



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

May 3, 2019

TO ALL PLAN COMMISSION MEMBERS:

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

This is to notify you that there is a Plan Commission meeting scheduled for Tuesday, May 7, 2019 at 4:30 p.m. in the Council Chambers of the Civic Center, 156 East First Street, City of New Richmond, WI.

AGENDA:

- 1) Roll Call
- 2) Adoption of Agenda
- 3) Approval of the minutes from the previous meeting on April 4, 2019
- 4) Public Hearing to discuss the following:
  - a) Application from Trail View Homes, LLC for Preliminary Plat and Final Plat for property located on 115<sup>th</sup> Street near the entrance to the Wastewater Treatment Plant. Property is described as: located in the SW ¼ of the NE ¼ of Section 4, T30N, R19W, City of New Richmond, St. Croix County, Wisconsin (full description is on file in the Clerk's office)
- 5) Action on Public Hearing Agenda
- 6) Communications and Miscellaneous
- 7) Adjournment

Fred Horne  
Mayor

cc:

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

Northwest Cable  
Nick Vivian  
Jim VanderWyst  
Rae Ann Ailts  
Jeremiah Wendt

City Website  
Mike Demulling  
Craig Yehlik  
Joel Enders  
Weston Arndt

PLAN COMMISSION MEETING  
APRIL 4, 2019 - 5:00 P.M.

Members Present: Fred Horne, Mike Kastens, Michelle Scanlan and David Wilford

Members Absent: Jim Zajkowski and MaryKay Rice

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

Michelle Scanlan moved to adopt the agenda as presented, seconded by David Wilford and carried.

David Tyvoll moved to approve the minutes from March 5, 2019, seconded by Michelle Scanlan and carried.

**Public Hearing – Application for Attachment from WI DOT**

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

- a) Application for Attachment from Wisconsin Department of Transportation for property located north of Hatfield Lake Campground to be zoned Z3 Multi-Use/Corridor District. Property is described as: 038-1103-40-010 and 038-1103-70-000 Located in the SW1/4 of the SE1/4 and in the SE1/4 of the SE1/4 of Section 25, T31N, R18W, Town of Star Prairie, St. Croix County, Wisconsin; described as follows: Beginning at the S1/4 Corner of Section 25; thence north, along the north-south 1/4 line of said section, 657 feet more or less to the north line of the S1/2 of the SW1/4 of the SE1/4 of said section; thence east, along said north line and the north line of the S1/2 of the SE1/4 of the SE1/4, 1935 feet more or less to the easterly line of State Trunk Highway "65"; thence south 87 feet more or less; thence west, along said southeasterly line, 61 feet more or less; thence southwesterly, along said southeasterly line, 522 feet more or less; thence northwesterly, along said southwesterly line, 30 feet more or less; thence southwesterly, along said southeasterly line, 188 feet more or less to the south line of the SE1/4 of said section; thence west, along said south line, 303 feet more or less to the northwesterly line of said State Trunk Highway "65"; thence northerly, along said northwesterly line, 137 feet more or less; thence northeasterly, along said northwesterly line, 18 feet more or less to the approximate Ordinary High Water Mark of Hatfield Lake; thence southwesterly, along said approximate Ordinary High Water Mark, 792 feet more or less to said south line of the SE1/4; thence west, along said south line, 386 feet more or less to the point of beginning. Parcel contains approximately 24 Acres (1,056,279 Sq. Ft.).

Noah Wiedenfeld explained the attachment application. The property is in the area of the Town of Star Prairie covered by a Boundary Agreement which is why it is an attachment rather than an annexation. The majority of the property is in Hatfield Lake. Discussion followed. The Development Review Committee recommends approval of the attachment of this property.

- b) Application for Attachment from State of Wisconsin Building Commission for property west of the St. Croix Correctional property to be zoned Z3 Multi-Use/Corridor District. Property is described as: 038-1138-10-100 SEC 34 T31N R18W PT S 1/2 OF THE NE 1/4 BEING LOT 1 OF CSM 8/2394 (2.9 ACRES) EXC THAT PT OF CSM 8/2394 IN SW NE ANNEXED CITY NR #480541 261-1211-10-010.

Noah Wiedenfeld explained the application from the State Building Commission for a sliver of property west of the Correctional Center. This property is in the area of the Town of Star Prairie covered by a Boundary Agreement which is why it is an attachment rather than an annexation. Discussion followed. The Development Review Committee recommends approval of the attachment of this property.

- c) Application for Conditional Use Permit from PRE/3 to allow multiple principal buildings on one lot. Property is located at 801 West Eighth Street and described as: SEC 3 T30N R18W 8.7A SE 1/4 OF

SE NW EZ-U 1625/175 ANNEXED ('04) FKA 026-1007-70 (30).

