



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

156 East First Street
New Richmond, Wisconsin 54017
ph 715.246.4268 fx 715.246.7129
www.newrichmondwi.gov

March 31, 2015

TO ALL PLAN COMMISSION MEMBERS:

Jane Hansen	Ron Volkert
Mike Darrow	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 Thursday, April 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, January 6, 2015
4. Public Hearing to consider the following:
 - a. A request from Bass Lake Inc to amend Lot 25 of James Place Planned Unit Development. Property is located on the corner of Leila Lane and Brigetta Drive.
5. Action on Public Hearing Agenda
6. Site Plan and Storm Water Review from Wendell Knutson
7. Certified Survey Map from Karl Skoglund & Dan Baillargeon
8. Communications and Miscellaneous
9. Adjournment

**Fred Horne,
Mayor**

cc:

The News	Northwest Cable	City Website
Ron Siler	Mike Demulling	Bob Meyer
Tom Rickard	Dan Licht	Jim VanderWyst
Mark Samelstad	Beth Thompson	Dennis Holtz
Nancy Petersen	Wendell Knutson	Steve Hirsch
Karl Skoglund	Dan Baillargeon	John Troll Jr
Sheldon Johnson	Charles Munson	Milford Simonds
Donald Bried	Kristeen Thomas	Janice Thomas

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.

Come Grow With Us!



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 March 2015

RE: New Richmond - Bass Lake Twin Homes; PUD Amendment

TPC FILE: 164.02

BACKGROUND

Mr. Steven Hirsch of Bass Lake, Inc. has submitted plans to amend a PUD, Planned Unit Development District for construction of two twin home buildings located at Brigetta Drive and Leila Lane, north of STH 64 and east of County Road K. The subject site was approved in October 2004 for development of a four-unit building under a Planned Unit Development District for James Place. As a PUD established prior to the update of the Zoning Ordinance effective on 1 January 2015, amendments to the approved development plan are processed in accordance with Section 121-29 of the Zoning Ordinance the same as a zoning amendment together with a Certified Survey Map (CSM).

Exhibit:

- A. Site Location
- B. Approved Site Plan
- C. Proposed Site Plan
- D. Certified Survey Map (CSM)

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for residential uses. The Housing Element of the Comprehensive Plan includes a goal to encourage residential development that establishes a variety of lot sizes, dwelling types, densities and price points. The change from a four-unit building to two twin home buildings is

more attractive to current market demands while maintaining consistency with the goal to provide alternatives to single family housing within the community.

Zoning. The subject site is zoned PUD, Planned Unit Development District with underlying designation of Z3, Multi-Use and Corridor District. Consideration of the proposed development must take into consideration the standards under which the PUD District was originally established, as well as consistency with the intent of the current Zoning Ordinance. Two family dwellings are a permitted use under the PUD District and Z3 District.

Surrounding Uses. The subject site is surrounded by the following existing and planned land uses shown in the table below. The proposed twin home buildings will be consistent with the character of the homes within the neighborhood constructed and the buildout of the subdivision.

Direction	Land Use Plan	Zoning Map	Existing Use
North	Residential	PUD/Z3	Twin homes
East	Residential	PUD/Z3	Twin homes
South	--	--	STH 64
West	Residential	PUD/Z3	Twin homes

Lot Requirements. The PUD establishes a development plan for the proposed site based on the location of planned buildings. In evaluating the proposed site plan, the Plan Commission must consider the approved development plan and the intent of the underlying Z3 District lot requirements:

	Min. Lot Width	Setbacks			
		Leila Ln.	Brigetta Dr.	Michael Ln.	West
PUD	105ft.	26ft.	14ft.	40ft.	30ft.
Z3	40ft.	25ft.	20ft.	35ft.	10ft.
Proposed	32ft.	10ft.	14ft.	36ft.	37ft.

The primary deviation from the approved PUD site plan is that the north twin home building will be located 16 feet closer to Leila Lane than the planned four-unit building. This location will also be 16 feet closer to the street than the fronts of the twin home buildings to the west that face Leila Lane. However, the proposed building location does not encroach into the traffic visibility triangle at the corner of Leila Lane and Brigette Drive required by Section 121-35 of the Zoning Ordinance. The effect of the arrangement of the buildings on the streetscape can be minimized by planting trees in the northwest corner of the subject site to screen the view of the rear of the proposed twin home building being closer to Leila Lane than those buildings to the west.

Building Plans. The developer has not submitted detailed plans for the proposed twin home buildings. In accordance with the PUD, the exterior design of the twin home buildings will need to be consistent with that of the other buildings within the

development. The Building Inspector will review the building plans at the time a building permit is applied for.

Landscaping. The developer has not submitted detailed plans for the subject site. Table 15 of the Zoning Ordinance requires a minimum of four trees and eight shrubs in the front yard and four trees in the rear yard. Landscaping will need to be installed in compliance with Section 121-55 of the Zoning Ordinance, subject to review and approval of the Building Inspector.

Streets. Streets accessing the subject site were constructed with the first phase of the development. However, Brigetta Drive and Leila Lane each terminate in a dead end. There is a gravel turnaround at the end of Leila Lane that has settled below the edge of the asphalt such that the City cannot plow the temporary cul-de-sac. Brigetta Drive does not have a turnaround at its terminus as required by Section 117-28 of the Subdivision Ordinance, which would have been in place at the time the development was originally approved. As a condition of approval of the current application, the developer will be required to add Class-5 material to the existing turnaround on Leila Lane and construct a temporary gravel turnaround at the terminus of Brigetta Drive. The turnarounds are to be subject to review and approval of the Public Works Director.

Sidewalks. No sidewalks are proposed as part of the development of the subject site and should not be required as the James Place subdivision does not include sidewalks.

Utility Plans. The proposed twin home buildings will connect to existing services in Leila Lane. The developer will be required to provide a manhole or clean out with individual services extended to each of the units. The CSM will need to be revised to include drainage and utility easements overlying the utility lines within the individual unit lots for the twin homes. A utility plan is to be submitted for the required connections and all utility issues are subject to review and approval of the Public Works Director.

Grading Plan. Except for construction of the temporary cul-de-sac at the terminus of Brigetta Drive, the proposed development will not affect the grading of the existing pad ready site. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.

Park Dedication. The Comprehensive Plan does not identify acquisition of land for public parks in the area of the subject site. The proposed change from a building with four dwelling units to two twin home buildings will not affect park dedication requirements. The developer will pay a cash fee in lieu of land dedication at the time a building permit is issued.

CONCLUSION

The proposed development plan for James Place to construct two twin home buildings in place of an approved four-unit building is consistent with the initial PUD District, intent of the Z3 District and policies of the Comprehensive Plan. Our office recommends approval of the application as outlined below.

POSSIBLE ACTIONS

- A. Motion to **approve** an amendment of the James Place PUD for Bass Lake, Inc., subject to the following conditions:
 - 1. The exterior design of the twin home buildings shall be consistent with that of the other buildings within the development, subject to review and approval of the Building Inspector.
 - 2. Landscaping shall be installed in compliance with Section 121-55 of the Zoning Ordinance, including planting evergreen tree(s) at the northwest corner of the subject site, subject to review and approval of the Building Inspector.
 - 3. The developer shall add Class-5 material to the existing turnaround on Leila Lane and construct a temporary gravel turnaround at the terminus of Brigetta Drive, subject to review and approval of the Public Works Director.
 - 4. The developer shall submit a utility plan for connection to sanitary sewer, water and electric services to be overlaid by drainage and utility easement, subject to review and approval of the Public Works Director.
 - 5. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.

