



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

March 28, 2019

TO ALL PLAN COMMISSION MEMBERS:

Fred Horne	Michelle Scanlan
Jim Zajkowski	David Wilford
Mike Kastens	David Tyvoll
MaryKay Rice	

This is to notify you that there is a Plan Commission meeting scheduled for Thursday, April 4, 2019 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 from the previous meeting on March 5, 2019
- 4) Public Hearing to discuss the following:
 - a) Application for Attachment from Wisconsin Department of Transportation for property located north of Hatfield Lake Campground to be zoned Z3 Multi-Use/Corridor District. Property is described as: 038-1103-40-010 and 038-1103-70-000 Located in the SW1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Section 25, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin; described as follows: Beginning at the S1/4 Corner of Section 25; thence north, along the north-south 1/4 line of said section, 657 feet more or less to the north line of the S1/2 of the SW1/4 of the SE1/4 of said section; thence east, along said north line and the north line of the S1/2 of the SE1/4 of the SE1/4, 1935 feet more or less to the easterly line of State Trunk Highway "65"; thence south 87 feet more or less; thence west, along said southeasterly line, 61 feet more or less; thence southwesterly, along said southeasterly line, 522 feet more or less; thence northwesterly, along said southwesterly line, 30 feet more or less; thence southwesterly, along said southeasterly line, 188 feet more or less to the south line of the SE1/4 of said section; thence west, along said south line, 303 feet more or less to the northwesterly line of said State Trunk Highway "65"; thence northerly, along said northwesterly line, 137 feet more or less; thence northeasterly, along said northwesterly line, 18 feet more or less to the approximate Ordinary High Water Mark of Hatfield Lake; thence southwesterly, along said approximate Ordinary High Water Mark, 792 feet more or less to said south line of the SE1/4; thence west, along said south line, 386 feet more or less to the point of beginning. Parcel contains approximately 24 Acres (1,056,279 Sq. Ft.).
 - b) Application for Attachment from State of Wisconsin Building Commission for property west of the St. Croix Correctional property to be zoned Z3 Multi-Use/Corridor District. Property is described as: 038-1138-10-100 SEC 34 T31N R18W PT S 1/2 OF THE NE 1/4 BEING LOT 1 OF CSM 8/2394 (2.9 ACRES) EXC THAT PT OF CSM 8/2394 IN SW NE ANNEXED CITY NR #480541 261-1211-10-010
 - c) Application for Conditional Use Permit from PRE/3 to allow multiple principal buildings on one lot. Property is located at 801 West Eighth Street and described as: SEC 3 T30N R18W 8.7A SE 1/4 OF SE NW EZ-U 1625/175 ANNEXED ('04) FKA 026-1007-70 (30)

d) Application for Conditional Use Permit from Dance Explosion to allow indoor recreation use on a lot zoned Z7 Special Use/Industrial District. Property is located at 410 St. Croix Avenue and described as lot 3 of CSM recorded in Volume 29 Page 6617 Document #1078014.

- 5) Action on Public Hearing Agenda
- 6) Communications and Miscellaneous
- 7) Adjournment

Fred Horne
Mayor

cc:

The News
Mike Darrow
Bob Meyer
Beth Thompson
Noah Wiedenfeld
Kevin Blader

Northwest Cable
Nick Vivian
Jim VanderWyst
Rae Ann Ailts
Jeremiah Wendt

City Website
Mike Demulling
Craig Yehlik
Joel Enders
Weston Arndt

PLAN COMMISSION MEETING
MARCH 5, 2019 - 5:00 P.M.

Members Present: Jim Zajkowski, Mike Kastens, Michelle Scanlan, MaryKay Rice, and David Wilford

Members Absent: Fred Horne

Jim Zajkowski called the meeting to order and roll call was taken.

MaryKay Rice moved to adopt the agenda as presented, seconded by David Tyvoll and carried.

Michelle Scanlan moved to approve the minutes from February 11, 2019, seconded by Mike Kastens and carried.

Public Hearing – Application for Rezoning from BNA Properties, LLC

Jim Zajkowski declared the Public Hearing open to discuss the following:

- a) Application for Rezoning from BNA Properties, LLC for property located on North Fourth Street near the intersection with Hwy 64. Property is described as: 261-1019-06-151 - SEC 35 T31N R18W PT SW NE DESC AS COM AT W 1/4 SEC 35; TH N89E, 2686.07 TO POB; TH N89E, 271.63; TH N08E, 54.32; TH N39E, 235.20; TH N66W, 162.61; TH S63W, 315.74; THS00E, 161.76 TO POB DESC IN 976284. Property is currently zoned Z4 General Urban District and requested to be rezoned to Z3 Multi-Use/Corridor District.

Noah Wiedenfeld explained the application for rezoning located at the intersection of North Fourth Street and Highway 64. The Comprehensive Plan guides this property to Z3 Multi-Use/Corridor District. The Development Review Committee recommends approving the zoning change as well. Discussion followed. The Public Hearing was declared closed.

MaryKay Rice moved to approve the application from BNA Properties, LLC to rezone their property to Z3 Multi-Use/Corridor District, seconded by Mike Kastens and carried.

Site Plan and Storm Water Review for Oevering Properties

Noah Wiedenfeld explained the Site Plan and Storm Water Review from Oevering Properties, LLC. The building will double in size. All exterior siding on the new building will match the existing building. The storm water will be directed through a swale to the regional system on Richmond Way. No on-site treatment is necessary. They will need a construction easement for the swale since it will cross City property and Oevering will be responsible for the cost of the swale. Discussion followed. Mike Kastens moved to approve the Site Plan and Storm Water Review from Oevering Properties with the following conditions:

- 1) Any existing trees or shrubs that are dead or unhealthy as determined by the City Forester shall be replaced in accordance with Section 121-55.
- 2) Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, in compliance with Section 121-55. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.
- 3) The entire property (both the existing parking lot and proposed additional parking stalls) shall have two lifts of asphalt prior to the issuance of a certificate of occupancy.
- 4) The applicant shall complete a sign permit application and receive the appropriate permit prior to the installation of signage. All signage must comply with Section 121-44 of the City Code of Ordinances.
- 5) All utility issues are subject to review and approval by the Electric Superintendent and the Director of Public Works.

6) All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

7) All costs associated with connecting to the City storm sewer shall be borne by the applicant. The stormwater management plan shall be reviewed and approved by the Director of Public Works prior to the issuance of the building permit. Per Section 109-289, a short-term and long-term maintenance and monitoring agreement shall also be provided and signed by the applicant prior to the issuance of the building permit.

Motion was seconded by Michelle Scanlan and carried.

Termination of Covenants for Business and Technical Park

Noah Wiedenfeld explained there are three sets of covenants in the Business and Technical Park. The Covenants and City ordinances do not always have the same standards and this has become confusing. The Richmond Way Covenants need approval for termination from the Plan Commission. Sets 1 & 2 of the Covenants needed approval for termination from the Forward New Richmond Committee, which was received on February 20, 2019. These two sets of covenants need approval from the City Council. Discussion followed on the Richmond Way Covenants. MaryKay Rice moved to terminate the Richmond Way Covenants, Seconded by David Tyvoll and carried.

Communications and Miscellaneous

There will be a community meeting on Monday night at 5:00 p.m. in the Council chambers regarding the proposed apartment complex on West Eighth Street. Letters were sent to surrounding property owners.

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

Meeting adjourned at 5:26 p.m.

Tanya Batchelor
City Clerk



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www.newrichmondwi.gov

MEMORANDUM

TO: Plan Commission

FROM: Noah Wiedenfeld, Director of Planning

DATE: March 29, 2019

SUBJECT: Attachment Petition from Wisconsin Department of Transportation

BACKGROUND

The Wisconsin Department of Transportation has submitted a petition to the City of New Richmond to attach two parcels currently located in Star Prairie Township. The two parcels are located near Hatfield Park. Attachment petitions from Star Prairie Township are processed in accordance with the terms of the 2012 Cooperative Boundary Agreement and are subject to review by the Plan Commission and approval of the City Council.

EXECUTIVE SUMMARY (RECOMMENDATION)

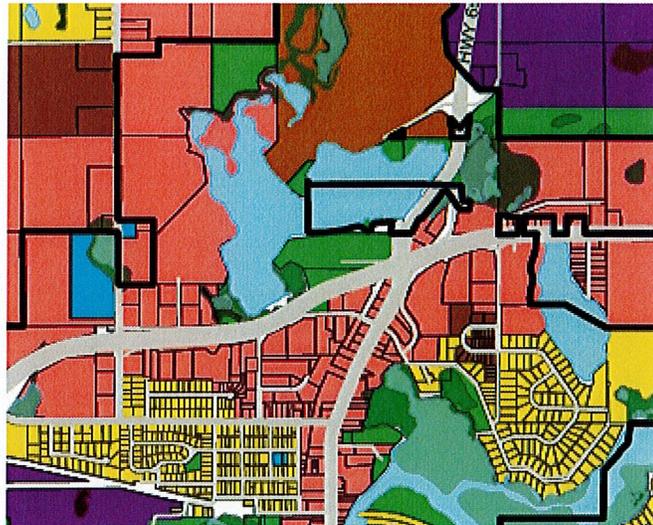
The petition for attachment is consistent with the goals and policies of the Comprehensive Plan and complies with the terms of the Star Prairie Cooperative Boundary Agreement. The Development Review Committee recommends approval of the petition for attachment.

DETAILED ANALYSIS

COMPREHENSIVE PLAN

The Future Land Use Plan in the City of New Richmond's 2040 Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. Parcels located along the STH 64 Corridor and near the intersection of STH 64 and STH 65 are guided for mixed use corridor. Mixed-use corridors are located along primary arterial streets and include a mixture of regional, commercial, retail, office, lodging, and multi-family residential uses. Parks are included as a complimentary use. Attachment of the parcels provides for future orderly growth.

- Future Land Use**
- Rural Residential
 - Airport
 - Institutional
 - Business Park
 - Commercial
 - Mixed-Use Corridor
 - Medium-High Density Residential
 - Low Density Residential
 - Parks and Open Space
 - Wetlands/Storm Water Basins
 - Open Water
 - New Richmond City Limits
 - - - Extraterritorial Jurisdiction (1.5 Miles)
 - - - Extraterritorial Jurisdiction (3 Miles)



ZONING

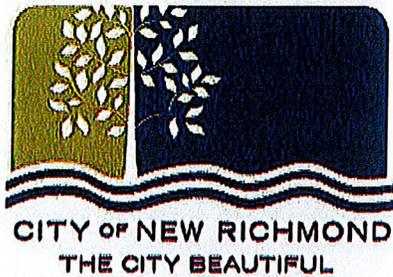
Attachment of the parcels is to occur by adoption of an ordinance by the City Council that is subsequently recorded with the Secretary of State and St. Croix County Recorder with each parcel. Section 121-36.G of the City Code of Ordinances states that properties brought into the City are designated as Z1 Zoning District, unless otherwise approved by the City Council. The applicant's request for the property to be zoned Z3 Multi-Use/Corridor District is consistent with the future land uses guided by the 2018 Comprehensive Plan. Any future land use and development of the parcels petitioning for attachment shall be in accordance with the provisions of the City Code of Ordinances.

BOUNDARY AGREEMENT

The Cooperative Boundary Agreement regarding future boundaries between the City of New Richmond and the Town of Star Prairie establishes an Urban Reserve Area that encompasses land that will be

ACTION	DATE
Property Owner Submits Petition	February 21, 2019
Written Notification to Town of Star Prairie	March 5, 2019
Publication in Local Newspaper	March 14, 2019
Publication in Local Newspaper	March 21, 2019
Plan Commission Recommendation	April 4, 2019
City Council Final Action	April 8, 2019

attached to the City of New Richmond. Lands outside of the Urban Reserve Area cannot be attached or annexed to the City of New Richmond. The parcels petitioning for attachment are all located within the Urban Reserve Area designated by the Cooperative Agreement. Attachment of property with the Urban Reserve Area from Star Prairie Township to the City of New Richmond is outlined in Section 3 of the Cooperative Boundary Agreement. The area of the two parcels petitioning for attachment is 24 acres. Per Exhibit B of the Cooperative Boundary Agreement, the two parcels are identified as developed parcels, and are therefore included in the calculation of 70 percent of the Urban Reserve Area required to be attached to the City of New Richmond to trigger the automatic attachment of the remaining township properties 40 years after the effective date of the Cooperative Boundary Agreement. The petition complies with the terms of the Star Prairie Cooperative Boundary Agreement.



PETITION FOR ATTACHMENT

PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY

We, the undersigned, constituting all of the owners of the real property, and all of the electors residing in, the following territory of the town(s) of Star Prairie, St. Croix County, Wisconsin, lying contiguous to the City of New Richmond to annex the territory described below and shown on the attached scale map to the City of New Richmond, St. Croix, Wisconsin: (Please attach description)

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

Signature of Petitioners	Date	Owner/Elector	Parcel Number
1 Jeffrey L Emerson	Digitally signed by Jeffrey L Emerson Date: 2019.02.21 15:41:49 -06'00'		

ADDITIONAL INFORMATION NEEDED

Approximate Value: Land \$ 0.00 Improvements \$ 0.00
038-1103-40-010
 Tax ID 038-1103-70-000 Annual Town Property Taxes \$ _____

Number of Electors 0

Present Land Use: Undeveloped _____% Commercial _____% Industrial _____%
 Residential _____% Recreational % 100

Anticipated Land Use: Commercial _____% Industrial _____%
 Residential _____% Recreational 100 %

Nature of land use adjacent to this property:

In the City? recreational & Airport

In the Town? residential

Application must be submitted to the Clerk at least four weeks prior to the Plan Commission meeting. Application must include a metes and bounds description of the property to be annexed and a scale map of the area.

Normally meetings are held on the first Tuesday of the month at 5:00 p.m., but may be rescheduled.

Public Hearing is required. Requires a Class II Notice – Published 2 times at least 10 days before the meeting.

Plan Commission will make a recommendation to the Common Council. Then the Common Council will make the final decision at the next Council meeting.

I CERTIFY THAT I HAVE PAID THE \$250.00 NON-REFUNDABLE FILING FEE THAT WAS RECEIPTED AS # _____ DATED _____.

Check to Department of Administration for \$ _____

MAP OF ANNEXATION

OWNER: WI-D.O.T.

LOCATED IN THE SW1/4 OF THE SE1/4 AND IN THE SE1/4 OF THE SE1/4 OF SECTION 25, T31N, R18W, TOWN OF STAR PRAIRIE, ST. CROIX COUNTY, WISCONSIN.

ANNEXATION DESCRIPTION

Located in the SW1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Section 25, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin, described as follows:

Beginning at the S1/4 Corner of Section 25; thence north, along the north-south 1/4 line of said section, 657 feet more or less to the north line of the S1/2 of the SW1/4 of the SE1/4 of said section; thence east, along said north line and the north line of the S1/2 of the SE1/4 of the SE1/4 of the SW1/4 of said section, 1955 feet more or less to the easterly line of State Trunk Highway "55"; thence south 87 feet more or less; thence west, along said southeasterly line, 61 feet more or less; thence southwesterly, along said southeasterly line, 522 feet more or less; thence northwesterly, along said southeasterly line, 30 feet more or less; thence southwesterly, along said southeasterly line, 186 feet more or less to the south line of the SE1/4 of said section; thence west, along said south line, 303 feet more or less to the northwesterly line of said State Trunk Highway "55"; thence northerly, along said northwesterly line, 137 feet more or less; thence northwesterly, along said northwesterly line, 16 feet more or less to the approximate Ordinary High Water Mark of Hatfield Lake; thence southwesterly, along said approximate Ordinary High Water Mark, 762 feet more or less to said south line of the SE1/4; thence west, along said south line, 386 feet more or less to the point of beginning. Parcel contains approximately 24 Acres (1,056,279 Sq. Ft.).

CITY NEW RICHMOND

EAST 1935' ±

NORTH LINE OF THE S1/2 OF THE SW1/4 OF THE SE1/4

APPROXIMATE ORDINARY HIGH WATER MARK SHOWN FOR REFERENCE ONLY.
 ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

OWNER: WI-D.O.T.
 PID# 038-1103-40-010
 DOC. #871027

ORDINANCE # 156 - DOC. #484666
 CITY NEW RICHMOND
 NORTH 657' ±
 NORTH-SOUTH 1/4 LINE

POINT OF BEGINNING
 WEST 386' ±
 SOUTH LINE OF THE SE1/4

APPROXIMATE ORDINARY HIGH WATER MARK
 POSITIONED FROM C.S.M. V.15, P.4573, DOC. #690654
 DOC. #851326 TO CITY NEW RICHMOND
 PART OF LOT 2 OF C.S.M.
 VOL. 18, PG. 4973, DOC. #690654

AREA TO BE ANNEXED
 24 ACRES
 1,056,279 SQ.FT. ±

APPROXIMATE ORDINARY HIGH WATER MARK OF HATFIELD LAKE
 POSITIONED FROM C.S.M. V.15, P.4573, DOC. #690654

NORTHERLY 137' ±
 NORTHWESTERLY 18' ±
 SOUTHWESTERLY 792' ±

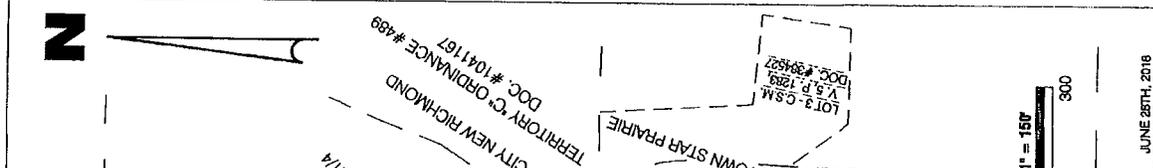
SOUTHWESTERLY 188' ±
 NORTHWESTERLY 208' ±

SOUTHWESTERLY 522' ±
 WEST 811' ±
 SOUTH 87' ±

CARLSON AVENUE RIGHT-OF-WAY
 POSITIONED FROM EXISTING CENTERLINE
 ASSUMED R/W WIDTH OF 66'

LOT 3 - C.S.M.
 V.9, P. 1289
 DOC. #394527

TOWN STAR PRAIRIE
 CITY NEW RICHMOND



JUNE 28TH, 2016
 REVISED NOVEMBER 19, 2018

ANNEXATION DESCRIPTION (HATFIELD LAKE AREA)

Located in the SW1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Section 25, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin; described as follows:

Beginning at the S1/4 Corner of Section 25; thence north, along the north-south 1/4 line of said section, 657 feet more or less to the north line of the S1/2 of the SW1/4 of the SE1/4 of said section; thence east, along said north line and the north line of the S1/2 of the SE1/4 of the SE1/4, 1935 feet more or less to the easterly line of State Trunk Highway "65"; thence south 87 feet more or less; thence west, along said southeasterly line, 61 feet more or less; thence southwesterly, along said southeasterly line, 522 feet more or less; thence northwesterly, along said southwesterly line, 30 feet more or less; thence southwesterly, along said southeasterly line, 188 feet more or less to the south line of the SE1/4 of said section; thence west, along said south line, 303 feet more or less to the northwesterly line of said State Trunk Highway "65"; thence northerly, along said northwesterly line, 137 feet more or less; thence northeasterly, along said northwesterly line, 18 feet more or less to the approximate Ordinary High Water Mark of Hatfield Lake; thence southwesterly, along said approximate Ordinary High Water Mark, 792 feet more or less to said south line of the SE1/4; thence west, along said south line, 386 feet more or less to the point of beginning. Parcel contains approximately 24 Acres (1,056,279 Sq. Ft.±).