Noah explained the Conditional Use Permit application from PRE/3 to build 6 apartment buildings with a total of 72 units. Discussion followed. There was discussion regarding the turning radius on some of the corners and whether the City's largest fire truck would be able to maneuver adequately. The Development Review Committee recommends approval of the Conditional Use Permit with the following conditions:

1. The landscaping plan shall be revised to provide earth berms and/or evergreen landscaping around the trash/refuse collection areas as required per Section 121-48.C of the City Code of Ordinances. Evergreen trees used in conjunction with berming shall be a minimum of three feet in height per City Code 121-55.E.
2. If the applicant determines it is necessary to remove any significant tree(s), they shall first contact the City Forester to ensure that the 1:1 replacement requirement is met. Significant trees are species other than cottonwood (*populus deltoidea*) and box elder (*acer negundo*) with a minimum 18" DBH, and determined by the City Forester to be in good health.
3. Per Section 121-55.I of the City Code, landscaping shall be kept in healthy condition, free of invasive plants and weeds, in perpetuity. Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, defined as the period of October 31 through April 30. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.
4. The applicant shall provide "No Parking" signage along the private driveway to ensure that vehicles are only parking in designated surface parking stalls.
5. All lighting used to illuminate off-street parking areas, signs, or other structures shall comply with the general performance standards identified in Section 121-51 of the City Code of Ordinances.
6. The site plan shall be updated to identify that the exterior refuse/recycling enclosures have solid gates, and that the enclosures match the aesthetics of the principal buildings.
7. Each principal building shall be plumbed with separate meters/shut-off valves for each apartment, with meters/shut-off valves located in a separate space and made easily accessible to New Richmond Utilities.
8. Each principal building shall have a separate gate valve.
9. The existing well shall be abandoned in accordance with Wis. Adm. Code Chapter NR 812 and Section 86-135 of the City Code of Ordinances.
10. All utility issues are subject to review and approval by the Director of Public Works.
11. A drainage and utility easement shall be provided along the perimeter of the property, in accordance with Section 117-41 of the City Code of Ordinances.
12. A drainage/utility/trail easement shall be provided along the east side of the property.
13. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.

14. Buildings #2, #3, #4, and #5 shall have gutters and downspouts installed on the rear of the building to collect and convey stormwater runoff from the building roof to the paved parking lots (and eventually to the stormwater pond).
15. The City of New Richmond shall obtain the owner's signature on a long-term maintenance and monitoring agreement.
16. The applicant shall enter into a development agreement which addresses but is not limited to the following subjects: tenant eligibility and screening policy, property maintenance, property management, construction of public improvements, and the use of park impact fees for the construction of the trail connection from the applicant's property to the existing Monette Park Trail.
17. Applicant and City will review the traffic plan to make sure the fire truck is able to navigate the internal streets.

Fred Horne requested to include the item #17 in the list of conditions.

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

Noah Wiedenfeld explained the application for Conditional Use Permit located in the south industrial park. This business has been located in the Industrial Park for many years. The Development Review Committee recommends approval of this request with the following conditions:

1. The applicant shall revise the site plan to include a landscape island at the north and south ends of each parking row.
2. Per Section 121-55.I of the City Code, landscaping shall be kept in healthy condition, free of invasive plants and weeds, in perpetuity. Landscaping improvements require a financial guarantee equal to 125 percent of the cost for labor and materials for the landscaping plan, and shall not be deemed complete until the City has verified survivability of all required plantings through two winter seasons, defined as the period of October 31 through April 30. The financial guarantee shall be received by the City on or before the date on which the building permit application is submitted.
3. The proposed parking aisle width shall be increased from 24 feet to 26 feet to comply with Table 13 of the Zoning Ordinance.
4. All lighting used to illuminate off-street parking areas, signs, or other structures shall comply with the general performance standards identified in Section 121-51 of the City Code of Ordinances.
5. The site plan shall be updated to identify that the trash enclosure has a solid gate, and that the enclosure matches the aesthetics of the principal building.
6. A monitoring manhole shall be installed for sewer sampling and monitoring purposes.
7. A curb stop valve shall be installed on the water service line.
8. The cleanout shall be relocated to the first bend outside of the principal building.
9. All utility issues are subject to review and approval by the Director of Public Works and the Electric Superintendent.

10. All easements are subject to review and approval by the Director of Public Works.
11. The applicant shall acknowledge that no geotechnical report has been completed and that soil modifications will be required if the soils vary from the assumed coarse sand at the bottom of the infiltration basin.
12. The bottom (980 contour) of the infiltration basis shall not be topsoiled.
13. The bottom (980 contour) of the infiltration basin shall be seeded with WisDOT Seed Mix #70, 70A, 75, or 80.
14. The City shall obtain the owner's signature on the long-term maintenance and monitoring agreement presented in the stormwater narrative.

The Public Hearing was declared closed.

- a) Michelle Scanlan moved to approve the application for attachment from WI DOT as proposed, seconded by Mike Kastens and carried.
- b) David Tyvoll moved to approve the application for attachment from the WI Building Commission as proposed, seconded by David Wilford and carried.
- c) Fred Horne moved to approve the Conditional Use Permit from PRE/3 with the conditions listed including #17, seconded by Mike Kastens and carried.
- d) Mike Kastens moved to approve the Conditional Use Permit from Dance Explosion with the conditions listed, seconded by Michelle Scanlan and carried.

