



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

March 29, 2018

TO ALL PLAN COMMISSION MEMBERS:

Fred Horne	Ron Volkert
Mike Montello	David Wilford
Mike Kastens	David Tyvoll
MaryKay Rice	Sarah Skinner (ex officio)

This is to notify you that there is a Plan Commission meeting scheduled for **Thursday, April 5, 2018** 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, March 6, 2018
- 4) Public Hearing to consider the following:
 - a) Amend Chapter 109, Article 3 Shoreland Wetland Zoning of the City Code
- 5) Action on Public Hearing Agenda
- 6) Creative Home Construction - Certified Survey Map
- 7) Comprehensive Plan Update
- 8) Communications and Miscellaneous
- 9) Adjournment

Fred Horne
Mayor

cc:

The News
Mike Darrow
Bob Meyer
Craig Yehlik
Mark Guenther

Northwest Cable
Nick Vivian
Dan Licht
Beth Thompson

City Website
Mike Demulling
Jim VanderWyst
Rae Ann Ailts

PLAN COMMISSION MEETING
MARCH 6, 2018 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Mike Montello, Ron Volkert, MaryKay Rice, David Tyvoll and Sarah Skinner (ex-officio)

Members Absent: David Wilford

Others Present: Tanya Batchelor, Beth Thompson, Dan Licht, Shaun Bird and Greg Anderson

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

Mike Kastens moved to adopt the agenda as presented, seconded by MaryKay Rice and carried.

MaryKay Rice moved to approve the minutes of the previous meeting on February 6, 2018, seconded by David Tyvoll and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the following:

- a) Amend Section 121-9.B.9 of the Zoning Ordinance related to secondary setbacks for the Evergreen Valley PUD.

Beth Thompson explained the need to amend the Evergreen Valley PUD to allow smaller setbacks in this area. The applicant would like to put a deck on her existing house, but current setbacks would only allow for a very small deck or patio. Originally setbacks in this PUD were designated as 35 feet for primary frontage and 30 feet for secondary frontage. Current zoning allows for 25 foot setbacks for primary frontage and 20 foot setbacks for secondary frontage. The Development Review Committee reviewed the application on February 15, 2018 and recommends approval to amend the Evergreen Valley PUD to allow a 20 foot secondary front setback for all lots. Discussion followed.

- b) Amend Section 121-9.B.10 of the Zoning Ordinance and preliminary/final plat for Lots 127-136 and 151-164 of the Willowind PUD.

Beth Thompson explained the request from Shaun Bird to amend the Willowind PUD. Mr. Bird recently purchased lots 12-136 and lots 151-164 of the Willowind plat. They were originally approved for construction of 24 townhouse dwellings within six buildings. Mr. Bird is intending to construct a larger floor plan for the individual townhouse dwellings that can be accommodated by the existing lots. The revised preliminary and final plat reduces the number of units by six (one less dwelling per building). The Development Review Committee recommends approval subject to conditions. Discussion followed.

- c) Petition for Annexation from Greg Anderson for Property Tax Identification #026-1015-10-050 located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 4, Town of Richmond, St. Croix County, Wisconsin at 115th Street and 175th Avenue, south of the Wastewater Treatment Plant.

Beth Thompson explained the annexation area is 26 acres, more or less, and is currently undeveloped. Access to the property is provided by an existing 66-foot wide ingress/egress easement across the abutting property to the north to 115th Street. Mr. Anderson intends to build a single family dwelling on 22.05 acres annexed to the City. The remaining 3.95 acres is to be platted as an outlot by Certified Survey Map and remain in Richmond Township. The outlot is necessary so that the annexation does not cause Viebrock's River Valley View Addition within Richmond Township to the east of the subject site to become an island surrounded by land within

the City. The Development Review Committee recommends approval of the annexation petition and Certified Survey Map. Discussion followed.
Fred Horne declared the Public Hearing closed.

Mike Montello moved to approve the Evergreen Valley PUD, subject to the following condition:

1. The principal building setback from secondary streets as defined by the Zoning Ordinance shall be a minimum of twenty (20) feet consistent with the requirement established by the Z2 District.

Motion was seconded by Mike Kastens and carried.

Mike Montello moved to approve an amendment of the Willowind PUD, a preliminary/final plat, and a development agreement for Shaun Bird, subject to the following conditions:

1. Lots 200-217 shall be subject to the following setbacks:

Public ROW	Between Bldgs.
30ft.	10ft.