Alt. Parcel #: 25.31.18.435B-10

TOWN OF STAR PRAIRIE
ST. CROIX COUNTY,
WISCONSIN

Owner and Mailing Address: D O T STATE OF WISCONSIN 718 W CLAIREMONT AVE EAU CLAIRE WI 54701-5108		Co-Owner(s):	
Districts:		Physical Property Address(es): Information Not Available	
Dist#	Description	Parcel History:	
3962	SCH DIST NEW RICHMOND	Date	Doc #
1700	WITC	02/24/2012	951326
8020	UPPER WILLOW REHAB DIST	04/21/2008	333164
		03/18/2008	871027
		03/14/2005	789517
			2764/222
			GC
			JDGMNT
			WD
			AWARD
			more...
Legal Description: SEC 25 T31N R18W S 1/2 SW SE EXC PT TO HWY PROJ 1559-08-24 (PARC 71) & EXC PT LYING S OF THE ORDINARY HIGH WATER MARK O... more...		Acres: 0.000	

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* N/A-NOT AVAILABLE	25-31N-18W SW SE	

2018 Valuations: Values Last Changed on 10/10/2013

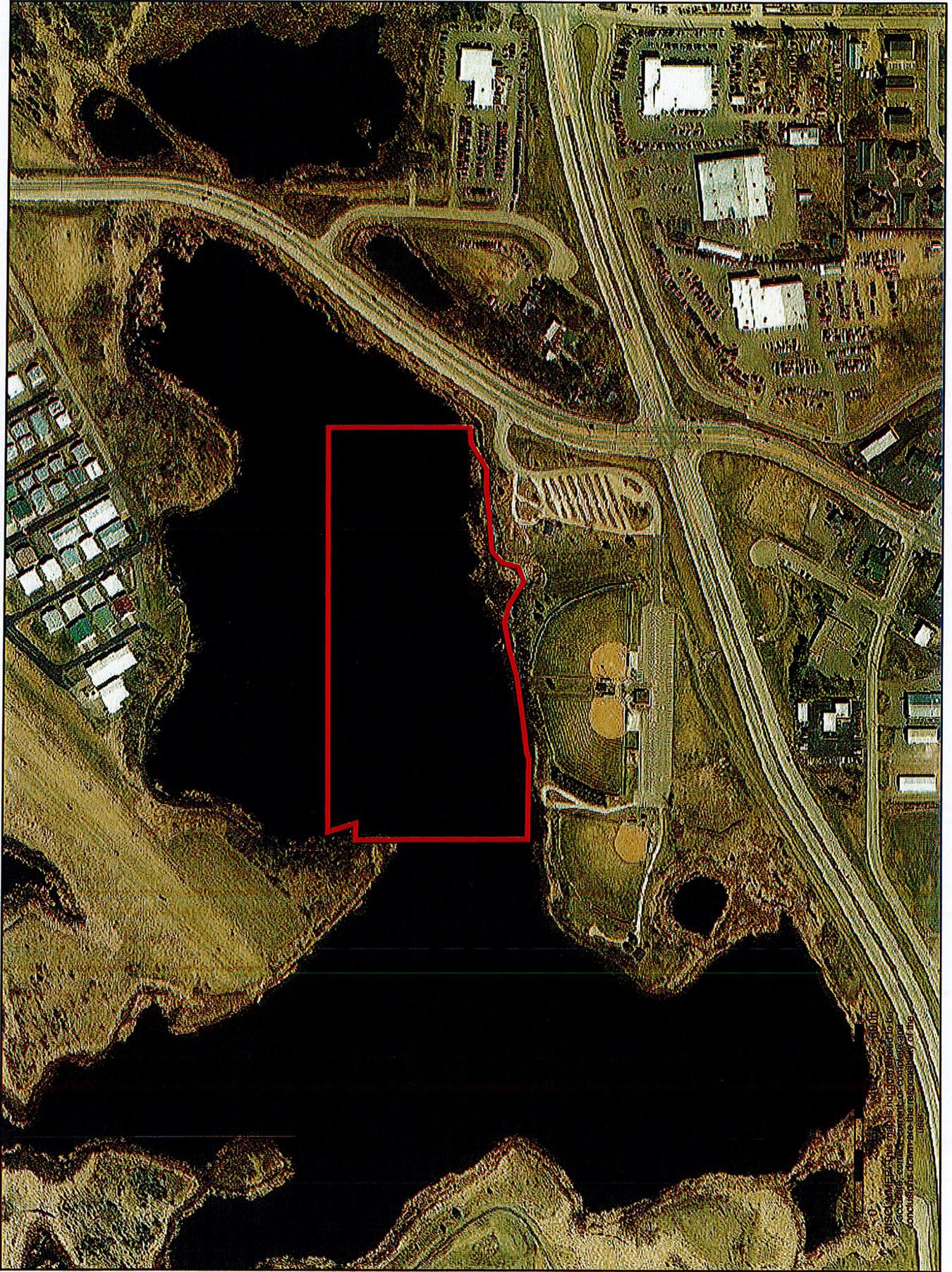
Class and Description	Acres	Land	Improvement	Total
X2-STATE	17.947	0.00	0.00	0.00
Totals for 2018				
General Property	0	0.00	0.00	0.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2017				
General Property	0.000	0.00	0.00	0.00
Woodland	0.000	0.00	0.00	0.00

2018 Taxes	Bill #	Fair Market Value:	Assessment Ratio:
	0	0.00	0.7864

	Amt Due	Amt Paid	Balance	Installments	
				End Date	Total
Net Tax	0.00	0.00	0.00	1	0.00
Special Assessments	0.00	0.00	0.00	2	0.00
Special Charges	0.00	0.00	0.00		
Delinquent Charges	0.00	0.00	0.00		
Private Forest Crop	0.00	0.00	0.00		
Woodland Tax	0.00	0.00	0.00		
Managed Forest Land	0.00	0.00	0.00		
Prop Tax Interest		0.00	0.00		
Spec Tax Interest		0.00	0.00		
Prop Tax Penalty		0.00	0.00		
Spec Tax Penalty		0.00	0.00		
Other Charges	0.00	0.00	0.00		
TOTAL	0.00	0.00	0.00		
<i>Interest Calculated For 02/20/2019</i>				Net Mill Rate	0.018022936
				Gross Tax	0.00
				School Credit	0.00
				Total	0.00
				First Dollar Credit	0.00
				Lottery Credit	0 Claims 0.00
				Net Tax	0.00

Key

* -
Primary



0 100 ft
This map is not intended to be
accurate, either current or complete, and
conclusions drawn are the responsibility of the
user.

Alt. Parcel #: 25.31.18.436C

TOWN OF STAR PRAIRIE
ST. CROIX COUNTY,
WISCONSIN

Owner and Mailing Address: ANNEXED CITY N R 00000		Co-Owner(s):	
Districts:		Physical Property Address(es): Information Not Available	
Dist#	Description	Parcel History:	
3962	SCH DIST NEW RICHMOND	Date	Doc #
1700	WITC	Vol/Page	Type
8020	UPPER WILLOW REHAB DIST		
Legal Description: SEC 25 T31N R18W SE SE W OF HWY 65		Acres: 0.000	

Plat	Tract (S-T-R 40% 160% GL)	Block/Condo Bldg
* N/A-NOT AVAILABLE	25-31N-18W	

2018 Valuations: Values Last Changed on 01/22/1987

Class and Description	Acres	Land	Improvement	Total
Totals for 2018				
General Property	0	0.00	0.00	0.00
Woodland	0.000	0.00	0.00	0.00
Totals for 2017				
General Property	0.000	0.00	0.00	0.00
Woodland	0.000	0.00	0.00	0.00

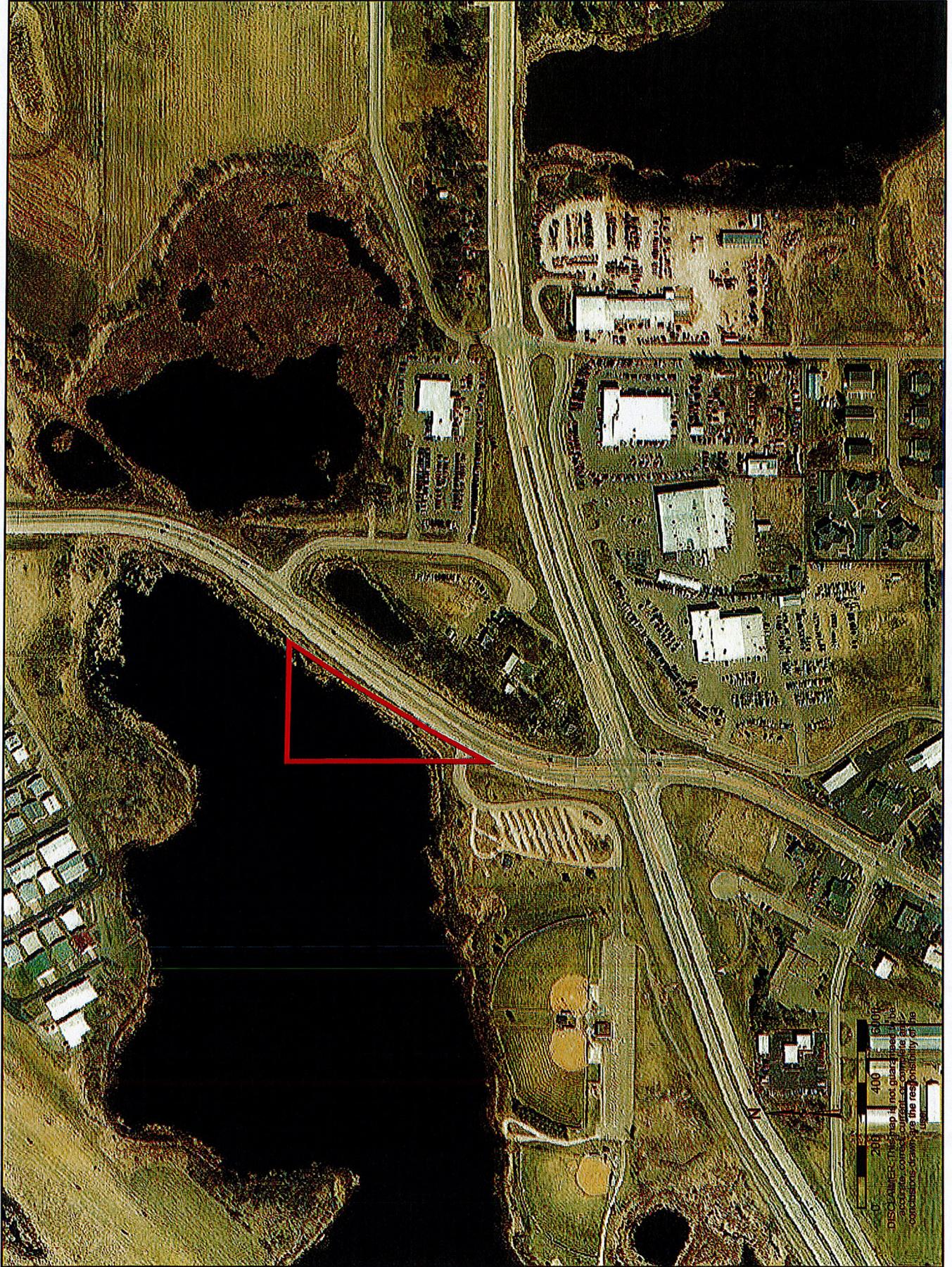
2018 Taxes	Bill #	Fair Market Value:	Assessment Ratio:
	0	0.00	0.7864

	Amt Due	Amt Paid	Balance	Installments	
Net Tax	0.00	0.00	0.00	End Date	Total
Special Assessments	0.00	0.00	0.00	1	01/31/2019
Special Charges	0.00	0.00	0.00	2	07/31/2019
Delinquent Charges	0.00	0.00	0.00		
Private Forest Crop	0.00	0.00	0.00	Net Mill Rate 0.018022936	
Woodland Tax	0.00	0.00	0.00	Gross Tax 0.00	
Managed Forest Land	0.00	0.00	0.00	School Credit 0.00	
Prop Tax Interest		0.00	0.00	Total 0.00	
Spec Tax Interest		0.00	0.00	First Dollar Credit 0.00	
Prop Tax Penalty		0.00	0.00	Lottery Credit 0 Claims 0.00	
Spec Tax Penalty		0.00	0.00	Net Tax 0.00	
Other Charges	0.00	0.00	0.00		
TOTAL	0.00	0.00	0.00		

Interest Calculated For 02/20/2019

Key

Primary



0 200 400 600
DISCLAIMER: This map is not guaranteed to be accurate, correct, current or complete and the conclusions drawn are the responsibility of the user.



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MEMORANDUM

TO: Plan Commission

FROM: Noah Wiedenfeld, Director of Planning

DATE: March 29, 2019

SUBJECT: Attachment Petition from State of Wisconsin Building Commission

BACKGROUND

The Wisconsin Department of Transportation has submitted a petition to the City of New Richmond to attach one parcel currently located in Star Prairie Township. The parcel is located west of the St. Croix Correctional Center. Attachment petitions from Star Prairie Township are processed in accordance with the terms of the 2012 Cooperative Boundary Agreement and are subject to review by the Plan Commission and approval of the City Council.

EXECUTIVE SUMMARY (RECOMMENDATION)

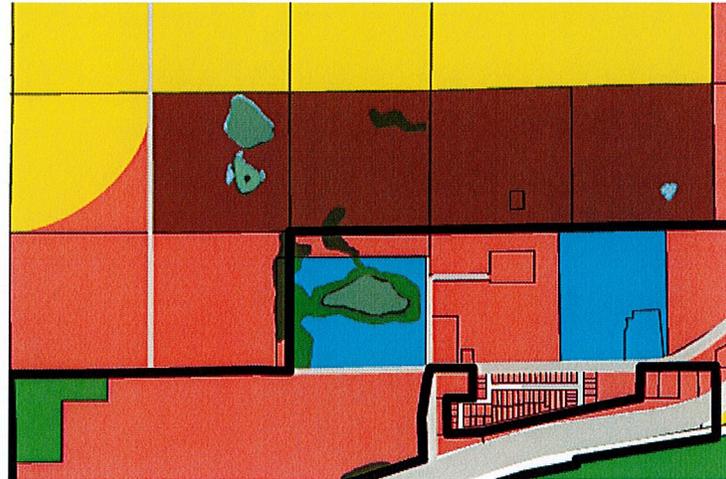
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DETAILED ANALYSIS

COMPREHENSIVE PLAN

The Future Land Use Plan in the City of New Richmond's 2040 Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. Mixed-use corridors are located along primary arterial streets and include a mixture of regional, commercial, retail, office, lodging, and multi-family residential uses. The parcel is identified on the future land use map as mixed-use corridor. Attachment of the parcel provides for future orderly growth.

- Future Land Use**
- Rural Residential
 - Airport
 - Institutional
 - Business Park
 - Commercial
 - Mixed-Use Corridor
 - Medium-High Density Residential
 - Low Density Residential
 - Parks and Open Space
 - Wetlands/Storm Water Basins
 - Open Water
 - New Richmond City Limits
 - Extraterritorial Jurisdiction (1.5 Miles)
 - Extraterritorial Jurisdiction (3 Miles)



ZONING

Attachment of the parcels is to occur by adoption of an ordinance by the City Council that is subsequently recorded with the Secretary of State and St. Croix County Recorder with each parcel. Section 121-36.G of the City Code of Ordinances states that properties brought into the City are designated as Z1 Zoning District, unless otherwise approved by the City Council. The applicant's request for the property to be zoned Z3 Multi-Use/Corridor District is consistent with the future land uses guided by the 2018 Comprehensive Plan. Any future land use and development of the parcels petitioning for attachment shall be in accordance with the provisions of the City Code of Ordinances.

BOUNDARY AGREEMENT

The Cooperative Boundary Agreement regarding future boundaries between the City of New Richmond and the Town of Star Prairie establishes an Urban Reserve Area that encompasses land that will be

attached to the City of New Richmond. Lands outside of the Urban Reserve Area cannot be attached or annexed to the City of New Richmond. The parcels petitioning for attachment are all located within the Urban Reserve Area designated by the Cooperative Agreement.

Attachment of property with the Urban Reserve Area from Star Prairie Township to the City of New Richmond is outlined in Section 3 of the Cooperative Boundary Agreement.

ACTION	DATE
Property Owner Submits Petition	February 27, 2019
Written Notification to Town of Star Prairie	March 5, 2019
Publication in Local Newspaper	March 14, 2019
Publication in Local Newspaper	March 21, 2019
Plan Commission Recommendation	April 4, 2019
City Council Final Action	April 8, 2019

The area of the parcel petitioning for attachment is 2.9 acres. Per Exhibit B of the Cooperative Boundary Agreement, the parcel is identified as a special parcel. The area of the special parcel is specified as being subtracted from both the area of parcels already attached to the City of New Richmond and the overall area of the Urban Reserve Area (the numerator and denominator of the equation), and is therefore not included in the calculation of 70 percent of the Urban Reserve Area required to be attached to the City of New Richmond to trigger the

automatic attachment of the remaining township properties 40 years after the effective date of the Cooperative Boundary Agreement. The petition complies with the terms of the Star Prairie Cooperative Boundary Agreement.

