



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

January 4, 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 Tuesday, January 8, 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 December 4, 2018
- 4) Public Hearing to consider the following:
 - a) A Request for Rezoning from Harvy Christensen Sr. Trust for property located at 1488 County Road K, New Richmond, described as: 261-1281-00-110 SEC 31 T31N R17W SE SE EXC P 491B EXC LOT 1 CSM 16/4433 ANNEXED 7/5/01 FKA O36-0180-20 (491A). Property is currently zoned Z1 Agriculture/Preservation District and would be changed to Z2 Sub-Urban District
- 5) Action on Public Hearing
- 6) Certified Survey Map from Harvy Christensen Sr.
- 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
DECEMBER 4, 2018 - 5:00 P.M.

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

Members Absent: David Tyvoll

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

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

MaryKay Rice moved to approve the minutes from November 8, 2018, seconded by Michelle Scanlan and carried.

Administrative Permit for Phillips Medisize

Noah Wiedenfeld explained that the Administrative Permit application for Phillips Medisize is for a 10,430 square feet addition to their existing manufacturing facility located at 705 Wisconsin Drive. The proposed addition would include offices, conference rooms, locker space and a dining/break room. The Development Review Committee recommends approval of the site plan and storm water review application, subject to the following conditions:

- 1) The south and east building elevations face the street, thus they shall be revised to have matching material and design from finished grade to roof level as the existing front elevation of the building per the protective covenants. The north wall elevation shall be revised so that no more than 50 percent of the surface of the building wall is exposed metal, per Section 121-49.G.
- 2) Landscaping improvements require a financial guarantee per Section 121-31 and 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) Any possible future signage shall be subject to the provisions in Section 121-44 and the protective covenants.
- 4) Lighting for the entire property shall comply with Section 121-51 of the City Code of Ordinances.
- 5) Any loading areas and trash/refuse collection areas shall be screened in accordance with Section 121-48 of the City Code of Ordinances.
- 6) All utility issues are subject to review and approval of the Public Works Director.
- 7) All easements shall be subject to review and approval of the Public Works Director.
- 8) The erosion control plan shall be revised to extend the silt fence around the north side of the proposed building addition (along the south side of the parking lot) and an aggregate tracking pad should be added to prevent tracking where construction vehicles will enter/leave the paved surface.
- 9) The applicant shall submit a storm water management plan for review and approval by the Director of Public Works prior to the issuance of the building permit.
- 10) All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

Discussion followed. Jim Zajkowski moved to approve the Administrative Permit for Phillips Medisize with the conditions listed, seconded by David Wilford and carried.

Certified Survey Map for Oevering Properties

Noah Wiedenfeld explained the CSM for Oevering Properties. The CSM will allow for the construction of a building addition at 1433 Cernohous Avenue and combines two parcels and a portion of land the city will be selling to Oevering into one parcel. The Development Review Committee recommends approval of the CSM with the following conditions:

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

Discussion followed. Michelle Scanlan moved to approve the Certified Survey Map with the condition listed, seconded by Mike Kastens and carried.

Communications and Miscellaneous

None

MaryKay Rice moved to adjourn the meeting, seconded by David Wilford and carried.

Meeting adjourned at 5:15 p.m.

Tanya Batchelor
City Clerk



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MEMORANDUM

TO: Plan Commission
FROM: Noah Wiedenfeld, Director of Planning
DATE: January 4, 2019
SUBJECT: Rezoning Application: 1488 County Road K

PROJECT PROPOSAL

Harvy Christensen Sr. seeks to rezone his property located at 1488 County Road K from its current zoning designation of Z1 Agriculture/Preservation District to a new zoning designation of Z2 Sub-Urban District. The minimum lot size in the Z1 Zoning District is 5 acres, which would limit future low density residential development. Thus, the applicant wishes to rezone the property in order to further subdivide the property in the future. Due to the continued growth and changing conditions in this area of the City, a rezoning request is deemed appropriate.

PROCESS

The City of New Richmond’s official zoning map may be amended pursuant to Wisconsin Statutes Chapters 66 and 68, and in accordance with the process identified in Section 121-29 of the City Code of Ordinances. The rezoning process requires two

ACTION	DATE
Staff Meeting with Applicant	Nov. 30, 2018
Application & Fee Received	Dec. 10, 2018
Class 2 Notice – First Publication	Dec. 20, 2018
Class 2 Notice – Second Publication	Dec. 27, 2018
DRC Review	Jan. 3, 2019
Plan Commission Meeting & Public Hearing	Jan. 8, 2019
City Council Meeting – Final Action	Jan. 14, 2019

insertions in the local newspaper, a recommendation from the Development Review Committee, a public hearing and recommendation from the Plan Commission, and final action by the City Council. The timeline to date is shown in the table above.

EXECUTIVE SUMMARY (RECOMMENDATION)

The Development Review Committee recommends approval of the zoning map amendment.