**Communications and Miscellaneous**

None

Michelle Scanlan moved to adjourn the meeting, seconded by David Tyvoll and carried.

Meeting adjourned at 6:42 p.m.

Tanya Batchelor  
City Clerk



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 www.newrichmondwi.gov

**MEMORANDUM**

**TO:** Plan Commission

**FROM:** Noah Wiedenfeld, Director of Planning

**DATE:** May 2, 2019

**SUBJECT:** Trail View Homes: Preliminary & Final Plat

**PROJECT PROPOSAL**

Trail View Homes, LLC seeks to subdivide a 6.9 acre parcel (PID 261-1210-93-050) located on 115<sup>th</sup> Street, near the Doar Prairie Restoration. Applications have been received for both the preliminary and final plats.

**PROCESS**

The approval process for preliminary and final plats are identified in Section 117-18.C and Section 117-19.D of the City Code of Ordinances. Applications are first reviewed by the Development Review Committee, followed by the Plan Commission and City Council. Upon approval, the final plat and authorizing resolution are filed with the St. Croix County Register of Deeds.

<b>ACTION</b>	<b>DATE</b>
Applications Submitted	April 4, 2019
Development Review Committee	April 30, 2019
Plan Commission	May 7, 2019
City Council – Final Action	May 13, 2019
Recording with Register of Deeds	Date TBD

**EXECUTIVE SUMMARY OF ANALYSIS (RECOMMENDATIONS)**

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

1. The proposed connection to the existing sanitary manhole will require a core drill, use rubber boot, inside drop, and re-pour the invert to create the new flow line.
2. The proposed sanitary sewer from MH 1 to MH 2 is 425 feet. 400 feet is considered the maximum length. A manhole shall be required in the middle.

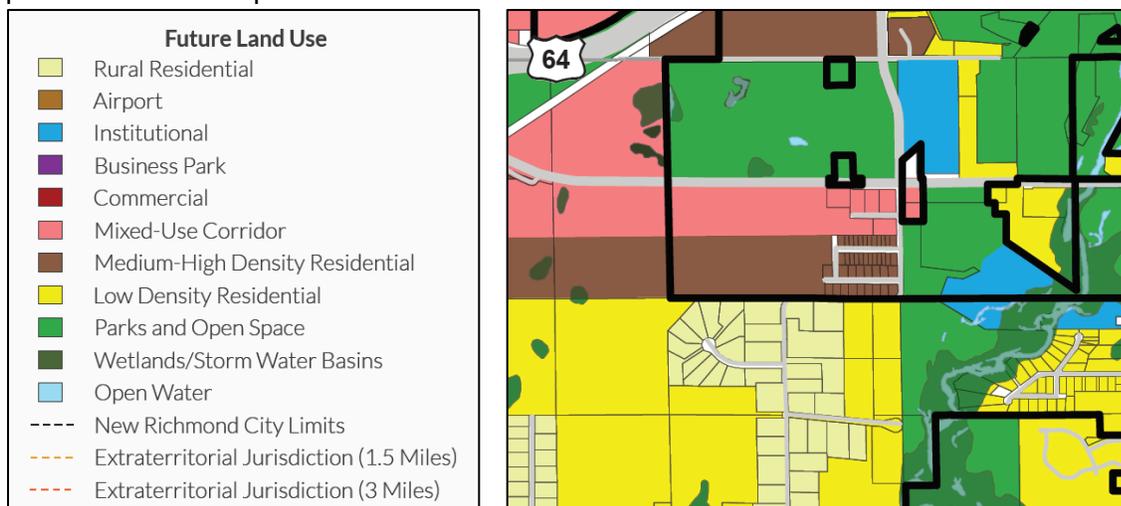
3. The City sanitary manhole shall consist of Neenah casting (R-1642 or equal).
4. The proposed water main should have a gate valve at the connection point. A wet tap shall be required to eliminate a water service outage. All joints and mechanical joints shall be strapped.
5. The proposed water main is Schedule 80 PVC. Ductile Iron (Class 52) shall be required.
6. The proposed water main does not terminate at an approved flushing device. The proposed flushing devices, which are intended for non-potable uses, will not provide sufficient flushing velocity and, in any event, are not located at the end of the water main. A Waterous Pacer WB67 Hydrant shall be required at the end of the water main with a gate valve. Field locking gaskets are required on the last three joints.
7. Sanitary and water laterals go directly under several suggested stormwater attenuation areas. If the homeowner decides to excavate this will result in less than 5' of cover over the pipe. The laterals shall be offset from the suggested stormwater attenuation areas.
8. Shop drawings of sanitary manhole structures shall be provided by the Applicant for review and approval by City staff prior to construction.
9. All utility issues are subject to review and approval by the Director of Public Works.
10. The utility easement shall be at least 30 feet (10 feet either side, and 10 feet between). The easement shall be noted thereon as "Public Easement for Utilities, Storm and Sanitary Sewers, and Water Mains."
11. Stormwater attenuation areas cannot be located on top of the proposed sanitary sewer and water main. The Applicant's plans shall be revised accordingly.
12. Stormwater attenuation note on Sheet C.01 should be revised to "Stormwater Attenuation Areas. See Stormwater Management Plan. Minimum Retained Volume Shall be 2,000 Cubic Feet, as Measured Below The Lowest Outlet. Exact Shape and Location to be Determined by Homeowner Preference. Turf Grass Shall Not Be Planted Within Stormwater Attenuation Area."
13. The Applicant shall provide calculations for times of concentration for the pre- and post-construction watersheds. The assumed times (20 and 16 minutes, respectively) seem excessively long for such small watersheds.
14. The Applicant shall provide copy of site evaluation for infiltration. The assumed infiltration rate of 0.4 inches per hour is significantly higher than Wisconsin DNR's suggested 0.13 inches per hour for Santiago Silt Loam.

15. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.
16. All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.
17. The Applicant shall enter into a development agreement with the City of New Richmond that addresses but is not limited to the following matters: financial guarantee, project management, construction plans, inspection, as-built plans, and the acceptance of public improvements.
18. The Applicant shall pay all impact fees according to the Impact Fee Schedule established by the City Council unless otherwise mutually agreed upon in the development agreement.

**DETAILED ANALYSIS**

**COMPREHENSIVE PLAN**

The Future Land Use Plan in the City of New Richmond 2040 Comprehensive Plan guides the community’s land toward a desired land use pattern and identifies areas in the City for future growth. The Site is located on land designated as parks and open space. This land use category identifies major greenways and natural areas along the Willow River intended to preserve and protect natural resources. This designation was assigned to the parcel during the creation of the map due to its proximity to the Willow River, despite the fact that the property is zoned Z2 Sub-Urban District and has been actively marketed for residential development in recent years. The Site can be served by cost-efficient City infrastructure systems (Policy LU-2.6) and is an infill development within the current City boundaries, which is to be prioritized (Policy LU-1.1). New residential developments that capitalize upon the positive influence of New Richmond’s significant natural environment are to be encouraged (Policy H-1.11). The Development Review Committee believes that the subdivision of the property is consistent with the overall goals and policies of the Comprehensive Plan.





**SETBACKS**

Per Table 5 of the Zoning Ordinance, future development of Lots 1 through 6 shall comply with the principal building and accessory structure setbacks shown in the tables below. The setbacks are correctly identified on the preliminary and final plats.

<b>SETBACKS: PRINCIPAL BUILDING</b>	<b>MINIMUM</b>
Principal Front Setback	25 ft.
Secondary Front Setback	20 ft.
Side Setback	5 ft.
Rear Setback	20 ft.

<b>SETBACKS: ACCESSORY STRUCTURE</b>	<b>MINIMUM</b>
Front Setback	25 ft.
Secondary Front Setback	20 ft.
Side Setback	5 ft.
Rear Setback	5 ft.

**ARCHITECTURAL DESIGN**

Future development shall comply with the building material standards identified in Section 121-49 of the City Code of Ordinances.

**LANDSCAPING**

Future development shall comply with the minimum landscape standards identified in Table 15 of the Zoning Ordinance.

**TRAFFIC IMPACT**

Lots 1 through 6 have existing access to 115<sup>th</sup> Street, which is classified as a collector on the City of New Richmond’s Official Right-of-Way Map. There are no concerns about the ability of 115<sup>th</sup> Street to accommodate additional traffic associated with the future development of Lots 1 through 6. It should be noted that 115<sup>th</sup> Street was completely reconstructed in 2015 and now includes street lighting and curb and gutter.

**PARKING, DRIVEWAYS, & VEHICULAR CIRCULATION**

Per Section 70-39 and Section 121-52 of the City Code of Ordinances, future driveways shall not exceed 24 feet in width at the curb, and shall be constructed of bituminous asphalt, concrete, or pavers.

Outlot 1 is a private driveway. There is an existing permanent easement which provides access to the Doar Prairie Restoration and wastewater treatment plant facility. Outlot 2 also contains a previously recorded easement which provides access to the parcel to the south. The Applicant may wish to dedicate Outlot 1 as public right-of-way since it’s not a developable lot.

## **BICYCLE & PEDESTRIAN ACCOMMODATIONS**

A mixed-use trail was constructed on the west side of 115<sup>th</sup> Street in 2015 to provide safe off-street accommodations for bicyclists and pedestrians in the neighborhood. Bike lanes were added on the private driveway to connect the trail on 115<sup>th</sup> Street to the Doar Prairie Restoration. No additional facilities are planned on 115<sup>th</sup> Street. The City of New Richmond recently received Knowles-Nelson Stewardship funding towards a future off-street trail project that would connect the Doar Prairie Restoration to the Nature Center. Construction of this trail is tentatively scheduled to occur in 2020. No bicycle and pedestrian facility improvements shall be required to be constructed by the Applicant.

