CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

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

August 3, 2017

TO ALL PLAN COMMISSION MEMBERS:

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

This is to notify you that there is a Plan Commission meeting scheduled for Tuesday, August 8, 2017 at 5:00 p.m. in the Council Chambers of the Civic Center, 156 East First Street, City of New Richmond, WI.

AMENDED AGENDA:

1. **Roll Call**
2. **Adoption of Agenda**
3. **Approval of the Minutes of the Previous Meeting, July 6, 2017**
4. **Public Hearing to discuss the following:**
   a) **Application from DCCI Land Planners, Inc. for a Conditional Use Permit to allow development of 18 twin-home buildings, 36 residential units on a single lot to allow multiple principle buildings on a single lot in accordance with Section 121-49.B of the Zoning Ordinance. Property is located at the extension of Casandra Drive and described as Part of the NW ¼ of the SE ¼ of Section 3, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin.**
   b) **Consideration of an ordinance amending Section 121-44 of the City Code (Zoning Ordinance) regarding wall signs within the Z3 District.**
   c) **Consideration of an ordinance amending Section 121 of the City Code (Zoning Ordinance) regarding curb requirements.**
   d) **Petition for Annexation from Jeff & Ari Dionisopoulos with zoning requested of Z2 Sub Urban District. Property is located at 1642 140th Street, New Richmond and described as Sec 11 T30N R18W Pt NE being Lot 1 CSM 13/3684 approximately 5.63 Acres.**
   e) **Petition for Annexation from Krumm Holdings LLC with zoning requested of Z3 Multi-Use/Corridor District.**
      - **036-1073-70-200 Property address is 1424 Hwy 64 and described as: Sec 30 T31N R17W PT SW SW CSM 27-6259 Lot 6, approximately .604 acres.**
      - **036-1073-7-100 Property address is 1422 Hwy 64 and described as: Sec 30 T31N R17W PT SW SW CSM 27-6259 Lot 5, approximately 0.31 acres.**
5. **Action on Public Hearing Agenda**
6. **Certified Survey Map from DDDI Land Planners**
7. **Proposed Airport Projects**
8. **Communications and Miscellaneous**
9. **Adjournment**

Fred Horne
Mayor

cc:

The News	**Northwest Cable**	**City Website**
Mike Darrow	**Nick Vivian**	**Mike Demulling**
Bob Meyer	**Tom Rickard**	**Dan Licht**
Jim VanderWyst	**Craig Yehlik**	**Beth Thompson**
Rae Ann Ailts		

PLAN COMMISSION MEETING
JULY 6, 2017 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Ron Volkert, Kyle Hinrichs, Mike Montello and Sarah Skinner (ex-officio)

Members Absent: David Wilford and MaryKay Rice

Others Present: Beth Thompson, Tanya Batchelor, Jeremiah Wendt, Paul Werni, John Moore, Jeff Moberg, Jordan Johnson, Wayne Dau and Warren White

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

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

Mike Kastens moved to approve the minutes of the previous meeting on June 6, 2017, seconded by Mike Montello and carried.

Public Hearing

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

(a) Application from Johnson Motors for a Conditional Use Permit (including Site Plan) for:
(1) Vehicle sales and service, including outdoor sales subject to 121-48.A.3 of the Zoning Ordinance.
(2) Lot coverage greater than 70 percent as allowed by Section 121-48.H of the Zoning Ordinance.
(3) Use of more than 50 percent metal finish for the exterior elevations of the proposed building in accordance with Section 121-49.G.4 of the Zoning Ordinance.
Property is located at 1428 Hwy 64, New Richmond, WI and described as SEC 30 T31N R17W 1.38A IN SE SW COM INT W LN SE SW & HWY R/W, TH N 300', E 200' S 300' TO R/W TH W 200' TO POB ANNEXED TO CITY NEW RICHMOND 2017 W/ 1040518 FKA 036-1074-70-000 and SEC 30 T31N R17W 38.62A PT SE SW EXC W 200' OF S 300' N OF HWY (FKA 036-1074-60 94 (464A) EXC PT TO HWY PROJ 1559-08-24 (PARC 83)

Beth Thompson and Jeremiah Wendt explained the Conditional Use Permit for Johnson Motors and reviewed the site plan. The Conditional Use Permit is required for three different items. The first item is to allow vehicle sales and service, including outdoor sales in an area zoned Z3. The proposed use complies with the comprehensive plan and staff has no issues with allowing this use. The second item is lot coverage greater than 70 percent. The site plan proposed impervious surface exceeding the limits established by the Zoning Ordinance. Lot coverage greater than 70 percent is allowed by CUP and staff feels this will be adequate since the grading plan proposes to handle storm water on a regional basis with an initial storm water basin in Outlot 1. The third item requiring a CUP is the use of more than 50 percent metal finish for the exterior elevations. There was discussion regarding the materials to be used on the exterior of the building. There are higher design standards in this area, but the materials they will be using are of good quality. During this discussion, the following statement was removed from the planning memo:

Page 6, top section number 2 – The cumulative lot coverage for all properties within the regional stormwater management plan area shall comply with the requirements of the applicable zoning district(s),

Site access will be from Noble Road and will include a cul-de-sac. A development agreement will be needed for the extension of Noble Road. Parking has been addressed. They will be applying for a sign permit to allow a ground sign. The trash enclosure will be made of the same materials as the building. A photometric plan will be submitted with the building permit application. Utilities will be extended as part of Noble Road extension project. There was discussion regarding curb requirements. Our current ordinance requires a 6-inch curb. However, in this situation, i.e. sales lot, the requirement of curb on the south side of the property may not be necessary. A ribbon curb would be sufficient on the north side of the lot. This change will require a change in the ordinance, which will be brought to the Council in the next month or so.

b) Consider an ordinance amending Section 121 of the City Code (the Zoning Ordinance) regarding allowance of breweries and distilleries within the Z7 District

Beth Thompson explained the ordinance change that would allow breweries and distilleries within the Z7 District to apply for a conditional use permit to have a full kitchen. Several people in attendance were in favor of this ordinance change. Discussion followed.

Fred Horne declared the Public Hearing Closed.

Mike Montello moved to approve the Conditional Use Permit from Johnson Motors allowing outdoor sales, lot coverage greater than 70 percent, and use of metal exterior finish greater than 50 percent of the wall area, subject to the following conditions:

1. The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30 as required by Section 121-55.I.2 of the Zoning Ordinance.

2. No stalls designated for customer and employee parking shall be used for outdoor vehicle display.

3. All signs shall comply with Section 121-44 of the Zoning Ordinance.

4. A photometric lighting plan identifying the type, location, height and illumination pattern and intensity of all proposed exterior lighting shall be submitted prior to issuance of a building permit demonstrating compliance with Section 121-55 of the Zoning Ordinance.

5. All utility plans are subject to review and approval of the Public Works Director.

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

Motion was seconded by Fred Horne and carried.

Mike Montello moved to approve the Zoning Ordinance amendment allowing secondary event centers and full kitchen facilities related to distillery and microbrewery uses within the Z7 District as presented, changing the hours of operation to 7:00 a.m. to 1:00 a.m., seconded by Mike Kastens and carried.

Jeremiah explained the Certified Survey Map from Johnson Motors. Outlot 1 is created for stormwater treatment from the street and could accept stormwater from other areas. Utility easements are noted on the CSM. Staff recommends approval of the CSM. Mike Montello moved to recommend City Council approval of a certified survey map for Johnson Motors, subject to the following conditions:

1. Provide a separate written temporary easement document for a temporary cul-de-sac at the terminus of Noble Road, subject to approval of the Public Works Director.

2. Right-of-way and construction plans for Noble Road shall comply with Table 1 of the Subdivision Ordinance and are subject to review and approval of the Public Works Director.

3. Outlot 1 shall be deeded to the City for management of the regional storm water basin.

4. Extension of utilities and utility plans shall be subject to review and approval of the Public Works Director.

5. The developer shall execute a development agreement with the City upon approval of the subdivision as required by Section 117-24 of the Subdivision Ordinance and subject to approval of the City Council.

Motion was seconded by Kyle Hinrichs and carried.

Kyle Hinrichs moved to adjourn the meeting, seconded by Mike Kastens and carried.

Meeting adjourned at 5:55 p.m.

Tanya Batchelor
City Clerk

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 2 August 2017

RE: New Richmond – Richmond Prairie Condos 3; CUP (Site Plan)

TPC FILE: 164.02

BACKGROUND

DCCI Land Planners Inc. has submitted plans for development of 18 twin homes (36 dwelling units) as Richmond Prairie Condos Phase 3. The Richmond Prairie development was initially platted and developed under a PUD, Planned Unit Development District. The subject site was not included in the plat or PUD District by the Zoning Ordinance adopted 1 January 2015, the subject site is now zoned Z2 District. The proposed development requires consideration of an application for a Conditional Use Permit (CUP) allowing multiple principal buildings on one lot in accordance with Section 121-49.B of the Zoning Ordinance. An application for a Certified Survey Map (CSM) subdividing the property in accordance with Section 117-20 into two lots and dedication of public right-of-way will be considered separately. The developer and City hosted a neighborhood meeting on 21 June 2017 to provide information and answer any questions regarding the proposed development in advance of the formal review process, which was attended by one area resident. A public hearing has been noticed for the Plan Commission meeting on 8 August 2017 to consider the CUP (site plan) application.

Exhibits:

- Site location map
- AC/a plan set dated 07/06/2017 (17 sheets)
- Typical landscape plan
- Building elevations (4 sheets)
- Condominium Plat

ANALYSIS

Comprehensive Plan. The Comprehensive Plan identifies the subject site as an infill parcel for future residential uses based on the existing surrounding development. The proposed twin homes are an appropriate use of the site given previous phases of Richmond Prairie to the north and west.

Zoning. The subject site is zoned Z2, Sub-Urban District. Twin homes are a permitted use in the Z2 District subject to issuance of a building permit in accordance with Table 3 of the Zoning Ordinance. The two lots to be developed with the twin homes are to be subdivided by condominium plat to allow for individual ownership of the dwelling units, but Section 121-49.B requires that multiple principal buildings on one lot are to be allowed by approval of a Conditional Use Permit.

Surrounding Uses. The subject site is surrounded by the existing and planned land uses shown in the table below. The subject site is currently undeveloped. The proposed development of the property will be compatible with surrounding land uses.

Direction	Land Use Plan	Zoning Map	Existing Use
North	LD Residential	Z2/PUD	Twin homes (Richmond Prairie)
East	LD Residential	Z2	Elementary school
South	LD Residential	Z2	High school
West	LD Residential	Z2/PUD	Twin homes (Richmond Prairie)

Building Plans. The site plan indicates that there will be 18 twin home buildings. The developer has submitted the building plans for Richmond Condos Phase 2 as representative of the building elevations and floor plans to be constructed within this third phase of development. The proposed twin home buildings will be compatible with the existing twin homes previously built surrounding the subject site and comply with the requirements of Section 121-49.G.1 of the Zoning Ordinance.

Landscape Plan. Section 121-31.C.5 of the Zoning Ordinance requires submission of a landscape plan meeting the requirements of Section 121-55 of the Zoning Ordinance. The developer has submitted a typical landscape plan for the plantings to be installed with each building. The type and numbers of plantings exceed the requirements of the Zoning Ordinance. The sizes of the trees and shrubs to be installed must comply with Section 121-55.E of the Zoning Ordinance. The developer will be required to provide a financial guarantee at the time a building permit is issued for each building equal to 125 percent of the cost for materials and labor for proposed landscape plan. The financial guarantee for each building is to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30 in accordance with Section 121-55.I.2 of the Zoning Ordinance.

Driveways. Residential driveways are limited to 24 feet wide by Section 70-39.C(1) of the City Code unless approved by the Public Work Director. The site plan shows the proposed driveways to be 39 feet wide. The proposed 39 foot width of the driveways is necessary to accommodate the side-by-side two car garages of the twin house buildings and is approved.

Lot Requirements. The table below illustrates the minimum lot requirements of the Z2 District. The site plan identifies the required setbacks of the Z2 District and the location of the proposed buildings comply with all applicable setback requirements.

Min. Lot Width	Max Lot Coverage				
		Morgan Dr./Ct.	Casandra Dr.	Richmond Way	Between Bldgs.
40ft.	30%	25ft.	20ft	25ft	14ft.

Utility Plan. The developer has submitted a plan for extension of sanitary sewer, water, and electric utilities. All utility issues are subject to review and approval of the Public Works Director.

Grading Plan. The developer has submitted grading, drainage, and erosion control plans along with calculations for stormwater runoff. With regard to stormwater management, the development will be discharging to a regional stormwater system, and modifications to that system will be required. Studies are underway to determine the required modifications to accommodate the proposed development. The development agreement for the CSM will specify that the developer is required to make the necessary modifications during construction. All grading, drainage, and erosion control plans are subject to review and approval of the Public Works Director.

Condo Plat. The lots are to be developed with condominium subdivision to accommodate individual ownership of the dwelling units. Documents establishing the condo plat for Lots 1 and 2 have submitted and are to be subject to review and approval of City staff prior to recording.

RECOMMENDATION

The Development Review Committee considered the Conditional Use Permit and site plan at their meetings on 13 July 2017 and 1 August 2017. The DRC recommends approval of the Conditional Use Permit (site plan) for Richmond Prairie Condos 3 subject to the conditions outlined below.

Possible Actions

A. Motion to **approve** a Conditional Use Permit for Richmond Prairie Condos 3 allowing multiple principal buildings on one lot, subject to the following conditions:

1. The sizes of the trees and shrubs to be installed in accordance with the typical landscape plan for each building shall comply with Section 121-55.E of the Zoning Ordinance.

2. The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan for each building to at the time a building permit is issued; the security is to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30 in accordance with Section 121-55.I.2 of the Zoning Ordinance.

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

4. All grading, drainage, and erosion control plans shall be subject to review and approval of the Public Works Director.

5. Documents establishing a condo plat and/or a homeowners association for Lots 1 and 2 shall be subject to review and approval of City staff.

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

C. Motion to **table**.

c. Michael Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney
Ron Derrick, DCCI Land Partners, Inc.
Matt Heib, AC/a

CITY OF NEW RICHMOND
ST. CROIX COUNTY, WISCONSIN

CONDITIONAL USE PERMIT

APPLICANT: DCCI Land Planners Inc.

APPLICATION: Request for approval of Conditional Use Permit (CUP) to allow multiple principal buildings on one lot.

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

A. The legal description of the property is:

[TO BE ADDED BASED ON LOT 1 OF PROPOSED CSM]

B. The property is guided for low density residential uses by the Comprehensive Plan, as amended.

C. The property is zoned Z2, General Urban District.

D. The applicant is proposing construction of 18 twin home buildings upon the property. Twin homes are a permitted use within the Z2 District; the developer is requesting approval of the a Conditional Use Permit to allow construction of multiple principal buildings upon one lot in accordance with Section 121-49.B of the Zoning Ordinance.

E. The Plan Commission must take into consideration the possible effects of the conditional use with their judgment based upon (but not limited to) the criteria outlined in Section 121-32.D of the Zoning Ordinance:

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 the standards in this Ordinance.

F. The planning report dated 1 August 2017 prepared by the City Planner, The Planning Company LLC., is incorporated herein.

G. Applications for a conditional use permit are processed in accordance with Section121-32 of the Zoning Ordinance and are subject to review of the Development Review Committee and approval of the Plan Commission.

H. The Plan Commission opened a public hearing at their regular meeting on 8 August 2017 to consider the application, preceded by published and mailed notice; the Plan Commission reviewed of the application and received evidence; the Plan Commission closed the public hearing.

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

1. The sizes of the trees and shrubs to be installed in accordance with the typical landscape plan for each building shall comply with Section 121-55.E of the Zoning Ordinance.

2. The developer shall provide a financial guarantee equal to 125 percent of the cost for materials and labor for proposed landscape plan for each building to at the time a building permit is issued; the security is to be held by the City until it is verified that all plantings have survived through two winter seasons between October 31 and April 30 in accordance with Section 121-55.I.2 of the Zoning Ordinance.

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

4. All grading, drainage, and erosion control plans shall be subject to review and approval of the Public Works Director.

5. Documents establishing a condo plat and/or a homeowners association for Lots 1 and 2 shall be submitted and are subject to review and approval of City staff.

MOTION BY:

SECOND BY:

ALL IN FAVOR:

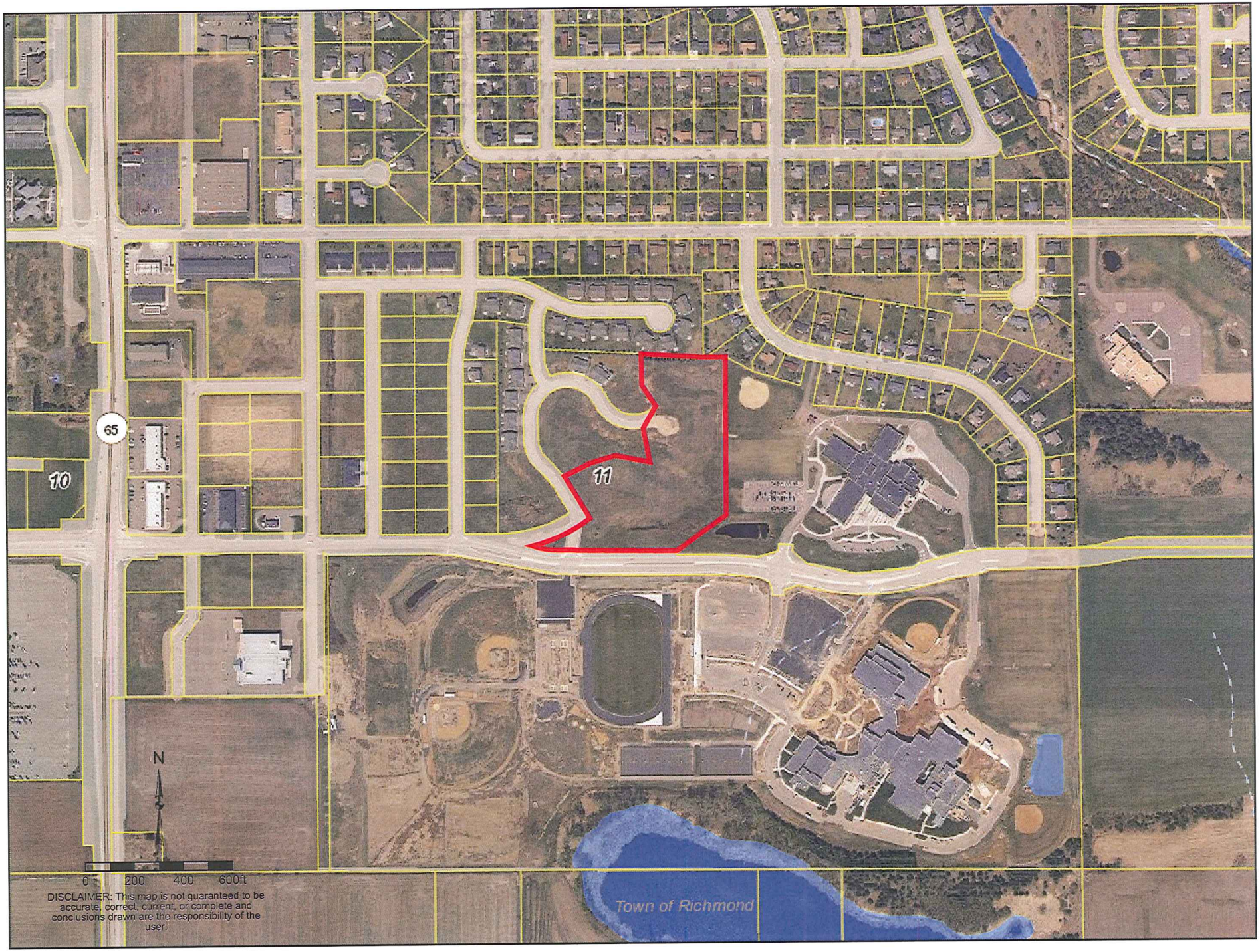
THOSE OPPOSED:

ADOPTED by the Plan Commission of the City of New Richmond this 8th day of August, 2017.

CITY OF RICHMOND PLAN COMMISSION

By:_____
Fred Horne, Mayor

Attest:_____
Tanya Batchelor, City Clerk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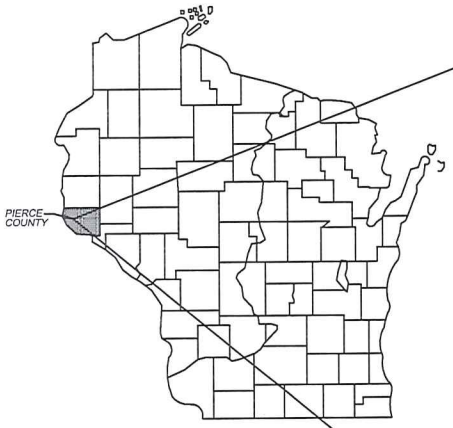
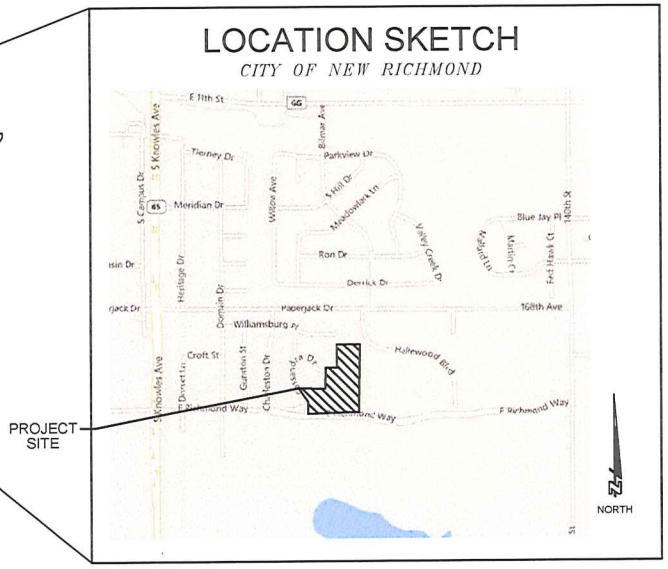
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.
Town of Richmond

RICHMOND PRAIRIE CONDOS PHASE 3

DCCI LAND PLANNERS, INC.

CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN





LOCATION MAP

N.T.S.

CONVENTIONAL SYMBOLS

- BOUNDARY PROPERTY LINE
- PROPOSED R.O.W.
- PROPOSED LOT LINES
- PROPOSED BIT
- PROPOSED GRAVEL
- PROPOSED CULVERT/PIPE
- DRAINAGE EASEMENT
- EXISTING TREELINE
- EXISTING FENCE
- OR SILT FENCE
- EROSION CONTROL MAT

CONTACTS

DIGGERS HOTLINE 1-800-242-8511

PROJECT ENGINEER/SURVEYOR
AUTH CONSULTING & ASSOCIATES
715-381-5277

CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY EXCAVATION.
2. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
3. NO TREES OR SHRUBS TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
4. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG PROJECT.
5. SALVAGED MATERIALS TO BECOME PROPERTY OF THE OWNER.
6. CONTRACTOR SHALL MECHANICALLY COMPACT ALL TRENCHES UNDER ALL PAVED, CONCRETE, GRAVEL AND BUILDING PAD AREAS.
7. ALL TOPSOIL, ORGANIC AND UNSUITABLE MATERIAL TO BE REMOVED BEFORE FILL MATERIAL IS PLACED. NO ORGANIC, UNSUITABLE OR FROZEN MATERIAL TO BE PLACED IN FILL AREAS. ALL FILL MATERIAL AND ENGINEERED FILL TO BE MECHANICALLY COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
8. APRON ENDWALLS REQUIRED ON ALL ENDS OF STORM SEWER. PIPE LENGTHS INCLUDE APRON ENDWALLS.

