



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

January 31, 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 Tuesday, February 6, 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, December 4, 2017
4. School District Request to Extend Bridge Program at 541 East Fifth Street
5. Public Hearing to consider the following:
 - a) Amend Section 121-9.B.8 of the Zoning Ordinance related to secondary front setbacks and a Certified Survey Map for Lots 5, 6, 38 and 39 of the James Place PUD.
 - b) Amend Section 121-9.B.16 of the Zoning Ordinance related to the PUD site plan and Certified Survey Map for Lots 140 and 141, as well as building plans for Lots 140 to 145 of the Woodland Creek PUD.
- 6) Action on Public Hearing Agenda
- 7) Amendment to Table 3 of Zoning Ordinance
- 8) Amendment to Goat Ordinance
- 9) Certified Survey Map from Robin Haffner
- 10) Communications and Miscellaneous
- 11) Adjournment

Fred Horne
Mayor

cc:

The News
Mike Darrow
Bob Meyer
Jim VanderWyst
Rae Ann Ailts
Robin Haffner

Northwest Cable
Nick Vivian
Tom Rickard
Craig Yehlik
Shaun Bird

City Website
Mike Demulling
Dan Licht
Beth Thompson
Steve Hirsch

PLAN COMMISSION MEETING
DECEMBER 4, 2017 - 5:00 P.M.

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

Members Absent: MaryKay Rice

Others Present: Tanya Batchelor, Beth Thompson and Noah Wiedenfeld

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

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

Mike Kastens moved to approve the minutes of the previous meeting on November 7, 2017, seconded by David Wilford and carried.

Public Hearing

Fred Horne declared the Public Hearing open to discuss the following: a) Amendment to Table 3 of the Zoning Ordinance to Provide for Allowance of Accredited Agriculture Education Facilities as a Conditional Use within Z1 and Z2 Districts. Noah Wiedenfeld explained the proposed Conditional Use Permit for allowing animals to be raised on land owned or leased by an accredited educational institution as part of an agriculture or science curriculum in a Z1 or Z2 District. The other part of this ordinance amendment would allow temporary keeping of goats within the City of New Richmond for removing invasive species like buckthorn, sumac, poison ivy, and garlic mustard. The acid in the goats stomachs destroy seeds that otherwise might regenerate. A private property owner could temporarily use goats to control invasive species with a permit in accordance with several provisions. The following are proposed limitations:

- 1) Limited to 30 consecutive days and no more than 60 days per year
- 2) No more than 15 goats per acre
- 3) Goats must be contained by a fence at all times
- 4) Property must be at least one acre in area
- 5) No goats would be allowed on vacant lots
- 6) The application would be reviewed and approved by the Public Works Director

Considerable discussion followed. Fred Horne declared the Public Hearing closed. Mike Montello moved to table this item and have Noah come back in January with revisions as discussed, seconded by Mike Kastens and carried.

Certified Survey Map and Site Plan from Shaun Bird

Beth Thompson explained the Certified Survey Map and Site Plan from Shaun Bird. Shaun owns two twin homes that he is requesting to build a garage between and make the parcel one. Sarah Skinner stated that Shaun was looking at this because of the hail damage to tenants vehicles this summer. Mike Montello moved to approve the Site Plan and recommend City Council approval of the CSM for 870/902 Wall Street, subject to the following conditions:

1. The CSM shall be revised to dedicate drainage and utility easements at the perimeter of the combined lot as required by Section 117-41.C of the Subdivision Ordinance, subject to review and approval of the Public Works Director.

Motion was seconded by David Tyvoll and carried.

Comprehensive Plan Existing Conditions Report

Beth Thompson gave an update on the Comprehensive plan and explained the Existing Conditions Report which needs Plan Commission and Council approval. This document will be used as a reference when creating the Comprehensive Plan document. Beth Thompson invited all Plan Commission members to the City Council work session on January 13, 2018. At this meeting, Comprehensive Plan Committee members will present information on current chapters and core values related to land use, transportation and community engagement among other areas. Mike Montello moved to approve the Existing Conditions Report, seconded by Mike Kastens and carried.

Mike Montello moved to adjourn the meeting, seconded by David Wilford and carried.

Meeting adjourned at 5:12 p.m.

Tanya Batchelor
City Clerk



School District of New Richmond

Patrick B. Olson
701 East 11th Street
New Richmond, Wisconsin 54017
Phone: 715-243-7413 Fax: 715-246-3638
polson@newrichmond.k12.wi.us

December 21, 2017

Dear City of New Richmond Planning Commission,

The School District of New Richmond is requesting approval to our original conditional use application dated June 29, 2016. We are respectfully requesting approval to extend the use of this property (541 East 5th Street) for another two years. This would include use of the Centre home for the 2018-19 and 2019-20 school years for the temporary setting of our Bridge Program. We are requesting the use of this location for another two-180 day terms based on the City of New Richmond Application. Our plans for a permanent location are delayed due to the SOAR Education Center site still yet to be finalized with the City of New Richmond and the New Richmond Airport.

The School District of New Richmond's Bridge Program is an alternative education program designed to meet the needs of students that the traditional school setting is not applicable at this time in their career. Our program is led by a lead teacher and two assistants. The enrollment of this program for the 2016-17 school year was 7 students and the current enrollment for the 2017-18 school year is 8 students. Each student's schedule depends upon the individual needs and available programming. In most cases, these students do not attend traditional school hours.

We thank you for the opportunity to temporary house this program in this location. Please feel free to contact me if you have any follow up questions or need additional information.

Respectfully,

Patrick B. Olson
District Administrator



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

MEMORANDUM

TO: Beth Thompson
FROM: D. Daniel Licht, AICP
DATE: 30 January 2017
RE: New Richmond – James Place; PUD Amendment/CSM
TPC FILE: 164.02

BACKGROUND

Mr. Steve Hirsch, of Bass Lake, Inc., is building out the James Place twin home development. The development was approved as a Planned Unit Development (PUD) on 11 October 2004. Mr. Hirsch is requesting an amendment of the PUD District related to the setbacks required from a secondary street frontage for Lots 5/6 and 38/39 within James Place. The builder has also submitted certified survey map applications to adjust the interior lot lines for Lots 5/6 and 38/39, as well as correct an error identified with the original plat to dedicate additional right-of-way for North 4th Street (CR K). A public hearing to consider the application has been noticed for the Plan Commission meeting on 6 February 2018.

Exhibits:

- Site location map
- Site Plan Lots 5/6
- CSM dated 12/07/17 adjusting lot line between Lots 38/39
- CSM dated 12/26/17 adjusting lot line between Lots 5/6 and ROW for N 4th St.
- Draft PUD Findings of Fact and Decision
- Draft PUD Ordinance

ANALYSIS

Comprehensive Plan. The Highway 64/65 Corridor Land Use Plan guides the subject site for medium density residential uses. The approved twin home uses are consistent with this land use designation.

Zoning. The subject site is zoned PUD in accordance with the City Council approval on 11 October 2004. The PUD for James Place was preserved as Section 121-9.B.8 of the Zoning Ordinance part of the comprehensive update adopted on 1 January 2015. The underlying zoning district designation established on the Zoning Map is Z3 District. Amendment of the required setbacks within the PUD is processed as a Zoning Ordinance amendment in accordance with Section 121-29 of the Zoning Ordinance, subject to review by the Plan Commission and approval of the City Council.

Surrounding Uses. The subject site is surrounded by the following existing and/or planned land uses:

Direction	Land Use Plan	Zoning Map	Existing Use
North	Mixed Use Commercial	Z3 District	Undeveloped Nursing home
East	Quasi-Public	Z3 District	Alano Society
South	--	--	Highway 64
West	Med. Density Residential Mixed Use Industrial	Z3 District	Rural Single Family Undeveloped

Setbacks. The front and side yard setbacks required for the twin home lots within the development as shown on the James Place plat are as follows:

Interior Streets	Interior Side Yard Except Lots 6 and 38	Interior Side Yard Lots 6 and 38
25ft.	14ft.	9ft.

The interior side yard setback for the twin homes to be built on Lots 5/6 and 38/39 was to be 9 feet to allow for a 25 foot setback from James Drive on the west side of each building. The builder inadvertently did not identify the different interior side setback for these lots when submitting a building permit application for the twin home to be built on Lots 5/6. The proposed twin house building is to be 72 feet wide and the width of Lots 5/6 is 106 feet. With a 14 foot setback from the interior lot line, 72 foot wide building, and 106 foot wide lot, there is only a 20 foot setback remaining to James Drive, which does not comply with the PUD setback requirement.

James Drive is defined by the Zoning Ordinance as the secondary street frontage for Lots 5/6 and 38/39. The Z3 District as adopted on 1 January 2015 requires only a 20 foot setback from a secondary street frontage, not the 25 feet required for primary street frontages within the Z3 District or for all local streets by the PUD. The builder is requesting the PUD be amended to allow a 20 foot setback from James Place and 14 foot interior side yard setback for Lots 5/6 and 38/39. The proposed 20 foot setback from James Drive is adequate to maintain traffic visibility and an open street scape. The proposed 14 foot interior side yard setback maximizes separation of adjacent buildings and is consistent with the requirements for other lots within the James Place plat.

CSM. In conjunction with the PUD amendment related to setbacks, the builder has also submitted two certified survey maps. The CSM documents first shift the common lot line between Lots 5/6 and Lots 38/39 five feet to the west. This action is necessary as the revised setbacks from the east lot line of Lot 6 and 38 shift the center common wall of the twin home buildings five feet to the west. The proposed CSM thus aligns the property common property line between Lots 5/6 and Lots 38/39 with the common wall of the twin home building based on the amended setbacks. A second adjustment shown on the one CSM document for Lots 5/6 is dedication of additional right-of-way for North 4th Street (CR K). There was an error in the original plat drawing that did not account for the centerline of North 4th Street (CR K) being offset at an angle by up to seven feet to the south from a quarter-section line. The CSM document will dedicate additional right-of-way from Lots 1 and 5/6 of the Plat of James Place to provide the full width of right-of-way required for North 4th Street (CR K).

Easements. The CSM documents maintain existing drainage and utility easements at the perimeter of each of Lots 5/6 and Lots 38/39 as dedicated with the original Plat of James Place. The existing drainage and utility easement platted with Lots 5/6 and Lots 38/39 exceed the minimum width required by Section 117-41.C.1 of the Subdivision Ordinance. The CSM dedicating additional right-of-way for Lot 1 must be revised to provide a drainage and utility easement a minimum of 10 feet in width parallel to the north lot line abutting North 4th Street as required by Section 117-41.C.1 of the Subdivision Ordinance.

Grading. The proposed PUD amendment and CSM will result in a five foot shift to the west for the building location upon Lots 5/6 and Lots 38/39. This change is not anticipated to have a major effect upon site grading, but any such issues will be coordinated by the Building Inspector and Public Works Director as part of the building permit process.

Utilities. The proposed PUD amendment and CSM has no effect on the sanitary sewer, water, or electric utilities serving the subject lots.

Park Dedication. There is no additional park dedication required as the proposed CSM does not result in any additional lots or dwelling units within the Plat of James Place.

RECOMMENDATION

The Development Review Committee considered the application at a meeting on 11 January 2018 and recommends approval subject to the conditions below.

POSSIBLE ACTIONS

A. Motion to **approve** an amendment of the James Place PUD and CSMs for Bass Lake, Inc., subject to the following conditions:

1. Lots within the James Place PUD shall be subject to the following front and side yard setback requirements:

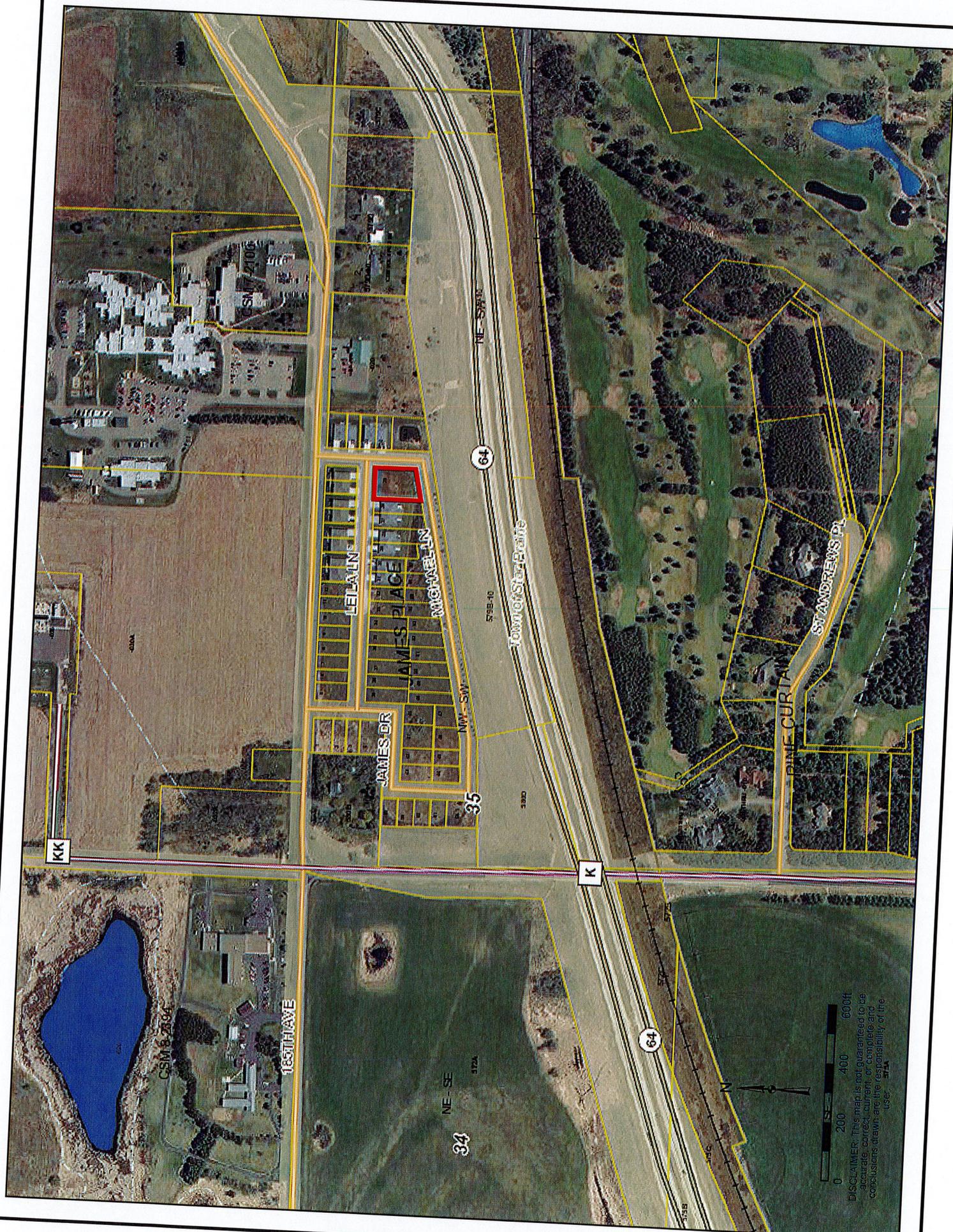
Interior Street		Side
Primary Front	Secondary Front	
25ft.	20ft.	14ft.

2. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
3. All utility issues shall be subject to review and approval of the Public Works Director.
4. The CSM for Lot 1 (proposed Lot 62) shall be revised to provide a drainage and utility easement with a minimum width of 10 feet parallel to the north lot line as required by Section 117-41.C.1 of the Subdivision Ordinance.

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, PUD for James Place, or the Subdivision Ordinance.

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

c. Michael Darrow, City Administrator
Sarah Skinner, Building Inspector/Zoning Administrator
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney



KK

K

64

35

64

34

SM 2100

CSM 6 2004

18TH AVE

LELA LN

JAMES DR

JAMES PLACE

MICHAEL LN

PINE CURTA

ST ANDREWS PL

NE SP 00

575B-40

NW - SW

NE - SE

312A



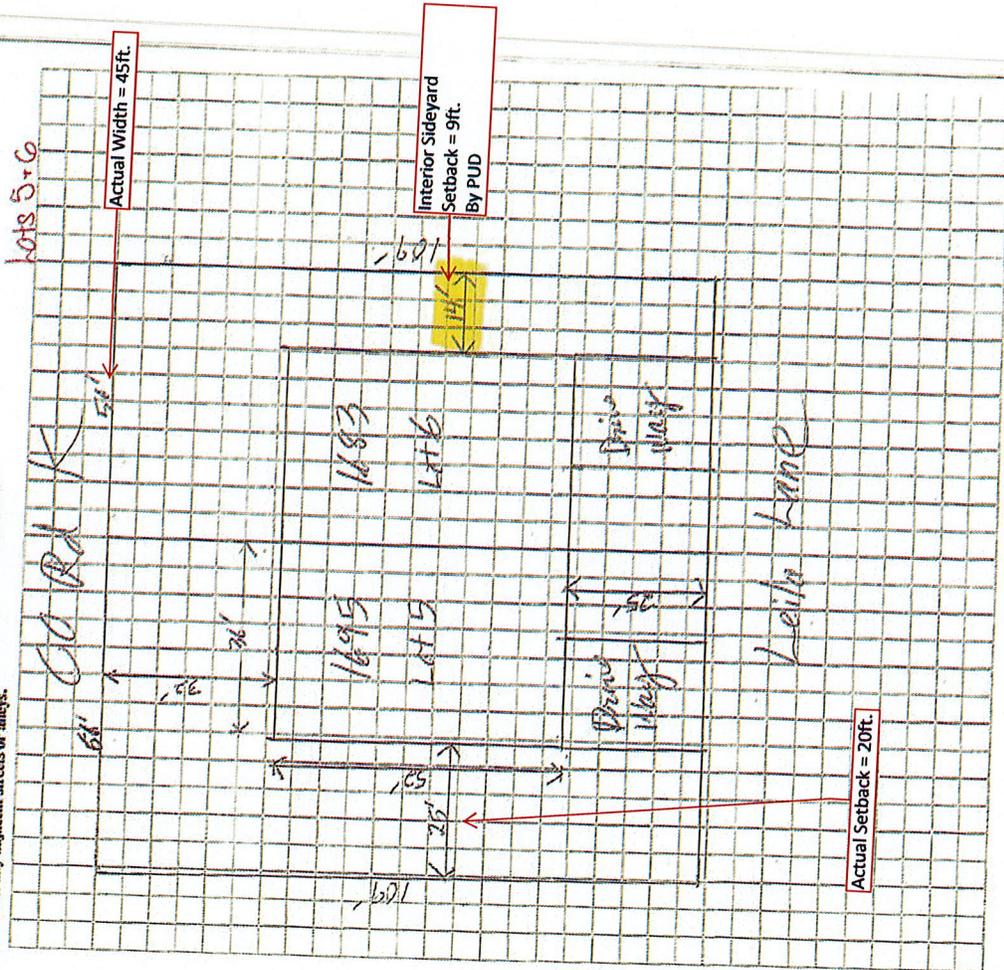
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user. 5/14



map 17-332

CITY OF NEW RICHMOND SITE PLAN REQUIREMENTS

1. Draw to scale - 1/4 inch equals 5 feet.
2. Show lot perimeters with dimensions.
3. Show existing and intended structure locations and setbacks from lot lines.
4. Show existing and intended separations between all buildings on lot.
5. Label any adjacent streets or alleys.





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: 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)

771 James Dr 1695 & 1683 Leila Lane

4. Zoning Designation: PUD Zone 3

5. Statement of Intent: Briefly describe what will be done on or with the property: ROW dedicated to city. Lot line moved on Lot 5 & 6

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: Bass Lake, Inc.

Date: 1-10-18

Applicant: G. J. Finch, Pres.

Date: 1-10-18

Fee Paid: \$200.00

Date: 1/11/18

Receipt # 106396

Escrow Paid: \$1500.00

Date: 1/11/18

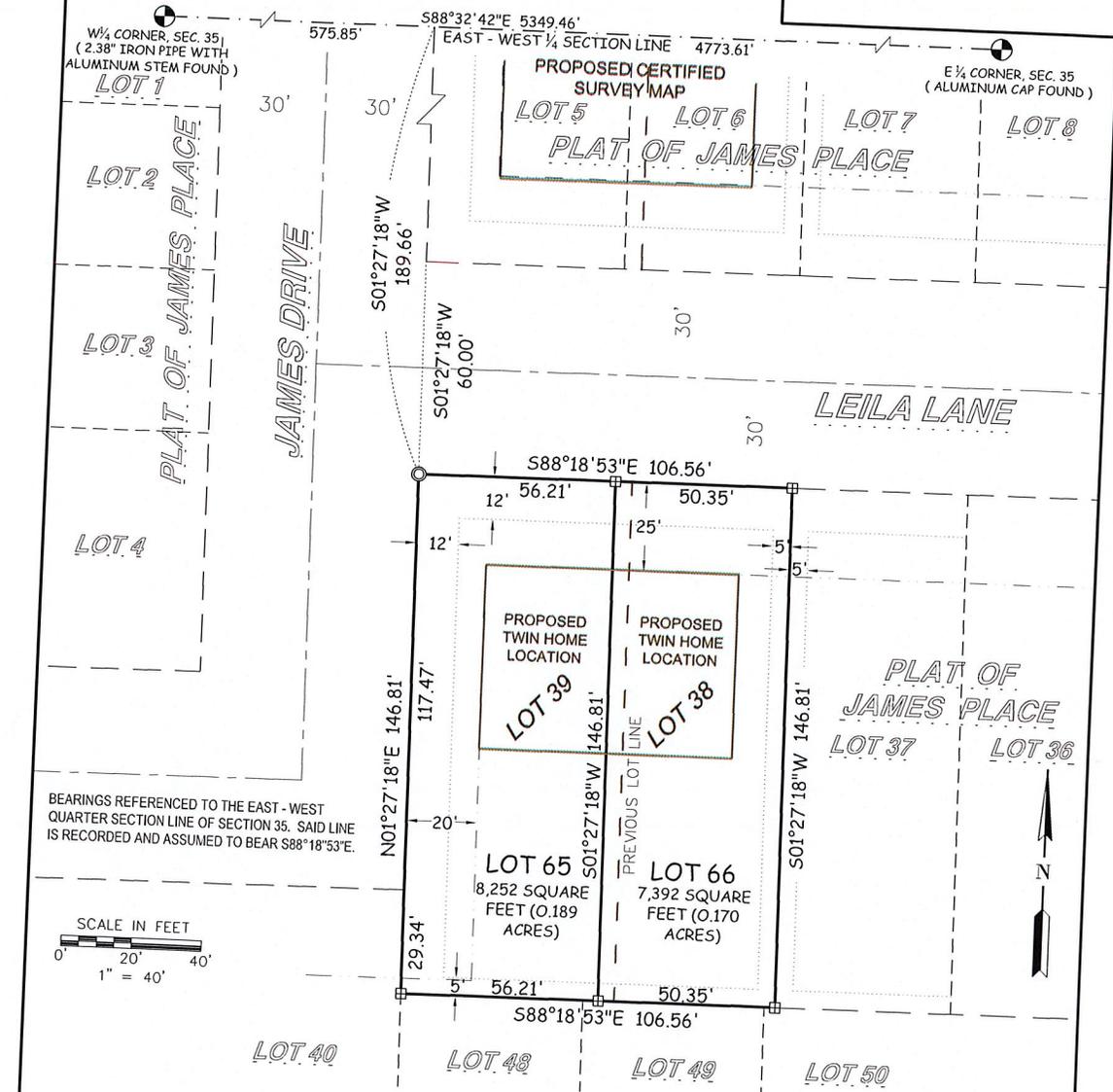
Receipt # 106396

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.

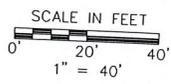
CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NW¼ OF THE SW¼ OF SECTION 35, T31N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING LOTS 38 AND 39 OF THE PLAT OF JAMES PLACE.

NOTE: This Certified Survey Map is done for the purposes of adjusting the lines between Lots 38 and 39 of the plat of James Place. The lines dividing these lots is being moved west to accommodate the setbacks required by the City of New Richmond and the twin home that will be built on the lots.



BEARINGS REFERENCED TO THE EAST - WEST QUARTER SECTION LINE OF SECTION 35. SAID LINE IS RECORDED AND ASSUMED TO BEAR S88°18'53"E.



- LEGEND**
- SECTION CORNER MONUMENT (AS NOTED)
 - INDICATES UTILITY EASEMENT
 - - - INDICATES BUILDING SETBACK LINE FROM RIGHT-OF-WAY
 - ⊞ INDICATES 0.75" X 18" IRON REBAR WEIGHING 1.502 LBS. / LINEAR FOOT SET.
 - INDICATES 1.32" X 24" IRON PIPE WEIGHING 1.68 LBS. / LINEAR FOOT SET



SURVEYOR:
 JOSEPH GRANBERG
 1428 134TH AVENUE
 NEW RICHMOND, WI 54017

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

DRAFTED BY: JWG
 JOB NO. 100-488 SHEET
 DATE: 12/03/17 1 OF 2

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE NW¼ OF THE SW¼ OF SECTION 35, T31N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING LOTS 1, 5 AND 6 OF THE PLAT OF JAMES PLACE.

NOTE: This Certified Survey Map is done for the purposes of adjusting the lines between Lots 5 and 6 and dedicating portions of Lots 1, 5 and 6 of the plat of James Place. The line dividing lots 5 and 6 is being moved west to accommodate the setbacks required by the City of New Richmond and the twin home that will be built on the lots.

BEARINGS REFERENCED TO THE EAST - WEST ¼ SECTION LINE OF SECTION 35. LINE IS PREVIOUSLY RECORDED AS AND ASSUMED TO BEAR S88°18'53"W

UNPLATTED LANDS

W¼ CORNER, SEC. 38
(2.38" IRON PIPE WITH ALUMINUM STEM FOUND)

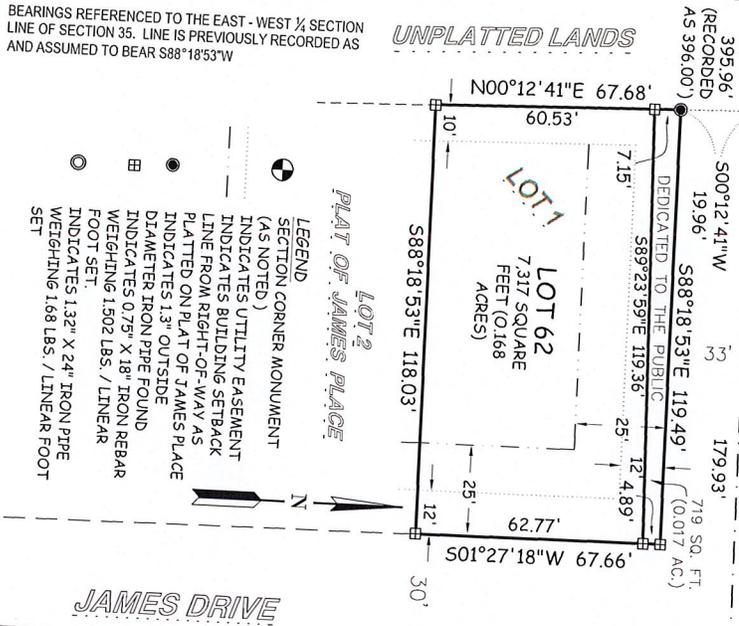
COUNTY TRUNK HIGHWAY "K" / NORTH 4TH STREET

UNPLATTED LANDS

SEE NOTE REGARDING RIGHT-OF-WAY

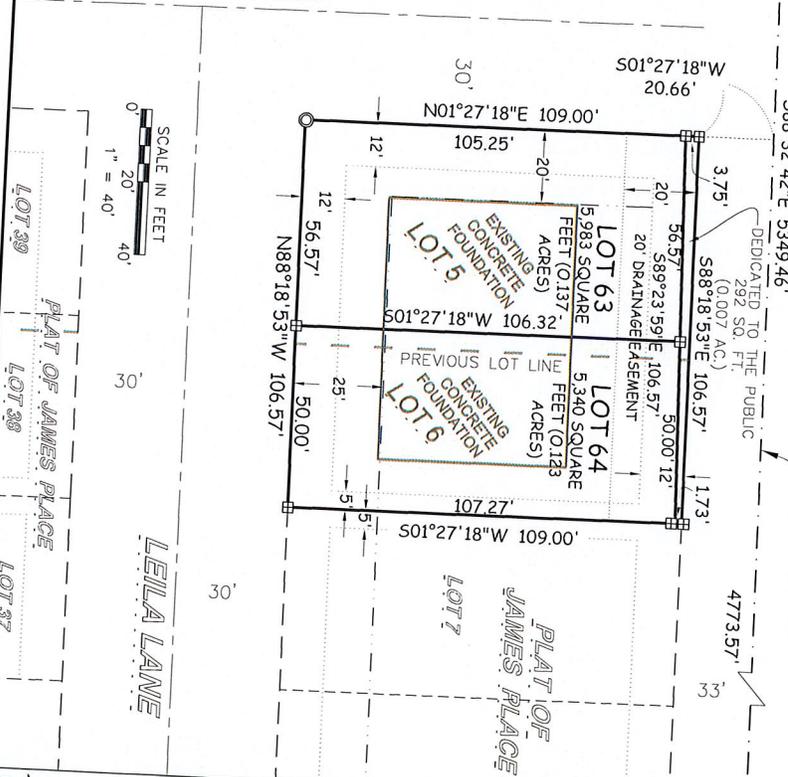
EAST - WEST ¼ SECTION LINE

W¼ CORNER, SEC. 38
(ALUMINUM CAP FOUND)



- LEGEND**
- SECTION CORNER MONUMENT (AS NOTED)
 - INDICATES UTILITY EASEMENT LINE FROM BUILDING SETBACK PLATTED ON PLAT OF JAMES PLACE
 - INDICATES 1.3" OUTSIDE DIAMETER IRON PIPE FOUND
 - INDICATES 0.75" X 1.8" IRON REBAR WEIGHTING 1502 LBS. / LINEAR FOOT SET.
 - INDICATES 1.32" X 2.4" IRON PIPE WEIGHTING 168 LBS. / LINEAR FOOT SET.