DETAILED ANALYSIS

EVALUATION CRITERIA

According to Section 121-29.D of the City Code of Ordinances, the Plan Commission and City Council shall review the rezoning application and base judgment upon, but not limited to, the following factors:

- a. Consistency with the City Comprehensive Plan
- b. Purpose and intent of the zoning district
- c. Adequate public infrastructure available
- d. Adequate buffer or transition between potentially incompatible zoning districts
- e. Compatibility with existing and planned use in the area

The analysis that follows reviews the application according to the aforementioned criteria.

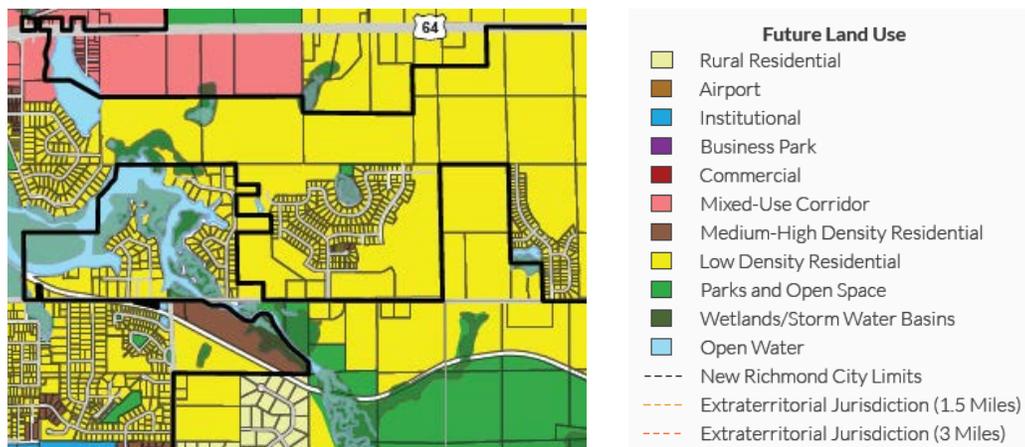
COMPREHENSIVE PLAN

The Future Land Use Plan found in the City of New Richmond's Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. Figure 3-2 indicates that the future land use of the applicant's property shall be low density residential. This land use category includes the traditional residential neighborhoods adjacent to the downtown and the predominantly single-family detached subdivisions that occur throughout the remainder of the community. Additional policies in the Comprehensive Plan that support the application include the following:

LU-1.1 Promote development opportunities to meet future growth needs by prioritizing infill development within the current City boundaries, revitalizing blighting or undeveloped areas, and taking advantage of existing infrastructure capacities.

LU-1.4 Ensure consistency between the Land Use Plan and the Zoning Map for all properties that have the ability to be connected to public sewer and water services.

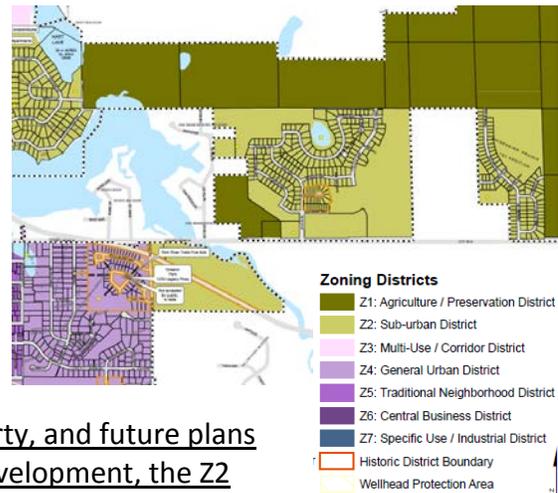
The proposed rezoning application is consistent with the Comprehensive Plan.



ZONING

The property is currently zoned Z1 Agriculture/Preservation, the purpose of which is to provide areas for existing agricultural uses. The large minimum lot area (5 acres) is intended to retain these lands in their natural state or as agricultural uses until sanitary sewer, water, streets, and other public infrastructure is available and any new development occurs. This will allow orderly development to occur and will prevent uncontrolled, uneconomical spread of residential development. The purpose of this district is to provide a holding zone until a landowner or developer makes application for development, at which time the City may rezone the affected property consistent with its designation in the Comprehensive Plan, provided that the development does not result in the premature extension of public utilities, facilities, and services as specified above.

The purpose of the Z2 Sub-Urban District is to provide opportunities for low density residential areas, limited neighborhood commercial uses, and complementary uses. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area. New development is intended to create low-density residential areas and to preserve and enhance transitional residential areas between lower and higher densities. Given the applicant's immediate intent to subdivide the property, and future plans to sell the remaining parent parcel for residential development, the Z2 Sub-Urban District zoning designation is appropriate.