WISCONSIN MATTHEW D. HEG E-39752 MADISON, WISCONSIN PROFESSIONAL ENGINEER
8/01/2017

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING SITE AND DEMO PLAN
C3.0	SITE PLAN
C4.0-C4.3	PLAN AND PROFILES
C5.0	GRADING PLAN
C6.0	EROSION CONTROL PLAN
C7.0-C7.3	UTILITY PLANS
C8.0-C8.3	DETAILS

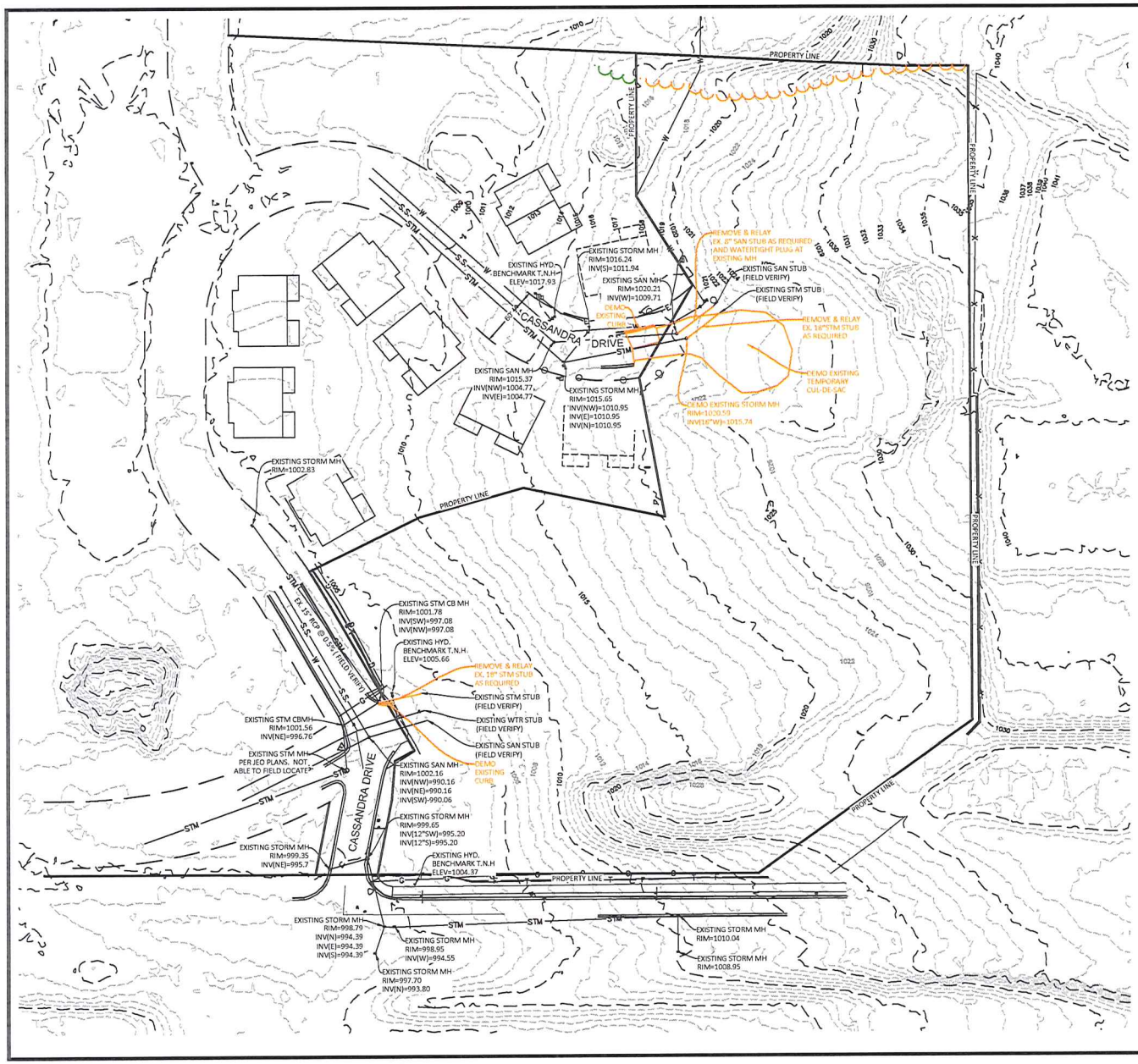
REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

DRAWING PHASE: OWNER REVIEW; AGENCY REVIEW; X BID DOCUMENT; FOR CONSTRUCTION; AS-BUILT DOCUMENT
DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: C1.0TITle
REF FILE: 5008-053
JOB NUMBER: 5008-053

CONSULTING ENGINEER
448 Technology Drive East
Suite 110
Baldwin, WI 54014
Tel 715-381-5277
authconsulting.com
Auth-Consulting/associates
B&M Land Surveying & Geodesy at A C/A

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNER, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN
TITLE SHEET

SHEET NO.
C1.0



LEGEND

- EXISTING 5FT CONTOURS
- EXISTING 1FT CONTOURS
- PROPERTY BOUNDARY LINE
- EXISTING CURB
- EXISTING UNDERGROUND TELEPHONE
- EXISTING UNDERGROUND FIBER OPTIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING CHAINLINK FENCE
- EXISTING TREE LINE
- BENCHMARK
- EXISTING SIGN
- EXISTING ELECTRIC PEDESTAL
- EXISTING MAILBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING STORM INLET
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING HYDRANT AND VALVE
- EXISTING WATER STUB
- DEMO PAVEMENT
- DEMO CURB
- DEMO BIT
- DEMO TREE LINE

EXISTING SITE CONDITION NOTE

EXISTING CONDITIONS SHOWN ARE BASED ON TOPOGRAPHY INFORMATION PROVIDED BY AUTH CONSULTING & ASSOCIATES COMBINED WITH ST. CROIX COUNTY LIDAR DATA, SUPPLEMENTAL INFORMATION PROVIDED BY THE CITY OF NEW RICHMOND. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS FOR ACCURACY PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION ACTIVITIES COMMENCING.

DRAWING PHASE:		DRAWN BY: DCK				
	ORIGIN. REVIEW	CHECKED BY: MDH				
	AGENCY REVIEW	DATE: 06/05/17				
X	BID DOCUMENT	DWG FILE: C2.0-Ex Site		RELEASED FOR BIDDING	MDH	8/01/17
	FOR CONSTRUCTION	REF FILE: 5008-053		REVISED PER CITY COMMENTS	MDH	7/27/17
	AS-BUILT DOCUMENT	JOB NUMBER: 5008-053		RELEASED FOR CITY SUBMITTAL	MDH	07/06/17
				REVISION DESCRIPTION:	INIT.	DATE

CONTACT INFO
638 Technology Drive West
Suite 1
Baldwin, WI 54501
Tel 715-828-6300
authconsulting.com

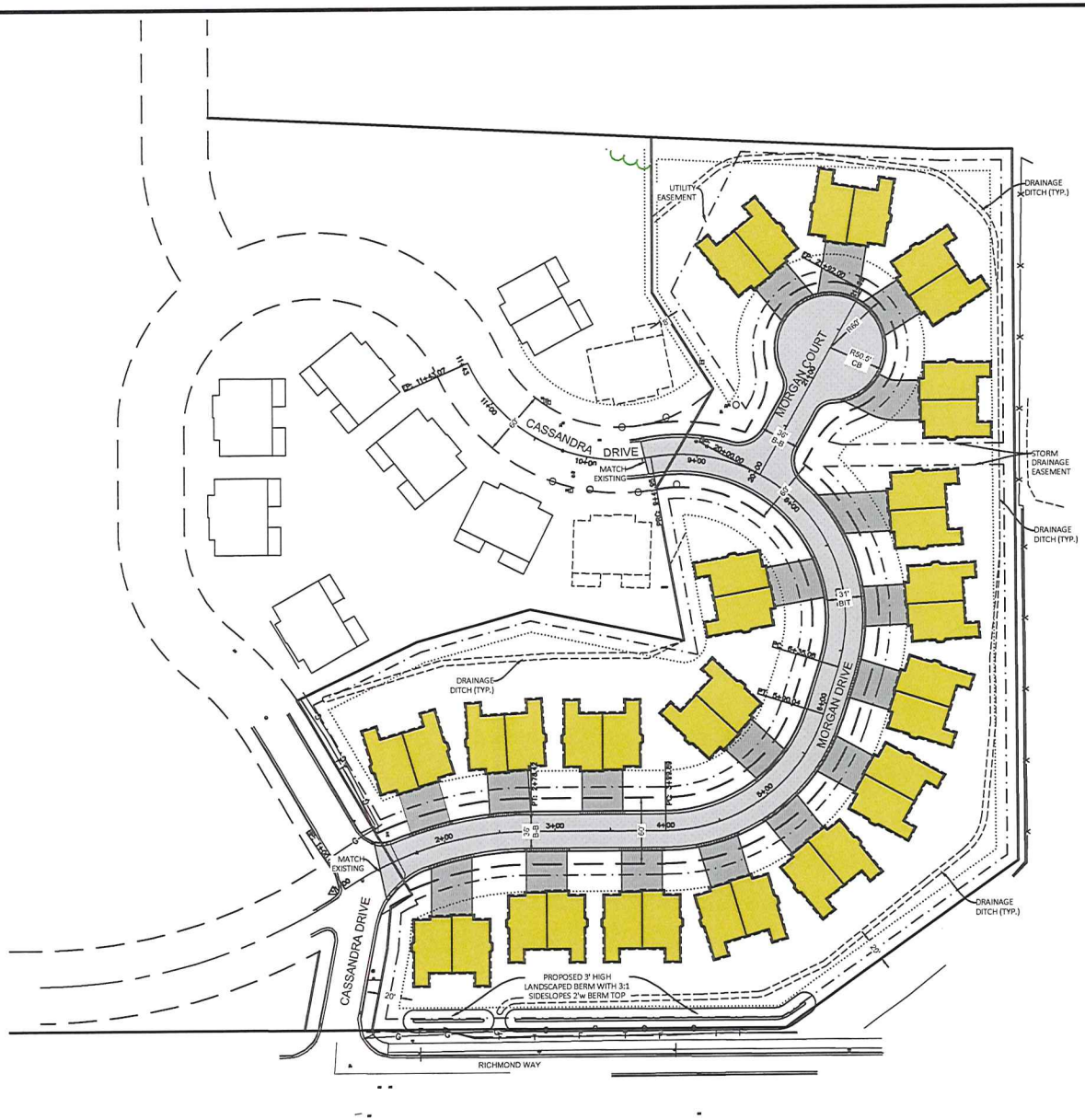
MAIN OFFICE
2002 Tower Road
Suite 101
Baldwin, WI 54015
Tel 715-381-0377

Auth·Consulting/associates
A&M Land Surveying & Affiliates of A1/4

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

EXISTING SITE AND DEMOLITION PLAN

SHEET NO. C2.0



LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- RIGHT OF WAY
- DRAINAGE/UTILITY EASEMENT
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING ELECTRIC LINE
- EXISTING BUILDING
- 30" BARRIER CURB & GUTTER
- 30" DRIVEWAY CURB CUT
- PROPOSED BUILDING
- PROPOSED DRIVEWAY
- PROPOSED BITUMINOUS
- EXISTING TREE LINE
- BUILDING UNDER CONSTRUCTION

GENERAL SITE NOTES

1. CONTRACTOR TO OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE/DETOUR PLANS IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED.
2. CONTRACTOR SHALL MAINTAIN TRAFFIC ACCESSIBILITY ALONG THE PROJECT.
3. NO TREES OR SHRUBS ARE TO BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE OWNER.
4. ALL STREET SIGNAGE SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
5. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES , AS NECESSARY.

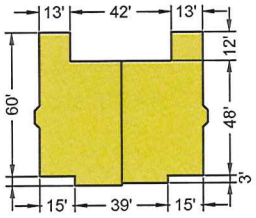
SITE DATA

LOT AREA
7.72 ACRES
PLANNED UNIT DEVELOPMENT/CONDOMINIUM PLAT
2 LOT C.S.M. REQUIRED
18 PROPOSED BUILDINGS (36 UNITS)

CURRENT ZONING
Z2 - SUB-URBAN DISTRICT

YARD SETBACK REQUIREMENTS
25' FRONT YARD SETBACK
20' SECONDARY FRONT YARD SETBACK
5' SIDE YARD SETBACK
20' REAR YARD SETBACK

DESIGN PARAMETERS
50' RIGHT-OF-WAY WIDTH
36' CURB WIDTH BACK-BACK
14' MINIMUM DISTANCE BETWEEN BUILDING FOUNDATIONS



TYPICAL BUILDING DETAIL

NORTH

SCALE: 0 25 50 100

DATE	NAME	REVISION DESCRIPTION
8/01/17	MDH	RELEASED FOR BIDDING
7/27/17	MDH	REVISED PER CITY SUBMITTAL
07/06/17	MDH	RELEASED FOR CITY SUBMITTAL

DRAWN BY: DCK
CHECKED BY: MDH
DATE: 03/24/17
DWG FILE: C3.0-Site
REF FILE: 5008-053
JOB NUMBER: 5008-053

DRAWING PHASE:
- OWNER REVIEW
- AGENCY REVIEW
- X BID DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

CORPORATE OFFICE
848 Technology Drive East
Suite 100
Kenosha, WI 53144
Tel 262-658-1600

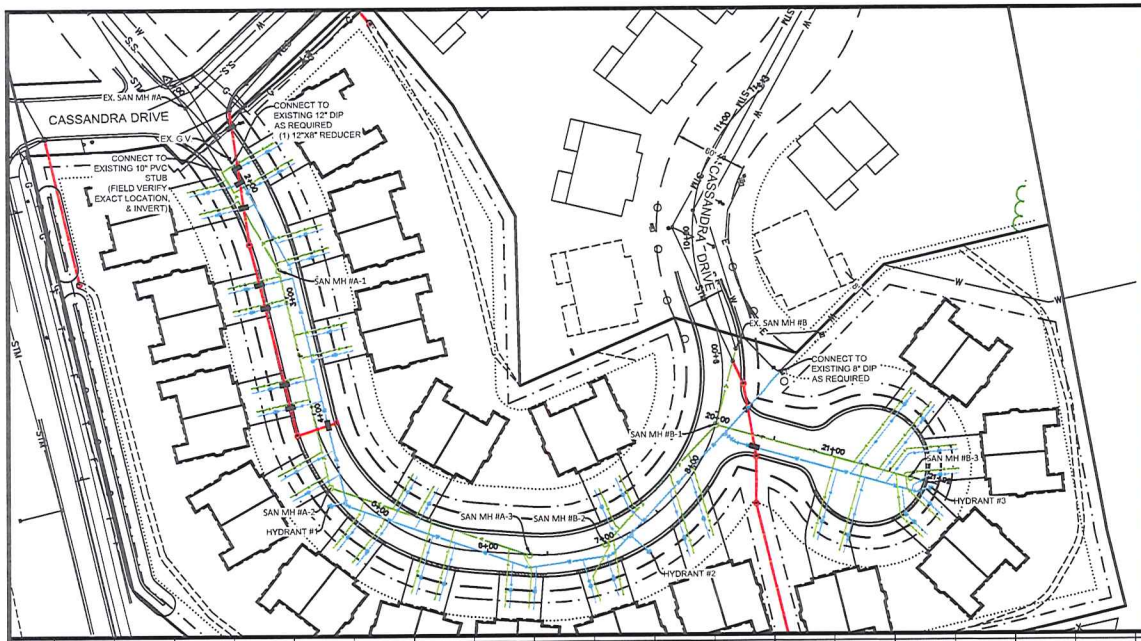
BRANCH OFFICE
8500 Tower Street
Suite 115
Richmond, IL 60071
Tel 815-861-0077

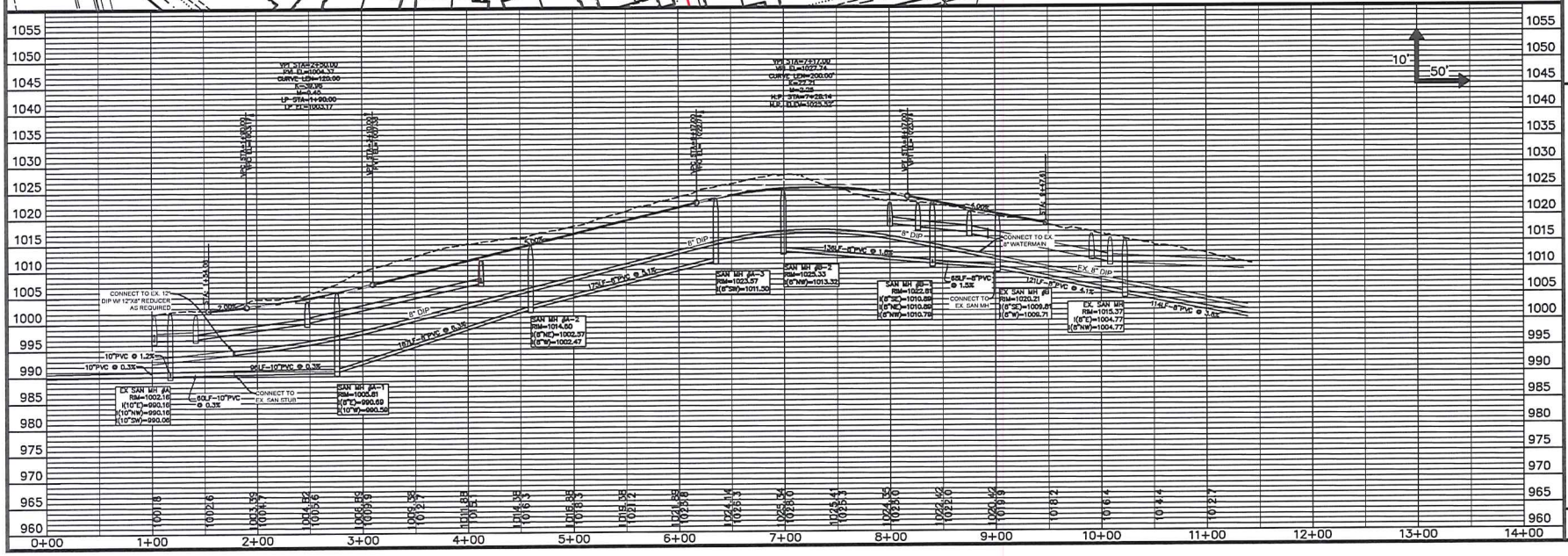
Auth-Consulting associates
A&M Land Surveying & Consulting of IL & WI

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

SITE PLAN

SHEET NO. C3.0





DRAWING PHASE		DRAWN BY: DCK		
	OWNER REVIEW	CHECKED BY: NDH		
	AGENCY REVIEW	DATE: 06/03/17	RELEASED FOR BIDDING	NDH 8/01/17
X	BID DOCUMENT	DWG FILE: C4.0-P&P-SAN	REVISED PER CITY COMMENTS	NDH 7/27/17
	FOR CONSTRUCTION	REF FILE: 5008-033	RELEASED FOR CITY SUBMITTAL	NDH 07/06/17
	AS-BUILT DOCUMENT	JOB NUMBER: 5008-033	REVISION DESCRIPTION	NAME DATE

CONSULTING OFFICE
A.C.G. Engineering Firm, Inc.
8528 Lake Geneva Hwy, Suite
Genoa City, WI 53128
262-279-6500

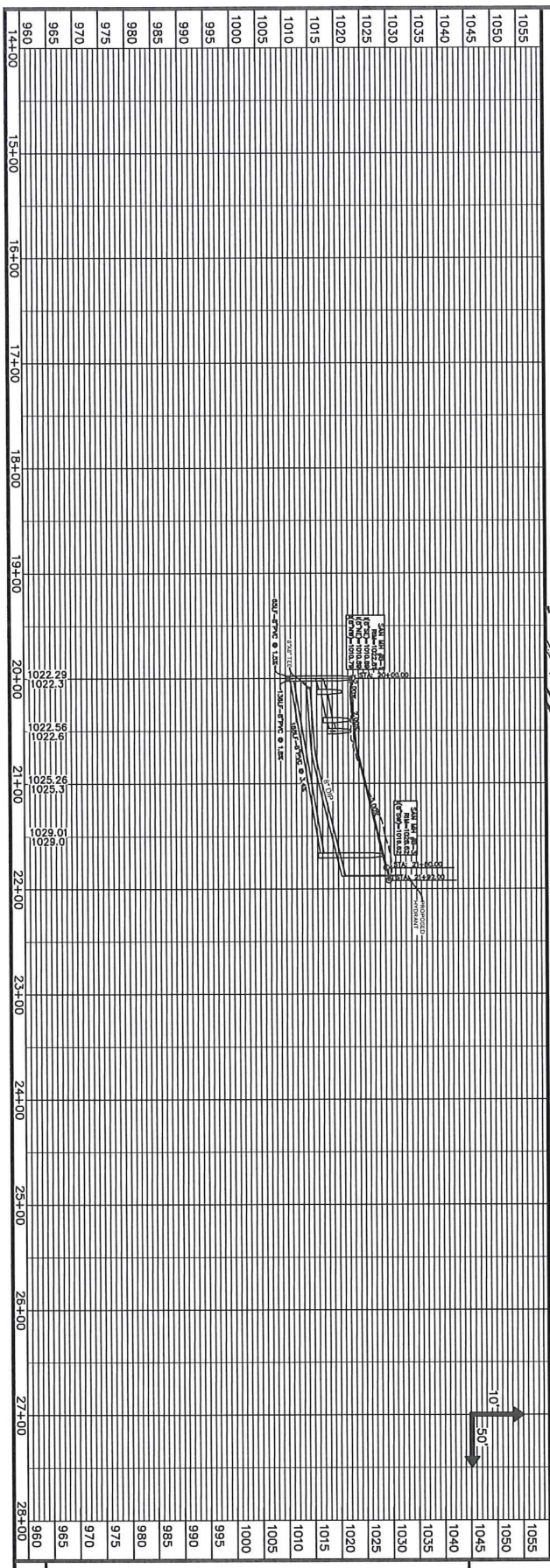
BUSINESS OFFICE
8528 Lake Geneva Hwy, Suite
Genoa City, WI 53128
Tel 262-279-6500
Fax 262-279-6501
www.acgconsulting.com

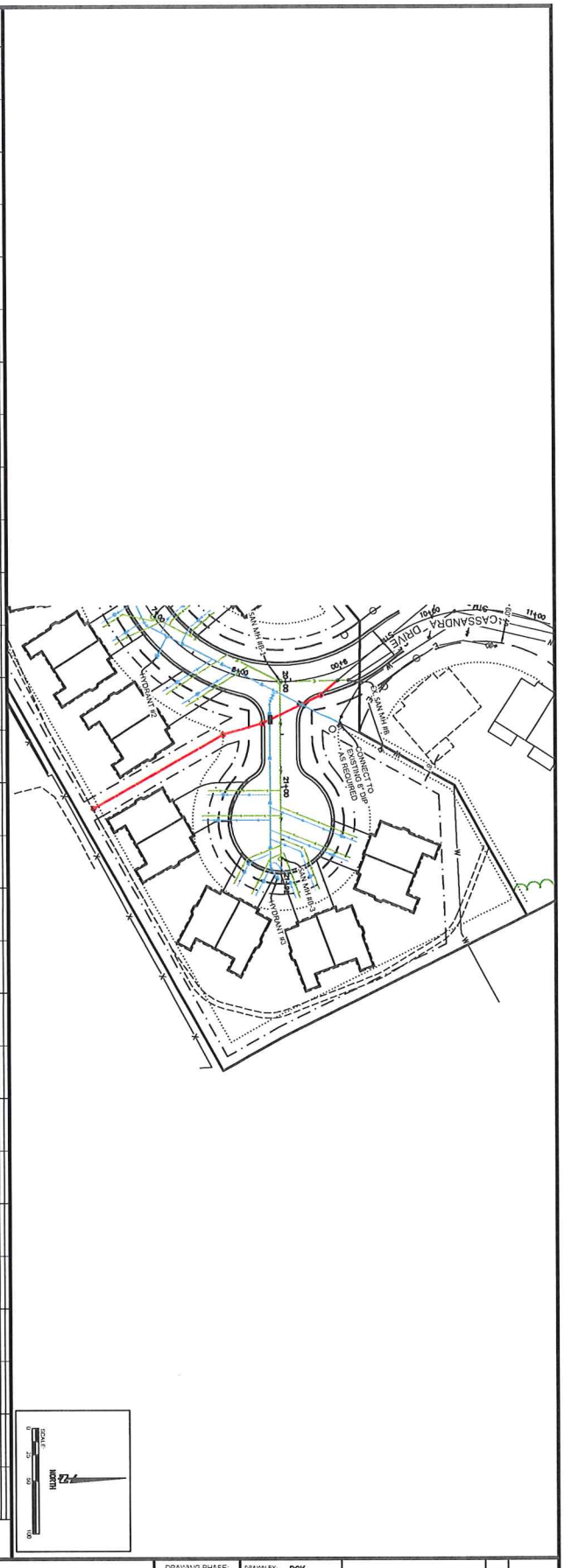
Auth.-Consulting/associates
B&B Land Surveying & Geodetics d.b.a/a

PROJECT
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

PLAN & PROFILE–SANITARY & WATERMAIN

SHEET NO.
C4.0





SHEET NO. C4.1

PROJECT:

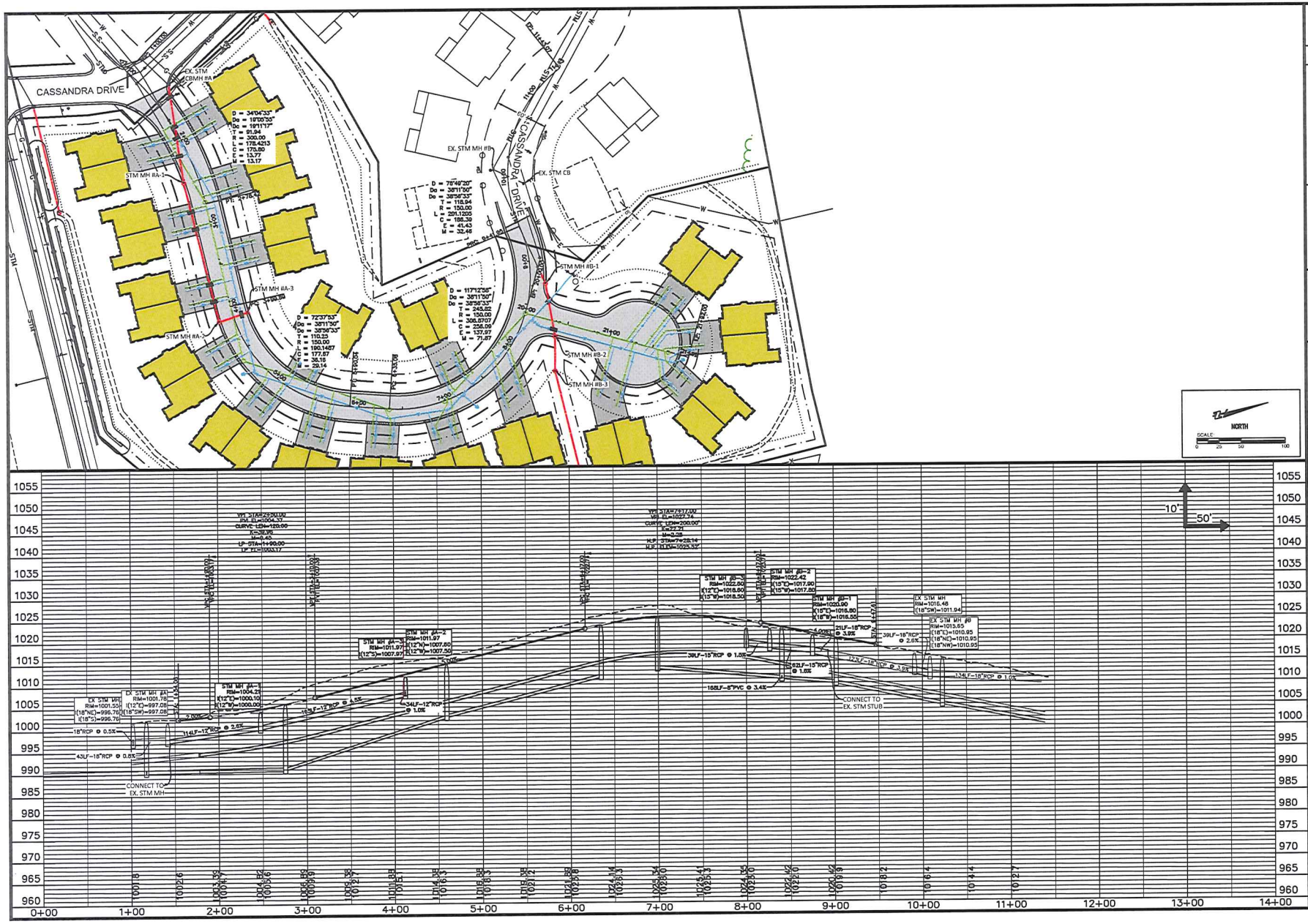
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

