



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

May 31, 2019

TO ALL PLAN COMMISSION MEMBERS:

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

This is to notify you that there is a Plan Commission meeting scheduled for Tuesday, June 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 May 7, 2019
- 4) Public Hearing to discuss the following:
 - a) Consideration of an ordinance amending Section 121 (Zoning Ordinance) regarding definitions; (Table 8) Z5 Traditional Neighborhood District; and Fence Standards
- 5) Action on Public Hearing Agenda
- 6) Certified Survey Map for VFW Project
- 7) Communications and Miscellaneous
- 8) 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
MAY 7, 2019 - 4:30 P.M.

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

Members Absent: Fred Horne and David Tyvoll

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

MaryKay Rice moved to adopt the agenda as presented, seconded by Jim Jackson and carried.

Michelle Scanlan moved to approve the minutes from April 4, 2019, seconded by MaryKay Rice and carried.

Public Hearing – Application for Preliminary and Final Plat

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

- a) Application from Trail View Homes, LLC for Preliminary Plat and Final Plat for property located on 115th Street near the entrance to the Wastewater Treatment Plant. Property is described as: located in the SW ¼ of the NE ¼ of Section 4, T30N, R19W, City of New Richmond, St. Croix County, Wisconsin (full description is on file in the Clerk's office)

Noah Wiedenfeld explained the application and the location of the development on 115th Street. The applicant is creating six lots and two outlots. One outlot is the driveway for the Wastewater Treatment Plant and the other is a lot that is not buildable. There is a buffer in place around the WWTP, but these lots are outside that boundary. Street access for these lots is off 115th Street which was reconstructed in 2015 with a trail and is in good condition. Discussion followed.

The Development Review Committee recommended approval of the preliminary and final plat applications, subject to the following conditions:

1. The proposed connection to the existing sanitary manhole will require a core drill, use rubber boot, inside drop, and re-pour the invert to create the new flow line.
2. The proposed sanitary sewer from MH 1 to MH 2 is 425 feet. 400 feet is considered the maximum length. A manhole shall be required in the middle.
3. The City sanitary manhole shall consist of Neenah casting (R-1642 or equal).
4. The proposed water main should have a gate valve at the connection point. A wet tap shall be required to eliminate a water service outage. All joints and mechanical joints shall be strapped.
5. The proposed water main is Schedule 80 PVC. Ductile Iron (Class 52) shall be required.
6. The proposed water main does not terminate at an approved flushing device. The proposed flushing devices, which are intended for non-potable uses, will not provide sufficient flushing velocity and, in any event, are not located at the end of the water main. A Waterous Pacer WB67 Hydrant shall be required at the end of the water main with a gate valve. Field locking gaskets are required on the last three joints.
7. Sanitary and water laterals go directly under several suggested stormwater attenuation areas. If the homeowner decides to excavate this will result in less than 5' of cover over the pipe. The laterals shall be offset from the suggested stormwater attenuation areas.
8. Shop drawings of sanitary manhole structures shall be provided by the Applicant for review and approval by City staff prior to construction.
9. All utility issues are subject to review and approval by the Director of Public Works.
10. The utility easement shall be at least 30 feet (10 feet either side, and 10 feet between). The easement shall be noted thereon as "Public Easement for Utilities, Storm and Sanitary Sewers, and Water Mains."
11. Stormwater attenuation areas cannot be located on top of the proposed sanitary sewer and water main. The Applicant's plans shall be revised accordingly.

12. Storm water attenuation note on Sheet C.01 should be revised to “Storm water Attenuation Areas. See Storm water Management Plan. Minimum Retained Volume Shall be 2,000 Cubic Feet, as Measured Below the Lowest Outlet. Exact Shape and Location to be Determined by Homeowner Preference. Turf Grass Shall Not Be Planted Within Storm water Attenuation Area.”
13. The Applicant shall provide calculations for times of concentration for the pre- and post-construction watersheds. The assumed times (20 and 16 minutes, respectively) seem excessively long for such small watersheds.
14. The Applicant shall provide copy of site evaluation for infiltration. The assumed infiltration rate of 0.4 inches per hour is significantly higher than Wisconsin DNR's suggested 0.13 inches per hour for Santiago Silt Loam.
15. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.
16. All grading, drainage, and erosion control issues are subject to review and approval of the Director of Public Works.
17. The Applicant shall enter into a development agreement with the City of New Richmond that addresses but is not limited to the following matters: financial guarantee, project management, construction plans, inspection, as-built plans, and the acceptance of public improvements.
18. The Applicant shall pay all impact fees according to the Impact Fee Schedule established by the City Council unless otherwise mutually agreed upon in the development agreement.