JAMES DRIVE



G S LAND SOLUTIONS
GRANBERG & SONNENTAG

SURVEYOR:
JOSEPH GRANBERG
1428 134TH AVENUE
NEW RICHMOND, WI 54017

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

DRAFTED BY: JWG
JOB NO. 100-488
DATE: 12/26/17
SHEET 1 OF 3



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

APPLICATION TO REZONE

City Ordinance Section 121-29
www.newrichmondwi.gov

City of New Richmond

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

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: 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)

1684/1696 Leila Lane & 1683/1695 Leila Lane

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

a. Zoning Map Change:

Existing Designation(s): Moving lot line 5' on both Properties
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. 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. 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.
 - d. 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.
 - e. 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: Bass Lake, Inc.

Date: 11-13-17

Applicant: St. J. Hind

Date: _____

Fee Paid: \$250 Date: 11/14/17 Receipt # 66144

Escrow Paid: \$500 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.

**CITY OF NEW RICHMOND
ST. CROIX COUNTY, WISCONSIN**

PLANNED UNIT DEVELOPMENT

APPLICANT: Bass Lake, Inc.

APPLICATION: Amendment of a PUD, Planned Unit Development (PUD) for the Plat of James Place.

FINDINGS: Based upon review of the application and evidence received, the New Richmond City Council now makes the following findings of fact:

1. The legal description of the property is:
Lots 1, 5, 6, 38, 39, Plat of James Place, City of New Richmond, St. Croix County, Wisconsin.
2. The property is guided for medium density residential uses by the Highway 64/65 Corridor Land Use Plan.
3. A PUD, Planned Unit Development District of the property was approved by the City Council on 11 October 2004, which is preserved as Section 121-9.B.8 of the Zoning Ordinance.
4. The applicant is proposing amendment of the PUD District to modify required setbacks.
5. Applications for amendment of the Zoning Ordinance are to be processed in accordance Section 121-29 of the Zoning Ordinance and are subject to review by the Development Review Committee and Plan Commission, and approval of the City Council.
6. The Plan Commission and City Council must take into consideration the possible effects of the amendment with their judgment based upon (but not limited to) the criteria outlined in Section 121-29.D.1 of the Zoning Ordinance:
 - a. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*
 - b. *The proposed action meets the purpose and intent of this [Zoning] Ordinance or, in the case of a map or text amendment; it meets the purpose and intent of the individual zoning district.*
 - c. *There is adequate public infrastructure available to serve the proposed action.*
 - d. *There is an adequate buffer or transition provided between potentially incompatible zoning districts.*
 - e. *The change will be compatible with existing and planned use in the area.*
8. The planning report dated 30 January 2018 prepared by the City Planner, The Planning Company LLC., is incorporated herein.

9. The Plan Commission opened a public hearing at their regular meeting on 6 February 2018 to consider the application, preceded by published and mailed notice; the Plan Commission reviewed of the application and received evidence; the Plan Commission closed the public hearing recommended by a _____ vote that the City Council approve the request based on the aforementioned findings.

DECISION: Based on the foregoing information and applicable ordinances, the request is hereby **APPROVED** and is subject to the following conditions:

1. Lots within the James Place PUD shall be subject to the following front and side yard setback requirements:

Interior Street		Side
Primary Front	Secondary Front	
25ft.	20ft.	14ft.

2. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
3. All utility issues shall be subject to review and approval of the Public Works Director.
4. The CSM for Lot 1 (proposed Lot 62) shall be revised to provide a drainage and utility easement with a minimum width of 10 feet parallel to the north lot line as required by Section 117-41.C.1 of the Subdivision Ordinance.

MOTION BY:

SECOND BY:

ALL IN FAVOR:

THOSE OPPOSED:

ADOPTED by the City Council of the City of New Richmond this _____ day of _____, 2018.

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

Attest: _____
Tanya Batchelor, City Clerk

ORDINANCE # _____

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

Section 1. Section 121-9.B.8 of the Zoning Ordinance (Preservation of PUD Districts) is hereby amended to read as follows:

8. James Place, Ordinance #325 adopted 10/11/04, amended [EFFECTIVE DATE].

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: 31 January 2017
RE: New Richmond – Woodland Creek; PUD Amendment/CSM
TPC FILE: 164.02

BACKGROUND

Mr. Shaun Bird building lots 140-145 of the Woodland Creek subdivision with twin home units (one dwelling per lot / two lots per building). Woodland Creek was approved as a Planned Unit Development (PUD) plat on 8 May 2000 with subsequent approval of building plans. An amendment to the PUD to adjust the building design and setback requirements to allow for deeper homes on six lots east of those owned by Mr. Bird was approved by the City in 2004. Mr. Bird proposing a revised house plan of his own design and a change in access for Lots 140/141 from Pinewood Trail to Quail Run. The request requires consideration of an application for a PUD amendment and Certified Survey Map. A public hearing to consider the applications has been noticed for the Plan Commission meeting on 6 February 2018.

Exhibits:

- Site location map
- Approved Building Plans (10 pages)
- Proposed Building Plans (2 pages)
- Site Plan
- Certified Survey Map dated 12/22/17
- Draft PUD Findings of Fact and Decision
- Draft PUD Ordinance

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for low density residential uses. Twin home uses are an appropriate use within low density residential neighborhoods and provide an alternative to traditional single family dwellings as part of the City's housing supply. Development of twin homes is consistent the policies of the Comprehensive Plan.

Zoning. The subject site is zoned PUD in accordance with the plat approval on 8 May 2004 and subsequent PUD plan approval for the building designs. The Woodland Creek PUD is preserved as Section 121-9.B.16 of the Zoning Ordinance when the comprehensive update adopted on 1 January 2015. The underlying zoning district designation established on the Zoning Map is Z2 District. Amendment of the PUD to allow for the change in building design and reorientation of lots 140 and 141 is to be processed as a Zoning Ordinance amendment in accordance with Section 121-29 of the Zoning Ordinance.

Surrounding Uses. The subject site is interior to the Woodland Creek subdivision surrounded by lots within the same development as shown in the table below. The proposed twin home use was approved with the original PUD plat in 2000.

Direction	Land Use Plan	Zoning Map	Existing Use
North	LD Residential	Z2 District	Vacant single family lot
East	LD Residential	Z2 District	Single family
South	LD Residential	Z2 District	Twin homes
West	LD Residential	Z2 District	Townhomes

Building Plans. The original building plans called for two story structures with up to six different floor plans that included both two and three bedrooms. The building design feature multiple roof gables and building sections on the fronts and sides that masked the mass of the buildings and provided architectural character. The floor plans for the original townhouse designs for corner lots also included one of the garages to be side loaded such that only one garage face was visible from each street, but a sideloaded garage on Lot 141 is not practical given the grade change between the first floor elevation and street.

The builder has submitted building elevations and floor plans for the twin homes to be constructed on Lots 140-145. The proposed twin home buildings are also two story dwellings and each of the proposed twin home dwellings has three bedrooms, which is much less common in the market than two bedroom units. The buildings have brick/stone wainscoting on the front walls of the garage/house elevation and with windows on the front and rear elevations. The exterior character of the proposed twin home buildings is also very similar to that of the design approved by the City for the six twin homes to the southeast of Lots 140-145, which also included additional dormers on the front roof slope.

The proposed twin home building designs comply with Section 121-49.G of the Zoning Ordinance, although the subject site remains in a PUD preserved under the updated Zoning Ordinance. As a PUD, the City may seek additional building elements to enhance the character of the building and make it consistent with the existing character of the area and intent of the original approvals. The Planning Commission may consider the following to ensure that the proposed buildings area consistent with the intended architectural character of the development as a PUD neighborhood:

1. Extend brick/stone wainscoting along the side elevations.
2. Incorporate a shake texture or changes in color for the siding in the gable end sections of the side elevations.
3. Add windows to the side elevations.
4. Add a roof dormer on the front slope of the roof.

Setbacks. The front and side yard setbacks required for Lots 140-145 as shown on the approved Woodland Creek plat are as shown in the table below. The location of the twin homes on Lots 140/141, 142/143, and 144/145 all comply with the applicable setback requirements.

Front	Corner Side Yard	Interior Side Yard	Rear Yard
20ft.	20ft.	10ft.	35ft.

Yards are defined by the Zoning Ordinance based on the width of the frontage to a public street. The change in orientation of Lots 140/141 makes the east lot line a side yard on the proposed CSM and not a rear yard as established by the original plat. This change allows the twin home building on Lot 140/141 to be nine feet closer to the east property line abutting the rear yard of the single family house to the east than was allowed on the original plat. The separation between the proposed twin home building and existing single family house will be approximately 83 feet, which is sufficient to maintain compatibility between the two properties.

Access. Lots 142/143 and 144/145 are shown on the site plan to access Pinewood Trail. Lot 140/141 as established on the original plat was also intended to access Pinewood Trail. However, the elevations shown on the site plan indicate that there is an approximate six to eight foot change in grade between the street and front building line setback 25 feet from the west property line. The resulting 16 percent slope is not functional for a driveway. The builder is proposing to replat Lots 140/141 to front to Quail Run, which with a 34 foot setback allows for a 10 percent grade in the driveway. A 10 percent driveway grade is still considered to be steep but is functional. Quail Run is a local public street that is allowed to have direct lot access to it. Single and two family lot on the south side of the street access Quail Run between

its two intersections with Pinewood Trail. The addition of driveways for two additional dwellings is within the traffic capacity of Quail Run and will not cause negative impacts.

Grading. Changes to site grading for Lots 140/141 resulting from the reorientation of the building to face Quail Run significant impact upon site grading, but in fact lessen the requirement for grading and/or retaining walls necessary to provide a functional driveway access. Any grading issues related to the site plan change will be coordinated by the Building Inspector and Public Works Director as part of the building permit process.

Utilities. Utilities for each of the lots is installed within the right-of-way for Pinewood Trail. With the change in orientation for Lots 140/141, the builder will need to provide a plan for extension of utilities across Lot 141 to serve 140 from the existing connection point. All utility plans are to be subject to review of the Building Inspector and approval of the Public Works Director.

Easements. The CSM document to reorient Lots 140/141 maintains existing drainage and utility easements at the perimeter of the two as dedicated with the original Woodland Creek plat and comply with the minimum width required by Section 117-41.C.1 of the Subdivision Ordinance. The CSM also dedicates an additional 20 foot wide utility easement parallel to the north line for extension of services to Lot 140 from the existing connection location at the Pinewood Trail right-of-way.

Park Dedication. The proposed CSM only changes the orientation of Lots 140/141 and does not result in any additional dwelling units within Woodland Creek. As such, no additional park dedication above that required for the additional subdivision is required.

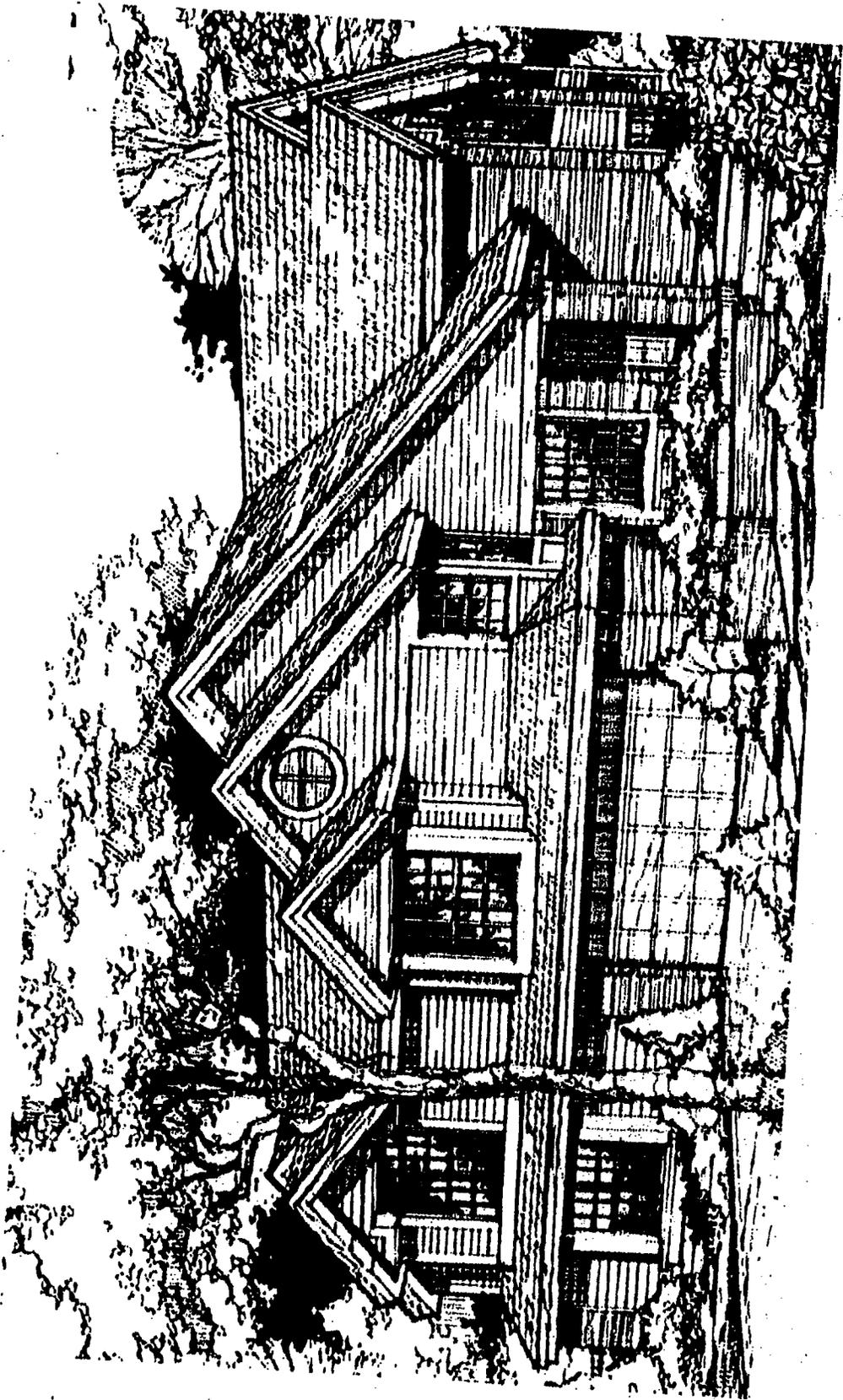
RECOMMENDATION

The Development Review Committee considered the application at a meeting on 11 January 2018 and recommends approval subject to the conditions below.