PLAN & PROFILE–SANITARY & WATERMAIN

A·C/a
CORPORATE OFFICE
406 Technology Drive East
Suite A
Menomonie, WI 54751
Tel 715-232-6490
BRANCH OFFICE
2320 Enloe Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277
authconsulting.com
Auth·Consulting/associates
S&N Land Surveying a division of A·C/a

DRAWING PHASE:		DRAWN BY:	DCK
	OWNER REVIEW	CHECKED BY:	MDH
	AGENCY REVIEW	DATE:	06/05/17
X	BID DOCUMENT	DWG FILE:	C4.1-P&P-SAN-COS
	FOR CONSTRUCTION	REF FILE:	5008-053
	AS-BUILT DOCUMENT	JOB NUMBER:	5008-053

REVISION DESCRIPTION:	NAME	DATE
RELEASED FOR BIDDING	MDH	8/01
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17



DRAWING PHASE			
OWNER REVIEW			
AGENCY REVIEW			
X BID DOCUMENT			
FOR CONSTRUCTION			
AS-BUILT DOCUMENT			

DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: C4.2-P&P-SAN
REF FILE: 5008-053
JOB NUMBER: 5008-053

REVISION DESCRIPTION	NAME	DATE
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

CONSULTING OFFICE
Auth Consulting/associates
5208 Lake Shore Drive
Suite 1B
Baldwin, WI 54015
Tel 715-684-4477
authconsulting.com

SURVEYING OFFICE
Auth Land Surveying Office, Inc.
5208 Lake Shore Drive
Suite 1B
Baldwin, WI 54015
Tel 715-684-4440

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN
PLAN & PROFILE–ROAD & STORM SEWER

SHEET NO.
C4.2

REVISION DESCRIPTION	NAME	DATE
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

DRAWING PHASE:
- OWNER REVIEW
- AGENCY REVIEW
- BID DOCUMENT
- X FOR CONSTRUCTION
- AS-BUILT DOCUMENT

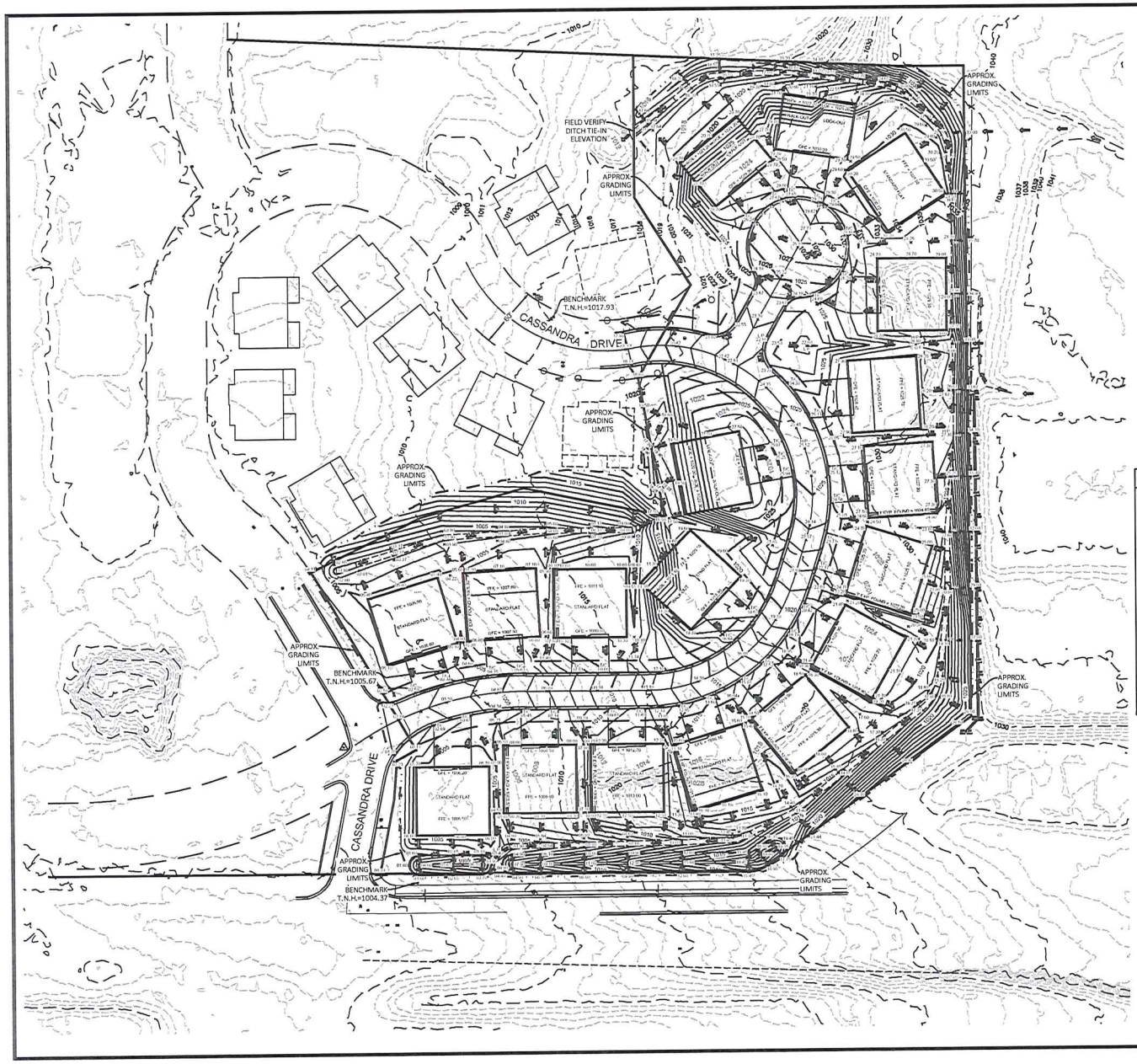
DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: C4.3-PAP-RD-COS
REF FILE: 5008-053
JOB NUMBER: 5008-053

Auth-Consulting/associates
SAN Land Surveying & Guidance of A+C/A
authconsulting.com

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

PLAN & PROFILE-ROAD & STORM SEWER

SHEET NO.
C4.3



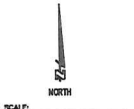
GRADING NOTES

1. CONTRACTOR SHALL NOTIFY UTILITIES AND HAVE ALL UTILITIES LOCATED PRIOR TO ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITIES COMMENCING.
2. CONTRACTOR TO COORDINATE WITH SMALL UTILITIES ALL REQUIRED UTILITY RELOCATION TO AVOID CONFLICTS WITH PROPOSED GRADING.
3. CONTRACTOR SHALL MECHANICALLY COMPACT ALL TRENCHES UNDER ALL PAVED, CONCRETE, GRAVEL, AND BUILDING PAD AREAS.
4. ALL TOPSOIL, ORGANIC, & UNSUITABLE MATERIAL TO BE REMOVED BEFORE FILL MATERIAL IS PLACED. NO ORGANIC, UNSUITABLE, OR FROZEN MATERIALS TO BE PLACED IN FILL AREAS. ALL FILL MATERIAL & ENGINEERED FILL TO BE MECHANICALLY COMPACTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
5. ALL GRADES AND ELEVATIONS SHOWN ARE TO FINISHED GRADES, UNLESS NOTED OTHERWISE.
6. CONTRACTOR SHALL SALVAGE AND REPLACE TOPSOIL IN ALL DISTURBED AREAS.
7. 1.0% (MIN.) SLOPE REQUIRED ON ALL CONSTRUCTED DITCH BOTTOMS, UNLESS NOTED OTHERWISE.
8. ALL EXCESS & UNSUITABLE MATERIALS TO BE REMOVED FROM THE SITE BY SITE CONTRACTOR AS REQUIRED.
9. NO TOPSOIL OR WASTE MATERIALS TO BE PLACED BENEATH PROPOSED INFILTRATION BASIN OR DITCH BOTTOMS. ALL EXISTING SOILS INFILTRATION CHARACTERISTICS SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
10. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES BASED ON THE EXISTING AND PROPOSED ELEVATIONS PROVIDED ON THE PLANS. ANY GEOTECHNICAL INVESTIGATIONS PROVIDED BY THE OWNER APPLY ONLY TO THOSE LOCATIONS THAT DATA WAS COLLECTED, AND MAY NOT BE INDICATIVE OF CONDITIONS ELSEWHERE ON THE SITE. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING ANY ADDITIONAL GEOTECHNICAL OR SURVEY DATA HE DEEMS NECESSARY TO COMPLETE AN ACCURATE ESTIMATE OF EARTHWORK QUANTITIES.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR BALANCING SITE MATERIALS. IF ONSITE EXCAVATION AND BORROW OPERATIONS DO NOT PROVIDE ENOUGH SUITABLE MATERIAL FOR FILL AREAS, THE CONTRACTOR SHALL COORDINATE AND PAY FOR EXCAVATION, TRANSPORT AND PLACEMENT OF IMPORTED MATERIAL MEETING THE SPECIFICATIONS OF THE CONTRACT DOCUMENTS. IF EXCAVATION RESULTS IN EXCESS MATERIALS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LOADING, TRANSPORT AND OFFSITE DISPOSAL OF EXCESS MATERIALS.

LEGEND

- EXISTING 5FT CONTOURS
- EXISTING 1FT CONTOURS
- PROPOSED 5FT CONTOURS
- PROPOSED 1FT CONTOURS
- PROPERTY LINE
- APPROXIMATE GRADING LIMITS
- EXISTING HARD SURFACE EDGE
- XXX.XX — PROPOSED FINISHED GRADE SPOT ELEVATIONS (ALL CURB SPOT ELEVATION SHOWN ARE AT CURB FLOWLINE UNLESS OTHERWISE NOTED)
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- H.P. = HIGH POINT GRADE ELEVATION
- L.P. = LOW POINT GRADE ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- GFE = GARAGE FLOOR ELEVATION
- WOE = WALK-OUT ELEVATION
- LOE = LOOK-OUT ELEVATION
- BENCHMARK

TYPICAL BUILDING PAD DETAIL



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ORDER REVIEW	CHECKED BY: MDH		
AGENCY REVIEW	DATE: 06/09/17		
X BID DOCUMENT	DWG FILE: C5.0-Grading	RELEASED FOR BIDDING	MDH 8/01/17
FOR CONSTRUCTION	REF FILE: 5008-053	REVISED PER CITY COMMENTS	MDH 7/27/17
AS-BUILT DOCUMENT	JOB NUMBER: 5008-053	RELEASED FOR CITY SUBMITTAL	MDH 07/06/17
		REVISION DESCRIPTION:	NAME: DATE:

CONTACT OFFICE
448 Wednesday Drive East
Fort Worth, TX 76135
TX 817-838-4400

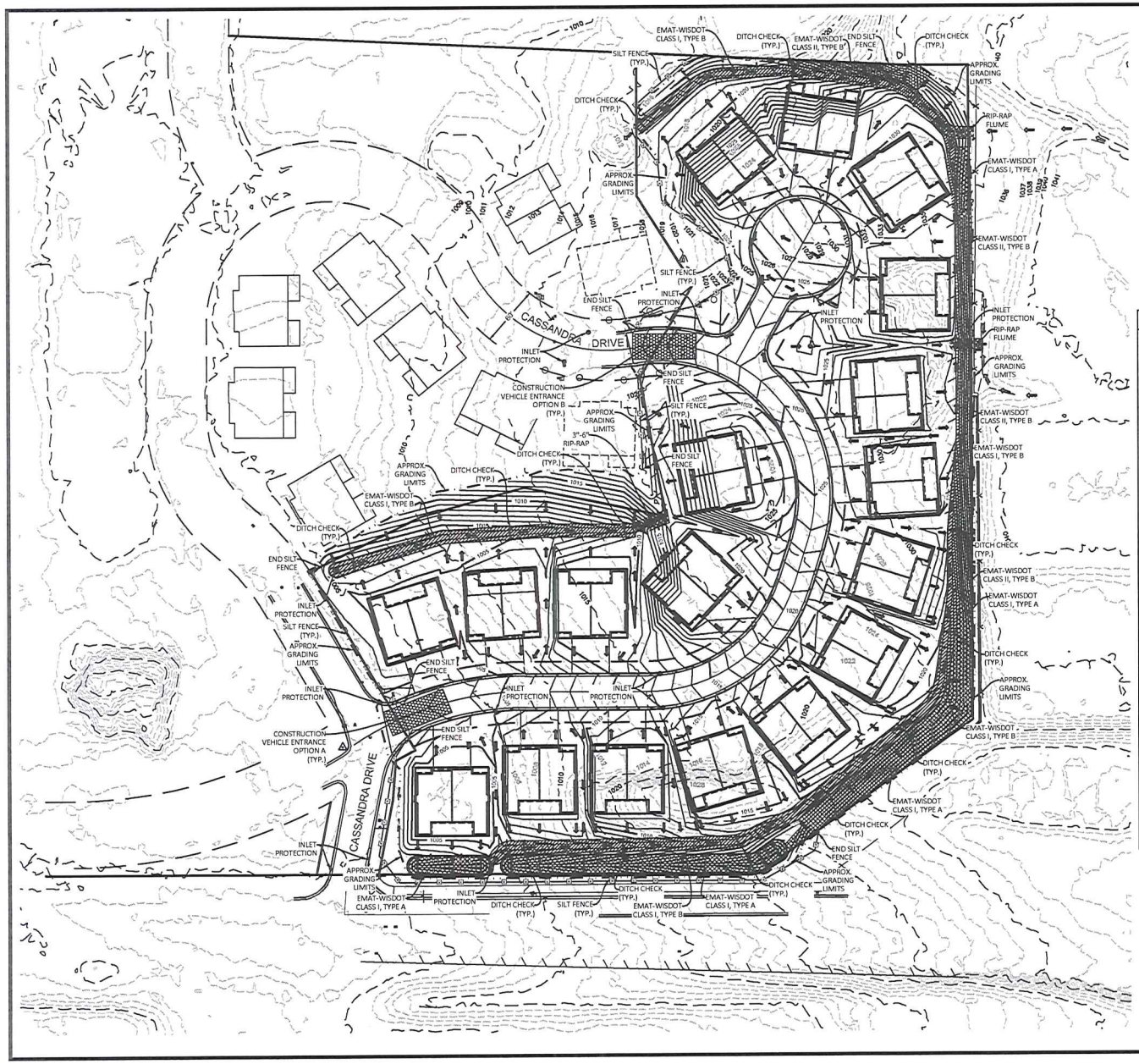
BRANCH OFFICE
2023 Tyler Street
Suite 101
Dallas, TX 75201
TX 214-741-0077

Auth-Consulting/associates
www.authconsulting.com
A&B Land Surveying a division of A C/A

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

GRADING PLAN

SHEET NO. C5.0



LEGEND

- EXISTING 5FT CONTOUR
- EXISTING 1FT CONTOUR
- PROPOSED 5FT CONTOUR
- PROPOSED 1FT CONTOUR
- PROPOSED GRADING LIMITS
- PROPOSED FINISHED GRADE SURFACE DRAINAGE
- SILT-FENCE TO BE INSTALLED PRIOR TO ANY GRADING ACTIVTIES
- EROSION CONTROL MAT WISDOT CLASS I, TYPE B
- EROSION CONTROL MAT WISDOT CLASS I, TYPE A
- EROSION CONTROL MAT WISDOT CLASS II, TYPE B
- CONSTRUCTION VEHICLE TRACKING PAD
- DITCH CHECKS/SEDIMENT LOG
- RIP-RAP WISDOT MEDIUM GRADE

EROSION CONTROL NOTES

1. EROSION CONTROL DEVICES SHALL BE IN PLACE BEFORE BEGINNING ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ACTIVITIES AND CONTINUOUSLY MAINTAINED.
2. INSTALL CONSTRUCTION VEHICULAR TRACKING PAD AT ENTRANCE/EXIT OF PROJECT SITE. SEE DETAIL SHEETS FOR INSTALLATION REQUIREMENTS.
3. INSTALL SILT FENCE AS SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SILT FENCE INSTALLATION. SILT FENCE SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 628 EROSION CONTROL OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.
4. INSTALL SEDIMENT LOGS AT ALL DITCH INLETS AND ANY OTHER LOCATIONS SHOWN ON PLAN OR AS DIRECTED BY THE ENGINEER. SEE DETAIL SHEETS FOR SEDIMENT LOG INSTALLATION.
5. ALL DITCH CHECKS ARE TO BE SEDIMENT LOGS. SEE DETAIL SHEETS FOR SEDIMENT LOG INSTALLATION.
6. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER FINAL GRADE IS ESTABLISHED IN ANY PARTICULAR AREA.
7. ALL DISTURBED SLOPES IN EXCESS OF 4:1 SHALL BE SEEDED AND PROTECTED WITH EROSION MAT(WISDOT CLASS I TYPE A) OR SHALL BE SODDED AND STAKED OR HYDROSEEDED AS AN ALTERNATIVE.
8. TEMPORARY SEED SHOULD BE APPLIED, IF CONSTRUCTION EXTENDS PAST SEPTEMBER 1ST, OF ANNUAL RYEGRASS AND OATS AT THE RATE OF 5 POUNDS PER 1000 S.F. OF AREA AND LEFT OVER WINTER. PERMANENT SEEDING SHALL BE COMPLETED THE FOLLOWING SPRING. IF TEMPORARY SEEDING CANNOT BE COMPLETED BEFORE WINTER FREEZE UP THEN ALL DISTURBED AREAS SHALL BE MULCHED AT A RATE OF 3 TONS PER ACRE AND ANCHORED ACCORDING TO THE WDNR TECHNICAL STANDARD-(1058) "MULCHING FOR CONSTRUCTION SITES." PERMANENT SEEDING SHALL BE COMPLETED THE FOLLOWING SPRING.
9. ALL EROSION CONTROL MEASURES SHALL BE LEFT IN PLACE AND MAINTAINED UNTIL RESTORATION ON SITE HAS BEEN ESTABLISHED (A MINIMUM OF 70% VEGETATION TYP.).
10. ANY SOIL STOCKPILES WHICH ARE LEFT MORE THAN 7 DAYS MUST BE PROTECTED BYSEEDING AND MULCHING, EROSION MAT, SILT FENCING, COVERING OR OTHER APPROVED METHODS. THIS DOES NOT INCLUDE FILL OR TOPSOIL PILES THAT ARE IN ACTIVE USE.
11. SITE WATERING SHALL TAKE PLACE AS CONSTRUCTION AND WEATHER CONDITIONS WARRANT TO MINIMIZE DUST POLLUTION FROM LEAVING THE SITE.
12. SITE MONITORING OF EROSION AND SEDIMENT CONTROL PRACTICES FOR MAINTENANCE NEEDS SHALL BE COMPLETED AT THE INTERVALS SPECIFIED UNTIL THE SITE IS STABILIZED. SITE MONITORING SHALL OCCUR AT LEAST WEEKLY OR WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. A RAINFALL EVENT SHALL BE CONSIDERED TO BE THE TOTAL AMOUNT OF RAINFALL RECORDED IN ANY CONTINUOUS 24 HOUR PERIOD. MONITORING RECORDS SHALL BE KEPT AND CONTAIN, AT A MINIMUM, THE CONDITION OF THE EROSION AND SEDIMENT CONTROL PRACTICES AT THE INTERVALS SPECIFIED AND A DESCRIPTION OF THE MAINTENANCE CONDUCTED TO REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL PRACTICES.
13. OFF-SITE SEDIMENT DEPOSITION RESULTING FROM THE FAILURE OF AN EROSION OR SEDIMENT CONTROL PRACTICE SHALL BE CLEANED UP WITHIN 24 HOURS. OFF-SITE SEDIMENT DEPOSITION RESULTING FROM CONSTRUCTION ACTIVITY, THAT CREATES A NUISANCE, SHALL BE CLEANED UP BY THE END OF THE WORK DAY. IF THE FAILURE OF EROSION OR SEDIMENT CONTROL PRACTICES RESULT IN AN IMMEDIATE THREAT OF SEDIMENT ENTERING PUBLIC SEWERS OR THE WATERS OF THE STATE, PROCEDURES SHALL BE IMPLEMENTED IMMEDIATELY TO REPAIR OR REPLACE THE PRACTICES. SCRAPING OF THE STREET SHALL BE COMPLETED WITHIN 4 HOURS AND STREET SWEEPING WITHIN 24 HOURS.

NORTH

SCALE: 0 25 50 100

REVISION DESCRIPTION	NAME	DATE
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: C6.0-Erosion
REF FILE: 5008-053
JOB NUMBER: 5008-053

DRAWING PHASE:
- X ORDER REVIEW
- AGENCY REVIEW
- BID DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

CORPORATE OFFICE
438 Washington Drive East
Suite A
Jackson, WI 53037
262-626-5000

BRANCH OFFICE
8500 Bluhm Road
Suite 101
Raleigh, NC 27616
919-212-7650
auth-consulting.com

Auth-Consulting/associates
A Land Surveying & Division of A-C

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

EROSION CONTROL PLAN

SHEET NO. C6.0

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER
- PROPOSED HYDRANT AND VALVE
- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED INSULATION

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS NECESSARY.
3. CONTRACTOR TO OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY, AS REQUIRED.
4. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER, STORM SEWER & EXISTING WATER CONNECTION LOCATIONS AND SIZES.
5. ALL SANITARY SEWER & SERVICES AND WATER MAIN & SERVICES CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION.

DRAWING PHASE:		DRAWN BY: DCK
	OWNER REVIEW	CHECKED BY: MDH
	AGENCY REVIEW	DATE: 06/05/17
X	BID DOCUMENT	DWG FILE: C7.0-U18
	FOR CONSTRUCTION	REF FILE: 5008-053
	AS-BUILT DOCUMENT	JOB NUMBER: 5008-053

REVISION DESCRIPTION	NAME	DATE
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

CORPORATE OFFICE
438 Technology Drive East
Suite 1
Menasha, WI 54701
PH 715-235-8000

BRANCH OFFICE
2020 Pickle Street
Suite 101
Rhinelander, WI 54501
PH 715-361-6077

Auth-Consulting/associates
A&A Land Surveying a division of A/C

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

OVERALL UTILITY PLAN

SHEET NO.
C7.0

LEGEND

STM — EXISTING STORM SEWER	PROPERTY LINE
S.S. — EXISTING SANITARY SEWER	PROPOSED STORM SEWER
W — EXISTING WATERMAIN	PROPOSED SANITARY SEWER
EXISTING HYDRANT AND VALVE	PROPOSED WATER MAIN
EXISTING CATCH BASIN	PROPOSED INSULATION
EXISTING SANITARY SEWER	
PROPOSED HYDRANT AND VALVE	

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS NECESSARY.
3. CONTRACTOR TO OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED.
4. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER, STORM SEWER & EXISTING WATER CONNECTION LOCATIONS AND SIZES.
5. ALL SANITARY SEWER & SERVICES AND WATER MAIN & SERVICES CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION.

SANITARY SEWER NOTES

1. 8" & 10" SANITARY SEWER PIPE TO BE PVC SDR 35.
2. SANITARY SEWER LATERALS TO BE PVC SCHEDULE 40 PIPING.
3. 4" SANITARY SEWER LATERAL TO BE INSTALLED AT A MINIMUM OF 1.0%.
4. CONTRACTOR TO FIELD VERIFY/LOCATE THE EXISTING SANITARY SEWER LINE OR MANHOLE AND INVERT FOR THE PROPOSED SANITARY SEWER CONNECTIONS.
5. SANITARY SEWER SERVICES SHALL BE INSTALLED WITH TRACER WIRE & TRACER WIRE SIGNAL BOXES, PER SPECIFICATIONS.

REVISION DESCRIPTION	NAME	DATE
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: C7.0-118
REF FILE: 5008-053
JOB NUMBER: 5008-053

DRAWING PHASE:
- OWNER REVIEW
- AGENCY REVIEW
- X BID DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

CIVIL/SITE DESIGN
450 Technology Drive East
Suite 4
Janesville, WI 53546
Tel 715-526-9000
CONSULTING ENGINEERS
2000 Baker Road
Suite 11
Duluth, MN 55811
Tel 715-381-2877
Auth-Consulting/associates
authconsulting.com
A&E Land Surveying & Utilities of A & A

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

SANITARY SEWER PLAN

SHEET NO.
C7.1

LEGEND

- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER
- PROPOSED HYDRANT AND VALVE
- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED INSULATION

GENERAL UTILITY NOTES

1. CONTRACTOR TO FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION.
2. CONTRACTOR TO COORDINATE RELOCATION OF ANY SMALL UTILITIES, AS NECESSARY.
3. CONTRACTOR TO OBTAIN PERMISSION/PERMIT FROM THE CITY TO WORK IN RIGHT-OF-WAY PRIOR TO ANY WORK BEING PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY. ANY REQUIRED LANE CLOSURES OR TRAFFIC CONTROL SIGNAGE IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE COORDINATED WITH CITY STAFF, AS REQUIRED.
4. CONTRACTOR TO VERIFY EXISTING SANITARY SEWER, STORM SEWER & EXISTING WATER CONNECTION LOCATIONS AND SIZES.
5. ALL SANITARY SEWER & SERVICES AND WATER MAIN & SERVICES CONSTRUCTION SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION.