- B. Motion to **deny** the application based on a finding that the request is inconsistent with the Comprehensive Plan and does not comply with the Zoning Ordinance, Subdivision Ordinance or PUD for James Place.

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

- c. Mike Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director



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

APPLICATION TO REZONE

City Ordinance Section 121-80
www.newrichmondwi.gov

APPLICATION FEE: \$250

Application fee should be made payable to City of New Richmond upon submittal of completed application.

Please complete the application by typing or printing in ink. Use additional paper if necessary.

1. Property Owner Information:

Company name: Bass Lake, Inc.
Last name: Hirsch First name: Steven
Address: 1195 Vail Way N. City/State/Zip: Hudson, WI 54016
Phone number: 715-441-0110 Email address: basslakeinc@gmail.com

2. Applicant Information: (if different from above)

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

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

4. Zoning Change Requested: Complete item 5a and/or 5b as appropriate for your application.

a. Zoning Map Change:

Existing Designation(s): _____
Proposed Designation(s): _____

5. Reason for Zoning Change: In approving a request for rezoning a property or amending the zoning text, one or both of the following circumstances must be evident; indicate which of the following best characterizes the reason that the intended use is not allowed by the existing zoning designation.

- A mistake was made when the existing zoning text or map was approved.
 Circumstances have changed since the original zoning that now justifies a change.

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. Written Narrative:** The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change.
- c. 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.
- d. Other Information:** In addition to the written narrative, a full size site plan, 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.

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: G. J. Hiroch, Pres.

Date: 3-18-15

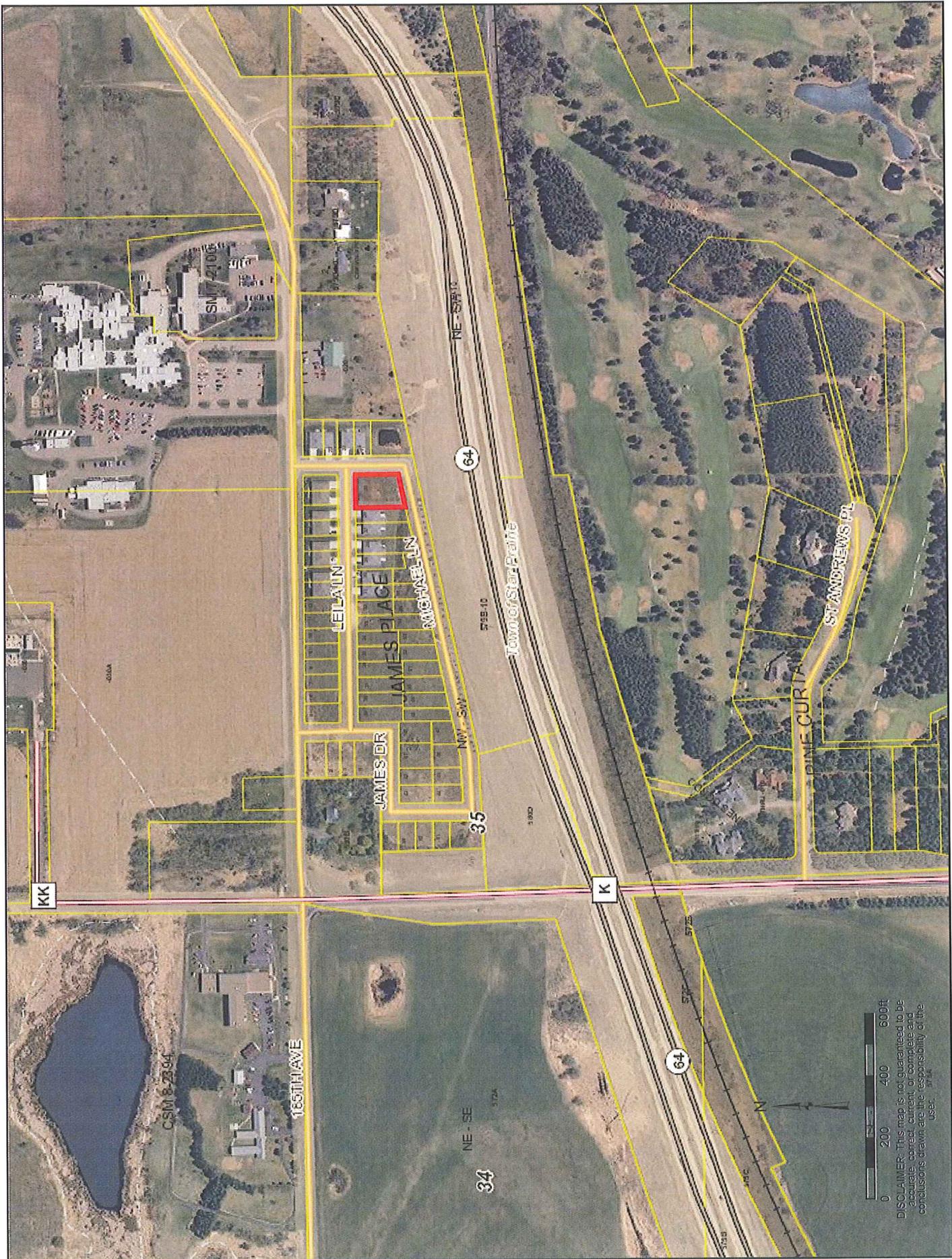
Applicant: _____

Date: _____

Fee Paid: \$250 Date: 3/19/15 Receipt # 60780

Submit

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.



