mill Rate:</u>				0.000000000
<u>Fair Market Value:</u>				

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

INSTALLMENTS

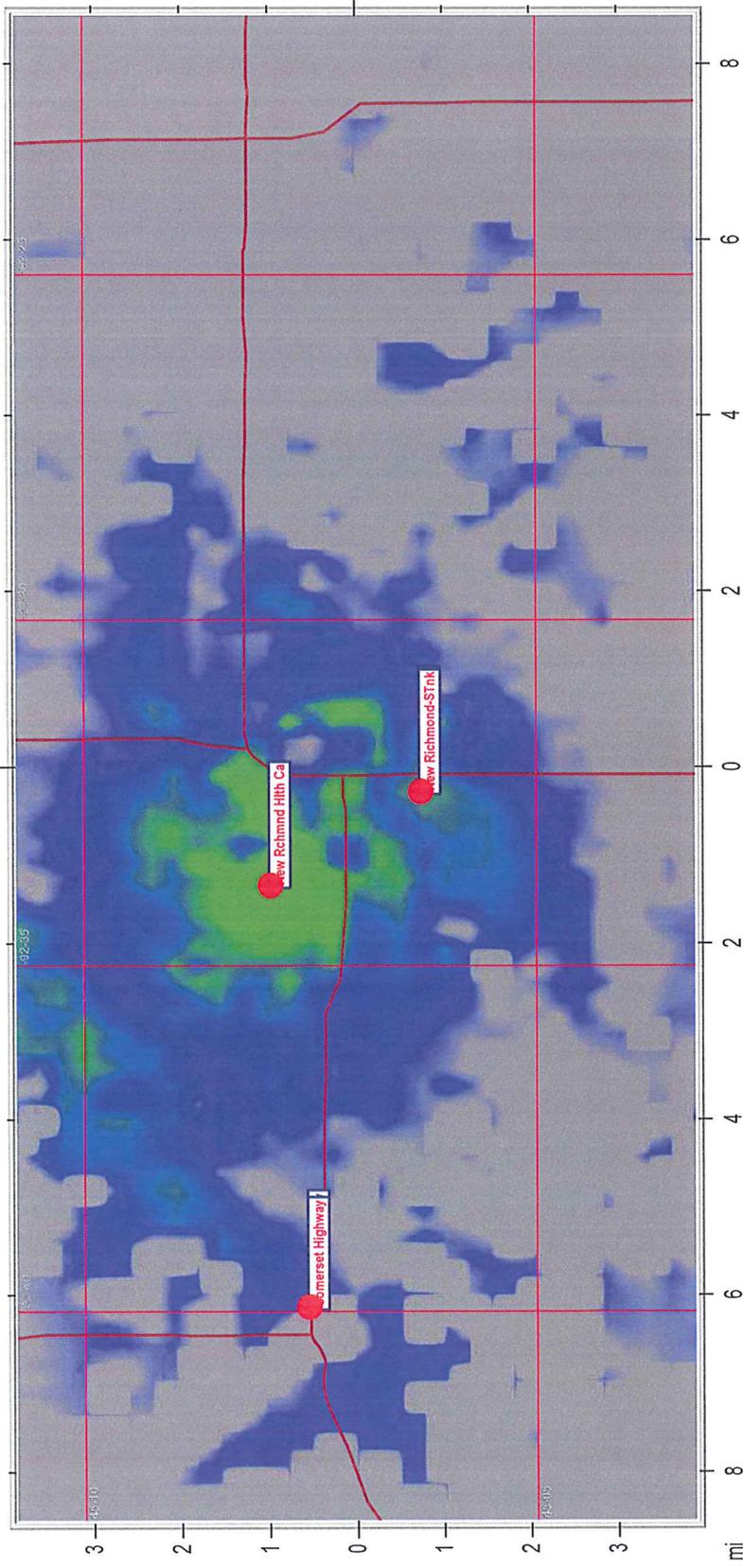
<u>Period</u>	<u>End Date</u>	<u>Amount</u>
---------------	-----------------	---------------

PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess. Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
-------------	------------------	---------------	-------------	---------------	---------------------------	-------------------------------	-----------------	----------------	--------------

Exhibit B

Port Antenna 3' AGL - Aug, 2015 - ZONING ATTACHMENT



PSC Alliance Inc. - 612-216-1502

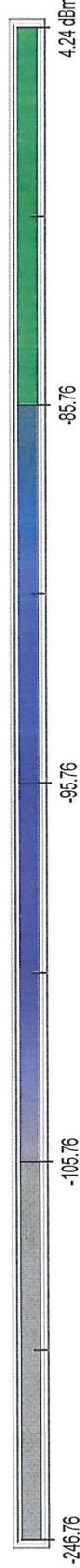
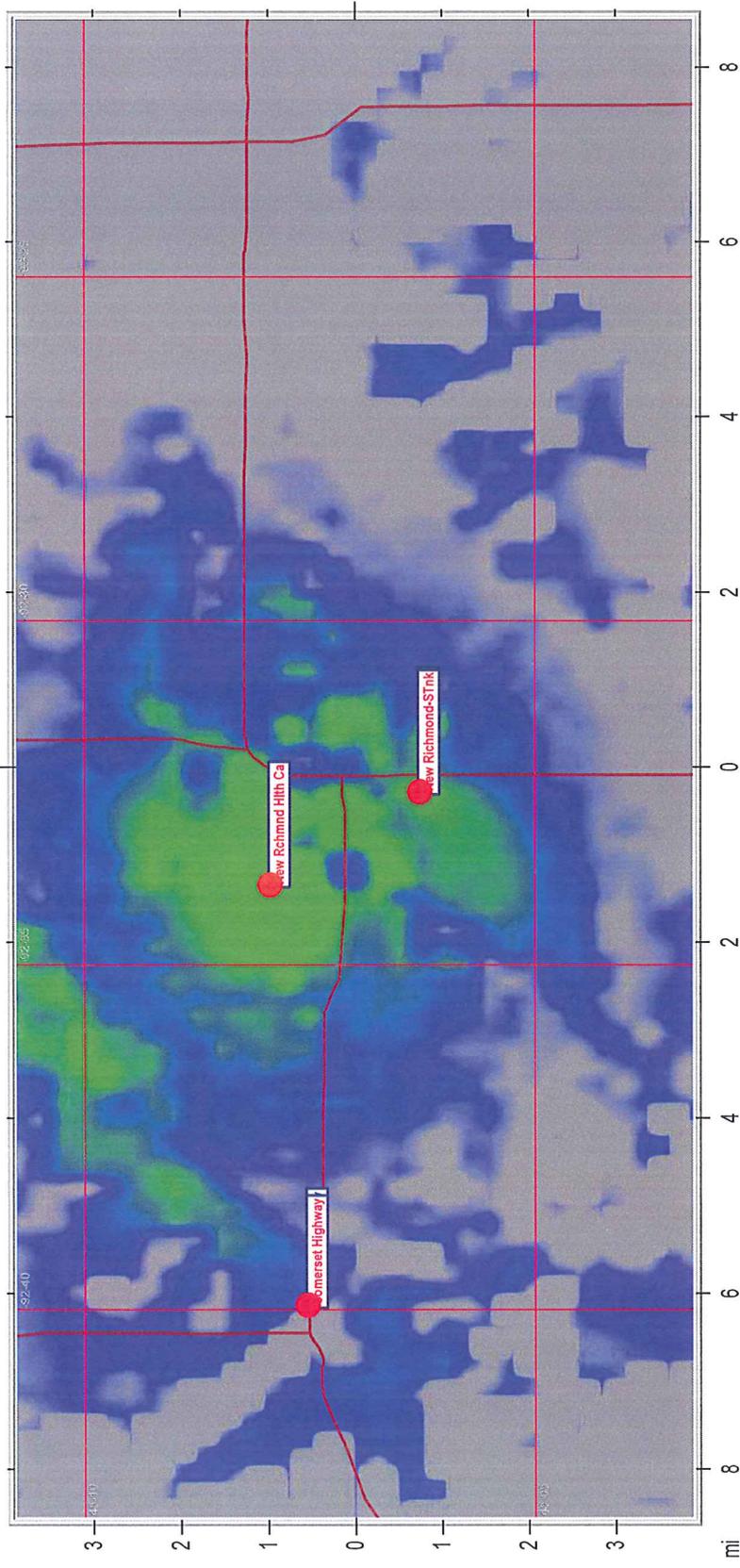
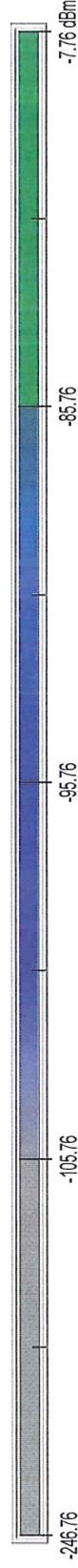


Exhibit C

Port Antenna 3' AGL - Aug, 2015 - ZONING ATTACHMENT

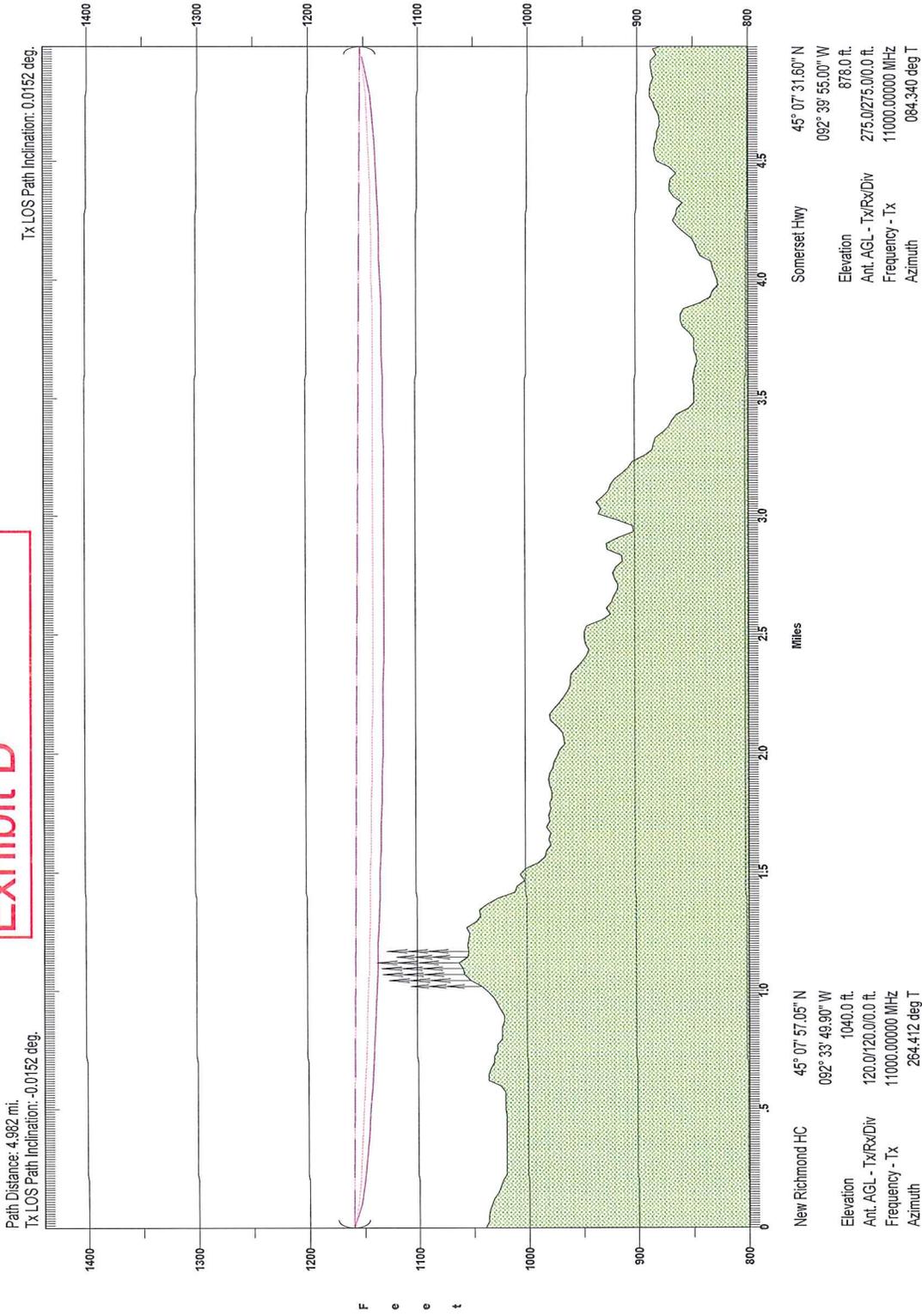


PSC Alliance Inc. - 612-216-1502



St. Croix County Zoning Submission

Exhibit D



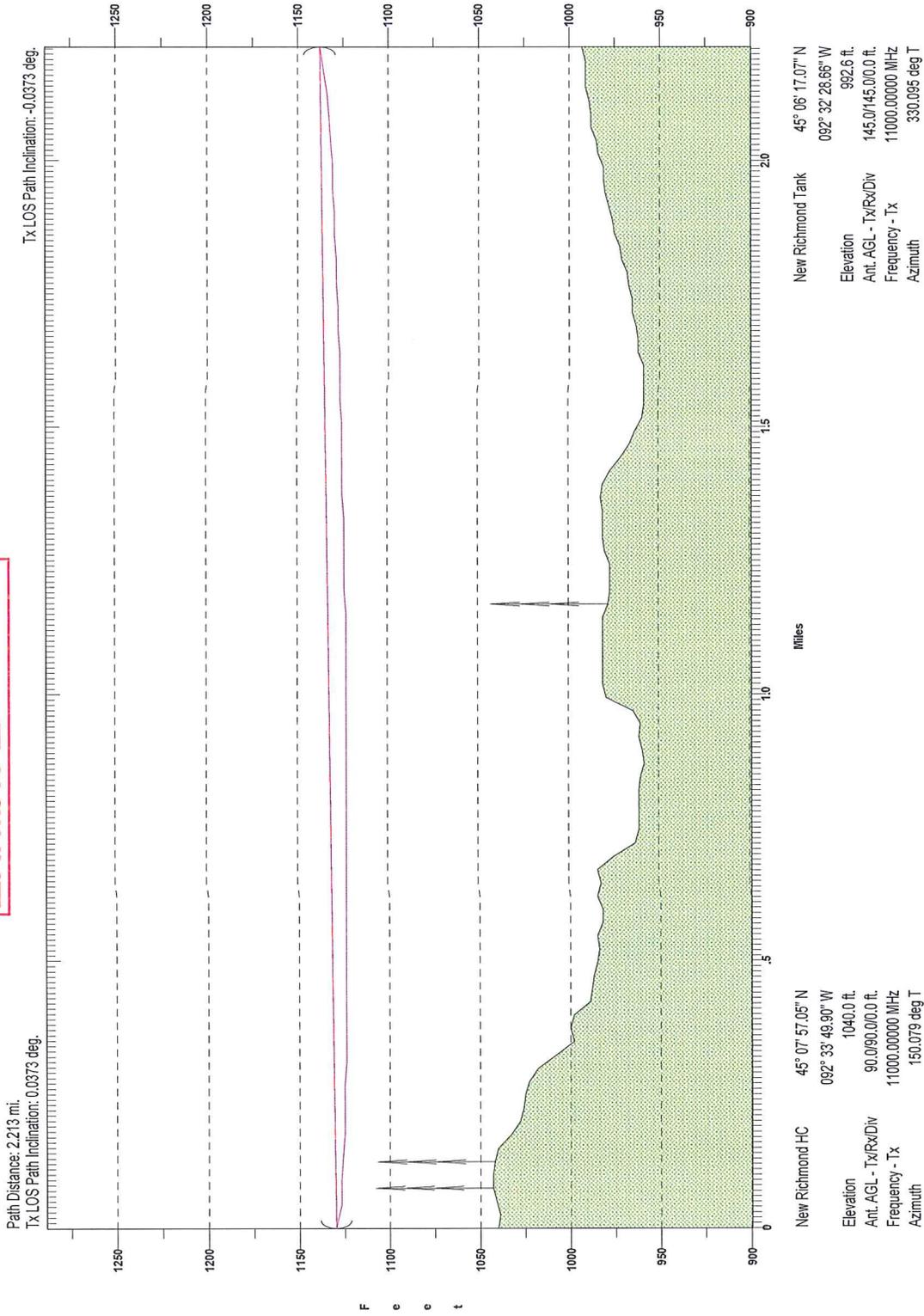
Profile
K = 4/3 K = 4/3, F = 0.6°F1 K = 4/3, F = 1

August 4, 2015

PSC Alliance Inc.
(612) 216-1502

St. Croix County Zoning Application

Exhibit E



KEY:

Profile
K = 4/3

K = 4/3, F = 0.6°F

K = 4/3, F = 0.6°F

August 4, 2015

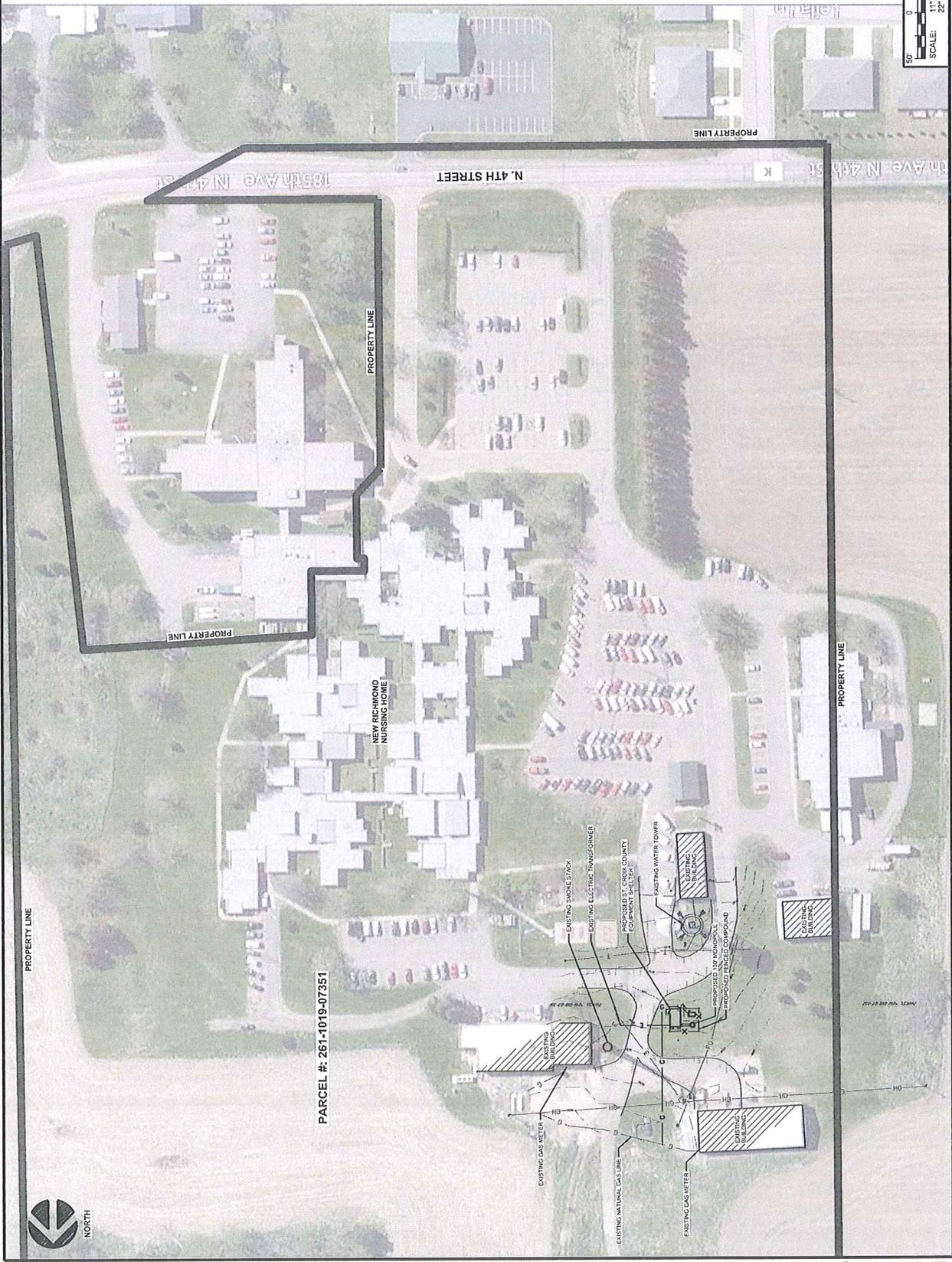
PSC Alliance Inc.
(612) 216-1502

NEW RICHMOND NURSING HOME TOWER
 ST. CROIX COUNTY
 NEW RICHMOND, WISCONSIN
OVERALL SITE PLAN

NO.	DATE	DESCRIPTION

DATE: 06/10/2015
 SET TYPE: ZD
 GRAPHIC SCALE: 1"=100'-0"
 DRAWN BY: AMF/NEB
 CHECKED BY: AJO
 PLOT DATE: 06/10/2015
 PROJECT NUMBER: 15044
 FILE NAME: C:\101.dwg

SHEET IDENTIFICATION:
C-101



NEW RICHMOND NURSING HOME TOWER
 ST. CROIX COUNTY
 NEW RICHMOND, WISCONSIN
COMPOUND PLAN

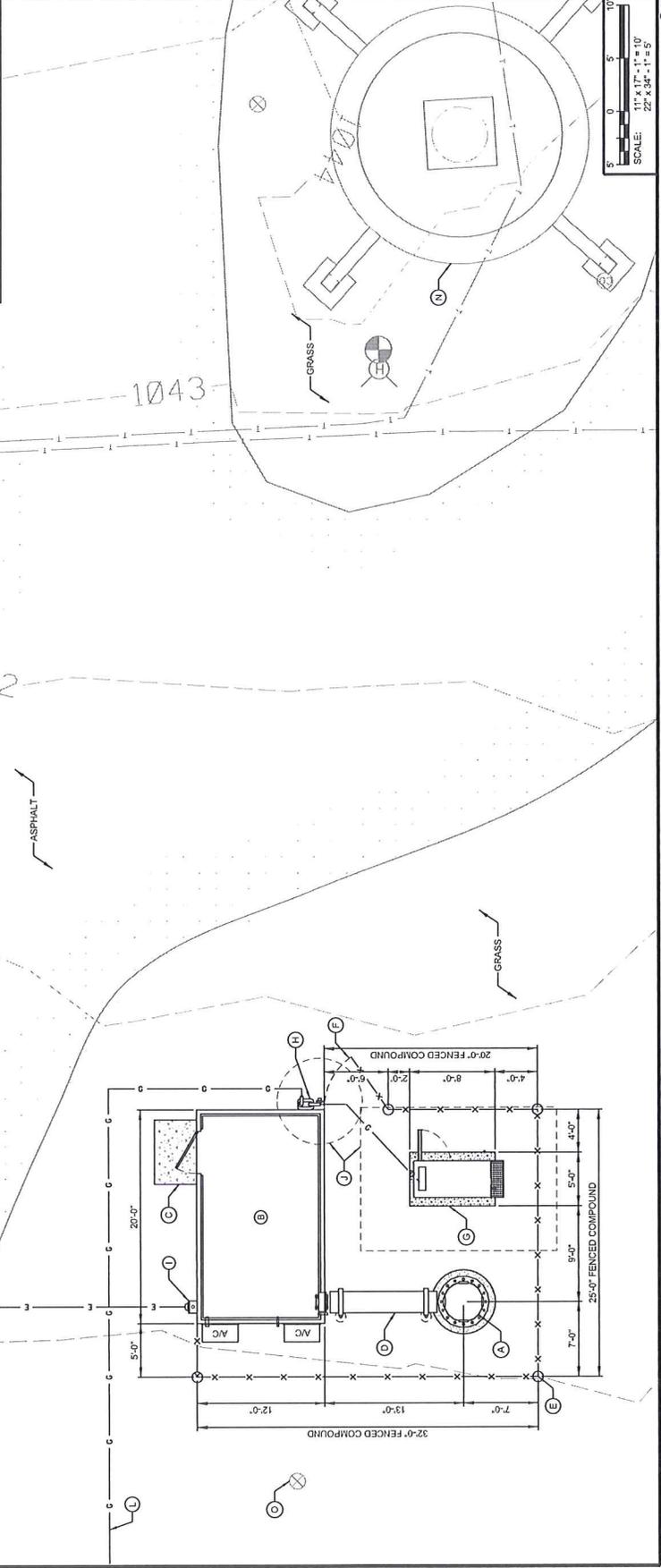
REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE:	09/10/2015
SET TYPE:	Z20
GRAPHIC SCALE:	1/4" = 1'-0"
DRAWN BY:	AUF, NED
CHECKED BY:	
PROJECT NUMBER:	
FILE NAME:	C-102.dwg

SHEET IDENTIFICATION:
C-102

- KEY NOTES: (THIS SHEET)**
- A. 130' MONOPOLE
 - B. ST. CROIX COUNTY EQUIPMENT SHELTER 12' X 20'
 - C. 4' x 8' CONC. STOOP
 - D. 24" WIDE ICE BRIDGE SEE DETAIL XXXX
 - E. CHAINLINK FENCED COMPOUND SEE DETAIL XXXX
 - F. 6' WIDE ACCESS GATE
 - G. 25KW GENERATOR ON CONCRETE SUPPORT SLAB SEE DETAIL XXXX
 - H. NATURAL GAS METER
 - I. SINGLE ELECTRIC METER MOUNT TO BUILDING EXTERIOR
 - J. 4" NO SPARK BUFFER AROUND GAS METER
 - K. 200A 120/240V 1P ELECTRIC SERVICE AND SINGLE METER MOUNTED TO BUILDING VERIFY SOURCE W/ UTILITY PROVIDER
 - L. NATURAL GAS SERVICE VERIFY SOURCE W/ UTILITY PROVIDER
 - M. EXISTING ELECTRIC TRANSFORMER PROVIDER: XCEL ENERGY XFMR #108967
 - N. EXISTING WATER TOWER TANK
 - O. EXISTING WATER VALVE



SCALE: 1" = 17'-0" = 10'
 22" x 34" - 1" = 5'

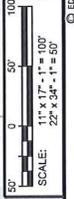
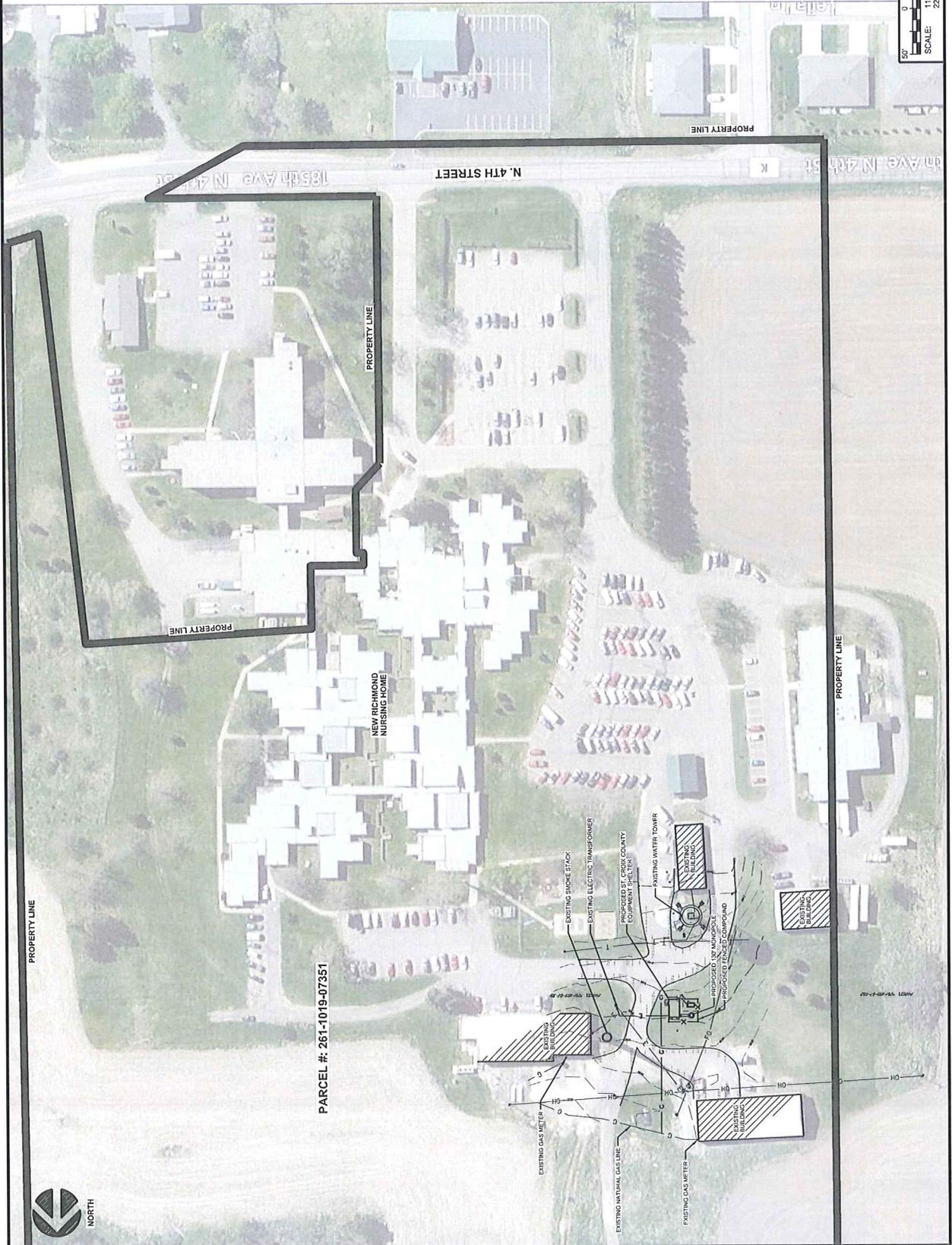


NEW RICHMOND NURSING HOME TOWER
ST. CROIX COUNTY
NEW RICHMOND, WISCONSIN
OVERALL SITE PLAN

REVISIONS:	DATE:	DESCRIPTION:

ISSUE DATE:	06/09/2015
SHEET TYPE:	
SCALE:	
PROJECT NUMBER:	13-046
FILE NAME:	C-101.dwg
PROJECT NAME:	
PROJECT ADDRESS:	
PROJECT CITY:	
PROJECT STATE:	
PROJECT ZIP:	
PROJECT COUNTY:	
PROJECT TOWN:	
PROJECT WARD:	
PROJECT DISTRICT:	
PROJECT NEIGHBORHOOD:	
PROJECT SUBDIVISION:	
PROJECT PHASE:	
PROJECT STATUS:	
PROJECT OWNER:	
PROJECT CONTACT:	
PROJECT PHONE:	
PROJECT FAX:	
PROJECT EMAIL:	
PROJECT WEBSITE:	
PROJECT URL:	
PROJECT MAP:	
PROJECT AERIAL:	
PROJECT PHOTO:	
PROJECT VIDEO:	
PROJECT AUDIO:	
PROJECT OTHER:	

SHEET IDENTIFICATION:
C-101



NEW RICHMOND NURSING HOME TOWER
 ST. CROIX COUNTY
 NEW RICHMOND, WISCONSIN

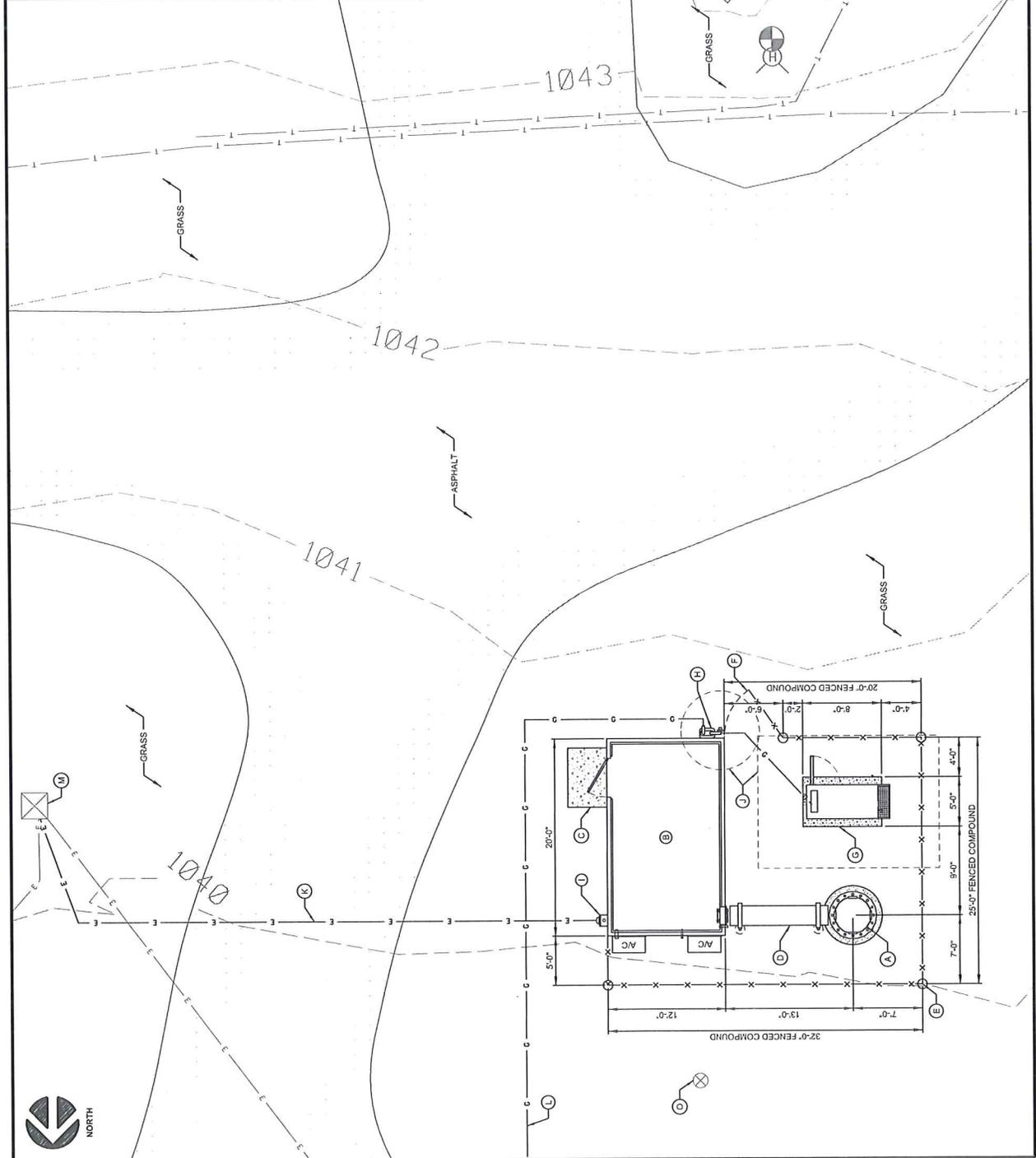
REVISIONS:

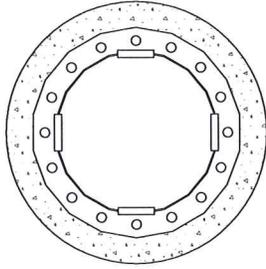
NO.	DATE	DESCRIPTION

ISSUE DATE:	07/20/10
SET TYPE:	
CD DRAWING SCALE:	
AS-BUILT SCALE:	
DRAWN BY:	AUF, NED
CHECKED BY:	
AJD	
PLOT DATE:	07/20/10
PROJECT NUMBER:	1044
FILE NAME:	C-102.dwg