WATERMAIN NOTES

1. 8" WATERMAIN SHALL BE DUCTILE IRON PIPE(DIP), CLASS 52.
2. WATER SERVICE LATERALS SHALL BE 1" COPPER PIPE, TYPE K.
3. MAINTAIN 8.0' MINIMUM COVER OVER WATERMAIN & WATER SERVICE LATERALS.
4. HYDRANT SHALL BE INSTALLED WITH AN 8.0' BURY DEPTH.
5. HYDRANT SHALL BE PLACED 5.0' BEHIND BACK OF CURB.
6. SEE PLAN AND PROFILE SHEET FOR WATERMAIN GRADES AND DEPTHS.
7. CONTRACTOR TO FIELD VERIFY/LOCATE AND UTILIZE EXISTING 12" & 8" WATERMAINS FOR THE PROPOSED WATERMAIN CONNECTIONS.
8. MAINTAIN A MINIMUM OF 18" OF VERTICAL SEPARATION DISTANCE FROM SANITARY SEWER AT CROSSINGS.
9. ALL WATERMAIN THRUST RESTRAINT SHALL FOLLOW THE "WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN", SIXTH EDITION.

DATE:	NAME:	REVISION DESCRIPTION:
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DRAWING PHASE: DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: C7.0-U18
REF FILE: 5008-053
JOB NUMBER: 5008-053

- ORIGIN REVIEW
- AGENCY REVIEW
- X BID DOCUMENT
- FOR CONSTRUCTION
- AS-BUILT DOCUMENT

CORPORATE OFFICE
4318 Technology Drive East
Suite A
Janesville, WI 53546
Tel 715-526-9380

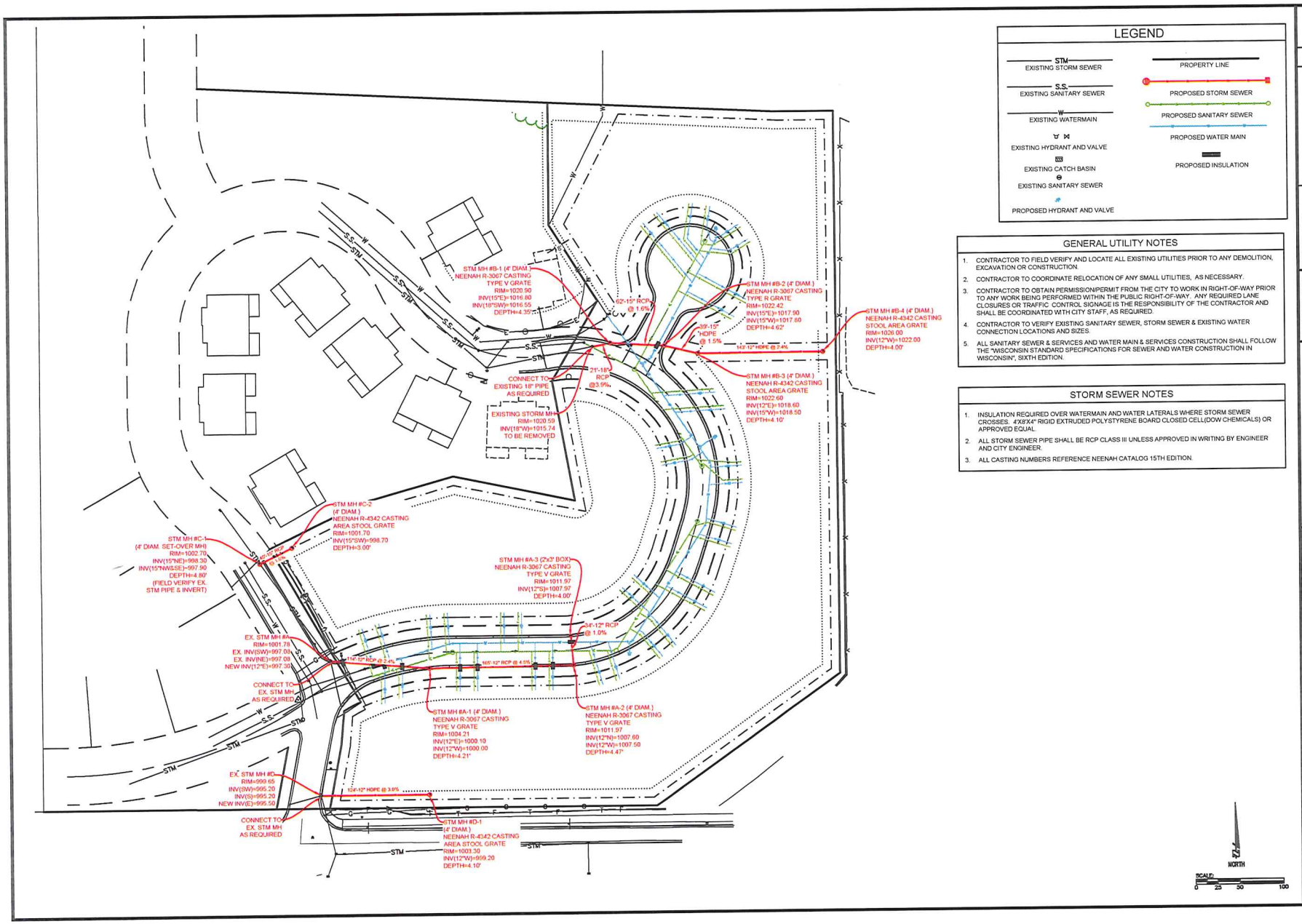
BRANCH OFFICE
4000 Tower Street
Suite 1
Baldwin, WI 54015
Tel 715-684-6377

Auth-Consulting/associates
A&M Land Surveying & Utilities of W 1/4

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

WATERMAIN PLAN

SHEET NO. C7.2



LEGEND

- STM — EXISTING STORM SEWER
- S.S. — EXISTING SANITARY SEWER
- W — EXISTING WATERMAIN
- EXISTING HYDRANT AND VALVE
- EXISTING CATCH BASIN
- EXISTING SANITARY SEWER
- PROPOSED HYDRANT AND VALVE
- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED INSULATION

GENERAL UTILITY NOTES

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STORM SEWER NOTES

1. INSULATION REQUIRED OVER WATERMAIN AND WATER LATERALS WHERE STORM SEWER CROSSES. 4'X8'X4" RIGID EXTRUDED POLYSTYRENE BOARD CLOSED CELL(DOW CHEMICALS) OR APPROVED EQUAL.
2. ALL STORM SEWER PIPE SHALL BE RCP CLASS III UNLESS APPROVED IN WRITING BY ENGINEER AND CITY ENGINEER.
3. ALL CASTING NUMBERS REFERENCE NEENAH CATALOG 15TH EDITION.

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR BIDDING	MDH	5/01/17
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CORPORATE OFFICE
448 Wellington Drive Road
Bolivar, TN 38008
TEL 731-658-3400

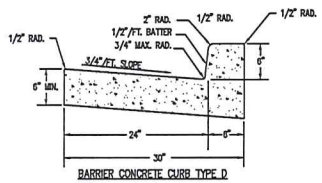
BRANCH OFFICE
8500 Tesson Ferry Road, Suite 115
St. Louis, MO 63123
TEL 314-821-8877

Auth-Consulting/associates
a-a@a-a-consulting.com
B&M Land Surveying & Affiliates of A C/A

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

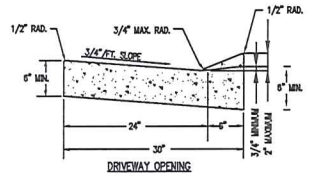
STORM SEWER PLAN

SHEET NO. C7.3



BARRIER CONCRETE CURB TYPE D

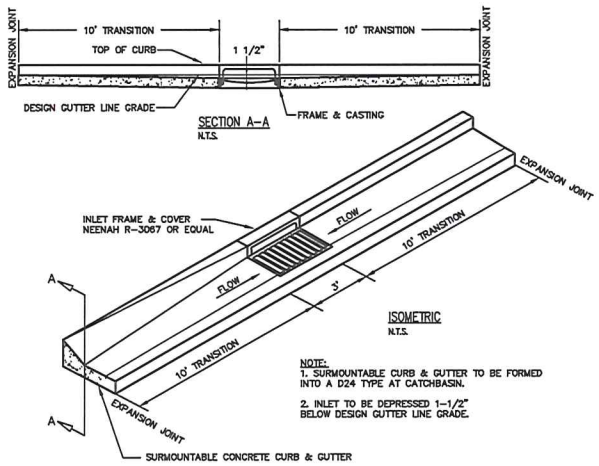
NOTE:
TYPE D CURB REQUIRED AT ALL INTERSECTION RADII, INCLUDING INLETS



DRIVEWAY OPENING

TYPICAL CURB & GUTTER DETAILS

N.T.S.



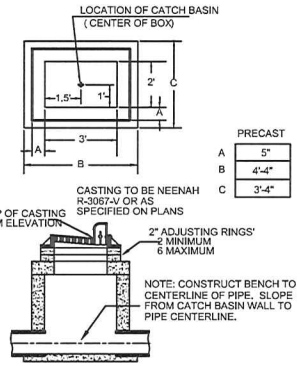
SECTION A–A
N.T.S.

ISOMETRIC
N.T.S.

NOTE:
1. SURMOUNTABLE CURB & GUTTER TO BE FORMED INTO A D24 TYPE AT CATCHBASIN.
2. INLET TO BE DEPRESSED 1–1/2" BELOW DESIGN GUTTER LINE GRADE.

CURB & GUTTER CONSTRUCTION AT CATCHBASIN

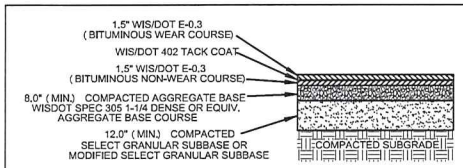
N.T.S.



PRECAST	
A	5"
B	4'-4"
C	3'-4"

2'X3' BOX STORM INLET WITH CASTING ASSEMBLY

N.T.S.



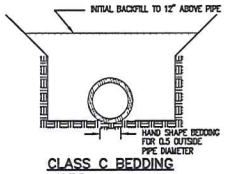
TYPICAL FINISHED SECTION FOR PAVED SURFACE

N.T.S.

NOTE:
1. BITUMINOUS PAVEMENT SHALL CONFORM TO SECTION 460 HOT ASPHALT PAVEMENT OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

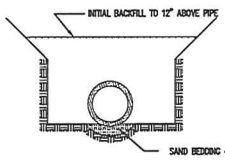
Seed Mix Number	Areas of Use	Species	Mixture Proportions %	Seeding Rate
20	Light, dry, well-drained, sandy, or gravelly soils and high cut & fill slopes	Kentucky Bluegrass Hard Fescue Tall Fescue Perennial Ryegrass	6 24 40 30	3 lbs/ 1000 sq.ft OR 130 lbs/acre

SEED MIXTURES



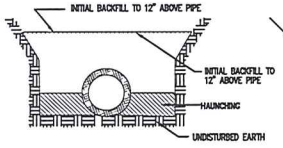
CLASS C BEDDING

N.T.S.



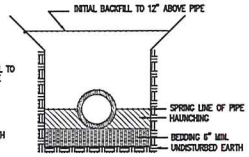
CLASS B BEDDING

N.T.S.



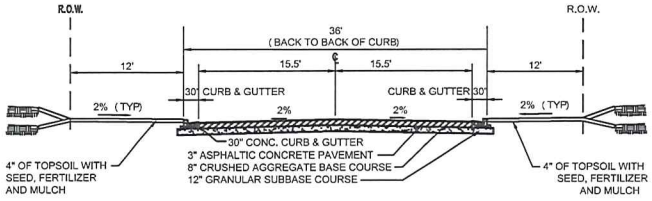
WATER MAIN BEDDING DETAIL

N.T.S. LAYING CONDITION TYPE 2 MODIFIED



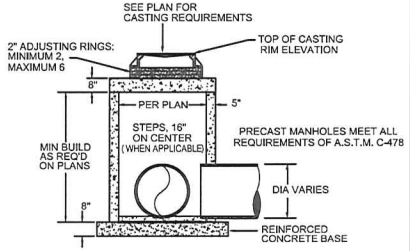
TYPICAL BEDDING OF PLASTIC PIPE

N.T.S. (PER ASTM D-2321)



TYPICAL ROADWAY SECTION 60FT ROW

N.T.S.



CATCH BASIN DETAIL STORM MANHOLE WITH CASTING ASSEMBLY

N.T.S.

NOTES:
1. VERTICAL ALIGNMENT OF STEPS SHALL NOT BE ABOVE PIPES THAT ARE GREATER THEN TWENTY-FOUR (24) INCHES IN DIAMETER.

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CONSULTING ENGINEER
Auth Technology Drive East
Suite 100
Menomonie, WI 54751
Tel 715-232-4000
www.authconsulting.com

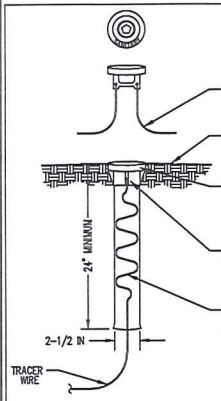
BUILDER/OWNER
DCCI Land Planners, Inc.
Suite 100
Menomonie, WI 54751
Tel 715-232-4677

Auth-Consulting/associates
S.E.H. Land Surveying & Civil Engineering

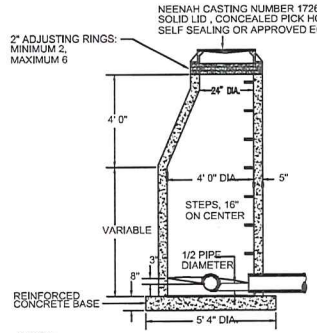
PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

DETAILS

SHEET NO.
C8.0

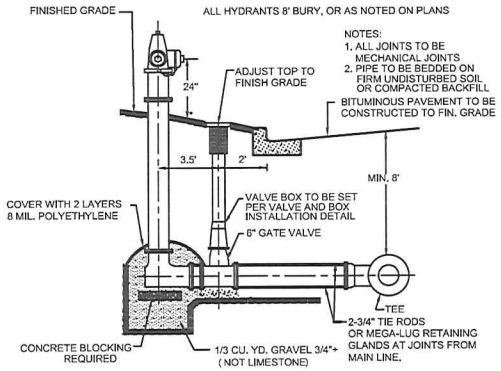


TRACER WIRE SIGNAL BOX
N.T.S.

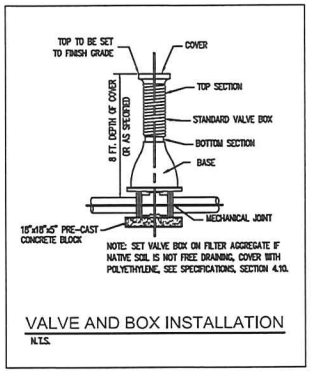


NOTES:
1. VERTICAL ALIGNMENT OF STEPS SHALL NOT BE ABOVE PIPES THAT ARE GREATER THEN TWENTY-FOUR (24) INCHES IN DIAMETER.

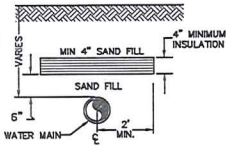
STANDARD SANITARY MANHOLE DETAIL
N.T.S.



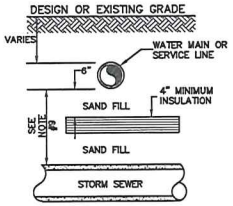
HYDRANT DETAIL WITH CURB
N.T.S.



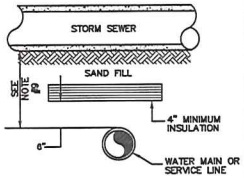
VALVE AND BOX INSTALLATION
N.T.S.



SHALLOW BURY CONDITIONS
NTS



STORM SEWER CROSSING BELOW
NTS



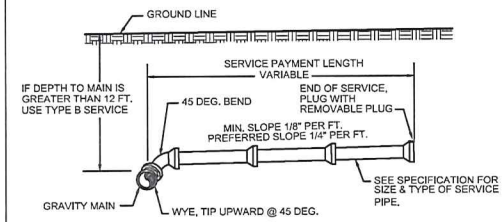
STORM SEWER CROSSING ABOVE
NTS

WIDTH OF INSULATION BETWEEN WATER MAIN AND STORM SEWER

STORM SEWER	WATER LINE	
	1" TO 4"	6" TO 12"
12" TO 48"	4'	4'
54" & Larger	4'	8'

NOTES:
1. INSULATION SHALL BE CENTERED ON THE PIPE.
2. RIGID, EXTRUDED POLYSTYRENE BOARD INSULATION, CLOSED CELL (DOW CHEMICAL) OR APPROVED EQUAL.
3. THERMAL RESISTANCE (R) : 5.0
4. MINIMUM THICKNESS: 4 INCHES OR AS SHOWN ABOVE.
5. MINIMUM BOARD SIZE: 48"x96"
6. COMPRESSIVE STRENGTH: MINIMUM 25psi
7. WATER ABSORPTION IN ACCORDANCE WITH ANSI/ASTM D2842: 0.1 PERCENT BY VOLUME, MAXIMUM.
8. EDGES: SQUARE
9. ALL STORM SEWER CONFLICTS OR INTERSECTIONS SHALL BE INSULATED AS APPROVED BY FIELD ENGINEER TO EQUATE TO 7 FEET OR MINIMUM COVER (1 INCH CLOSED CELL INSULATION = 1 FOOT OF SOIL) .
10. INSULATION LENGTH ALONG WATER LINE SHALL BE A MINIMUM OF 4 FEET GREATER THAN THE OUTSIDE DIAMETER OF THE STORM SEWER PIPE.

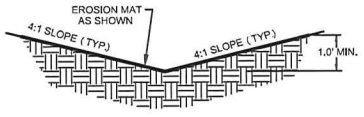
INSULATION DETAILS



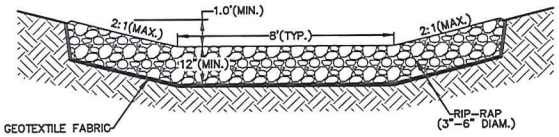
NOTE:
WHEREVER POSSIBLE END OF SERVICE TO BE AT 9 FT. DEPTH AT PROPERTY LINE OR AT BUILDING AS APPROPRIATE. WHERE 9 FT. DEPTH IS NOT POSSIBLE, DEPTH OF SERVICE TO BE AS DEEP AS POSSIBLE, CONSISTENT WITH THIS DETAIL.

NOTE:
CONTRACTOR SHALL FURNISH AND PLACE VERTICAL 2"x4" WOOD STAKE, SET 3' ABOVE GROUND & EXTENDED VERT. TO END OF SERVICE WHERE STUBBED OUT.

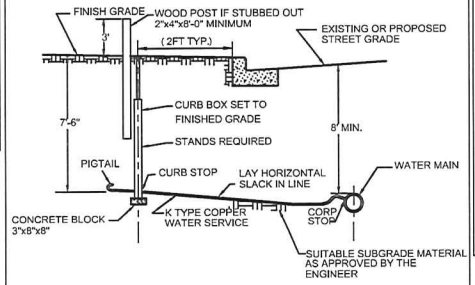
SANITARY SERVICE CONNECTION
N.T.S.



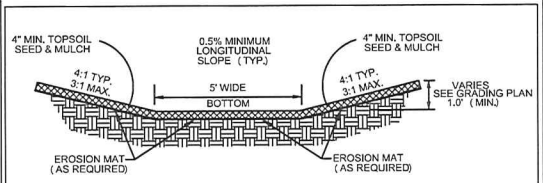
TYPICAL DRAINAGE V-DITCH
N.T.S.



TYPICAL RIP-RAP CROSS-SECTION @ CONC. FLUME OUTFALL
N.T.S.



WATER SERVICE DETAIL
N.T.S.



TYPICAL 5' WIDE FLAT BOTTOM DRAINAGE DITCH/SWALE CROSS SECTION
N.T.S.

		RELEASED FOR BIDDING	MDH 8/01/17
		REVISED PER CITY COMMENTS	MDH 7/27/17
		RELEASED FOR CITY SUBMITTAL	MDH 07/06/17
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DRAWING PHASE: DRAWN BY: DCK
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X BID DOCUMENT DWG FILE: C8.0-Details
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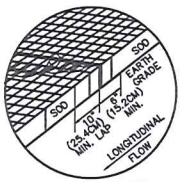
CONTACT INFO
Auth-Consulting/associates
838 Land Surveying • Mapping • d.t.p.

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

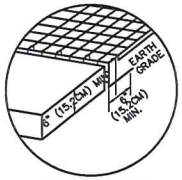
DETAILS

SHEET NO.
C8.1



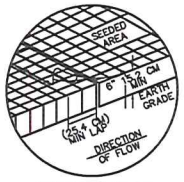
JUNCTION SLOT
SOD ONLY

DETAIL A
N.T.S.



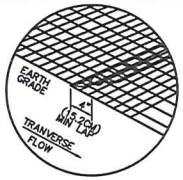
ANCHOR SLOT
AT BEGINNING AND END OF EROSION MAT

DETAIL B
N.T.S.



JUNCTION SLOT
SEED ONLY

DETAIL C
N.T.S.



LAP JOINT
SEED AND SOD

DETAIL D
N.T.S.

GENERAL NOTES EROSION MAT

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

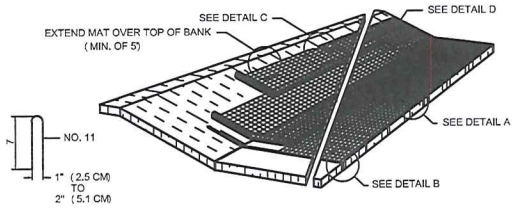
LAP JOINTS SHALL NOT BE PLACE IN THE BOTTOM OF V-SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 m) APART.

EDGES OF THE EROSION MAT SHALL IMPRESSED IN THE SOIL.

EROSION MAT OVER SEEDING JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 50 FEET.

STAPLE INSTALLATION AND PATTERNS SHALL COMPLY WITH EROSION MAT MANUFACTURER'S SPECIFICATIONS.

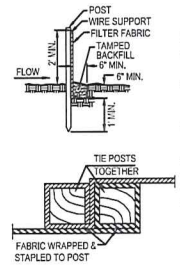


DETAIL OF
TYPICAL STAPLE

* 6" (15.2 CM MIN. FOR LOOSE SOILS)
12" (30.5 CM MIN FOR LOOSE SOILS)
8" (20.3 CM MIN WHERE BOTH SOD AND MATS ARE BEING USED)

EROSION CONTROL MAT
N.T.S.

STANDARD INSTALLATION



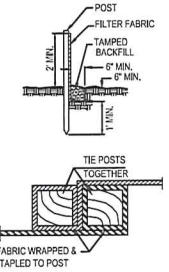
DETAIL FOR JOINING SECTIONS

EROSION FENCE WITH
WIRE MESH SUPPORT
N.T.S.

NOTES:

1. MIN. 2"x4" 4' LONG POST TO BE SPACED AT A MAX. OF 8'.
2. WIRE SUPPORT TO BE 14 GAGE MIN. WOVEN WIRE WITH MAX. MESH SPACING OF 6".
3. FILTER FABRIC TO BE MIRAFI 100 OR EQUAL.
4. POSTS DAMAGED ON DRIVING SHALL BE REPLACED.
5. EROSION CONTROL SHALL BE MAINTAINED DAILY.

STANDARD INSTALLATION



DETAIL FOR JOINING SECTIONS

DETAIL FOR INSTALLATION
OF EROSION FENCE
N.T.S.

NOTES:

1. MIN. 2"x2" POST TO BE SPACED AT A MAX. OF 5'.
2. FILTER FABRIC TO BE MIRAFI 100 OR EQUAL.
3. POSTS DAMAGED ON DRIVING SHALL BE REPLACED.
4. EROSION CONTROL SHALL BE MAINTAINED DAILY.

GENERAL NOTES SILT FENCE

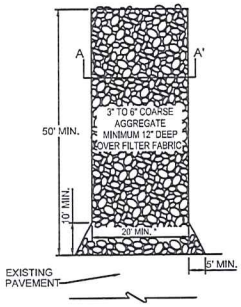
DETAIL OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

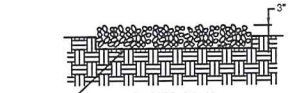
WHEN POSSIBLE THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE. WITH THE ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.

CROSS BRACE WITH 2"x4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS AS DIRECTED BY THE ENGINEER.

1. MINIMUM 14 GAGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OF PLACE WIRE RINGS ON 12" C-C.
2. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINMUM SIZE OF 1-1/8"x1-1/8" OF OAK OR HICKORY.

SILT-FENCE DETAIL
N.T.S.





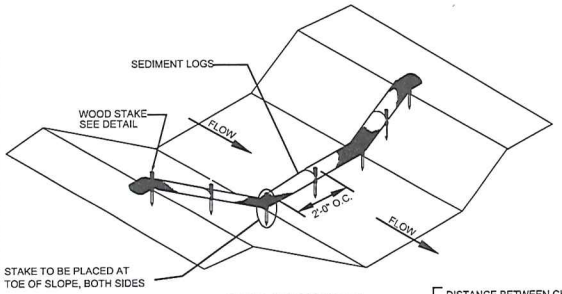
SECTION A-A'
N.T.S.

* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPENING.

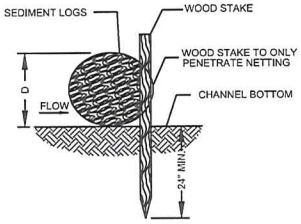
NOTES:

1. TRACKING ENTRANCE SHALL BE INSPECTED DAILY. DEFICIENT AREAS SHALL BE REPAIRED OR REPLACED IMMEDIATELY. THIS WORK SHALL BE INCIDENTIAL TO THE CONTRACT.
2. STONE SHALL BE REMOVED AND REPLACED WHEN SOIL FILLS OPENINGS AND/OR DIRECTED BY THE ENGINEER. THIS WORK SHALL BE INCIDENTIAL TO THE CONTRACT.
3. EXISTING PAVEMENT SHALL BE INSPECTED AND CLEANED AT LEAST DAILY. THIS WORK SHALL BE INCIDENTIAL TO THE CONTRACT.

VEHICULAR TRACKING ENTRANCE
N.T.S.



SEDIMENT LOGS
N.T.S.



STAKE DETAILS
N.T.S.