Jim Zajkowski declared the Public Hearing closed.

Mike Kastens moved to approve the Preliminary and Final Plat of Trail View Homes, LLC with the 18 conditions recommended by the DRC, seconded by Michelle Scanlan and carried.

Communications and Miscellaneous

Jim Zajkowski asked the other members if 4:30 p.m. works for them to start future meetings.

Tanya will check with Mayor Horne and David Tyvoll to see what their thoughts are on changing the time.

MaryKay Rice moved to adjourn the meeting, seconded by Mike Kastens and carried.

Meeting adjourned at 4:40 p.m.

Tanya Batchelor
City Clerk



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MEMORANDUM

TO: Plan Commission

FROM: Noah Wiedenfeld, Director of Planning

DATE: May 30, 2019

SUBJECT: Text Amendments to Zoning Ordinance

BACKGROUND

The City of New Richmond is proposing some minor text amendments to Chapter 121 (Zoning Ordinance) of the City Code of Ordinances. If approved, the proposed amendments would:

- Establish definitions for deck, porch, and solarium. Currently these are not defined in the City Code of Ordinances.
- Remove restrictive provisions regarding attached garages in the Z5 Traditional Neighborhood District
- Clarify fence standards to achieve consistency with the corresponding fence standards diagram in Section 121-54 of the City Code of Ordinances.
- Remove a restrictive provision regarding the number of accessory structures allowed on a lot. Accessory structures would instead only be limited by existing lot coverage provisions and minimum setback requirements.

A redlined version of the proposed text amendments is included with this memo.

PROCESS

Text amendments require a Class 2 Notification, recommendation from the Development Review Committee, a public hearing, recommendation from the Plan Commission, and final action by the City Council.

RECOMMENDATION

City staff recommend approval of the proposed text amendments as presented.

Ordinance #533

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

Amending the following sections of the Zoning Code:

ARTICLE III. RULES AND DEFINITIONS

Sec. 121-15. Definitions †

Deck. A structure, without walls or a roof, directly adjacent to a principal building or accessory structure. A deck adjoins a house or accessory structure, and is supported by means other than the principal or accessory structure.

Porch. A one-story, covered entrance to a building, with a separate roof. A porch may or may not use columns or other ground support for structural purposes.

Solarium. A glass-enclosed porch or room designed to optimize the amount of light that enters a room; also a room (as in a hospital) used especially for sunbathing or therapeutic exposure to light

ARTICLE VI. DISTRICT STANDARDS

Sec. 121-41. Z5 Traditional Neighborhood District

A. Purpose

The purpose of the Z5 Traditional Neighborhood 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.

Z5 Traditional Neighborhood District

Table 8. Z5 - TRADITIONAL NEIGHBORHOOD DISTRICT

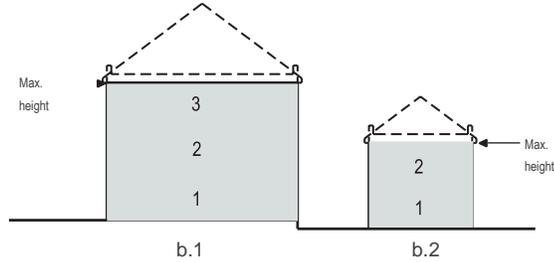
a. LOT OCCUPATION

- a.1 Lot Width - twin homes - 40 ft. min. / residential – 50 ft. min. / all other uses - 80 ft. min.
- a.2 Lot Coverage - 40% max.

b. BUILDING CONFIGURATION

Stories may not exceed 14 feet in height from finished floor to finished ceiling, excluding vaulted spaces, except for a first floor commercial function which must be a minimum of 11 ft with a maximum of 25 ft.

- b.1 Principal Building - 3 stories max.
- b.2 Accessory Building - 2 stories max.



c. SETBACKS PRINCIPAL BLDG*

Principal buildings shall be distanced from the lot lines as shaded.

All attached front porches, uncovered steps or stoops shall be allowed to encroach 10 feet maximum within front yard setback. Overhangs may encroach 2 feet within front yard setbacks. Encroachment into the side yard setback shall require a variance.