2. The developer shall install landscaping for each townhouse building in accordance with Table 15 of the Zoning Ordinance, subject to review and approval of the Building Inspector.
3. The developer shall construct sidewalk as required by Section 117-31.A of the Subdivision Ordinance, subject to review and approval of the Public Works Director.
4. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
5. The developer shall be responsible for the costs to abandon one sewer and water connection for each building; abandonment of the unused utility services and all other utility issues shall be subject to review and approval of the Public Works Director.
6. The developer shall execute a development contract with the City for completion of utility and sidewalk construction as required by Section 117-24 of the Subdivision Ordinance, subject to review by the City Attorney and approval of the City Council.

Motion was seconded by David Tyvoll and carried.

Mike Montello moved to recommend City Council approval of an ordinance annexing property (22.05 acres with a zoning designation of Z1) owned by Gregory M. Anderson to the City of New Richmond and approve a CSM subdividing the property between the City of New Richmond and Richmond Township as annexed, subject to the following conditions:

1. A 50-foot setback shall be required from all lot lines for principal and accessory buildings that may be constructed within Lot 3 until such time the property is rezoned and further subdivided.
2. Drainage and utility easements shall be dedicated within Lot 3 as required by Section 117-41 of the Subdivision Ordinance, subject to review and approval of the Public Works Director.

Motion was seconded by Mike Kastens and carried.

Old Water Tower at Health Center Campus

Sarah Skinner gave an update on the old water tower at the Health Center Campus at 1445 North Fourth Street. In 2015 when the City approved a Conditional Use Permit to allow a communication tower, it was approved on the condition that the old water tower be taken down within one year. The county still has equipment on the old water tower and is using that equipment. They are hoping to remove it in 2019 but may not be able to until 2020. Mike Montello moved to extend the deadline for removal of the old water tower until 2020, seconded by MaryKay Rice and carried.

Rescind Approval of Site Plan and CSM

Beth Thompson explained the Plan Commission approved a CSM on September 5, 2017, for two lots on the south side of West Richmond Way and north of LWT. On October 3, 2017, the Plan Commission approved a site plan and storm water review for Dr. Bernard for a project on one of the lots included in the CSM. The project is no longer going to be completed so staff is recommending action to rescind approval of the Certified Survey Map and the site plan and storm water review for Dr. Bernard's project. Mike Montello moved to rescind approval of the Certified Survey Map and the site plan and storm water review for Dr. Bernard's project, seconded by David Tyvoll and carried.

Mike Kastens moved to adjourn the meeting, seconded by Fred Horne and carried.

Meeting adjourned at 5:25 p.m.

Tanya Batchelor
City Clerk



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 26 March 2018

RE: New Richmond – Zoning Ordinance; Shoreland-Wetland District

TPC FILE: 164.01

BACKGROUND

The City adopted a comprehensive update of Section 109, Article III of the City Code regulating development within wetlands and shoreland areas on 18 November 2015. DNR staff has provided additional minor comments regarding the amendment and requests the City enact the following changes:

- Add additional statutory authorization references.
- Add a severability clause.
- Remove a provision related to non-conforming structures that has been repealed from Statute.
- Add an additional section reference to the criteria for conditional use permit applications.

The requested amendments are outlined in Ordinance form attached hereto. A public hearing has been noticed for the Plan Commission meeting on 2 April 2018 to consider the proposed ordinance. Upon recommendation of the Plan Commission, the proposed ordinance will be presented to the City Council for their consideration and action.

RECOMMENDATION

City staff recommends approval of an ordinance amending the provisions of the Shoreland Wetland Overlay District as outlined by the Department of Natural Resources.

POSSIBLE ACTIONS

- A. Motion to recommend City Council **approval** of an Ordinance amending the Zoning Ordinance regarding the Shoreland-Wetland Overlay District as presented.
- B. Motion to **table**.
- c. Michael Darrow, City Administrator
Jeremiah Wendt, Public Works Director
Sarah Skinner, Building Inspector/Zoning Administrator

ORDINANCE # _____

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

Section 1. Section 109-253 (a) of the City Code is hereby amended to read as follows:

- (a) This article is adopted pursuant to the authorization in Wis. Stats. ~~Wisconsin Statutes 62.23 and 62.231~~, 62.233, 87.30, 59.692 and 281.31.

Section 2. Section 109-254 of the City Code is hereby amended to include the following provision:

- (e) Should any portion of this article be declared invalid or unconstitutional by a court of competent jurisdiction, the remainder of the article shall not be affected."

Section 3. Section 109-256(a)(1) of the City Code is hereby amended to read as follows:

- (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.~~

Section 4. Section 109-257(d) of the City Code is hereby amended to read as follows:

- (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)~~ and (4).