SHEET IDENTIFICATION:
C-102

- KEY NOTES: (THIS SHEET)**
- A. 120' MONOPOLE
 - B. ST. CROIX COUNTY EQUIPMENT SHELTER
 - C. 12' X 20'
 - D. 4" X 6" CONC. STOOP
 - E. 24" WIDE ICE BRIDGE
 - F. SEE DETAIL XXXX
 - G. CHAIN LINK FENCED COMPOUND
 - H. SEE DETAIL XXXX
 - I. 6" WIDE ACCESS GATE
 - J. 25KW GENERATOR ON CONCRETE SUPPORT SLAB
 - K. SEE DETAIL XXXX
 - L. NATURAL GAS METER
 - M. SINGLE ELECTRIC METER
 - N. 4" NO SPARK BUFFER AROUND GAS METER
 - O. 5" NO SPARK BUFFER AROUND GENERATOR
 - P. 200A 120/240V 1P ELECTRIC SERVICE AND SINGLE PHASE 200 AMP SERVICE BUS
 - Q. VERIFY SOURCE W/ UTILITY PROVIDER
 - R. NATURAL GAS SERVICE
 - S. VERIFY SOURCE W/ UTILITY PROVIDER
 - T. EXISTING ELECTRIC TRANSFORMER
 - U. EXISTING ELECTRICAL ENERGY
 - V. XFER #102656
 - W. EXISTING WATER TOWER TANK
 - X. EXISTING WATER VALVE





A TOWER ORIENTATION

TOWER LOADING LEGEND

ANTENNA TYPE	ANTENNA DESCRIPTION (RADIO, DISH, OR PANEL ANTENNA)	ANTENNA MOUNT	ANTENNA HEIGHT	ANTENNA WEIGHT	ANTENNA TILT (°)	ANTENNA SIZE	COLOR CODING	FREQUENCY (MHz)	USE	NOTES
1	MW Dish Commscope PL-107 w/ Radiator 4 Dia. 110 lbs 42 lbs, 272 lbs, 52 lbs	Point Mount 1 1/2" Mast Pipe w/ Upper Support Rail	107'	100.0	180.0	254°	(1) BW90	070-1170	St. Croix County	Link to Somerset Highway site
2	Dish Commscope PL-107 w/ Radiator 4 Dia. 110 lbs 42 lbs, 272 lbs, 52 lbs	Point Mount 1 1/2" Mast Pipe w/ Upper Support Rail	107'	110.0	180.0	114°	(1) 7.6 AV-550	148-174	St. Croix County	
3	Cell Panels Commscope PL-107 w/ Radiator 4 Dia. 110 lbs	Point Mount 1 1/2" Mast Pipe w/ Upper Support Rail	107'	110.0	180.0	114°	(2) 7.6 AV-550	148-174	St. Croix County	Future Colocation
16	MW Dish Commscope PL-107 w/ Radiator 4 Dia. 110 lbs	Point Mount 1 1/2" Mast Pipe	97'	90.0	113.0	150°	(1) BW90	070-1170	St. Croix County	Link to New Richmond Water Tank

NOTES:

- TOWER TO BE ANALYZED FOR FULL CAPACITY LOADING (PROPOSED AND FUTURE).
- NO TOWER MEMBER TO BE MORE THAN 80% OF ITS DESIGN CAPACITY UNDER FULL DESIGN LOADING.
- REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.
- REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.

B TOWER LOADING LEGEND

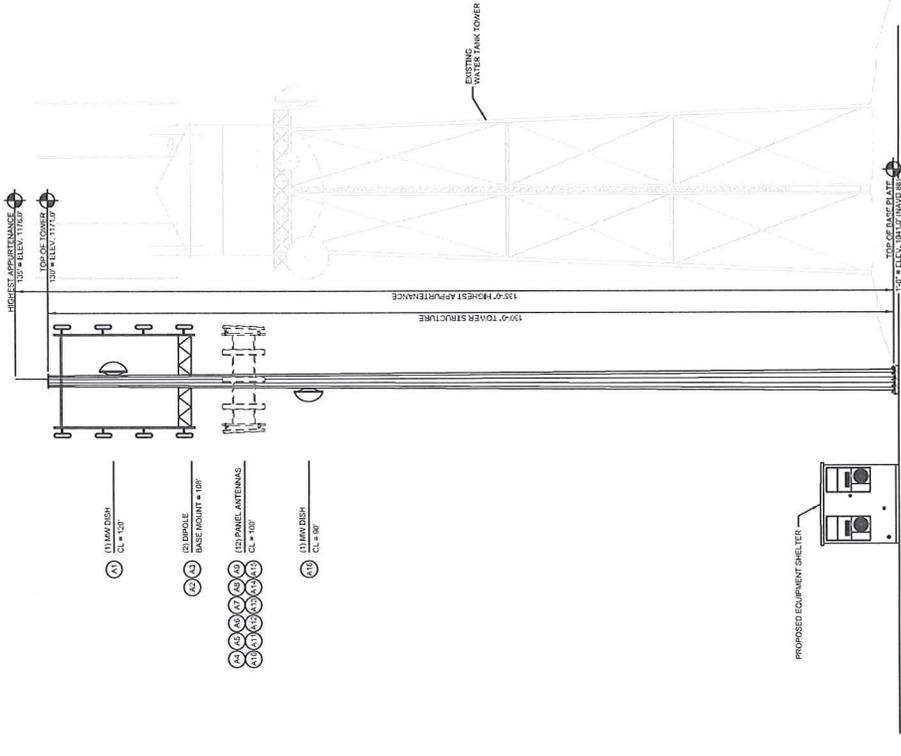
NEW RICHMOND NURSING HOME TOWER
ST. CROIX COUNTY
NEW RICHMOND, WISCONSIN
TOWER LOADING / ELEVATION

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUE DATE:	09/10/2015
SET TYPE:	
CD:	
GRAPHIC SCALE:	
DATE:	
DESIGNER:	
CHECKED BY:	
AUD:	
PROJECT DATE:	01/10/2015
PROJECT NUMBER:	1246
FILE NAME:	1-2015.dwg

SHEET IDENTIFICATION:
T-201



NOTES:

- ALL DIMENSIONS ARE REFERENCE FROM THE TOP OF TOWER STEEL BASE PLATE.
- NO TOWER MEMBER TO BE MORE THAN 80% OF ITS DESIGN CAPACITY UNDER FULL DESIGN LOADING.
- REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.
- REFER TO ANTENNA MOUNTING DETAILS FOR ADDITIONAL INFO ON MOUNT DESIGN AND MOUNTING REQUIREMENTS.
- TOWER SHALL BE DESIGNED AND FABRICATED TO CONFORM TO TIA-EIA-222-REV 2, CLASS III.

C TOWER PROFILE (ELEVATION)

Exhibit C



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: St. Croix County
Last name: Thompson - Administrator First name: Patrick
Address: 1101 Carmichael Road City/State/Zip: Hudson, WI 54016
Phone number: 715-381-4303 Email address: patrick.thompson@co.saint-croix.w

2. Applicant Information: (if different from above)

Company name: St. Croix County
Last name: Anderson First name: Terry
Address: 1101 Carmichael Road City/State/Zip: Hudson, WI 54016
Phone number: 715-381-4910 Email address: terry.andersen@co.saint-croix.wi.us

3. Address(es) of Property Involved: (if different from above)

1445 North 4th Street, New Richmond

4. Zoning Designation: _____

5. Comprehensive Plan Designation: _____

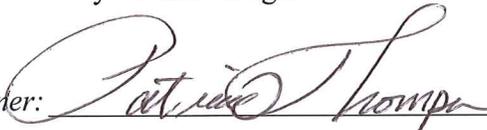
6. Statement of Intent: Briefly describe what will be done on or with the property requiring the conditional use approval.

St Croix County currently uses a de-commissioned water tank at the Nursing Home complex to support antennas and microwave dishes for their Public Safety radio system. The water tank is in need of significant, costly repairs to continue to be used for that purpose. The County desires to construct a 130' monopole radio tower to support the antennas and dishes for the new radio system.

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: 

Date: 8-5-15

Applicant: 

Date: 8-5-15

Fee Paid: \$250 Date: 8-13-15 Receipt # 61593

Escrow Paid: \$500 Date: 8-13-15 Receipt # 61593

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.

Narrative Attachment to Conditional Use Permit (121-61)

Property Address: 1445 North 4th Street, New Richmond

Property ID: 261-1019-07-351 (See Exhibit A for additional detail)

St. Croix County operates a network of public safety radio sites throughout the County to provide emergency communications to residents and visitors. Reliable communications is critical to the safety and security of the residents, as well as the public safety responders. As the population and activity within the County has grown, some incremental site additions to the system have been made, however demands and expectations for a contemporary public safety radio system have outpaced those enhancements. The County has funded a multi-million dollar improvement project to construct a simulcast countywide radio system. The system has been designed with particular emphasis on population centers and transportation corridors. In New Richmond, two sites have been identified to accomplish the goals of the new system. One of those sites is the existing communications site at the County's Nursing Home on North 4th Street.

The antennas are currently mounted to the water tank that exists on the site. The water tank is no longer used as a water supply and will not be refurbished or maintained in the future. It has been determined that it is not structurally viable for the new system and associated antennas. The radio equipment is housed in an old building on the site that is scheduled for demolition as part of the campus improvements currently underway.

Site plans have been developed for the construction of a 130' tall monopole radio tower to be used to support the new antennas, making the new antennas nearly the same height as the existing antennas. Ground elevation at the center of the proposed monopole is 1,040.4' AMSL¹, the tower foundation would extend approximately 6" above grade, which would result in an overall height of the structure being 1171'. The antennas would be mounted in such a way that they did not extend above the height of the tower.

Based on April 30, 2015 survey activity, the measured height of the existing water tank (top safety railing) is 112.3' AGL². Top mounted antennas on the existing water tank increase the overall height of the existing structure with appurtenances to 128.6' AGL. The ground elevation at the water tank is 1,043.4 AMSL, resulting in an overall height of 1172'.

The City of New Richmond Ordinance 121-61 governs the height of structures in the Airport Zoning District and stipulates that the height of structures within that district have a combined overall height AMSL of 1,137'. Therefore the existing water tank and antennas now penetrate the maximum height described by the City's ordinance by 35'.

The coverage from the existing antennas is minimally acceptable. The public safety users report coverage issues in several places within the City. It is important that the new antennas not be mounted lower than those existing. The attached coverage maps show the performance of a portable radio talking to the system and the impact of a 70' antenna height (currently allowed by Ordinance 121-47), Exhibit B, compared with the 130' antenna height, Exhibit C. The technology used for contemporary radio networks also requires that the towers be connected with reliable, data connections. This is typically accomplished using microwave radio links. One

¹ AMSL is height Above Mean Sea Level

² AGL is height Above Ground Level

of the links will require a minimum dish height of 120', due to obstructions along the path, exhibits D and E, show the path profiles.

Coverage will be enhanced in the South portion of the City by the second site which is being constructed on a City water tank. The County has had conversations with the Airport Manager, and he does not object to a replacement structure that does not exceed the existing antenna height. For clarity, we have included ordinance 121-61, with responses to each of the requirements, beginning on the next page.

Sec. 121-61. Airport Zoning Overlay

A. Purpose.

1. This division is adopted pursuant to Wisconsin Statutes § 62.23(7a) and Wisconsin Statutes § 114.136. It is hereby found that an obstruction has the potential for endangering the lives and property of users of the New Richmond Regional Airport, and property or occupants of land in its vicinity; that an obstruction may affect existing and future instrument approach minimums of New Richmond Regional Airport; and that an obstruction may reduce the size of areas available for the landing, takeoff, and maneuvering of aircraft, thus tending to destroy or impair the utility of New Richmond Regional Airport and the public investment therein. Accordingly, it is declared:
 - a. That the creation or establishment of an obstruction has the potential of being a public nuisance and may injure the region served by New Richmond Regional Airport;
 - b. That it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of obstructions that are a hazard to air navigation be prevented; and
 - c. That the prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of the police power without compensation.
2. It is further declared that the prevention of the creation or establishment of hazards to air navigation, the elimination, removal, alteration, or mitigation of hazards to air navigation, or marking and lighting of obstructions are public purposes for which a potential subdivision may raise and expend public funds and acquire land or interests in land.

>> Understood.

B. Airport Approach Overlay District—Generally.

In order to carry out the provisions of this division, there is hereby created and established an Airport Approach Overlay District, an overlay district that extends no more than three miles from the Airport boundary. These zones are designated on the "Airport Height Limitation Map," which is made a part of this division by reference.

>> Understood.

C. Same—Height limitations.

Except as otherwise provided in this division, no structure shall be erected, altered or maintained, and no tree shall be allowed to grow to a height in excess of the applicable height limit designated for that zone on the "Airport Height Limitation Map." An area located in more than one of the zones designated on said map is considered to be only in the zone with the more restrictive height limitation. A variance from this provision may be obtained in the manner provided for conditional use permit under Section 121-32.

>> Understood. The purpose of this application is to request a variance from this provision.

D. Same—Land use.

1. Scope. This section shall apply to all lands within three miles of the airport boundary as designated by the “Airport Height Limitation Map,” and shall include lands within the City and the towns of Star Prairie, Stanton, Richmond and Erin Prairie.
 - a. Permitted uses.
 - b. Open space.
 - c. Agricultural use as provided in Table 3.
2. Conditional uses. Any permitted use for which the affected property has been zoned by the City, town, village or County in which said property is located.
3. Prohibited uses. Notwithstanding any other provisions of this division, no use may be made of land or water within any zone established by this division in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.

>> Understood. The proposed monopole tower will be constructed in the “shadow” of the existing water tank, and will very closely mimic its height. The new system will not interfere with navigation or radio communications. We don’t expect the FAA will require any lighting on the structure.

E. Airport Zoning District—Generally.

In order to carry out the provisions of this division, there is hereby created and established an Airport Zoning District that consists of the New Richmond Regional Airport.

>> Understood.

F. Same – Land Use

1. Permitted Uses – The following are permitted uses allowed within this zoning district:
 - a. Airport terminal buildings
 - b. Airport hangars
 - c. Air cargo facilities

- d. Agriculture, excluding dwellings customarily provided in conjunction with a farm use
- e. Buildings and uses of public works, public services, or public utility nature
- f. Commercial and industrial uses related to aviation provided compliance to Section 14-54 Policy and minimum standards for lessees and tenants is in compliance, specifically covering an application and granting of an authorization to operate a business at the New Richmond Regional Airport.
- g. Any other uses clearly similar to those listed in this section

>> We believe this is a permitted use as described in section “e”, as the proposed monopole tower will provide important public safety communications.

- 2. Accessory Uses. The following are accessory uses allowed within this zoning district:
 - a. Parking
 - b. Underground fuel tanks
 - c. Navigational aids and weather observation instruments
 - d. Storage facilities for airport purposes only
 - e. Any other uses clearly similar to those listed in this section

>> Understood.

- 3. Conditional Uses. The following are conditional uses allowed within this zoning district:
 - a. Outside storage
 - b. Fencing
 - c. Recreational walking trails or parks
 - d. Underground utility lines
 - e. Commercial and industrial uses not related to aviation or incidental to airport operations

>> Understood.

- 4. Prohibited uses. The following are conditional uses not allowed within this zoning district:
 - a. Single, duplex and multifamily dwelling units

- b. Planned unit development (PUD's)
- c. Hospitals
- d. Schools
- e. Bulk flammable or bulk compressed gas storage
- f. Incineration facilities
- g. Uses that may attract massing birds, including landfills
- h. Above grade major utility transmission lines and/or mains
- i. Commercial and industrial uses not related to aviation or incidental to airport operations
- j. Bulk aboveground fuel storage tanks or facilities
- k. Truck terminal and freight forwarding facilities which are regularly interrelated with air shipping

>> Understood.

G. Conditional use permits.

The application for a conditional use permit under this section shall be in the same manner as prescribed in Section 121-32.

>> Understood.

H. Site Plan Approval

The application for site plan approvals under this section shall be in the same manner as prescribed in Section 121-31 with the exclusion of those items previously planned by the Airport Authority and approved by the Development Review Committee as part of the sound management practices of the Airport Layout Plan, for example treatment of storm water. The remaining criteria for site plan approvals of new buildings and facilities shall focus on building construction, architectural presentation and other essential layout features such as traffic. Approval of the Airport Development Plan and Site Plans shall rest with the Development Review Committee, as composed by City Supervisors so appointed and assigned by the City Administrator. All decisions protested to be heard and decided by the Airport Commission.

>> Understood.

Exhibit A

2015 Property Record | St Croix County, WI

Assessed values not finalized until after Board of Review.
Property information is valid as of JUL 13 2015 10:23PM .