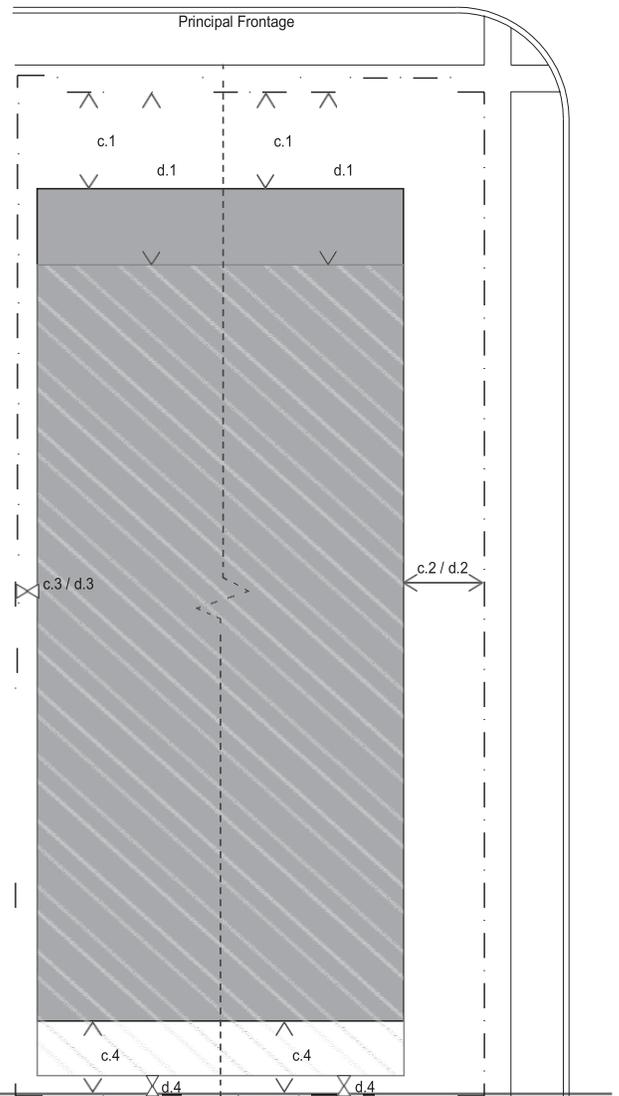
- c.1 Principal Front Setback, 25 ft. min.
- c.2 Secondary Front Setback, 20 ft. min.
- c.3 Side Setback, 5 ft. min.
- c.4 Rear Setback, 20 ft. min.

d. SETBACKS - ACCESSORY STRUCTURE

Accessory buildings, off-street parking & trash/refuse containers shall be distanced from the lot lines as shaded.

- d.1 Principal Front Setback, 45 ft. min.
- d.2 Secondary Front Setback, 20 ft. min.
- d.3 Side Setback, 5 ft. min.
- d.4 Rear Setback, 5 ft. min.

- * Attached garages may be placed at Principal Front Setback of the principal building if the following conditions exist:
 - 1 - the garage architectural style is the same as the principal building
 - 2 - the garage door color is the same as the major color of the principal building, and
 - 3 - an additional shade tree is planted in the front yard



ARTICLE VIII. Lot and Building Standards

Sec. 121-54. Fences/Walls

A. Fence standards

1. The maximum height of a solid fence extending across required front yards ~~or a required side yard which abuts a street on a corner lot~~ shall be no greater than 3 feet in height. Such fences may be increased to a maximum height of 4 feet if constructed of open, decorative, ornamental or chain link fencing materials that are less than 50% opaque.
2. Fences ~~along or paralleling any rear or side property line which is also the rear property line of an abutting lot~~ shall not exceed 6 feet in height, except fences for non-residential uses may be erected up to 8 feet in height. Fences in excess of 8 feet shall require a conditional use permit.
3. Z7 fence standards shall be established at the time of site plan approval.

Sec. 121-56 Accessory Structures

A. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction.

B. Recreation equipment such as tree houses, above or in-ground swimming pools, hot tubs, play houses, etc. shall comply with the minimum accessory structure setbacks.

C. Accessory structures for residential uses shall comply with the following requirements:

~~1. One detached garage or attached garage and one additional accessory structure may be placed on a lot.~~

2. No detached accessory structures shall occupy more than 30% of the rear yard area.

*Wording highlighted in red is proposed to be removed.

*Wording highlighted in yellow is proposed to be added.