KK

K

CSM 8-23-94

185TH AVE

34

35

64

64

LELA LN

JAMES PLACE

MICHAEL LN

JAMES DR

Town of Star Prairie

PRIME CURTAIN

ST ANDREWS PL

NE - SW 10

SW - 10

1800

NE - SE 37A

57A

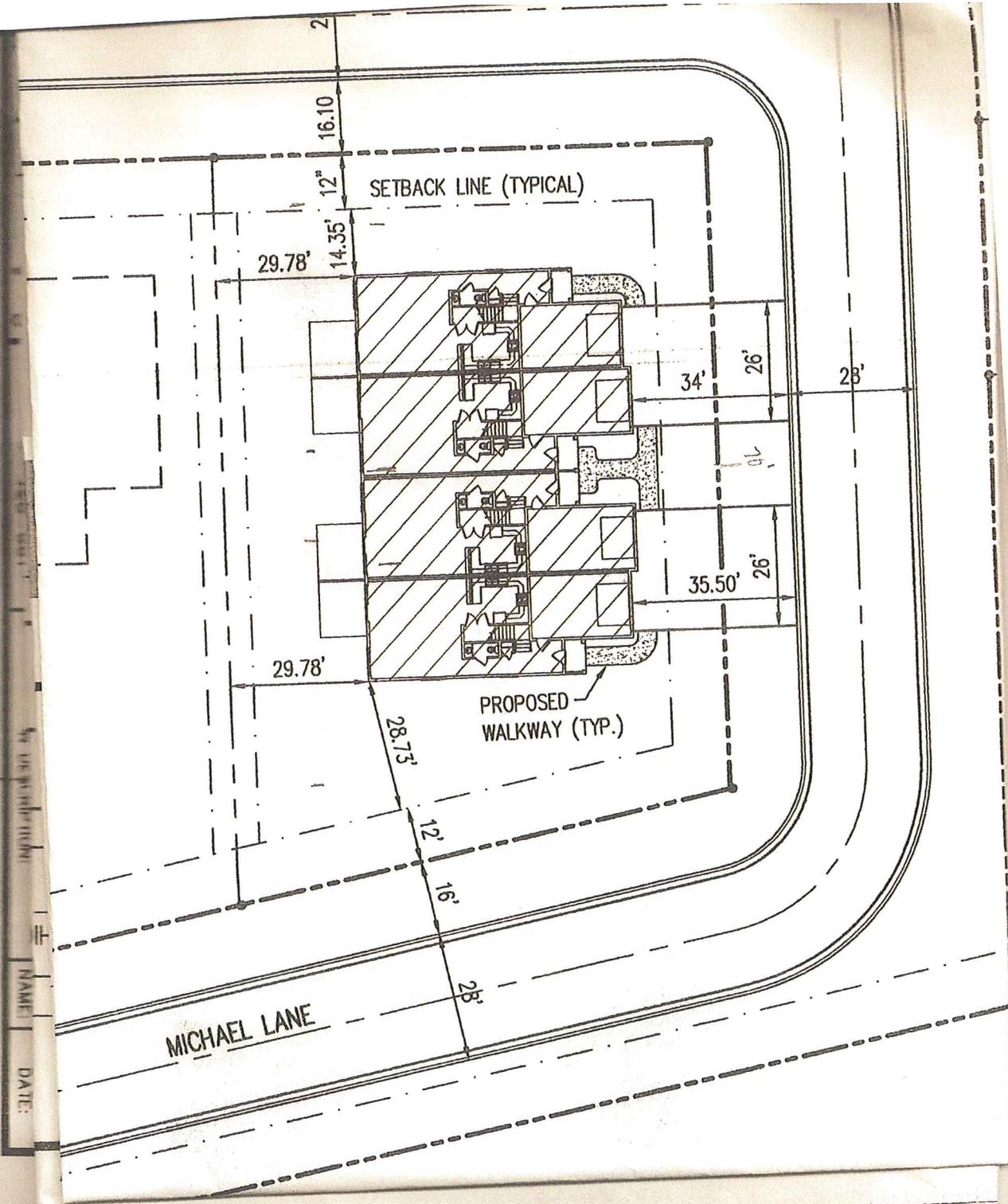
57B

57C

N



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

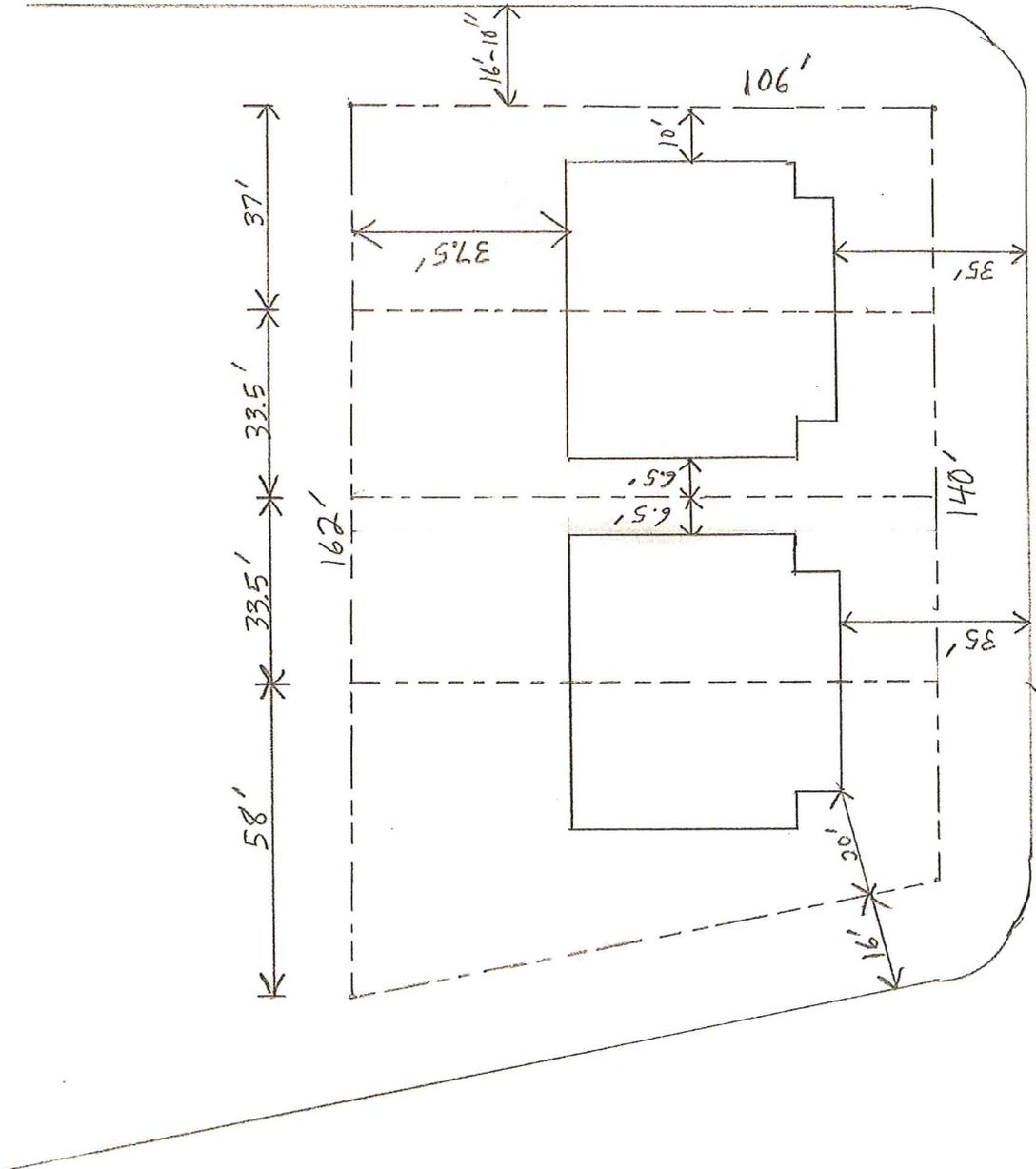


NAME: _____
DATE: _____

MICHAEL LANE

SETBACK LINE (TYPICAL)