OWNER

ST CROIX COUNTY
1101 CARMICHAEL RD
HUDSON, WI 54016

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 261-1019-07-351
Alternate ID:
School Districts:
SCH DIST NEW RICHMOND
Other Districts:
UPPER WILLOW REHAB DIST
WITC
TID #8 NEW RICHMOND

PROPERTY DESCRIPTION

SEC 35 T31N R18W SE NW EXC PT TO CSM 7/2100 FORMERLY
577D T STAR PRAIRIE ANNEXED CITY NR #480541 EXP PT TO HWY
AS IN 2521/543 (HWY PROJ 1559-08-24) PARCEL 22 FARM, EXC PT
AS DESC IN 976142

Property Address:
Municipality: CITY OF NEW RICHMOND

<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr Qtr Section</u>	<u>Qtr Section</u>
<u>Lot:</u>				
<u>Block:</u>				
<u>Plat Name:</u>				
NOT AVAILABLE				
<u>Plat History:</u>				
(2015) NOT AVAILABLE				

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		976142
		973693
		870602
2521	543	755907
67	287	70680

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

LAND VALUATION

Valuation Date:

<u>Code</u>	<u>Acres</u>	<u>Land Value</u>	<u>Improvements</u>	<u>Total</u>
<u>Total Acres:</u>				0.000
<u>Assessment Ratio:</u>				
<u>Mill Rate:</u>				0.000000000
<u>Fair Market Value:</u>				

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

INSTALLMENTS

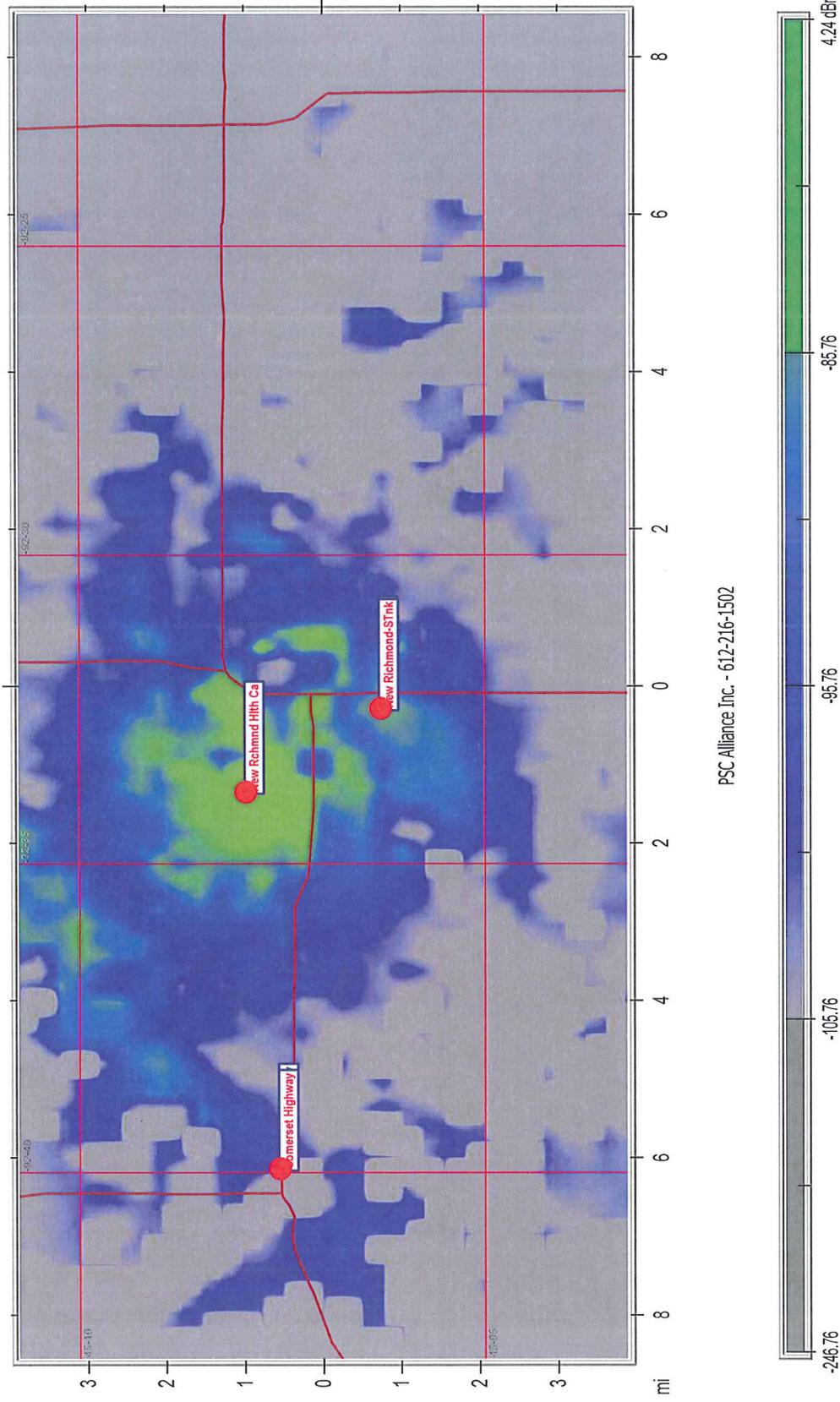
<u>Period</u>	<u>End Date</u>	<u>Amount</u>
---------------	-----------------	---------------

PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess. Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
-------------	------------------	---------------	-------------	---------------	---------------------------	-------------------------------	-----------------	----------------	--------------

Exhibit B

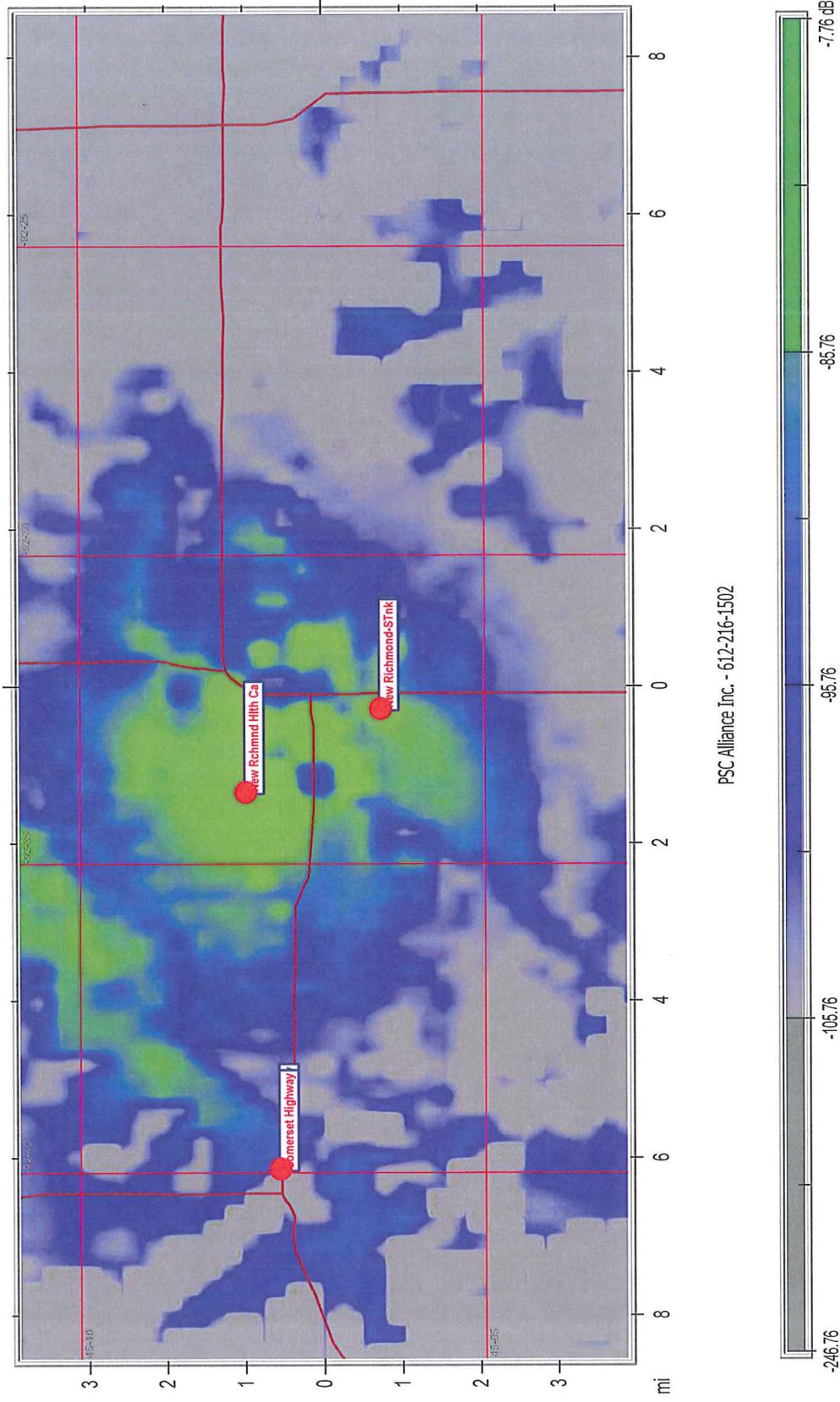
Port Antenna 3' AGL - Aug, 2015 - ZONING ATTACHMENT



PSC Alliance Inc. - 612-216-1502

Exhibit C

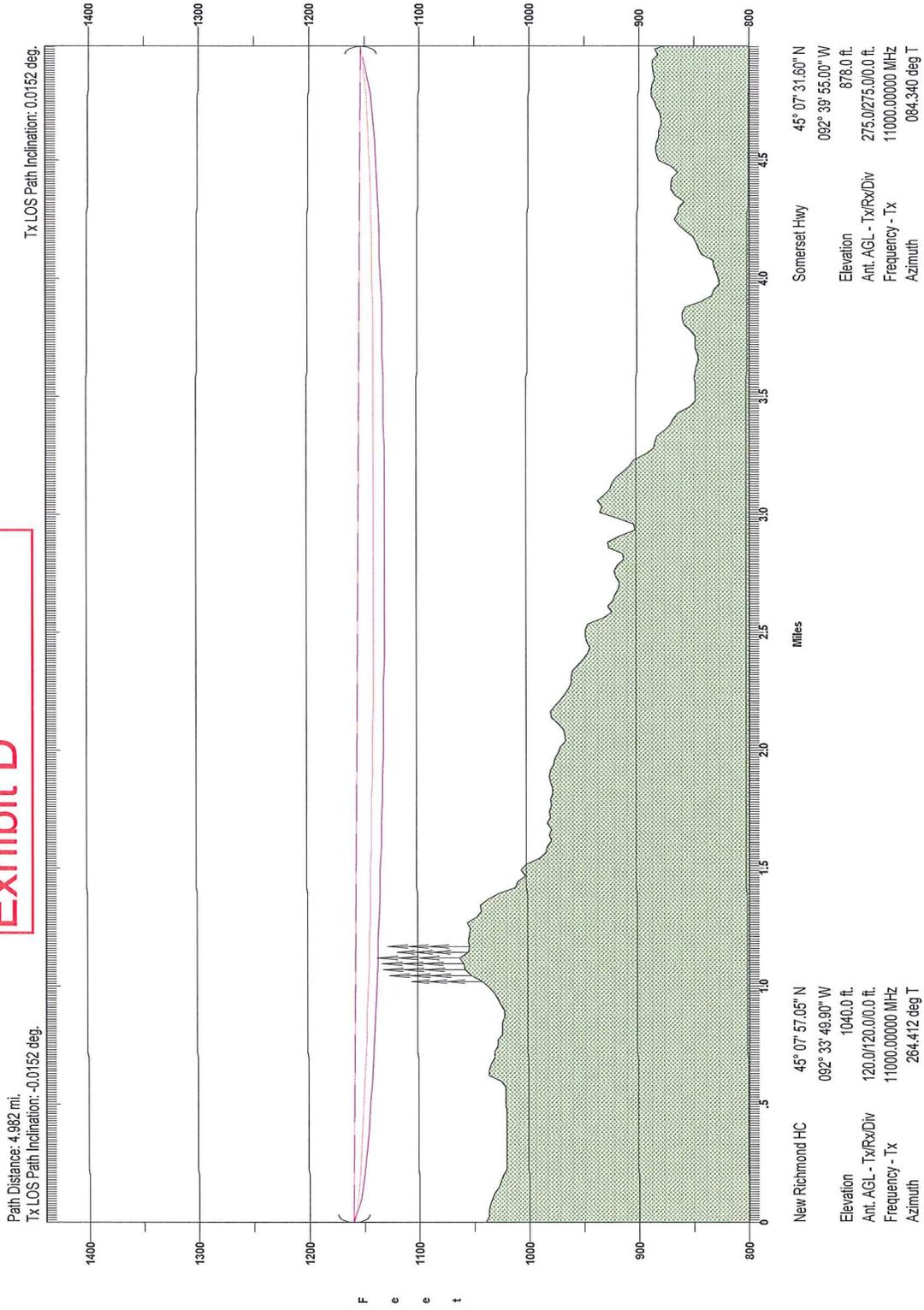
Port Antenna 3' AGL - Aug, 2015 - ZONING ATTACHMENT



PSC Alliance Inc. - 612-216-1502

St. Croix County Zoning Submission

Exhibit D



KEY:

Profile
K = 4/3

K = 4/3, F = 0.6°F1

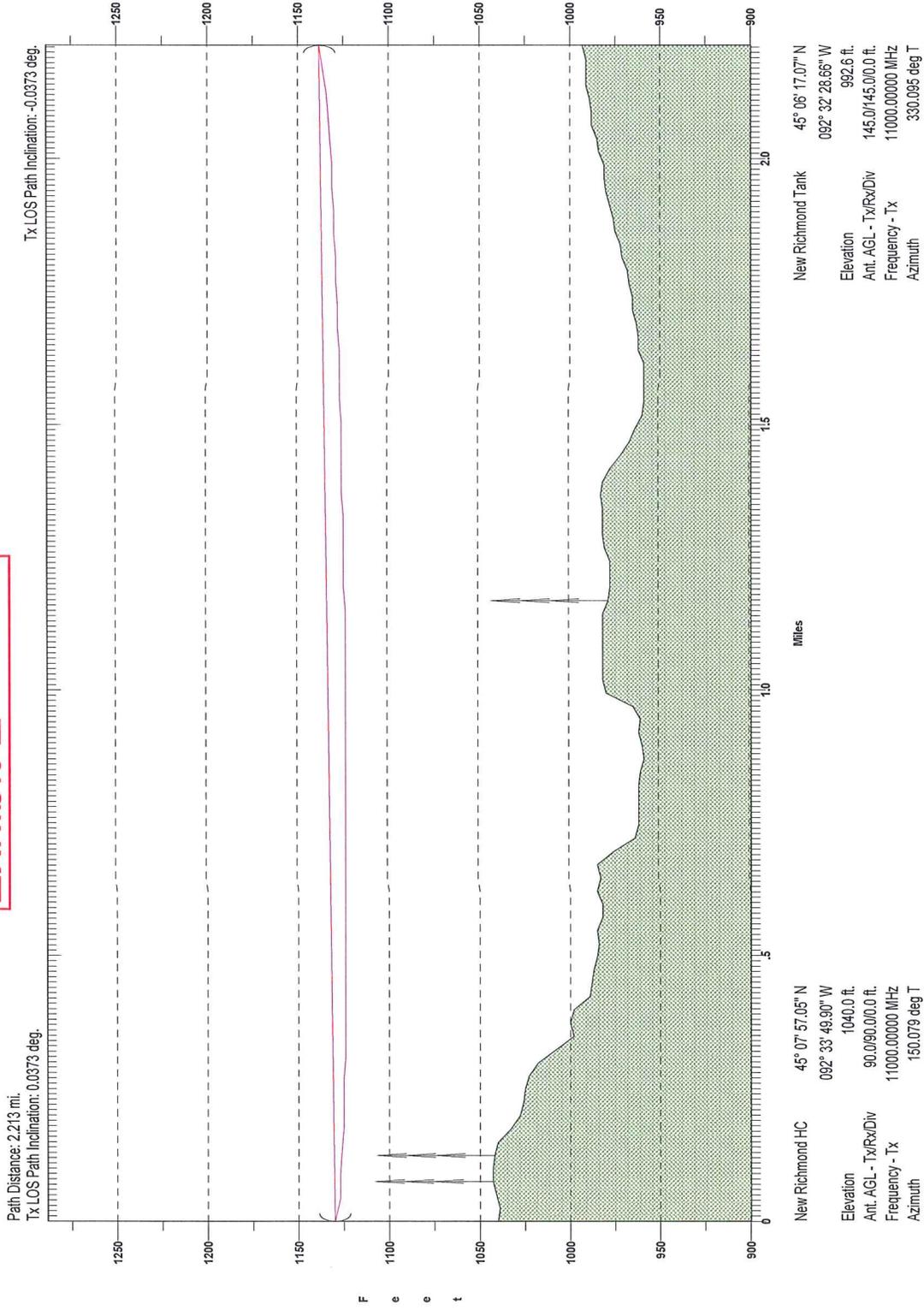
K = 4/3, F = 1

August 4, 2015

PSC Alliance Inc.
(612) 216-1502

St. Croix County Zoning Application

Exhibit E



KEY:

Profile
K = 4/3

K = 4/3, F = 0.6°F1

K = 4/3, F = 0.6°F1

August 4, 2015

PSC Alliance Inc.
(612) 216-1502



3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson
FROM: Daniel Licht, AICP
DATE: 31 August 2015
RE: New Richmond – Skoglund Properties, LLP; CSM

TPC FILE: 164.02

BACKGROUND

Skoglund Properties, LLP has submitted application for approval to revise Lot 4 located at the northwest corner of Knowles Avenue and High Street. The subdivision is to be processed as a Certified Survey Map (CSM) as outlined in Section 117-20 of the Subdivision Ordinance. Applications for CSM approval are subject to review by the Plan Commission and approval by the City Council.

Exhibits:

- A. Site location
- B. CSM

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for commercial land uses. The proposed subdivision will provide for one lot suitable for development of commercial uses consistent with the Comprehensive Plan and an outlot used as a shared driveway.

Zoning. The subject site is zoned PUD District in accordance with the Ordinance adopted on 10 February 2014. The PUD District allows for development of commercial uses consistent with the underlying Z6 District established by the updated Zoning Ordinance. The proposed subdivision will provide for one lot suitable for development of commercial uses consistent

with those allowed in the PUD District and an outlot used as a shared driveway for the properties within the PUD District.

Surrounding Land Uses. The subject site is surrounded by the following existing and planned land uses. The proposed subdivision provides for establishment of a lot for commercial development compatible with existing and planned land uses in the area.

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial	PUD District	Undeveloped
East	Commercial	Z6 District	Commercial
South	Commercial	PUD District	Undeveloped
		Z6 District	Railroad Depot
West	LD Residential	Z3 District	Single Family

Lot Requirements. The proposed lots are subject to the lot requirements established for the various parcels within the PUD District as shown the table below. The proposed lot complies with these lot requirements and has suitable area for development within required setbacks.

	Min. Lot Area	Min. Lot Width	Setbacks					
			Building			Parking		
			ROW	Perimeter	Internal	ROW	Perimeter	Internal
Required	None	None	30ft.	10ft.	0ft.	10ft.	10ft.	0ft.
Lot 4	1.2ac.	135ft.	To Be Verified with Site Plan Review					

Outlot 1. The CSM includes Outlot 1, which is a remnant parcel separated from the other buildable property owned by the developer as a result of the proposed configuration of Lot 4. Outlot 1 has insufficient area and width to allow for development of any buildings and is to be overlaid entirely by drainage and utility and public access easements. Thus there is no reasonable use for Outlot 1 except for as a shared private driveway and utility corridor benefiting the developed lots within the PUD District. Section 117-33.F of the Subdivision Ordinance prohibits subdivision of such unusable lot remnants requiring that they be kept at part of the abutting buildable lots. The Planning Company recommends that the CSM be revised to combine Outlot 1 and Lot 4 as a single parcel or reduce the depth of Lot 4 such that the area encompassing the proposed private driveway remains connected as a single parcel with Lot 2 to in compliance with the Subdivision Ordinance. However, as the subject site is zoned PUD District, the Plan Commission may recommend that Outlot 1 be allowed subject to recording of a deed restriction stating that it is an unbuildable parcel except for driveway and utility purposes unless combined with abutting Lot 4 or Lot 5.