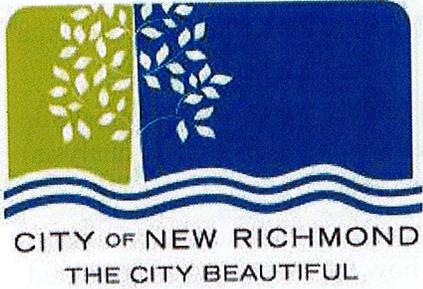


AVAILABILITY OF PUBLIC INFRASTRUCTURE

Public water is presently available at the property. The property has access to County Road K via a shared gravel driveway, and a request was previously granted by the St. Croix County Board of Adjustment for an additional driveway to be constructed 60 feet east of the west property line. If the property is developed in the future, the future developer shall be responsible for the cost of public improvements, including but not limited to the extension of public utilities, local streets, street lighting, bicyclist and pedestrian accommodations, etc. per Section 117-23 of the City Code of Ordinances. Any interim sewage facilities (i.e. septic system) shall be abandoned upon a determination by the Director of Public Works that public sewer facilities are available for feasible connection. In regards to the rezoning application, it is determined that adequate public infrastructure is available at this time.

ADEQUATE BUFFER OR TRANSITION, & COMPATIBILITY WITH SURROUNDING USES

The zoning districts near the property consist of Z1 Agriculture/Preservation and Z2 Sub-Urban. The Fox Run subdivision is located to the northeast of the property (in city limits). The Oak Ridge development (Town of Stanton) is located to the west of the property, and some rural residential dwelling units are located to the south (Town of Richmond). The rezoning application is compatible with the surrounding uses and zoning districts.



APPLICATION TO REZONE

City Ordinance Section 121-29
www.newrichmondwi.gov

City of New Richmond

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

APPLICATION FEE: \$250 ESCROW: \$500

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

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

1. Property Owner Information:

Company name: _____

Last name: Christensen Sr First name: Harvey

Address: 1833 Co T City/State/Zip: New Richmond WI 54017

Phone number: 715 377 2701 Email address: -

2. Applicant Information: (if different from above)

Company name: SAME AS ABOVE

Last name: _____ First name: _____

Address: _____ City/State/Zip: _____

Phone number: _____ Email address: _____

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

1488 County Road K (PID 261-1281-00-110)

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

a. Zoning Map Change:

Existing Designation(s): Z1 Agriculture/Preservation

Proposed Designation(s): Z2 Sub-Urban

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

A mistake was made when the existing zoning text or map was approved.

Circumstances have changed since the original zoning that now justifies a change.

6. Additional Required Information:

- a. **Legal Description and PIN:** Provide the Parcel Identification Number(s) and the complete legal description(s) of the property involved.
 - b. **Consultant Fees:** Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis) the applicant shall be responsible for paying the entirety of those costs.
 - c. **Written Narrative:** The narrative should describe in detail the nature of the intended use, why you believe the use is not permitted by the existing zoning, and how the use would be permitted under the proposed rezoning or zoning text amendment. Narratives should also state whether any additional land use applications (e.g., conditional use Permit or variance) would be necessary to accommodate the intended use in compliance with the requirements of the proposed zoning change.
 - d. **Consultant Fees:** Whenever third party consultants are utilized in the preparation of application materials (e.g., a traffic study) or the City's review of an application (e.g., traffic study analysis), the applicant shall be responsible for paying the entirety of those costs.
 - e. **Other Information:** In addition to the written narrative, a full size site plan, topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by City Staff.
7. **Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Harry Christensen Trust Date: 12-7-18

Applicant: [Signature] Date: _____

Fee Paid: \$250 Date: _____ Receipt # _____

Escrow Paid: \$500 Date: _____ Receipt # _____

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

ADDITIONAL REQUIRED INFORMATION

LEGAL DESCRIPTION AND PIN

SEC 31 T31N R17W SE SE EXC P 491B EXC LOT 1 CSM 16/4433 ANNEXED 7/5/01 FKA
O36-0180-20 (491A)

PIN: 261-1281-00-110

WRITTEN NARRATIVE

The applicant seeks to subdivide a 22-acre property. The new lots would be 0.568 acres (existing house) and 21.432 acres in size. The larger of the two lots would be sold in the future for residential development. However, the current Z1 Agriculture/Preservation Zoning District requires that lots shall be at least 5 acres in size. Rezoning the property to the Z2 Sub-Urban Zoning District would allow for smaller lots to be created, and would be required in the future if the property is sold to a developer for residential development. The rezoning would allow for the applicant to move forward with their wishes to subdivide the property and is consistent with the City's Comprehensive Plan.

BOARD OF ADJUSTMENT DECISION

Request of Harvy Christianson)
for a variance to Article)
8.4 F 1 c, Driveway access)
onto a county highway. ST.)
CROIX COUNTY ZONING ORDINANCE.)
Location: SE¼ of SE¼, Sec 31,))
T31N-R17W, Town of Stanton.)

A-36-80
January 27, 1981
March 10, 1981 (final)

The St. Croix County Board of Adjustment conducted a public hearing on March 10, 1981, to consider the request of Harvy Christianson, for a variance, Article 8.4 F 1 c, Driveway access onto a county highway, ST. CROIX COUNTY ZONING ORDINANCE.

After inspection, the St. Croix County Board of Adjustment entered an Executive Session to discuss the request.

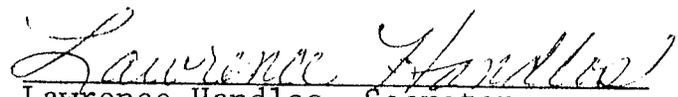
After returning to open session the following decision was rendered.