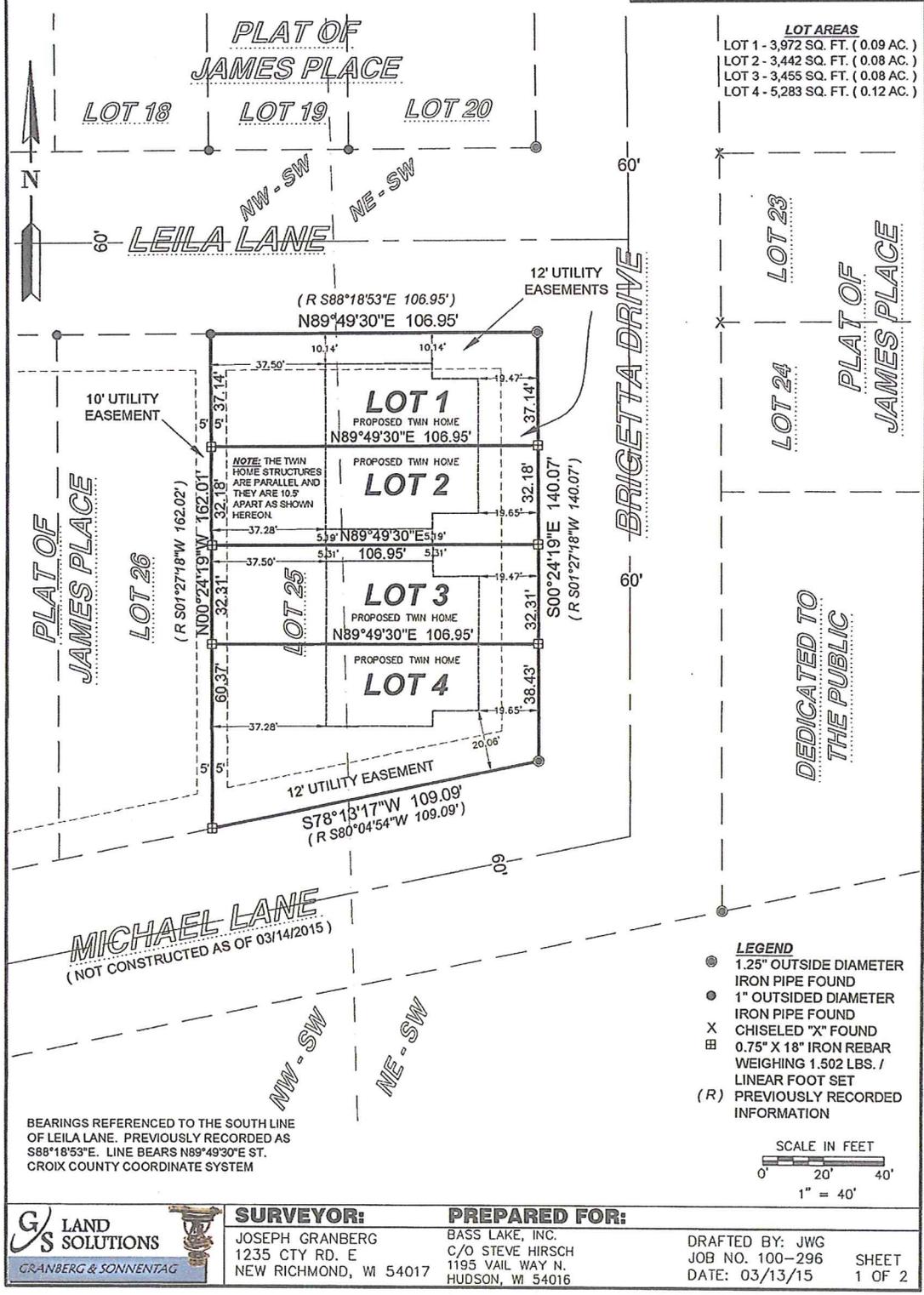
PROPOSED WALKWAY (TYP.)



Brigetta

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE SW1/4 AND THE NE 1/4 OF THE SW1/4 OF SECTION 35, T31N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING LOT 25 OF THE PLAT OF JAMES PLACE, DOCUMENT NUMBER 790219 OF THE ST. CROIX COUNTY REGISTER OF DEEDS.



GS LAND SOLUTIONS
GRANBERG & SONNENTAG

SURVEYOR:
JOSEPH GRANBERG
1235 CTY RD. E
NEW RICHMOND, WI 54017

PREPARED FOR:
BASS LAKE, INC.
C/O STEVE HIRSCH
1195 VAIL WAY N.
HUDSON, WI 54016

DRAFTED BY: JWG
JOB NO. 100-296
DATE: 03/13/15

SHEET
1 OF 2



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: 26 March 2015

RE: New Richmond – Wendell Knutson; Storage Building Expansion

TPC FILE: 164.01

BACKGROUND

Mr. Wendell Knutson has submitted site and building plans for construction of a 4,800 square foot self-storage building on the property located at 128 West North Shore Drive. The subject site is currently developed with four other self-storage buildings under a conditional use permit allowing multiple principal buildings, approved on 8 April 2004. A building permit for the most recent building was issued on 2 December 2011. The application is subject to site plan review and issuance of a storm water permit under Section 121-31 of the Zoning Ordinance subject to review by the Development Review Committee and final action by the Plan Commission.

Exhibits:

- A. Site Location
- B. Site Plan

ANALYSIS

Comprehensive Plan. The subject site is included within the STH 64/65 Corridors and Thoroughfares Plan and guided for industrial uses by the Comprehensive Plan, reflecting existing land uses. The addition of an additional mini-storage building to the site is consistent with the STH 64/65 Plan and Comprehensive Plan.

Zoning. The subject site is zoned Z3, Multi-Use Corridor District. Mini-storage facilities are allowed as a permitted use subject to site plan review. A conditional use

permit was approved on 8 April 2004 allowing multiple principal buildings upon the subject site.

Surrounding Uses. The subject site is surrounded by the following existing and planned land uses shown in the table below. The addition of a self-storage building to the subject site is consistent with the character of the property and surrounding properties and does not present any compatibility issues.

Direction	Land Use Plan	Zoning Map	Existing Use
North		Z3 District	Express oil change TH 64
East	Industrial	Z3 District	Restaurant (out of Business) Warehouse
South	Industrial	Z7 District	Undeveloped Power Substation
West	Industrial	Z3 District	Undeveloped

Lot Requirements. The table below identifies the lot requirements and setbacks applicable to the proposed building. The lot complies with the lot requirements and the building complies with the setbacks to the east and south at the perimeter of the lot. The proposed building is also set back 30 feet from the existing mini-storage buildings to the north and west allowing adequate circulation space between the structures.

	Min. Lot Area	Min. Lot Width	Max. Lot Cover	Setbacks			
				West North Shore Dr.	East	West	South
Required	None	80ft.	30.0%	25ft.	10ft.	10ft.	35ft.
Proposed	0.81ac.	127ft.	29.6%	NA	30ft	NA	60ft.

Building Design. The developer has not provided plans for the construction of the proposed mini-storage building. The proposed building will be consistent with the use of materials and colors for the other mini-storage buildings constructed on the site.

Off-Street Parking. The subject site is accessed from West North Shore Drive via a single driveway. There are no designated off-street parking stalls with vehicles typically parked along-side individual storage units for loading purposes; and Table 14 of the Zoning Ordinance does not specify a minimum number of parking stalls to be provided for mini-storage uses. Drive aisles are 30 feet wide between buildings to provide sufficient space for circulation even with vehicles parked on both sides. The pavement is to be setback five feet from the east property line and 20 feet from the south property line.

Section 121-346(4) of the Zoning Ordinance in effect at the time of the initial CUP approval in 2004 and at the time of application for the current building requires that "all off-street parking areas shall be surfaced with a dustless all-weather material capable of carrying a total wheel load of 4,000 pounds," which is typically blacktop material. The majority of

the existing drive aisles are paved with an asphalt surface except around the most recently constructed building at the northeast corner of the subject site. The record for the 2004 CUP allowing the initial development of the subject site with multiple principal buildings makes plain that all drive aisles were to be paved in accordance with the requirements of the Zoning Ordinance. The developer is required to provide asphalt pavement for the drive aisles to be constructed around the proposed building as well as the existing building where it was not installed as required for previously constructed buildings.

The developer may seek a variance from the requirement of blacktopping on his property. A variance application would be handled under Section 121-33 of the Zoning Ordinance by the Board of Appeals. Mr. Knutson would need to articulate that the City's zoning decision related to blacktopping "would cause undue hardship or create conditions causing greater harmful effects than the initial condition." Such a hardship would serve as "an unusual or extreme decrease in the adaptability of the property to the uses permitted by the zoning district." The conditions upon which a variance is based must be unique to the property, must not be based exclusively on a desire to increase the value of the property, must not be detrimental to the public welfare, and must not undermine the general and specific purposes of the City's Zoning Ordinance. City staff does not recommend approval of a variance in this situation.

Signs. Plans for any signs to be installed upon the property may be submitted in an application for a sign permit prior to installation on the subject site and must comply with the requirements of Table 11 of the Zoning Ordinance.

Exterior Lighting. Any lighting to be added to the subject site must comply with the requirements of Section 121-51 of the Zoning Ordinance, subject to review and approval by the Building Inspector.