[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED SEDIMENT LOGS (D) (FT) / CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (FT)

	RELEASED FOR BIDDING	MDH	8/01/17
	REVISED PER CITY COMMENTS	MDH	7/27/17
	RELEASED FOR CITY SUBMITTAL	MDH	07/06/17
	REVISION DESCRIPTION	NAME	DATE

DRAWING PHASE:		DRAWN BY: DCK	
	OWNER REVIEW	CHECKED BY: MDH	
	AGENCY REVIEW	DATE: 06/05/17	
X	BID DOCUMENT	DWG FILE: CS.0-Details	
	FOR CONSTRUCTION	REF FILE: 5008-053	
	AS-BUILT DOCUMENT	JOB NUMBER: 5008-053	

CORPORATE OFFICE
428 Technology Drive East
Suite A
Caledonia, WI 53108
262-835-4488
fax 262-835-4477
auth-consulting.com

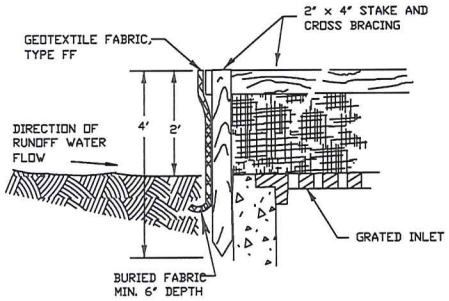
BRANCH OFFICE
8500 Eden Road
Suite 110
Eden Prairie, MN 55344
952-934-2050
fax 952-934-2077

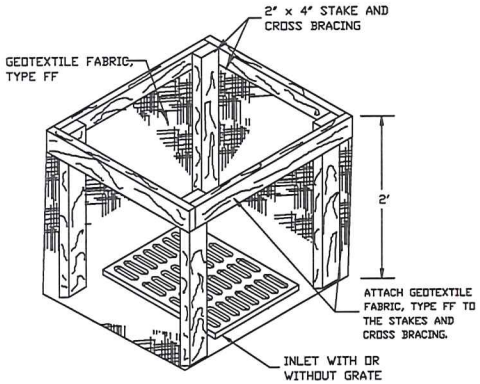
Auth-Consulting/associates
SBE Land Surveying a division of A+A

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

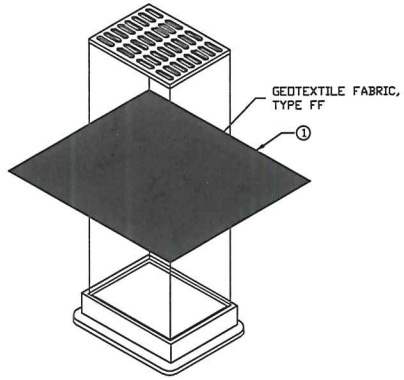
DETAILS

SHEET NO.
C8.2

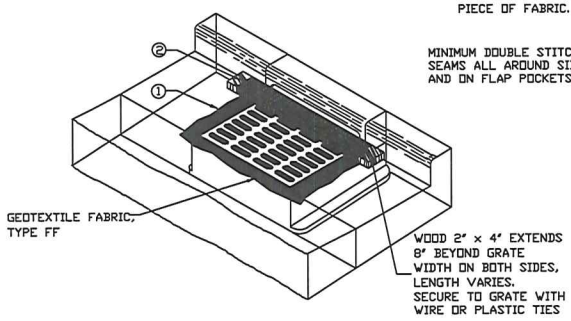




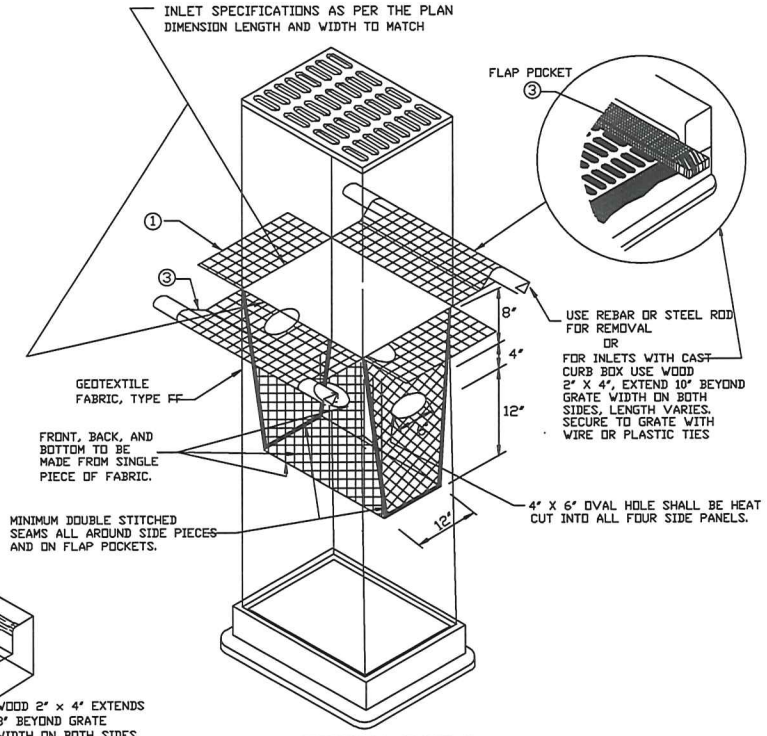
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

GENERAL NOTES

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

① FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INSTALLATION NOTES

TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D

DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

REVISION DESCRIPTION:	NAME:	DATE:
RELEASED FOR BIDDING	MDH	8/01/17
REVISED PER CITY COMMENTS	MDH	7/27/17
RELEASED FOR CITY SUBMITTAL	MDH	07/06/17

DRAWING PHASE: OWNER REVIEW / AGENCY REVIEW / X BID DOCUMENT / FOR CONSTRUCTION / AS-BUILT DOCUMENT

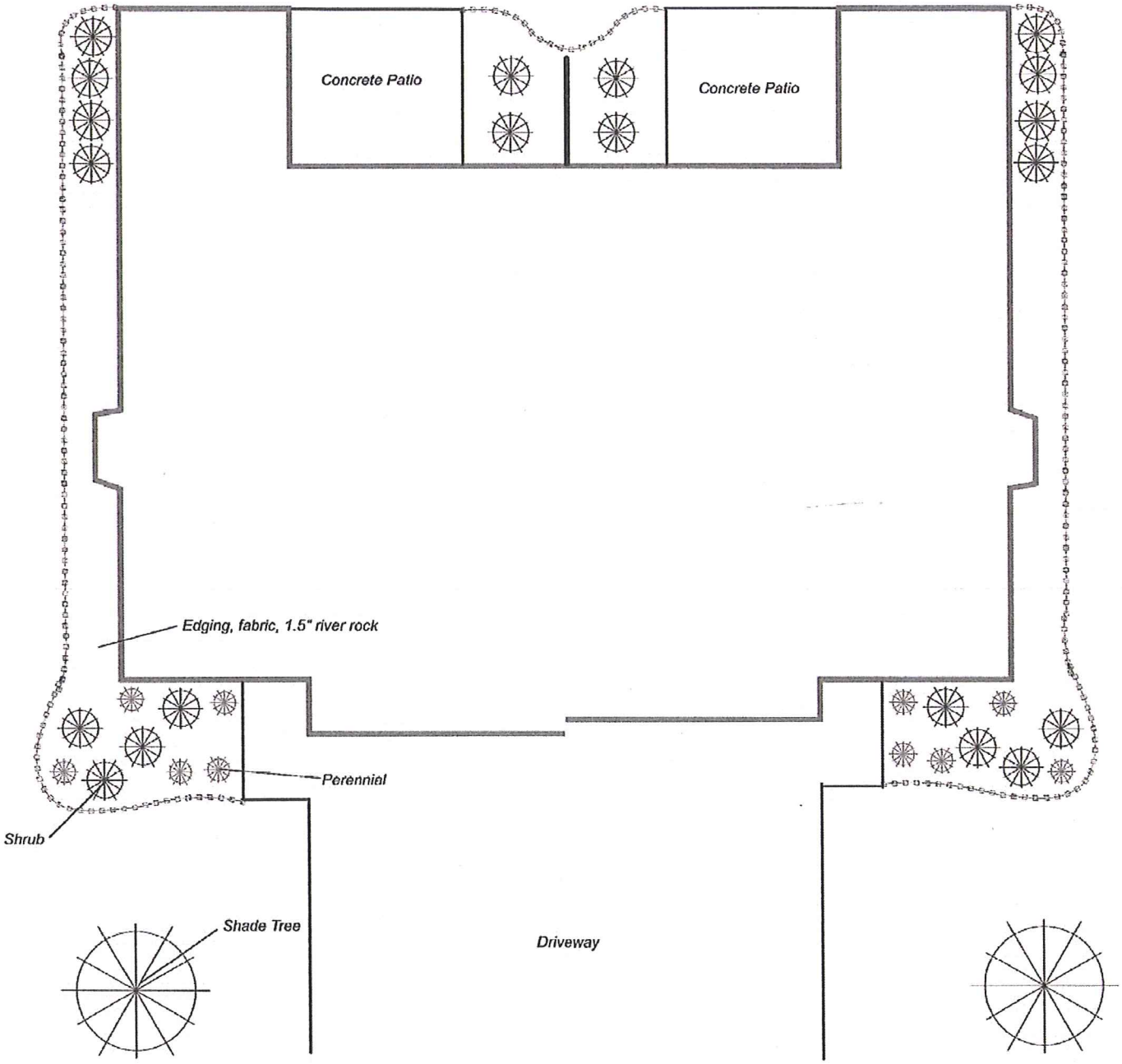
DRAWN BY: DCK
CHECKED BY: MDH
DATE: 06/05/17
DWG FILE: CLD-Details
REF FILE: 5008-033
JOB NUMBER: 5008-033

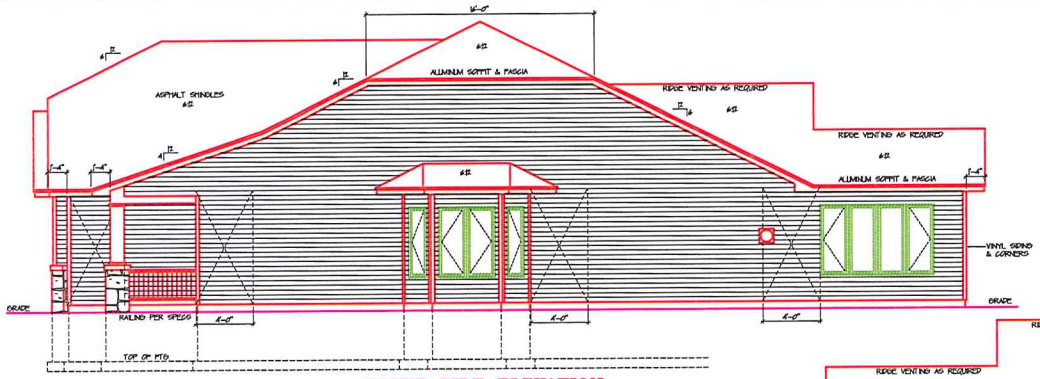
CORPORATE OFFICE
Auth-Consulting associates
5528 Local Surveying a division of A+A
BRANCH OFFICE
8500 Sheridan Road
Suite 110
Kenosha, WI 53143
Tel 262-694-8370
Fax 262-694-8377
authconsulting.com

PROJECT:
RICHMOND PRAIRIE CONDOS PHASE 3
DCCI LAND PLANNERS, INC.
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN

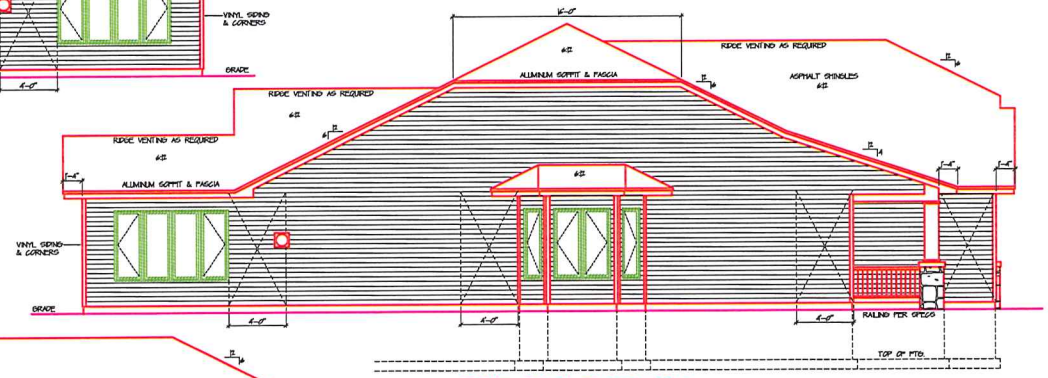
DETAILS

SHEET NO.
C8.3

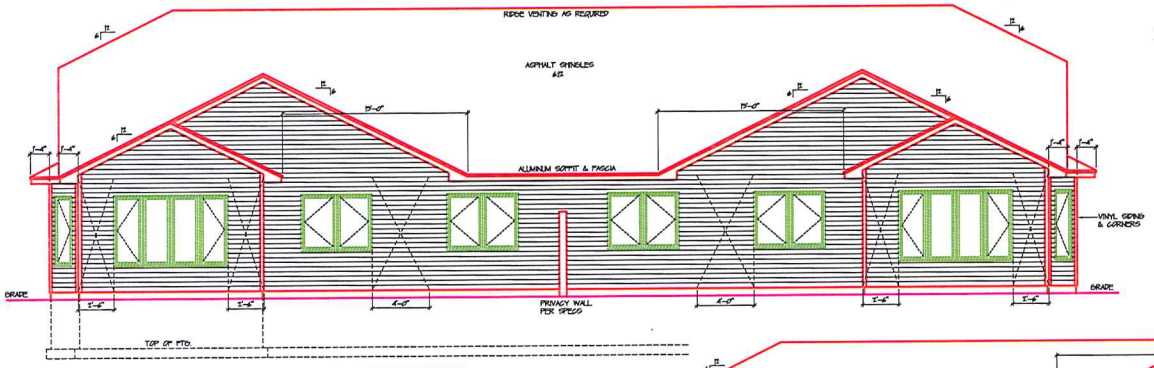

Concrete Patio
Concrete Patio
Edging, fabric, 1.5" river rock
Perennial
Shrub
Shade Tree
Driveway



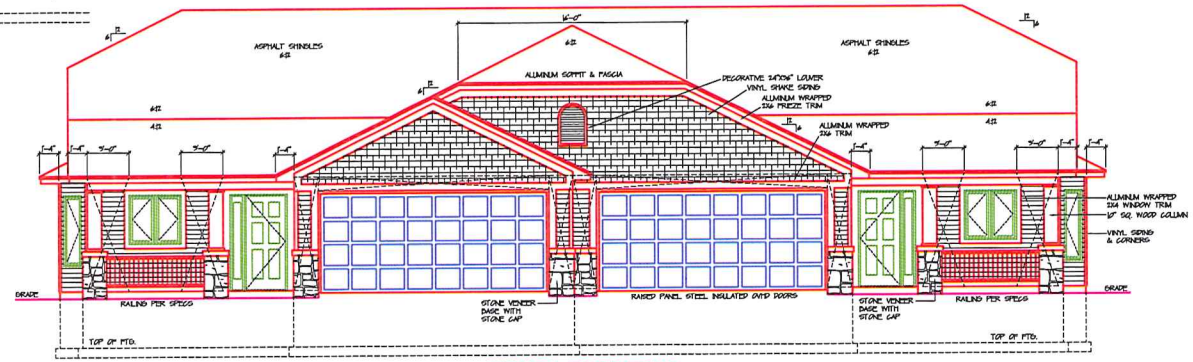
RIGHT SIDE ELEVATION
1/4"=1'-0"



LEFT SIDE ELEVATION
1/4"=1'-0"



REAR ELEVATION
1/4"=1'-0"



FRONT ELEVATION
1/4"=1'-0"

INDICATES SOLID BEARING IN FRAME CONSTRUCTION
I TRUSS MANUFACTURE TO SEE MEMBER PLACEMENTS AND BEAT SPACING OF ALL ROOF AND FLOOR TRUSSES FOR INDICATED DESIGN LOADS

AUTOCAD DRAFTING DONE BY:
DISTINCTIVE DESIGNS INC. OF MPLS.
14551 Judicial Road
Suite 103
Burnsville, Minnesota 55306
952-892-3555

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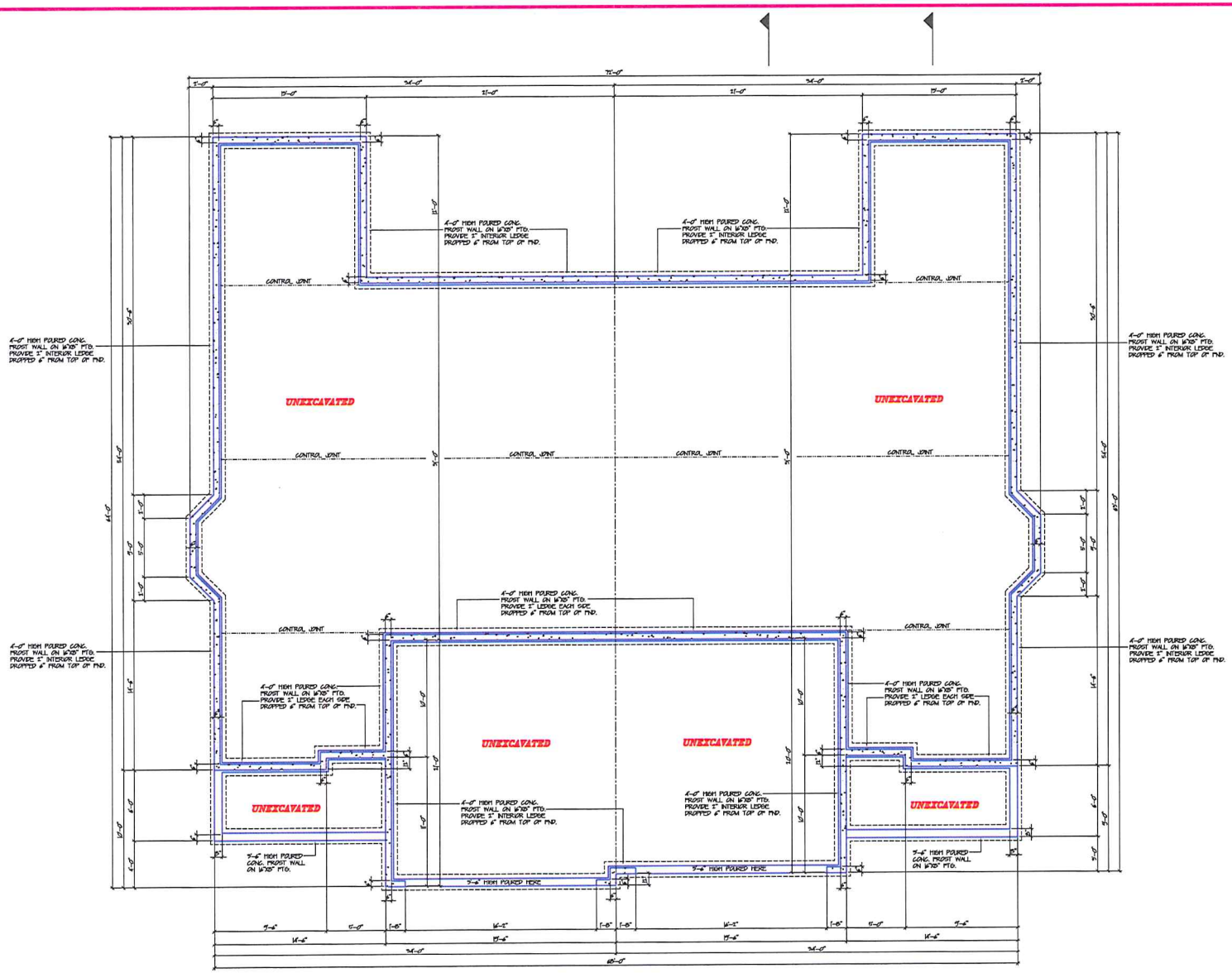
DERRICK HOMES 715-246-2320
RICHMOND PRAIRIE CONDOS-UNITS 50 & 51
NEW RICHMOND, WISCONSIN

ISSUE DATE: 05-05-17
REVISIONS:

JOB NUMBER: 72217
DRAWN BY: M. MORYN

SHEET#
1 OF 4



FOUNDATION PLAN
1/4"=1'-0"

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952-890-3065

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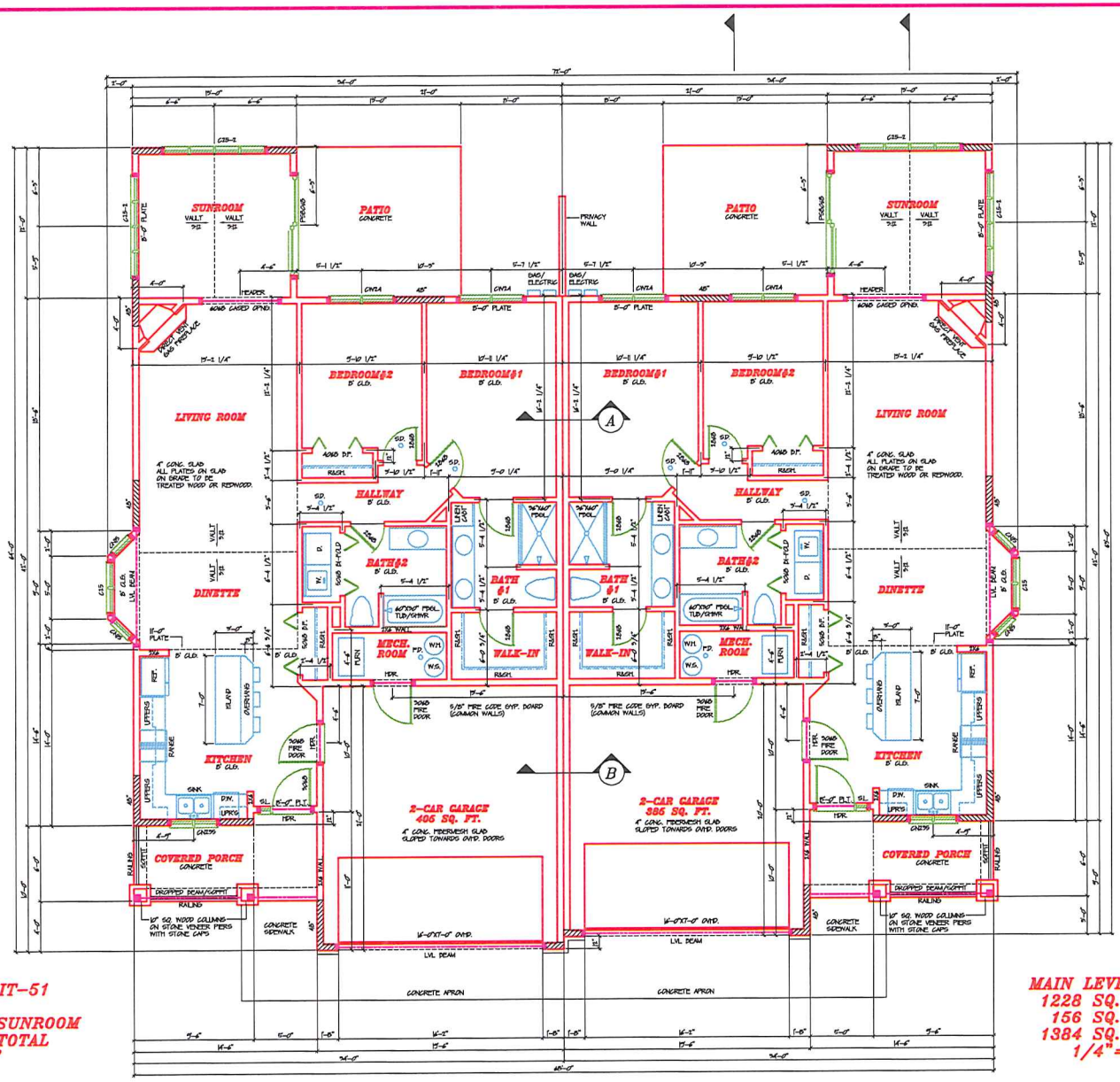
DERRICK HOMES 715-246-2320
RICHMOND PRAIRIE CONDOS-UNITS 50 & 51
NEW RICHMOND, WISCONSIN

ISSUE DATE: 05-05-17
REVISIONS:

JOB NUMBER: 72217
DRAWN BY: M. MORYN

SHEET#
2 OF 4



MAIN LEVEL UNIT-51
1228 SQ. FT.
156 SQ. FT. SUNROOM
1384 SQ. FT. TOTAL
1/4"=1'-0"

MAIN LEVEL UNIT-50
1228 SQ. FT.
156 SQ. FT. SUNROOM
1384 SQ. FT. TOTAL
1/4"=1'-0"

AUTOCAD DRAFTING DONE BY:
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Suite 103
Burnsville, Minnesota 55306
952-892-3066

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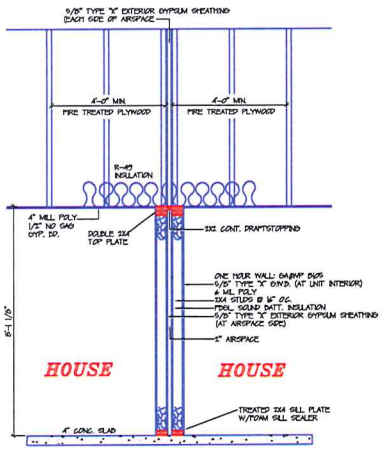
DOCKET SOLD BEARING IN FRAME CONSTRUCTION IS THE SAME AS THE LOCAL CODES, ACCESS AND SET BEING THE SAME AS THE LOCAL BUILDING CODES.