## **UTILITIES**

The Applicant has submitted water and sewer plans/profiles. After review by the City's engineering consultant and the Development Review Committee, approval of the preliminary and final plans shall be contingent upon the following conditions:

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

## **ADEQUACY OF PUBLIC FACILITIES AND SERVICES**

Per Section 117-22 of the City Code of Ordinances, a preliminary or final plat shall not be approved unless it is determined that adequate public facilities and public services will be available to meet the needs of the proposed land division in an orderly and cost effective manner and that no public funds other than those already provided in an adopted capital or operating budget are required. Public facilities and services include water, sanitary and storm sewers, fire service, police, parks and open space and recreation facilities, transportation facilities, and schools.

The Site is located in an urban service area where adequate sewer service is presently available for extension, an arterial transmission water main of adequate capacity is available, street maintenance and refuse collection can provided in an adequate and timely manner, parkland is easily accessible to the future residents of the proposed land division, emergency services can be timely and adequately provided, and the proposed land division is accessible by existing streets adequate to accommodate both existing traffic and traffic to be generated.

## **LAND DEDICATION**

Per Section 117-44 of the City Code of Ordinances, developers shall provide and dedicate to the public adequate land to provide for park, recreation, school, and open space needs of the land development within the City of New Richmond unless the dedication is not compatible with the Comprehensive Plan or is not feasible as determined by the Plan Commission, and as approved by the City Council. In lieu of parkland dedication, developers shall pay to the City an impact fee as established by the Common Council. Since there is already parkland adjacent to the development and there are no additional parks proposed near the Site in the Comprehensive Plan, impact fees would be in the best interest of the public rather than the dedication of a parcel of land for parks. Impact fees are discussed in greater detail later in this report.

## **EASEMENTS**

Per Section 117-41.C of the City Code of Ordinances, an easement for drainage and utilities at least ten feet wide along front and rear lot lines and five feet wide along all abutting side lot lines shall be provided. If necessary for the extension of main water or sewer lines or similar utilities, easements of greater width may be required along lot lines or across lots as approved by the Public Works Director. The width of the proposed utility easement along the east lot line is not sufficient to allow for construction and maintenance of the proposed sanitary sewer and water main. The utility easement shall be at least 30 feet (10 feet either side, and 10 feet between). The easement shall be noted thereon as "Public Easement for Utilities, Storm and Sanitary Sewers, and Water Mains."

## **GRADING, EROSION CONTROL, & STORMWATER**

The applicant has submitted a grading plan, erosion control plan, and storm water management plan. These plans were reviewed by the City's engineering consultant and the Development Review Committee. Approval of the preliminary and final plats shall be contingent upon the following conditions:

1. Stormwater attenuation areas cannot be located on top of the proposed sanitary sewer and water main. The Applicant's plans shall be revised accordingly.
2. Stormwater attenuation note on Sheet C.01 should be revised to "Stormwater Attenuation Areas. See Stormwater Management Plan. Minimum Retained Volume Shall be 2,000 Cubic Feet, as Measured Below The Lowest Outlet. Exact Shape and Location to be Determined by Homeowner Preference. Turf Grass Shall Not Be Planted Within Stormwater Attenuation Area."
3. The Applicant shall provide calculations for times of concentration for the pre- and post-construction watersheds. The assumed times (20 and 16 minutes, respectively) seem excessively long for such small watersheds.
4. The Applicant shall provide copy of site evaluation for infiltration. The assumed infiltration rate of 0.4 inches per hour is significantly higher than Wisconsin DNR's suggested 0.13 inches per hour for Santiago Silt Loam.
5. Construction site erosion control measures shall be installed, maintained, and upon completion of the project, removed.
6. All grading, drainage, and erosion control issues are subject to review and approval of the Public Works Director.

#### **DEVELOPMENT AGREEMENT**

Per Section 117-23 of the City Code of Ordinances, the City of New Richmond requires that, as a condition of final plat or certified survey approval, the Applicant agrees to make and install all required public improvements and that the Applicant shall provide the City with a development contract and security to ensure that the Applicant will make the required improvements. The development contract shall run with the land and may be recorded against the title of the property. The Applicant, its successors, or assigns agree to that contract with the City. Required public improvements shall be installed by the Applicant at their cost. Required public improvements shall be installed in accordance with the engineering standards and specifications which have been adopted by the City of New Richmond, or otherwise approved prior to the start of construction by the Director of Public Works.

The Applicant shall file an irrevocable letter of credit or certified check as surety to guarantee that such improvements will be completed by the Applicant or their contractors not later than 18 months from the date of recording the plat. As work progresses on installation of improvements constructed as part of the contract, the Director of Public Works, upon written request from the Applicant, is authorized to recommend a reduction in the amount of surety as hereinafter provided. The amount of surety remaining shall be equal to 110% of the estimate of the Director of Public Works of costs of work remaining to be completed and accepted and to ensure performance of the one-year guarantee as specified against defects in workmanship and materials on work accepted.