EXHIBIT B

Star Prairie / New Richmond Boundary Agreement BASE MAP

Legend

Proposed Boundary Agreement

Parcels Within Boundary Agreement

CHECK

Developed

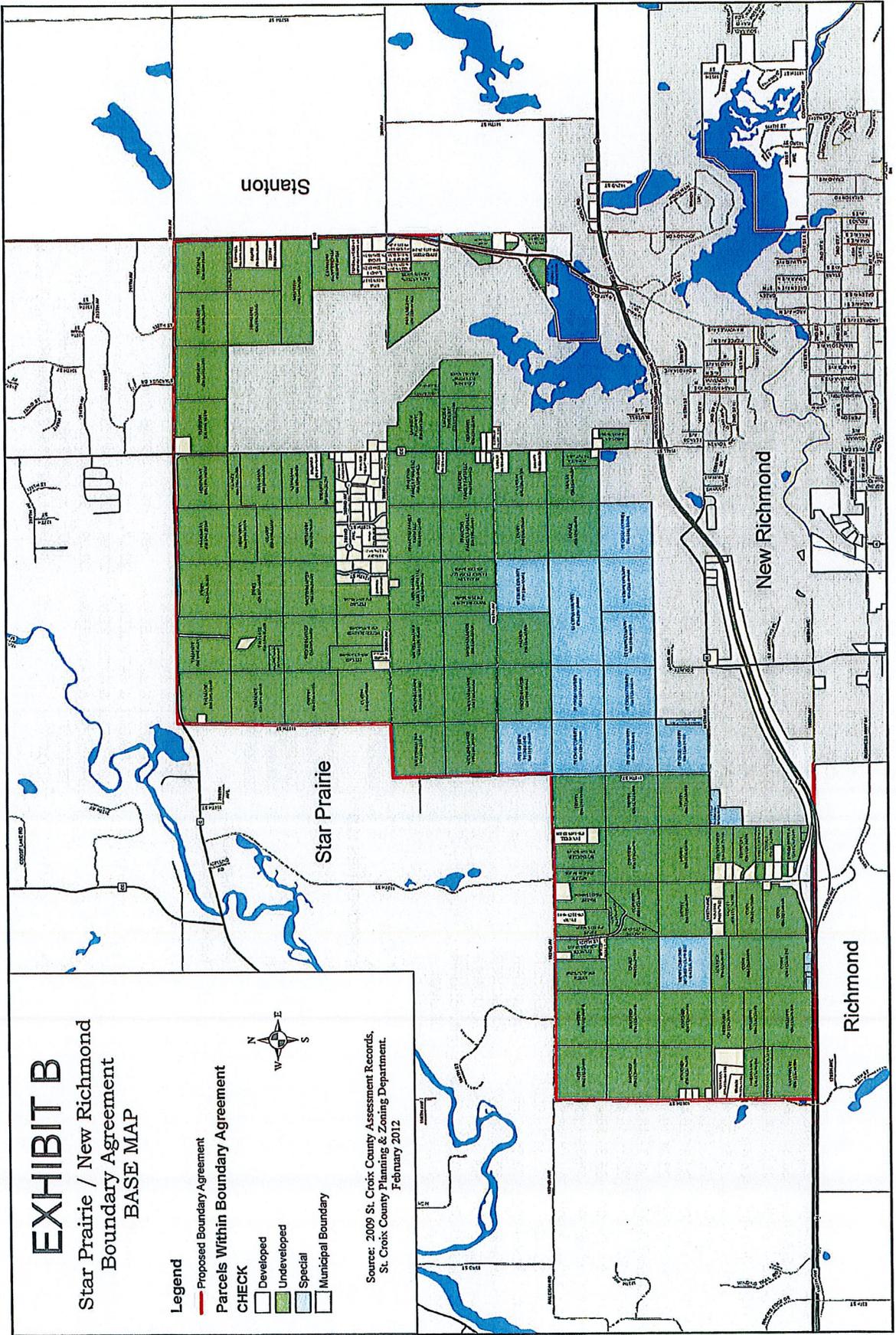
Undeveloped

Special

Municipal Boundary



Source: 2009 St. Croix County Assessment Records,
St. Croix County Planning & Zoning Department,
February 2012





PETITION FOR ATTACHMENT

PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES WHERE NO ELECTORS RESIDE IN TERRITORY

We, the undersigned, constituting all of the owners of the real property, and all of the electors residing in, the following territory of the town(s) of Star Prairie, St. Croix County, Wisconsin, lying contiguous to the City of New Richmond to annex the territory described below and shown on the attached scale map to the City of New Richmond, St. Croix, Wisconsin: (Please attach description – See Exhibit A)

We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

Signature of Petitioners	Date	Owner/Elector	Parcel Number
 Naomi De Mers, Secretary State Building Commission	02/27/19	State of Wisconsin, State Building Commission	038-1138-10-100

ADDITIONAL INFORMATION NEEDED

Approximate Value: Land \$ Exempt Improvements \$ Exempt

Tax ID N/A – Class X2-State Annual Town Property Taxes \$ N/A

Number of Electors _____

Present Land Use: Undeveloped _____% Commercial _____% Industrial _____%
Residential _____% Recreational _____% State Institution 100%

Anticipated Land Use: Commercial _____% Industrial _____%
Residential _____% Recreational _____% State Institution 100%

Nature of land use adjacent to this property:

In the City? _____ State Government Institutional Use _____

In the Town? _____ Agricultural Use _____

Application must be submitted to the Clerk at least four weeks prior to the Plan Commission meeting. Application must include a metes and bounds description of the property to be annexed and a scale map of the area.

Normally meetings are held on the first Tuesday of the month at 5:00 p.m., but may be rescheduled.

Public Hearing is required. Requires a Class II Notice – Published 2 times at least 10 days before the meeting.

Plan Commission will make a recommendation to the Common Council. Then the Common Council will make the final decision at the next Council meeting.

I CERTIFY THAT I HAVE PAID THE \$250.00 NON-REFUNDABLE FILING FEE THAT WAS RECEIPTED AS # _____ DATED _____.

Check to Department of Administration for \$ _____

EXHIBIT A
Legal Description

**SEC 34 T31N R18W PT S 1/2 OF THE NE 1/4 BEING LOT 1 OF CSM 8/2394 (33.91 ACRES) EXC
THAT PT OF CSM 8/2394 IN SW NE ANNEXED CITY NR #480541 261-1211-10-010**



**Department of Administration
Division of Facilities Development & Management**

Date: February 27, 2019

To: Naomi De Mers, Administrator
Division of Facilities Development & Management

From: Scott Berger, Section Chief
Division of Facilities Development & Management copy for: Tammy Olson

Subject: Approve and Sign Petition for Attachment – City of New Richmond

Approval Action Required

Approval and execution of the attached City of New Richmond's Petition for Attachment.

Strategy

The Department of Administration on behalf of the Department of Corrections – St. Croix Correction Center Annexation, requested State Building Commission (SBC) authority to annex approximately 2.9 acres of vacant land (parcel #038-1138-10-100), into the City of New Richmond from the Town of Star Prairie. This land is owned by the State Building Commission and located at the Department of Corrections' St. Croix Correctional Center. The SBC provided its approval on February 20, 2019.

In accordance with guidance received by the City of New Richmond's City Clerk, the proper document required to request this annexation is a Petition for Attachment versus a Petition for Annexation (pursuant to a boundary agreement between the City of New Richmond and the Town of Star Prairie).

Pursuant to guidance provided by DOA Legal, the attached Petition for Attachment can be signed by the Secretary of the State Building Commission.

Summary of Provisions

Agency Department of Corrections (DOC)

Location Current: Town of Star Prairie, St. Croix County, Wisconsin
Proposed: City of New Richmond, St. Croix County, Wisconsin

Building Commission Approved by the SBC on February 20, 2019



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

March 5, 2019

Star Prairie Township
Mike Burke, Clerk
2118 Cook Drive
Somerset, WI 54025

RE: Annexation/Attachment Petition

In accordance with the Boundary Agreement entered into by the City of New Richmond and Star Prairie Township, the City is required to notify the Town prior to considering an attachment ordinance.

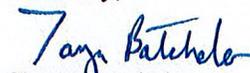
The City of New Richmond received an attachment petition from the Wisconsin Department of Transportation and the State of Wisconsin Building Commission for property in the Town of Star Prairie. This letter and attachments represents your official written notice of the City's intent to consider an attachment ordinance for these properties.

The petitions are included in this packet, as well as a map showing the location of the property in the proposed attachment. Please notify me in writing of any objection you have to the proposed attachment within 30 days. The objection, if any, would need to explain how the proposed attachment does not meet the requirements of the attachment process and must specify which of the requirements are not met.

The Plan Commission will discuss the attachment ordinance at the April 5, 2019 meeting at 5:00 p.m. and the City Council will discuss the ordinance at the April 8, 2019 meeting at 7:00 p.m. You are welcome to attend these meetings.

If you have any questions or need additional information, please contact me at by phone at 715-246-4268 or by email at tbatchelor@newrichmondwi.gov.

Sincerely,


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, Director of Planning

DATE: March 29, 2019

SUBJECT: Conditional Use Permit: Premier, LLC

PROJECT PROPOSAL

Premier, LLC (applicant) seeks to construct six apartment buildings with twelve units each on an 8.7 acre undeveloped parcel located at 801 W Eighth Street.

PROCESS

Per Table 3 of the Zoning Ordinance, a multiple-family dwelling unit is an allowed use in the Z4 Zoning District subject to a site plan application. Per Section 121-49.C of the City Code of Ordinances, no more than one principal building shall be located on a lot without a conditional use permit. A conditional use permit requires a Class 2 Notice (two publications in the local newspaper) and a public hearing at the Plan Commission meeting.

Date	Conditional Use Permit
Sept. 28, 2018	Application Received
Jan. 23, 2019	Revised Plans Received
Feb. 7, 2019	Development Review Committee
March 11, 2019	Neighborhood Meeting
March 14, 2019	Meeting Notice Published
March 21, 2019	Meeting Notice Published
March 28, 2019	Development Review Committee
April 4, 2019	Plan Commission Public Hearing & Final Action

CONDITIONAL USE PERMIT

Per Section 121-32.D of the City Code of Ordinances, the Plan Commission shall consider adverse effects of the proposed conditional use. Its judgment shall be based upon but not limited to the following factors:

1. Compliance with and effect upon the City Comprehensive Plan, including public facilities and capital improvement plans.

2. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.
3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
5. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
7. The conditional use and site conforms to standards in this Ordinance.

Under Wis. Stat §62.23(7)(de)2.a., "If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence." Substantial evidence is defined as meaning "facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion."

In accordance with Wisconsin law, if the applicant meets or agrees to meet all of the requirements and conditions specified in the City Code of Ordinances or those imposed by the Plan Commission, the City shall grant the conditional use permit. Provided conditions are desired to be included in the conditional use permit, all conditions imposed must be related to the purpose of the ordinances cited and must be based upon facts and information directly pertaining to the requirements and conditions the applicant must meet to obtain the conditional use permit.

EXECUTIVE SUMMARY (RECOMMENDATION)

The Development Review Committee recommends approval of the conditional use permit application, subject to the following conditions:

1. The landscaping plan shall be revised to provide earth berms and/or evergreen landscaping around the trash/refuse collection areas as required per Section 121-48.C of the City Code of Ordinances. Evergreen trees used in conjunction with berming shall be a minimum of three feet in height per City Code 121-55.E.
2. If the applicant determines it is necessary to remove any significant tree(s), they shall first contact the City Forester to ensure that the 1:1 replacement requirement is met. Significant trees are species other than cottonwood (*populus deltoidea*) and box elder

(*acer negundo*) with a minimum 18" DBH, and determined by the City Forester to be in good health.

3. Per Section 121-55.I of the City Code, landscaping shall be kept in healthy condition, free of invasive plants and weeds, in perpetuity. Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, defined as the period of October 31 through April 30. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.
4. The applicant shall provide "No Parking" signage along the private driveway to ensure that vehicles are only parking in designated surface parking stalls.
5. All lighting used to illuminate off-street parking areas, signs, or other structures shall comply with the general performance standards identified in Section 121-51 of the City Code of Ordinances.
6. The site plan shall be updated to identify that the exterior refuse/recycling enclosures have solid gates, and that the enclosures match the aesthetics of the principal buildings.
7. Each principal building shall be plumbed with separate meters/shut-off valves for each apartment, with meters/shut-off valves located in a separate space and made easily accessible to New Richmond Utilities.
8. Each principal building shall have a separate gate valve.
9. The existing well shall be abandoned in accordance with Wis. Adm. Code Chapter NR 812 and Section 86-135 of the City Code of Ordinances.
10. All utility issues are subject to review and approval by the Director of Public Works.
11. A drainage and utility easement shall be provided along the perimeter of the property, in accordance with Section 117-41 of the City Code of Ordinances.
12. A drainage/utility/trail easement shall be provided along the east side of the property.
13. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.
14. Buildings #2, #3, #4, and #5 shall have gutters and downspouts installed on the rear of the building to collect and convey stormwater runoff from the building roof to the paved parking lots (and eventually to the stormwater pond).

15. The City of New Richmond shall obtain the owner's signature on a long-term maintenance and monitoring agreement.
16. The applicant shall enter into a development agreement which addresses but is not limited to the following subjects: tenant eligibility and screening policy, property maintenance, property management, construction of public improvements, and the use of park impact fees for the construction of the trail connection from the applicant's property to the existing Monette Park Trail

COMPREHENSIVE PLAN

The Future Land Use Plan in the City of New Richmond's 2040 Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. The proposed project is located on land designated as low density residential. This land use category includes the traditional residential neighborhoods adjacent to downtown and the predominantly single-family detached subdivisions that occur throughout the remainder of the community. In addition to single-family detached homes, also allowed in this category would be two family dwellings. Besides the Future Land Use Plan, some additional land use and housing policies identified in the Comprehensive Plan should also be taken into consideration when reviewing the project proposal, including the following:

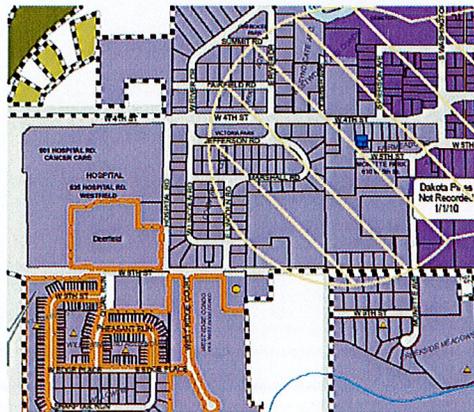
- Promote development opportunities to meet future growth needs by prioritizing infill development within the current City boundaries, revitalizing blighted or undeveloped areas, and taking advantage of existing infrastructure opportunities.
- Ensure redevelopment and infill projects add to the City's housing and business diversity while maintaining the integrity of the community.
- Support efforts to build on undeveloped lots within platted and partially developed neighborhoods that are already served by utilities.
- Encourage new housing that adds to the diversity of housing products in the neighborhood while maintaining the existing character.
- Ensure zoning and regulatory tools allow for the integration of new housing styles, types, and densities appropriately in existing neighborhoods.
- Support a balanced supply of both owner-occupied housing and rental housing.
- Encourage new residential developments to capitalize upon the positive influence of New Richmond's significant natural environment.
- Require plans for new residential areas to provide for the development of complete systems of supporting public facilities and to preserve significant natural amenities.



Although the Future Land Use Map guides the project site for low density residential development, many of the surrounding properties are guided for medium-high density residential development. Overall, the land use and housing policies of the Comprehensive Plan support the proposed project.

ZONING

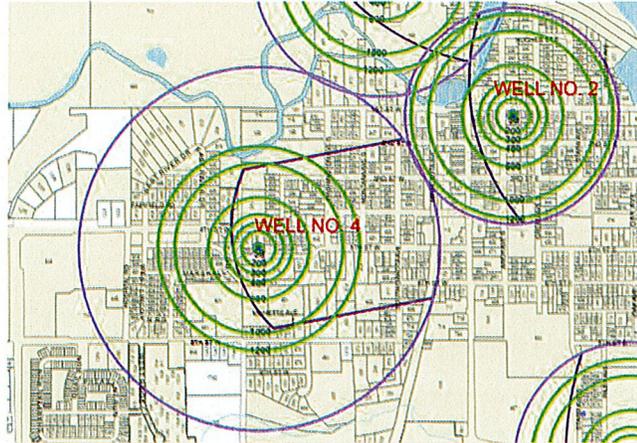
The site is zoned Z4 General Urban District, per the City of New Richmond Zoning Map. The purpose of the Z4 General Urban District is



to provide a variety of uses with primarily higher residential density in a mixed use neighborhood with neighborhood, commercial, and a variety of other public/semi-public uses. It has a tight network of streets, with sidewalks, steady street tree planting, and shallow, front building setbacks to create a defined urban streetscape. Per Table 3 of the Zoning Ordinance, a multiple family dwelling unit is an allowed use in the Z4 Zoning District subject to a site plan application.

WELLHEAD PROTECTION

The project is located in a wellhead protection district (Well No. 4), which is subject to land use and development restrictions because of its close proximity to the City’s municipal wells and the corresponding high threat of contamination. The proposed project does not conflict with the prohibited uses identified in Section 121-60.C.3 of the City Code of Ordinances.



SURROUNDING USES

Single-family residential properties are located to the north and west of the project site. A clinic is located to the southwest of the project site, and to the east, there are both single-family homes and townhomes. Monette Park is located to the northeast of the project site. Other nearby uses include Westfields Hospital & Clinic, Salvation Army Grace Place, The Deerfield, and Boardman Meadows. Compatibility with surrounding uses shall be considered as part of the evaluation criteria for conditional use permits according to Section 121-32.D of the City Code of Ordinances, which follow:

121-32.D.2. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

121-32.D.3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

121-32.D.4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

At the request of the City of New Richmond, the applicant also participated in a well-attended neighborhood meeting on March 11, 2019 to discuss the project with surrounding property owners and to answer questions. Upon review of the evaluation criteria, the Development Review Committee believes that the proposed project is compatible with the surrounding uses.

LOT OCCUPATION

Per Table 7 of the Zoning Ordinance, the minimum lot width is 80 feet, and the maximum lot coverage is 40%. Per Section 121-48.H of the City Code of Ordinances, development of individual lots shall comply with the limits for lot coverage established for the Zoning District in which the property is located except as may be allowed by approval of a conditional use permit in accordance with Section 121-32, provided that:

1. The lot shall be within a regional stormwater management plan area and in compliance as required by Chapter 109, Article IV of the City Code, subject to review and approval of the Public Works Director.
2. The lot shall be landscaped in accordance with Section 121-55 of this Chapter.
3. Development of the lot shall comply with all setback requirements of the applicable Zoning District.