Motion by Supervisor Meinke to approve the request of Harvy Christianson to construct a driveway 60 feet east of his west property line. Seconded by Supervisor Handlos. Motion carried. Vote to approve:

Handlos, yes;

Meinke, yes;

Pierson, yes.


Lawrence Handlos, Secretary
St. Croix County Board of Adjustment

LH:HCB:sl

Harvy Christianson
Stanton Town Clerk



DISCLAIMER: This map is not guaranteed to be accurate, current, or complete and no responsibility is assumed for any errors or omissions shown are the responsibility of the user.



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MEMORANDUM

TO: Plan Commission
FROM: Noah Wiedenfeld, Director of Planning
DATE: January 4, 2018
SUBJECT: Certified Survey Map: 1488 County Road K

PROJECT PROPOSAL

Harvey Christensen, Sr. has submitted an application for certified survey map review. The applicant seeks to divide a 22-acre parcel located at 1488 County Road K into two lots. The southeast lot would be 0.568 acres, and the remaining lot would be 21.432 acres.

PROCESS

Per Section 117-12.B of the City Code of Ordinances, any division of land that creates 4 or less parcels or building sites, inclusive of the original remnant parcel, by division or successive divisions of any part of the original property within a period of 5 years, shall be surveyed and a certified survey map of such division approved and recorded pursuant to the provisions of the City Code of Ordinances and Chapter 236 of the Wisconsin Statutes.

Certified survey map applications are first reviewed by the Development Review Committee, proceed to the Plan Commission for review and recommendation, and final action is taken by the City Council. An approved certified survey map and corresponding resolution are then filed with the St. Croix County Register of Deeds.

ACTION	DATE
Initial Application Received	Oct. 5, 2018
Staff Meeting with Applicant	Oct. 18, 2018
Staff Meeting with Applicant	Nov. 30, 2018
Certified Survey Map Received	Jan. 3, 2019
DRC Review	Jan. 3, 2019
Plan Commission Review	Jan. 8, 2019
City Council Meeting – Final Action	Jan. 14, 2019

EXECUTIVE SUMMARY (RECOMMENDATION)

The Development Review Committee recommends **approval** of the certified survey map, with the following conditions:

1. The property is rezoned from Z1 Agriculture/Preservation District to Z2 Sub-Urban.
2. The CSM shall be revised to indicate the building setbacks of Lot 2 per Section 117-18.E of the City Code of Ordinances.
3. A document establishing the rights and responsibility for shared use of driveways within the access easement, including a termination clause if street construction occurs, shall be drafted and recorded with the CSM.
4. The applicant shall receive a driveway permit from St. Croix County prior to any construction of a driveway.
5. A deed restriction shall be recorded stating that Lot 2 shall not be further subdivided without provision of local street access to existing and proposed lots; additional direct access to County Road K in the future for any new lots shall be prohibited.
6. Lot 1 shall be required to connect to the City public water distribution on or before December 31, 2019. A well operation permit is required per Section 86-135.C of the City Code of Ordinances if the well owner wishes to continue to operate a private well to serve the barn or mobile home located on Lot 2. If the well is to be abandoned, the abandonment method shall comply with Wis. Adm. Code Chapter NR 812 and Section 86-135 of the City Code of Ordinances.
7. The property at 1492 County Road K shall be required to connect to the City public water distribution on or before December 31, 2019.
8. The subdivider, and their heirs and assigns, shall, by written plat restriction, agree to abandon the interim sewage facilities and connect to the City public sewerage facilities upon a determination by the Director of Public Works that such facilities are available for feasible connection. Design information for the existing septic system shall be submitted for review by the Director of Public Works. The existing septic system shall also be inspected by a licensed septic designer to ensure that it is functioning properly and that there is adequate space for a drainfield site.
9. The CSM shall be revised to provide for a 5-foot wide drainage and utility easement on the interior lot lines of Lot 1 and Lot 2, per Section 117-41 of the City Code of Ordinances.