DERRICK HOMES 715-246-2320
RICHMOND PRAIRIE CONDOSUNITS 50 & 51
NEW RICHMOND, WISCONSIN

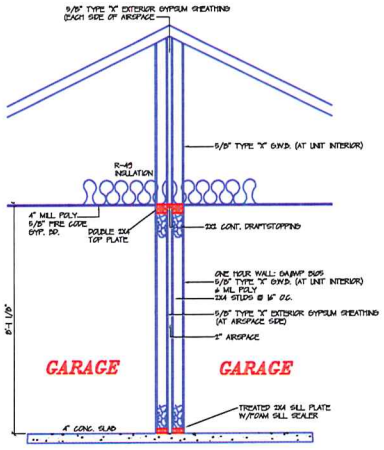
ISSUE DATE: 05-05-17
REVISIONS:

JOB NUMBER: 72217
DRAWN BY: M. MORYN

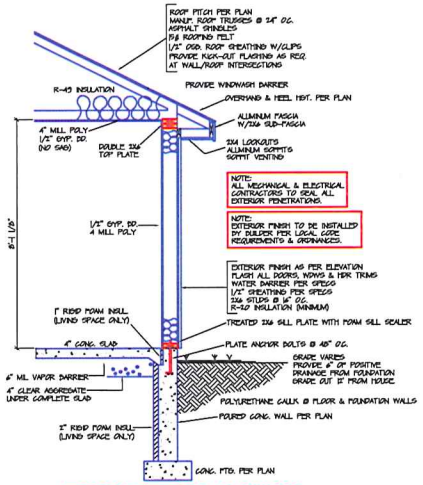
SHEET# 3 OF 4



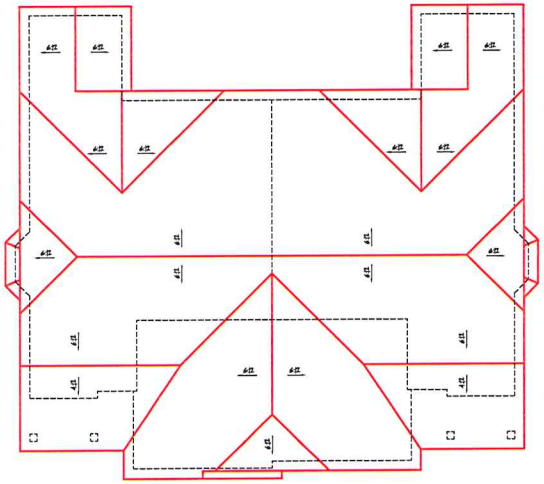
TYPICAL WALL SECTION–A
1/2"=1'-0"



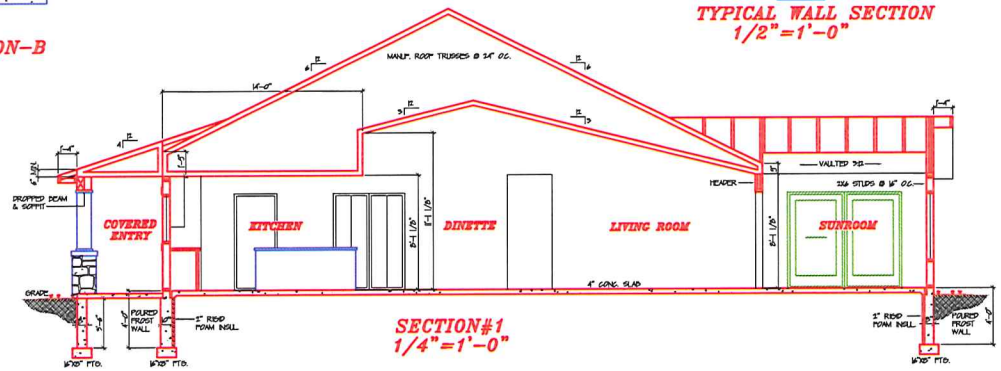
TYPICAL WALL SECTION–B
1/2"=1'-0"



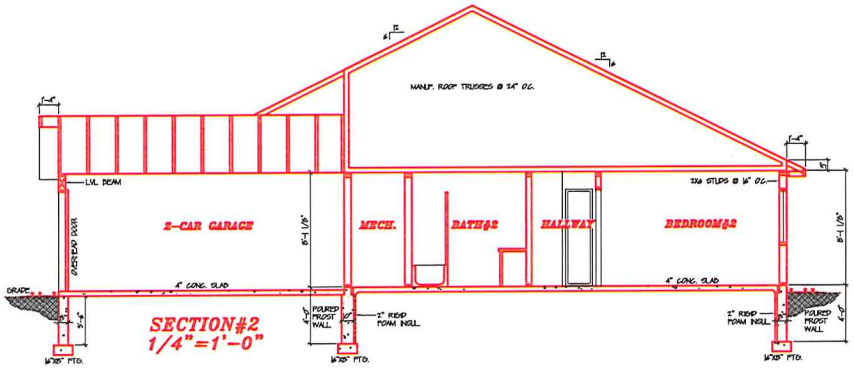
TYPICAL WALL SECTION
1/2"=1'-0"



ROOF PLAN
1/8"=1'-0"



SECTION#1
1/4"=1'-0"



SECTION#2
1/4"=1'-0"

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Suite 103
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ROOFS SOLD SEAMLESS & FRIEZE CONSTRUCTION
ALL ROOF AND FLOOR TRUSSES FOR PLACEMENT & BRACING OF ALL ROOF AND FLOOR TRUSSES PER PLACEMENT & BRACING PLANS

DERRICK HOMES 715-246-2320
RICHMOND PRAIRIE CONDOS-UNITS 50 & 51
NEW RICHMOND, WISCONSIN

ISSUE DATE: 05-05-17
REVISIONS:

JOB NUMBER: 72217
DRAWN BY: M. MORYN

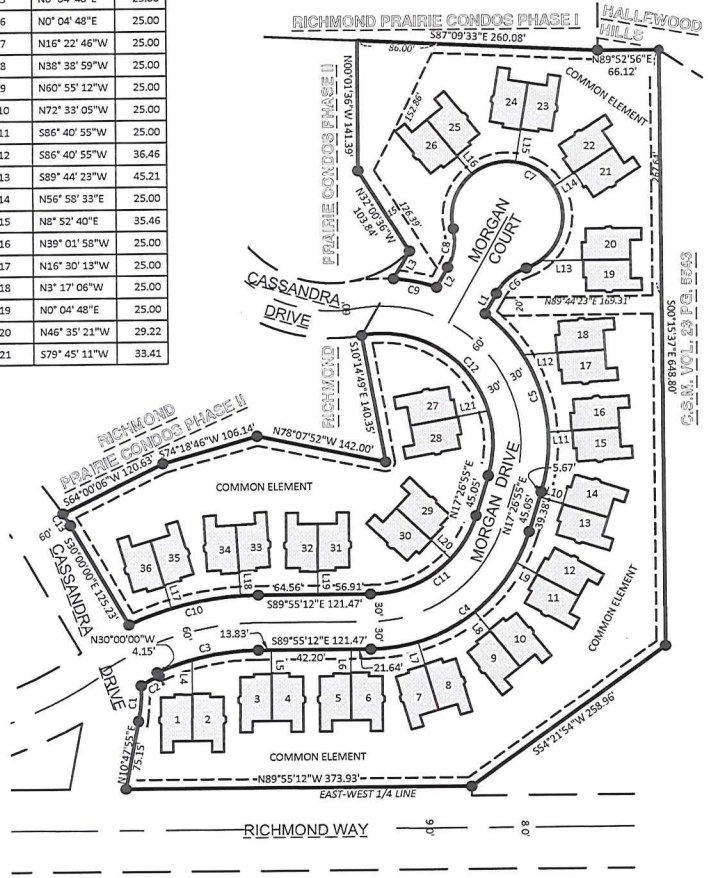
SHEET#
4 OF 4

RICHMOND PRAIRIE PRAIRIE CONDOS - PHASE 3

A CONDOMINIUM PLAT

CITY OF NEW RICHMOND, ST. CROIX COUNTY

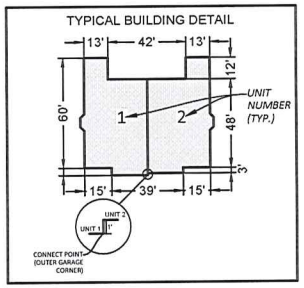
PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N29° 05' 03"E	25.15
L2	S29° 05' 03"W	25.15
L3	N29° 43' 31"E	34.98
L4	N0° 04' 48"E	36.40
L5	N0° 04' 48"E	25.00
L6	N0° 04' 48"E	25.00
L7	N16° 22' 46"W	25.00
L8	N38° 38' 59"W	25.00
L9	N60° 55' 12"W	25.00
L10	N72° 33' 05"W	25.00
L11	S86° 40' 55"W	25.00
L12	S86° 40' 55"W	36.46
L13	S89° 44' 23"W	45.21
L14	N56° 58' 33"E	25.00
L15	N8° 52' 40"E	35.46
L16	N39° 01' 58"W	25.00
L17	N16° 30' 13"W	25.00
L18	N3° 17' 06"W	25.00
L19	N0° 04' 48"E	25.00
L20	N46° 35' 21"W	29.22
L21	S79° 45' 11"W	33.41



NOTE: THE BUILDING LOCATION TIE LINE IS ESTABLISHED ON THE CENTER OF THE DIVIDING WALL OF THE TWINHOME STRUCTURE. BEARING AS SHOWN ON THE BUILDING LOCATION TIE LINE REFLECTS A PROJECTION OF THE SAME BEARING EXTENDING TO THE STREET & TO THE BACK OF THE BUILDING.

PARCEL CURVE DATA						
NUMBER	NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1		180.67'	12°19'08"	N4°38'21"E	38.77'	38.84'
C2		247.00'	5°05'19"	N61°25'37"E	21.93'	21.94'
C3		270.00'	24°01'58"	N78°03'49"E	112.42'	113.25'
	BEG. - L4	270.00'	8°31'44"	N70°18'42"E	40.15'	40.19'
	L4 - END	270.00'	15°30'14"	N82°19'41"E	72.84'	73.06'
C4		180.00'	72°37'53"	N53°45'51"E	213.20'	228.18'
	BEG. - L7	180.00'	16°27'34"	N81°51'01"E	51.53'	51.71'
	L7 - L8	180.00'	22°16'13"	N62°29'08"E	69.52'	69.96'
	L8 - L9	180.00'	22°16'13"	N40°12'55"E	69.52'	69.96'
	L9 - END	180.00'	11°37'54"	N23°15'52"E	36.48'	36.54'
C5		180.00'	68°46'13"	N16°56'12"W	203.31'	216.05'
	BEG. - L11	180.00'	20°45'59"	N7°03'55"E	64.88'	65.24'
	L11 - L12	180.00'	28°32'25"	N17°35'17"W	88.74'	89.66'
	L12 - END	180.00'	19°27'48"	N41°35'24"W	60.85'	61.15'
C6		60.00'	41°24'35"	N49°47'20"E	42.43'	43.36'
C7		60.00'	262°49'09"	N60°54'57"W	90.00'	275.22'
	BEG. - L13	60.00'	16°28'12"	N62°15'32"E	17.19'	17.25'
	L13 - L14	60.00'	87°02'53"	N10°29'59"E	82.64'	91.16'
	L14 - L15	60.00'	48°05'53"	N57°04'24"W	48.90'	50.37'
	L15 - L16	60.00'	47°54'39"	S74°55'21"W	48.72'	50.17'
	L16 - END	60.00'	63°17'33"	S19°19'15"W	62.96'	66.28'
C8		60.00'	41°24'35"	S8°22'46"W	42.43'	43.36'
C9		180.00'	15°07'15"	N78°04'13"W	47.37'	47.50'
C10		330.00'	25°08'07"	N77°30'44"E	143.61'	144.77'
	BEG. - L17	330.00'	8°33'07"	N9°13'14"E	49.21'	49.25'
	L17 - L18	330.00'	13°13'07"	N80°06'21"E	75.96'	76.13'
	L18 - END	330.00'	3°21'54"	N88°23'51"E	19.38'	19.38'
C11		120.00'	72°37'53"	N53°45'51"E	142.14'	152.12'
	BEG. - L20	120.00'	46°40'09"	N66°44'43"E	95.06'	97.74'
	L20 - END	120.00'	25°57'44"	N30°25'47"E	53.91'	54.38'
C12		120.00'	117°41'44"	N41°23'57"W	205.39'	246.50'
	BEG. - L21	120.00'	34°07'12"	N0°23'19"E	70.41'	71.46'
	L21 - END	120.00'	83°34'32"	N58°27'33"W	159.93'	175.04'
C13		280.00'	3°07'24"	S31°33'42"E	15.26'	15.26'

TYPICAL DIMENSIONS AND UNIT DESIGNATIONS FOR UNITS 1-36



N

LEGEND

- ● FOUND 1" OUTSIDE DIAMETER IRON PIPE
- - - - DRAINAGE AND UTILITY EASEMENT- 10' TYPICAL ALONG RIGHT OF WAY AND LOT PERIMETER, OR AS SHOWN

DESCRIPTION:
Lot 1 and Lot 2 of a Certified Survey Map recorded in Volume __ Page _____of said Maps as Document Number _____at the Register of Deeds Office, St. Croix County, Wisconsin. Containing 6.33 Acres.

I, TY R. DODGE, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE CONDOMINIUM DESCRIBED AND THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

PRELIMINARY

_____ _____
TY R. DODGE P.L.S. NO. 2484 DATE
AUTH CONSULTING AND ASSOCIATES
2920 ENLOE STREET SUITE 101
HUDSON WI 54016
authconsulting.com

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 31 July 2017

RE: New Richmond – Zoning Ordinance; Wall signs

TPC FILE: 164.01

BACKGROUND

During the site plan review application for Best Western Plus, City staff found that Table 11 of the Zoning Ordinance limits the location of wall signs within the Z3 District to not more than 25 feet above grade (effectively two stories). The height of the Best Western Plus building is to be three stories, which means that the wall signs would need to be mounted between the second and third floors. An amendment of Table 11 of the Zoning Ordinance has been initiated to remove the height limit(s) for wall signs. The amendment will be considered by the Plan Commission at a public hearing on 8 August 2017, and is also subject to City Council approval.

Exhibits:

- Table 11 of the Zoning Ordinance

ANALYSIS

Table 11 of the Zoning Ordinance establishes sign standards by zoning district and includes height limitations for the wall signs within the Z3 District, as well as Z6 and Z7 District. Building height is established for these three districts by Tables 6, 9, and 10 of the Zoning Ordinance. A comparison of the wall sign height limit and allowed building heights in these districts is shown below:

District	Max. Principal Building Height	Max. Wall Sign Height
Z3	4 stories	25ft.
Z6	4 stories	20ft.
Z7	4 stories	25ft.

Table 11 includes a restriction that wall signs may not exceed the height of the building in all zoning districts. Table 11 also establishes a separate allowance for roof signs (i.e., signs mounted on the roof above the wall). As such, the height restriction within the specific zoning district is not necessary. Furthermore, the height restriction below that of the maximum building height may reduce the effectiveness of the wall signage visibility for business identification purposes. City staff has drafted an ordinance amending Table 11 of the Zoning Ordinance to remove the height limits for wall signs listed specifically within the Z3, Z6, and Z7 Districts.

RECOMMENDATION

City staff recommends approval of an ordinance amending Table 11 of the Zoning Ordinance removing height limits for wall signs. Such regulation is not necessary in consideration of other provisions of the Zoning Ordinance and does not allow for effective use of wall signs for business identification purposes.

POSSIBLE ACTIONS

A. Motion to recommend City Council **approval** of an Ordinance amending Table 11 of the Zoning Ordinance removing height limits for wall signs as presented.

B. Motion to **table**.

c. Michael Darrow, City Administrator
Sarah Skinner, Building Inspector/Zoning Administrator

ORDINANCE #496

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

Section 1. Table 11 within Section 121-44 of the City Code is hereby amended to delete the limits on wall height within the Z3 District, Z6 District, and Z7 District within the following cells:

1. Row 2 / Column 4 (Z3 District)
2. Row 2 / Column 7 (Z6 District)
3. Row 2 / Column 8 (Z7 District)

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

Passed and approved: August 14, 2017

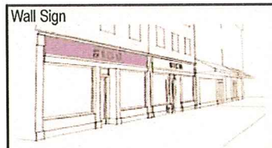
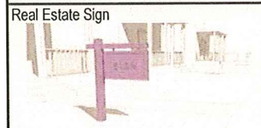
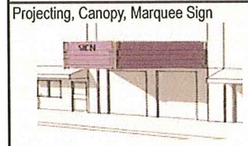
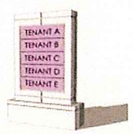
Published and effective: August 24, 2017

CITY OF NEW RICHMOND

By:_____
Fred Horne, Mayor

ATTEST:_____
Tanya Batchelor, City Clerk

TABLE 11. SIGNS STANDARDS BY DISTRICT

	Z1	Z2	Z3	Z4	Z5	Z6	Z7	STANDARDS FOR ALL DISTRICTS
Wall Sign 		A Area. 36 sf Number. 1 per business	A Area. 8 sf for each lineal ft of building wall, max. 400 sf per sign Height. max. 25 ft Number. 3 per business per wall, including projecting and canopy signs	A Area. 36 sf Number. 1 per business	A Area. 36 sf Number. 1 per business	A Area. 4 sf for each lineal ft of building wall, max. 200 sf per sign Height. max. 20 ft Number. 3 per business per wall	A Area. 4 sf for each lineal ft of building wall, max. 300 sf per sign Height. max. 25 ft Number. 1 per business	Height. No higher than building Projection. max. 12 in.
Real Estate Sign 	X Area. max 6 sf	X Area. max 6 sf	X Area. max 32 sf	X Area. max 6 sf	X Area. max 6 sf	X Area. max 32 sf	X Area. max 32 sf	Quantity. 1 max. per lot Duration. 5 days after sale, rental or lease is accomplished
Projecting, Canopy, Marquee Sign 			A Area. 50 sf total area max. Height. 25 ft max. Number. 2 projecting signs per business per street frontage with 100 ft spacing between same business signage	A Area. 36 sf total area max. Height. 20 ft max. Number. 1 per business	A Area. 36 sf total area max. Height. 20 ft max. Number. 1 per business	A Area. 50 sf total area Height. 20 ft. max. Number. 2 per business per street frontage with 50 ft spacing between same business signage		Height. No higher than building Clearance. min. 8 ft Projection. 10 ft from building upon which it is attached, no encroachment over ROW. Canopy signs may not extend further than canopy.
Ground Sign 	C	A Area. 100 sf max., signs over 36 sf require DRC review Height. 25 ft max., signs over 8 ft require DRC review	A Area. 300 sf max. per sign Height. 35 ft max. Number. 2 ground signs per business per street frontage with 100 ft spacing between same business signage	A Area. 100 sf max., signs over 36 sf require DRC review Height. 25 ft max., signs over 8 ft require DRC review	A Area. 100 sf max., signs over 36 sf require DRC review Height. 25 ft max., signs over 8 ft require DRC review	A Area. 100 sf per sign max. Height. 25 ft max. Number. 2 per business per street frontage with 50 ft spacing between same business signage.	A Area. 300 sf per sign max. Height. 35 ft max. Number. 1 ground sign per street frontage with 100 ft spacing between same business signage	Height. max. 35 ft, top of sign to grade Clearance. min. 10 ft if closer than 30 ft to ROW or 2.5 ft. in height; min. 14.5 ft if sign projects over vehicular traffic
Roof Sign			SP Area. 250 sf total area max. Number. 1 per building			SP Area. 100 sf max. total area Number. 1 per building		Height. max. 18 ft above highest point of roof, and building height plus sign shall not exceed max building height for district. Clearance. min. 3 ft between sign and roof
Signs not requiring a permit	X	X	X	X	X	X	X	See Sec. 121-44, H for standards specific to sign type.
Shared Entrances						SP		
Special Signs	A	A	A	A	A	A	A	See Sec. 121-44, I
Construction	A	A	A	A	A	A	A	See Sec. 121-44, J
Electric	A	A	A	A	A	A	A	See Sec. 121-44, K
Off-Premises Signs			C					See Sec. 121-32

The City shall require a comprehensive sign plan with any development more than 1 lot.

X = Allowed by right, no permit required. **A** = Permitted subject to submittal of a Building Permit, as described in 121-30. **SP** = Permitted subject to submittal of a Site Plan Application as described in 121-31. **C** = Conditional subject to submittal of Conditional Use Permit Application as described in 121-32.

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 3 August 2017

RE: New Richmond – Zoning Ordinance; Curb

TPC FILE: 164.01

BACKGROUND

City staff has initiated discussion of the requirement within Section 121-52.A.5.f of the Zoning Ordinance for installation of 6-inch, concrete curb at the perimeter of all off-street parking areas. This issue has been raised by several builders/developers as one of the requirements for new commercial developments. City staff has also had to address this requirement with the expansion of a parking area for an existing business within the New Richmond Business and Technical Park, where the existing parking area does not have curb and gutter. A public hearing has been noticed for the Plan Commission on 8 August 2017 for City officials to provide direction as to the appropriate policy regarding use of curbing and to consider possible amendments to the Zoning Ordinance.

Exhibits:

- Survey of requirements from surrounding cities
- Alternative Options

ANALYSIS

Current Requirement. Section 121-52.A.5.F of the Zoning Ordinance reads as follows:

> *f. Curbs. A 6-inch high, poured-in-place concrete curb shall be provided round the periphery of all parking lots and internal access roads, except where [the] Director of Public Works determines that a curb would impede the drainage plan.*

The requirement in the Zoning Ordinance requires use of curb for all off-street parking areas. This requirement would also apply to expansion of an existing parking lot that does not currently have curb. City staff has found the current language allowing an exception to curb for impeding the drainage plan too general as there is almost no circumstance where stormwater drainage cannot be accommodated by the design of the curb for a specific development. This exception is also problematic in terms ofconsistent application. Section 121-55.H of the Zoning Ordinance additionally requires use of internal landscape islands for freestanding parking stalls:

H. Internal parking lot landscaping.

1. *Parking bays over 10 spaces in length shall be subdivided by intermediate landscape islands. Landscape islands shall provide at least one parking space width of landscape area. Double parking bays shall terminate with a planting area of a minimum of a double parking space of landscape area.*

2. *A minimum of one deciduous shade tree or 2 ornamental trees, salt tolerant low shrubs and/or perennial grasses or flowers shall be planted in each island. Where possible, planting islands should be depressed and surrounded by flat ribbon curbs to facilitate storm water infiltration.*

Rationale. The requirement for concrete curb within the Zoning Ordinance is based on best management practices for stormwater. Concrete curb is used to direct stormwater runoff into the stormwater system to prevent contaminants from flowing directly onto yards, but to storm water basins that provide for water treatment. Stormwater basins store water to allow contaminants to settle before water is discharged downstream or infiltrated into the ground. Stormwater basins also control the rate that stormwater runoff leaves a development site so as not to cause flooding of downstream properties.

Concrete curb also serves a secondary role in site functionality and aesthetics. Concrete curb is used as a barrier to define parking areas and drive aisles to keep vehicles from leaving the pavement. In this manner, curb serves as a traffic control device within the parking area to provide for efficient traffic movement and avoid congestion that may affect public streets. Keeping vehicles on the pavement improves the transition from turf to pavement and provides protection for adjacent landscaping. The curbing also protects the edge of a bituminous surface from breaking off

Issue. The issues being raised with the requirement for concrete curb are the additional cost at the time of construction and the obstruction of snow plowing equipment when in place.

Surrounding Communities. City staff surveyed curb requirements from cities in the area surrounding New Richmond summarized below. The specific regulations of each community are also attached for reference.

City	Curb/Barrier Required		Notes
	C	I	
Stillwater	Yes	Yes	Curb only
Oak Park Heights	Yes	Yes	Curb only
Hudson	Yes	Yes	Curb only
Somerset	Yes	Yes	Curb or barriers
River Falls	Yes	Yes	8" barriers, or 6" curb
Roberts	Yes	Yes	Curb or barriers
Baldwin	Yes	Yes	Curb or barriers

Alternatives. City staff has outlined preliminary options for the Plan Commission to consider in discussing this issue, which are attached to this memorandum.

RECOMMENDATION

City staff is presenting this item for discussion by the Plan Commission and direction as to possible amendments to the existing requirements of the Zoning Ordinance.

POSSIBLE ACTIONS

A. Motion to recommend City Council **approval** of an Ordinance amending the Zoning Ordinance regarding curb to implement [INSERT ALTERNATIVE].

B. Motion to **table**.

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

Oak Park Heights Sec. 401.15.F.4.h(17)

[34]17) Curbing and Landscaping. Except for single and two-family dwellings, all open, off-street parking shall have a continuous concrete perimeter curb barrier around the entire parking lot; said curb barrier shall not be closer than ten (10) feet to any lot line or right of way line. Grass plantings and landscaping shall be provided in all areas bordering the parking area.

Stillwater Sec. 31-510, Subd. 1.(f)(5)

(5) *Curbing.* All commercial, industrial or multifamily residential parking lots with five or more spaces shall have continuous concrete curbing around the entire parking lot.

Hudson Sec. 255-48.E(6) and (7)

(6) Curbing. All open off-street parking areas designed to have parking along the property line shall provide a permanent bumper curb not less than five feet from the side property line.

(7) Planting islands. For each additional 6,000 square feet of outside parking area after the first 12,000 square feet, one planting island of 200 square feet shall be installed within the interior of the parking surface. All planting islands shall have six-inch concrete curbs and a landscaped interior of rock, grass, wood chips or plant materials. Planting islands may be combined, but no single planting island shall be greater than 800 square feet.

River Falls Sec. 18.08.040.C, E, H, and 18.08.060.C

C. Street Curbing and Sidewalks. Required along all street frontages adjacent to a drive-in business. Also along street frontages of off-street parking facilities where determined necessary in the public interest. Established grades of sidewalks and gutters must be maintained.

E. Barriers, Wheel Stops, Interior Curbing. All off-street parking facilities shall provide proper barriers, wheel stops or curbing to prevent encroachment onto adjacent public or private property and to protect existing or proposed structures. Monolithic curbing shall be a minimum of six inches high; precast concrete wheel stops shall be a minimum of eight inches high.

H. Lot Surfacing. All driveways, off-street parking facilities and drive-in business lots shall be surfaced with Portland cement concrete, bituminous concrete or bituminous road mix, so as to provide a hard, durable, dustless surface. Unless impracticable and waived in writing by the city engineer, all such facilities shall be graded and drained to a point or points within the limits of the private lot such that no runoff shall exit the driveway into the public street, except that driveways for single-family and duplex dwelling units may drain to the public street. Further, such facilities shall be constructed with storm sewer catchment devices and pipes connecting to the city storm sewer system that are of sufficient size to accommodate the runoff from a ten (10) year design storm. French drain catch basins or vegetated retention basins may be permitted by the city engineer if city storm sewer is not reasonably available. All drain covers and grates installed for on-site storm sewer facilities shall be of a type that are nonhazardous to bicyclists and other two wheel vehicles. Surfacing shall be completed within one year of completion or occupancy of the principal structure unless a written extension is granted by the community development director.