Passed and approved: June 8, 2019

Published and effective: June 18, 2019

Fred Horne, Mayor

ATTEST:

Tanya Batchelor, City Clerk



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MEMORANDUM

TO: Plan Commission

FROM: Noah Wiedenfeld, Director of Planning

DATE: May 30, 2019

SUBJECT: City of New Richmond: Certified Survey Map

BACKGROUND

The City of New Richmond seeks to subdivide property located on CTH CC (Freedom Park). The proposed CSM will create a new 4.39 acre lot (Lot 2) with an access easement across the parent parcel (Lot 1) to provide access to CTH CC.

Consideration of a certified survey map (CSM) is governed by Section 117-20 of the City’s Code of Ordinances. If the proposed certified survey map complies with all City ordinances, rules, regulations, comprehensive plans, comprehensive plan components, and neighborhood plans, the certified survey map should be approved.

Date	Certified Survey Map
April 18, 2019	CSM Received
April 30, 2019	Development Review Committee
June 4, 2019	Plan Commission Meeting & Recommendation
June 10, 2019	City Council Final Action
Date TBD	Recording with St. Croix County Register of Deeds

PROCESS

CSMs are reviewed by the Development Review Committee, Plan Commission, and City Council (final action). The approved CSM is then recorded with St. Croix County Register of Deeds. Note that the recording of a CSM does not transfer ownership of the property; a deed must also be executed to complete a land transfer between the City of New Richmond and VFW Post 10818.

EXECUTIVE SUMMARY (RECOMMENDATION)

The Development Review Committee recommends the following action be taken by the Plan Commission:

Recommend approval of the certified survey map with the following conditions:

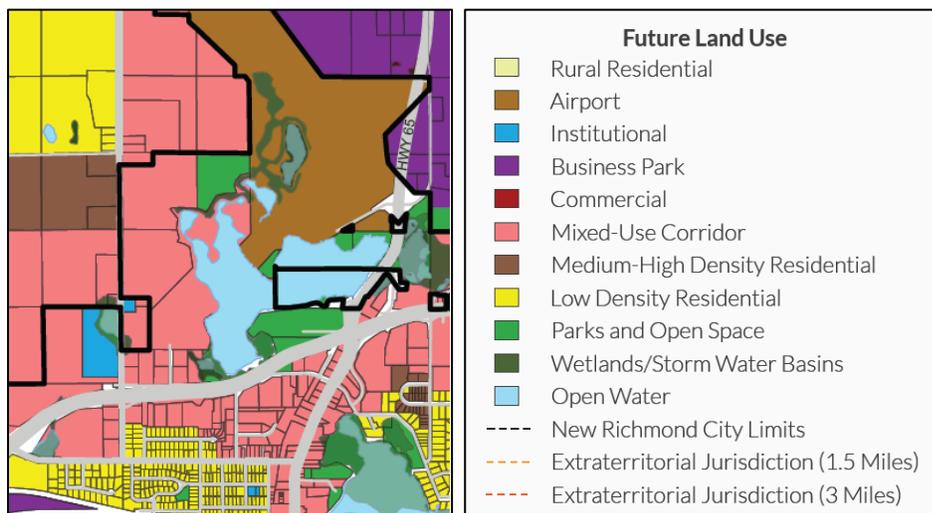
1. All utility issues are subject to review and approval of the Public Works Director and Electric Superintendent.
2. All utility, grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.
3. The CSM shall be revised to include an easement for drainage and utilities at least 10 feet wide along front and rear lot lines, and 5 feet wide along all abutting side lot lines.
4. The CSM shall be revised to include the following information prior to the final recording: setbacks, name and address of property owner, present zoning for the parcels.

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 Mixed-Use Corridor. Complementary uses included in this land use category include schools, churches, and parks.

An additional goal identified in the Comprehensive Plan is to “foster partnerships with local businesses, organizations, and community members



ZONING

The property is zoned Z1 Agriculture/Preservation District. The purpose of the Z1 Agriculture/Preservation District is to provide areas for existing agricultural uses. The purpose of the district is to provide a holding zone until a landowner/developer makes application for development, at

which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan.

SURROUNDING USES

Uses surrounding Freedom Park include private rural residential dwelling units, farmland, and the New Richmond Regional Airport.

LOT OCCUPATION

Per Table 4 of the Zoning Ordinance, the minimum lot size in the Z1 District is 5 acres and the maximum lot coverage is 30%. These lot occupation standards exist generally for the event in which agricultural land is being developed into single-family residential development. Given that the parcel in question is parkland that is being subdivided for the purposes of constructing a facility which will be dedicated back to the public and complement the existing facilities within the 105-acre Freedom Park, compliance with the lot occupation requirements is unnecessary.