DETAILED ANALYSIS

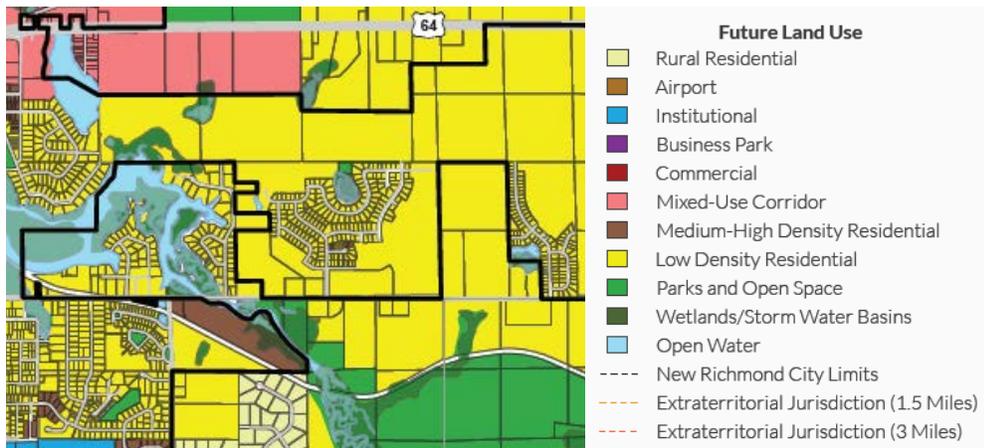
COMPREHENSIVE PLAN

The Future Land Use Plan found in the City of New Richmond's Comprehensive Plan guides the community's land toward a desired land use pattern and identifies areas in the City for future growth. Figure 3-2 indicates that the future land use of the applicant's property shall be low density residential. This land use category includes the traditional residential neighborhoods adjacent to the downtown and the predominantly single-family detached subdivisions that occur throughout the remainder of the community. Additional policies in the Comprehensive Plan that support the application include the following:

LU-1.1 Promote development opportunities to meet future growth needs by prioritizing infill development within the current City boundaries, revitalizing blighting or undeveloped areas, and taking advantage of existing infrastructure capacities.

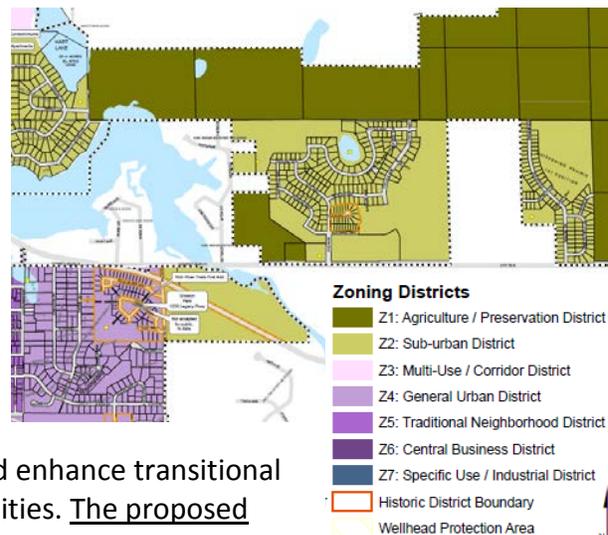
LU-1.4 Ensure consistency between the Land Use Plan and the Zoning Map for all properties that have the ability to be connected to public sewer and water services.

The proposed CSM is consistent with the Comprehensive Plan.



ZONING

The site is currently zoned Z1 Agriculture/Preservation District, and is in the process of being rezoned to Z2 Sub-Urban District. The purpose of the Z2 Zoning District is to provide opportunities for low density residential areas, limited neighborhood commercial uses, and complementary uses. New development within this district will be allowed only when a full range of municipal services and facilities are available to serve the area. New development is intended to create low-density residential areas and to preserve and enhance transitional residential areas between lower and higher densities. The proposed CSM is consistent with the Zoning Map, with the condition that the rezoning of the property from Z1 to Z2 is approved.



SURROUNDING USES

The Fox Run subdivision is located to the northeast of the property. The Oak Ridge development (Town of Stanton) is located to the west, and some rural residential dwelling units are located to the south (Town of Richmond). The intended use of the site is not changing at this time as a result of the proposed certified survey map. The applicant has expressed a desire to develop the remaining 21.432 acres in the future. The proposed CSM is compatible with the surrounding uses.

LOT OCCUPATION

Per Table 5 of the Zoning Ordinance, lots must be a minimum of 80 feet wide and have a maximum lot coverage of 40 percent. The proposed CSM meets the lot occupation standards identified in Table 5 of the Zoning Ordinance.

SETBACKS

Lot 1 on the proposed CSM meets the minimum building setbacks identified on Table of the Zoning Ordinance. The CSM shall be revised to indicate the building setbacks of Lot 2 per Section 117-18.E of the City Code of Ordinances.

SETBACK	PRINCIPAL FRONT	SIDE	REAR
PRINCIPAL BUILDING MINIMUM	25'	5'	20'
PROPOSED	58'	54'	25'

RIGHT-OF-WAY

County Road K is classified in the Comprehensive Plan as a minor arterial, which requires 110 feet of right of way (ROW) per the City’s Official Map of Right-of-Way. The City of New Richmond’s Comprehensive Plan, Bicycle & Pedestrian Master Plan, and Complete Streets Policy support future bicycle and pedestrian accommodations along CTH K in order to connect the Fox Run and Whispering Prairie residential developments to the rest of the City’s trails system. The CSM indicates 55 feet of right-of-way from the centerline of County Road K, which complies with the City’s Official Map of Right-of-Way.

ACCESS

The existing access to Lot 1 is a shared gravel driveway. A corresponding 25-foot access easement is indicated on the CSM. A document establishing the rights and responsibility for shared use of driveways within the access easement, including a termination clause if street construction occurs, shall be drafted and recorded with the CSM.

The property owner received a variance from the St. Croix County Board of Adjustment to construct a driveway 60 feet east of the west property line of Lot 2, which would provide access to Lot 2. This complies with Section 70-39 of the City Code of Ordinances, which requires the property to have access to a public street. The applicant shall receive a driveway permit from St. Croix County prior to any construction of a driveway; the permit is valid for 12 months.