Grading Plan. The developer has submitted a grading plan and storm water plan for the subject site including the proposed building addition. All grading, drainage and erosion control issues are subject to review and approval of the Public Works Director.

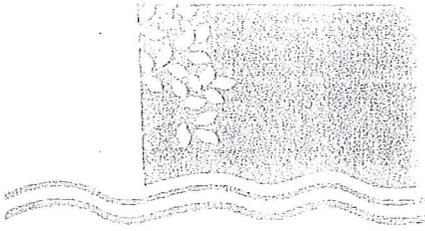
Utility Plan. No utility modifications are anticipated. All sanitary sewer, water and electric utility issues are subject to review by City staff and approval of the Public Works Director.

RECOMMENDATION

City staff and our office recommend approval of the site plan review and issuance of a storm water permit for an additional mini-storage building, subject to the conditions outlined below.

POSSIBLE ACTIONS

- A. Motion to **approve** a site plan and storm water permit for construction of a mini-storage building at 128 W. North Shore Drive subject to the following conditions:
1. All drive aisles shall be paved in accordance with the requirements of the Zoning Ordinance and 2004 CUP approval, subject to approval of City staff.
 2. All signs shall comply with Table 11 of the Zoning Ordinance.
 3. All exterior lighting shall comply with Section 121-51 of the Zoning Ordinance subject to review and approval of the Building Inspector.
 4. All grading, drainage and utility issues are subject to review and approval of the Public Works Director.
 5. All utility issues are subject to review by City staff and approval of the Public Works Director.
- B. Motion to **deny** the application based on a finding that the request is inconsistent with the Comprehensive Plan and Zoning Ordinance.
- C. Motion to **table** for further discussion.



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
www.newrichmondwi.gov

<input checked="" type="checkbox"/> SITE PLAN/STORM WATER REVIEW FEE:	\$250.00	ESCROW: \$500.00
<input type="checkbox"/> CONCEPT PLAN FEE:	\$150.00	ESCROW: \$500.00
<input type="checkbox"/> CERTIFIED SURVEY MAP FEE:	\$200.00	ESCROW: \$500.00
<input type="checkbox"/> AMENDED CERTIFIED SURVEY FEE:	\$200.00	ESCROW: \$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: AK STORAGE

Last name: KNUTSON First name: LUENDELL

Address: 1440 FALCON PLACE City/State/Zip: NEW RICHMOND, WI

Phone number: 715-529-6605 Email address: _____

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

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

108 W. NORTH STAR DR.

4. Zoning Designation: COMMERCIAL

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

ERECT 40'X120' STORAGE BUILDING

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.

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: Wendell Krutson

Date: 11-4-14

Applicant: Wendell Krutson

Date: 11-4-14

Fee Paid: 750.00

Date: 11/6/14

Receipt # 60315

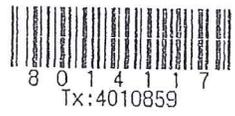
Submit

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.

C/N Richmond
15521

Lot 1 261-1208-90-031

Retired
261-1208-90-030



Lot 2 261-1208-90-032

CERTIFIED SURVEY MAP

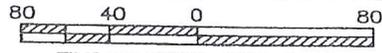
A SUBDIVISION OF LOT 6, CERTIFIED SURVEY MAP RECORDED IN VOL. 22, PG. 5433, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, SECTION 36, TOWNSHIP 31 NO., RANGE 18 W., CITY OF NEW RICHMOND, ST. CROIX COUNTY, WI.

928014
BETH PABST
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
12/03/2010 12:47 PM
EXEMPT #:
REC FEE: 30.00
COPY FEE: 3.00
PAGES: 2

LEGEND

- FOUND U.S. PUBLIC LAND CORNER OF RECORD. SEE THE RECORD SHEET ON FILE IN THE CO. SURVEYOR'S OFFICE
- SET 3/4 IN. DIA. BY 1.5 FT. LONG IRON ROD. 1.6 LBS./L.F.
- FOUND 1 1/8 IN. DIA. IRON PIPE
- FOUND 1 1/4 IN. DIA. IRON PIPE
- FOUND 1 5/8 IN. DIA. IRON PIPE
- FOUND 15/16 IN. DIA. IRON PIPE
- FOUND SURVEY MARK NAIL
- REC. AS RECORDED AS

SCALE 1 INCH = 80 FEET



FILE:KNUTSON_CSM_9_10

THE NORTHWEST CORNER SEC. 36, T. 31 N., R. 18 W. N 89°23'24" W 3021.35' THE NORTHEAST CORNER SECTION 36, T. 31 N., R. 18 W. N 89°23'24" W 2262.33'

WEST NORTH SHORE DRIVE

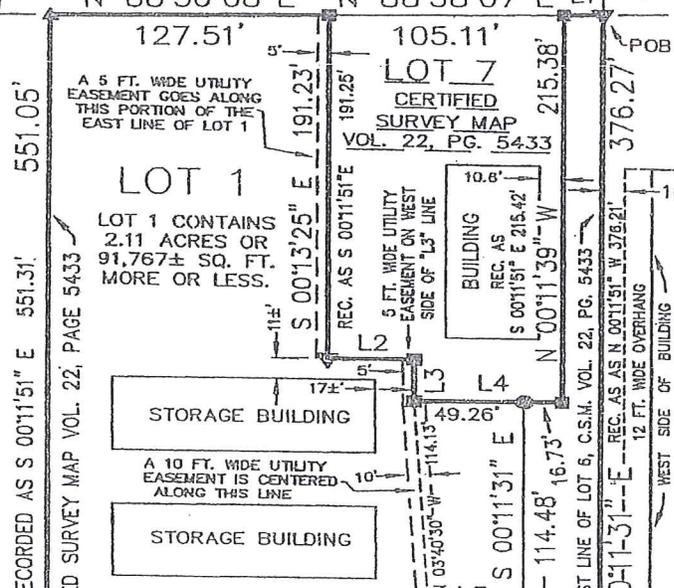
REC. AS S 88°37'57"W 127.83' REC. AS S 88°37'57"W 105.02'

N 88°36'08"E N 88°38'07"E L1

LINE DATA (FOR LINES LABELED L1 - L5)

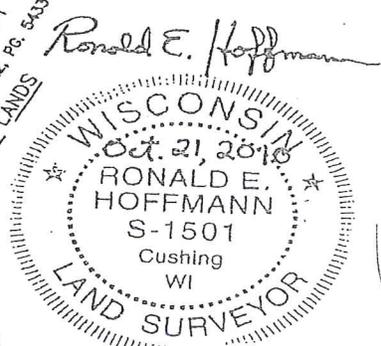
LINE	BEARING	DISTANCE	RECORDED AS
L1	N 88°44'21" E	18.13'	S 88°37'57" W 18.15'
L2	N 89°22'54" E	39.00'	N 89°16'11" E 39.00'
L3	S 00°12'53" E	22.91'	N 00°11'51" W 23.00'
L4	N 89°16'08" E	65.99'	N 89°16'11" E 66.00'
L5	S 89°56'24" W	42.32'	

LOT 5
CERTIFIED SURVEY MAP VOL. 16, PAGE 4432
RECORDED AS S 00°11'51" E 551.31'



THE BEARINGS ARE REFERENCED TO THE NORTH LINE OF SECTION 36, T. 31 N., R. 18 W. ASSUMED AS N. 89°23'24" W.