POSSIBLE ACTIONS

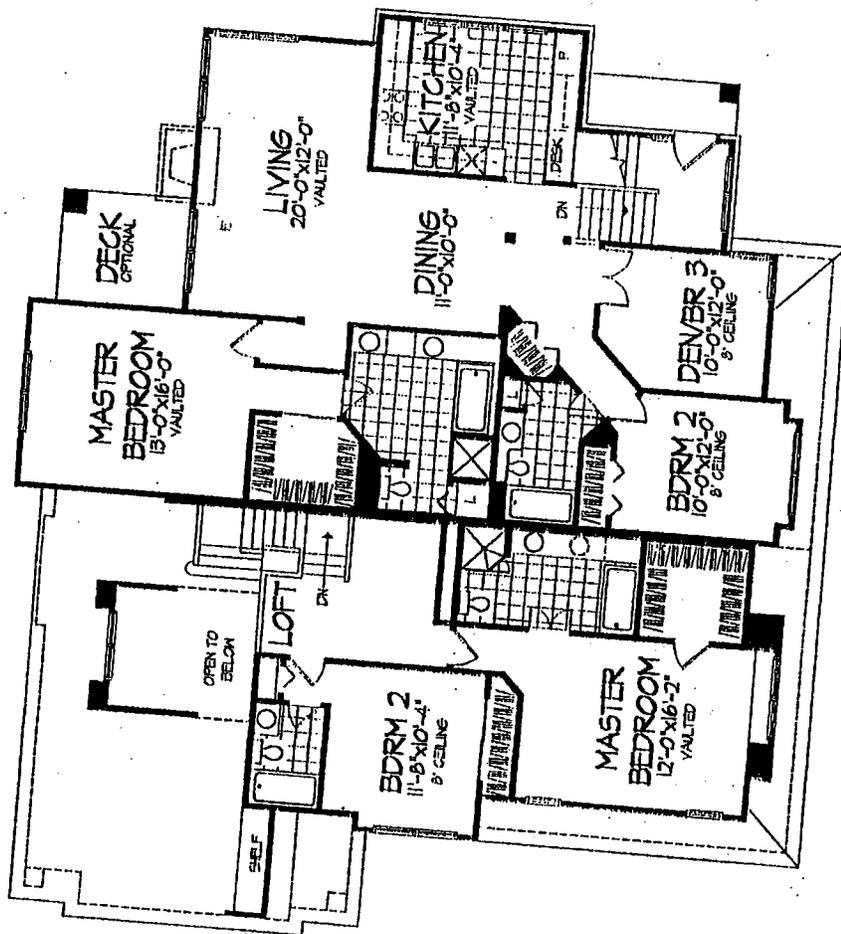
- A. Motion to **approve** an amendment of the Woodland Creek PUD and CSM for Shaun Bird, subject to the following conditions:
1. Plans for building elevations and floorplans shall be subject to review and approval of the Plan Commission.
 2. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.

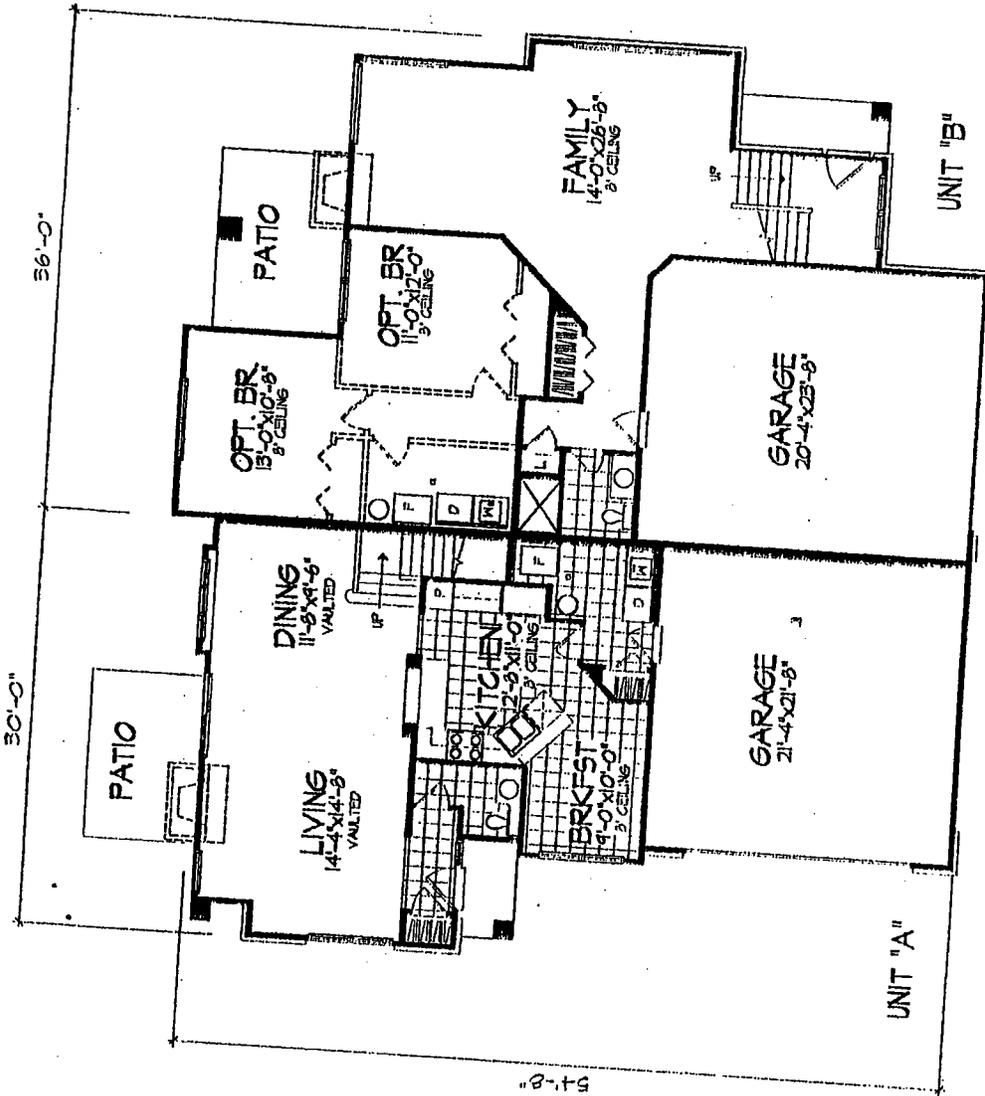
3. All utility issues shall be subject to review and approval of the Public Works Director.
- B. Motion to **deny** the application based on a finding that the request is inconsistent with the Comprehensive Plan and does not comply with the Zoning Ordinance, Woodland Creek PUD and/or the Subdivision 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

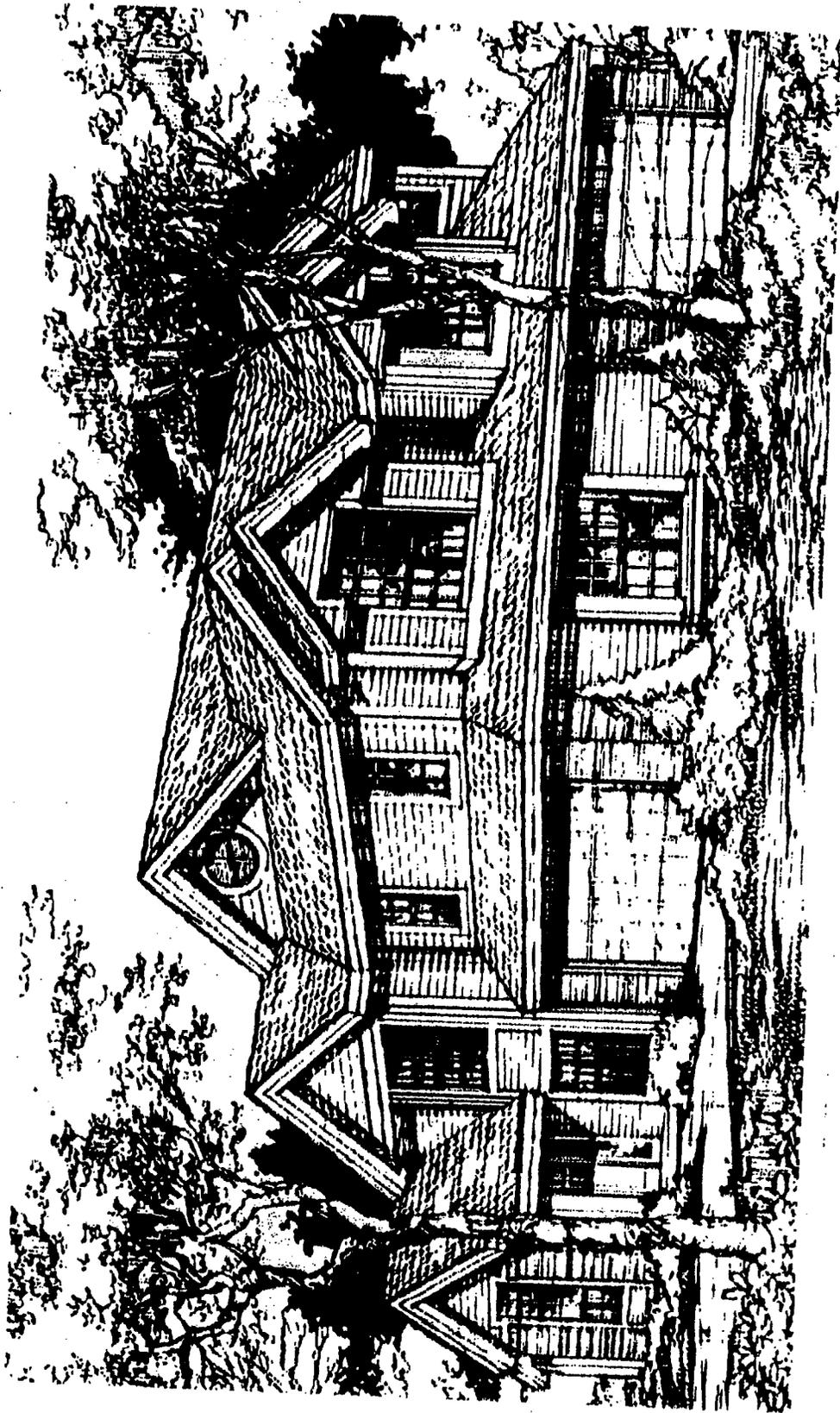


HOME TEC

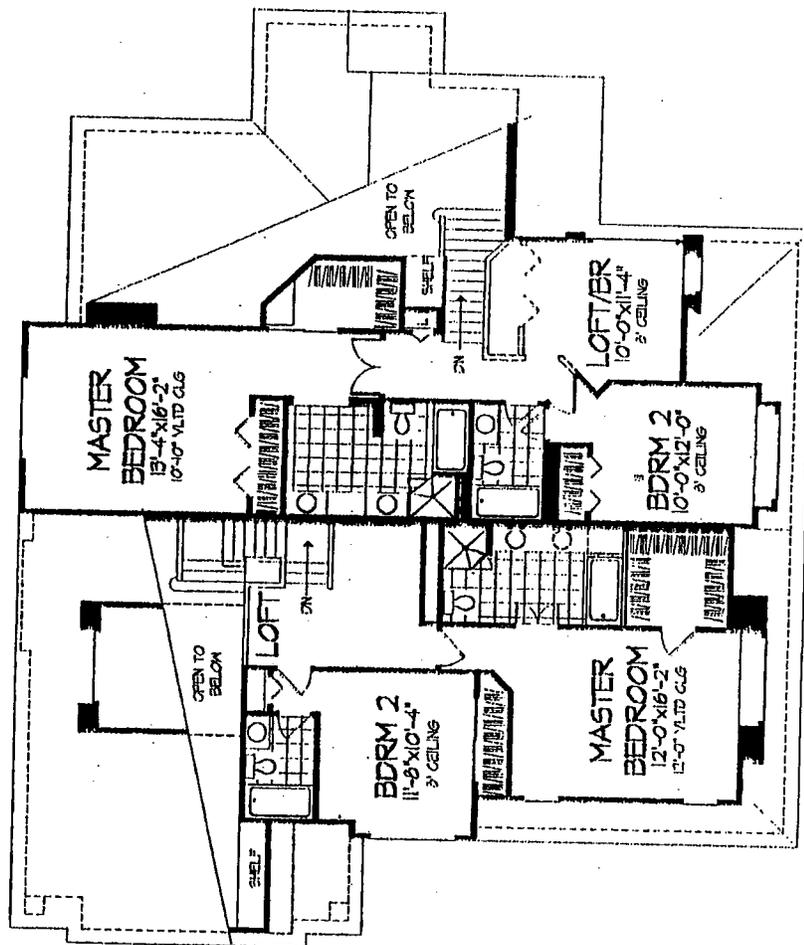
LOTS: 99 & 100, 138 & 139, AND 140 & 141