Access. The PUD District standards allow for shared accesses between lots within the PUD District. Lot 4 will have access to Knowles Avenue via a shared driveway and the CSM illustrates a 30 foot wide ingress/egress easement overlying the north line of Lot 4 its full width for this purpose. A second access is provided from High Street via a shared north-south private driveway on the west portion of the PUD District that is parallel to Pierce Avenue. The shared

driveway will cross Outlot 1 and Lot 4 of the CSM, which illustrates an ingress/egress easement over this planned access route as well. None of the shared driveways have been constructed and would be required to be as a condition of site plan review approval. The location of the proposed accesses and the ingress/egress easements are to be subject to review and approval of the Public Works Director.

Grading Plan. Sections 117-34 and 117-36 of the Subdivision Ordinance require a grading plan and stormwater management plan be provided for the parcels being subdivided. Parcels within the PUD District are to be reviewed comprehensively for stormwater management to ensure that runoff within the PUD District is properly channeled into a regional storm drain, watercourse, stormwater basin, or other public facilities. The Public Works Director will need to review and determine the extent of a grading, drainage and erosion control plan to be provided at this time for the proposed lot.

Utility Plan. The developer has not submitted a plan to identify the location of existing utilities serving the proposed lot or if extension of sanitary sewer and water utility lines is required. The Public Works Director will need to review and determine the extent of a grading, drainage and erosion control plan to be provided at this time for the proposed lot.

Landscaping. Section 117-40.B of the Subdivision Ordinance requires installation of street trees along public rights-of-way with subdivision of the subject site. City staff recommends deferring installation of the street trees required along Knowles Avenue until the proposed lot is developed and installation of the required trees be addressed as part of the site plan review approval.

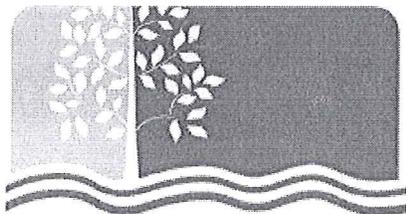
Easements. Section 117-41.C of the Subdivision Ordinance requires provision of a 12 foot wide drainage and utility easements at the perimeter of the proposed lot. The drainage and utility easements may overlay side and rear lot lines, six feet on each side. The drainage and utility easement shown on the submitted CSM comply with the Subdivision Ordinance. The drainage and utility easement along the rear lot line is 93 feet wide to accommodate the shared private driveway and regional stormwater facilities.

RECOMMENDATION

The Development Review Committee considered the application at their meeting on 27 August 2015 and recommends approval subject to the conditions outlined below.

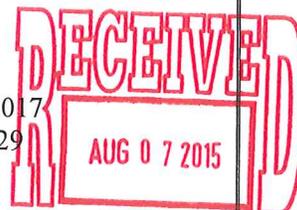
- A. Motion to recommend City Council **approval** of a CSM for the City of New Richmond, subject to the following conditions:
 - 1. A deed restriction shall be recorded over Outlot 1 designating it as an unbuildable parcel for driveway and utility purposes unless combined with abutting Lot 4 or Lot 5, subject to review and approval of City staff.

2. The location of the proposed accesses and the ingress/egress easements are to be subject to review and approval of the Public Works Director.
 3. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.
 4. All utility issues are subject to review and approval of the Public Works Director.
 5. Installation of street trees required by Section 117-40.B of the Subdivision Ordinance shall be deferred and is to be made a condition of the site plan review approval.
- B. Motion to recommend the application be **denied** based on a finding that the request is not consistent with the Comprehensive Plan and/or Subdivision Ordinance.
- C. Motion to **table** for further discussion.
- cc. Mike Darrow, City Administrator
Tanya Reigel, City Clerk
Jeremiah Wendt, Public Works Director
Sarah Skinner, Building Inspector



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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



CITY ORDINANCE SECTION 117 & 121 **By:** _____
www.newrichmondwi.gov

- SITE PLAN/STORM WATER REVIEW FEE: \$250.00 ESCROW: \$1,500.00
- CONCEPT PLAN FEE: \$150.00 ESCROW: \$1,500.00
- CERTIFIED SURVEY MAP FEE: \$200.00 ESCROW: \$1,500.00
- AMENDED CERTIFIED SURVEY FEE: \$200.00 ESCROW: \$1,500.00

\$17.00

Application fees 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: Skoglund Properties
 Last name: Skoglund First name: Karl
 Address: 1985 745th Street City/State/Zip: New Richmond, WI 54017
 Phone number: 715-246-4767 Email address: Kaskog@frontier.net.net

2. Applicant Information: (if different from above)

Company name: _____
 Last name: Stine First name: _____
 Address: _____ City/State/Zip: _____
 Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

North Knowles

4. Zoning Designation: Z6 Central Business District

5. Statement of Intent: Briefly describe what will be done on or with the property: _____

Approval of new CSM

6. 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. **Other Information:** In addition to a full size site plan and an 11" x 17" copy, topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by City Staff. Please refer to Sec. 121-31 for further information on Site Plans.

7. **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: Skoglund Properties, LLC Date: 8/7/15

Applicant: KARI SKOGLUND Date: 8/7/15

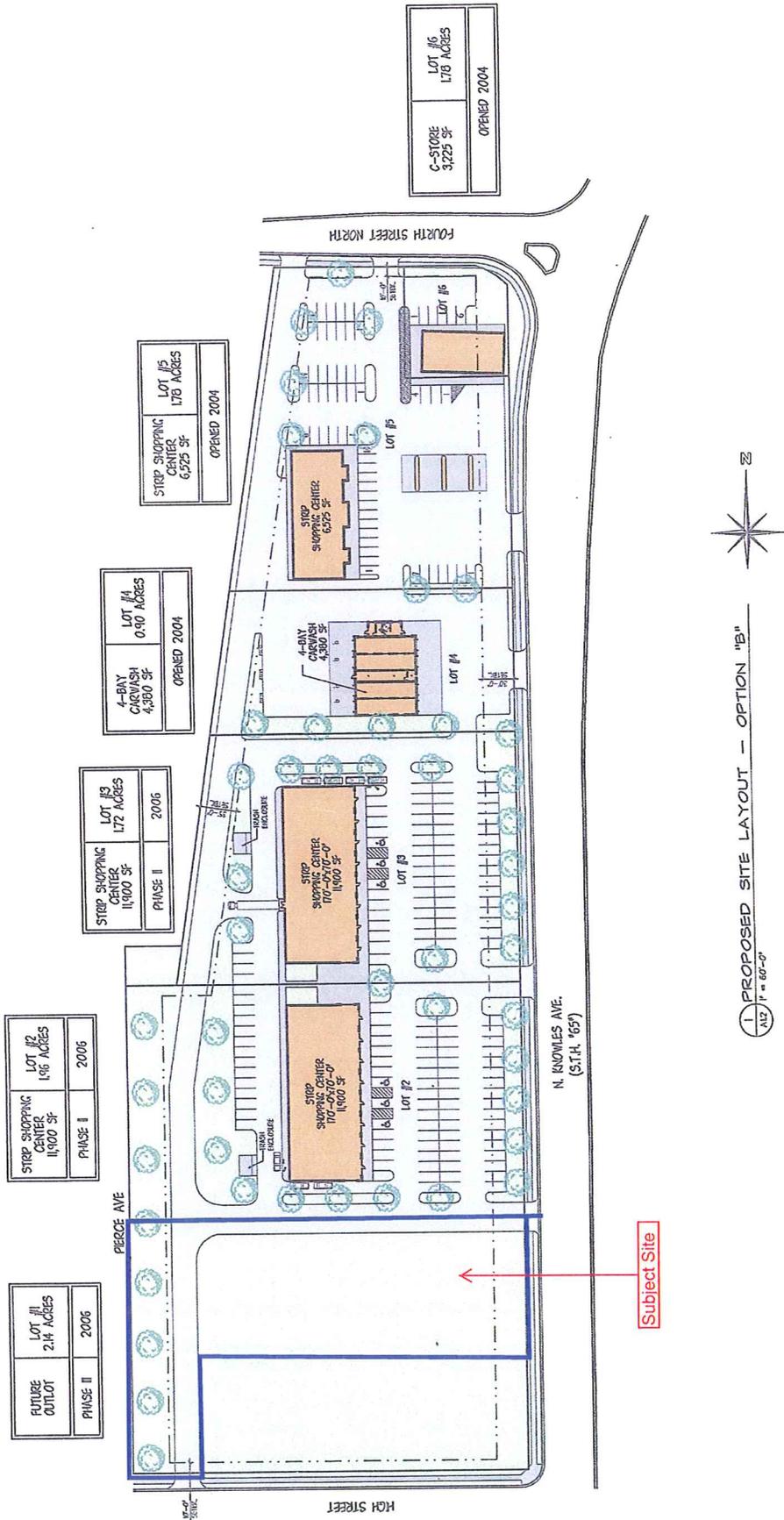
Fee Paid: 1200.00 Date: 8/7/15 Receipt # 61569

Escrow Paid: 1500.00 Date: 8/7/15 Receipt # 61569

Zoning change applications 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.

Exhibit A

ARCHITECTURAL DESIGN GROUP INC 233 RED OAK STREET, SUITE 3 HAYDOWNE, IL 60141 PHONE: 715.233.4343 FAX: 715.233.4339 info@archdesign.com www.archdesign.com	THE GENERAL CONTRACTOR AS SHOWN ON THESE PLANS IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES UNDER THE EXISTING SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES UNDER THE EXISTING SURFACE.	PROJECT: NEW RICHMOND SITE REDEVELOPMENT SKANSKA PROPERTIES, LP 1500 NORTH CENTRAL AVENUE NEW RICHMOND, ILLINOIS 61051 DATE: JAN 24, 2006 REVISION:	DRAWN BY: SHEET NO.: A12 DRAWING FILE: PROJECT NO.: DATE:
--	---	--	---



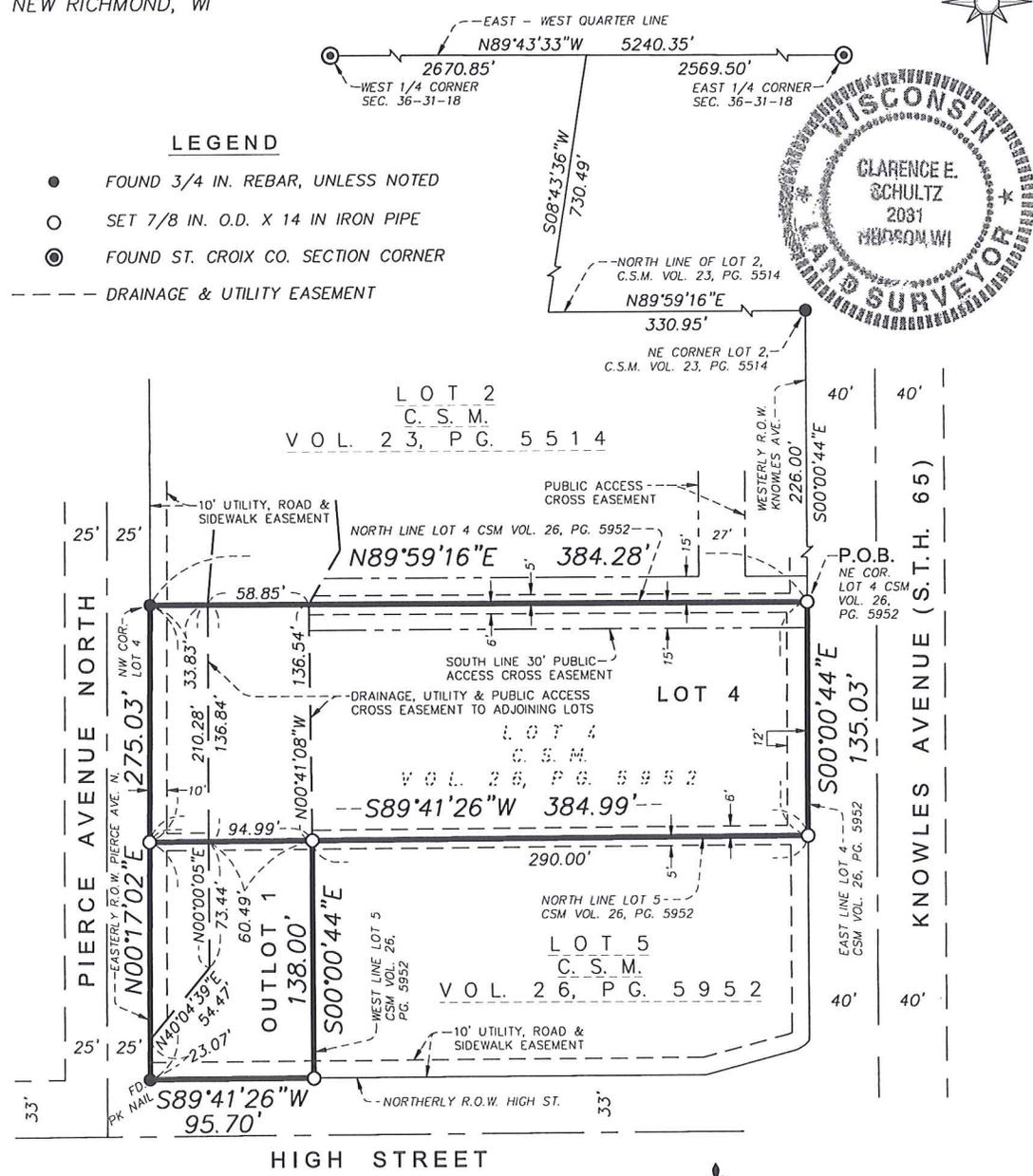
CERTIFIED SURVEY MAP

Located in part of the Northwest Quarter of the Southeast Quarter and part of the Northeast Quarter of the Southwest Quarter of Section 36, Township 31 North, Range 18 West, City of New Richmond, St. Croix County, Wisconsin; being Lot 4 of the Certified Survey Map recorded in Volume 26, Page 5952.

Prepared For:

KARL SKOGLUND
SKOGLUND PROPERTIES, LLC
1985 - 145TH STREET
NEW RICHMOND, WI

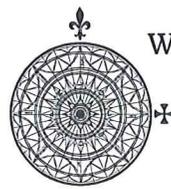
BEARINGS ARE REFERENCED TO THE EAST - WEST 1/4 LINE OF SECTION 36-31-18, ASSUMED TO BEAR S89°43'33"E



NOTES:

NO SIGNAGE WITHIN THE 10' UTILITY, ROAD & SIDEWALK EASEMENT

PROJECT NO.: 2014-16
DRAFTED BY: J. VOGEL
DATE: SEPTEMBER 2, 2015
SHEET 1 OF 3



Wind Rose
Land Surveyors

P.O. BOX 11
NEW RICHMOND, WI 54017
715-441-7320



3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: Daniel Licht, AICP

DATE: 31 August 2015

RE: New Richmond – Richmond Crossing; CSM

TPC FILE: 164.02

BACKGROUND

The City of New Richmond has prepared a Certified Survey Map (CSM) to provide for subdivision of two lots, one outlot and dedication of public right-of-way within the Richmond Crossings development. The subject site is located at the northwest corner of West Richmond Way and Knowles Avenue (Highway 65). The CSM is subject to review by the Plan Commission and approval of the City Council, in accordance with Section 117-20 of the Subdivision Ordinance.

Exhibits:

- A. Site Location
- B. CSM

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for commercial uses. The proposed CSM will provide for development of a medium box retail store on Lot 12 and future commercial development of Lot 13. The proposed subdivision is consistent with the land use plan designation established by the Comprehensive Plan.

Zoning. The City established a PUD District encompassing the subject site and surrounding undeveloped properties, as well as the Dollar Tree and Maurice's sites, located at the northwest corner of Knowles Avenue (TH 65) and West Richmond Way. By rezoning the area to establish a PUD District, the City seeks to provide for a comprehensive approach to considering site design for this area in conjunction with the requirements of the Zoning Ordinance and

Development Covenants. The proposed subdivision is consistent with the intent of the PUD District.

Surrounding Uses. The subject site is surrounded by the existing and planned land uses shown in the table below.

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial	PUD District	Retail/Service
East	Commercial	PUD District	Undeveloped
South	Commercial	PUD District	Retail Store
West	Commercial	Z3 District	Undeveloped

Lot Requirements. There are no minimum lot area or width requirements established for lots with in the PUD District. The area and width of the lot is based on the functionality of the site plan for the respective lot, including compliance with the setbacks required by the PUD District:

Building			Parking	
ROW	Perimeter	Interior	ROW	Interior Lot Line
30 ft.	10 ft.	0 ft.	10 ft.	4 ft.

Each of the lots has sufficient area to meet the minimum requirements of the PUD District with an adequate building envelope for development of the type of uses allowed in the PUD District. Outlot 2 is provided to accommodate a regional storm water basin and will be retained by the City.

Right-of-Way. The proposed CSM provides for dedication of right-of-way for extension of Hamilton Road north from its current terminus to an intersection with Roosevelt Drive to be constructed between St. Croix Avenue and Hamilton Road. The proposed right-of-way measures 60 feet wide and is consistent with the requirements of Table 1 of the Subdivision Ordinance regarding street design. The City will be responsible for preparation of plans and specifications and construction of the public street. All right-of-way and street issues are subject to review and approval of the Public Works Director.

Stormwater Drainage. Section 117-34 of the Subdivision Ordinance requires a plan for stormwater management within the parcels being subdivided. Stormwater management for the proposed lots is to be handled on a regional basis with runoff channeled to the planned stormwater basin within Outlot 2 consistent with the “City of New Richmond – 2013 Street and Utility Improvements – Richmond Crossing Construction Site Erosion Control and Stormwater Management Plan” and the “Regional Pond” Tributary Area Based on the 2004 Regional Pond, as Revised 12/05/13. Development of each lot within the CSM will be subject to issuance of a stormwater plan and all grading drainage and erosion control issues are subject to review and approval of the Public Works Director.