The applicant did not originally comply with the lot coverage requirements, but revised their site plan to develop a regional stormwater plan that could also serve the property located at 821 W 8th Street. The applicant therefore is exempt from the maximum lot coverage requirement, and their proposed impervious area (49.5%) is determined to be acceptable.

BUILDING CONFIGURATION

Per Table 7 of the Zoning Ordinance, the maximum principal building height is 3 stories. The proposed buildings have a height of 18 feet, which meets the principal building configuration requirements. Per Section 121-49.A of the City Code of Ordinances, multi-family dwelling units must have a minimum floor area of 500 square feet. The proposed dwelling units exceed the minimum floor area requirement.

SETBACKS

PRINCIPAL BUILDING

The site plan meets all minimum setback requirements for the Z4 General Urban District, as identified in Table 7 of the Zoning Ordinance.

SETBACKS	PRINCIPAL FRONT	SECONDARY FRONT	SIDE	REAR
MINIMUM	25 FT.	20 FT.	5 FT.	20 FT.

ACCESSORY STRUCTURE & OFF-STREET PARKING

SETBACKS	PRINCIPAL FRONT	SECONDARY FRONT	SIDE	REAR
MINIMUM	45 FT.	20 FT.	5 FT.	5 FT.

ARCHITECTURAL DESIGN

Per Section 121-49.G of the City Code of Ordinances, buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the adjacent properties or adversely impact the community’s public, health, safety, and general welfare. Vinyl is identified as one of several acceptable primary exterior building façade materials. The exterior elevations submitted by the applicant show that the proposed apartment buildings will have vinyl siding on all sides of the building, with limited amounts of vinyl shake siding on both the front and rear facades. Face brick with high cut stone sill and PVC trim boards aesthetically enhance the exterior appearance of the apartment buildings.

LANDSCAPING

Minimum landscape standards for residential uses in the Z-4 Zoning District prescribed on a per lot basis include the following:

FRONT YARD	SIDE YARD	REAR YARD
Hardy turf grass, 1 shade tree, 3 deciduous shrubs, 2 evergreen shrubs	Hardy turf grass	Hardy turf grass

The landscaping plan exceeds the minimum standards, proposing 7 shade trees and 355 shrubs along the front property line, 17 shade trees along the rear property line, 3 shade trees along the (west) side property line, 12 interior trees (one per island), and 313 shrubs by building foundations.

The landscaping plan does not provide earth berms and/or evergreen landscaping around the trash/refuse collection areas as required per Section 121-48.C of the City Code of Ordinances, and shall be revised accordingly. Evergreen trees used in conjunction with berming shall be a minimum of three feet in height per City Code 121-55.E.

The landscaping plan identifies several locations where existing trees are to be maintained, and does not specifically identify any trees that shall be removed. Per Section 121-55.C of the City Code of Ordinances, the removal of any tree shall be replaced according to a 1:1 replacement ratio. The City shall require a fee of not less than \$100 for any un-replaced tree. If the applicant determines it is necessary to remove any significant tree(s), they shall first contact the City Forester to ensure that the 1:1 replacement requirement is met. Significant trees are species other than cottonwood (*populus deltoidea*) and box elder (*acer negundo*) with a minimum 18” DBH, and determined by the City Forester to be in good health.

Per Section 121-55.I of the City Code, landscaping shall be kept in healthy condition, free of invasive plants and weeds, in perpetuity. Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, defined as the period of October 31 through April 30. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.

TRAFFIC IMPACT

The proposed development is likely to increase vehicular traffic on W Eighth Street, E Lincoln Road, and other surrounding streets. Local streets operate at an “A” Level of Service up to 240 vehicles per hour, with traffic moving freely and average spacing of 550 feet between vehicles. At this time, the proposed project does not raise concerns about the ability of local streets to handle additional traffic volume. However, City staff will continue to monitor traffic volumes in this area, and bring the results and any recommended modifications to the Public Works

Committee, should the current level of service seem in jeopardy. This will include collecting traffic data in 2019 to establish a baseline to compare against future data.

DRIVEWAYS

Per Section 121-52 of the City Code of Ordinances, driveways and vehicle entrances to parking lots shall be no wider than 24 feet for residential uses at the lot line. The Director of Public Works may approve wider driveways or additional turn lanes to accommodate larger vehicles or high traffic areas. The proposed driveways are 22 feet (W Eighth Street) and 34 feet (E Lincoln Road) in width, which are determined to be acceptable for traffic circulation purposes.

PARKING

The applicant is proposing off-street parking constructed of bituminous asphalt with a poured-in-place concrete curb at the periphery of the parking lot, which is consistent with Section 121-52 of the City Code of Ordinances. Table 14 of the Zoning Ordinance requires residential uses in the Z4 Zoning District to provide a minimum of 1.5 parking stalls per dwelling unit. With a total of 72 proposed dwelling units, the applicant is required to provide a minimum of 108 parking stalls on the site. The applicant provides 60 surface parking stalls and 72 garage stalls, for a total of 132 parking stalls, which exceeds the minimum parking requirements. Residential facilities with assigned parking spaces do not require posted signs, but each of the surface parking lots shall have a minimum of one accessible parking space per the 2010 ADA Standards for Accessible Design. The proposed parking complies with the City Code of Ordinances.

VEHICULAR CIRCULATION

The applicant has provided a vehicular circulation exhibit tailored specifically to show that the New Richmond Fire & Rescue Department's ladder truck can adequately navigate the private driveway throughout the site. The applicant shall provide "No Parking" signage along the private driveway to ensure that vehicles are only parking in designated surface parking stalls.

BICYCLIST AND PEDESTRIAN ACCOMMODATIONS

Per Section 121-49.F of the City Code of Ordinances, the applicant shall be required to construct trail and sidewalk improvements in the public right-of-way, at their cost, when needed to extend or complete a trail or sidewalk connection. The applicant proposes to construct a paved, mixed-use trail along the east property line. On-street bike lanes were added to 125th Street in 2018. The proposed trail would connect the bicycle route north towards Monette Park. The construction of the trail shall be addressed in the development agreement. The use of park impact fees for the construction of the trail connection from the applicant's property to the existing Monette Park Trail shall also be addressed in the development agreement, so that the trail does not simply come to an abrupt dead-end.

The City of New Richmond’s 2018 Bicycle & Pedestrian Master Plan recommends providing bicyclist and pedestrian accommodations along W Eighth Street from County Road A to S Dakota Avenue, and connecting “orphan trails” that otherwise do not connect to other sidewalks or multi-use trails in the City of New Richmond trails system. The City intends to add bicyclist and pedestrian accommodations along W Eighth Street in the near future. It has not yet been determined whether such



accommodations will consist of a sidewalk, mixed-use trail, on-street bike lanes, or a combination of said infrastructure. With an additional 72 dwelling units, the need for bicyclist and pedestrian accommodations along W 8th Street will be even greater. The Development Review Committee recommends hosting a public engagement meeting in 2019 to collect feedback from the neighborhood about bicyclist and pedestrian accommodations. The Development Review Committee also recommends identifying this project as a critical need for the City Council to consider including in the 2020 Capital Improvement Plan.

SIGNAGE

The applicant identifies one ground sign to be located near the driveway access along West Eighth Street. The sign is 80” tall above the grade line and 98” wide. The sign would include face brick over concrete block masonry with a painted, 72” long by 48” wide oval sign. No lighting is indicated. Per Section 121-44.G of the City Code of Ordinances, neighborhood identification signs are allowed in any zoning district provided that the legend of such sign or display shall consist of the neighborhood or subdivision name with an area of copy up to 50 square feet. The sign shall be setback at least 10 feet from any property line and shall not encroach upon the traffic visibility zone required by Section 121-53 of the City Code of Ordinances. Per Table 11 of the Zoning Ordinance, ground signs in the Z4 Zoning District shall have a maximum area of 100 square feet and a maximum height of 25 feet. The proposed sign complies with Section 121-44 of the City Code of Ordinances.

EXTERIOR LIGHTING

There are no pole-mounted light fixtures proposed. The only exterior lighting consists of 24 lights affixed to the exterior of each building. All lighting used to illuminate off-street parking areas, signs, or other structures shall comply with the general performance standards identified in Section 121-51 of the City Code of Ordinances.

REFUSE & RECYCLING

Per Section 121-48.A of the City Code of Ordinances, loading areas and trash/refuse collection areas shall be screened from view from the front of the lot, public rights-of-way and adjacent properties, and located on the lot according to District standards. The screening shall be

accomplished with an enclosed structure constructed of materials consistent with that of the principal building and solid gate, as well as evergreen landscaping, earth berms, or a combination of these items. Three exterior refuse/recycling enclosures are shown on the site plan. Construction details indicate that the dumpster enclosures shall be 6-foot tall treated cedar boards, with a gate post as needed. The site plan shall be updated to identify that the exterior refuse/recycling enclosures have solid gates, and that the enclosures match the aesthetics of the principal buildings.

UTILITIES

Municipal utilities are available at the property, including water, electric, and sanitary sewer. Each principal building shall be plumbed with separate meters/shut-off valves for each apartment, with meters/shut-off valves located in a separate space and made easily accessible to New Richmond Utilities. Each principal building shall have a separate gate valve. The existing well shall be abandoned in accordance with Wis. Adm. Code Chapter NR 812 and Section 86-135 of the City Code of Ordinances. All utility issues are subject to review and approval by the Director of Public Works.

EASEMENTS

A drainage and utility easement shall be provided along the perimeter of the property, in accordance with Section 117-41 of the City Code of Ordinances. A drainage/utility/trail easement shall be provided along the east side of the property.

GRADING, EROSION CONTROL, & STORMWATER

Per Section 109-285 of the City Code of Ordinances, the project is subject to construction site erosion control requirements because it disturbs more than 3,000 square feet of land. The project is also subject to post-construction stormwater management requirements, as it results in the addition of more than 20,000 square feet of new impervious surface. The applicant is therefore required to submit both a construction site erosion and sediment control plan and a stormwater management plan. Per Section 109-289, short-term and long-term maintenance and monitoring agreements shall also be signed by the applicant. The stormwater plans submitted by the applicant were reviewed by engineering consultant, SEH, Inc. The following conditions are recommended:

1. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.
2. Buildings #2, #3, #4, and #5 shall have gutters and downspouts installed on the rear of the building to collect and convey stormwater runoff from the building roof to the paved parking lots (and eventually to the stormwater pond).
3. The City of New Richmond shall obtain the owner's signature on a long-term maintenance and monitoring agreement.

DEVELOPMENT AGREEMENT

The applicant shall enter into a development agreement which addresses but is not limited to the following subjects:

- Tenant eligibility and screening policy
- Property maintenance
- Property management
- Construction of public improvements
- The use of park impact fees for the construction of the trail connection from the applicant's property to the existing Monette Park Trail



Building a Better World
for All of Us®

March 29, 2019

RE: City of New Richmond
Foster Place Stormwater Review
SEH No. 132154 14.00

Mr. Jeremiah Wendt, PE
Director of Public Works
City of New Richmond
156 East First Street
New Richmond, WI 54017

Dear Mr. Wendt:

Pursuant to your request of March 28, 2019 we have reviewed the revised stormwater plans and calculations (dated 3/27/19) for Foster Place.

The applicant has proposed to utilize a wet detention basin in the southeast corner of the subdivision to detain and treat stormwater runoff from the project site.

We recommend approval of the site as currently proposed contingent upon the following:

- Construction site erosion control measures shall be installed, maintained and, upon completion of the project, removed.
- Buildings #2, #3, #4 and #5 shall have gutters and downspouts installed on the rear of the building to collect and convey stormwater runoff from the building roof to the paved parking lots (and eventually to the stormwater pond).
- The City shall obtain the owner's signature on a long term maintenance and monitoring agreement.

Respectfully Submitted,
SHORT ELLIOTT HENDRICKSON INC.

David Schofield, PE

David Schofield, PE
Sr. Professional Engineer I

das
c: Dave Simons, SEH

\\sehn\projects\koln\newri\132154\stormwater reviews\20190328 foster place\20190329_foster place approval letter.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 156 High Street, Suite 300, New Richmond, WI 54017-1128
SEH is 100% employee-owned | sehinc.com | 715.246.9906 | 888.881.4281 | 888.908.8166 fax

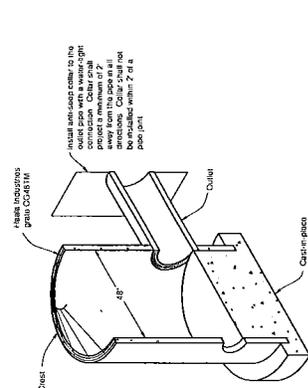
**STORMWATER POND
 DETAIL**

Foster Place
 City of New Richmond, St. Croix County, WI
 For: PR/3

Date	03/27/2019
File No.	15-001 eng.dwg
Drawn By	JRD
Check By	ERIC
Scale	AS SHOWN
Sheet No.	CS-3

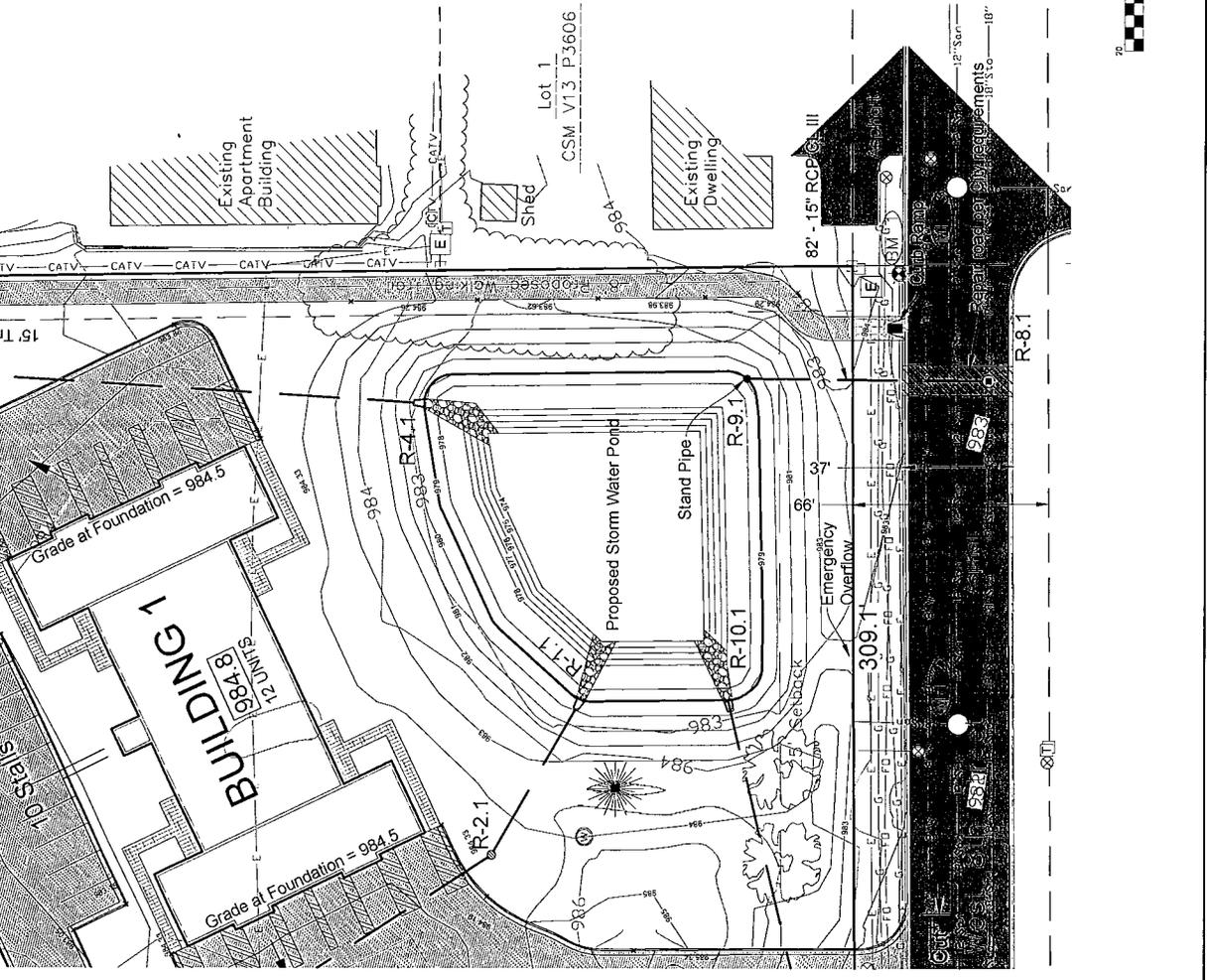
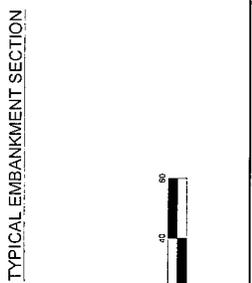
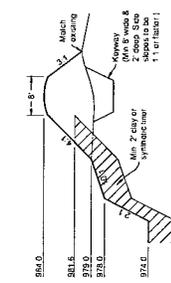
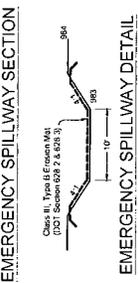
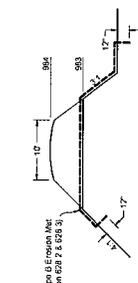
SITE PLAN SUBMITTAL - 09/04/2018