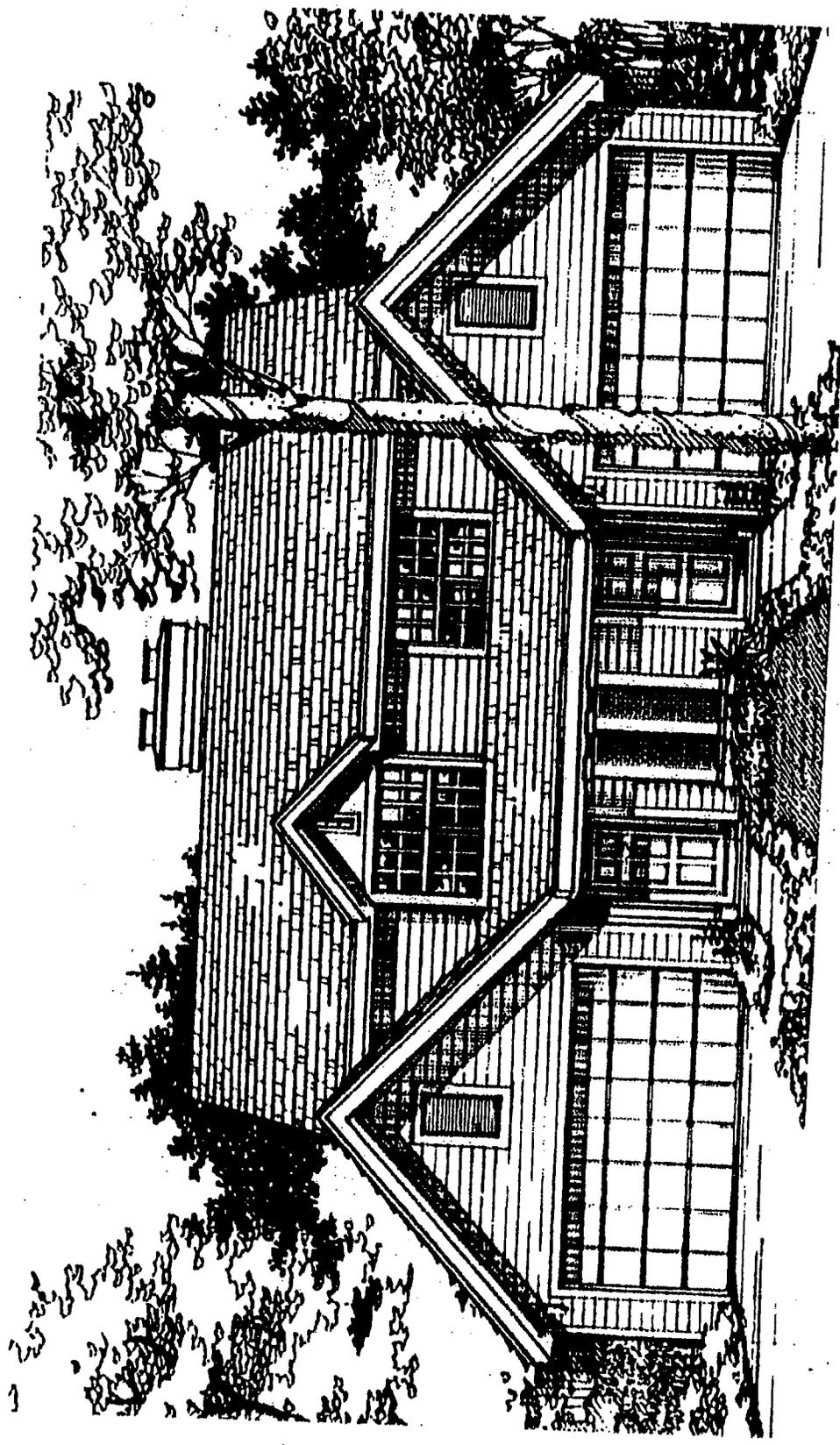






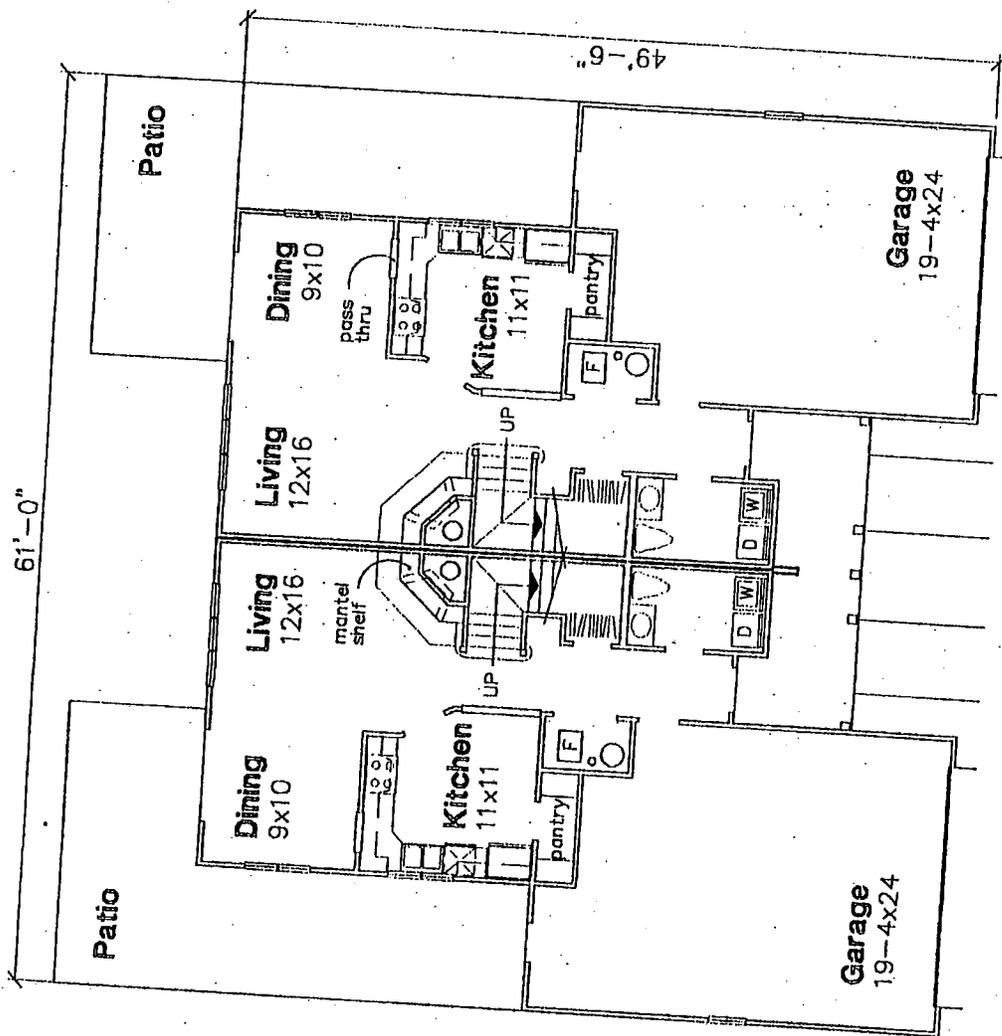
HOME TE
(OPTION) LOTS 138 & 139

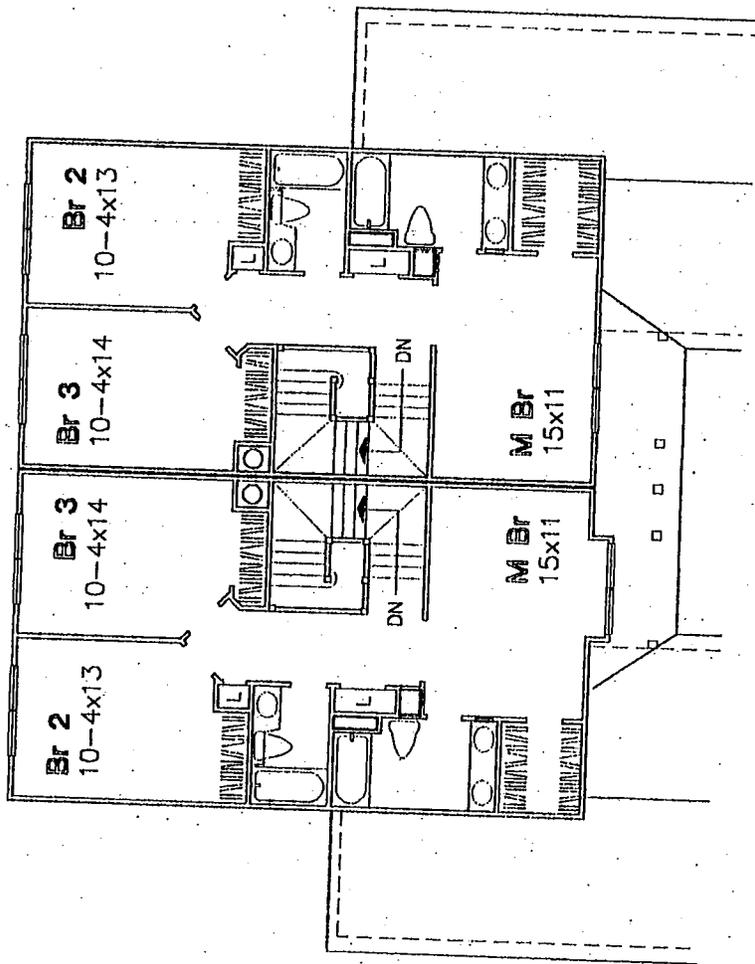


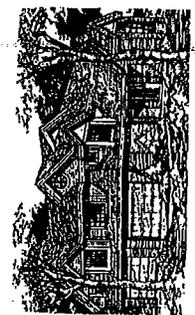
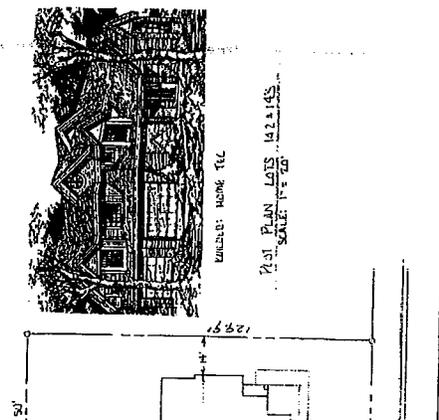
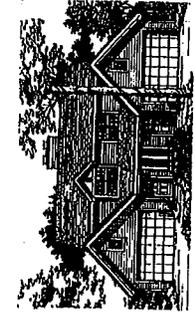
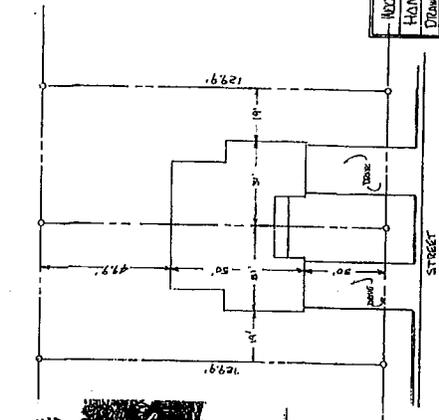
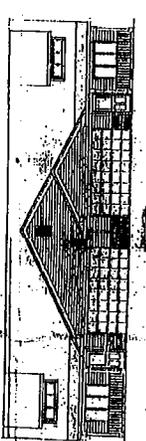
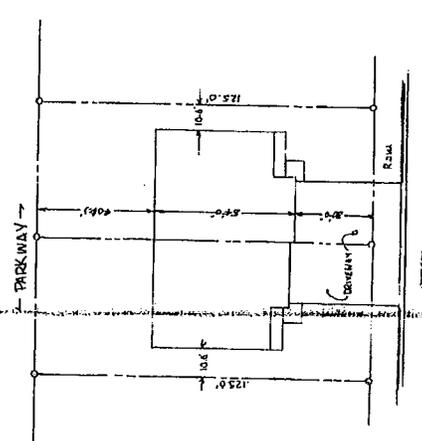
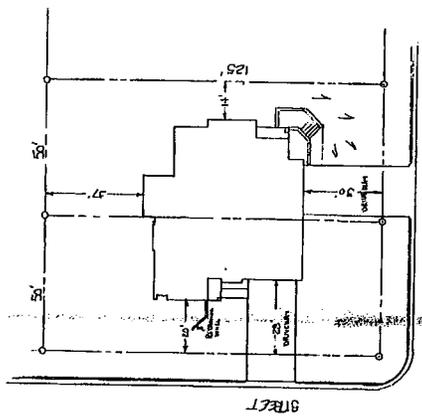
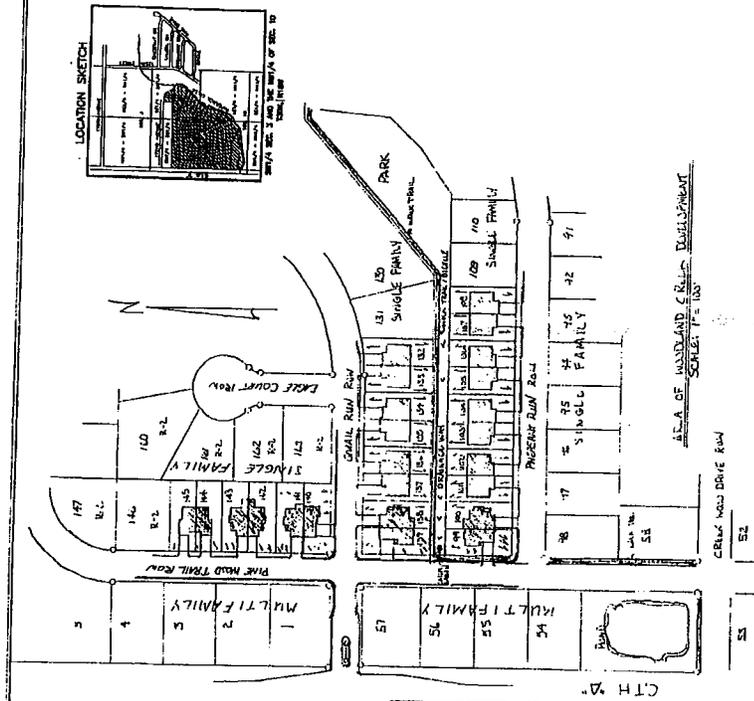