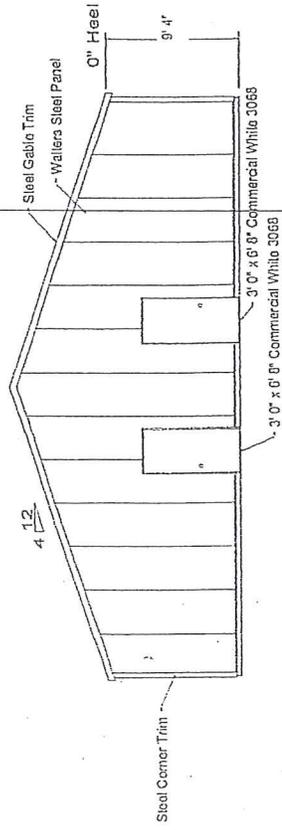
LOT 2
CERTIFIED SURVEY MAP VOL. 13, PG. 3691



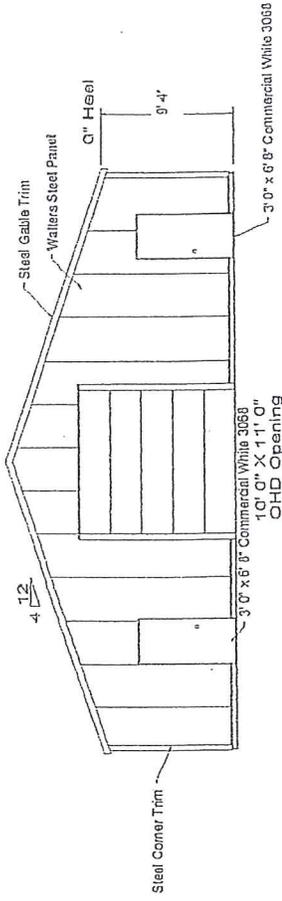
UNPLATTED LANDS REC. AS N 89°41'29" E 262.45'

UNPLATTED LANDS

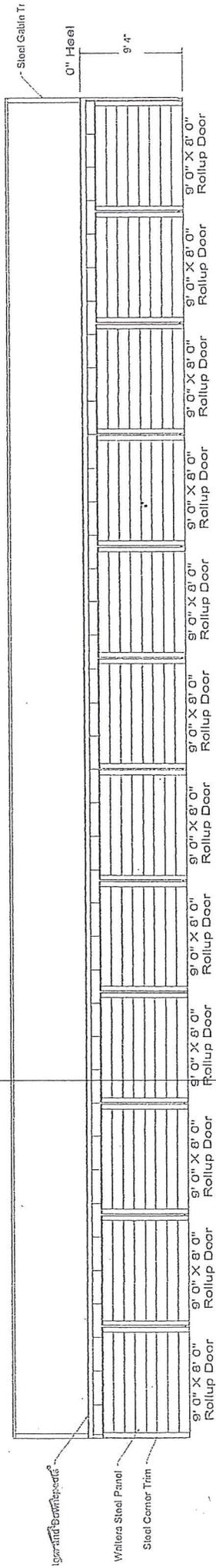
PREPARED FOR WENDELL K. KNUTSON BY RONALD HOFFMANN, R.L.S., HOFFMANN AND ASSOCIATES LAND SURVEYORS, LLC, 2226 235TH. AVE., CUSHING, WI. 54006 TEL. 715-648-5513



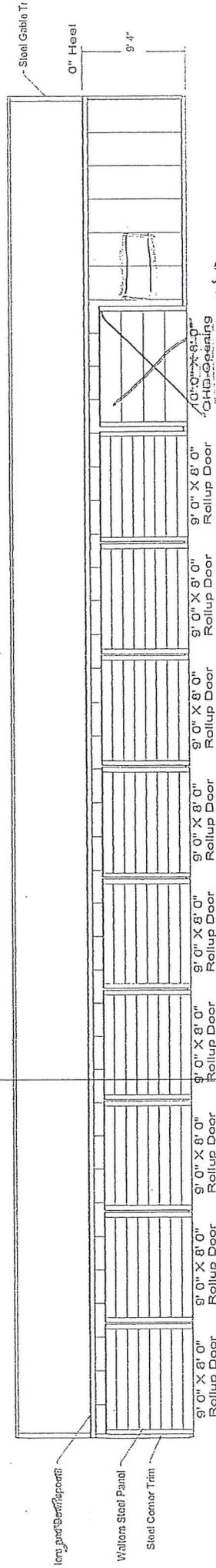
RIGHT ELEVATION



LEFT ELEVATION



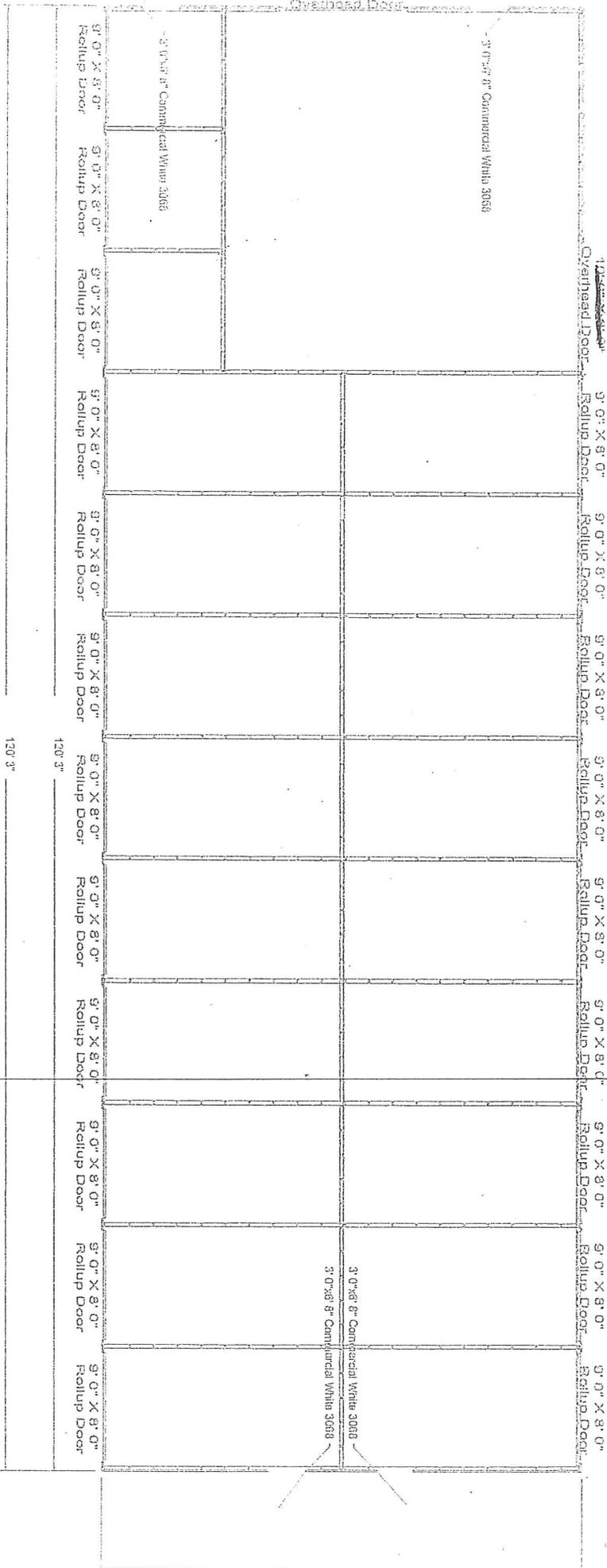
FRONT ELEVATION



BACK ELEVATION

ADD
4' WINDOW

10' 0" X 11' 0"
Overhead Door



FLOOR PLAN

120' 3"

120' 3"



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: 26 March 2015

RE: New Richmond – Skoglund/Baillargeon CSM

TPC FILE: 164.02

BACKGROUND

Mr. Karl Skoglund and Mr. Daniel Baillargeon have completed a Certified Survey Map (CSM) for property located at the northwest quadrant of North Knowles Avenue (STH 65) and West North Shore Drive. However, the CSM was not properly recorded with St. Croix County although property records and tax statements exist for the two lots. The original parent parcel had been divided into two lots. The south lot has been developed and the north lot is vacant. So as to have the property boundaries clearly defined and consistent with the established ownership, the property owners have submitted application for CSM approval.