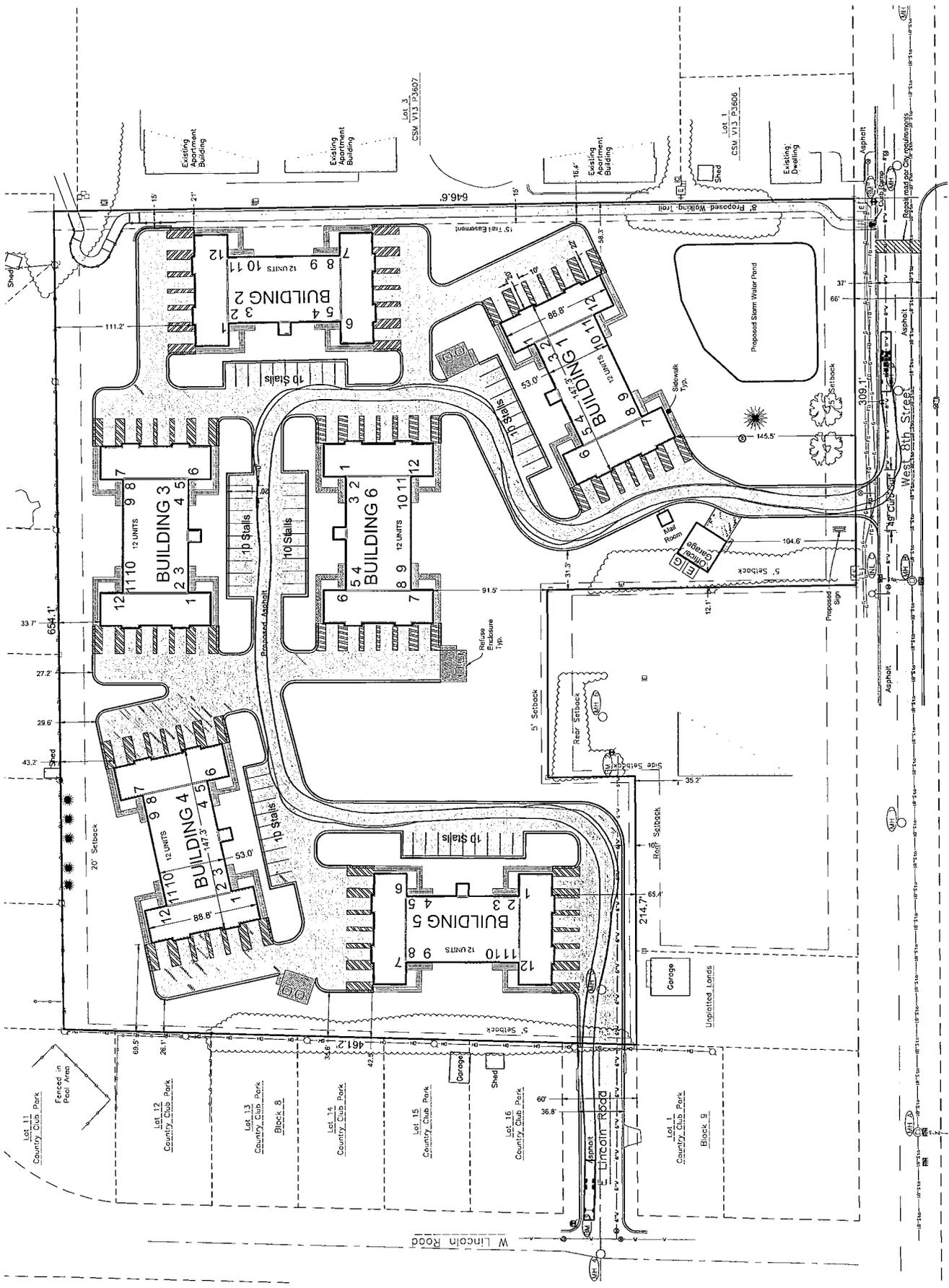
- Field Notes:**
1. All areas of the embankment shall be covered by vegetation, shrubs, trees and other native plants. Sloping shall be a minimum of 5:1.
 2. Embankments shall be constructed with homogeneous soils and compacted to meet the requirements of the Wisconsin Department of Transportation (DOT) Standard Specifications for Highway and Structure Construction (SSC) Section 202.1. The minimum height shall be increased a minimum of 5% to account for settling.
 3. All areas existing through the embankment shall be located and backfilled with compacted fill to the same standard as the original embankment. Station through a completed embankment shall have a 5:1 slope of 1:1. The width of the embankment shall be a minimum of 4 feet.
 4. Topsoil shall be spread on all disturbed areas, except for driveways, walkways, and other paved areas. The minimum depth of topsoil shall be 4 inches.
 5. All areas disturbed by pond construction shall be seeded as work progresses. Seeding shall be done with a minimum of 10 lbs/1000 sq ft. The seed shall be broadcast and shall be immediately after pond is "roughed in". The seed shall be applied to the embankment slopes. Slopes shall be 4:1. The seed shall be applied to the embankment slopes. Slopes shall be 4:1. The seed shall be applied to the embankment slopes. Slopes shall be 4:1.
 6. Riprap at all inflow points shall contain a minimum of 18 vertical inches of riprap. Riprap shall be placed in a minimum of 18 vertical inches. Riprap shall be placed in a minimum of 18 vertical inches. Riprap shall be placed in a minimum of 18 vertical inches.
 7. Any rock encountered shall be excavated to a depth of two feet below the proposed pond grade.
 8. The pond shall be constructed in accordance with the following:
 - Riprap shall be placed in a minimum of 18 vertical inches.
 - Riprap shall be placed in a minimum of 18 vertical inches.
 - Riprap shall be placed in a minimum of 18 vertical inches.
- City of New Richmond Specifications are as follows:
- Riprap shall be placed in a minimum of 18 vertical inches.
 - Riprap shall be placed in a minimum of 18 vertical inches.
 - Riprap shall be placed in a minimum of 18 vertical inches.



STAND PIPE DETAIL

Orbit	975.00
Top of Pipe	975.00
Bottom of Pipe	975.00
Height	3"
Width	975.00
Crest	981.5
Base	975.00





Shed

654.1'

33.7'

27.2'

29.9'

43.2'

20' Setback

68.5'

28.1'

461.2'

34.6'

42.2'

60'

36.8'

214.7'

5' Setback

15' Easement

646.6'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

15'

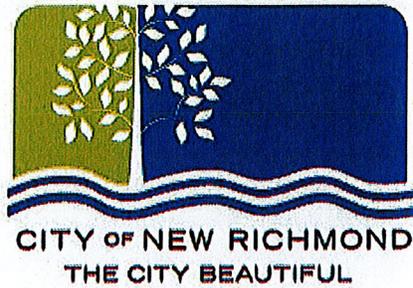
15'

15'

15'

15'

10 Stalls



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

March 5, 2019

Dear Resident,

PRE/3, a professional property development and management company from Brookfield, Wisconsin, has submitted a conditional use permit application to the City of New Richmond to construct six, twelve-unit apartment buildings on an 8.7 acre undeveloped parcel located at 801 W 8th Street (please see enclosed map).

The City of New Richmond and PRE/3 will host a public informational meeting on Monday, March 11, 2019 from 5:00-6:00 p.m. at the New Richmond Civic Center, 156 E First Street, New Richmond, WI 54017. This meeting will take place in the Council Chambers. Representatives from PRE/3 will give a short presentation at 5:00 p.m. and will then be available to answer questions. City staff will be present to answer any zoning questions. The purpose of the meeting is to provide the neighborhood with an opportunity to learn more, ask questions, and provide feedback that could be incorporated into the plans. No formal action will be taken at the meeting.

Multiple-family dwelling units are allowed in the Z4 Zoning District with a site plan application. The City Code of Ordinances requires a conditional use permit in this case because there will be more than one principal building located on the lot. The current timeline calls for the application to proceed to the Plan Commission on April 2, 2019 for a public hearing and final action.

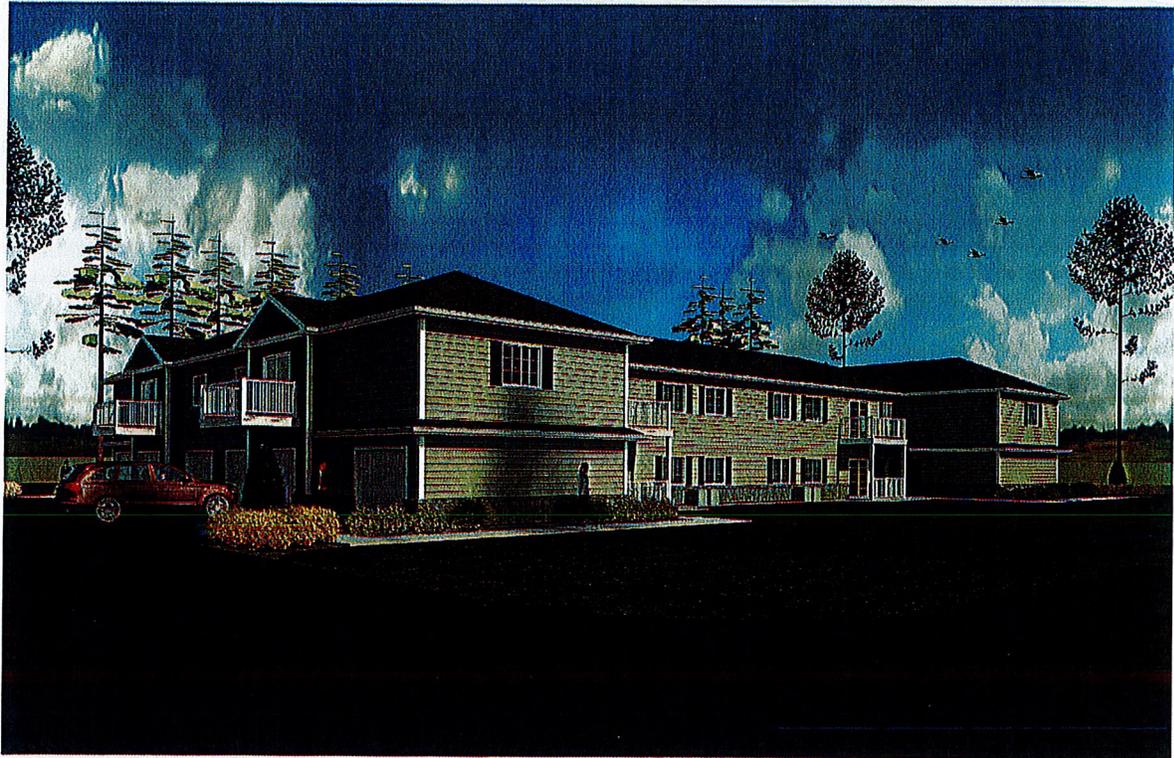
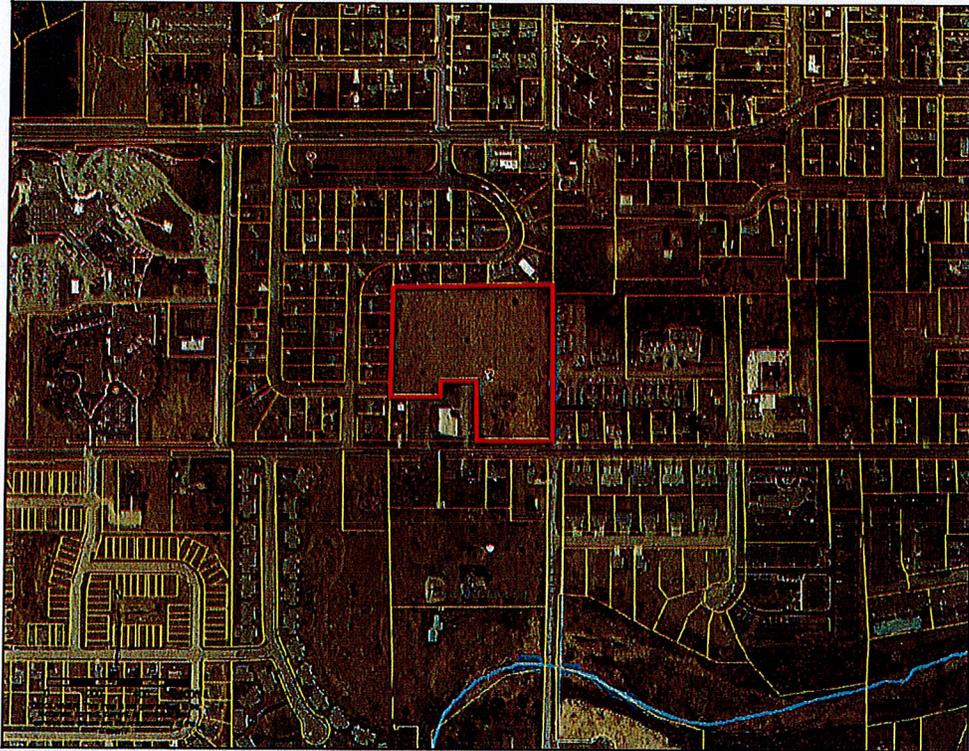
If you have any questions, please don't hesitate to contact us using our contact information below. Thank you!

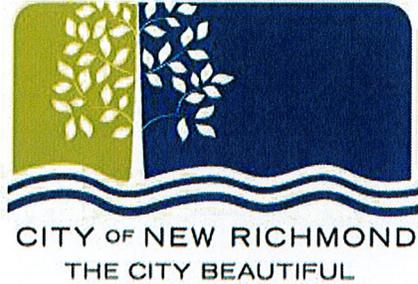
Noah Wiedenfeld

Noah Wiedenfeld
Director of Planning
nwiedenfeld@newrichmondwi.gov
715-246-4268

Beth Thompson

Beth Thompson
Community Development Director
bthompson@newrichmondwi.gov
715-246-4268





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, Director of Planning
DATE: March 28, 2019
SUBJECT: Conditional Use Permit – Dance Explosion

PROJECT PROPOSAL

Dance Explosion seeks to construct a 5,700 square foot indoor recreation facility (dance studio) on undeveloped property located at 410 St. Croix Avenue in the Business & Technical Park.

PROCESS

Per Table 3 of the Zoning Ordinance, an indoor recreation facility is allowed in the Z7 Zoning District subject to a conditional use permit. A conditional use permit requires a Class 2 Notice (two publications in the local newspaper) and a public hearing at the Plan Commission meeting.

Date	Conditional Use Permit
March 8, 2019	Application Received
March 12, 2019	Development Review Committee
March 14, 2019	Meeting Notice Published
March 21, 2019	Meeting Notice Published
March 28, 2019	Development Review Committee
April 4, 2019	Plan Commission Public Hearing & Final Action

CONDITIONAL USE PERMIT

Per Section 121-32.D of the City Code of Ordinances, the Plan Commission shall consider adverse effects of the proposed conditional use. Its judgment shall be based upon but not limited to the following factors:

1. Compliance with and effect upon the City Comprehensive Plan, including public facilities and capital improvement plans.
2. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.
4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
5. Adequate public facilities and services are available or can be reasonably provided to accommodate the proposed use.
6. The conditional use shall, in all other respects, conform to the applicable regulations of the zoning district in which it is located.
7. The conditional use and site conforms to standards in this Ordinance.

Under Wis. Stat §62.23(7)(de)2.a., “If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.” Substantial evidence is defined as meaning “facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.”

In accordance with Wisconsin law, if the applicant meets or agrees to meet all of the requirements and conditions specified in the City Code of Ordinances or those imposed by the Plan Commission, the City shall grant the conditional use permit. Provided conditions are desired to be include in the conditional use permit, all conditions imposed must be related to the purpose of the ordinances cited and must be based upon facts and information directly pertaining to the requirements and conditions the applicant must meet to obtain the conditional use permit.

EXECUTIVE SUMMARY (RECOMMENDATION)

The Development Review Committee recommends approval of the conditional use permit, subject to the following conditions:

1. The applicant shall revise the site plan to include a landscape island at the north and south ends of each parking row.
2. Per Section 121-55.I of the City Code, landscaping shall be kept in healthy condition, free of invasive plants and weeds, in perpetuity. Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, defined as the period of October 31 through April 30. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.
3. The proposed parking aisle width shall be increased from 24 feet to 26 feet to comply with Table 13 of the Zoning Ordinance.

4. All lighting used to illuminate off-street parking areas, signs, or other structures shall comply with the general performance standards identified in Section 121-51 of the City Code of Ordinances.
5. The site plan shall be updated to identify that the trash enclosure has a solid gate, and that the enclosure matches the aesthetics of the principal building.
6. All utility issues are subject to review and approval by the Director of Public Works and the Electric Superintendent.
7. All easements are subject to review and approval by the Director of Public Works.
8. The applicant shall acknowledge that no geotechnical report has been completed and that soil modifications will be required if the soils vary from the assumed course sand at the bottom fo the infiltration basin.
9. The bottom (980 contour) of the infiltration basis shall not be topsoiled.
10. The bottom (980 contour) of the infiltration basin shall be seeded with WisDOT Seed Mix #70, 70A, 75, or 80.
11. The City shall obtain the owner’s signature on the long-term maintenance and monitoring agreement presented in the stormwater narrative.

DETAILED ANALYSIS

COMPREHENSIVE PLAN

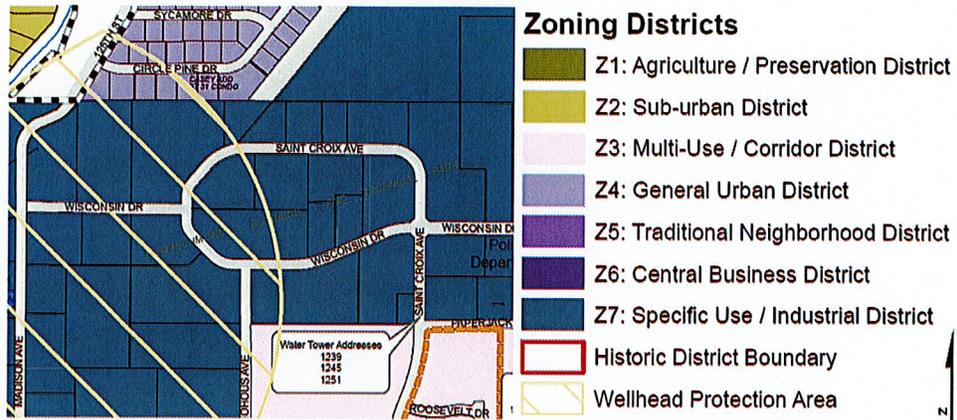
The Future Land Use Plan in the City of New Richmond’s 2040 Comprehensive Plan guides the community’s land toward a desired land use pattern and identifies areas in the City for future growth. The site is located on land designated as Business Park. Areas with this land use category include manufacturing, assembly, warehousing, laboratory, distribution, tech/flex, related office uses, and truck/transportation terminals. Besides the Future Land Use Plan, some additional land use and economic development policies, goals, and strategies identified in the Comprehensive Plan should also be taken into consideration when reviewing the project proposal, including the following:

- Promote development opportunities to meet future growth needs by prioritizing infill development within the current City boundaries, revitalizing blighted or undeveloped areas, and taking advantage of existing infrastructure opportunities.
- Ensure redevelopment and infill projects add to the City’s housing and business diversity while maintaining the integrity of the community.
- Support efforts to build on undeveloped lots within platted and partially developed neighborhoods that are already served by utilities.
- Explore business development strategies to attract, retain, and grow businesses in New Richmond.
- Maintain and expand business parks in the City to create a diversified community economy and employment base.

Based on the above policies, goals, and strategies, the proposed project is determined to be consistent with the Comprehensive Plan.