HOME TEC

LOTS 144 & 145







HIGHLAND CREEK PUD
HOME TEC
DRAWN: SCOTT J. COMBEE
DATE: 7 SEPTEMBER 2001

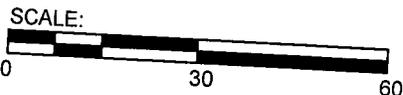
SHEET
1 of 1

PINEWOOD TRAIL

QUAIL RUN

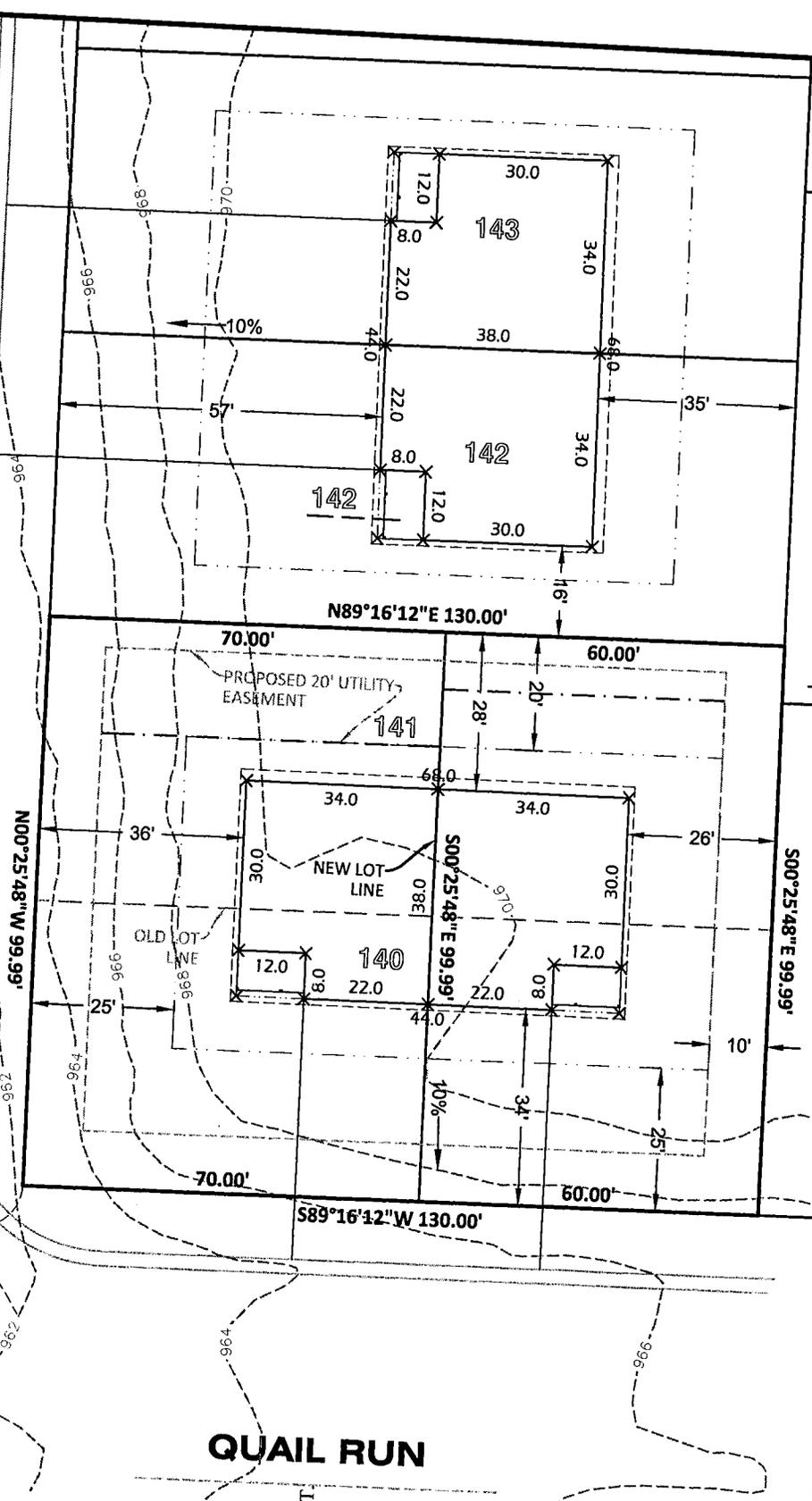
BEARINGS ARE REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM

ELEVATIONS SHOWN ARE NAVD 1988 DATUM.



LEGEND

- SETBACK LINE:
25' FRONT
10' SIDE 20' REAR
- UTILITY EASEMENT



DATE:	
PROJECT:	

ACR
 Aerial Cartography & Associates
 10100 W. 10th St., Suite 100
 Minneapolis, MN 55425
 Tel: 763-841-4277
 Fax: 763-841-3833
 www.acrassociates.com

ACR
 Aerial Cartography & Associates
 10100 W. 10th St., Suite 100
 Minneapolis, MN 55425
 Tel: 763-841-4277
 Fax: 763-841-3833
 www.acrassociates.com

PROJECT: SHAWN BIRD
 LOTS 140-143 WOODLAND CREEK
 SW-1/4 SEC. 03, T03N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

SITE PLAN

SHEET NO. 1 OF 1

162

S00°25'48"E 99.99'

N00°25'48"W 99.99'

S89°16'12"W 130.00'

N89°16'12"E 130.00'



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

<input type="checkbox"/>	SITE PLAN/STORM WATER REVIEW FEE:	\$250.00	ESCROW: \$1,500.00
<input type="checkbox"/>	CONCEPT PLAN FEE:	\$150.00	ESCROW: \$1,500.00
<input checked="" type="checkbox"/>	CERTIFIED SURVEY MAP FEE:	\$200.00	ESCROW: \$1,500.00
<input type="checkbox"/>	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: _____
 Last name: Bird First name: Shaun
 Address: 1432 120th Street City/State/Zip: New Richmond WI 54017
 Phone number: 715-781-0653 Email address: sbird@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)

1284 and 1286 Pinewood Trail, New Richmond WI 54017 (addresses will be changed to Quail Run)

4. Zoning Designation: Z2 Sub Urban District with PUD 05/08/2000

5. Statement of Intent: Briefly describe what will be done on or with the property: _____
Two existing parcels are being reconfigured because the existing layout would be almost impossible to facilitate construction of building with a driveway at reasonable grade.

Parcel ID #'s 261-1280-00-141 & 261-1280-00-140

Legal Description: Lots 140 and 141, Woodland Creek, City of New Richmond.

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: 12-20-17

Applicant: Shaw Bird

Date: 12-20-17

Fee Paid: 200.00

Date: 12/22/17

Receipt # 66320

Escrow Paid: 1500.00

Date: 12/22/17

Receipt # 66324
12/27/17

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

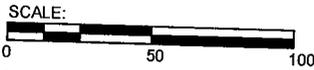
LOCATED IN PART OF THE SW 1/4 OF THE SW1/4 OF SECTION 03, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN, BEING LOTS 140 AND 141 OF WOODLAND CREEK.

PREPARED FOR:

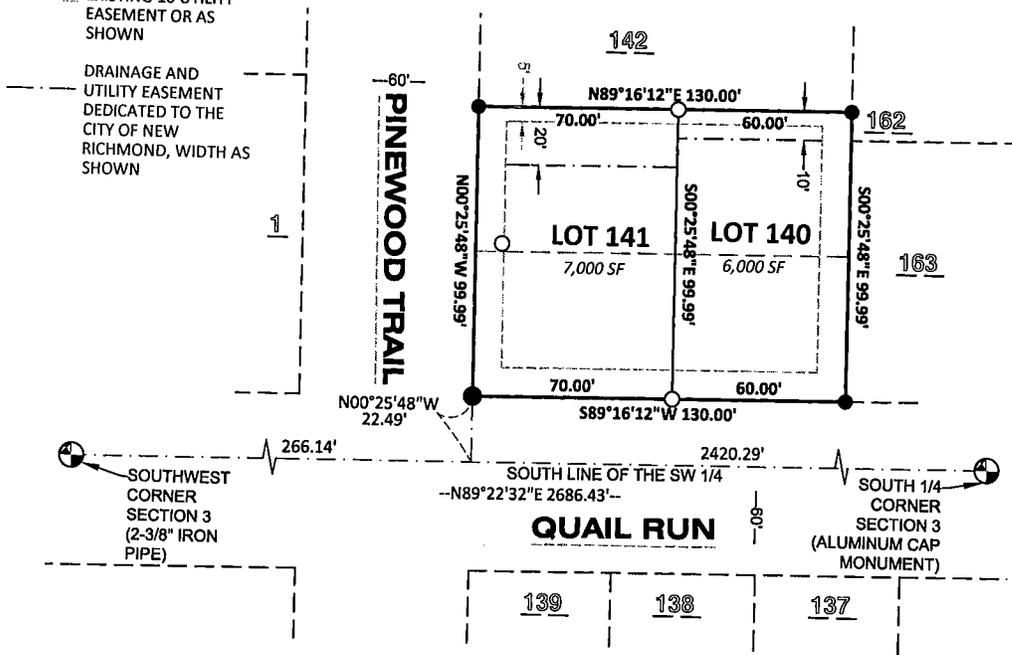
Shaun Bird
1432 120th Street
NEW RICHMOND, WI 54017

LEGEND

- COUNTY SECTION CORNER MONUMENT OF RECORD
- FOUND 1-1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 2-3/8" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
- - - EXISTING 10' UTILITY EASEMENT OR AS SHOWN
- - - DRAINAGE AND UTILITY EASEMENT DEDICATED TO THE CITY OF NEW RICHMOND, WIDTH AS SHOWN



THE SOUTH LINE OF THE SW 1/4 OF SECTION 3 BEARS N89°22'32"E BASED UPON THE ST. CROIX COUNTY COORDINATE SYSTEM



SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Wisconsin Professional Land Surveyor, hereby certify that by the direction of Shaun Bird, I have surveyed, and mapped a part of the Southwest Quarter of the Southwest Quarter of Section 3, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin; described as follows:

Lots 140 and 141 of Woodland Creek.
Containing 0.298 acres of land. Subject to all easements, restrictions and covenants of record. I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed and described; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the City of New Richmond in surveying and mapping same.

Ty Dodge
Ty R. Dodge PLS #2484
Auth Consulting Associates
2920 Enloe Street Suite 101
Hudson WI 54016

12/22/17
Date



CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW 1/4 OF THE SW1/4 OF SECTION 03, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN, BEING LOTS 140 AND 141 OF WOODLAND CREEK.



OWNER'S CERTIFICATE OF DEDICATION

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of New Richmond

WITNESS the hand and seal of said owner(s) this _____ day of _____, 20____.
In presence of:

Shaun Bird AKA Shaun R. Bird

STATE OF WISCONSIN)
_____ COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above named Shaun Bird, AKA Shaun R. Bird, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My commission expires _____.

CITY TREASURER'S CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

I, Beverly Langenback, being the duly elected, qualified and acting treasurer of the City of New Richmond, do hereby certify that the records in my office show no unpaid taxes or special assessments as of _____ affecting the land included on this Certified Survey Map.

Beverly Langenback, City Treasurer

Date

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

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 _____ affecting the land included on this Certified Survey Map.

Denise Anderson, County Treasurer

Date

CITY COUNCIL RESOLUTION

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

Fred Horne, Mayor

Date

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

Tanya Batchelor, Clerk

Date



APPLICATION TO REZONE

City Ordinance Section 121-29
www.newrichmondwi.gov

City of New Richmond

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

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: _____
Last name: Bird First name: Shaun
Address: 1432 120th Street City/State/Zip: New Richmond WI 54017
Phone number: 715-781-0653 Email address: sbird@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)

1276, 1278, 1280, 1282, 1284, 1286 Pinewood Trail

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

a. Zoning Map Change:

Existing Designation(s): PUD

Proposed Designation(s): PUD

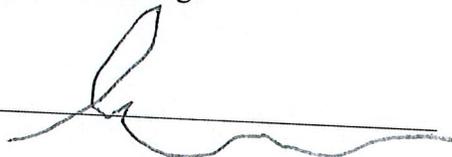
5. Reason for Zoning Change: In approving a request for rezoning a property or amending the zoning text, one or both of the following circumstances must be evident; indicate which of the following best characterizes the reason that the intended use is not allowed by the existing zoning designation.

- 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. **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. **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.
- d. **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.
- e. **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: _____


Date: 01/10/18

Applicant: _____

Date: _____

Fee Paid: \$250 Date: 1/11/18 Receipt # 66398

Escrow Paid: \$500 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.

**CITY OF NEW RICHMOND
ST. CROIX COUNTY, WISCONSIN**

PLANNED UNIT DEVELOPMENT

APPLICANT: Shaun Bird

APPLICATION: Amendment of a PUD, Planned Unit Development (PUD) for the Plat of Woodland Creek.

FINDINGS: Based upon review of the application and evidence received, the New Richmond City Council now makes the following findings of fact:

1. The legal description of the property is:
Lots 140-145, Woodland Creek, City of New Richmond, St. Croix County, Wisconsin.
2. The property is guided for low density residential uses by the Comprehensive Plan, as amended.
3. A PUD, Planned Unit Development District of the property was approved by the City Council on 8 May 2000 and is preserved as Section 121-9.B.16 of the Zoning Ordinance.
4. The applicant is proposing amendment of the PUD District to modify the proposed building design and orientation of Lots 140 and 141.
5. Applications for amendment of the Zoning Ordinance are to be processed in accordance Section 121-29 of the Zoning Ordinance and are subject to review by the Development Review Committee and Plan Commission, and approval of the City Council.
6. The Plan Commission and City Council must take into consideration the possible effects of the amendment with their judgment based upon (but not limited to) the criteria outlined in Section 121-29.D.1 of the Zoning Ordinance:
 - a. *The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the City Comprehensive Plan, including public facilities and capital improvement plans.*
 - b. *The proposed action meets the purpose and intent of this [Zoning] Ordinance or, in the case of a map or text amendment, it meets the purpose and intent of the individual zoning district.*
 - c. *There is adequate public infrastructure available to serve the proposed action.*
 - d. *There is an adequate buffer or transition provided between potentially incompatible zoning districts.*
 - e. *The change will be compatible with existing and planned use in the area.*

8. The planning report dated 31 January 2018 prepared by the City Planner, The Planning Company LLC., is incorporated herein.
9. The Plan Commission opened a public hearing at their regular meeting on 6 February 2018 to consider the application, preceded by published and mailed notice; the Plan Commission reviewed of the application and received evidence; the Plan Commission closed the public hearing recommended by a _____ vote that the City Council approve the request based on the aforementioned findings.

DECISION: Based on the foregoing information and applicable ordinances, the request is hereby **APPROVED** and is subject to the following conditions:

1. Plans for building elevations and floorplans shall be subject to review and approval of the Plan Commission.
2. All grading, drainage, and erosion control issues shall be subject to review and approval of the Building Inspector and Public Works Director.
3. All utility issues shall be subject to review and approval of the Public Works Director.

MOTION BY:

SECOND BY:

ALL IN FAVOR:

THOSE OPPOSED:

ADOPTED by the City Council of the City of New Richmond this _____ day of _____, 2018.

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

Attest: _____
Tanya Batchelor, City Clerk

ORDINANCE #__

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

Section 1. Section 121-9.B.8 of the Zoning Ordinance (Preservation of PUD Districts) is hereby amended to read as follows:

16. Woodland Creek, Approved as a PUD Plat 5/8/00, amended [EFFECTIVE DATE].

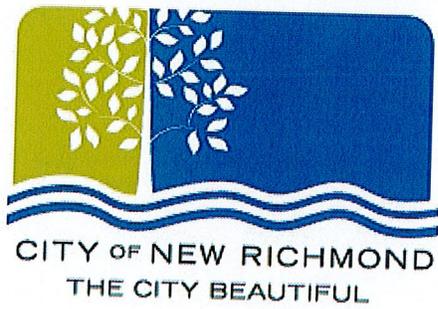
This ordinance shall take effect immediately upon its passage and publication as provided by law.

Passed and approved:
Published and effective:

CITY OF NEW RICHMOND

By: _____
Fred Horne, Mayor

ATTEST: _____
Tanya Batchelor, City Clerk



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

MEMORANDUM

TO: Plan Commission
FROM: Noah Wiedenfeld, Management Analyst
DATE: January 26, 2018
SUBJECT: Amending Table 3.f of the Zoning Ordinance

BACKGROUND

Amending Table 3.f of the Chapter 121 of the City Code to include "Accredited Agriculture Education Facility" as a conditional use within the Z1 and Z2 Districts would allow farm animals to be raised on land owned or leased by an accredited educational institution as part of an agriculture or science curriculum, upon approval of a conditional use permit, in a Z1 or Z2 District.