C. Screening. All open off-street automobile parking areas, either newly constructed or redesigned and rebuilt subsequent to the effective date of this chapter containing two or more rows of parking stalls and an area of ten thousand (10,000) square feet or more shall provide and maintain canopy-type shade trees along with other forms of vegetation hardy in this region in tree islands and planting buffer strips totaling not less than three percent of the surfaced parking area. Each tree island or planting strip shall be not less than fifty (50) square feet in area. The size, type and location of the islands and planting strips and the plant material shall be indicated on the plans required by subsection B of this section.

Roberts Sec. 70-191(3)

(3) *Surfacing; drainage; design and improvements; landscaping.* All open off-street parking areas except parking spaces accessory to single-family and two-family dwellings shall be surfaced with a bituminous or concrete pavement in accordance with the village standards and specifications within 15 months from the date of occupancy of the building or premises. Such parking areas shall be graded so as to dispose of all surface waters and no significant surface waters shall be allowed to drain across public sidewalks or unto adjacent property. Such parking areas shall be arranged and marked to provide for orderly and safe parking and storage of vehicles, and shall be improved with curbs, wheel stops, or bumper guards to prevent encroachment into adjacent lots or public ways. All public off-street parking areas which are created or redesigned and rebuilt subsequent to the adoption of the ordinance from which this section is derived shall be provided with accessory landscape areas totaling not less than five percent of the surfaced parking area. Except in the B-3 District minimum size of each landscape area shall be no less than 75 square feet. Each such parking area shall be bounded by a greenbelt of at least ten feet in width between the parking area and all property boundaries. The location of landscape areas and plant materials and the protection afforded the plantings, including curbing and provision for maintenance, shall be subject to approval by the plan commission. All plans for such proposed parking areas shall include a topographic survey showing the grade and location of improvements. Existing trees, shrubs, and other natural vegetation in the parking area may be included in the required minimum landscape area.

Baldwin 635-47.B and F

B. Design standards. Each required off-street parking space shall have a minimum size of 198 square feet total. The stall width shall be a minimum of nine feet or the stall length shall be a minimum of 22 feet; however, both minimums cannot be used in order to meet the square footage requirement. Such space shall have a vertical clearance of at least 6 1/2 feet. Minimum width of aisles providing access to stalls for one-way traffic shall be as follows: aisles shall be not less than 26 feet wide for ninety-degree parking, 16 feet wide for sixty-degree parking, 12 feet wide for forty-five-degree parking (angle shall be measured between center line of parking space and center line of aisle), 23 feet wide for seventy-five-degree parking, and 12 feet wide for parallel parking. For parallel parking, the minimum length of the parking space shall be increased to 23 feet. No parking area of more than two spaces shall be designed as to require any vehicle to back into a public street. Any parking area of more than five spaces shall be sufficiently screened in the form of a solid fence or shrubbery to protect adjacent residential uses. Large expanses of unchanneled parking areas shall be avoided by interior landscaping and safety islands.
[Amended 2-6-2013; 3-13-2013]

F. Curbs or barriers. Curbs or barriers shall be installed a minimum of four feet from a property line so as to prevent the parked vehicles from extending over any lot lines.

ZONING ORDINANCE CURB REQUIREMENT ALTERNATIVES (Section 121-52.A.5.f and Section 121-55.H)

Option	Language	Pros	Cons
No change	A 6-inch high, poured-in-place concrete curb shall be provided round the periphery of all parking lots and internal access roads, except where [the] Director of Public Works determines that a curb would impede the drainage plan.	Manages stormwater Directs parking/traffic Protects landscaping/pavement	Cost Snow plowing Impractical exception
Add exceptions	A 6-inch high, poured-in-place concrete curb shall be provided round the periphery of all parking lots and internal access drives, except as provided for below: a. No concrete curb shall be required for expansion of an existing parking lot or internal access drives constructed prior to January 1, 2015 without periphery concrete curb. b. Use of ribbon concrete curb shall be allowed where needed to allow for storm water drainage to basins or structures. c. Outdoor sales areas as allowed by Section 121-48.A of the Zoning Ordinance shall not require curb as provided for by this Section.	Manages stormwater Directs parking/traffic Protects landscaping/pavement Specific exemptions	Cost Snow plowing
Curb or barriers	A 6-inch high, poured-in-place concrete curb or 8-inch high concrete barrier shall be provided round the periphery of all parking lots and internal access drives.	Cost Directs parking (only) Protects landscaping/pavement	No stormwater management Moveable Maintenance Snow plowing
Repeal	~~A 6-inch high, poured-in-place concrete curb shall be provided round the periphery of all parking lots and internal access roads, except where [the] Director of Public Works determines that a curb would impede the drainage plan.~~	Cost Snow plowing	No stormwater management No parking/traffic control No protection for landscaping No protection for pavement edge
Internal Curb Islands	• No change • Add exceptions • Curb or barriers • Repeal	Same as corresponding perimeter curb options.	

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 1 August 2017

RE: New Richmond – Dionisopoulos Annexation

TPC FILE: 164.01

BACKGROUND

Jeff and Ari Dionisopoulos have submitted a petition to annex their property located at 1642 140th Street within Richmond Township to the City. The property is located southwest of East Richmond Way and 140th Street. Annexation petitions are subject to review by the Plan Commission and approval of the City Council. A public hearing to consider the annexation petition has been noticed for the Plan Commission meeting on 8 August 2017.

Exhibits:

- Site Location Map
- Petition for Annexation

ANALYSIS

Existing Use. The property is 5.63 acres in area and developed with a single family dwelling and two detached accessory buildings.

Comprehensive Plan. The Comprehensive Plan guides the subject site for future low density residential uses with availability of sanitary sewer and water utilities. The existing use of the property is an appropriate interim use until such time as the property may be further subdivided and developed in accordance with the future land use plan. The annexation of the property provides for future orderly growth of planned urban uses consistent with the Comprehensive Plan.

Zoning. Annexation of the parcel is to occur by adoption of an ordinance by the City Council. The annexation will be effective upon the date after the annexation ordinance is published. The annexation ordinance will be recorded with the Secretary of State and St. Croix County

Recorder. Section 121-36.G of the Zoning Ordinance states that properties annexed to the City are designated as Z1 District, unless otherwise approved by the City Council. The property owner has requested the property be zoned Z2 District. The existing single family home is a permitted use within the Z2 District. The property will be further subject to applicable performance standards and lot requirements applicable within the Z2 District. Any condition upon the property that does not comply with the requirements of the Zoning Ordinance would be allowed to continue as a legal non-conforming use as provided for by Chapter 121, Article IV of the Zoning Ordinance. Designation of the property as Z2 District is consistent with the established zoning for properties within the City adjacent to the subject site and consistent with the future land use plan map of the Comprehensive Plan.

Surrounding Uses. The table below describes the existing and planned uses surrounding the subject site. The subject site is contiguous to existing properties within the City to the north and south. Annexation of the subject site will allow for a logical long-term expansion of urban development within the City as guided by the Comprehensive Plan.

Direction	Jurisdiction	Land Use Plan	Zoning Map	Existing Use
North	Town	LD Residential	NA	Undeveloped
East	Town	LD Residential	NA	Rural residential
South	City Town	LD Residential	Z1 District NA	Regional stormwater basin Undeveloped
West	City	LD Residential	Z2 District	Faith Community Church

RECOMMENDATION

The petition for annexation of the Dionisopoulos property is consistent with the City's Comprehensive Plan. City staff recommends approval of an ordinance annexing the property within Richmond Township.

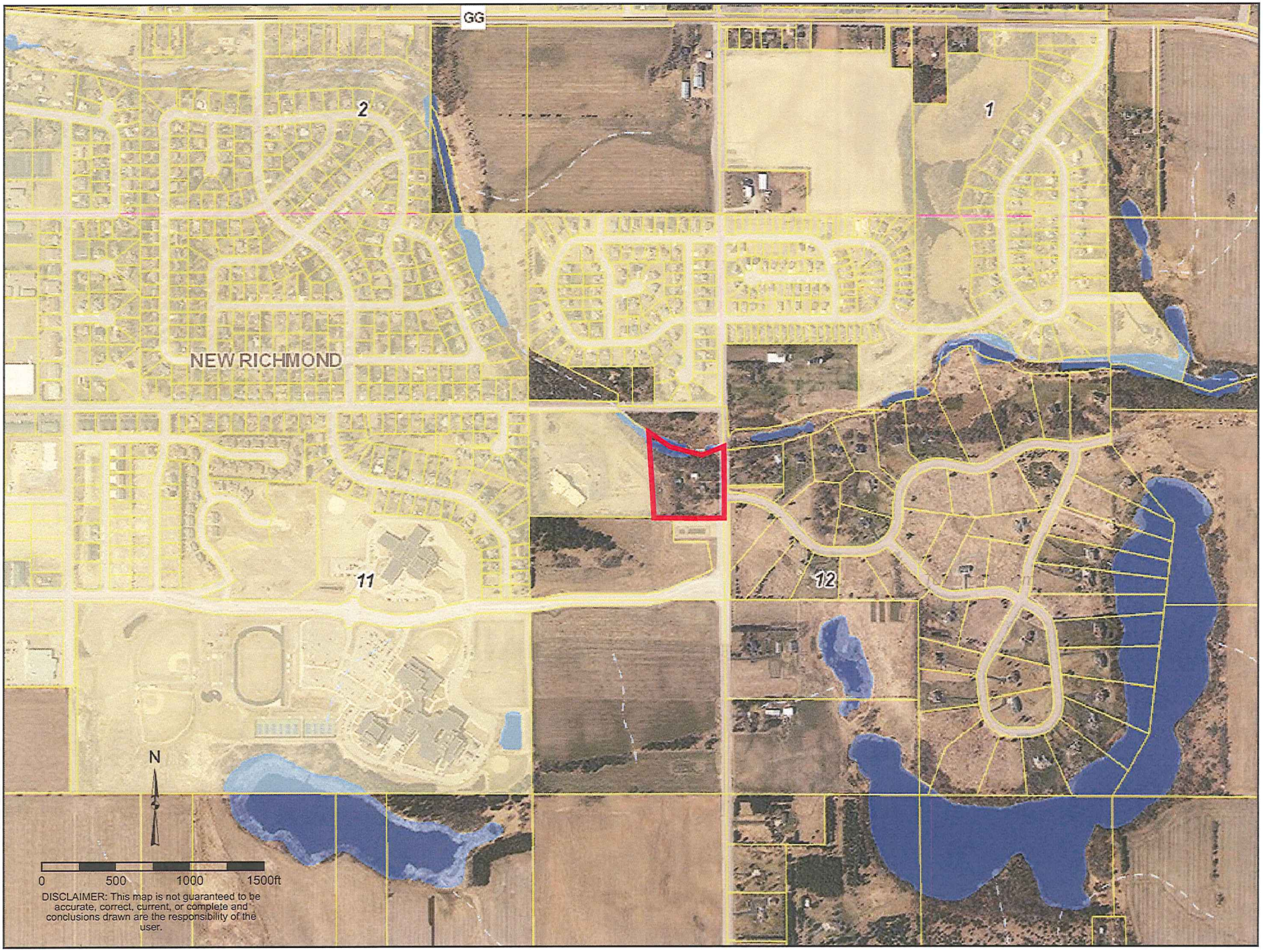
POSSIBLE ACTION

A. Motion to recommend City Council **approval** of an ordinance annexing property owned by Jeff and Ari Dionisopoulos to the City of New Richmond and designating the property as being within the Z2 District.

B. Motion to recommend the City Council **deny** the annexation petition based on a finding that such action is not consistent with the policies of the Comprehensive Plan.

C. Motion to **table**.

c. Michael Darrow, City Administrator
Nick Vivian, City Attorney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2
1
NEW RICHMOND
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1000
1500ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

PETITION FOR ANNEXATION

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 Richmond, 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	Tax ID Number
1 Jeff/Ari Dionisopoulos	7/11/2017	Jeff Dionisopoulos	026-1034-70-000

1642 140th St, NR

ADDITIONAL INFORMATION NEEDED

Approximate Value: Land $48100 Improvements $84600

Tax ID 026-1034-70-000 Annual Town Property Taxes $ 2002.93

Number of Electors 0

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

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

Nature of land use adjacent to this property:

In the City? New Richmond

In the Town? Richmond

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.

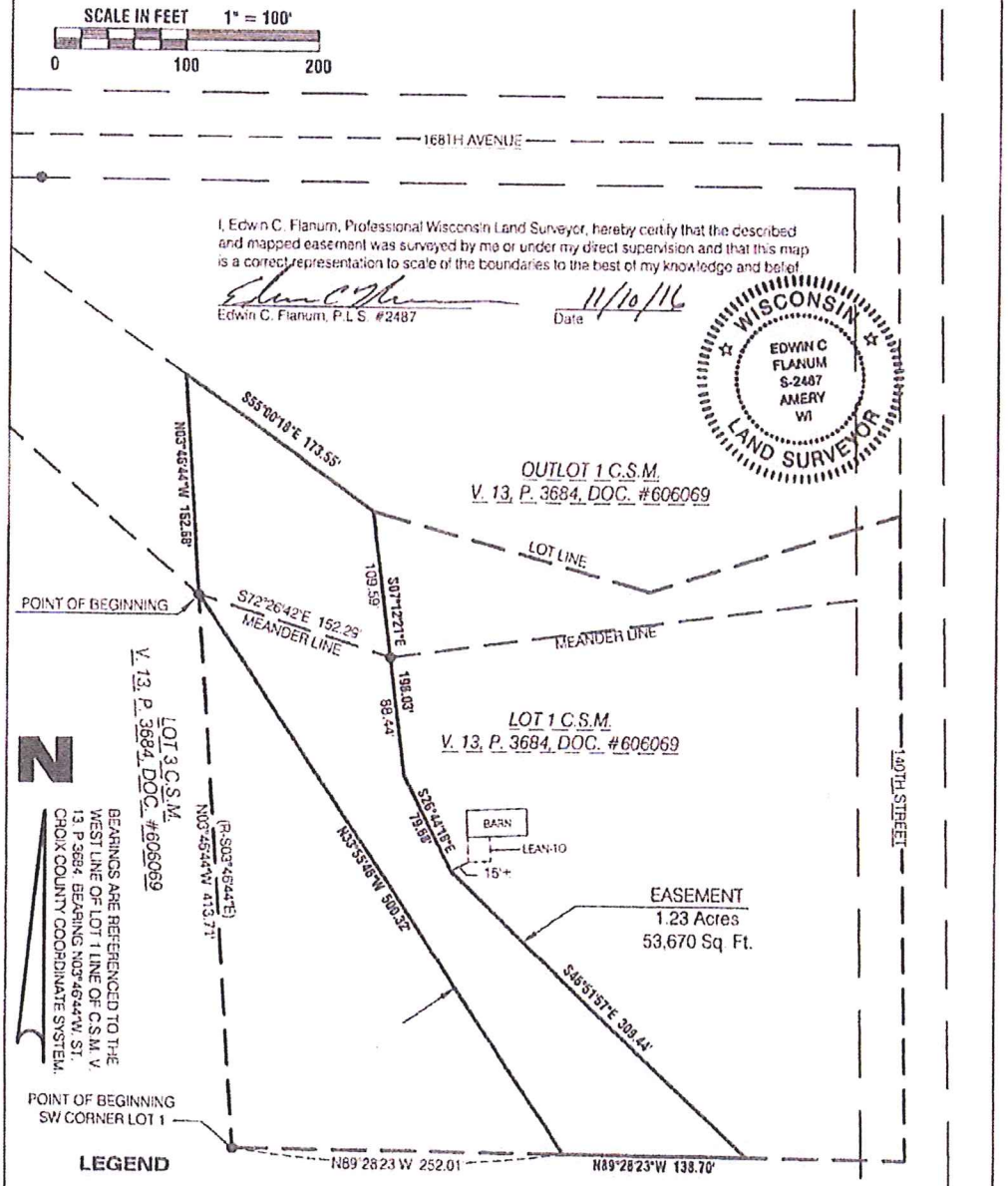
Plan Commission will make a recommendation to the Common Council. Then the Common Council will make the final decision at the next Council meeting.

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

Check to Department of Administration for $0_____

MAP OF SURVEY

LOCATED IN PART OF THE SE1/4 OF THE NE1/4 OF SECTION 11, T30N, R18W, TOWN OF RICHMOND ST. CROIX COUNTY, WISCONSIN; BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 13, PG. 3684, DOC. #606069.



LEGEND

- ● 1" O.D. IRON PIPE FOUND
- (R-xxxx) PREVIOUSLY RECORDED DATA

EASEMENT DESCRIPTION

Easement located in part of the SE1/4 of the NE1/4 of Section 11, T30N, R18W, Town of Richmond, St. Croix County, Wisconsin, being part of Lot 1 of Certified Survey Map recorded in Volume 13, Page 3684, Document Number 606069, described as follows:

Commencing at the SW corner of Lot 1 of Certified Survey Map recorded in Volume 13, Page 3684, Document Number 606069; thence N03°46'44"W, along the west line of said lot 1, 413.87 feet to the point of beginning; thence continuing N03°46'44"W, along said west line, 162.68 feet to the north line of said lot 1; thence S55°00'16"E, along said north line, 173.55 feet; thence S07°12'21"E 199.03 feet; thence S26°44'18"E 79.68 feet; thence S46°51'57"E 309.44 feet to the south line of said lot 1; thence N89°28'23"W, along said south line, 138.70 feet; thence N33°55'46"W 500.32 feet to the point of beginning. Described easement contains 1.23 acres (53,670 Sq. Ft.).

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

PH 715-268-2454
www.northlandsurveying.com

PREPARED FOR:
ECKBERG & LAMMERS ATTORNEYS AT LAW
ATT: BEN KLOCKE
1609 NORTHWESTERN AVENUE
STILLWATER, MN 55082

JOB NO	16-77
DRAWING:	MOS
DRAFTED BY	EDWIN FLANUM
DATE	10/11/16
REVISED	11/10/16

DIONISOPOULOS, JEFFREY D

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2016
TOWN OF RICHMOND
ST. CROIX COUNTY

JEFFREY D DIONISOPOULOS
KLOSSNER ARIANA
1642 140TH ST
NEW RICHMOND WI 54017

BILL NUMBER: 395447

IMPORTANT: · Correspondence should refer to parcel number.
· See reverse side for important information.
· Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

722180 651685 607935 1076/606 ACRES: 5.630
SEC 11, T 30 N, R 18 W
PLAT: 3684-CSM 13-3684 026-99
BLOCK/CONDO: LOT 1
SEC 11 T30N R18W PT SE NE BEING LOT 1 CSM
13/3684 5.630AC EZ-U-1216/433

Property Address: 1642 140TH ST

Parcel #: 026-1034-70-000
Alt. Parcel #: 11.30.18.154.155A

Assessed Value Land	Ass'd. Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Net Assessed Value Rate (Does NOT reflect credits)	0.016695861
48,100	84,600	132,700	0.8864		
Est. Fair Mkt. Land	**Est. Fair Mkt. Improvements**	**Total Est. Fair Mkt.**	☐ A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit	$ 277.68
54,300	95,400	149,700			

Taxing Jurisdiction	2015 Est. State Aids Allocated Tax Dist.	2016 Est. State Aids Allocated Tax Dist.	2015 Net Tax	2016 Net Tax	% Tax Change
STATE OF WISCONSIN			24.59	25.43	3.4%
ST. CROIX COUNTY	85,877	86,155	593.73	588.83	-0.8%
TOWN OF RICHMOND	173,744	173,726	171.18	171.35	0.1%
SCH DIST NEW RICHMOND	5,472,247	5,579,138	1,455.39	1,373.34	-5.6%
WITC	270,514	280,983	54.14	56.59	4.5%
Total	6,002,382	6,120,002	2,299.03	2,215.54	-3.6%
First Dollar Credit			77.58	73.81	-4.9%
Lottery & Gaming Credit			125.32	138.80	10.8%
Net Property Tax			2,096.13	2,002.93	-4.4%

Make Check Payable to:
ST CROIX CTY TREASURER
LAURIE A. NOBLE
1101 CARMICHAEL ROAD
HUDSON WI 54016
715-386-4645

Full Payment Due On or Before January 31, 2017
$2,002.93

Or First Installment Due On or Before January 31, 2017
$932.07

And Second Installment Payment Payable To
ST CROIX CTY TREASURER
LAURIE A. NOBLE
1101 CARMICHAEL ROAD
HUDSON WI 54016

And Second Installment Due On or Before July 31, 2017
$1,070.86

FOR TREASURERS USE ONLY
PAYMENT _____
BALANCE _____
DATE _____

Net Property Tax 2,002.93

TOTAL DUE FOR FULL PAYMENT
Pay By January 31, 2017
▶ $ 2,002.93

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.

PA-686/2 (R. 8-15)

PLEASE RETURN LOWER PORTION WITH REMITTANCE

ST CROIX CTY TREASURER
LAURIE A. NOBLE
1101 CARMICHAEL ROAD
HUDSON WI 54016

REAL ESTATE PROPERTY TAX BILL FOR 2016

Bill #: 395447
Parcel #: 026-1034-70-000
Alt. Parcel #: 11.30.18.154.155A

Total Due For Full Payment $2,002.93
Pay to County Treasurer By Jan 31, 2017

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to County Treasurer	Pay to County Treasurer
$932.07	$1,070.86
BY January 31, 2017	BY July 31, 2017

☐ Check For Billing Address Change.

JEFFREY D DIONISOPOULOS
KLOSSNER ARIANA
1642 140TH ST
NEW RICHMOND WI 54017

FOR TREASURERS USE ONLY
PAYMENT _____
BALANCE _____
DATE _____

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 1 August 2017

RE: New Richmond – Krumm Holdings LLC; Annexation

TPC FILE: 164.01

BACKGROUND

Krumm Holdings LLC has petitioned to annex two properties located within Stanton Township at 1422 and 1424 Highway 64. The properties are between Highway 64 and Noble Road, east of Highway 65. Annexation petitions are subject to review by the Plan Commission and approval of the City Council. A public hearing to consider the annexation petition has been noticed for the Plan Commission meeting on 8 August 2017.

Exhibits:

A. Site Location Map
B. Petition for Annexation

ANALYSIS

Existing Use. The west and east parcels are 0.31 acres and 0.604 acres in area each, respectively, or 0.914 acres in total area. The west parcel is developed with a single family dwelling used for residential purposes. The east parcel is developed with a single family dwelling to be used for office purposes.

Surrounding Uses. The table below summarizes existing and planned uses surrounding the properties to be annexed. The properties to be annexed are contiguous to existing properties within the City to the west, north, and east. Annexation of the subject site will allow for a

logical long-term expansion of urban development within the City as guided by the Comprehensive Plan.

Direction	Jurisdiction	Land Use Plan	Zoning Map	Existing Use
North	City	Commercial	Z3 District	Undeveloped
East	City	Commercial	Z3 District	Commercial/Auto
South	Town	LD Residential Commercial	NA	Rural residential Undeveloped
West	City Town	Commercial	Z3 District NA	Undeveloped Single family dwellings

Comprehensive Plan. The HWY 64/65 Corridor Land Use & Thoroughfares Plan guides the properties for future commercial uses with availability of sanitary sewer and water utilities. The existing uses of the properties are an appropriate interim use until such time as they may be redeveloped in accordance with the future land use plan. The annexation of the properties provides for future orderly growth of planned urban uses consistent with the Comprehensive Plan.

Zoning. Annexation of the properties is to occur by adoption of an ordinance by the City Council. The annexation will be effective upon the date after the annexation ordinance is published. The annexation ordinance will be recorded with the Secretary of State and St. Croix County Recorder. Section 121-36.G of the Zoning Ordinance states that properties annexed to the City are designated as Z1 District, unless otherwise approved by the City Council. The property owner has requested the properties be zoned Z3 District. The existing single family homes are permitted uses within the Z3 District. Office uses are also a permitted use within the Z3 District.

Use of the properties for commercial purposes will be subject to applicable performance standards and lot requirements applicable within the Z3 District. Any condition upon the property that does not currently comply at the time of annexation with the requirements of the Zoning Ordinance would be allowed to continue as a legal non-conforming use as provided for by Chapter 121, Article IV of the Zoning Ordinance. City staff has been working with the property owner in terms of improvements to the east parcel that would lessen the non-conforming condition of the property, such as the addition of off-street parking. Designation of the property as Z3 District is consistent with the established zoning for properties within the City adjacent to the subject site and consistent with the future land use plan map of the Comprehensive Plan.

RECOMMENDATION

The petition for annexation of the Krumm Holdings LLC properties is consistent with the Comprehensive Plan. City staff will continue to work with the property owner regarding improvements related to the commercial use as a means of reducing non-conforming conditions. City staff recommends approval of an ordinance annexing the properties within Stanton Township.