## **PROJECT MANAGEMENT**

Per Section 117-23.E of the City Code of Ordinances, the Applicant shall designate a project manager who shall be readily available on the project site during the construction of the required public improvements. The project manager shall be granted authority on behalf of the Applicant to make decisions related to the construction of the required public improvements as they may arise during the course of the construction. The project manager shall also be responsible for the scheduling and coordination of the required work to construct the required improvements. Correspondence with or verbal orders to the designated project manager shall have the same authority as with the Applicant directly.

## **CONSTRUCTION PLANS**

Per Section 117-25 of the City Code of Ordinances, construction plans for the required improvements shall be prepared at the Applicant's expense. Such plans, together with the quantities of construction items, shall be submitted to the Director of Public Works for their approval and for their estimate of the total cost of the required improvements; upon approval they shall become a part of the contract required.

## **CONSTRUCTION AND INSPECTION**

Written authorization to start the work shall be obtained from the Director of Public Works prior to the start of any of the work covered by the approved construction plans. During the course of construction, the Director of Public Works shall make such inspections as they or the City Council deem necessary to ensure compliance with the plans and specifications approved. The Applicant shall pay the actual cost incurred by the City for such inspections.

## **AS-BUILT PLANS**

After completion of all public improvements and prior to the final acceptance of said improvements, the Applicant shall make or cause to be made two copies of as-built plans showing the actual "as-built" location of all valves, manholes, stubs, sewers, and water mains and such other facilities as the Director of Public Works shall require.

## **ACCEPTANCE OF PUBLIC IMPROVEMENTS**

Per Section 117-26 of the City Code of Ordinances, upon completion of required improvements, the Applicant shall notify the Director of Public Works, in writing, that the work is complete and ready for final inspection, shall file reproducible record drawings of the completed improvements, and shall file lien waivers or affidavits, in a form acceptable to the Director of Public Works and approved by the City Attorney, evidencing that there are no claims, actions, or demand for damages, based upon contract or tort arising out of or in any way related to the project and that no moneys are owed to any surveyor, mechanic, contractor, subcontractor, materialman, or laborer after all required improvements have been installed. The City Clerk shall certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in the area of acceptance and shall prepare a final billing for engineer, inspection, and legal fees and submit it to the Applicant for payment. The Director of Public Works shall conduct any necessary final inspections of the improvements and forward a report to the City Clerk recommending either approval or disapproval. When the engineering, inspection, taxes,

special assessments, and legal fees have been paid and when the necessary lien waivers and affidavits have been filed, the report of the Director of Public Works, together with the recommendation of the City Clerk, shall be forwarded to the City Council for approval.

The dedication of any improvements, utilities, streets, parks, easements, rights-of-way, or other lands or rights to the City of New Richmond or the public shall not be considered accepted by the City for public ownership until such time as the required public improvements within the intended dedication or necessary because of the intended dedication have been completed and accepted by the City Council by adoption of a resolution accepting such dedication. The Applicant shall be responsible for and liable for the maintenance, safety, and operation of all required public improvements until such time as the improvements are accepted by the City Council by resolution. In the event the City of New Richmond must take measures to maintain, operate, or make safe a public improvement existing or required as a result of the land division but which has not yet been accepted by the City, the costs of such measures shall hereby be determined to be City-incurred costs to be reimbursed to the City by the Applicant.

#### **IMPACT FEES**

The City of New Richmond has established a mechanism pursuant to Wisconsin Statute §66.0617 to finance the capital costs of acquiring, establishing, upgrading, expanding, and constructing public facilities that are necessary to accommodate land development. The Applicant shall pay all impact fees according to the Impact Fee Schedule established by the City Council unless otherwise mutually agreed upon in the development agreement.



CITY OF NEW RICHMOND  
THE CITY BEAUTIFUL

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

**PRELIMINARY PLAT APPLICATION**

CITY ORDINANCE SECTION 117  
www.newrichmondwi.gov

- PRELIMINARY PLAT FEE: \$400 + 5.00/LOT OVER 6    ESCROW:    \$500.00**
- AMENDED OR REVISED PRELIMINARY PLAT: \$200.00 ESCROW:    \$500.00**

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

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

**1. Property Owner Information:**

Company name: Trail View Homes, LLC

Last name: Haffner First name: Robin

Address: 1704 156th Street City/State/Zip: New Richmond, WI 54017

Phone number: 715-222-0169 Email address: rchaff@frontiernet.net

**2. Applicant Information: (if different from above)**

Company name: \_\_\_\_\_

Last name: \_\_\_\_\_ First name: \_\_\_\_\_

Address: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email address: \_\_\_\_\_

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

115th Street (south of County Road "A")

**4. Zoning Designation: Z2 Sub Urban**

**5. Statement of Intent:** Describe the properties to be combined or created as a part of this Preliminary Plat application and indicate whether a variance, zoning change, and/or Conditional Use Permit will be required for the proposed parcels or the intended use.

Preliminary Plat is one parcel and does not require rezoning or conditional use permits for the proposed use of residential lots.