Easements. Easements have been provided at the perimeter of each lot to provide a minimum 12 foot wide area for utilities and stormwater drainage as required by Section 117-41.C of the Subdivision Ordinance. All easements are subject to review and approval of the Public Works Director.

RECOMMENDATION

The proposed complies with the requirements of the Subdivision Ordinance and PUD District. The Development Review Committee considered the proposed CSM at their meeting on 27 August 2015 and recommends approval subject to the conditions outlined below.

POSSIBLE MOTIONS

- A. Motion to recommend City Council **approval** of a CSM for the City of New Richmond, subject to the following conditions:
 - 1. All right-of-way and street issues are subject to review and approval of the Public Works Director.
 - 2. Development of Lots 12 and 13 shall comply with the “City of New Richmond – 2013 Street and Utility Improvements – Richmond Crossing Construction Site Erosion Control and Stormwater Management Plan” and the “Regional Pond” Tributary Area Based on the 2004 Regional Pond, as Revised 12/05/13; all grading drainage and erosion control issues are subject to review and approval of the Public Works Director.
 - 3. All easements are subject to review and approval of the Public Works Director.
 - B. Motion to recommend the application be **denied** based on a finding that the request is not consistent with the Comprehensive Plan, Zoning Ordinance and/or Subdivision Ordinance.
 - C. Motion to **table** for further discussion.
- cc. Mike Darrow, City Administrator
Tanya Reigel, City Clerk
Jeremiah Wendt, Public Works Director
Sarah Skinner, Building Inspector



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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

CITY ORDINANCE SECTION 117 & 121
www.newrichmondwi.gov

- SITE PLAN/STORM WATER REVIEW FEE: \$250.00 ESCROW: \$1,500.00
- CONCEPT PLAN FEE: \$150.00 ESCROW: \$1,500.00
- CERTIFIED SURVEY MAP FEE: \$200.00 ESCROW: \$1,500.00
- AMENDED CERTIFIED SURVEY FEE: \$200.00 ESCROW: \$1,500.00

Application fees 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: City of New Richmond

Last name: _____ First name: _____

Address: 156 East First Street City/State/Zip: New Richmond, WI 54017

Phone number: _____ Email address: _____

2. Applicant Information: (if different from above)

Company name: City of New Richmond

Last name: _____ First name: _____

Address: 156 E First Street City/State/Zip: New Richmond, WI 54017

Phone number: _____ Email address: _____

3. Address(es) of Property Involved: (if different from above)

Richmond Crossing

4. Zoning Designation: Z-3 Multi Use/Corridor District

5. Statement of Intent: Briefly describe what will be done on or with the property: _____

Commercial Development

6. 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. Other Information:** In addition to a full size site plan and an 11" x 17" copy, topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by City Staff. Please refer to Sec. 121-31 for further information on Site Plans.

7. 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: _____

Date: _____

Applicant: Tanya Reigel

Date: 9-1-15

Fee Paid: _____

Date: _____

Receipt # _____

Escrow Paid: _____

Date: _____

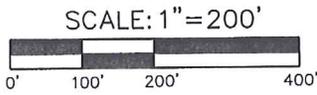
Receipt # _____

Zoning change applications 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.

Exhibit B

CERTIFIED SURVEY MAP NO. _____
VOLUME _____, PAGE _____.

BEING LOT 11, CERTIFIED SURVEY MAP NO 6066, VOLUME 26, PAGE 6066, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 30 NORTH, RANGE 18 WEST, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

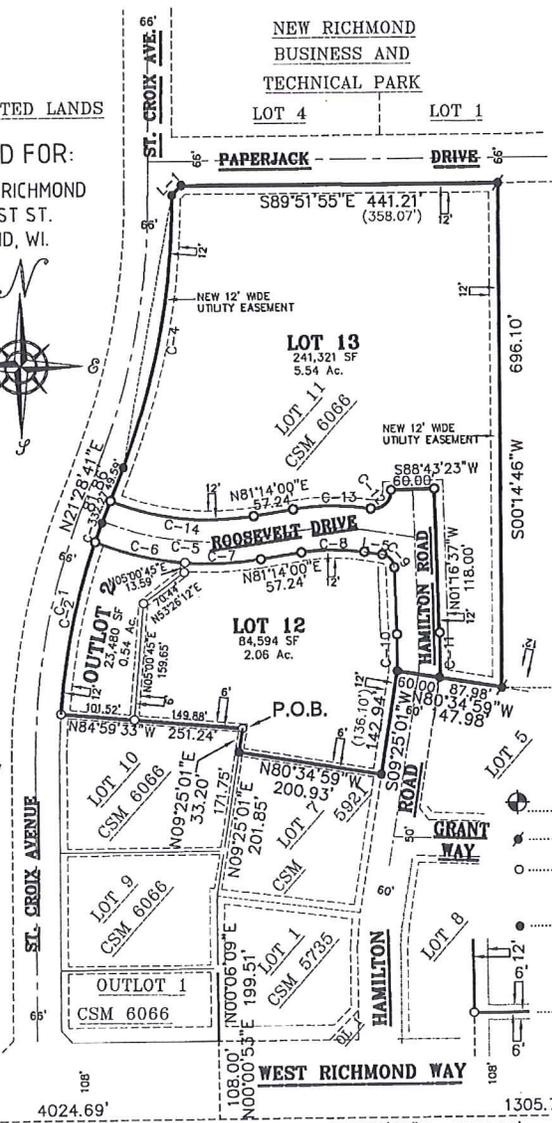


UNPLATTED LANDS
SURVEYED FOR:
CITY OF NEW RICHMOND
156 EAST FIRST ST.
NEW RICHMOND, WI.
54017

North is referenced to the East-West 1/4 line of Section 10, T30N, R18W, which bears N89°56'37"W (St. Croix County Grid Projection, NAD 83(91))



UNPLATTED LANDS OWNED BY THE CITY OF NEW RICHMOND



Joseph Granberg
9/31/15

MAP OF SURVEY
BY JOSEPH GRANBERG
DATED 10-11-08

LEGEND

- Government Corner (Fd. Survey Mag Nail)
- Found 1" Iron Pipe
- Set 3/4" x 18" Iron Rebar weighing 1502 lbs./lineal ft.
- Found 3/4" Iron Rebar

Existing (10' & 5') and proposed (12' & 6') municipal utility easements, see surveyor's note for additional information, dimensions shown.

W 1/4 CORNER
SEC. 10, T30N, R18W
FOUND, SURVEY MAG NAIL

CEDAR CORPORATION
604 WILSON AVENUE
MENOMONIE, WI 54751

E 1/4 CORNER
SEC. 10, T30N, R18W
FOUND, SURVEY MAG NAIL



3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: Daniel Licht, AICP

DATE: 31 August 2015

RE: New Richmond – Oppidan; Site Plan Review/Storm Water Plan

TPC FILE: 164.02

BACKGROUND

Oppidan Investment Company has submitted plans for development of a 17,518 square foot medium box (15,001 to 35,000 square feet) commercial building within Richmond Crossings, north of West Richmond Way between Hamilton Road and St. Croix Avenue. The proposed development is subject to Site Plan Review in accordance with Section 121-31 of the Zoning Ordinance requiring approval of the Plan Commission. The proposed development also requires approval of a Storm Water Plan.

Exhibits:

- A. Site Location
- B. Site Development Plans dated August 31, 2015
- C. Exterior Elevations

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for commercial uses. The proposed medium box retail store is consistent with the land use plan designation by the Comprehensive Plan.

Zoning. The City established a PUD District encompassing the subject site and surrounding undeveloped properties, as well as the Dollar Tree and Maurice's sites, located at the northwest corner of Knowles Avenue (TH 65) and West Richmond Way within the New Richmond Business and Technical Park. By rezoning the area to establish a PUD District, the City seeks to provide for a comprehensive approach to considering site design for this area, as

well as creating an integrated aesthetic appearance for the Richmond Crossing development, together with the requirements of the Zoning Ordinance and Development Covenants. The proposed medium box retail store is allowed in the PUD District and underlying Z3 District by Table 3 of the Zoning Ordinance subject to site plan review.

Surrounding Uses. The subject site is surrounded by the existing and planned land uses shown in the table below.

Direction	Land Use Plan	Zoning Map	Existing Use
North	Commercial	PUD District	Undeveloped
East	Commercial	PUD District	Undeveloped
South	Commercial	PUD District	Retail Store
West	Commercial	Z3 District	Undeveloped

Building Design. Exterior finishes and architecture for the proposed building is subject to the standards of the Development Covenants for the New Richmond Business and Technical Park and Section 121-49.G Zoning Ordinance. The applicant has submitted exterior elevations for the proposed building detailing proposed exterior finishes and colors. The exterior materials consist of a natural color palette with a combination of materials including brick, burnished block and EIFS. The exterior materials comply with the requirements of the Zoning Ordinance. The height of the building is limited to four stories in accordance with Table 6. The proposed building is a single story, which complies with the Zoning Ordinance. The building design is subject to review and approval of the Architectural Review Board.

Landscape Plan. The developer has submitted a landscape plan as required by Section 121-31.C.5 of the Zoning Ordinance to provide a landscape plan. The landscape plan address the requirements of Section 121-55 of the Zoning Ordinance, including the minimum quantities of plantings required by Table 15, which as noted below under the paragraph regarding off-street parking below, the quantities of required plantings must be doubled as there is more than 50 percent of the off-street parking stalls between the principal building and primary street frontage.

- In the front yards abutting the public streets (north and east), Table 15 requires 2 shade trees per 5,000 sf. of building area or shade trees installed 40 feet on center along the public streets (whichever is greater) and five foot wide landscape buffer planted with a minimum of 2 shrubs per 1,000 square feet of building area. The landscape plan complies with the shade tree requirements. The quantity of shrubs within the landscape buffer must be at least 18 plants, which is not specified on the plans, but will be verified at the time of installation.
- Side yards (south) are required to provide only hardy turf grasses. The landscape plan provides for the required turf grasses as well as for installation of shade and evergreen trees.

- The rear yard is required to provide one shade tree per 50 feet of lot line and hardy turf grasses. The landscape plan provides for one shade tree, three evergreen trees and 16 evergreen shrubs. The proposed planting plan is appropriate given the narrow area available for planting between the driveway aisle and west property line.

The landscape plan is subject to review and approval of the Architectural Review Board.

Landscaping Guarantee. Landscaping improvements require a financial guarantee per Section 121-55.1.2 and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons which is defined for the purpose of this Section as the period of October 31 through April 30.

Lot Requirements. There are no minimum lot area or width requirements established for lots within the PUD District. The area and width of the lot is based on the functionality of the site plan, including compliance with the setbacks required by the PUD District in the tabled below. The proposed building and parking area complies with all applicable requirements of the PUD District.

	Building				Parking	
	North Street	Hamilton Rd.	South	West	ROW	Interior Lot Line
Required	30 ft.	30 ft.	0 ft.	0 ft.	10 ft.	4 ft.
Proposed	80.2 ft.	144 ft.	42.1 ft.	27.3 ft.	10 ft.	19.8 ft.

Access. The proposed development includes construction of Hamilton Road north of its current terminus and west to intersect St. Croix Avenue, along the east and north side of the subject site. The City will be responsible for preparation of plans and specifications and construction of the public street. The subject site will have one 26 foot wide access to Hamilton Road and one 40 foot access to the future street on the north side of the site. Section 121-52.A.1.c of the Zoning Ordinance limits the width of the driveways to 24 feet unless approved by the Public Works Director as necessary to accommodate turning movements. The proposed access widths are appropriate for access to the site based upon the anticipated circulation patterns for delivery vehicles entering and exiting only from the street on the north side of the subject site. The site plan also provides for a sidewalk connection from the front of the building to Roosevelt Drive to the north.

Off-Street Parking. Table 14 of the Zoning Ordinance requires 4 off-street parking stalls for each 1,000 square feet of building area. Based on the 17,518 square foot area of the proposed building, 71 parking stalls are required. The site plan provides 82 parking stalls, including four ADA accessible stalls in compliance with the Zoning Ordinance.

The dimensions of the parking area include nine foot by 18 foot stalls accessed by 26 foot wide drive aisles in compliance with Table 13 of the Zoning Ordinance. The parking area and driveways have an asphalt and concrete surface surrounded by perimeter concrete curb as

required by Section 121-52.A.5 of the Zoning Ordinance. The section details for the proposed asphalt and concrete parking surface must be specified and are subject to review and approval of the Public Works Director.

Section 121-52.A.3 of the Zoning Ordinance limits the number of parking stalls located between the building and principal street frontage to 50 percent of the total stalls. There are 69 parking stalls located between the front line of the principal building and Hamilton Road, which is the principal frontage of the subject site, exceeding the limit established by the Zoning Ordinance. Section 121-55.G.1.e of the Zoning Ordinance allows more than 50 percent of the parking stalls to be between the principal building and primary frontage provided that the minimum required landscape quantities and buffer strip widths are doubled on the landscape plan.

Signs. The submitted plans do not identify freestanding or wall mounted business identification signs. The site plan does identify traffic control signs and pavement markings. Business identification signs are subject the sign allowances for the Z3 District established by Table 11 of the Zoning Ordinance. A freestanding sign is also subject to Section 2.15 of the Development Covenants, which provides additional regulation limiting any freestanding signs to monument type construction with a height not to exceed a 20 degree angle in rise measured from the property line to the sign location.

Exterior Lighting. Section 121-55 of the Zoning Ordinance establishes provisions regulating exterior lighting as does Section 2.13 of the Development Covenants. All light fixtures are required to have a 90-degree horizontal cut-off to minimize light pollution or glare onto adjacent properties or streets. A photometric lighting plan identifying the type, location, height and illumination pattern and intensity of all proposed exterior lighting must be submitted demonstrating compliance with Section 121-55 of the Zoning Ordinance, which will be subject to review and approval of the Building Inspector at the time a building permit is issued.

Trash. The submitted plans do not identify locations for handling trash. Section 121-48.C of the Zoning Ordinance requires trash be stored inside of fully screened from view. The developer must provide a floor plan for the proposed building showing an interior trash area or a revised site plan identifying the location of a trash enclosure.

Utilities. Sanitary sewer, water and electric utilities will be extended to the subject site as part of the City project constructing the public street. The developer has submitted a utility plan for connection of the proposed building to sanitary sewer and water utilities. The site plan also indicates the location of a transformer pad. All utility plans are subject to review and approval of the Public Works Director.

Grading Plan. The developer has submitted a grading, drainage and erosion control plan for development of the subject site. Impervious surface is limited to 70 percent of the subject site by Table 6 of the Zoning Ordinance and the site plan identifies the impervious coverage of the subject site as 69 percent. The grading plan is subject to review and approval of the Public Works Director.

RECOMMENDATION

The Development Review Committee considered the submitted plans at their meeting on 27 April 2015 and recommends approval of the application subject to the conditions outlined below.

POSSIBLE ACTIONS

- A. Motion to approve a site plan and stormwater plan for Oppidan Investment Company, subject to the following conditions:
1. The section details for the proposed asphalt and concrete parking surface shall be specified and are subject to review and approval of the Public Works Director.
 2. Any exterior trash storage shall comply with Section 121-48.C of the Zoning Ordinance requires all trash containers be fully screened from view.
 3. All signs shall comply with Section 121-44 of the Zoning Ordinance and Section 2.15 of the Development Covenants and requires issuance of a building permit prior to construction.
 4. The developer shall submit a photometric lighting plan identifying the type, location, height and illumination pattern and intensity of all proposed exterior lighting; all exterior lighting shall comply with Section 121-55 of the Zoning Ordinance and Section 2.13 of the Development Covenants, subject to review and approval of the Building Inspector.
 5. All utility plans are subject to review and approval of the Public Works Director.
 6. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.
 7. Landscaping improvements require a financial guarantee per Section 121-31 and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons which is defined for the purpose of this Section as the period of October 31 through April 30.
 8. The site and building plans are subject to review and approval of the Architectural Review Board for compliance with the Development Covenants.
- cc. Mike Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Tanya Reigel, City Clerk



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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

CITY ORDINANCE SECTION 117 & 121
www.newrichmondwi.gov

- SITE PLAN/STORM WATER REVIEW FEE:** \$250.00 **ESCROW:** \$1,500.00
- CONCEPT PLAN FEE:** \$150.00 **ESCROW:** \$1,500.00
- CERTIFIED SURVEY MAP FEE:** \$200.00 **ESCROW:** \$1,500.00
- AMENDED CERTIFIED SURVEY FEE:** \$200.00 **ESCROW:** \$1,500.00

Application fees 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: City of New Richmond

Last name: _____ First name: _____

Address: 1487 Hamilton Ave City/State/Zip: New Richmond, WI

Phone number: _____ Email address: _____

2. Applicant Information: (if different from above)

Company name: KTJ 272, LLC

Last name: Moore First name: Jay

Address: 400 Water St, Suite 200 City/State/Zip: Excelsior, MN 55331

Phone number: 952-294-1246 Email address: jay@oppidan.com

3. Address(es) of Property Involved: (if different from above)

4. Zoning Designation: Z3 Multituse Corridor PUD

5. Statement of Intent: Briefly describe what will be done on or with the property: A 17,518 sf

Retail Store and associated parking lot will be constructed on a vacant portion of land

6. 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. **Other Information:** In addition to a full size site plan and an 11" x 17" copy, topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by City Staff. Please refer to Sec. 121-31 for further information on Site Plans.

7. **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: _____ Date: _____

Applicant: Jay Moore _____ Date: 8/26/15

Fee Paid: 250.00 Date: 8/26/15 Receipt # 61666

Escrow Paid: 1500.00 Date: 8/26/15 Receipt # 61666

Zoning change applications 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.