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 Batchelor, City Clerk



3601 Thurston Avenue
Anoka, MN 55303
763.231.5840
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 7 March 2018

RE: New Richmond – Rich River Trails; Certified Survey Map

TPC FILE: 164.02

BACKGROUND

Creative Home Construction Investments LLC has submitted a Certified Survey Map (CSM) to subdivide Outlot 7, Rich River Trails into three single-family lots. The proposed lots are located west of 140th Street, south of Rich River Way. Applications for approval of a CSM are to be processed in accordance with Section 117-20 of the Subdivision Ordinance and are subject to review by the Plan Commission and approval of the City Council.

Exhibits:

- Site location map
- Rich River Trails PUD General Development Site Plan
- CSM

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for future low density residential development. The subdivision of the proposed three single-family lots within the Rich River Trails subdivision is consistent with the land use guided by the Comprehensive Plan.

Zoning. The PUD, Planned Unit Development for Rich River Trails was approved on 13 October 2003 (and amended on 11 February 2013). The PUD establishes specific lot requirements and setbacks for the subdivision. The PUD was preserved as part of the comprehensive update of the Zoning Ordinance adopted by the City Council on 1 January 2015 in Section 121-9.B.3 of the Zoning Ordinance with an underlying Z2 District designation.

Surrounding Uses. The subject site is located at the east edge of Rich River Trails. Other single-family lots within Rich River Trails are to the north, west, and south of the subject site. The three proposed lots are included on the preliminary plat of Rich River Trail Lot 63 abuts a trail corridor connecting Rich River Way to Legacy Parkway, separating Lot 63 from the single-family lot to the west. To the east of proposed lot 65 is the Haffner property that is zoned Z2 District and for which a CSM was recently approved by the City Council establishing two urban single-family lots and two rural single family lots. The proposed three single-family lots to be subdivided by the submitted CSM will be compatible with land uses in the area.

Lot Requirements. The three proposed lots are shown on the PUD Development Stage Site Plan and preliminary plat for Rich River Trails. The PUD General Development Site Plan for Rich River Trails designates the proposed lots as traditional Lots subject to the requirements shown in the table below from the PUD Booklet. The three proposed lots shown on the CSM comply with the minimum lot size requirements and have adequate area within each lot to locate a single-family home in compliance with minimum setbacks.

SET BACK DATA

HOME TYPE	LOT SIZE		GARAGE TYPE ATT/DET	SIDE YD SETBACK GAR & HS	SIDE STREET SETBACK			FRONT YD. SB.		REAR YD SB			ACCESS BLDG.	ARS #	ACCESSORY BLDG SB #		
	NON CORNER	CORNER			HS	GAR DOOR SIDE	GAR NON-DOOR SIDE	HS	GAR	HS	GAR DOOR SIDE	GAR NONE DOOR SIDE			FT YD SB	S YD SB	R YD SB
Cottage Home	50' x 110' + avg. @ selected bdg. line	55' x 110' + avg. @ selected bdg. line	2-3 CAR	5' & 5'	15'	25'	15'	20'	25' (DOOR SIDE) 20' (NON- DOOR SIDE)	20'	25'	5'	YES	YES	20'	5'	5'
Traditional Home	70' x 120' + avg. @ selected bdg. line	70' x 120' + avg. @ selected bdg. line	2-3 CAR	5' & 5'	15'	25"	20'	20'	25' (DOOR SIDE) 20' (NON- DOOR SIDE)	20'	25'	5'	YES	YES	20'	5'	5'
Condominium			PER PLAN				PER PLAN	PER PLAN		PER PLAN	PER PLAN		NO	NO			
Neighborhood Commercial			PER PLAN				PER PLAN			PER PLAN	PER PLAN		NO	NO			

NOTE: All selected building positions, at or inside min. setback line
Design must be of similar theme, style, color, materials as primary structure

Streets. The subject site abuts Rich River Way and 140th Street. Rich River Way is a local street that the three lots will be required to access as 140th Street is a collector street and no access is allowed to this roadway by Table 1 of the Subdivision Ordinance. The design and location of driveway accesses to Rich River Way is to be subject to review and approval of the Public Works Director. There is a sidewalk in place along the south side of Rich River Way abutting the subject site as part of the pedestrian circulation system within Rich River Trails.

Landscaping. The PUD General Development Site Plan for Rich River Trails requires installation of two shade trees per lot along the street boulevards within the neighborhood and abutting 140th Street. Two rows of trees have already been planted along 140th Street. Given the width of the lots, planting two shade trees per lot will be too crowded. City staff recommends planting shade trees along the south side of Rich River Way at 40 feet on center. Table 15 of the Zoning Ordinance additionally requires installation of at least 3 deciduous shrubs and 2 evergreen shrubs in the front yard as part of each house construction.