**6. Additional Required Information:**

- a. Parkland Dedication Determination:** Applications must include documentation from the Park Department indicating whether the Park Board recommends dedication of land or impact fees in lieu of land.
- b. Legal Description and PIN:** Provide the existing Parcel Identification Number(s) and the complete legal description(s) of the property involved.
- c. Proposed Plans:** In addition to four full size copies and one 11 x 17 copy of the proposed plat, a topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the City Staff.
- d. Written Narrative:** The written narrative should address whether the parcels affected by the proposed plat would comply with all of the applicable Code requirements.

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

Property Owner:  \_\_\_\_\_

Date: 4-3-19

Applicant:  \_\_\_\_\_

Date: 4-3-19

Fee Paid: \$ 410

Date: 4/4/19

Receipt # 69146

escrow: \$500

4/4/19

Rec # 69146

**Preliminary Plat applications must be received by the first Thursday of a month; applications received after this date cannot be heard at the Planning Commission meeting the following month.**



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

**FINAL PLAT APPLICATION**  
CITY ORDINANCE SECTION 117  
www.newrichmondwi.gov

- FINAL PLAT FEE: \$250.00 + \$2.00/LOT**                      **ESCROW: \$0.00**  
 **AMENDED OR REVISED FINAL PLAT FEE: \$250**                      **ESCROW: \$0.00**  
*Fee should be made payable to City of New Richmond upon submittal of completed application.*

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

**1. Property Owner Information:**

Company name: Trail View Homes, LLC  
Last name: Haffner                      First name: Robin  
Address: 1704 156th Street                      City/State/Zip: New Richmond, WI 54017  
Phone number: 715-222-0169                      Email address: rchaff@frontiernet.net

**2. Applicant Information: (if different from above)**

Company name: \_\_\_\_\_  
Last name: \_\_\_\_\_                      First name: \_\_\_\_\_  
Address: \_\_\_\_\_                      City/State/Zip: \_\_\_\_\_  
Phone number: \_\_\_\_\_                      Email address: \_\_\_\_\_

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

115th Street (south of County Road "A")

**4. Zoning Designation: Z2 Sub Urban**

**5. Changes from Preliminary Plat: Make note of any differences in property boundaries, easements, etc. from what was proposed in the Preliminary Plat application.**

n/a  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Additional Required Information:**

- a. **Parkland Dedication Determination:** Applications must include documentation from the Park Department indicating whether the Park Board recommends dedication of land or impact fees in lieu of land.
- b. **Legal Description and PIN:** Provide the existing Parcel Identification Number(s) and the complete legal description(s) of the property involved.
- c. **Proposed Plans:** In addition to four full size copies and one 11 x 17 copy of the plat incorporating all required modifications of the preliminary plat, a topographic survey, landscape plan, grading and drainage plan, exterior building elevation drawings, and other information may also be required if deemed necessary by the City Staff.
- d. **Written Narrative:** The written narrative should address whether the parcels affected by the proposed plat would comply with all of the applicable ordinance requirements.

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

Property Owner:  Date: 4-3-19

Applicant:  Date: 4-3-19

Fee Paid: \$ 268. Date: 4/4/19 Receipt # 69146

**Final Plat applications must be received by the first Thursday of a month; applications received after this date cannot be heard at the City Council meeting later that month.**

**PLAT OF TRAIL VIEW**

**PRELIMINARY PLAT / FINAL PLAT ADDITIONAL INFORMATION:**

**PID #** 261-1210-93-050

**PARCEL DESCRIPTION**

Located in the SW1/4 of the NE1/4 of Section 4, T30N, R19W, City of New Richmond, St. Croix County, Wisconsin; described as follows:

Commencing at the S1/4 Corner of Section 4; thence N00°50'01"W, along the north - south 1/4 line of said section, 2672.36 feet to the east - west 1/4 line of said section, being the point of beginning; thence continuing N00°50'01"W, along said north - south 1/4 line, 812.07 feet to the south line of Lot 1 of Certified Survey Map recorded in Volume 5, Page 1474, Document Number 396790 at the St. Croix County Register of Deeds Office; thence N89°30'17"E, along said south line, 235.28 feet to the east line of said Lot 1; thence S00°50'01"E 507.03 feet; thence S84°49'35"E 294.84 feet; thence S83°41'29"E 185.65 feet to the point of curvature of a 120.00 foot radius curve, concave northerly, whose central angle measures 62°05'22", whose chord bears N65°15'50"E and measures 123.77 feet; thence easterly, along the arc of said curve, 130.04 feet; thence S55°45'51"E 80.00 feet to a point on curvature of a 200.00 foot radius curve, concave northerly, whose central angle measures 62°04'58", whose chord bears S65°16'02"W and measures 206.26 feet; thence westerly, along the arc of said curve, 216.71 feet to the point of tangency; thence N83°41'29"W 184.71 feet to a point on curvature of a 628.30 foot radius curve, concave westerly, whose central angle measures 19°02'04", whose chord bears S14°31'48"W and measures 207.77 feet; thence southerly, along the arc of said curve, 208.73 feet to previously said east - west 1/4 line; thence N89°57'54"W, along said east - west 1/4 line, 464.49 feet to the point of beginning.