SETBACKS

Principal building and off-street parking setbacks for the Z1 District are identified in the table below.

SETBACK	PRINCIPAL FRONT	SECONDARY FRONT	SIDE	REAR
Principal Building	50 ft.	50 ft.	20 ft.	50 ft.
Off-Street Parking	50 ft.	50 ft.	20 ft.	50 ft.

ACCESS

In accordance with Section 117-33.B of the City Code of Ordinances, Lot 2 has access to a public street (CTH CC) for the purposes of access by emergency and service motor vehicles via an access easement across Lot 1.

UTILITIES

All utility issues are subject to review and approval of the Public Works Director and Electric Superintendent.

GRADING

Future development of the site will require preparation of a grading, drainage, and erosion control plan. A post construction stormwater management plan may also be required according to Section 109-285 of the City Code of Ordinances. All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

EASEMENTS

Per Section 117-41 of the City Code of Ordinances, the CSM shall be revised to include an easement for drainage and utilities at least 10 feet wide along front and rear lot lines, and 5 feet wide along all abutting side lot lines.

An aviation easement is identified on the CSM. This 660-foot easement protects the use of airspace above the land for the New Richmond Regional Airport and ensures that buildings do not create a flight safety hazard.

ADDITIONAL INFORMATION

Section 117-20.G of the City Code of Ordinances identifies technical requirements for certified survey land divisions, including information that shall be shown on the CSM. The CSM shall be revised to include the following information prior to the final recording:

- a) Setbacks
- b) Name and address of property owner
- c) Present zoning for the parcels



CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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

CITY ORDINANCE SECTION 117 & 121
www.newrichmondwi.gov

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

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

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

1. Property Owner Information:

Company name: City of New Richmond

Last name: _____ First name: _____

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

Phone number: 715-246-4268 Email address: _____

2. Applicant Information: (if different from above)

Company name: _____

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

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

Freedom Park (1310 County Road CC, New Richmond, WI 54017)

4. Zoning Designation: Z1 Agriculture/Preservation District

5. Statement of Intent: Briefly describe what will be done on or with the property: _____
CSM to create a 4.39 acre parcel for proposed veterans' center building, with access easement to CC

6. Additional Required Information:

- a. **Legal Description and PIN:** Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.
- b. **Consultant Fees:** Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs.
- c. **Other Information:** In addition to a full size site plan and an 11" x 17" copy, topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by City Staff. Please refer to Sec. 121-31 for further information on Site Plans.

7. **Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: City of New Richmond Date: 5.23.19
Mike Darrow, city Administrator

Applicant: _____ Date: _____

Fee Paid: _____ Date: _____ Receipt # _____

Escrow Paid: _____ Date: _____ Receipt # _____

Zoning change applications must be received by the first Thursday of each month; applications received after this date cannot be heard at the Planning Commission meeting the following month.

LEGAL DESCRIPTION

BEING ALL OF PARCEL 3, CSM DOC 645596, V 15, P 4085, AND PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, AND PART OF THE NW 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36, T31N, R18W, CITY OF NEW RICHMOND, ST CROIX COUNTY, WISCONSIN.

CERTIFIED SURVEY MAP

MAP NO. _____

BEING ALL OF PARCEL 3, CSM DOC 645596, V 15, P 4085, AND PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, AND PART OF THE NW 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36, T31N, R18W, CITY OF NEW RICHMOND, ST CROIX COUNTY, WISCONSIN.