ACTION REQUESTED

The Plan Commission should consider a formal recommendation to the City Council to approve the amendment to Table 3.f of the Zoning Ordinance to include "Accredited Agriculture Education Facility" as a conditional use within the Z1 and Z2 Districts.



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

MEMORANDUM

TO: Plan Commission
FROM: Noah Wiedenfeld, Management Analyst
DATE: January 26, 2018
SUBJECT: Temporary Keeping of Goats within the City of New Richmond

BACKGROUND

Based on feedback from the December 2017 Plan Commission meeting, the following changes have been made to the draft ordinance:

- Section 10-6 and Section 10-7 were revised to "raccoon."
- The maximum number of days that a person may keep goats was changed to 60 days within a calendar year.
- The use of goats shall be limited to does and/or wethers only; bucks are prohibited.
- For the safety of both animals and the public, the use of goats is limited to goats without horns.
- All fences must comply with New Richmond Zoning Ordinance Sec. 121-54 Fences/Walls.
- Text regarding the removal of goat waste and the use of goats on vacant lots was removed.
- The administrative permit application requires the signatures of 75 percent of abutting property owners granting their consent. Applicants must also identify the quantity, breed, sex, and disbudded/dehorned condition of the goats.
- Inspection and enforcement shall be the responsibility of the Director of Public Works or his or her designee.

ACTION REQUESTED

The Plan Commission should discuss the proposed ordinance, propose any changes, and consider a formal recommendation to the City Council to adopt the ordinance as presented.

City of New Richmond Ordinance # _____

ORDINANCE AMENDING THE CITY CODE TO ALLOW THE TEMPORARY KEEPING OF GOATS WITHIN THE CITY OF NEW RICHMOND

The Common Council of the City of New Richmond ordains:

Section 1. Section 10-6 (Prohibited and protected animals) of the City Code shall be amended to read as follows:

(e) Farm animals. The keeping of cattle, horses, hogs, poultry and other farm animals is prohibited within the City, except in areas zoned agricultural, land owned or leased by an accredited educational institution as part of an agriculture or science curriculum upon approval of a conditional use permit, as provided in Article II regarding the keeping of chickens, and Article III regarding the temporary keeping of goats.

Section 2. Section 10-7 (Keeping of livestock; animals in public places) of the City Code shall be amended to read as follows:

(a) Prohibited. ~~The keeping, harboring, feeding or possession of any mink, horses, coon, muskrats, foxes, skunks, swine, goats, sheep, or any ducks, cows, chickens, geese, or other fowl within the City limits is hereby declared to be a menace to health and nuisance.~~ No person shall keep, harbor, feed, or possess any ~~of the animals or fowl mentioned in this section~~ mink, horses, raccoon, muskrats, foxes, skunks, swine, goats, sheep, ducks, cows, chickens, geese, or other fowl ~~mentioned in this section~~ within the limits of the City except in areas zoned agricultural, land owned or leased by an accredited educational institution as part of an agriculture or science curriculum upon approval of a conditional use permit, as provided in Article II regarding the keeping of chickens, and Article III regarding the temporary keeping of goats. This section does not affect the City in its governmental capacity from maintaining any animals at a public zoo or park, or other City owned property, nor shall it apply to the exhibition of any animals at any agricultural fair or similar public exposition held in the City, nor to properly zoned premises in compliance with City ordinances.

Section 3. Chapter 10 of the City Code (Animals) is hereby amended to add the following provisions:

Article III. - GOATS

Sec. 10-41. – PURPOSE.

The purpose of this section is to establish conditions under which the temporary and periodic use of a limited number of goats for invasive species and other weed control is permitted in all districts; and to establish requirements for doing so to protect the health, safety, and welfare of the general population of the city of New Richmond.

Sec. 10-42. – REQUIREMENTS FOR TEMPORARILY KEEPING GOATS.

- (a) Temporary use of goats shall not exceed sixty (60) days within a calendar year.
- (b) The maximum number of goats to be allowed on any single property shall not exceed fifteen (15) animals per acre.
- (c) The use of goats shall be limited to does and/or wethers only; bucks are prohibited.
- (d) For the safety of both animals and the public, the use goats shall be limited to goats without horns.
- (e) The goats shall be contained by an adequate containment fence at all times. All fences must comply with New Richmond Zoning Ordinance Sec. 121-54 Fences/Walls.
- (f) The property must be maintained in a clean, sanitary condition so as to be free from offensive odors, fly breeding, dust, and general nuisance conditions.
- (g) The property must be a minimum of one (1) acre in area.
- (h) The City shall have no liability for any damage that may be caused by goats kept on a property pursuant to this section. Property owners and permittees under this section shall be jointly and severally liable for any damage that may be caused by the goats kept pursuant to a permit issued under this section.

Sec. 10-43. – PERMIT REQUIRED

- (a) No person shall own, harbor, keep, or maintain goats temporarily or otherwise on their property within the City without first obtaining a permit approved by the Director of Public Works.
- (b) Applications shall be made to the City Clerk's Office and forwarded to the Director of Public Works for review.
- (c) The applicant shall be the property owner or tenant with written consent of property owner.
- (d) The applicant shall provide the following information on the permit application:
 - (1) Name, address, and contact information of the permit applicant.
 - (2) Address and description of the property.

- (3) The type of invasive species or weed control problem on the property, and photographs of the property showing the extent of the infestation.
- (4) Name, address, and contact information of the person or entity providing the goats.
- (5) Site plan showing where on the property the goats will be temporarily kept, including a plan and description of the fencing that will be used to keep the goats on the property.
- (6) The number of goats that will kept on the property, as well as the respective breed, sex, and disbudded/dehorned condition of the goats.
- (7) Signatures of 75 percent of abutting property owners granting their consent.

(e) No permit shall be issued until the Public Works Director reviews the application and inspects the property and determines that the applicant has complied with the requirements of this Section. The Public Works Director shall approve or deny an application within thirty (30) days of a complete application being submitted.

(f) The Director of Public Works shall issue a permit as provided for by this Article, or shall state in writing the reasons for an application for a permit having been denied. The applicant may resubmit an application for a permit in accordance with the procedures in this Section.

(g) The permit shall not be transferable to another property owner or tenant, or property.

(h) No permit shall be issued if the applicant is delinquent in paying of any taxes, assessments, forfeitures, or fines for violations of City ordinances, utility bills, or other claims owed to the City.

Sec. 10-44. – PERMIT FEE.

- (a) Application and Permit fee shall be in the amount established by the City fee schedule.
- (b) Permit fees shall not be prorated or refundable.

Sec. 10-45. – INSPECTION AND ENFORCEMENT.

- (a) The Director of Public Works or his or her designee shall have the power, whenever they

may deem reasonably necessary, and consistent with the requirements of statutory and constitutional law, to enter a building, structure, or property related to a permit under this section to ascertain whether the permit holder is in compliance with this chapter.

- (b) Violations of this chapter may constitute a public nuisance under Chapter 58 of this code, or under chapter 823, Wisconsin statutes.
- (c) The City may revoke a permit at any time if the permittee does not follow the terms of the permit or this section, or if the City finds that the permit holder has not maintained the goats, fences, or outdoor enclosures in a clean and sanitary condition.

Sec. 10-46. – OTHER METHODS NOT EXCLUDED.

The requirements and remedies provided under this section are not exclusive and may be used in combination with each other or with any other section of this code or applicable state statute.

Sec. 10-47. – SEVERABILITY.

If any provision in this section, or portion thereof, is found to be unconstitutional or otherwise invalid, the validity of the remaining sections shall not be affected.

Sec. 10-48. – VIOLATION AND PENALTY.

Any person who violates the provisions of this chapter shall, upon conviction thereof, forfeit not less than Fifty (50) Dollars nor more than Five Hundred Dollars (\$500.00) per day of violation, if applicable, together with the costs of prosecution. Each day a violation exists is a separate violation.

Section 4. Table 3.f of the Chapter 121 of the City Code (Zoning Ordinance) is hereby amended to include “Accredited Agriculture Education Facility” as a conditional use within the Z1 and Z2 Districts.

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

Passed and approved:

Published and effective:

Fred Horne, Mayor

Tanya Batchelor, City Clerk
ATTEST



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

MEMORANDUM

TO: Beth Thompson
FROM: D. Daniel Licht, AICP
DATE: 31 January 2018
RE: New Richmond – Haffner Certified Survey Map
TPC FILE: 164.02

BACKGROUND

Mr. Robin Haffner has submitted plans to subdivide 23.53 acres located south of County Road K and east of 140th Street. The proposed subdivision consists of four lots and is to be considered as a Certified Survey Map (CSM) in accordance with Section 117-20 of the Subdivision Ordinance. The proposed CSM is subject to review by the Plan Commission and approval of the City Council.

Exhibits:

- Site location map
- CSM dated 12/6/17
- Concept plan

ANALYSIS

Comprehensive Plan. The Comprehensive Plan guides the subject site for future low density residential development. The proposed CSM will create two urban single family lots and two larger lots each with the ability to be resubdivided in the future into urban single family lots as shown on the concept plan submitted in support of the applicant’s request. The subdivision of the four lots as part of the CSM and eventual subdivision of Lots 1 and 2 is consistent with the Land Use Plan elements of the Comprehensive Plan.

Zoning. The subject site is zoned Z2 District. The Z2 District allows for development of low density residential uses, including single family dwellings. The proposed CSM is consistent with

the intent of the Z2 District and will be required to comply with applicable performance standards.

Surrounding Uses. Subdivision and development of the subject site in accordance with the provisions of the Z2 District will be compatible with surrounding property to the west and north within the Rich River Trails PUD. Areas to the east and south of the subject site are outside of City limits, but are guided for low density residential use by the Comprehensive Plan and would be compatible with Z2 District uses that are proposed be developed within the subject site as shown on the CSM and overall property concept plan.

Lot Width. Section 117-33.B of the Subdivision Ordinance requires all proposed lots have minimum frontage to a public street. Table 5 of the Zoning Ordinance requires that all lots have a minimum width of 80 feet. Proposed Lots 2, 3, and 4 each have at least 80 feet of frontage to 140th Street. Lot 1 only has 60 feet of frontage to a public street via a corridor intended to be dedicated in the future as public right-of-way for local streets when Lots 1 and/or 2 are resubdivided based on the submitted concept plan. The CSM must be revised such that Lot 1 has a minimum width of 80 feet measured from the right-of-way line for 140th Street to the front setback line 25 feet east of the right-of-way, then taper to 60 feet.

Setbacks. The CSM identifies the setbacks shown below required for single family dwellings constructed on lots zoned Z2 District in accordance with Table 5 of the Zoning Ordinance. Each of the proposed lots on the CSM has adequate area within the lot to accommodate construction of a single family dwelling in compliance with required setbacks.

Principal Front	Secondary Front	Side	Rear
25ft.	20ft.	5ft.	20ft.

Access. The subject site abuts 140th Street, which is defined by the Comprehensive Plan as a collector street. Direct lot access to collector streets is restricted by Table 1 of the Subdivision Ordinance to ensure vehicles entering/exiting the roadway do not congest traffic flow. The proposed CSM has been designed such that access to the proposed lots occurs at the location of future street intersections with 140th Street when Lots 1 and/or 2 are resubdivided in the future. In the interim, Lots 3 and 4 will access 140th Street at these future intersection locations by an access easement. A document establishing the rights and responsibly for shared use of driveways within the access easement, and including a termination clause for when street construction occurs, must be drafted and recorded together with the CSM.

Park Dedication. The original development plan for the subject site when it was included with Rich River Trails proposed dedication of several greenspaces. These included a greenspace abutting the railroad right-of-way, a greenspace abutting 140 Street mirroring the existing one on the west side of the roadway, and the area surrounding the large wetland dividing proposed Lots 1 and 2. We recommend that acquisition of park land through dedication be deferred until such time as Lots 1 and 2 are resubdivided in the future to incorporate a neighborhood

park facility central to the overall development adjacent to the large wetland. Park dedication requirements for the proposed CSM would thus be satisfied as a cash fee in lieu of land paid as an impact fee at the time a building permit is issued for each lot.

Utilities. Section 117-37.C of the Subdivision Ordinance requires that where public sewer (and water) is available it be extended to all lots. The determination of whether utilities are available to a proposed subdivision is to be made by the Public Works Director. Based on the urban size of proposed Lots 3 and 4, these lots should be required to connect to public sewer and water utilities. Lots 1 and 2 are of sufficient size to accommodate private utilities on an interim basis until resubdivided based on the submitted concept plan. All utility issues are to be subject to review and approval of the Public Works Director.

Grading Plan. No grading plan has been submitted in conjunction with the proposed CSM. Grading to accommodate house construction on the proposed four lots and construction of interim private driveway access until such time as Lots 1 and/or 2 are resubdivided based on the submitted concept plan and local streets constructed can be reviewed at an administrative level by the Public Works Director.

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. The drainage and utility easement may overlay side lot lines within the subdivision. The required easements are shown on the CSM for all lots except for the east lot line of Lot 3 and the portion of the common lot line between Lots 1 and 2 not overlaid by roadway easement. The CSM must be revised to provide perimeter drainage and utility easements for Lots 1, 2, and 3 as noted.

Development Agreement. No public improvements are proposed to be constructed at this time as part of the CSM. As such, a development agreement ensuring that the developer complete the required minimum improvements to City specifications is not required.

RECOMMENDATION

The Development Review Committee reviewed the proposed CSM at their meeting on 11 January 2018 and recommends approval as outlined below.

POSSIBLE ACTIONS

- A. Motion to **approve** a certified survey map for Robin Haffner, subject to the following conditions:
 1. The CSM shall be revised such that Lot 1 has a minimum width of 80 feet as defined by the Zoning Ordinance.

2. A declaration establishing rights and responsibilities for shared driveway access to 140th Street within the roadway easements dedication by the CSM shall be submitted for approval by City staff, executed by the property owner, and recorded with St. Croix County.
3. Park dedication requirements for the proposed CSM shall be satisfied as a cash fee in lieu of land paid as an impact fee at the time the building permit is issued; future resubdivision of the lots shall be subject to further park dedication requirements, including land dedication, in effect at the time of approval.
4. Single family dwellings constructed upon Lots 3 and 4 shall connect to City sanitary sewer and water utilities; 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.
6. The CSM shall be revised to provide drainage and utility easements at the full perimeter of Lots 1, 2, and 3 as required by Section 117-41.C.1 of the Subdivision Ordinance; all easements are subject to review and approval of the Public Works Director.