Park Dedication. The PUD General Development Site Plan and developers agreement for Rich River Trails included dedication of several greenspaces throughout the planned neighborhood together with payment of an impact fee for each lot paid at the time a building permit is issued. There is no land within the subject site identified by the PUD Development Stage Site Plan as greenspace. Satisfaction of park dedication requirements for the proposed CSM only requires payment of the impact fee at the time a building permit is issued for each lot.

Utilities. There are sewer and water utilities within the public right-of-way abutting the subject site with service connections for each lot. All utility issues are to be subject to review and approval of the Public Works Director.

Grading Plan. The grading plan for the Rich River Trails preliminary plat included the three proposed lots. Any site grading to accommodate house construction on the three proposed lots can be reviewed at an administrative level by the Public Works Director during the building permit process.

Easements. Section 117-41.C.1 of the Subdivision Ordinance requires dedication of drainage and utility easements a minimum of 10 feet wide at the perimeter of each lot, which may overlay side lot lines. The CSM provides for dedication of the required easements for each lot.

Development Agreement. There are no public improvements being constructed as part of the CSM that would require a development agreement be executed in accordance with Section 117-24 of the Subdivision Ordinance.

Homeowners Association. There are Development Covenants established as part of Rich River Trails plat. The Homeowners Association documents include architectural guidelines for construction of homes within the development. These guidelines are set up to be administered by the Homeowners Association and not as part of a City review process; the City does not administer homeowners association requirements. The developer is aware of the Development Covenant requirements.

RECOMMENDATION

The Development Review Committee reviewed the proposed CSM at their meeting on 1 March 2018 and recommends approval.

POSSIBLE ACTIONS

- A. Motion to recommend **approval** of a certified survey map of Outlot 7, Rich River Trails, subject to the following conditions:

1. Lots 63-65 shall be subject to the minimum lot width and setback requirements as set forth by the Rich River Trails PUD Development Stage Plan.
 2. The developer shall plant shade trees along the south side of Rich River Way at 40 feet on center from 140th Street to Outlot B; shrubs as required by Table 15 of the Zoning Ordinance shall also be planted within the front yard of each lot as part of each house construction.
 3. Park dedication requirements shall be satisfied as a cash fee in lieu of land paid as an impact fee at the time the building permit is issued.
 4. All utility issues are 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 recommend the application be **denied** based on a finding that the request does not comply with the requirements of the Rich River Trails PUD, Zoning Ordinance, or Subdivision Ordinance.
- C. Motion to **table**.
- c. Michael Darrow, City Administrator
Sarah Skinner, Building Inspector/Zoning Administrator
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney



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: Creative Home Construction Investments, LLC

Last name: Guenther First name: Mark

Address: 707 Commerce Dr., #410 City/State/Zip: Woodbury, MN 55125

Phone number: 651-289-6812 Email address: mark@creativehci.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)