ZONING

The site is zoned Z7 Specific Use/Industrial District, per the City of New Richmond Zoning Map. The purpose of the Z7 Zoning District (Industrial Parks)



is to allow for continuation and expansion of industrial uses in specific areas of the City where they will have less conflict with other functions. An indoor recreation facility is allowed in the Z7 Zoning District subject to a conditional use permit.

SURROUNDING USES

Surrounding uses include a plumbing and heating business, custom wood manufacturer, cabinet maker, fiber optic service provider, and electrical contractor. Compatibility with surrounding uses shall be considered as part of the evaluation criteria for conditional use permits according to Section 121-32.D of the City Code of Ordinances, which follows:

121-32.D.2. The establishment, maintenance, or operation of the conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals, or comfort.

121-32.D.3. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted.

121-32.D.4. The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The Plan Commission should also take into consideration that the applicant has been located in the Business and Technical Park for 11 years; thus, the proposed indoor recreation facility is not a new use for this area. Upon review of the evaluation criteria, the Development Review Committee believes that the proposed project is compatible with the surrounding properties.

LOT OCCUPATION

Per Table 10 of the Zoning Ordinance, the minimum lot width for the Z7 Zoning District is 80 feet, and the maximum lot coverage is 60%. The lot exceeds the minimum lot width and has a lot coverage of 32%, which complies with the Zoning Ordinance.

BUILDING CONFIGURATION

The proposed principal building is one story in height, which complies with the maximum principal building height of four stories identified in Table 10 of the Zoning Ordinance.

SETBACKS

PRINCIPAL BUILDING

The site plan meets all minimum setback requirements for the Z7 Specific Use/Industrial District, as identified in Table 10 of the Zoning Ordinance.

SETBACKS	PRINCIPAL FRONT	SECONDARY FRONT	SIDE	REAR
MINIMUM	30 FT.	25 FT.	10 FT.	20 FT.
PROPOSED	63.53 FT.	N/A	17.71 FT.	100 FT.

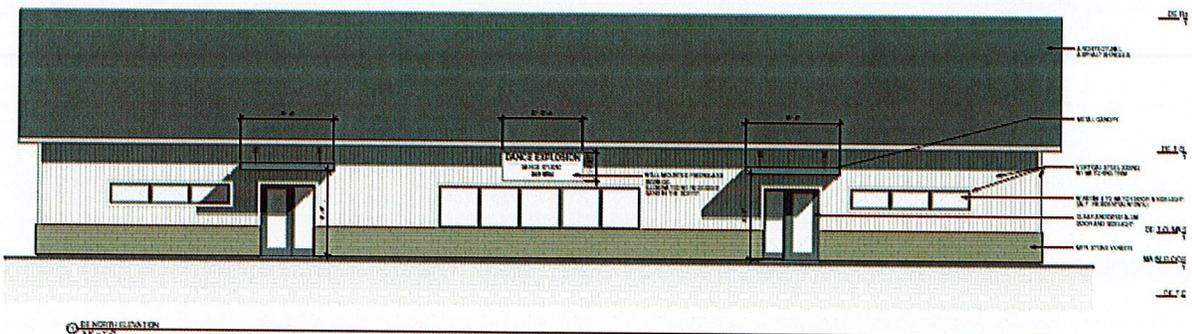
ACCESSORY STRUCTURE & OFF-STREET PARKING

SETBACKS	PRINCIPAL FRONT	SECONDARY FRONT	SIDE	REAR
MINIMUM	15 FT.	10 FT.	5 FT.	5 FT.
PROPOSED	38.82 FT.	N/A	96.47 FT.	87.06 FT.

ARCHITECTURAL DESIGN

Per Section 121-49.G of the City Code of Ordinances, buildings in all zoning districts shall maintain a high standard of architectural and aesthetic compatibility with surrounding properties to ensure that they will not adversely impact the property values of the adjacent properties or adversely impact the community’s public, health, safety, and general welfare. The site is not visible from adjacent residential uses, and thus the proposed principal building may be granted an exemption from exposed metal limitations for non-residential uses.

The proposed exterior surface materials include vertical steel siding, stone veneer, asphalt shingle roof, and metal canopies above the doors. The stone veneer wraps around all four sides of the building. The south wall does not have windows, as wall surface area is preferred for the two dance studios. The proposed exterior surface materials comply with the acceptable exterior finish materials listed in Section 121-49.G of the City Code of Ordinances. The proposed principal building is architecturally and aesthetically compatible with surrounding properties.



LANDSCAPING

According to Table 15 of the Zoning Ordinance, the Z7 Zoning District requires a minimum of one new tree per 100 linear feet of lot perimeter. The lot perimeter is 1,141.16 feet, which means that 11 new trees shall be planted by the applicant on the property. The landscaping plan submitted by the applicant identifies 12 red sunset maple trees (2.5" diameter) which exceeds the minimum number of required trees.

Section 121-55.H of the City Code of Ordinances, freestanding parking stall rows shall be delineated by landscape islands with high-back, surmountable, or ribbon curb at the end of each row. Landscape islands shall provide at least one parking space width of landscape area, and where possible, should be depressed and surrounded by flat ribbon curbs to facilitate storm water infiltration. Islands should include one deciduous shade tree, two ornamental trees, salt tolerant low shrubs, and/or perennial grasses or flowers. The site plan does not identify internal parking lot landscaping, but rather white paint striping. The applicant shall revise the site plan to include a landscape island at the north and south ends of each parking row.

Per Section 121-55.I of the City Code, landscaping shall be kept in healthy condition, free of invasive plants and weeds, in perpetuity. Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, defined as the period of October 31 through April 30. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.

TRAFFIC IMPACT

The proposed development does not raise concerns about the ability of local streets to handle future traffic volumes. It should also be noted that the hours of operation of the dance studio are 4:00 to 11:00 p.m. on weekdays plus occasional weekend practices, rather than normal daytime business hours when many of the surrounding businesses are open.

DRIVEWAYS

Per Section 121-52 of the City Code of Ordinances, driveways and vehicle entrances to parking lots shall be no wider than 26 feet for non-residential uses at the lot line. The site plan identifies two driveways on St. Croix Avenue, each with a width of 24 feet. The space between the two driveways is 96 feet, which exceeds the minimum of 10 feet apart per Section 70-39 of the City Code of Ordinances. The second access is allowed subject to approval by the Director of Public Works, based on the criteria that the second access is necessary to provide adequate on-site circulation and creates minimal conflict with through traffic movement.

PARKING

The applicant is proposed off-street parking constructed of bituminous asphalt with a poured-in-place concrete curb at the periphery of the parking lot, which is consistent with Section 121-52 of the City

90 Degree Parking Stalls	Stall Width	Stall Length	Aisle Width
Minimum	9 feet	18 feet	26 feet
Proposed	9.5 feet	20 feet	24 feet

Code of Ordinances. Minimum and proposed parking dimensions are shown in the table (above right). The proposed parking aisle width shall be increased from 24 feet to 26 feet to comply with Table 13 of the Zoning Ordinance.

According to Table 14 of the Zoning Ordinance, minimum parking requirements for civic uses shall be determined by the Development Review Committee. The applicant proposes 23 parking stalls on the west side of the principal building, including one handicapped parking stall. Given that many dancers are dropped off for classes and recitals are held in other venues (e.g. New Richmond High School), and after reviewing the number of parking stalls at other dance studios in the community and for similar uses, the Development Review Committee determined that 23 parking stalls are sufficient.

BICYCLIST AND PEDESTRIAN ACCOMMODATIONS

Section 121-49.F of the City Code of Ordinances requires developers to construct trail and sidewalk improvements in the public right-of-way when needed to extend or complete a trail or sidewalk connection. No such bicyclist and pedestrian accommodations currently exist or have been proposed on St. Croix Avenue, so the applicant is not required to construct such improvements.

SIGNAGE

The north building elevation includes a 23.3 square foot fiberglass wall sign illuminated by recessed lighting in the soffit. Table 11 of the Zoning Ordinance limits wall signs in the Z7 Zoning District to one wall sign per business, with the height limited to the height of the building and the area limited to four square feet for each lineal foot of building wall. The proposed wall sign complies with the City Code of Ordinances.

EXTERIOR LIGHTING

There are two exterior light poles identified on the site plan. All lighting used to illuminate off-street parking areas, signs, or other structures shall comply with the general performance standards identified in Section 121-51 of the City Code of Ordinances.

REFUSE & RECYCLING

Per Section 121-48.A of the City Code of Ordinances, loading areas and trash/refuse collection areas shall be screened from view from the front of the lot, public rights-of-way and adjacent properties, and located on the lot according to District standards. The screening shall be accomplished with an enclosed structure constructed of materials consistent with that of the principal building and solid gate, as well as evergreen landscaping, earth berms, or a combination of these items.

The site plan identifies a 40" x 40" fenced trash enclosure located near the southwest corner of the principal building. The site plan shall be updated to identify that the trash enclosure has a solid gate, and that the enclosure matches the aesthetics of the principal building.

UTILITIES

Municipal utilities are available at the property, including water, electric, and sanitary sewer. All utility issues are subject to review and approval by the Director of Public Works and the Electric Superintendent.

EASEMENTS

A drainage and utility easement was provided along the perimeter of the property when the certified survey map was recorded, in accordance with Section 117-41 of the City Code of Ordinances. All easements are subject to review and approval by the Director of Public Works.

GRADING, EROSION CONTROL, & STORMWATER

Per Section 109-285 of the City Code of Ordinances, the project is subject to construction site erosion control requirements because it disturbs more than 3,000 square feet of land. The project is also subject to post-construction stormwater management requirements, as it results in the addition of more than 20,000 square feet of new impervious surface. The applicant has submitted both a construction site erosion and sediment control plan, and a stormwater management plan. The City of New Richmond's engineering consultant has reviewed the stormwater plans and calculations, and recommends the following conditions:

1. The applicant shall acknowledge that no geotechnical report has been completed and that soil modifications will be required if the soils vary from the assumed course sand at the bottom fo the infiltration basin.
2. The bottom (980 contour) of the infiltration basis shall not be topsoiled.
3. The bottom (980 contour) of the infiltration basin shall be seeded with WisDOT Seed Mix #70, 70A, 75, or 80.
4. The City shall obtain the owner's signature on the long-term maintenance and monitoring agreement presented in the stormwater narrative.



Building a Better World
for All of Us®

March 22, 2019

RE: City of New Richmond
Dance Explosion Stormwater Review
SEH No. 132154 14.00

Mr. Jeremiah Wendt, PE
Director of Public Works
City of New Richmond
156 East First Street
New Richmond, WI 54017

Dear Mr. Wendt:

Pursuant to your request of March 22, 2019 we have reviewed the stormwater plans and calculations (dated 3/7/19).

The applicant has proposed to utilize an infiltration basin on the south side of the proposed parking lot to retain and infiltrate stormwater runoff from the project site.

We recommend approval of the site as currently proposed contingent upon the following:

- Applicant should acknowledge that no geotechnical report has been completed and that soil modifications will be required if the soils vary from the assumed course sand at the bottom of the infiltration basin.
- The bottom (980 contour) of the infiltration basin shall not be topsoiled. Topsoil will inhibit infiltration.
- The bottom (980 contour) of the infiltration basin shall be seeded with WisDOT Seed Mix #70, 70A, 75 or 80. WisDOT Seed Mix #40 will not be compatible with inundation.
- The City shall obtain the owner's signature on the long term maintenance and monitoring agreement presented in the stormwater narrative.

Respectfully Submitted,
SHORT ELLIOTT HENDRICKSON INC.

David Schofield, PE

David Schofield, PE
Sr. Professional Engineer I

das

c: Dave Simons, SEH

\\sehnr\projects\ko\in\newr\132154\stormwater reviews\20190322_dance explosion\20190322_dance explosion approval letter.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 156 High Street, Suite 300, New Richmond, WI 54017-1128
SEH is 100% employee-owned | sehinc.com | 715.246.9906 | 888.881.4281 | 888.908.8166 fax



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

CONDITIONAL USE APPLICATION

City of New Richmond

156 East First Street ❖ New Richmond, WI 54017

Phone: (715) 246-4268 ❖ Fax: (715) 246-7129

CITY ORDINANCE SECTION 121-32

www.newrichmondwi.gov

APPLICATION FEE: \$250 ESCROW \$500

Application fee should be made payable to City of New Richmond upon submittal of completed application. Escrow funds will be drawn to cover project-related costs. Additional funds may be required; surplus funds will be returned.

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

1. Property Owner Information:

Company name: Dance Explosion
Last name: Wisemiller First name: Shannon
Address: 240 Wisconsin TR. City/State/Zip: New Richmond, WI, 54017
Phone number: (715) 684-9133 Email address: jz19@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)

410 St. Croix Avenue

4. Zoning Designation: INDUSTRIAL (Z 7 District)

5. Comprehensive Plan Designation: Youth Development

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

Dance Class Instruction



To Whom it may concern,

Dance Explosion was established in 1990. I have been conducting my business of dance instruction, at 240 Wisconsin Drive, Suite 100, New Richmond, WI, 54017 since 2008.

Our dance season runs September through May, with a few summer sessions in June and July. Hours of operation are, 4:00pm-11:00pm during the week with occasional weekend practices.

The existing and new proposed location are both ideal for my dance families, as it is close to schools and provides great convenience to many amenities in the area.

Thank you for considering this request to relocate my business.

Sincerely, Shannon Wisemiller

FLANUM
EXPLOSION

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE NE1/4 AND IN THE NE1/4 OF THE NE1/4 OF SECTION 10, T30N, R18W,
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING LOT 1 OF CERTIFIED SURVEY MAP
RECORDED IN VOLUME 28, PAGE 5970, DOCUMENT NUMBER 986689.

1078014

BETH PABST
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
02/20/2019 12:24 PM
CERTIFIED SURVEY MAP
VOLUME: 29
PAGE: 6617
REC FEE: 30.00
PAGES: 2

LEGEND

- ⊙ ST. CROIX COUNTY SECTION CORNER POSITIONED FROM COUNTY COORDINATES. POSITION VERIFIED WITH MONUMENT AS NOTED OR TIES OF RECORD
- 1" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 3/4" X 18" IRON REBAR SET WEIGHING 1.50 LBS. PER LINEAR FOOT

(R-xxxxx) PREVIOUSLY RECORDED DATA

UTILITY EASEMENT (WIDTH AS SHOWN)

REQUESTED BY:
CITY OF NEW RICHMOND
158 EAST FIRST STREET
NEW RICHMOND, WI 54017

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

THIS INSTRUMENT DRAFTED BY EDWIN FLANUM
JOB NO: 19-20 DWG: CSM4
DRAFTED: 1/22/19 FIELD: 1/21/19
REVISED 2/07/19
BEARINGS ARE REFERENCED TO THE NORTH LINE OF
THE NE1/4, SECTION 10, BEARING S89°47'24"E,
ST. CROIX COUNTY COORDINATE SYSTEM

C.S.M. V.10, P.2818, DOC. #521596

LOT 28

LOT 29

N1/4 COR. SEC. 10
(R-S89°30'05"E)
S89°47'24"E
1389.64'

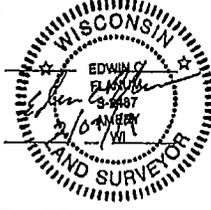
NE COR. SEC. 10
(R-S89°30'05"E)
S89°47'24"E
1272.26'

NEW RICHMOND BUSINESS
AND TECHNICAL PARK

LOT 18

ST. CROIX AVENUE

(R-S89°30'06"E)
S89°47'25"E 328.93'



LOT 25 - NEW RICHMOND BUSINESS AND TECHNICAL PARK

N00°05'09"E 286.40'
(R-N00°22'28"E) - 243.04'

LOT 3
1.83 ACRES
79,689 SQ. FT.

S00°08'15"W 241.65'
(R-S00°25'34"W)

LOT 21 - C.S.M. V.13, P.3728, DOC. #611053

(S89°44'37"E)
S89°58'04"W 328.71'

43.36'
10' 10'

LOT 4
(S87°24'00"W)
S87°06'41"W 161.33'

Q.C.D. DOC. #939423

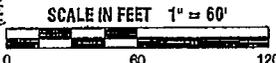
S89°58'04"W 167.60'
(S89°44'37"E)

S00°05'09"W 35.32'
(R-N00°22'28"E)

LOT 2 - C.S.M.
V.26, P.5970, DOC. #986689

LOT 4 AREA
0.14 ACRES
6,338 SQ. FT.

LOT 28 - C.S.M.
V.17, P.4615, DOC. #740775



SHEET 1 OF 2 SHEETS
29-6617

CERTIFIED SURVEY MAP

LOCATED IN THE NW1/4 OF THE NE1/4 AND IN THE NE1/4 OF THE NE1/4 OF SECTION 10, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOLUME 26, PAGE 5970, DOCUMENT NUMBER 986689.

REQUESTED BY:
CITY OF NEW RICHMOND
156 EAST FIRST STREET
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 City of New Richmond, 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:

Lot 1 of Certified Survey Map recorded in Volume 26, Page 5970, Document Number 986689 at the St. Croix County Register of Deeds Office. Located in the NW1/4 of the NE1/4 and in the NE1/4 of the NE1/4 of Section 10, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin.