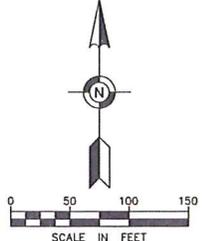
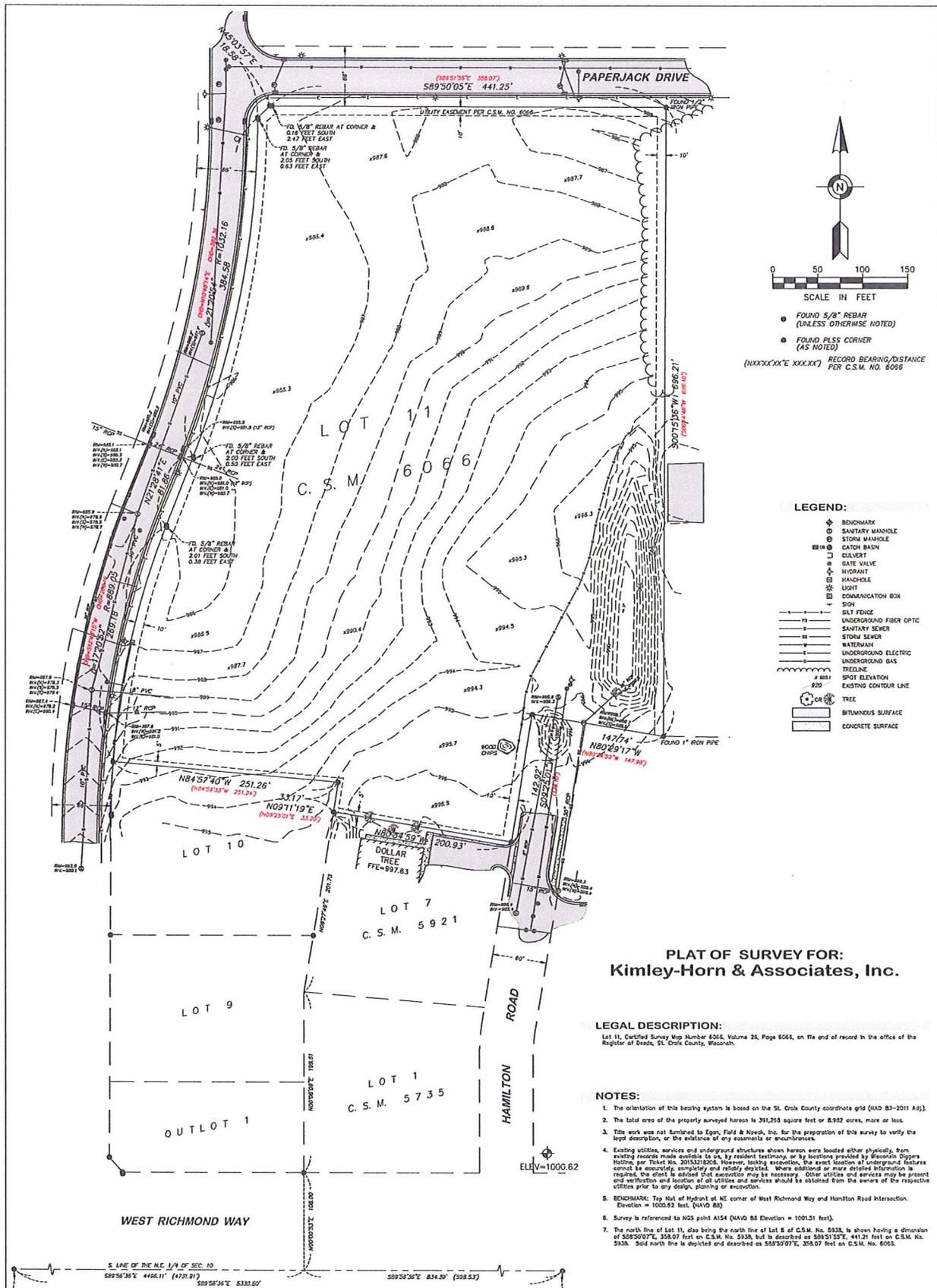


SUBJECT SITE



DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete and conclusions drawn are the responsibility of the user.

EXHIBIT A



● FOUND 5/8" REBAR (UNLESS OTHERWISE NOTED)
 ● FOUND PLS CORNER (AS NOTED)
 (NXXXX'XX"E XXXX.XX') RECORD BEARING/DISTANCE PER C.S.M. NO. 6066

- LEGEND:**
- BENCHMARK
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - CULVERT
 - GATE VALVE
 - INVERT
 - HANDHOLE
 - LIGHT
 - COMMUNICATION BOX
 - SIGN
 - SILT FENCE
 - UNDERGROUND FIBER OPTIC
 - SANITARY SEWER
 - STORM SEWER
 - WATERMAIN
 - UNDERGROUND ELECTRIC
 - UNDERGROUND GAS
 - TIE LINE
 - SPOT ELEVATION
 - EXISTING CONTOUR LINE
 - 200
 - TREE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE

**PLAT OF SURVEY FOR:
 Kimley-Horn & Associates, Inc.**

LEGAL DESCRIPTION:
 Lot 11, Certified Survey Map Number 6066, Volume 23, Page 6066, on file and of record in the office of the Register of Deeds, St. Croix County, Wisconsin.

- NOTES:**
- The orientation of this bearing system is based on the St. Croix County coordinate grid (NAD 83-2011 A15).
 - The total area of the properly surveyed hereon is 391,253 square feet or 8.992 acres, more or less.
 - This work was not limited to Egan, Field & Nowak, Inc. for the preparation of this survey to verify the legal description, or the existence of any easements or encumbrances.
 - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by location provided by Wisconsin Diggers Hotline, per their No. 2015312008. However, existing location, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.
 - BENCHMARK: Top Nut of Hydrant at NE corner of West Richmond Way and Hamilton Road Intersection. Elevation = 1000.82 feet (NAVD 83).
 - Survey is referenced to NGS point A154 (NAVD 83 Elevation = 1001.51 feet).
 - The north line of Lot 11, also being the north line of Lot 8 of C.S.M. No. 5933, is shown having a dimension of 589'50'05"E 441.25' feet on C.S.M. No. 5933, but is described as 589'50'05"E 441.25' feet on C.S.M. No. 5933. Said north line is depicted and described as 589'50'05"E 441.25' feet on C.S.M. No. 6066.

CERTIFICATION:
 I, Eric A. Rosner, Wisconsin Registered Land Surveyor of EGAN, FIELD & NOWAK, certify that I have surveyed the property depicted hereon and that the foregoing is a true and accurate representation thereof to the best of my knowledge and belief. This report is submitted to the Register A-27 of the Wisconsin Administrative Code.



S.W. CORNER OF THE NE 1/4 OF SEC. 10, TWP. 30 N., RGE. 19 W. ST. CROIX COUNTY, WI (FOUND SURVEY MARKER N42)

S.E. CORNER OF THE NE 1/4 OF SEC. 10, TWP. 30 N., RGE. 19 W. ST. CROIX COUNTY, WI (FOUND BRASS DISC IN CHESTED "X")

FIELD BOOK	PAGE	FIELDWORK CHIEF:
2794	44	LS & TC
DRAWING NAME:		DRAWN BY:
38401.dwg		NCP
JOB NO. 38401		CHECKED BY:
FILE NO. 1971		EAR

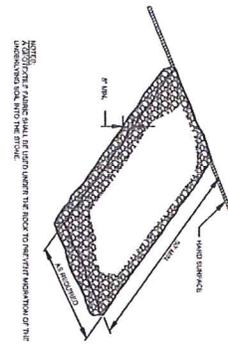
Plat of Survey

SURVEY FOR:
 Kimley-Horn & Associates, Inc.

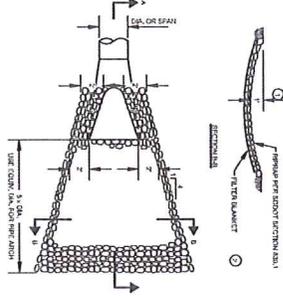
PROPERTY:
 C.S.M. 6066
 Lot 11
 New Richmond, WI

Egan, Field & Nowak, Inc.
 1229 Tyler Street NE, Suite 100
 Minneapolis, Minnesota 55413
 PHONE: (612) 466-3300
 FAX: (612) 466-3383
 WWW.EFNSURVEY.COM
 Copyright © 2015 by Egan, Field & Nowak, Inc.
 Land surveyors since 1872

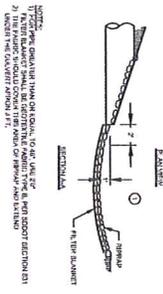
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and/or reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



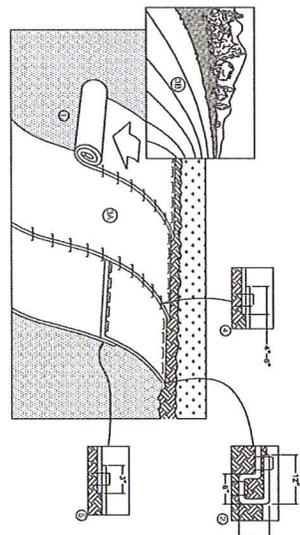
TEMPORARY ROCK CONSTRUCTION RETENTION



RIPRAP AT STORM SEWER OUTLET

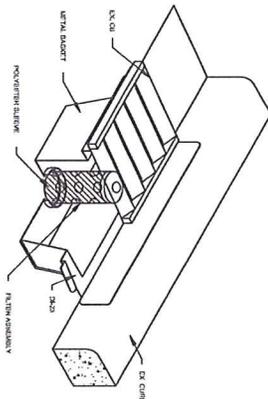


STANDARD MACHINE SILTED SILT FENCE

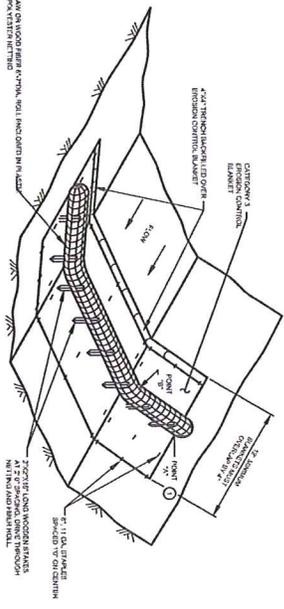


EROSION CONTROL BLANKET (SLOPE INSTALLATION)

1. PREPARE SOIL BEFORE INSTALLING BLANKET, INCLUDING ANY NECESSARY APPLICATION OF LIMIC FERTILIZER, AND SEED.
2. REEL AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEPT X 6" DIA. HOLE AS SHOWN IN DETAIL. 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAPLES APPROXIMATELY 12" APART IN THE BOTTOM OF THE HOLE. PORTION OF BLANKET STAYING OVER SIZE AND COMPLETED SOIL. SECURE BLANKET OVER COMPLETED SOIL WITH A ROW OF STAPLES/STAPLES APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET. UNROLL WITH APPROXIMATE 6" STAPLES/STAPLES SPACING. ALL BLANKET MUST BE SECURELY FASTENED TO SOIL SURFACE BY FABRIC STAPLES/STAPLES.
3. REMOVE THE SOIL SURFACE AS PER THE SLOPE WITH REMOVAL OF "PREPARE" TO EXPOSE PROPER SEED ALIGNMENT.
4. PLACE THE EDGE OF THE EROSION CONTROL BLANKET (BLANKET) OVER INSTALLED ON TOP SOIL WITH THE SEED STITCH.
5. COVER THE EXPOSED SOIL WITH A ROW OF STAPLES/STAPLES APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
6. PLACE STAPLES/STAPLES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SOIL TYPE AND SLOPE.



INLET PROTECTION METAL BASKET TYPE

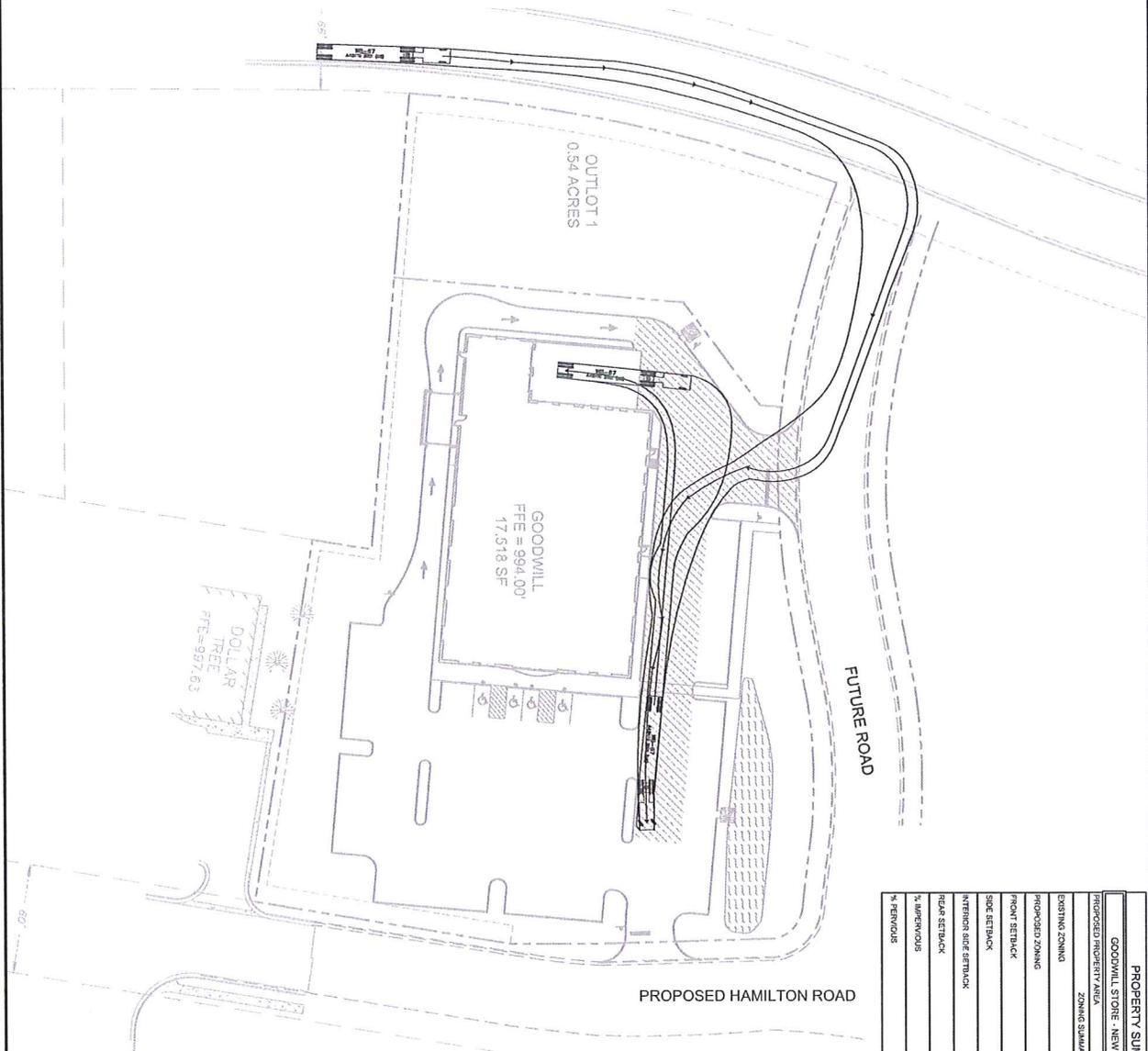


BIOGOL BLANKET SYSTEM

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

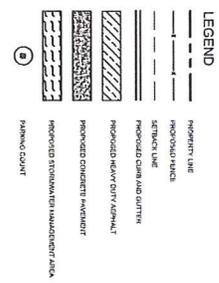
SHEET NUMBER C2.2	 GOODWILL NEW RICHMOND WISCONSIN	EROSION CONTROL DETAILS	KIMLEY-HORN PROJECT 160774014	DATE 8/31/2015	 © 2015 KIMLEY-HORN AND ASSOCIATES, INC. 2550 UNIVERSITY AVENUE WEST, SUITE 207N, ST. PAUL, MN 55114 PHONE 651-445-4197 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY
			SCALE AS SHOWN DESIGNED BY DS/RAP CHECKED BY MCB			

This document, together with the concepts and designs presented herein, is an instrument of service, to be retained solely for the specific purpose and client for which it was prepared. Release of and/or reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

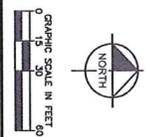


PROPERTY SUMMARY	
PROPOSED PROPERTY AREA	86,239 SF (2.21 AC)
ZONING SUMMARY	21 MULTIFAMILY/COMMERCIAL
EXISTING ZONING	R2D
PROPOSED ZONING	21 MULTIFAMILY/COMMERCIAL
FRONT SETBACK	25 FT
SIDE SETBACK	10 FT
REAR SETBACK	10 FT
MIN. ASPHALT	35 FT
% REMOVIS	60%
	31%

PARKING	
REQUIRED PARKING RATIO	4 STALLS PER 1,000 SF BUILDING AREA
STALLS REQUIRED	719 SPACES
STALLS PROVIDED	42 SPACES
ADA STALLS REQUIRED (PROVIDED)	4 STALLS / 4 STALLS