DATE APPROVED _____
 CITY OF NEW RICHMOND CITY
 COUNCIL BY _____

NOTES

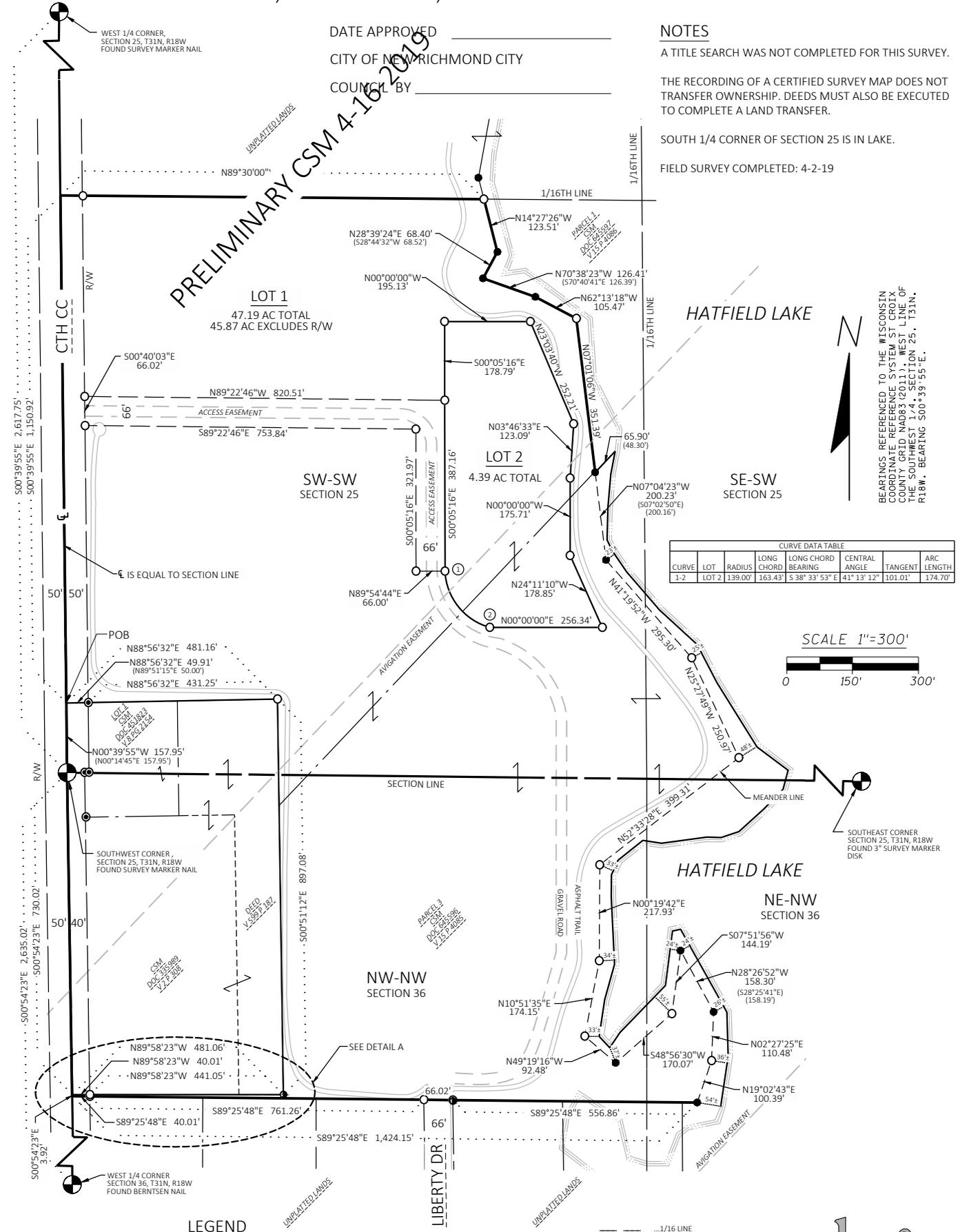
A TITLE SEARCH WAS NOT COMPLETED FOR THIS SURVEY.

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE A LAND TRANSFER.

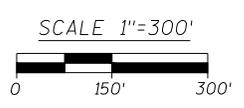
SOUTH 1/4 CORNER OF SECTION 25 IS IN LAKE.

FIELD SURVEY COMPLETED: 4-2-19

PRELIMINARY CSM 4-16-2019



CURVE DATA TABLE						
CURVE	LOT	RADIUS	LONG CHORD	BEARING	CENTRAL ANGLE	ARC LENGTH
1-2	LOT 2	139.00'	163.43'	S 38° 33' 53" E	41° 13' 12"	101.01'
						174.70'



BEARINGS REFERENCED TO THE WISCONSIN COORDINATE REFERENCE SYSTEM ST CROIX COUNTY GRID NAD83 (2011), WEST LINE OF THE SOUTHWEST 1/4, SECTION 25, T31N, R18W, BEARING S00°39'55"E.