Table 1 of the City’s Subdivision Ordinance indicates that there shall be a high level of access management on arterial streets. A high level of access management uses medians and consolidated driveways, and controls the spacing of intersections. Per Section 117-28.I., where a land division abuts or contains an existing or proposed arterial highway, or railroad right-of-way, the subdivider shall provide a frontage road, platted access restriction along the property contiguous to such highway, or other such treatment as may be determined necessary by the Director of Public Works to ensure safe, efficient traffic flow and adequate protection of residential properties. A deed restriction shall be recorded stating that Lot 2 shall not be further

subdivided without provision of local street access to existing and proposed lots; additional direct access to County Road K in the future for any new lots shall be prohibited.

UTILITIES

The existing single family dwelling on Lot 1 is served by a private well on Lot 2. The well also serves a neighboring single family dwelling unit; a shared well water agreement was prepared in 2017. Per Section 117-22.F of the City Code of Ordinances, areas within the City capable of being served by public sewer and water shall be required to connect to the City public water distribution and/or public sewerage system if determined by the Director of Public Works to be feasible. Municipal water is available, and thus Lot 1 shall be required to connect to the City public water distribution on or before December 31, 2019. A well operation permit is required per Section 86-135.C of the City Code of Ordinances if the well owner wishes to continue to operate a private well to serve the barn or mobile home located on the original parcel. If the well is to be abandoned, the abandonment method shall comply with Wis. Adm. Code Chapter NR 812 and Section 86-135 of the City Code of Ordinances.

The well on Lot 2 also serves a neighboring single family dwelling unit, located at 1492 County Road K (PID 261-1281-00-120). A shared well water agreement was prepared in 2017, a copy of which was provided with the application. Per Section 117-22.F of the City Code of Ordinances, areas within the City capable of being served by public sewer and water shall be required to connect to the City public water distribution and/or public sewerage system if determined by the Director of Public Works to be feasible. This is consistent with Wisconsin State Statute 281.45, which allows municipalities to require properties adjacent to utility mains with dwellings used for human habitation to connect to the municipal water system. The requirement to connect to the municipal system must be uniformly applied to all properties adjacent to the main. Condition 13 of the aforementioned shared well water agreement also indicates that in the event that another source of water shall become available to the parcels, the rights under the agreement shall be transferred to the alternate source of water. The property at 1492 County Road K shall also be required to connect to the City public water distribution on or before December 31, 2019.

Lot 1 is served by a septic system located on the parcel to the east (1492 County Road K). The Director of Public Works has determined that it is not feasible at this time to connect Lot 1 to public sewer. Per Section 117-22.F of the City Code of Ordinances, if such connections are not determined feasible, the proposed land division shall provide for adequate on-site systems and such special piping provisions as may be necessary to serve the anticipated development during the interim period until such City public water and/or sewerage systems are determined by the Director of Public Works to be feasibly available for connection. The subdivider, and their heirs and assigns, shall, by written plat restriction, agree to abandon the interim sewage facilities and connect to the City public sewerage facilities upon a determination by the Director of Public Works that such facilities are available for feasible connection. Design information for the existing septic system shall be submitted for review by the Director of Public Works. The existing septic system shall also be inspected by a licensed septic designer to ensure that it is

functioning properly and that there is adequate space for a drainfield site.

EASEMENTS

A 25-foot access easement for the shared gravel driveway is indicated on the CSM. A 10-foot wide drainage and utility easement is provided on the perimeter of the original parcel. The CSM shall be revised to provide for a 5-foot wide drainage and utility easement on the interior lot lines of Lot 1 and Lot 2, per Section 117-41 of the City Code of Ordinances.

REF # 68270
10/5/18



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

CITY ORDINANCE SECTION 117 & 121
www.newrichmondwi.gov

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

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

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

1. Property Owner Information:

Company name: _____

Last name: Christensen First name: Harvy

Address: 1833 County Road T City/State/Zip: New Richmond WI 54017

Phone number: 715-377-2701 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)

1488 County Road K

4. Zoning Designation: Z1 Agriculture/Preservation District

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

An existing residence with existing well and septic is being split from the remaining 22 acres.

Part of Parcel ID #'s 261-1281-00-110

6. Additional Required Information:

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

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

Property Owner: 