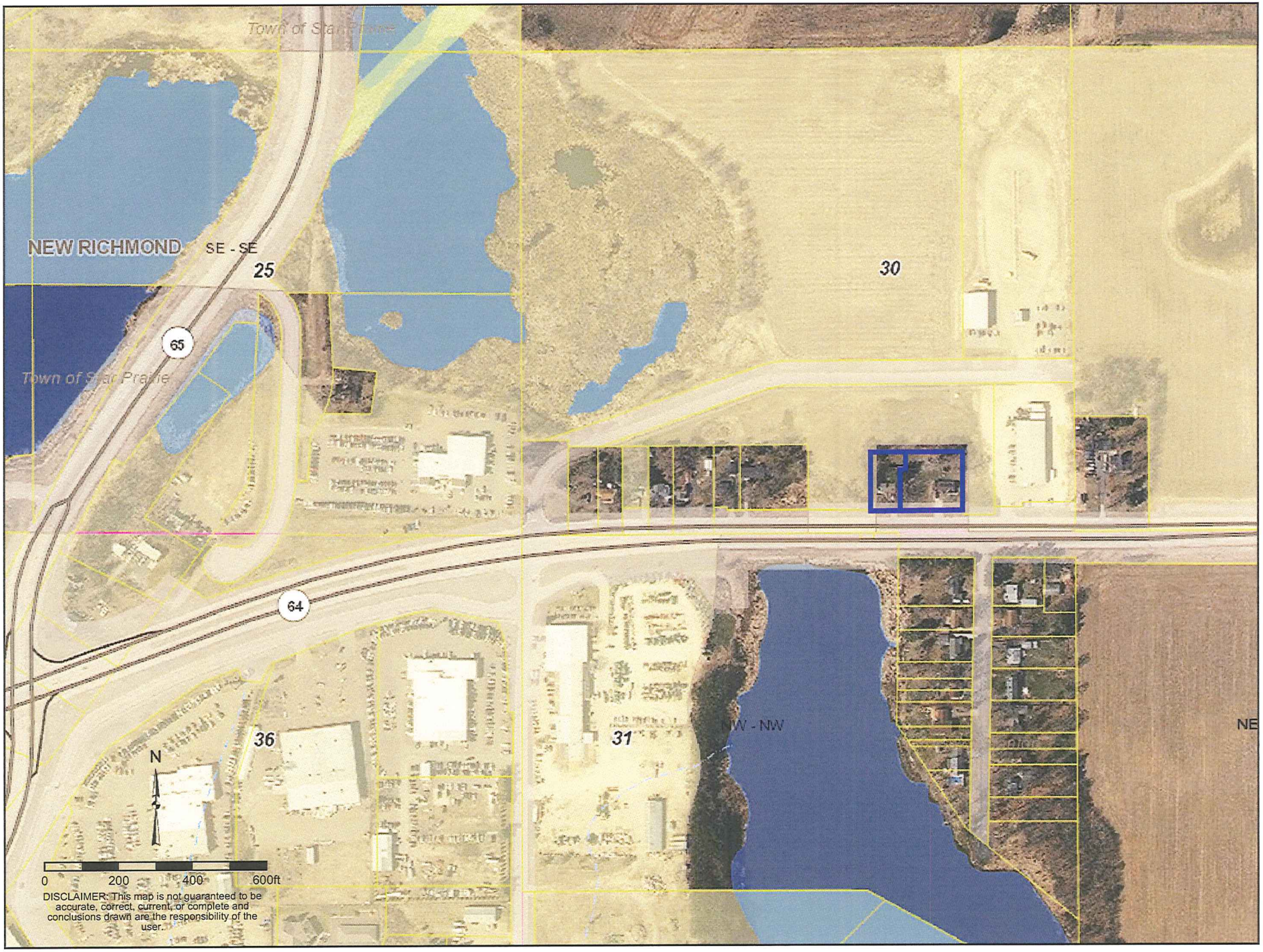
POSSIBLE ACTION

A. Motion to recommend City Council **approval** of an ordinance annexing two properties owned by Krumm Holdings LLC to the City of New Richmond and designating the property as being within the Z3 District.

B. Motion to recommend the City Council **deny** the annexation petition based on a finding that such action is not consistent with the policies of the Comprehensive Plan.

C. Motion to **table**.

c. Michael Darrow, City Administrator
Tanya Batchelor, City Clerk
Nick Vivian, City Attorney


Town of Star Prairie
NEW RICHMOND
SE - SE
25
30
65
Town of Star Prairie
64
36
31
NW - NW
NE
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200
400
600ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

CITY OF NEW RICHMOND
THE CITY BEAUTIFUL

PETITION FOR ANNEXATION

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 Stanton, 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.

036-1057-70

Signature of Petitioners	Date	Owner/Elector	~~Tax~~ Parcel ID Number
1 Cheryl Krumm	6/5/17	Owner	39-2016121

ADDITIONAL INFORMATION NEEDED

Approximate Value: Land $~~$15,100~~ $7,800 Improvements $~~$ 52,400~~ $68,300

Tax ID 39-2016121 Annual Town Property Taxes $~~$ 1,159.86~~ $1,402.12

Parcel ID: 036-1073-70-100; 036-1073-70-200

Number of Electors _____

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

1424 HWY 64

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

1422 HWY 64

Nature of land use adjacent to this property:

In the City? Commercial / Res.

In the Town? _____

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.

Parcel #: 036-1073-70-200 Valid as of 07/13/2017 02:49 PM

Alt. Parcel #: 30.31.17.463D-02

TOWN OF STANTON
ST. CROIX COUNTY,
WISCONSIN

Owner and Mailing Address:

KRUMM HOLDINGS LLC
1940 HWY 64
NEW RICHMOND WI 54017

Co-Owner(s):

Physical Property Address(es):

* 1424 HWY 64

Districts:

Dist#	Description
3962	SCH DIST NEW RICHMOND
1700	WITC
8020	UPPER WILLOW REHAB DIST

Parcel History:

Date	Doc #	Vol/Page	Type
09/09/2016	1035430	27/6259	CSM
04/09/2015	1010309	/	QC
05/25/2012	957130	/	WD
03/24/2011	933996	/	SD

more...

Legal Description: **Acres:** 0.604

SEC 30 T31N R17W PT SW SW CSM 27-6259
LOT 6

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* 6259-CSM 27-6259 036-2016	30-31N-17W SW SW	LOT 6

2017 Valuations:

Values Last Changed on 04/11/2017

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	0.604	15,100.00	82,400.00	97,500.00

Totals for 2017

General Property	0.604	15,100.00	82,400.00	97,500.00
Woodland	0.000	0.00	0.00	0.00

2017 Taxes

Taxes have not yet been calculated.

Key

* - Primary

Parcel #: 036-1073-70-100 Valid as of 07/13/2017 02:50 PM

Alt. Parcel #: 30.31.17.463D-01

TOWN OF STANTON
ST. CROIX COUNTY,
WISCONSIN

Owner and Mailing Address:

KRUMM HOLDINGS LLC
1940 HWY 64
NEW RICHMOND WI 54017

Co-Owner(s):

Physical Property Address(es):

* 1422 HWY 64

Districts:

Dist#	Description
3962	SCH DIST NEW RICHMOND
1700	WITC
8020	UPPER WILLOW REHAB DIST

Parcel History:

Date	Doc #	Vol/Page	Type
09/09/2016	1035430	27/6259	CSM
04/09/2015	1010309	/	QC
04/24/2013	977390	/	WD
08/16/2012	961801	/	SWD

more...

Legal Description: **Acres:** 0.310

SEC 30 T31N R17W PT SW SW CSM 27-6259
LOT 5

Plat	Tract (S-T-R 40¼ 160¼ GL)	Block/Condo Bldg
* 6259-CSM 27-6259 036-2016	30-31N-17W SW SW	LOT 5

2017 Valuations:

Values Last Changed on 04/11/2017

Class and Description	Acres	Land	Improvement	Total
G1-RESIDENTIAL	0.310	7,800.00	68,300.00	76,100.00
Totals for 2017				
General Property	0.310	7,800.00	68,300.00	76,100.00
Woodland	0.000	0.00	0.00	0.00

2017 Taxes

Taxes have not yet been calculated.

Key

* - Primary

TPC
3601 Thurston Avenue N, Suite 100
Anoka, MN 55303
Phone: 763.231.5840
Facsimile: 763.427.0520
TPC@PlanningCo.com

MEMORANDUM

TO: Beth Thompson

FROM: D. Daniel Licht, AICP

DATE: 2 August 2017

RE: New Richmond – Richmond Prairie Condos 3; CSM

TPC FILE: 164.02

BACKGROUND

DCCI Land Planners Inc. has submitted plans for development of 18 twin homes (36 dwelling units) as Richmond Prairie Condos Phase 3. The Richmond Prairie development was initially platted and developed under a PUD, Planned Unit Development District. The subject site was not included in the plat or PUD District under the Zoning Ordinance adopted 1 January 2015, the subject site is now zoned Z2 District. The proposed development requires consideration of a Certified Survey Map (CSM) subdividing the property in accordance with Section 117-20 into two lots and dedication of public right-of-way, which is subject to review by the Plan Commission and approval of the City Council. The developer and City hosted a neighborhood meeting on 21 June 2017 to provide information and answer any questions regarding the proposed development in advance of the formal review process, which was attended by one area resident. The Plan Commission will consider the CSM at their meeting on 8 August 2017. An application for a Conditional Use Permit (site plan) do develop the proposed twin home buildings with multiple principal buildings on one lot is to be acted upon by the Plan Commission separately at this meeting.

Exhibits:

- Site location map
- CSM dated 07/05/17 (3 sheets)

ANALYSIS

Comprehensive Plan. The Comprehensive Plan identifies the subject site as an infill parcel for future residential uses based on the existing surrounding development. The proposed twin homes are an appropriate use of the site given previous phases of Richmond Prairie to the north and west.

Zoning. The subject site is zoned Z2, Sub-Urban District. Twin homes are a permitted use in the Z2 District subject to issuance of a building permit in accordance with Table 3 of the Zoning Ordinance. The two lots to be developed with the twin homes are to be subdivided by condominium plat to allow for individual ownership of the dwelling units, but Section 121-49.B requires that multiple principal buildings on one lot are to be allowed by approval of a Conditional Use Permit.

Surrounding Uses. The subject site is surrounded by the existing and planned land uses shown in the table below. The subject site is currently undeveloped. The proposed development of the property will be compatible with surrounding land uses.

Direction	Land Use Plan	Zoning Map	Existing Use
North	LD Residential	Z2/PUD	Twin homes (Richmond Prairie)
East	LD Residential	Z2	Elementary school
South	LD Residential	Z2	High school
West	LD Residential	Z2/PUD	Twin homes (Richmond Prairie)

Street. The proposed twin homes are to be accessed from a public street and cul-de-sac street extending off Casandra Drive just north of East Richmond Way and connecting to the northeast terminus of Casandra Drive. The proposed street is labeled as Morgan Drive and Morgan Court, which will be subject to approval of the City Council. The proposed public street has a 60 foot wide right-of-way consistent with the existing section of Casandra Drive. The proposed cul-de-sac is 192 feet deep in compliance with the 500 foot limit established by Section 117-28.H.2 of the Subdivision Ordinance. The cul-de-sac turnaround has a 60 foot radius for right-of-way and 50 foot radius for pavement as required by Table 1 of the Subdivision Ordinance. Concrete curb is provided along both sides of the public street and perimeter of the cul-de-sac turnaround. There are no sidewalks along the existing sections of Casandra Drive and none shown on the proposed street section within the subject site. The design and construction of the public street is to be subject to review and approval of the Public Works Director.

Lot Requirements. The table below illustrates the minimum lot requirements of the Z2 District applicable to development of the two lots. The site plan identifies the required setbacks of the Z2 District and the location of the proposed buildings comply with all applicable setback requirements.

Min. Lot Width	Max Lot Coverage				
		Morgan Dr./Ct.	Casandra Dr.	Richmond Way	Between Bldgs.
40ft.	30%	25ft.	20ft	25ft	14ft.

Utility Plan. The developer has submitted a plan for extension of sanitary sewer, water and electric utilities. All utility issues are subject to review and approval of the Public Works Director.

Grading Plan. The developer has submitted grading, drainage, and erosion control plans along with calculations for stormwater runoff. With regard to stormwater management, the development will be discharging to a regional stormwater system, and modifications to that system will be required. Studies are underway to determine the required modifications to accommodate the proposed development. The development agreement will specify that the developer is required to make the necessary modifications during construction. All grading, drainage, and erosion control plans are subject to review and approval of the Public Works Director.

Park Dedication. The proposed CSM is subject to park dedication requirements as outlined by Subdivision Ordinance. Section 117-44.C of the Subdivision Ordinance allows the City to require up to 10 percent of the area of the subject site to be dedicated to the City for park purposes. The Comprehensive Plan does not identify acquisition of additional park land from the area of the subject site. Where no land is dedicated to the City to satisfy park dedication requirements, the City requires payment of an impact fee paid prior to issuance of building permits in lieu of land donation in accordance with Section 117-44.A of the Subdivision Ordinance. Park dedication requirements are subject to approval by the City Council.

Easements. Section 117-41.C.1 of the Subdivision Ordinance requires 10 foot wide drainage and utility easements at the perimeter of all lots. The required drainage and utility easement may overlay side or rear lot lines five feet on each side. The required easements are shown on the CSM and are subject to review and approval of the Public Works Director.

Outlot 1. The CSM includes Outlot 1, which is a remnant parcel existing between the public rights-of-way for East Richmond Way, Cassandra Drive and vacated right-of-way along its north line. Outlot 1 will be conveyed to the existing Richmond Prairie homeowners association for the current development for long term ownership and maintenance.

Development Agreement. Section 117-24 of the Subdivision Ordinance requires the developer to execute a development agreement with the City upon approval of the subdivision. The development agreement will be drafted by the City Attorney and provide for conditions of approval, performance requirements for completion of public improvements, securities for completion of the public improvements, and administration, engineering, inspection, and legal oversight of all public improvements. St. Croix County records identify the ownership of the subject site as being a different entity that the entity submitting the development application;

the owner of record must sign the CSM and both entities would need to execute the development agreement. The development agreement is subject to approval of the City Council together with the CSM.

RECOMMENDATION

The Development Review Committee considered the CSM application at their meetings on 13 July 2017 and 1 August 2017. The DRC recommends approval of the CSM for Richmond Prairie Condos 3 subject to the conditions outlined below.

POSSIBLE ACTIONS

A. Motion to **approve** a certified survey map for Richmond Prairie Condos 3, subject to the following conditions:

1. All street construction plans shall be subject to review and approval of the Public Works Director.

2. The proposed name of the street and cul-de-sac street within the CSM shall be is subject to review and approval of the City Council.

3. All utility issues shall be subject to review and approval of the Public Works Director.

4. All grading, drainage, and erosion control plans shall be subject to review and approval of the Public Works Director; the development agreement shall specify that the developer is required to make regional stormwater improvements during construction necessary for the development.

5. Park dedication requirements shall be satisfied by payment of an impact fee at the time of building permit issuance, subject to approval of the City Council.

6. Outlot 1 shall be conveyed to the Richmond Prairie homeowners association.

7. The developer (and owner of record if different) shall execute a development agreement with the City upon approval of the subdivision as required by Section 117-24 of the Subdivision Ordinance as drafted by the City Attorney and subject to approval of the City Council.

c. Michael Darrow, City Administrator
Sarah Skinner, Building Inspector
Jeremiah Wendt, Public Works Director
Nick Vivian, City Attorney
Ron Derrick, DCCI Land Partners, Inc.
Matt Heib, AC/a

65
10
11
N
0 200 400 600ft
DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.
Town of Richmond

WISCONSIN
TY R. DODGE
S-2484
CLEAR LAKE, WI
LAND SURVEYOR

Ty Dodge

07/05/17

CERTIFIED SURVEY MAP

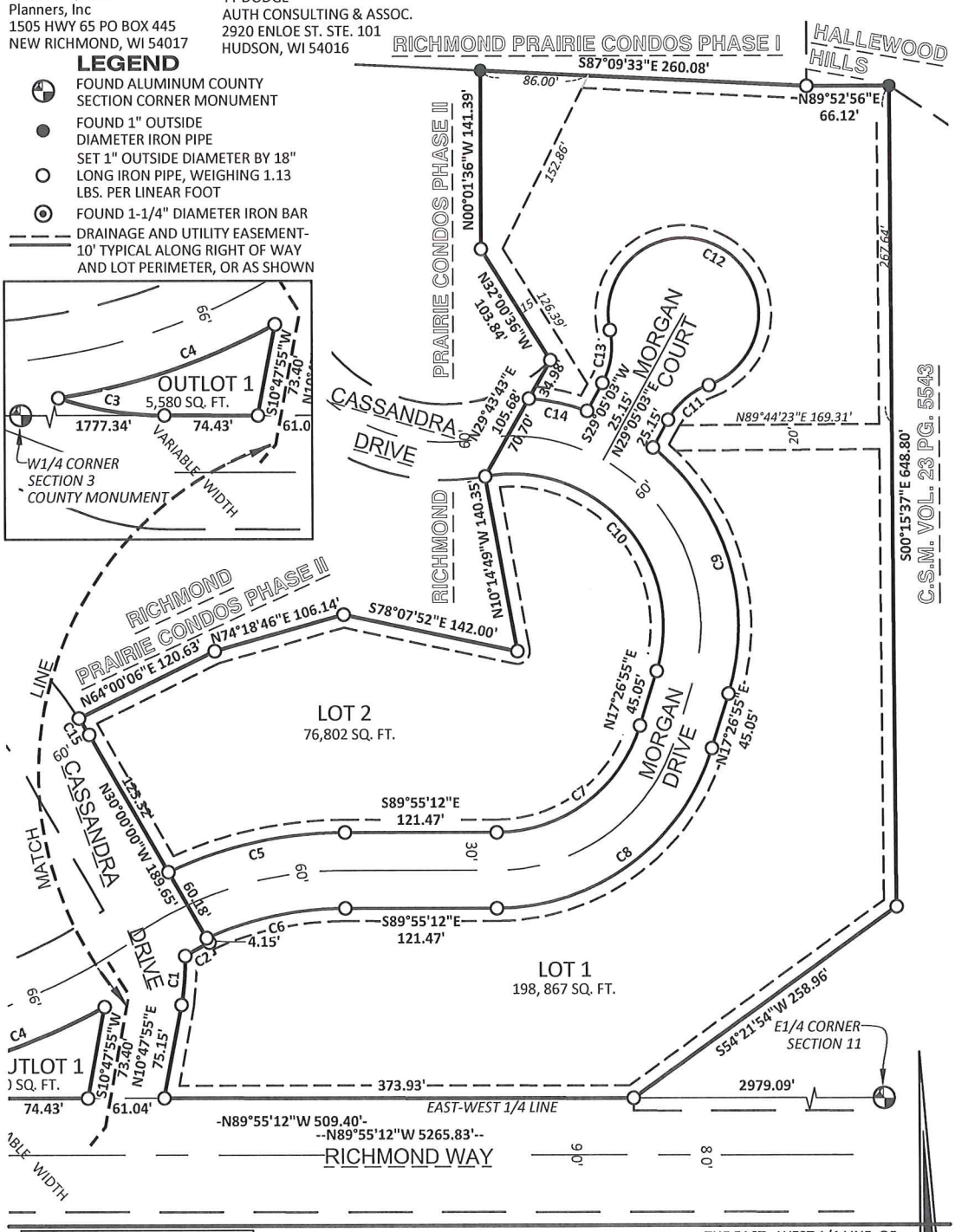
LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 11, T30N, R18W,
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
Derrick Investments Limited Partnership and DCCI Land Planners, Inc
1505 HWY 65 PO BOX 445
NEW RICHMOND, WI 54017

SURVEYOR:
TY DODGE
AUTH CONSULTING & ASSOC.
2920 ENLOE ST. STE. 101
HUDSON, WI 54016

LEGEND

- FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT
- FOUND 1-1/4" DIAMETER IRON BAR
- DRAINAGE AND UTILITY EASEMENT- 10' TYPICAL ALONG RIGHT OF WAY AND LOT PERIMETER, OR AS SHOWN



OWNERSHIP AT TIME OF SURVEY:
OUTLOT 1-DERRICK INVESTMENTS LIMITED PARTNERSHIP.
BALANCE OF PROPERTY- DCCI LAND PLANNERS, INC.

SEE SHEET 2 FOR LINE AND CURVE DATA INFORMAITON

SCALE: 1" = 100'
100 50 0 100

THE EAST - WEST 1/4 LINE OF SECTION 11 BEARS N89°55'12"W BASED UPON THE ST. CROIX COUNTY COORDINATE SYSTEM

DRAFTED BY: *TY DODGE* PROJECT NO: 5008-053 DATE: 07/05/17

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 11, T30N, R18W,
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

PREPARED FOR:
Derrick Investments Limited Partnership
DCCI Land Planners, Inc
1505 HWY 65 PO BOX 445
NEW RICHMOND, WI 54017

SURVEYOR:
TY DODGE
AUTH CONSULTING & ASSOC.
2920 ENLOE ST. STE. 101
HUDSON, WI 54016

PARCEL CURVE DATA							
NUMBER	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT IN	TANGENT OUT
C1	180.67'	12°19'08"	N4°38'21"E	38.77'	38.84'	N10°47'55"E	N1°31'13"W
C2	247.00'	5°05'19"	N61°25'37.5"E	21.93'	21.94'	S63°58'17"W	S58°52'58"W
C3	266.36'	18°31'10"	N80°39'35"W	85.72'	86.09'	S71°24'00"E	S89°55'10"E
C4	530.40'	19°47'12"	N71°25'13"E	182.26'	183.17'	N81°18'49"E	N61°31'37"E
C5	330.00'	25°08'07"	S77°30'44.5"W	143.61'	144.77'	N89°55'12"W	S64°56'41"W
C6	270.00'	24°01'58"	S78°03'49"W	112.42'	113.25'	N89°55'12"W	S66°02'50"W
C7	120.00'	72°37'53"	N53°45'51.5"E	142.14'	152.12'	S89°55'12"E	N17°26'55"E
C8	180.00'	72°37'53"	N53°45'51.5"E	213.20'	228.18'	S89°55'12"E	N17°26'55"E
C9	180.00'	68°46'13"	N16°56'11.5"W	203.31'	216.05'	N17°26'55"E	N51°19'18"W
C10	120.00'	117°41'44"	N41°23'57"W	205.39'	246.50'	N17°26'55"E	S79°45'11"W
C11	60.00'	41°24'35"	S49°47'20.5"W	42.43'	43.36'	S70°29'38"W	S29°05'03"W
C12	60.00'	262°49'10"	N60°54'57"W	90.00'	275.22'	N70°29'38"E	S12°19'32"E
C13	60.00'	41°24'35"	N8°22'45.5"E	42.43'	43.36'	N29°05'03"E	N12°19'32"W
C14	180.00'	15°07'15"	N78°04'13.5"W	47.37'	47.50'	N70°30'36"W	N85°37'51"W
C15	280.00'	3°07'24"	N31°33'42"W	15.26'	15.26'	N30°00'00"W	N33°07'24"W

SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Wisconsin Professional Land Surveyor, hereby certify that by the direction of Derrick Investments Limited Partnership and DCCI Land Planners, Inc, I have surveyed, divided and mapped a part of the Southeast Quarter of the Northwest Quarter of Section 11, T30N, R18W, City of New Richmond, St. Croix County, Wisconsin; described as follows:

Commencing at the East Quarter corner of said Section 11; thence, along the east-west west quarter line of said Section 11, N89°55'12"W a distance of 2979.09 feet to the point of beginning; thence, along said quarter line, N89°55'12"W a distance of 509.40 feet; thence along the arc of a curve, concave northerly, a distance of 86.09 feet, said curve has a radius of 266.36 feet and a chord that bears N80°39'35"W a distance of 85.72 feet; thence along the arc of a curve, concave northerly, a distance of 183.17 feet, said curve has a radius of 530.40 feet and a chord that bears N71°25'13"E a distance of 182.26 feet; thence S10°47'55"W a distance of 73.40 feet to said east-west quarter line; thence along said quarter line, S89°55'12"E a distance of 61.04 feet; thence N10°47'55"E a distance of 75.15 feet; thence, along the arc of a curve, concave westerly, a distance of 38.84 feet, said curve has a radius of 180.67 feet and a chord that bears N04°38'21"E a distance of 38.77 feet; thence, along the arc of a curve, concave northwesterly, a distance of 21.94 feet, said curve has a radius of 247.00 feet and a chord that bears N61°25'37.5"E a distance of 21.93 feet; thence N30°00'00"W a distance of 189.65 feet; thence, along the arc of a curve, concave southwesterly, a distance of 15.26 feet, said curve has a radius of 180.00 feet and a chord that bears N31°33'42"W a distance of 15.26 feet; thence N64°00'06"E a distance of 120.63 feet; thence N74°18'46"E a distance of 106.14 feet; thence S78°07'52"E a distance of 142.00 feet; thence N10°14'49"W a distance of 140.35 feet; thence N29°43'43"E a distance of 105.68 feet; thence N32°00'36"W a distance of 103.85 feet; thence N00°01'36"W a distance of 141.39 feet; thence S87°09'33"E a distance of 260.08 feet; thence N89°52'56"E a distance of 66.12 feet; thence S00°15'37"E a distance of 648.80 feet; thence S54°21'54"W a distance of 258.96 feet to the point of beginning. Containing 7.85 acres of land. Subject to all easements, restrictions and covenants of record.

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

Ty Dodge
Ty R. Dodge PLS #2484

07/05/17
Date

WISCONSIN
TY R. DODGE
S-2484
CLEAR LAKE, WI
LAND SURVEYOR

CITY COUNCIL RESOLUTION

Resolved, that this Certified Survey Map, in the City of New Richmond, DCCI Land Planners, Inc 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

DRAFTED BY: *TY DODGE* PROJECT NO: 5008-053 DATE: 07/05/17

WISCONSIN
TY R. DODGE
S-2484
CLEAR LAKE, WI
LAND SURVEYOR

Ty Dodge

07/05/17

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SE1/4 OF THE NW1/4 OF SECTION 11, T30N, R18W,
CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

DCCI Land Planners, Inc , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map.

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

IN WITNESS WHEREOF, the said DCCI Land Planners, Inc has caused these presents to be signed by Ronald Derrick, its president, and and countersigned by _____, Its secretary (cashier), and its corporate seal to be hereunto affixed on this _____ day of _____, 20___.

_____
Ronald Derrick- President

_____

_____- Secretary or cashier

State of Wisconsin}
County of St. Croix}SS

Personally came before me this _____ day of _____, 20___, Ronald Derrick, President, and_____, Secretary (cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary (cashier) of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

_____
Notary Public

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 OF NEW RICHMOND
THE CITY BEAUTIFUL

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

TO: Plan Commission Members

FROM: Mike Demulling, Airport Manager

DATE: August 3, 2017

RE: Proposed Airport Projects

Background

State Statutes require a report to the Planning Commission anytime the Airport Commission asks for State or Federal funds. We'll be giving a brief report on the proposed projects we'd like funded using those sources including crack fill and seal coat airport pavements; purchase snow removal and mowing equipment; reconstruct/strengthen & expand north ramp (including PCC pads); reconstruct & expand south GA ramp; reconstruct/strengthen taxiways; replace rotating beacon; complete perimeter fencing; conduct a wildlife site visit; clear and maintain runway approaches as State in Wis. Admin. Code 55; and any necessary related work.