Lot 63, 64, & 65 Rich River Way

4. Zoning Designation: _____

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

7 of Rich River Trails to Lots 63, 64, & 65 via Certified Survey Map

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: 2/23/18

Applicant: _____

Date: _____

Fee Paid: \$200

Date: 2/27/18

Receipt # 66618

Escrow Paid: \$1,500

Date: 2/27/18

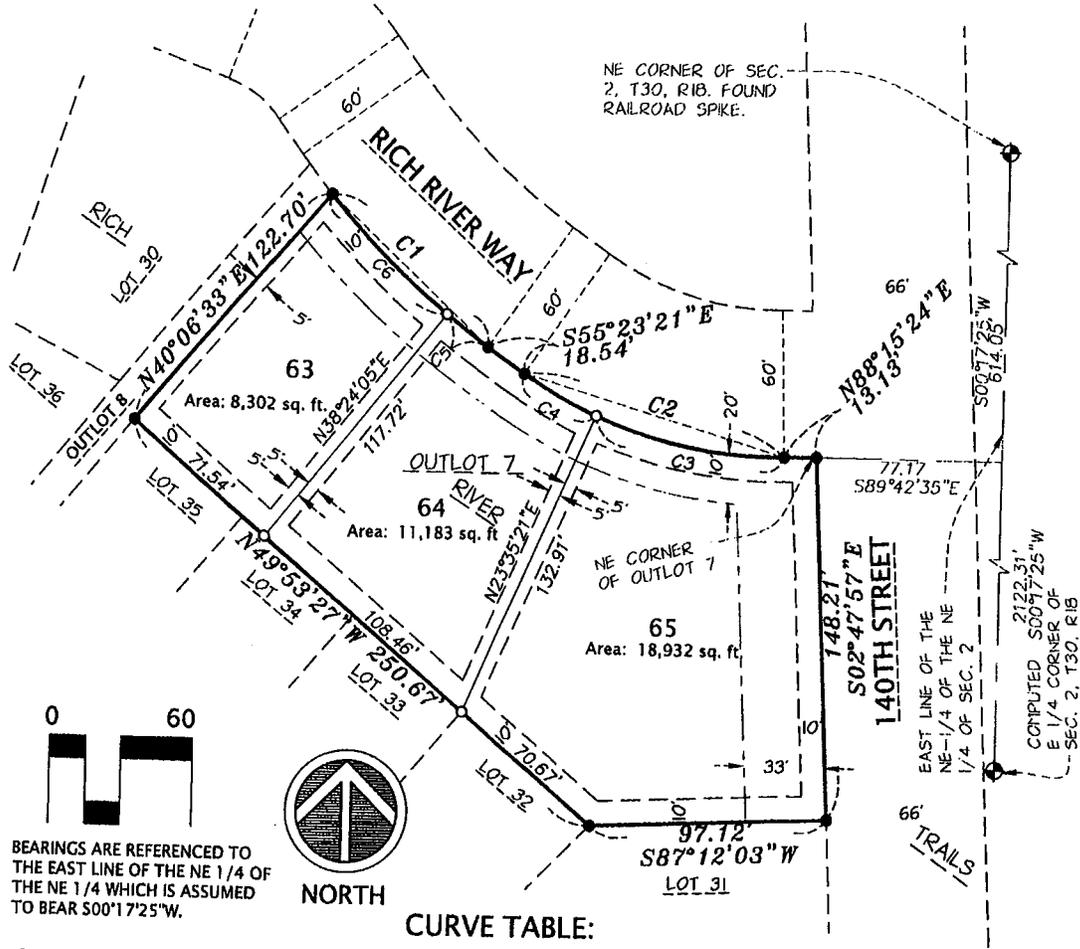
Receipt # 66618

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.

CERTIFIED SURVEY MAP

BEING A SUBDIVISION OF OUTLOT 7, RICH RIVER TRAILS, LOCATED IN PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 30 NORTH, RANGE 18 WEST, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

OWNER:
Creative Homes, Inc.
707 Commerce Drive Suite 410
Woodbury, MN 55125



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF THE NE 1/4 WHICH IS ASSUMED TO BEAR 500°17'25"W.

CURVE TABLE:

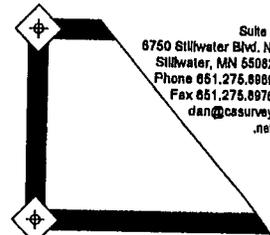
Curve No.	Radius	Tangent In Brg.	Chord Brg.	Chord Length	Arc Length	Delta	Tangent Out Brg.
1	330.00'	N55°23'21"W	N47°33'40"W	89.89'	90.17'	15°39'21"	N39°43'59"W
2	180.00'	S88°15'24"W	N73°33'58.5"W	112.30'	114.21'	36°21'15"	N55°23'21"W
3	180.00'	S66°24'39"E	S79°04'37.5"E	78.94'	79.58'	25°19'57"	N88°15'24"E
4	180.00'	N66°24'39"W	N60°55'00"W	34.57'	34.63'	11°01'18"	N55°23'21"W
5	330.00'	S51°35'55"E	S53°29'38"E	21.83'	21.83'	3°47'25"	S55°23'21"E
6	330.00'	N51°35'55"W	N45°39'57"W	68.22'	68.34'	11°51'56"	N39°43'59"W

LEGEND

- DENOTES SECTION CORNER MARKED AS NOTED
- DENOTES FOUND 1" IRON PIPE
- DENOTES SET 1" O.D. X 24" IRON PIPE WEIGHING 1.68 LBS PER LINEAR FOOT UNLESS OTHERWISE INDICATED
- C15 Denotes Curve Number.
- Denotes drainage & utility easement (5' or 10' in width) as shown
- Denotes 20' wide front building setback line unless otherwise indicated.



THIS INSTRUMENT WAS DRAFTED BY DANIEL L. THURMES



Suite 1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8889
Fax 651.275.8978
dan@cssurvey.net

CORNERSTONE
LAND SURVEYING, INC
SHEET 1 OF 2 SHEETS

CERTIFIED SURVEY MAP

BEING A SUBDIVISION OF OUTLOT 7, RICH RIVER TRAILS, LOCATED IN
PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 30
NORTH, RANGE 18 WEST, CITY OF NEW RICHMOND, ST. CROIX
COUNTY, WISCONSIN.