Date: 10-4-18

Applicant: _____

Date: _____

Fee Paid: 200.00

Date: 10/5/18

Receipt # 68220

Escrow Paid: 1500.00

Date: 10/5/18

Receipt # 68270

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

CERTIFIED SURVEY MAP

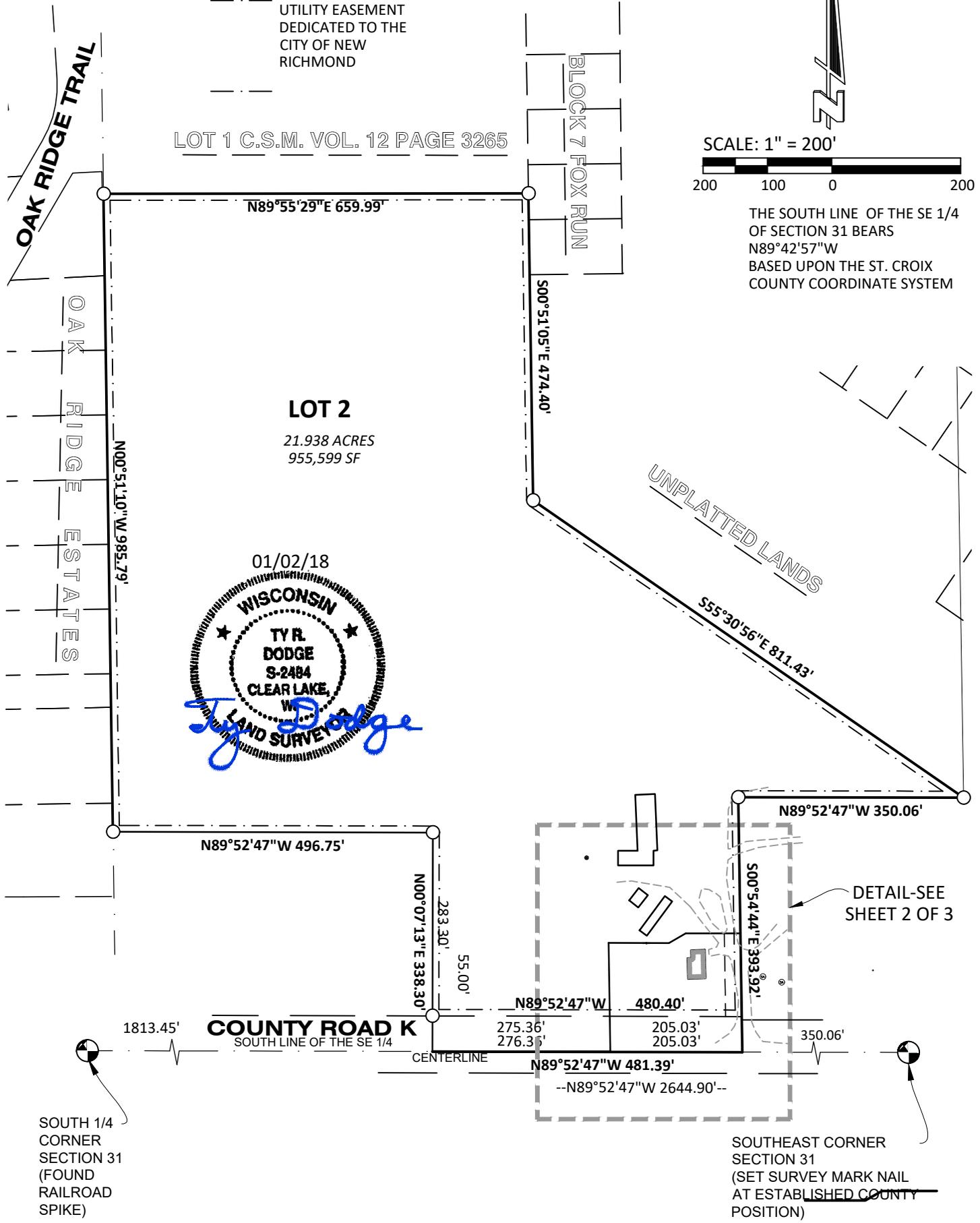
LOCATED IN PART OF THE SE 1/4 OF THE SE1/4 OF SECTION 31, T31N, R17W,
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

PREPARED FOR:

Harvy B. Christensen, Sr.
1833 County Road T
New Richmond, WI 54017

LEGEND

-  COUNTY SECTION CORNER MONUMENT OF RECORD
-  SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
-  10' DRAINAGE AND UTILITY EASEMENT DEDICATED TO THE CITY OF NEW RICHMOND