LEGEND

- ...3/4" X 18" REBAR WEIGHING 1.50 LBS/LF
- ...3/4" OD REBAR FOUND
- ...1" OD IRON PIPE FOUND
- ...1 1/4" OD IRON PIPE FOUND
- ...PUBLIC LAND CORNER MONUMENT
- (...RECORDED AS
- R/W (...RIGHT OF WAY
- REBAR (...REINFORCING BAR
- LF (...LINEAR FOOT
- B (...BUILDING
- POB (...POINT OF BEGINNING
- DOC (...DOCUMENT
- T29N (...TOWNSHIP NORTH
- R14W (...RANGE WEST
- V (...VOLUME
- P (...PAGE
- AC (...ACRES
- OD (...OUTSIDE DIAMETER
- LBS (...POUNDS
- f (...CENTERLINE
- ...1/16 LINE
- ...SECTION LINE
- ...PROPERTY LINE
- ...LOT LINE
- ...CENTER LINE
- ...EASEMENT
- ...R/W LINE
- ...MEANDER LINE
- ...WATERS EDGE
- ...AVIGATION EASEMENT

PREPARED FOR:
 VFW - 10818
 421 S GREEN AVE
 P.O. BOX 233
 NEW RICHMOND, WI 54017

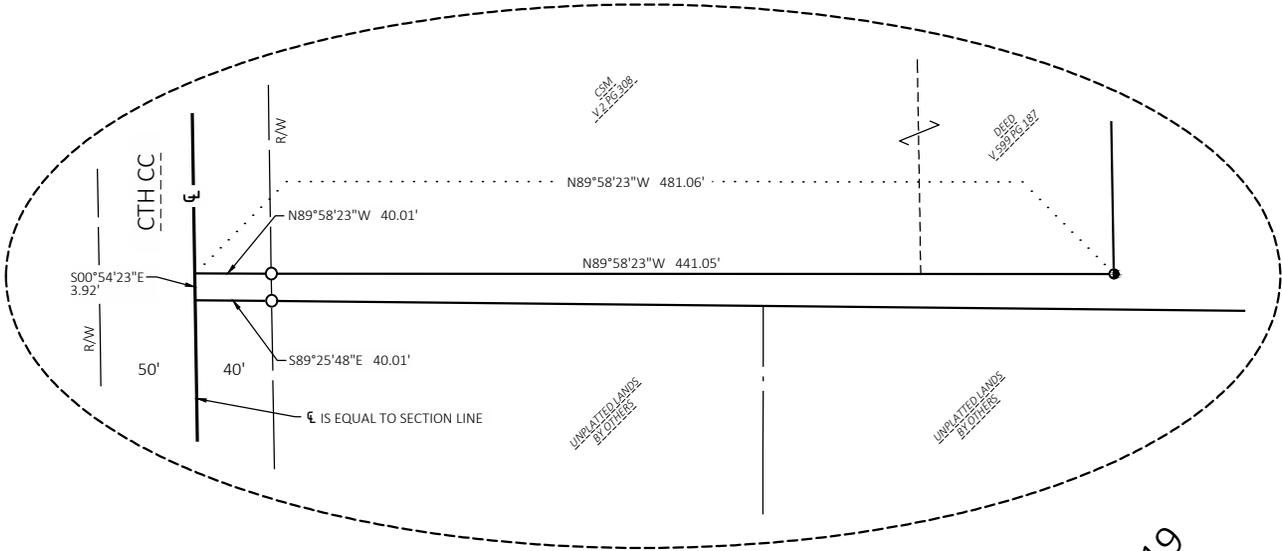
PREPARED BY:
 NEIL C. BOWE, PLS 2827
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729



ENGINEERS - SURVEYORS - ARCHITECTS
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729
 PHONE: 715.861.5226
 www.cbssquaredinc.com

CERTIFIED SURVEY MAP
MAP NO. _____

BEING ALL OF PARCEL 3, CSM DOC 645596, V 15, P 4085, AND PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, AND PART OF THE NW 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36, T31N, R18W, CITY OF NEW RICHMOND, ST CROIX COUNTY, WISCONSIN.