I, Daniel L. Thurmes, Professional Land Surveyor, hereby certify that I surveyed, divided and mapped Outlot 7, RICH RIVER TRAILS, located in the Northeast Quarter of the Northeast Quarter Section 2, Township 30 North, Range 18 West, city of New Richmond, St. Croix County, Wisconsin, described as follows:

Outlot 7, RICH RIVER TRAILS, St. Croix County, Wisconsin.

That I have made this Survey, Land Division and Map at the direction of Creative Homes, Inc., a Minnesota corporation, owner of said Land. That to the best of my knowledge and belief said map is a correct representation of the Survey and the Land Subdivision made. That to the best of knowledge and belief I have complied with the provisions of Chapter 236, Section 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the City of New Richmond and St. Croix County in surveying, dividing and mapping of the above parcel of land. Containing 38,417 sq.ft. more or less.

Dated this _____ day of _____, 201__.

Daniel L. Thurmes, R.L.S. No. 2456-008
Professional Land Surveyor, Cornerstone Land Surveying, Inc.
6750 Stillwater Blvd. N. Suite #1 Stillwater, MN 55082

OWNER'S CERTIFICATE

I, Nickolas R. Hackworthy, President of Creative Home Construction Investments, LLC, a Minnesota limited liability company hereby certify that I have caused the lands described herein to be surveyed, divided, mapped, and dedicated as represented on this map. I also certify that this map is required to be submitted to the City of New Richmond for approval.

By: _____ Date _____
Nickolas R. Hackworthy, President

State of _____)
)ss.
 _____ County)

Personally came before me this _____ day of _____, 201____, the above named Nickolas R. Hackworthy, to me known to be same person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County,
My commission expires _____

COUNTY TREASURER'S CERTIFICATE

I, Denise Anderson, being the duly appointed, qualified and acting treasurer of St. Croix, County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ 201____ affecting the lands included in this Certified Survey Map.

Denise Anderson, Treasurer _____ Date _____

CITY TREASURER'S CERTIFICATE

I, Beverly Langenback, being the duly elected, qualified and acting treasurer of the county of St. Croix, State of Wisconsin, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ 201____ affecting the lands included in this Certified Survey Map.

Beverly Langenback, City Treasurer _____ Date _____

CITY COUNCIL RESOLUTION

Resolved, that this Certified Survey Map, in the City of New Richmond, is hereby approved by the City Council of the City of New Richmond.

Fred Horne, Mayor _____ Date _____

I hereby certify that the foregoing is a copy of the resolution adopted by the City Council of the City of New Richmond.

Tanya Batchelor, Clerk _____ Date _____

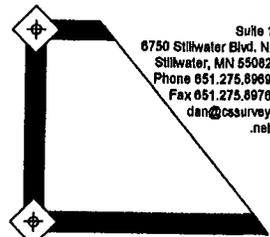
OWNER:
Creative Homes, Inc.
707 Commerce Drive Suite 410
Woodbury, MN 55125

NOTES:

1. The lots of this Certified Survey Map may experience noise at levels exceeding levels in s. Trans 405.04, Table 1. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
2. The lots of this Certified Survey Map are subject to Declarations, Bylaws and Development Plans as recorded in document numbers 769707, 769708, 769709, and 769710 including covenants, conditions, restrictions, building lines, easements, assessments and notes, if any, shown in the Plat of Rich River Trails which also include Drainage and Utility Easements, Building Setbacks, and Airport Restrictions shown on said plat.
3. Subject to terms and conditions of PUD Amendment (Rich River Trails Development Plan) per Document No. 974005.
4. The lots of this Certified Survey Map may experience noise at high levels and vibrations from the use of the existing railroad that runs throughout this subdivision.