Described parcel contains 1.97 acres (86,027 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

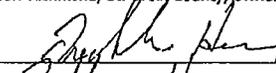
2/07/19
Date



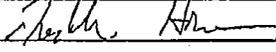
Common Council Approval Certificate

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: 2/11/19

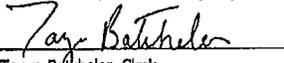
Signed:  Frederick Horne, Mayor

Date signed: 2/11/19

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 Bachelor, Clerk

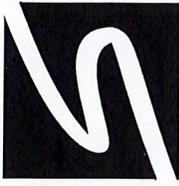
2/11/19
Date

SHEET 2 OF 2 SHEETS

29-6617

DANCE EXPLOSION

453 SAINT CROIX AVENUE
NEW RICHMOND, WISCONSIN



Stevens
ENGINEERS - PLANNERS - SURVEYORS
1719 Jackson + ME 1719 Jackson
www.stevensengineers.com

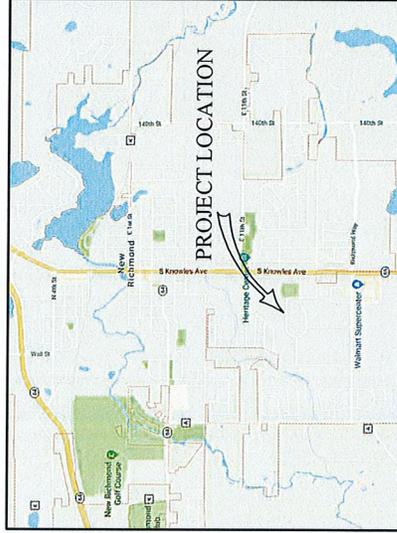


DERRICK
CONSTRUCTION

INDEX OF SHEETS

C000	TITLE SHEET
C100	EXISTING CONDITIONS
C101	SITE PLAN/LANDSCAPING
C200	UTILITY PLAN
C201	GRADING PLAN
C202	EROSION CONTROL PLAN
C500	CONSTRUCTION DETAILS
C501	CONSTRUCTION DETAILS

LOCATION



LEGEND

- SANITARY SEWER AND MANHOLE
- STORM SEWER, MANHOLE, CATCH BASIN
- WATER MAIN, GATE VALVE, HYDRANT, MANHOLE
- UNDERGROUND TELEPHONE CABLE
- UNDERGROUND ELECTRIC CABLE
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC CABLE
- UNDERGROUND GAS MAIN
- OVERHEAD ELECTRIC CABLE
- INDEX CONTOURS
- INTERMEDIATE CONTOURS
- CONCRETE DURB AND CUTTER
- TREES (DECIDUOUS / CONIFEROUS)
- SIGN

CONTACTS

OWNER
DANCE EXPLOSION
1719 Jackson + ME 1719 Jackson
NEW RICHMOND, WI 54017
C/O SHANNON WISEMILLER

BUILDER
DERRICK BUILDING SOLUTIONS, LLC
1719 Jackson + ME 1719 Jackson
NEW RICHMOND, WI 54017
C/O CHAD DERRICK

ENGINEER
STEVENS ENGINEERS, INC.
1719 Jackson + ME 1719 Jackson
HUDSON, WI 54016
C/O ANGELA POPENHAUSEN, PE (38512-008 WI)

Project: **DANCE EXPLOSION**

Location: **NEW RICHMOND, WISCONSIN**

Certification: **ANGELA R. POPENHAUSEN MOER, 38512 ST. PAUL, MN**

Professional Engineer Seal: **ANGELA R. POPENHAUSEN MOER, 38512 ST. PAUL, MN**

Drawn By: **GLH**

Checked By: **AGP**

Project No: **400-19-008**

Date: **3/7/2019**

Scale:

Revisions	No.	Date	Description

PRELIMINARY DOCUMENTS

Sheet Title:

TITLE SHEET

Sheet No.:

C000

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 ENGINEERS ARCHITECTS - SURVEYORS
 1400 Wisconsin Ave. Suite 2000
 (717) 364-6151 • Fax: (717) 364-6174
 www.stevensengineers.com

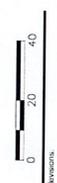


Project: **DANCE EXPLOSION**

Location: **NEW RICHMOND, WISCONSIN**

Certification:

Drawn By: **CLH**
 Checked By: **APP**
 Project No: **400-19-288**
 Date: **3/7/2019**
 Scale:



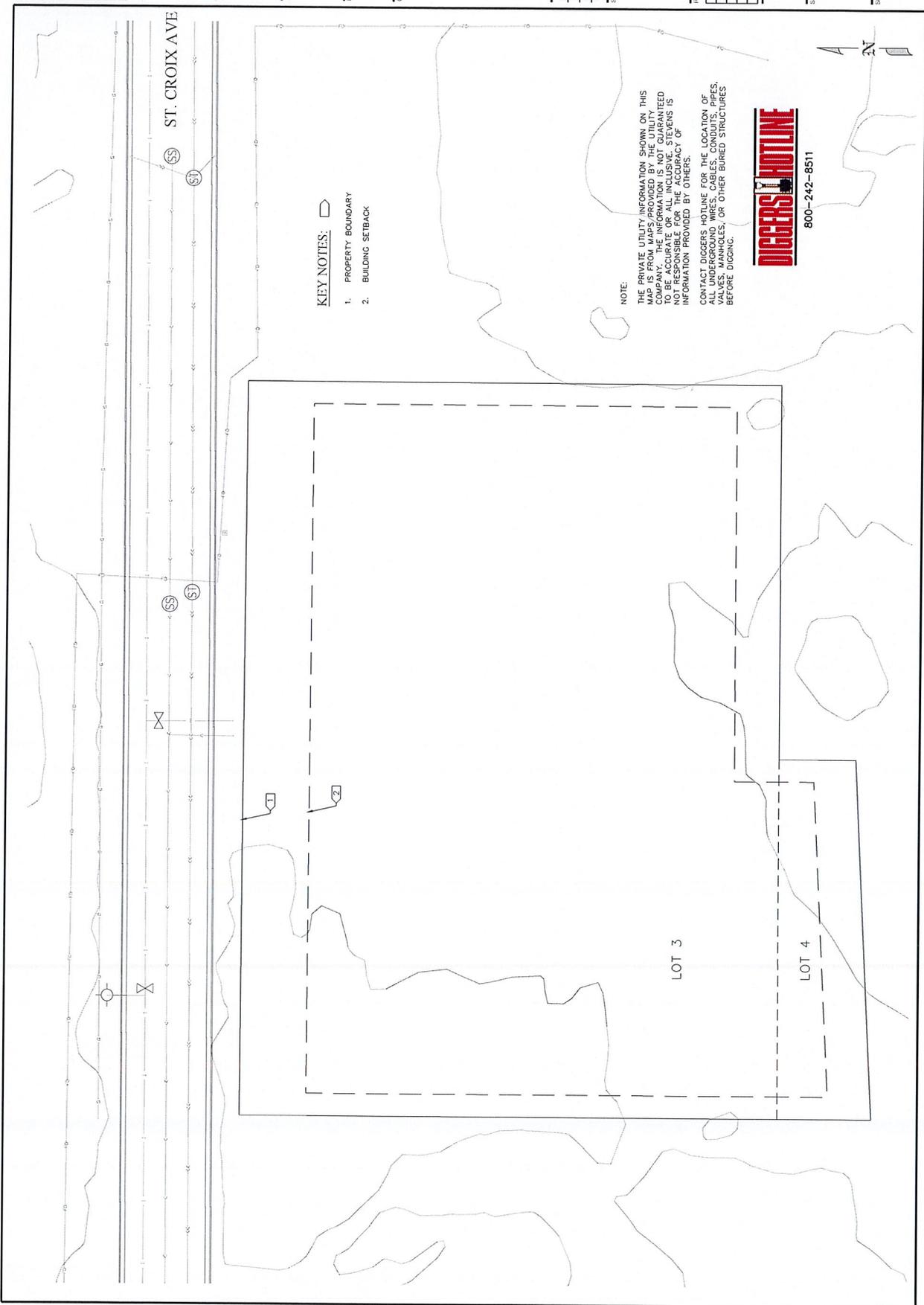
No.	Date	Description

PRELIMINARY DOCUMENTS

Sheet Title: **EXISTING CONDITIONS**

Sheet No: **C100**

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 ENGINEERS - PLANNERS - ARCHITECTS
 440 BIRNBAUM DRIVE, SUITE 200, RICHMOND, WISCONSIN 53071
 (715) 236-8811 FAX: (715) 236-8819
 www.stevens-engineers.com



Project: **DANCE EXPLOSION**

Location: **NEW RICHMOND, WISCONSIN**

Drawn by: CJA
 Checked by: JRP
 Project No: 400-18-288
 Date: 3/7/2019
 Scale:



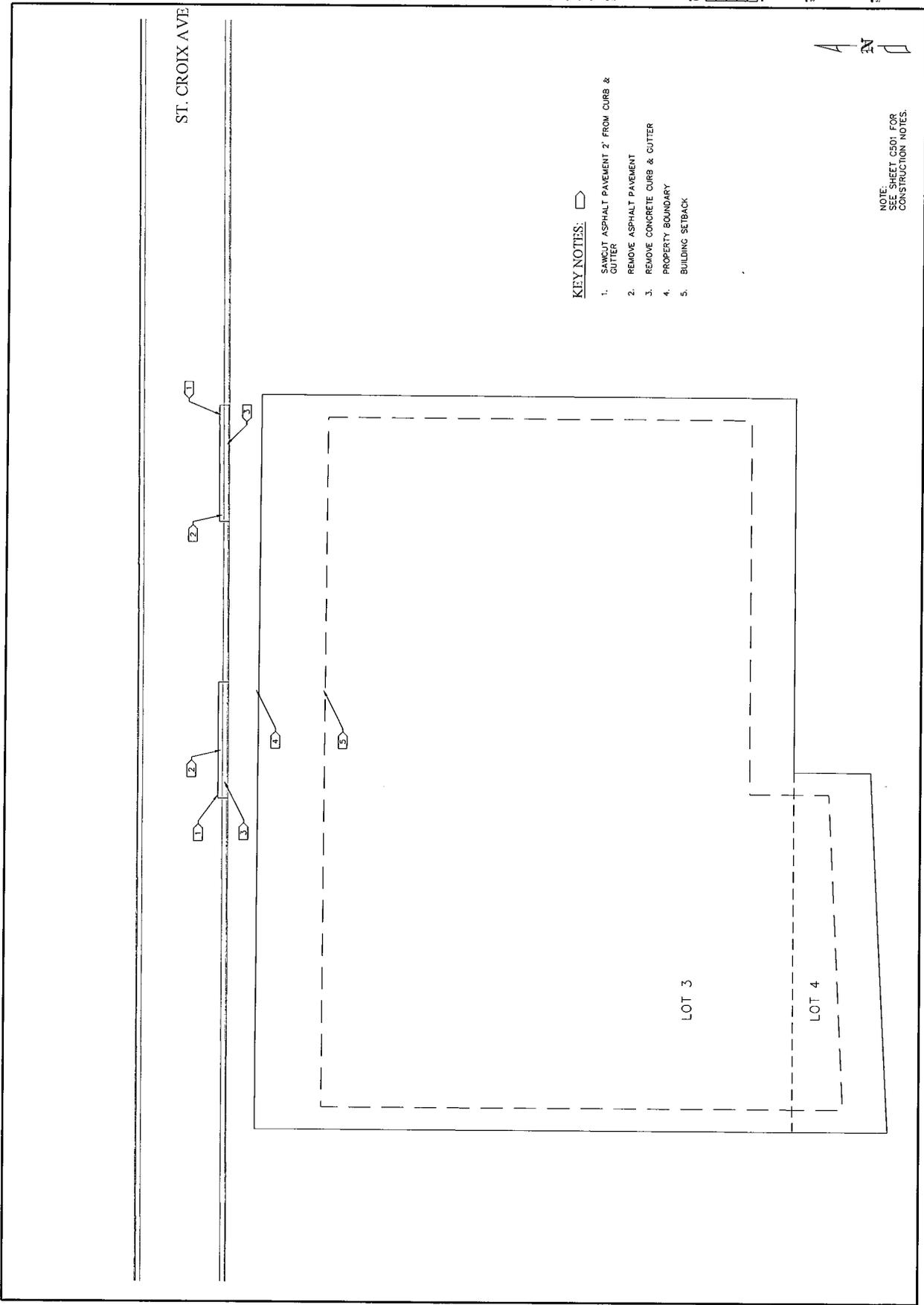
No.	Date	Description

PRELIMINARY DOCUMENTS

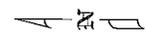
REMOVAL PLAN

Sheet No. **C101**

NOTE: SEE SHEET C501 FOR CONSTRUCTION NOTES.



- KEY NOTES:** □
1. SAWCUT ASPHALT PAVEMENT 2' FROM CURB & GUTTER
 2. REMOVE ASPHALT PAVEMENT
 3. REMOVE CONCRETE CURB & CUTTER
 4. PROPERTY BOUNDARY
 5. BUILDING SETBACK





Stevens
 ENGINEERS - PLANNERS - ARCHITECTS
 245 AVENUE D, SUITE 200, MILWAUKEE, WI 53212
 (778) 333-8333 • FAX: (778) 333-8333
 www.stevensengineers.com



PROJECT: **DANCE EXPLOSION**
 LOCATION: **NEW RICHMOND, WISCONSIN**
 CONSULTANT:

Drawn By	CLM
Checked By	ARD
Project No.	400-19-268
Date	3/7/2019
Scale	



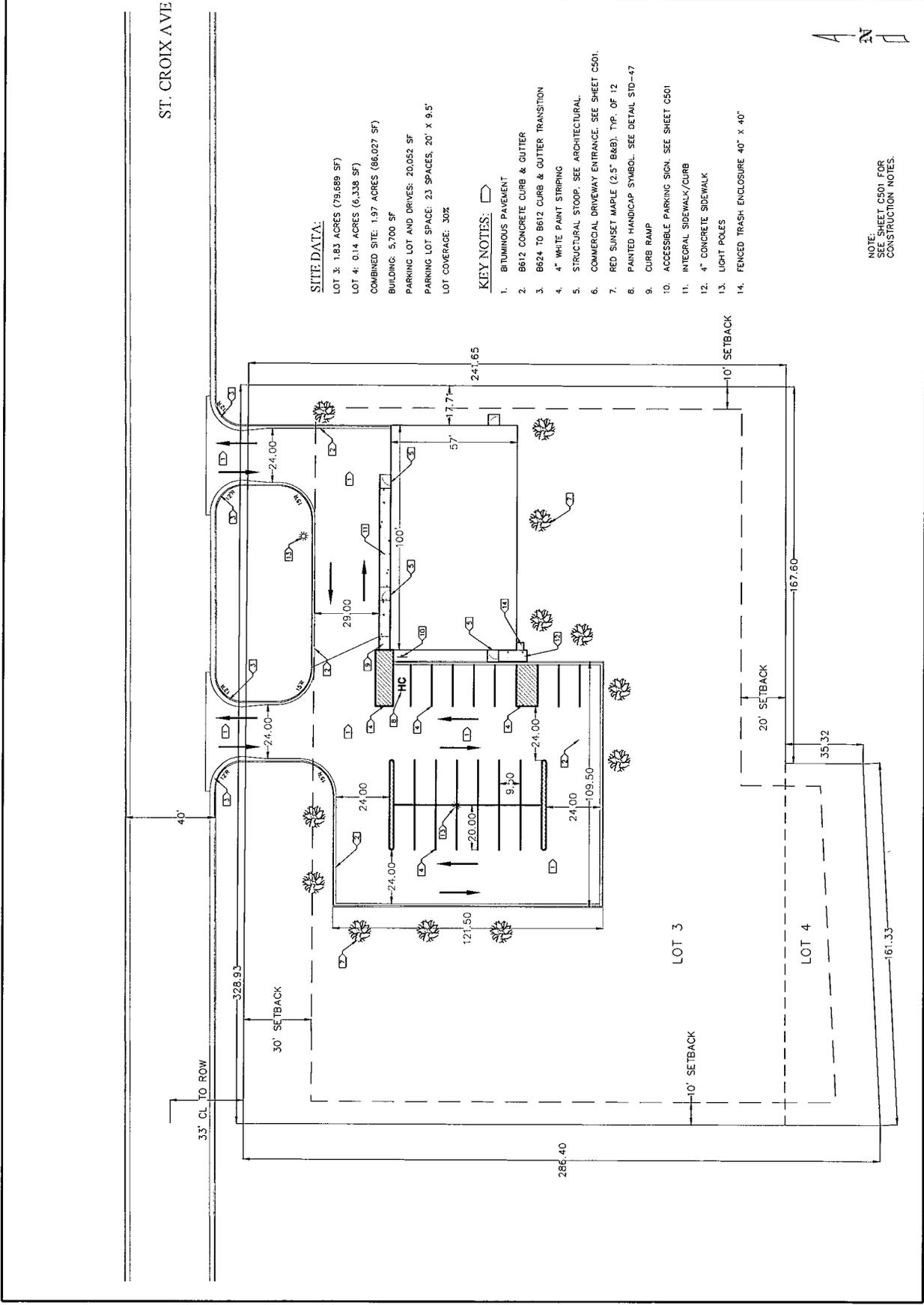
No.	Date	Description

PRELIMINARY DOCUMENTS

Sheet Title: **SITE PLAN/ LANDSCAPE PLAN**

Sheet No: **C102**

8/19/19 10:47 AM (LOCAL TIME) 2019 04 04 10:47 AM



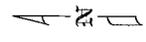
SITE DATA:

- LOT 3: 1.83 ACRES (79,689 SF)
- LOT 4: 0.14 ACRES (6,338 SF)
- COMBINED SITE: 1.97 ACRES (86,027 SF)
- BUILDING: 5,700 SF
- PARKING LOT AND DRIVES: 20,052 SF
- PARKING LOT SPACE: 23 SPACES, 20' X 9.5'
- LOT COVERAGE: 30%

KEY NOTES:

1. BITUMINOUS PAVEMENT
2. 8612 CONCRETE CURB & GUTTER
3. 8624 TO 8612 CURB & GUTTER TRANSITION
4. 4" WHITE PAINT STRIPING
5. STRUCTURAL STOOP. SEE ARCHITECTURAL.
6. COMMERCIAL DRIVEWAY ENTRANCE. SEE SHEET C501.
7. RED SUNSET MAPLE (2.5" B&B), TYP. OF 12
8. PAINTED HANDICAP SYMBOL. SEE DETAIL STD-47
9. CURB RAMP
10. ACCESSIBLE PARKING SIGN. SEE SHEET C501
11. INTEGRAL SIDEWALK/CURB
12. 4" CONCRETE SIDEWALK
13. LIGHT POLES
14. FENCED TRASH ENCLOSURE 40' X 40'

NOTE:
 SEE SHEET C501 FOR
 CONSTRUCTION NOTES.