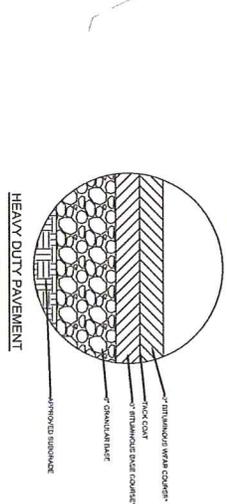
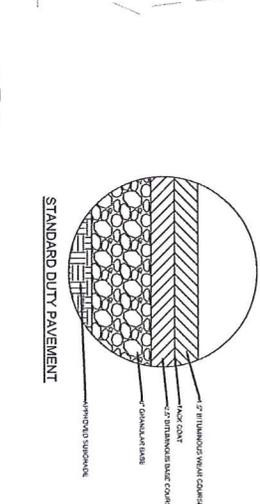
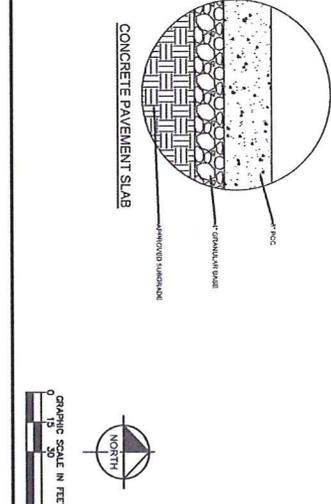
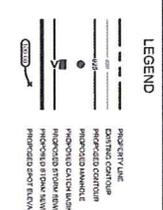
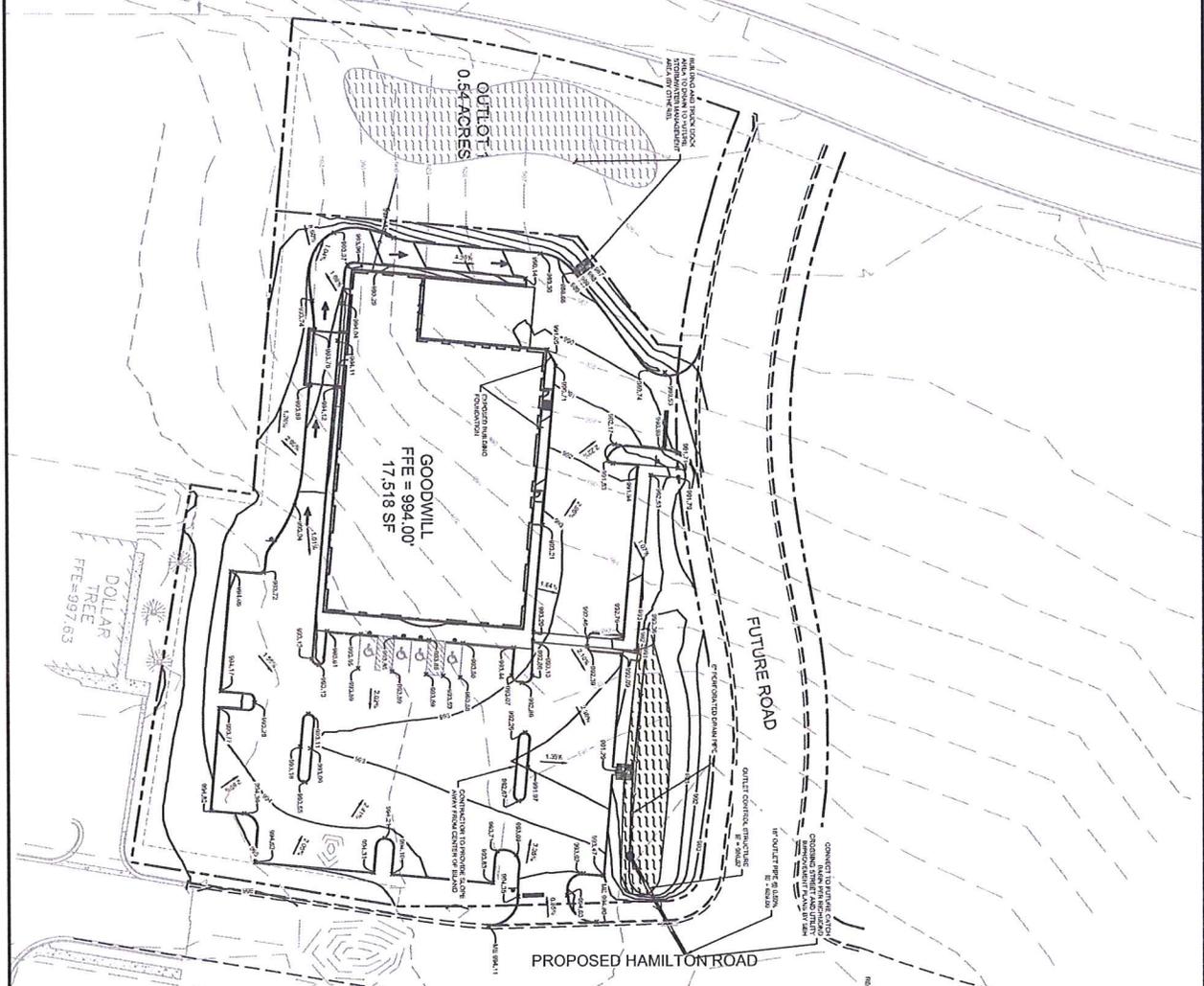
- SITE PLAN NOTES**
1. ALL WORK AND UTILITIES SHALL CONFORM WITH ALL GOODWILL, CITY OF NEW RICHMOND, AND WISCONSIN REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE FINISHES, EXISTING TRUCK DOORS, HINGE COSE BUILDING BEARING WALLS, AND OTHER BUILDING STRUCTURES. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE APPROVED BY SUCH ALL CITY OFFICIALS AS REQUIRED.
 3. ALL DIMENSIONS AND FINISHES SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS AND FINISHES SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS AND FINISHES SHALL BE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE REMOVED, DEMOLISHED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BIDDING.
 7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS. ALL RELOCATIONS SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES AND SHALL BE APPROVED BY SUCH ALL CITY OFFICIALS AS REQUIRED.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS. ALL RELOCATIONS SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES AND SHALL BE APPROVED BY SUCH ALL CITY OFFICIALS AS REQUIRED.
 9. TOTAL LAND AREA IS 2.21 ACRES.
 10. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 11. ALL LINES TO BE APPLIED IN TWO COATS WITH A MINIMUM DRY FILM THICKNESS OF 1/2 MILS. SPRAYED WITH AN EZ LAMER PROSPECTORS 4800 OR EQUIVALENT PAVEMENT PAINT TO BE APPLIED TO ALL DRIVEWAYS.



ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

	GOODWILL NEW RICHMOND WISCONSIN	TRUCK MOVEMENT PLAN	KNA PROJECT 160774014		© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 2520 UNIVERSITY AVENUE WEST, SUITE 250N ST. PAUL, MN 55114 PHONE: 651.445.4147 WWW.KIMLEY-HORN.COM
			DATE 8/31/2015		
SHEET NUMBER C-3.1					No. REVISIONS DATE BY

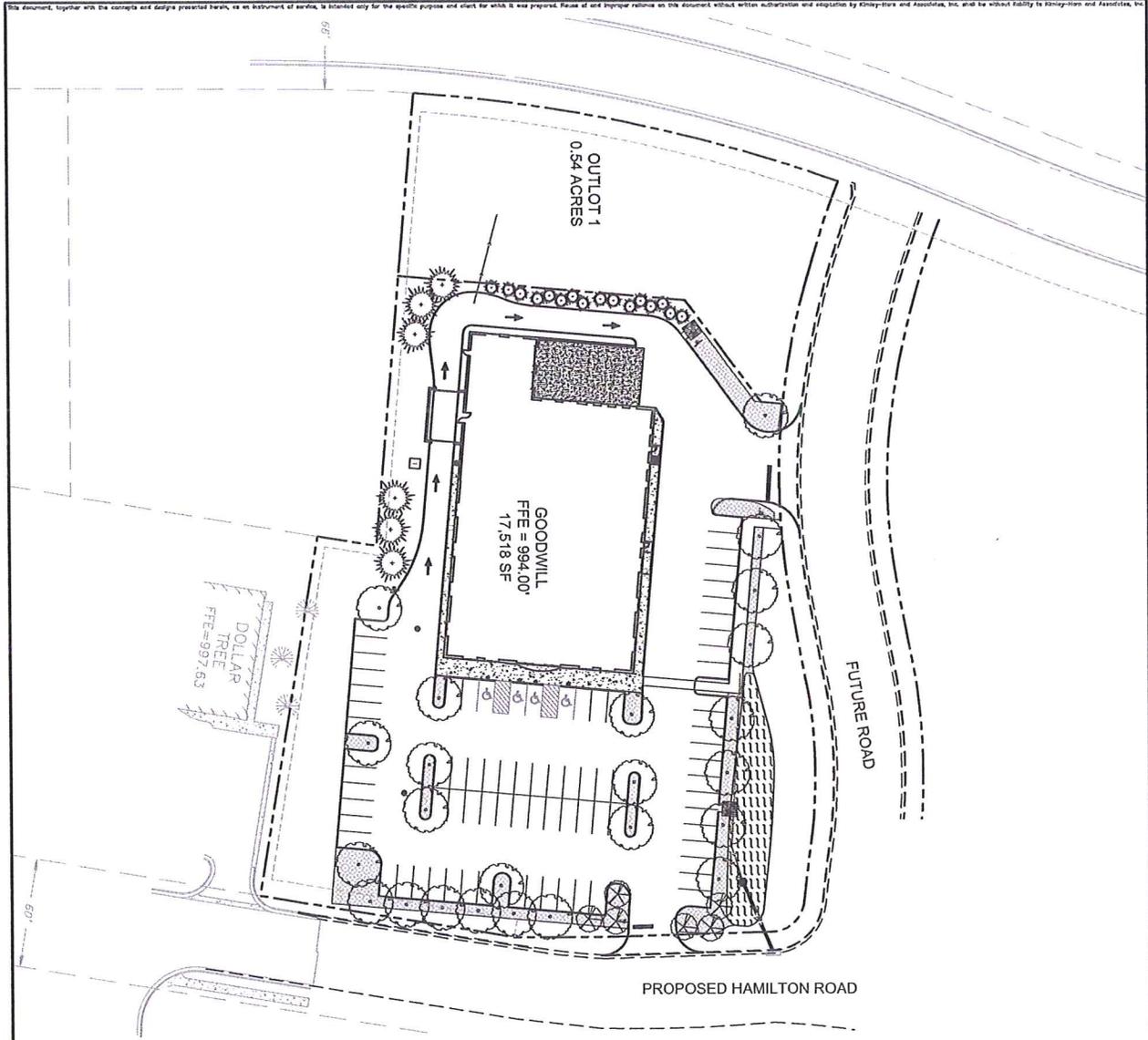
This document, together with the concepts and design presented herein, is an instrument of service, to be retained only for the specific purpose and client for which it was prepared. Reuse of any and all portions of this document without written authorization and recognition by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- GRADING PLAN NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 3. CONSTRUCTION TO INCLUDE THE LOCATION AND ELEVATION OF EXISTING UTILITIES AND STRUCTURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
 4. EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 5. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 6. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 7. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 8. ALL EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 9. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 10. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 11. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 12. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.
 13. ALL SPOT ELEVATIONS/CONTOURS ARE TO PREPARED DRAINAGE SYSTEMS.
 14. CONTRACTOR SHALL VERIFY ALL SPOT ELEVATIONS/CONTOURS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 15. CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WISCONSIN SPECIFICATIONS AND RELATED STATE REQUIREMENTS.

ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

<p>GOODWILL NEW RICHMOND WISCONSIN</p>	<p>GRADING AND DRAINAGE PLAN</p>	<p>KHA PROJECT 160774014</p>	<p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 2650 UNIVERSITY AVENUE WEST, SUITE 202N, ST. PAUL, MN 55114 PHONE: 651-645-4167 WWW.KIMLEY-HORN.COM</p>
		<p>DATE 8/31/2015 DESIGNED BY: JDS/RAP DRAWN BY: JDS/RAP CHECKED BY: MCB</p>	
<p>SHEET NUMBER C-4.0</p>	<p>NO. REVISIONS</p>	<p>DATE</p>	<p>BY</p>

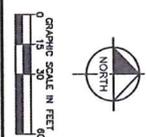


PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SIZE	ROOT
●	24	SWAMP WHITE OAK	3" CAL.	B & B
		COMMON HAWKBERY	3" CAL.	B & B
		SIENNA HONEYLOCUST	3" CAL.	B & B
○	22	SIENNA GLEN MAPLE	3" CAL.	B & B
		ACCOLADE ELM	3" CAL.	B & B
		BOULEVARD LINDEN	3" CAL.	B & B
⊗	6	SPRING SNOW GRABARRNE	2" CAL.	B & B
		JARGONER TREE LILAC	2" CAL.	B & B
		AUTUMN BRILLIANCE SERVICEBERRY	2" CAL.	B & B
☀	22	BLACK HILLS SPRUCE	8" HT.	B & B
		WHITE SPRUCE	8" HT.	B & B
		SUNSHY ARBOVITAE	#20	CONT.
☀	22	TECHNY ARBOVITAE	#5	CONT.
		VIBURNUM	#5	CONT.
		DOGWOOD	#5	CONT.
☀	22	ROSE	#3	CONT.
		SPRUELA	#3	CONT.
		JUNIPER	#2	CONT.
☀	22	BLACK EYED SUSAN	#1	CONT.
		DAVILY	#1	CONT.
		KARL FOERSTER	#1	CONT.
☀	22	CATNIP	#1	CONT.
		NATIVE WET SEED MIX		
■	2,700			
■	500			

LANDSCAPE NOTES

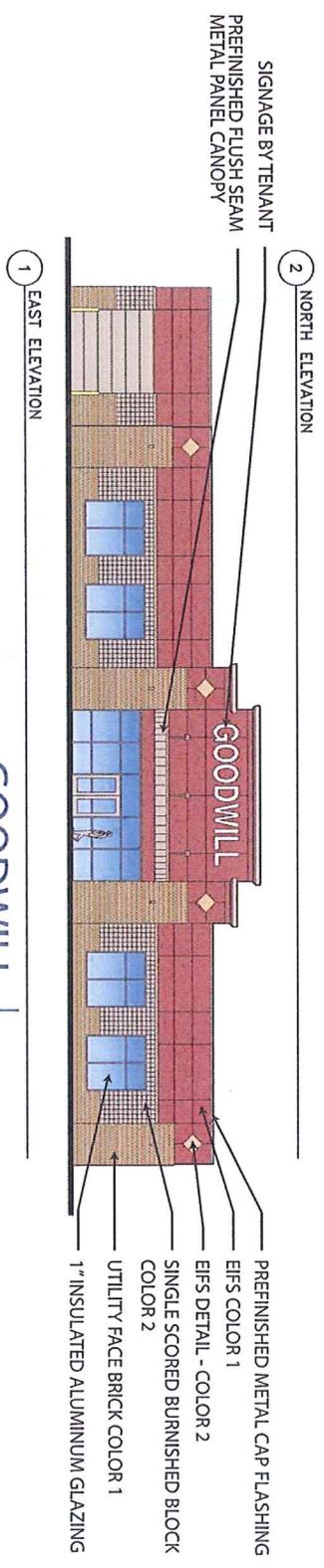
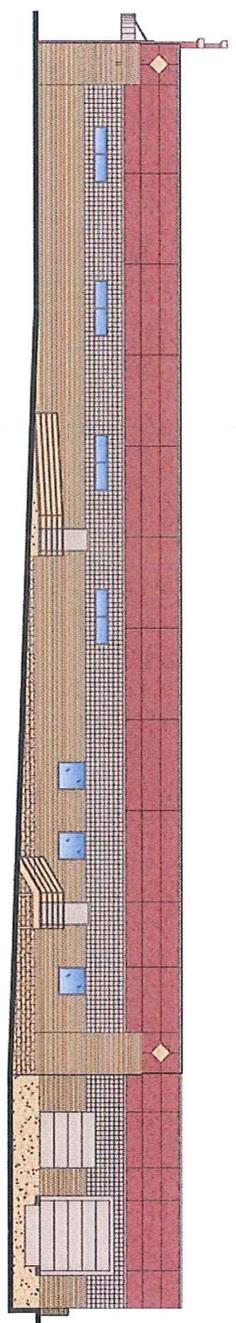
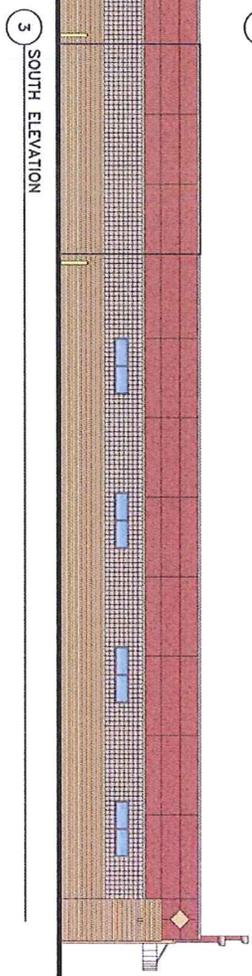
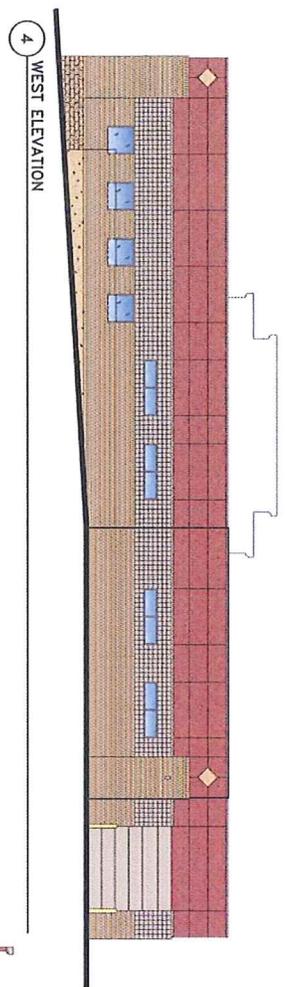
1. ALL LANDSCAPING SHALL BE TO SPECIFICATIONS AVAILABLE FOR 4" OR 6" SPACING.
2. ALL PLANTING SHALL BE CONFORMING TO THE SPECIFICATIONS OF THE NATIONAL ARBORISTS ASSOCIATION (N.A.A.) AND THE NATIONAL LANDSCAPE ARCHITECTS ASSOCIATION (N.L.A.A.).
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF WISCONSIN AND THE COUNTY OF WISCONSIN.



ISSUED FOR REVIEW - NOT FOR CONSTRUCTION

<p>GOODWILL NEW RICHMOND WISCONSIN</p>	<p>LANDSCAPE PLAN</p>	<p>NSR PROJECT 16077454</p>	<p>© 2015 KIMLEY-HORN AND ASSOCIATES, INC. 2650 UNIVERSITY AVENUE WEST, SUITE 200N, ST. PAUL, MN 55114 PHONE 651-645-4187 WWW.KIMLEY-HORN.COM</p>	<p>No.</p>	<p>REV/SOBS</p>	<p>DATE</p>	<p>BY</p>
		<p>SCALE: AS SHOWN</p> <p>DESIGNED BY: DS/RAF</p> <p>DRAWN BY: DS/RAF</p> <p>CHECKED BY: MCB</p>		<p>DATE: 8/31/2015</p>	<p>No.</p>	<p>REV/SOBS</p>	<p>DATE</p>

Exhibit C



GOODWILL

New Richmond, Wisconsin

8-31-2015

Exterior Elevations

15-063