THIS INSTRUMENT WAS DRAFTED
BY DANIEL L. THURMES

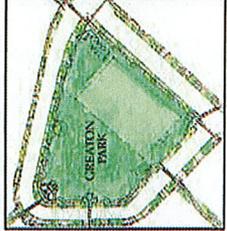
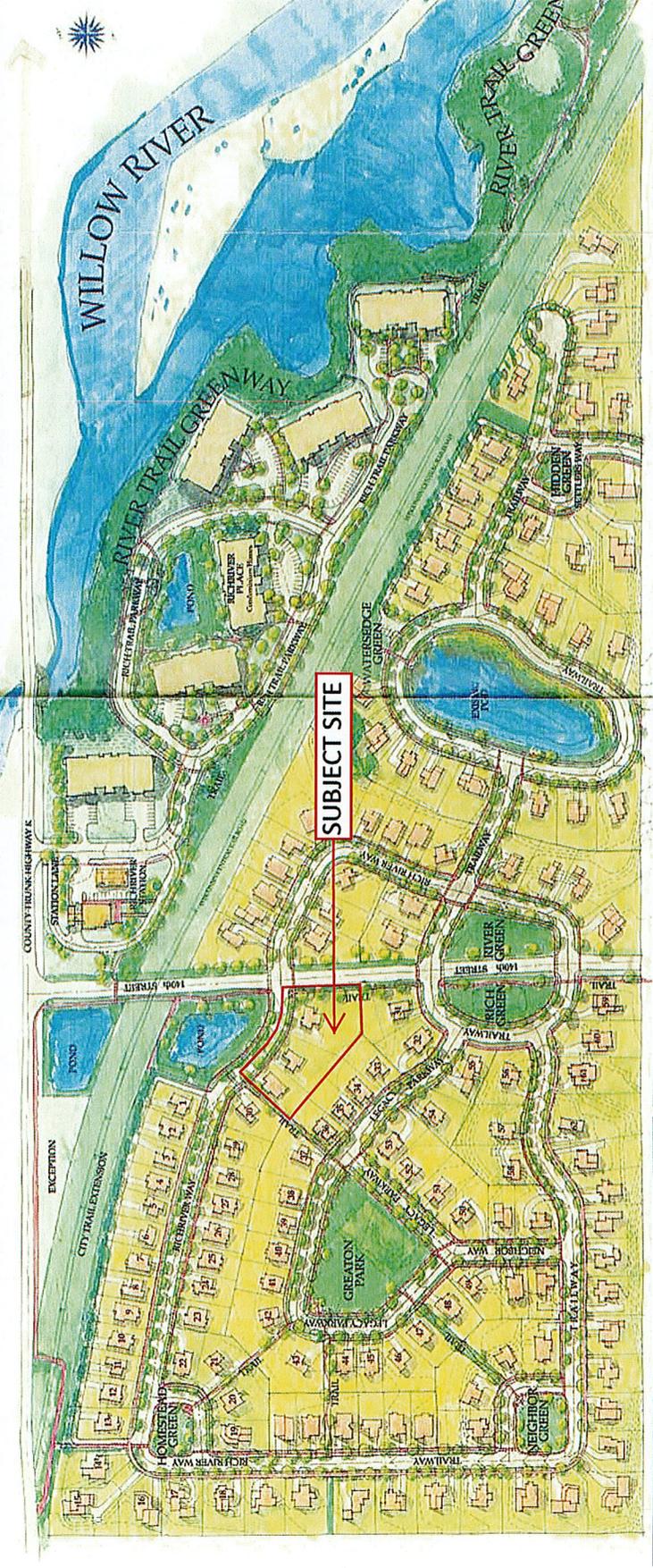


Suite 1
6750 Stillwater Blvd. N.
Stillwater, MN 55082
Phone 651.275.8969
Fax 651.275.8976
dan@cssurvey.net

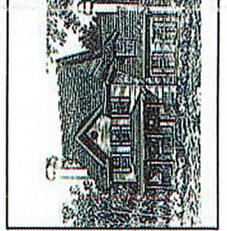
CORNERSTONE
LAND SURVEYING, INC
SHEET 2 OF 2 SHEETS