Exhibits:

- A. Site Location
- B. CSM

ANALYSIS

Comprehensive Plan. The subject site is guided by the Comprehensive Plan for commercial uses based on proximity, access and visibility to STH 64 and STH 65. The original parcel was to be divided and the south lot has been developed with a real estate office consistent with the Comprehensive Plan. The north lot to be formally established by the approval of the CSM is vacant and provides opportunity for new commercial development consistent with the Comprehensive Plan.

Zoning. The subject site is zoned Z3, Multi Use/Corridor District based on the land uses guided by the Comprehensive Plan. Development of the north lot will require additional review at the time site application is made. The level of review by the DRC, Plan Commission and/or City Council will depend on the specific land use proposed.

Lot Requirements. The Zoning Ordinance requires lots within the Z3 District to provide a minimum width of 80 feet. The original parcel was 382 feet in width measured at Hatfield Court. The south lot is now 165 feet wide and the north lot is 217 feet wide, both comply with the requirements of the Z3 District.

Easements. Section 117-41 of the Subdivision Ordinance requires dedication of easements for drainage and utility purposes. The submitted CSM must indicate dedication of drainage and utility easements 12 feet wide or overlaying interior side lot lines six feet on each side. All easements are subject to review and approval of the Public Works Director.

Utilities. The approval of the CSM will not affect utilities. Development of the north lot will require submission of detailed plans for sanitary sewer, water and electric utilities at the time of application for site plan review.

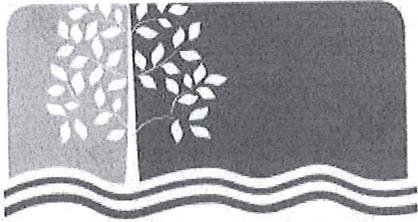
Grading. The approval of the CSM will not affect storm water management. Development of the north lot will require submission of detailed plans for grading, drainage and erosion control at the time of application for site plan review.

RECOMMENDATION

City staff and our office recommend approval of the submitted CSM as outlined below.

POSSIBLE ACTIONS

- A. Motion to **approve** a CSM for Karl Skoglund and Tom Baillargeon subject to the following conditions:
 - 1. The CSM shall be revised to indicate drainage and utility easements at the perimeter of the lot as required by Section 117-41 of the Subdivision Ordinance, subject to review and approval of the Public Works Director.
 - 2. The CSM shall be recorded with St. Croix County.
- B. Motion to **deny** the application based on a finding that the request is inconsistent with the Comprehensive Plan, Zoning Ordinance and/or Subdivision Ordinance
- C. Motion to **table** for further discussion
- c. Mike Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Karl Skoglund and Daniel Baillargeon



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
www.newrichmondwi.gov

- | | | | |
|-------------------------------------|--|-----------------|-------------------------|
| <input type="checkbox"/> | SITE PLAN/STORM WATER REVIEW FEE: | \$250.00 | ESCROW: \$500.00 |
| <input type="checkbox"/> | CONCEPT PLAN FEE: | \$150.00 | ESCROW: \$500.00 |
| <input checked="" type="checkbox"/> | CERTIFIED SURVEY MAP FEE: | \$200.00 | ESCROW: \$500.00 |
| <input type="checkbox"/> | AMENDED CERTIFIED SURVEY FEE: | \$200.00 | ESCROW: \$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: Skoglund, Karl A, Daniel S Baillargeon

Last name: _____ First name: _____

Address: 1985 145th Street City/State/Zip: New Richmond, WI 54017

Phone number: 715-246-4767 Email address: kaskog@frontiernet.net

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

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

Parcell #261-1217-70-100

4. Zoning Designation: Z-3 Multi use/ corridor zoning district

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

Clarify the description of the property, ~~then~~ _____

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.

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: Karl A. Skoglund

Date: 3/26/15

Applicant: Kaeppe

Date: _____

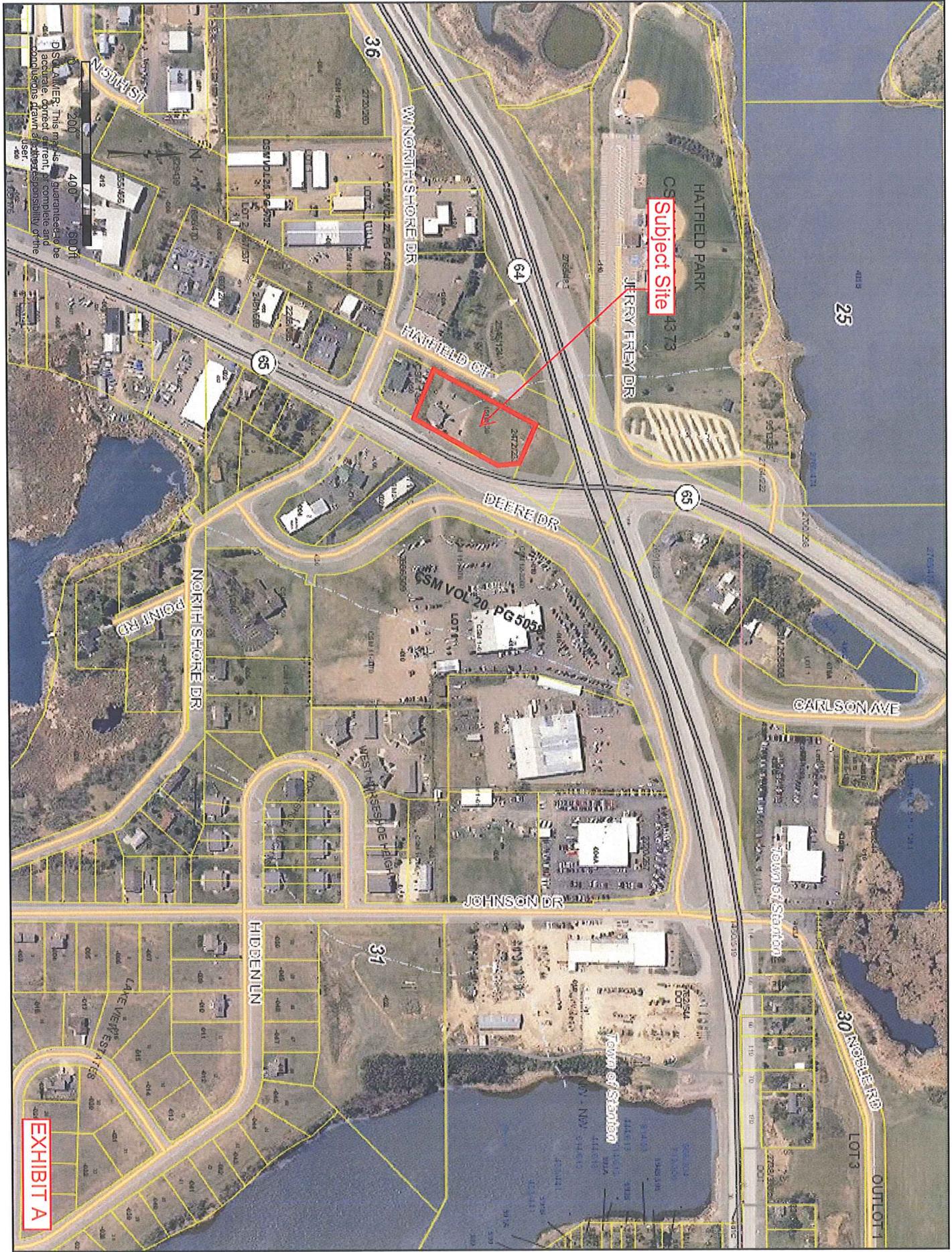
Fee Paid: \$400

Date: 3/26/15

Receipt # 60807

Submit

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

EXHIBIT A

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and the user assumes all responsibility for the use.