DETAIL A
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF THE SW 1/4 OF THE SW 1/4 OF SECTION 25 AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 36, LOCATED IN T31N, R18W, CITY OF NEW RICHMOND, ST CROIX COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N00°39'55"W, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 25, 157.95 FEET TO THE POINT OF BEGINNING; THENCE N88°56'32"E, 481.16 FEET; THENCE N00°51'12"E, 897.08 FEET; THENCE N89°58'23"W, 481.06 FEET TO THE WEST LINE OF THE NW 1/4 OF SAID SECTION 36; THENCE S00°54'23"E, 3.92 FEET; THENCE S89°25'48"E, 1424.15 FEET TO THE BEGINNING OF A MEANDER LINE ALONG HATFIELD LAKE; THENCE N19°02'49"E, ALONG SAID MEANDER LINE, 100.39 FEET; THENCE N02°27'25"E, ALONG SAID MEANDER LINE, 110.48 FEET; THENCE N28°26'52"W, ALONG SAID MEANDER LINE, 158.30 FEET; THENCE S07°51'56"W, ALONG SAID MEANDER LINE, 144.19 FEET; THENCE S48°56'30"W, ALONG SAID MEANDER LINE, 170.07 FEET; THENCE N49°19'16"W, ALONG SAID MEANDER LINE, 92.48 FEET; THENCE N10°51'35"E, ALONG SAID MEANDER LINE, 174.15 FEET; THENCE N00°19'42"E, ALONG SAID MEANDER LINE, 217.93 FEET; THENCE N52°33'28"E, ALONG SAID MEANDER LINE, 399.31 FEET; THENCE N25°27'49"W, ALONG SAID MEANDER LINE, 250.97 FEET; THENCE N41°19'52"W, ALONG SAID MEANDER LINE, 295.30 FEET; THENCE N07°04'23"W, ALONG SAID MEANDER LINE, 200.23 FEET TO THE END OF SAID MEANDER LINE; THENCE N07°01'06"W, ALONG THE WEST LINE OF PARCEL 1, CSM DOC 645597, V 15, P 4086, 351.39 FEET; THENCE N62°13'18"W, ALONG SAID WEST LINE OF PARCEL 1, CSM DOC 645597, V 15, P 4086, 105.47 FEET; THENCE N70°38'23"W, ALONG SAID WEST LINE OF PARCEL 1, CSM DOC 645597, V 15, P 4086, 126.41 FEET; THENCE N28°39'24"E, ALONG SAID WEST LINE OF PARCEL 1, CSM DOC 645597, V 15, P 4086, 68.40 FEET; THENCE N14°27'26"W, ALONG SAID WEST LINE OF PARCEL 1, CSM DOC 645597, V 15, P 4086, 123.51 FEET; THENCE N89°30'00"W, ALONG THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 25, 964.88 FEET TO SAID WEST LINE OF THE SW 1/4 OF SECTION 25; THENCE S00°39'55"E, ALONG SAID WEST LINE OF THE SW 1/4 OF SECTION 25, 1150.92 FEET TO THE POINT OF BEGINNING; INCLUDING ALL LANDS LYING BETWEEN THE MEANDER LINE AND WATER'S EDGE OF HATFIELD LAKE.

SAID PARCEL CONTAINS 51.58 ACRES, MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF VFW-POST 10818.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE CITY OF NEW RICHMOND, ST CROIX COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 15TH DAY OF APRIL, 2019.

NEIL C. BOWE
S-2827

DATE APPROVED _____
 CITY OF NEW RICHMOND CITY
 COUNCIL BY _____

PREPARED FOR:
VFW - 10818
421 S GREEN AVE
P.O. BOX 233
NEW RICHMOND, WI 54017

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729



ENGINEERS - SURVEYORS - ARCHITECTS
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729
 PHONE: 715.861.5226
 www.cbssquaredinc.com

PRELIMINARY CSM 4-16-2019

CERTIFIED SURVEY MAP
MAP NO. _____

BEING ALL OF PARCEL 3, CSM DOC 645596, V 15, P 4085, AND PART OF THE SW 1/4 OF THE SW 1/4 AND PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 25, AND PART OF THE NW 1/4 OF THE NW 1/4, AND PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 36, T31N, R18W, CITY OF NEW RICHMOND, ST CROIX COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNER, I HEREBY CERTIFY THAT I HAVE CAUSED THE LANDS DESCRIBED HEREIN TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF NEW RICHMOND FOR APPROVAL.

FRED HORNE, MAYOR
CITY OF NEW RICHMOND, WI

DATED THIS _____ DAY OF _____, 2019

STATE OF WISCONSIN
ST CROIX COUNTY SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, FRED HORNE, MAYOR, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

(PRINT OR TYPE NAME)
MY COMMISSION EXPIRES _____.

CITY COUNCIL RESOLUTION

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF NEW RICHMOND, CITY OF NEW RICHMOND, OWNER, IS HEREBY APPROVED BY THE CITY COUNCIL.

FRED HORNE, MAYOR

DATE

TANYA BATCHELOR, CLERK

DATE

PRELIMINARY CSM 4-16-2019

DATE APPROVED _____
CITY OF NEW RICHMOND CITY
COUNCIL BY _____

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