B. Motion to **deny** the application based on a finding that the request does not comply with the requirements of the Zoning Ordinance and 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

<input type="checkbox"/> SITE PLAN/STORM WATER REVIEW FEE:	\$250.00	ESCROW: \$1,500.00
<input type="checkbox"/> CONCEPT PLAN FEE:	\$150.00	ESCROW: \$1,500.00
<input checked="" type="checkbox"/> CERTIFIED SURVEY MAP FEE:	\$200.00	ESCROW: \$1,500.00
<input type="checkbox"/> 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: Haffner Construction, LLC

Last name: Haffner

First name: Robin

Address: 404 S. Green Avenue

City/State/Zip: New Richmond, WI 54017

Phone number: 715-222-0169

Email address: rchaff@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)

140th Street (no address available)

4. Zoning Designation: Z2 Sub Urban District

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

Create a lot of approximately 11 acres on the east side to sell to son. Create two smaller lots in the southwest corner to construct houses to sell.

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: [Signature]

Date: 1-7-18

Applicant: [Signature]

Date: 1-7-18

Fee Paid: \$200

Date: 1/4/18

Receipt # 66366

Escrow Paid: \$1500

Date: 1/4/18

Receipt # 66366

Legal Description: Outlot 15 of the Plat of Rich River Trails; Located in the NW1/4 of the NW1/4 of Section 1 & in the NE1/4 of the NE1/4 of section 2, all in T30N, R18W, City of New Richmond.
PID #231-1288-62-999

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

LOCATED IN PART OF THE FRACTIONAL NW1/4 OF THE NW1/4 OF SECTION 1 AND PART OF THE FRACTIONAL NE1/4 OF THE NE1/4 OF SECTION 2, ALL IN T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING OUTLOT 15 OF THE PLAT OF RICH RIVER TRAILS.

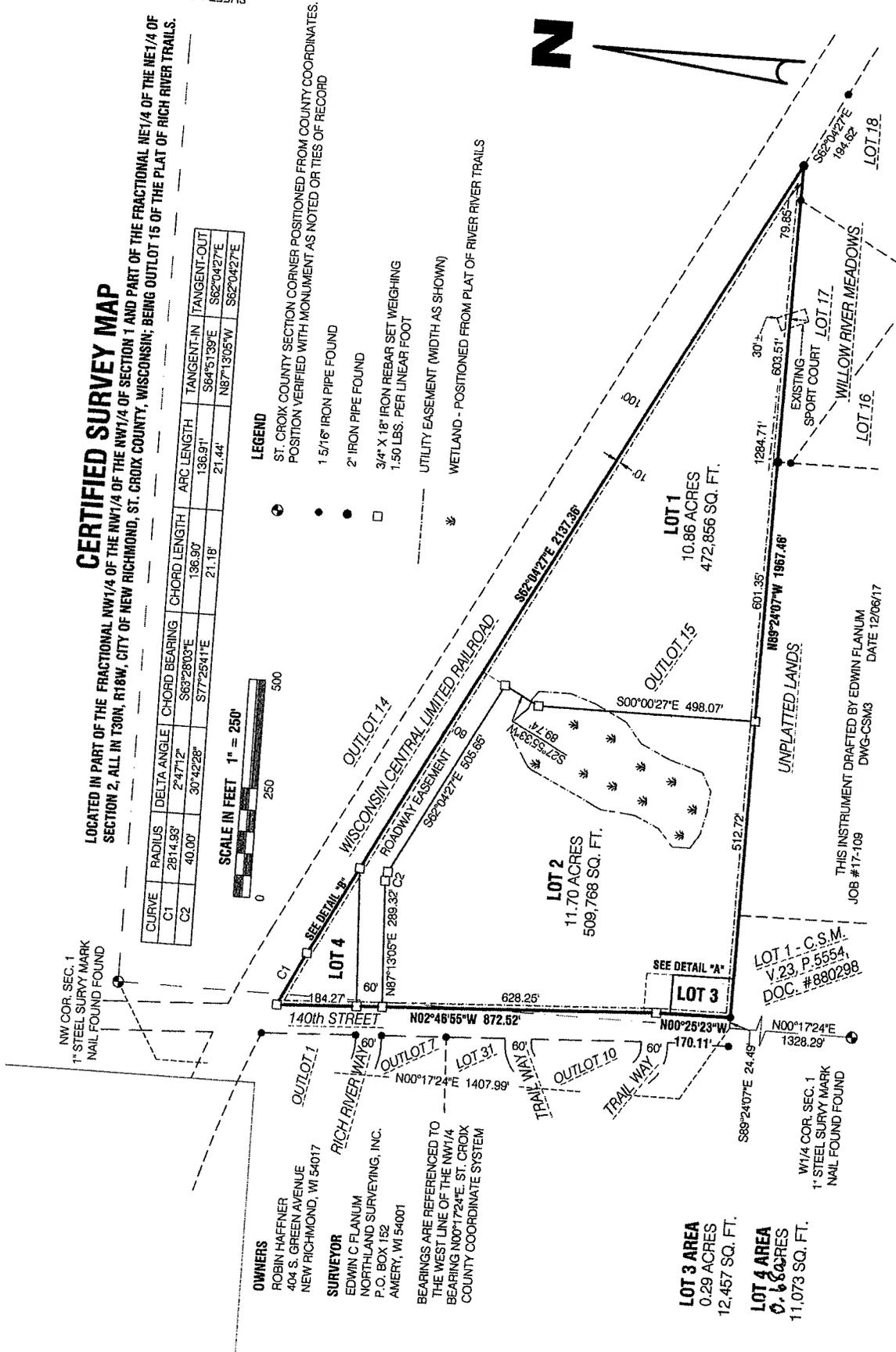
SHEET 1 OF 2 SHEETS

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT-IN	TANGENT-OUT
C1	2814.93'	2°47'12"	S63°28'03"E	136.90'	136.91'	S84°51'39"E	S82°04'27"E
C2	40.00'	30°42'28"	S77°29'41"E	21.18'	21.44'	N87°13'05"W	S82°04'27"E

SCALE IN FEET 1" = 250'

LEGEND

- ST. CROIX COUNTY SECTION CORNER POSITIONED FROM COUNTY COORDINATES. POSITION VERIFIED WITH MONUMENT AS NOTED OR TIES OF RECORD
- 1 1/2" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- UTILITY EASEMENT (WIDTH AS SHOWN)
- W WETLAND - POSITIONED FROM PLAT OF RICH RIVER TRAILS



OWNERS
ROBIN HAFFNER
404 S. GREEN AVENUE
NEW RICHMOND, WI 54017

SURVEYOR
EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NW1/4 BEARING N00°17'24"E, ST. CROIX COUNTY COORDINATE SYSTEM

LOT 3 AREA
0.29 ACRES
12,457 SQ. FT.

LOT 4 AREA
0.68 ACRES
11,073 SQ. FT.

LOT 1 - C.S.M. V.23, P.5554, DOC.#880298

THIS INSTRUMENT DRAFTED BY EDWIN FLANUM DATE 12/06/17
JOB #17-109 DWG-CSM3



CERTIFIED SURVEY MAP

LOCATED IN PART OF THE FRACTIONAL NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 1 AND PART OF THE FRACTIONAL
NE1/4 OF THE NE1/4 OF SECTION 2, ALL IN T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN;
BEING OUTLOT 15 OF THE PLAT OF RICH RIVER TRAILS.

OWNERS
HAFFNER CONSTRUCTION, LLC
404 S. GREEN AVENUE
NEW RICHMOND, WI 54017

SURVEYOR
EDWIN C. FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

SURVEYOR'S CERTIFICATE

I, Edwin C. Flanum, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the Robin Haffner, I have surveyed, mapped and described the parcel of land which is represented by this Certified Survey Map; that the exterior boundary of the parcel of land surveyed and mapped is described as follows:

Outlot 15 of the Plat of Rich River Trails recorded in Volume 10 of plats, Page 16, Document Number 769707 at the St. Croix County Register of Deeds Office. Located in part of the fractional NW1/4 of the NW1/4 of Section 1 and part of the fractional NE1/4 of the NE1/4 of Section 2 all in T30N, R18W, City of New Richmond, St. Croix County, Wisconsin.

Described parcel contains 23.52 acres (1,024,725 Sq. Ft.). Parcel is subject to all easements, restrictions, and covenants of record.

I, also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that I have fully complied with the current provisions of Chapter 236.34 of the Wisconsin Statutes, the Land Subdivision Ordinance of the County of St. Croix, and the City of New Richmond Subdivision Ordinance in surveying and mapping same.

Edwin C. Flanum, P.L.S. #2487

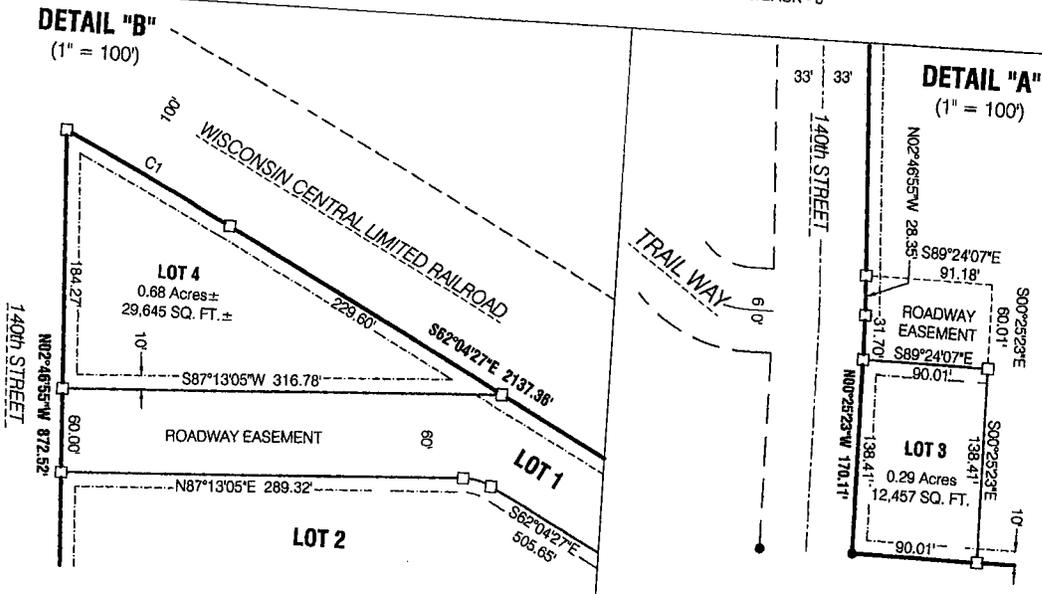
Date _____

SETBACKS - PRINCIPAL BUILDING:

PRINCIPAL FRONT SETBACK - 25'
SECONDARY FRONT SETBACK - 20'
SIDE SETBACK - 5'
REAR SETBACK - 20'

SETBACKS - ACCESSORY BUILDING:

FRONT SETBACK - 25'
SECONDARY SETBACK - 20'
SIDE SETBACK - 5'
REAR SETBACK - 5'



CERTIFIED SURVEY MAP

LOCATED IN PART OF THE FRACTIONAL NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 1 AND PART OF THE FRACTIONAL
NE1/4 OF THE NE1/4 OF SECTION 2, ALL IN T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN;
BEING OUTLOT 15 OF THE PLAT OF RICH RIVER TRAILS.

OWNERS

HAFFNER CONSTRUCTION, LLC
404 S. GREEN AVENUE
NEW RICHMOND, WI 54017

SURVEYOR

EDWIN C FLANUM
NORTHLAND SURVEYING, INC.
P.O. BOX 152
AMERY, WI 54001

OWNER'S CERTIFICATE OF DEDICATION

The City of New Richmond, a city duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said city caused the land described on this Certified Survey Map to be surveyed, divided, mapped, and dedicated as represented on this Certified Survey Map.

The City of New Richmond, does further certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: City of New Richmond.

N WITNESS WHEREOF, Tanya Batchelor, City Clerk / Treasurer has caused these presents to be signed by Frederick Horne, its Mayor, and countersigned by Tanya Batchelor, City Clerk / Treasurer, at New Richmond Wisconsin, and its seal to be hereunto affixed on this _____, day of _____, 20__.

Frederick Horne, City of New Richmond Mayor Date _____

Tanya Batchelor, City of New Richmond Clerk Date _____

State of Wisconsin)SS
County of Polk)

Personally came before me this _____ day of _____, 20__, Frederick Horne, Mayor, and Tanya Batchelor, City Clerk / Treasurer of the City of New Richmond, to me known to be the persons who executed the foregoing instrument, and to me known to be such Mayor and City Clerk / Treasurer of said City, and acknowledged that they executed the foregoing instrument as such officers as the deed of said village, by its authority.
(Notary Seal) _____ Notary Public, _____, Wisconsin

Notary Public, _____, Wisconsin

My Commission expires _____

Common Council Approval Certificate

Resolved, that this Certified Survey Map in the City of New Richmond, St. Croix County, owner, is hereby approved by the common council.

Date approved: _____ Signed: _____, Frederick Horne, Mayor
Date signed: _____ Signed: _____, Frederick Horne, Mayor

Clerk's Certificate

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

Tanya Batchelor, Clerk Date _____

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE FRACTIONAL NW1/4 OF THE NW1/4 OF THE NW1/4 OF SECTION 1 AND PART OF THE FRACTIONAL NE1/4 OF THE SECTION 2, ALL IN T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING OUTLOT 15 OF THE PLAT OF RICH RIVER

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT-IN	TANGENT-OUT
C1	2814.93'	2°47'12"	S63°28'03"E	136.90'	136.91'	S64°51'39"E	S62°04'27"E
C2	40.00'	30°42'28"	S77°25'41"E	21.18'	21.44'	N87°13'05"W	S62°04'27"E

SCALE IN FEET 1" = 250'

LEGEND

- ST. CROIX COUNTY SECTION CORNER POSITIONED FROM COUNTY CO POSITION VERIFIED WITH MONUMENT AS NOTED OR TIES OF RECORD
- 1 5/16" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT
- UTILITY EASEMENT (WIDTH AS SHOWN)
- * WETLAND - POSITIONED FROM PLAT OF RIVER RIVER TRAILS

NW COR. SEC. 1
1" STEEL SURVY MARK
NAIL FOUND FOUND

OWNERS
BIN HAFNER
15 S. GREEN AVENUE
W RICHMOND, WI 54017

PREPARED BY
WIN C FLANUM
RTHLAND SURVEYING, INC.
P.O. BOX 152
MILWAUKEE, WI 53201

ALL POINTS ARE REFERENCED TO THE WEST LINE OF THE NW1/4 OF SECTION 1, T30N, R18W, ST. CROIX COUNTY COORDINATE SYSTEM

LOT 3 AREA
0.29 ACRES
2,457 SQ. FT.

LOT 4 AREA
0.25 ACRES
1,073 SQ. FT.

LOT 1 - C.S.M.
V.23, P.5554,
DOC. #880298

W1/4 COR. SEC. 1
1" STEEL SURVY MARK
NAIL FOUND FOUND

THIS INSTRUMENT DRAFTED BY EDWIN FLANUM
JOB #17-109
DWG-C5M3
DATE 12/06/17