CERTIFIED SURVEY MAP

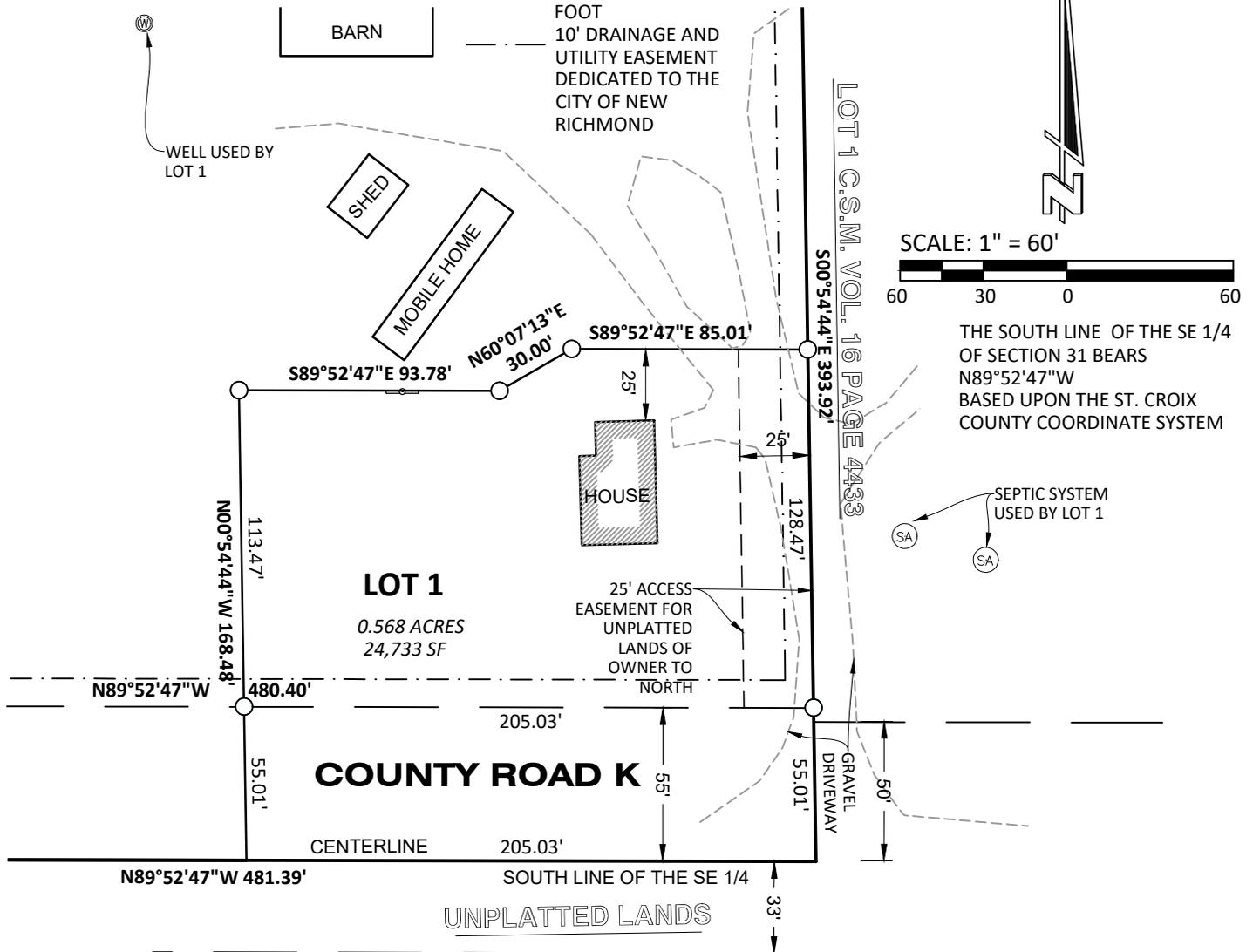
LOCATED IN PART OF THE SE 1/4 OF THE SE1/4 OF SECTION 31, T31N, R17W,
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SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Wisconsin Professional Land Surveyor, hereby certify that by the direction of Harvy B. Christensen Sr., I have surveyed, divided, and mapped a part of the Southeast Quarter of the Southeast Quarter of Section 31, T31N, R17W, City of New Richmond, St. Croix County, Wisconsin; described as follows:

Commencing at the Southeast Corner of said Section 31; thence, along the south line of the Southeast Quarter of Section 31, N89°52'47"W a distance of 350.06 feet to the point of beginning; thence, along last said south line, N89°52'47"W a distance of 481.39 feet; thence N00°07'13"E a distance of 338.30 feet; thence N89°52'47"W a distance of 496.75 feet to the west line of the Southeast Quarter of the Southeast Quarter; thence along said west line, N00°51'10"W 985.79 feet to the south line of Certified Survey Map Volume 12 Page 3265; thence along said south line, N89°55'29"E a distance of 659.99 feet to the west line of Block 2 of the plat of Fox Run; thence along last said west line and the southerly extension thereof, S00°51'05"E 474.40 feet; thence S55°30'56"W a distance of 811.43 feet to the north line of Certified Survey Map Volume 16 Page 4433; thence along said north line, N89°52'47"W a distance of 350.06 feet; thence, along the west line of last said Certified Survey Map, S00°54'44"W a distance of 393.92 feet to the point of beginning. Containing 22.545 acres of land. Subject to all easements, restrictions and covenants of record.

I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundaries surveyed and described; and that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the City of New Richmond in surveying and mapping same.

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

01/03/18
 Date



Ty Dodge



10/03/18

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SE 1/4 OF THE SE1/4 OF SECTION 31, T31N, R17W,
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

OWNER'S CERTIFICATE OF DEDICATION

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

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

Harvy B. Christensen Sr.
STATE OF WISCONSIN)

COUNTY) ss

Personally came before me this _____ day of _____, 20____, the above named Harvy B. Christensen Sr.
, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My commission expires _____.

CITY TREASURER'S CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

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

Beverly Langenback, City Treasurer

Date

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)
County of St. Croix)SS

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

Denise Anderson, County Treasurer

Date

CITY COUNCIL RESOLUTION

Resolved, that this Certified Survey Map, in the City of New Richmond, Harvy B. Christensen Sr. owner, is hereby approved by the City Council.

Fred Horne, Mayor

Date

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

Tanya Batchelor, Clerk

Date