Stevens
 ENGINEERS - PLANNERS - SURVEYORS
 400 WISCONSIN DRIVE, SUITE 200, WISCONSIN, WI 53088
 (715) 335-8300 • FAX: (715) 335-8301
 www.stevens-engineers.com



DANCE EXPLOSION

Location: **NEW RICHMOND, WISCONSIN**
 Certification:

Quantity: **CLH**
 Checked by: **JAD**
 Project No.: **400-10-200**
 Date: **3/7/2019**
 Scale:



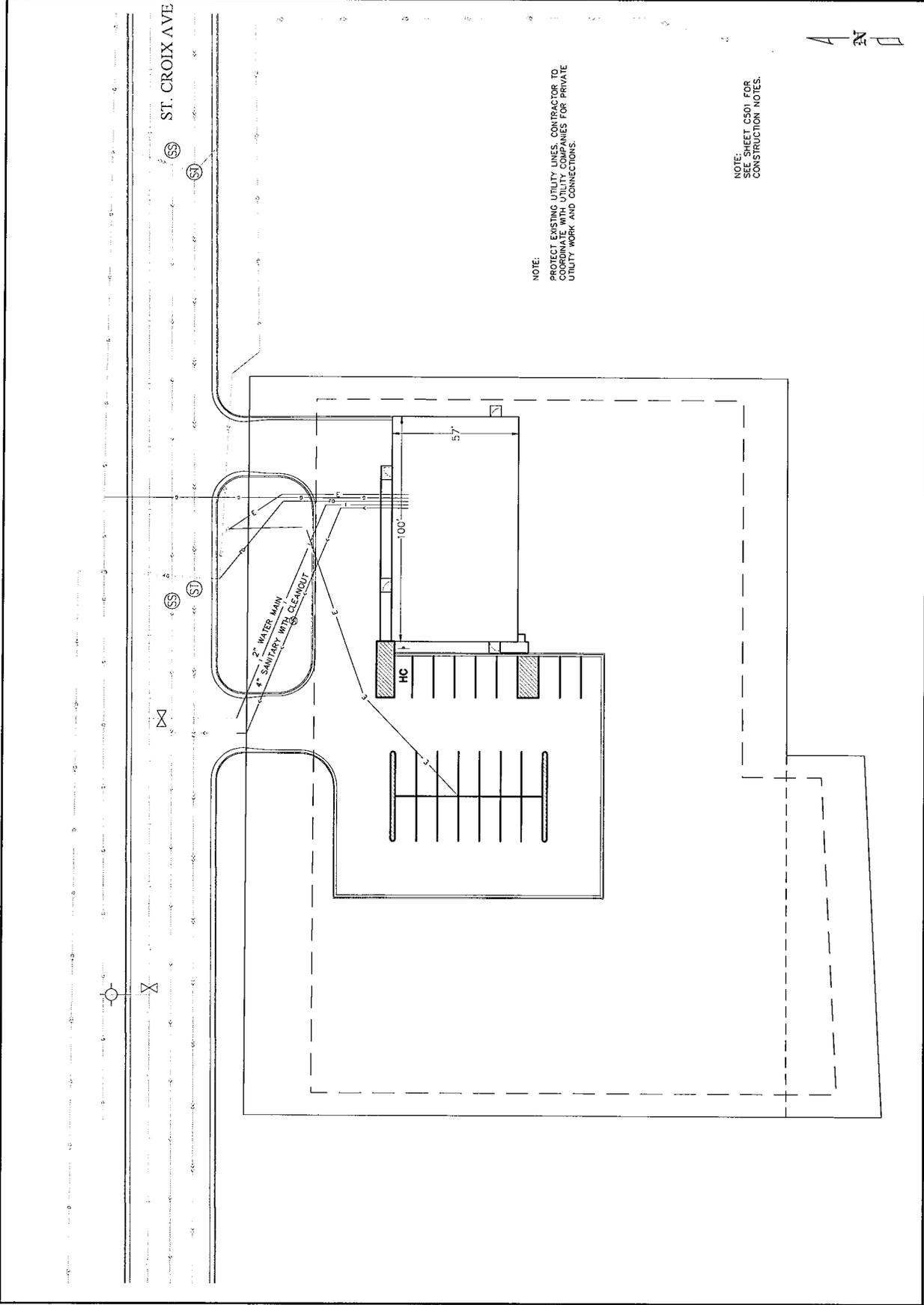
No.	Date	Description

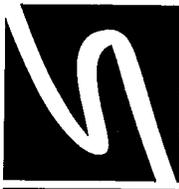
PRELIMINARY DOCUMENTS

Sheet Title: **UTILITY PLAN**

Sheet No.: **C200**

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 www.stevensgroup.com



DANCE EXPLOSION
 Project:
 Location: **NEW RICHMOND, WISCONSIN**
 Consultant:

Drawn By: **CH**
 Checked By: **ARP**
 Project No: **600-19-286**
 Date: **3/7/2019**
 Scale:



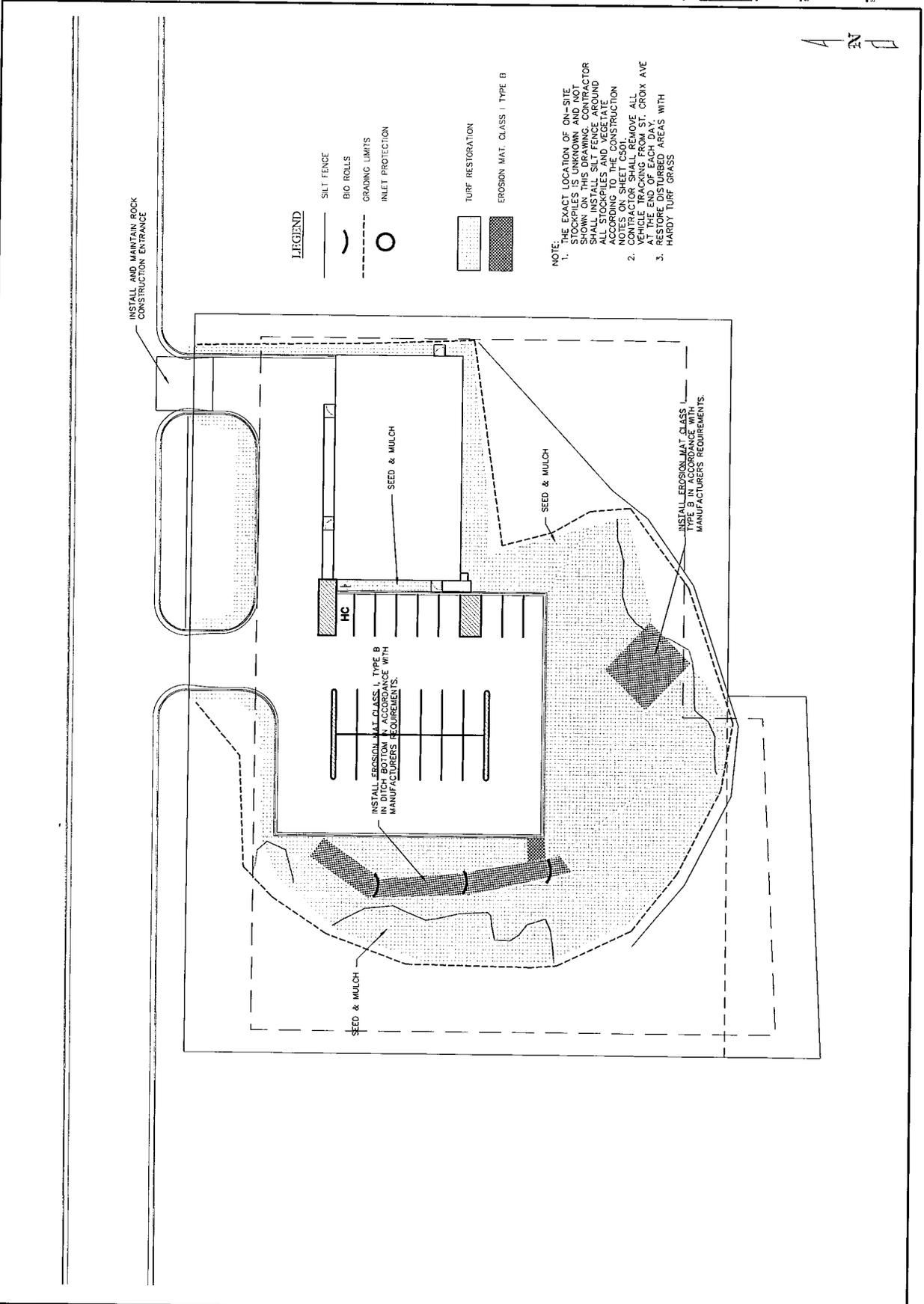
No.	Date	Description

PRELIMINARY DOCUMENTS

Sheet Title: **EROSION CONTROL PLAN**

Sheet No.: **C202**

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- LEGEND**
- SILT FENCE
 - BIO ROLLS
 - GRADING LIMITS
 - INLET PROTECTION
 - ▨ TURF RESTORATION
 - ▩ EROSION MAT, CLASS I, TYPE B

NOTE:
 1. THE EXACT LOCATION OF ON-SITE STOCKPILES IS TO BE DETERMINED AND SHOWN ON THIS DRAWING. CONTRACTOR SHALL INSTALL SILT FENCE AROUND ALL STOCKPILES AND VEGETATE THEM IMMEDIATELY AFTER CONSTRUCTION. NOTES ON SHEET C-101.
 2. CONTRACTOR SHALL REMOVE ALL VEHICLE TRACKING FROM ST. CROIX AVE AT THE END OF EACH DAY.
 3. RESTORE DISTURBED AREAS WITH HARDY TURF GRASS

INSTALL EROSION MAT, CLASS I, TYPE B IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.

INSTALL EROSION MAT, CLASS I, TYPE B IN PATCH BOTTOM CONFORMANCE WITH MANUFACTURER'S REQUIREMENTS.

INSTALL AND MAINTAIN ROCK CONSTRUCTION ENTRANCE

SEED & MULCH

SEED & MULCH

SEED & MULCH

HC



Stevens
ENGINEERS - PLANNERS - SURVEYORS
440 BROADWAY, SUITE 1700, NEW YORK, NY 10018
(212) 512-2000 • FAX: (212) 512-2001
www.stevensinc.com



DERRICK
CORPORATION
100 WEST 17TH STREET
NEW YORK, NY 10011
(212) 512-2000

DANCE EXPLOSION

LOCATION: NEW RICHMOND, WISCONSIN
CAPTION: DANCE EXPLOSION

DATE: 08/15/00
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NO.	DATE	DESCRIPTION

PRELIMINARY DOCUMENTS

CONSTRUCTION DETAILS

C500

Sheet No. 08 of 10

PEDESTRIAN CURB RAMP
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. CURB SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. CURB SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. CURB SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-12
NOT TO SCALE

STANDARD CURB AND DRIVEWAY ENTRANCE CURB
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. CURB SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. CURB SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. CURB SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-7
NOT TO SCALE

ROCK CONSTRUCTION ENTRANCE
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. ROCK WALL SHALL BE CONSTRUCTED OF 18" THICK ROCK WITH A GUARANTEED FINISH.
2. ROCK WALL SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. ROCK WALL SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. ERD-15
NOT TO SCALE

SEGMENT ROLL
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. SEGMENT ROLL SHALL BE CONSTRUCTED OF 1/2" THICK SEGMENTS WITH A GUARANTEED FINISH.
2. SEGMENT ROLL SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. SEGMENT ROLL SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. GRP-6
NOT TO SCALE

STANDARD SILT FENCE
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. SILT FENCE SHALL BE CONSTRUCTED OF 1/2" THICK SILT FENCE WITH A GUARANTEED FINISH.
2. SILT FENCE SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. SILT FENCE SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. ERD-1
NOT TO SCALE

STREET LIGHT DETAIL
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. STREET LIGHT SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. STREET LIGHT SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. STREET LIGHT SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-55E
NOT TO SCALE

POLE DETAIL
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. POLE SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. POLE SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. POLE SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-55D
NOT TO SCALE

COMMERCIAL DRIVEWAY CONCRETE APRON
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. CONCRETE APRON SHALL BE CONSTRUCTED OF 4" THICK CONCRETE WITH A GUARANTEED FINISH.
2. CONCRETE APRON SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. CONCRETE APRON SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-43
NOT TO SCALE

CURB CUT
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. CURB CUT SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. CURB CUT SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. CURB CUT SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-48
NOT TO SCALE

HANDICAP PARKING SYMBOL
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. HANDICAP PARKING SYMBOL SHALL BE CONSTRUCTED OF 1/2" THICK SYMBOL WITH A GUARANTEED FINISH.
2. HANDICAP PARKING SYMBOL SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. HANDICAP PARKING SYMBOL SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-47
NOT TO SCALE

PVC PIPE BEDDING
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. PVC PIPE BEDDING SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. PVC PIPE BEDDING SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. PVC PIPE BEDDING SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. SSD-31
NOT TO SCALE

RCP OR DIP PIPE BEDDING
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. RCP OR DIP PIPE BEDDING SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. RCP OR DIP PIPE BEDDING SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. RCP OR DIP PIPE BEDDING SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. SSD-30
NOT TO SCALE

SANITARY SERVICE CLEANOUT
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. SANITARY SERVICE CLEANOUT SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. SANITARY SERVICE CLEANOUT SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. SANITARY SERVICE CLEANOUT SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. SSD-29
NOT TO SCALE

STREET LIGHT DETAIL
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. STREET LIGHT SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. STREET LIGHT SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. STREET LIGHT SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-55B
NOT TO SCALE

STREET LIGHT DETAIL
NOTE: SEE DRAWING FOR ALL DIMENSIONS AND MATERIALS.
1. STREET LIGHT SHALL BE CONSTRUCTED OF 4" PRECAST CONCRETE WITH A GUARANTEED FINISH.
2. STREET LIGHT SHALL BE FINISHED WITH A GUARANTEED FINISH.
3. STREET LIGHT SHALL BE FINISHED WITH A GUARANTEED FINISH.

PLATE NO. STD-55A
NOT TO SCALE

DANCE EXPLOSION

NEW RICHMOND, WISCONSIN

GRUBE ARCHITECTS
 Grube Architects, P.A.
 1000 West 118th Street
 Minneapolis, Minnesota 55402
 P: 612.301.1131
 F: 612.301.1155
 www.grube-architects.com
 E: kbradford@grube-architects.com

DERRICK BUILDING SOLUTIONS
 1665 Highway 85
 PO Box 444
 New Richmond, Wisconsin 54017
 (715) 243-0809

CONDITIONAL USE
 APPLICATION & REVIEW
 3/07/19

Dance Explosion

New Richmond
 Wisconsin

ISSUED
 3/07/19

PROJECTS

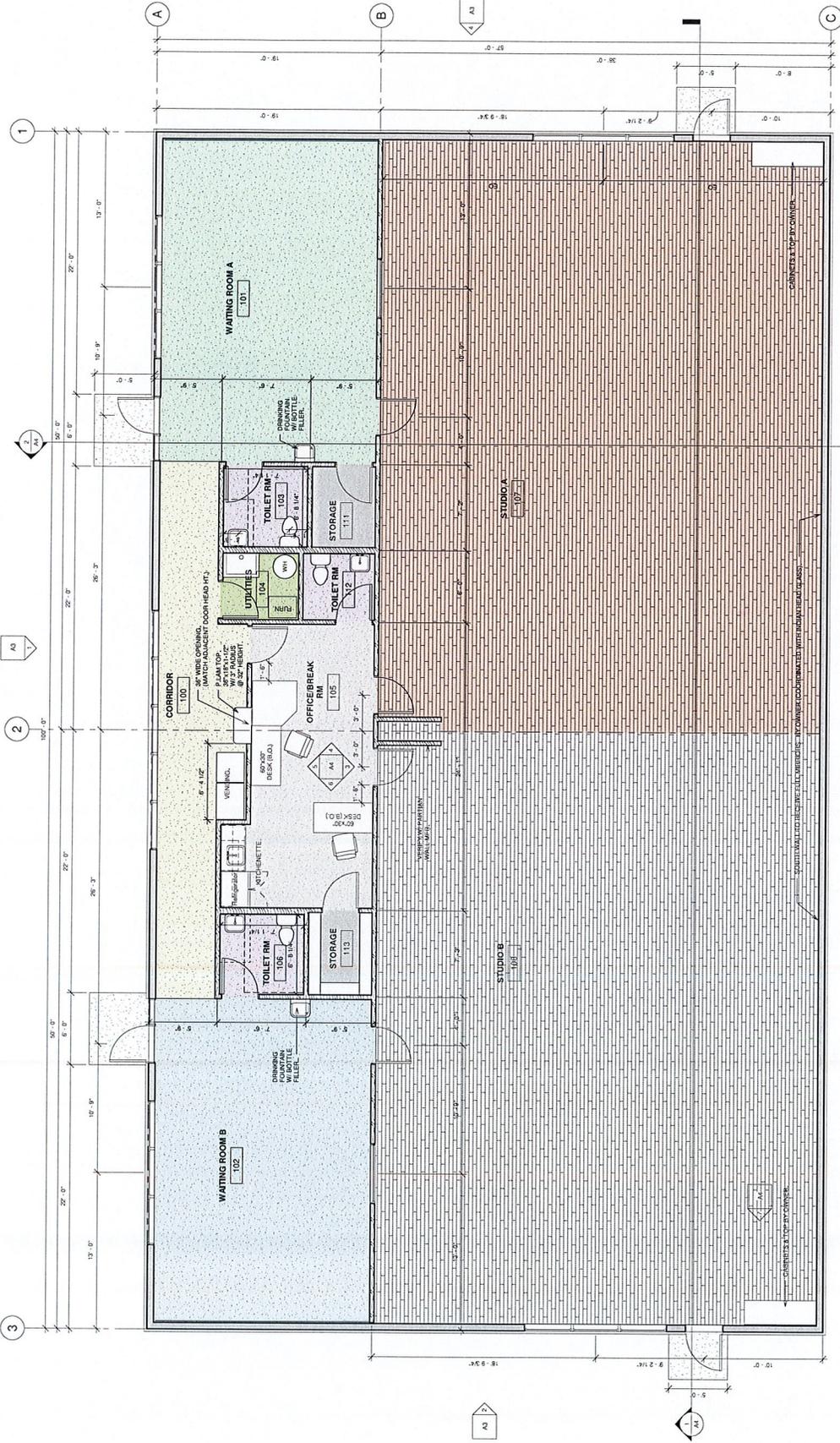
Per the City of New Richmond, Wisconsin, the project was approved for conditional use. The project was approved for conditional use on 3/7/19. The project was approved for conditional use on 3/7/19. The project was approved for conditional use on 3/7/19.

Date: 03/07/2019 Reg. No.: 402

PROJECT: 1107
 DESIGNER: GRUBE ARCHITECTS
 CLIENT: NEW RICHMOND, WISCONSIN
 PROJECT NO.: 1107
 PROJECT NAME: DANCE EXPLOSION

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

A2



DE MAIN FLOOR PLAN - DANCE
 1 EXPLOSION
 1/4" = 1'-0"

Dance Explosion

New Richmond
Wisconsin

ISSUED
3/07/19

DATE

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

Date: 3/07/2019 Reg. No.: 2031

PROJECT: NEW 2183 - TRAILS
ISSUED: 3/7/19
DRAWN BY: KJG
CHECKED BY: KJG
SCALE: 1/4" = 1'-0"
SHEET: 02 OF 04

0 1/4" = 1'-0"

A4