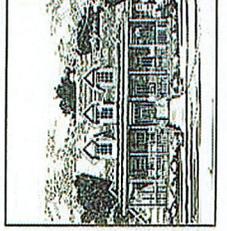
AN INTERGENERATIONAL NEIGHBORHOOD



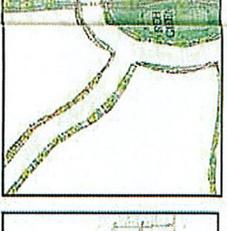
PARKS



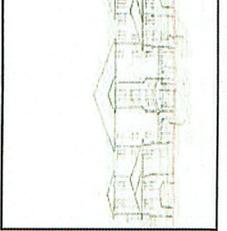
COTTAGE HOMES



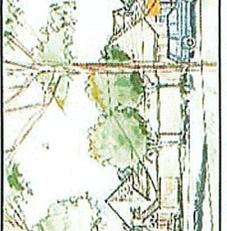
TRADITIONAL HOMES



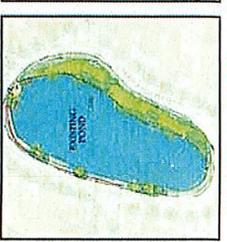
TRAILS & SIDEWALKS



RICH RIVER VIEW Condominiums



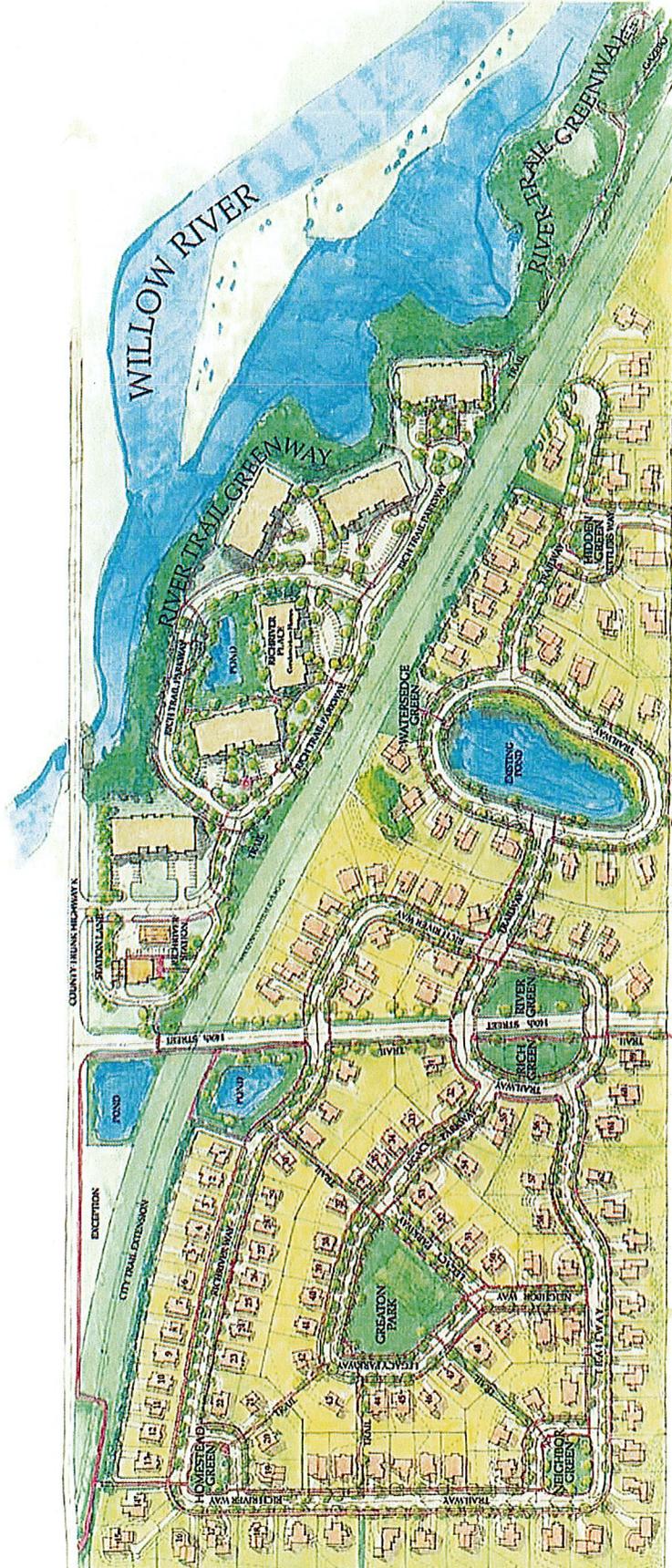
RICH RIVER STATION Neighborhood Grocery & Fuel



PONDS & RIVER

BLENDED NEIGHBORHOOD LAND USES

A VITAL, INTERGENERATIONAL NEIGHBORHOOD



CLIENT

Wesley
Investments
Inc.

100 Wilbur City
200 South 4th Street
Silverton, NJ 07082
Tel: 908.666.1414 Fax: 908.666.1400

PROJECT

Rich River Trails

New Richmond, WI

SHEET TITLE

P.U.D. GENERAL DEVELOPMENT SITE PLAN

CERTIFICATION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Landscape Architect under the laws of the State of Wisconsin.

Signature
Name: Mark Putman
Div: Landscape Architect

DESIGNED DRAWN

MP, RT
RT, JW
MP, RT
TJ, NW
MK, PC, LR

DATE

DESIGNED 4/25/03
CHECKED
DRAWN
TRANSMITTED 6/1/04

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REVISIONS

DATE DATE
7/11/03
6/1/04

JOB NUMBER

SHEET OF SHEET

4 18

LANDSCAPE ARCHITECTURE
LAND PLANNING
RESIDENTIAL DESIGN
ARCHITECTURAL ILLUSTRATION
GRAPHIC DESIGN

PUTMAN
PLANNING
& DESIGN, LLC

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

TO: Plan Commission Members
FROM: Tanya Batchelor, City Clerk
DATE: March 29, 2018
RE: Comprehensive Plan Update

Background

Beth Thompson will give an update on the Comprehensive Plan and present a timeline for approvals.

Recommendation

No action is requested at this time.