0 200 400 600 ft

W NORTH SHORE DR

NORTH SHORE DR

W NORTH SHORE DR

HATFIELD CT

DEERE DR

JOHNSON DR

CARLSON AVE

30 NORTH RD

HATFIELD PARK

JERRY FREY DR

Town of Stanton

Town of Stanton

36

64

65

65

31

25

LOT 3

OUTLOT 1

LAKEVIEW EST. APTS

GSM VOL 20, PG 5058

WEST HANESBROOK HEIGHTS

HIDDEN LN

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

415

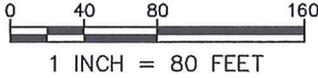
415

415

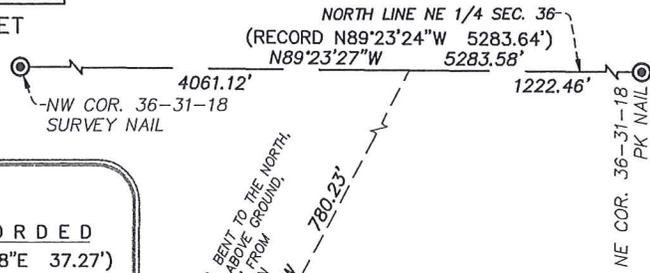
415

CERTIFIED SURVEY MAP

Located in part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 31 North, Range 18 West, City of New Richmond, St. Croix County, Wisconsin; being part of Lot 1 of Outlot 475 of the Outlot Map of the City of New Richmond.



BEARINGS ARE REFERENCED TO THE NORTH LINE NE 1/4 36-31-18, ASSUMED TO BEAR S89°23'27"E



LINE TABLE	
MEASURED	RECORDED
L1 S23°33'02"W 37.26'	(N25°13'41.8"E 37.27')
L2 N55°58'32"W 10.46'	(S53°49'32.9"E 10.53')
L3 S34°14'12"W 29.95'	(N36°09'50.4"E 30.00')
L4 S55°49'59"E 16.30'	(N53°49'32.9"W 16.32')
L5 S23°22'58"W 49.47'	(N25°13'33.0"E 49.47')
L6 S45°41'38"E 4.87'	(N43°42'57.8"W 4.87')
L7 S32°38'23"W 22.41'	(NOT APPLICABLE)

LEGEND

- FOUND CAPPED 3/4 IN. REBAR, STAMPED "WISDOT ROW", UNLESS NOTED
- SET 1-3/8 IN. O.D. X 24 IN IRON PIPE WITH PLASTIC CAP STAMPED "RLS 2031", WEIGHING 1.68 LBS. PER LINEAR FOOT
- ⊙ FOUND ST. CROIX CO. SECTION CORNER

STATE TRUNK HIGHWAY 64
RIGHT OF WAY

S.T.H. 64 R.O.W.

HATFIELD COURT

LOT 8

AREA
37,553 SQUARE FEET
0.862 ACRES

NORTH KNOWLES AVENUE
(HIGHWAY 65)

R.O.W. VARIES

EXISTING BUILDING

V.C.S.M.
P.O.L.
3 1 8

Prepared For:

KARL SKOGLUND
1985 - 145TH STREET
NEW RICHMOND, WI



Wind Rose
Land Surveyors

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

CERTIFIED SURVEY MAP

Located in part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 31 North, Range 18 West, City of New Richmond, St. Croix County, Wisconsin; being part of Lot 1 of Outlot 475 of the Outlot Map of the City of New Richmond.

DESCRIPTION

Located in part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 31 North, Range 18 West, City of New Richmond, St. Croix County, Wisconsin; being part of Lot 1 of Outlot 475 of the Outlot Map of the City of New Richmond, described as follows:

Commencing at the northeast corner of said Section 36;
Thence North 89 degrees 23 minutes 27 seconds West, along the north line of the Northeast Quarter of said section, 1222.46 feet;
Thence South 28 degrees 06 minutes 46 seconds West 780.23 feet to the POINT OF BEGINNING;
Thence South 64 degrees 14 minutes 55 seconds East 142.01 feet to a point on the westerly right of way line of North Knowles Avenue;
Thence South 05 degrees 22 minutes 52 seconds East, along said right of way, 72.58 feet;
Thence South 23 degrees 33 minutes 02 seconds West, along said right of way, 37.26 feet;
Thence North 55 degrees 58 minutes 32 seconds West, along said right of way, 10.46 feet;
Thence South 34 degrees 14 minutes 12 seconds West, along said right of way, 29.95 feet;
Thence South 55 degrees 49 minutes 59 seconds East, along said right of way, 16.30 feet;
Thence South 23 degrees 22 minutes 58 seconds West, along said right of way, 49.47 feet;
Thence South 45 degrees 41 minutes 38 seconds East, along said right of way, 4.87 feet;
Thence South 32 degree 38 minutes 23 seconds West, along said right of way, 22.41 feet;
Thence North 68 degrees 16 minutes 11 seconds West 195.72 feet to a point on the easterly right of way line of Hatfield Court, also being the easterly right of way line of the abandoned Chicago, St. Paul, Minneapolis and Omaha Railway Company;
Thence North 28 degrees 06 minutes 46 seconds East, along said right of way, 217.00 feet to the POINT OF BEGINNING and there terminating.

Subject to all easements, restrictions and covenants of record.
This parcel contains 37,553 square feet – 0.862 acres.

Notes: No new lots have been created by this Certified Survey Map.

All access to this lot is from Hatfield Court. No access is allowed from North Knowles Avenue or S.T.H. 64.

SURVEYOR'S CERTIFICATE

I, Clarence E. Schultz, a Registered Wisconsin Land Surveyor, do hereby certify: That in full compliance with the provisions of Chapter 236.34 of Wisconsin Statutes and the provisions of the St. Croix County subdivision ordinance and under the direction of Karl Skoglund, owner; I have surveyed, divided and mapped the hereon described parcel of land and this map is a correct representation of the boundary thereof.

Clarence E. Schultz

3-23-15
Date

Clarence (Pat) E. Schultz, S-2031
Wind Rose Land Surveyors
P.O. BOX 11
New Richmond, WI 54017
715-441-7320



Wind Rose
Land Surveyors

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

CERTIFIED SURVEY MAP

Located in part of the Northwest Quarter of the Northeast Quarter of Section 36, Township 31 North, Range 18 West, City of New Richmond, St. Croix County, Wisconsin; being part of Lot 1 of Outlot 475 of the Outlot Map of the City of New Richmond.

CITY APPROVAL CERTIFICATE

Approved by the City of New Richmond this ____ day of _____, 2015.

Fred Horne (Mayor)

Date

Tanya Reigel (Clerk)

Date

COUNTY TREASURER'S CERTIFICATE

I, Laurie Noble, being the duly elected, qualified and acting treasurer of the County of St. Croix, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in this Certified Survey Map for Karl Skogund.

Laurie Noble (Treasurer)

Date

Clarence E. Schultz

3-23-15