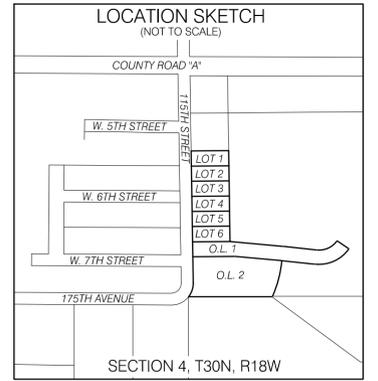
Described parcel contains 6.88 Acres (299,704 sq. ft.). Parcel is subject to Public Road (115th Street) right-of-way and all other easements, restrictions and covenants of record.

**WRITTEN NARRATIVE:**

Lots created within the proposed plat will meet code requirements upon completion of the platting and construction of the utility services.

# PRELIMINARY PLAT: TRAIL VIEW

LOCATED IN THE SW1/4 OF THE NE1/4, OF SECTION 4, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH - SOUTH 1/4 LINE BEARING N00°50'01"W, ST. CROIX COUNTY COORDINATE SYSTEM  
 INSTRUMENT DRAFTED BY EDWIN FLANUM  
 JOB NO. 19-10 DWG. PNL  
 DRAFTED: 1/31/19 FIELD: 1/10/19  
 REVISED:



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

**OWNER**  
 TRAIL VIEW HOMES, LLC  
 ROBIN HAFNER  
 1704 156TH STREET  
 NEW RICHMOND, WI 54017

### LEGEND

- ST. CROIX COUNTY SECTION CORNER POSITIONED FROM COUNTY COORDINATES. POSITION VERIFIED WITH MONUMENT AS NOTED OR TIES OF RECORD
- 1" O.D. IRON PIPE FOUND
- 1 5/16" O.D. IRON PIPE FOUND
- 2 3/8" O.D. IRON PIPE FOUND
- 3/4" IRON REBAR FOUND
- 1 1/4" X 18" IRON REBAR SET, WEIGHING 4.30 LBS. PER LINEAR FOOT
- 3/4" X 18" IRON REBAR SET, WEIGHING 1.50 LBS. PER LINEAR FOOT
- ▲ COMPUTED POSITION (NOT MONUMENTED)
- DRAINAGE AND UTILITY EASEMENT (WIDTH AS SHOWN)
- SANITARY MANHOLE
- CURB STOP
- GATE VALVE
- HYDRANT
- UNDERGROUND TELEPHONE

### SURVEYOR'S CERTIFICATE

I, Edwin C. Flanum, Professional Wisconsin Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes, the Subdivision Regulations of the City of New Richmond, and under the direction of Robin Hafner, owner of the land described on this plat, I have surveyed, divided and mapped TRAIL VIEW; that such plat correctly represents the exterior boundaries and the subdivision of the land surveyed; and that this plat is located in the SW1/4 of the NE1/4 of Section 4, T30N, R19W, City of New Richmond, St. Croix County, Wisconsin; described as follows:

Commencing at the S1/4 Corner of Section 4; thence N00°50'01"W, along the north - south 1/4 line of said section, 2672.36 feet to the east - west 1/4 line of said section, being the point of beginning; thence continuing N00°50'01"W, along said north - south 1/4 line, 812.07 feet to the south line of Lot 1 of Certified Survey Map recorded in Volume 5, Page 1474, Document Number 396790 at the St. Croix County Register of Deeds Office; thence N89°30'17"E, along said south line, 235.28 feet to the east line of said Lot 1; thence S00°50'01"E 507.03 feet; thence S84°49'35"E 294.84 feet; thence S83°41'29"E 185.65 feet to the point of curvature of a 120.00 foot radius curve, concave northerly, whose central angle measures 62°05'22", whose chord bears N65°15'50"E and measures 123.77 feet; thence easterly, along the arc of said curve, 130.04 feet; thence S55°45'51"E 80.00 feet to a point on curvature of a 200.00 foot radius curve, concave northerly, whose central angle measures 62°04'58", whose chord bears S65°16'02"W and measures 206.26 feet; thence westerly, along the arc of said curve, 216.71 feet to the point of tangency; thence N83°41'29"W 184.71 feet to a point on curvature of a 628.30 foot radius curve, concave westerly, whose central angle measures 19°02'04", whose chord bears S14°31'48"W and measures 207.77 feet; thence southerly, along the arc of said curve, 208.73 feet to previously said east - west 1/4 line; thence N89°57'54"W, along said east - west 1/4 line, 464.49 feet to the point of beginning.

Described parcel contains 6.88 Acres (299,704 sq. ft.). Parcel is subject to Public Road (115th Street) right-of-way and all other easements, restrictions and covenants of record.

Edwin C. Flanum, PLS 2487

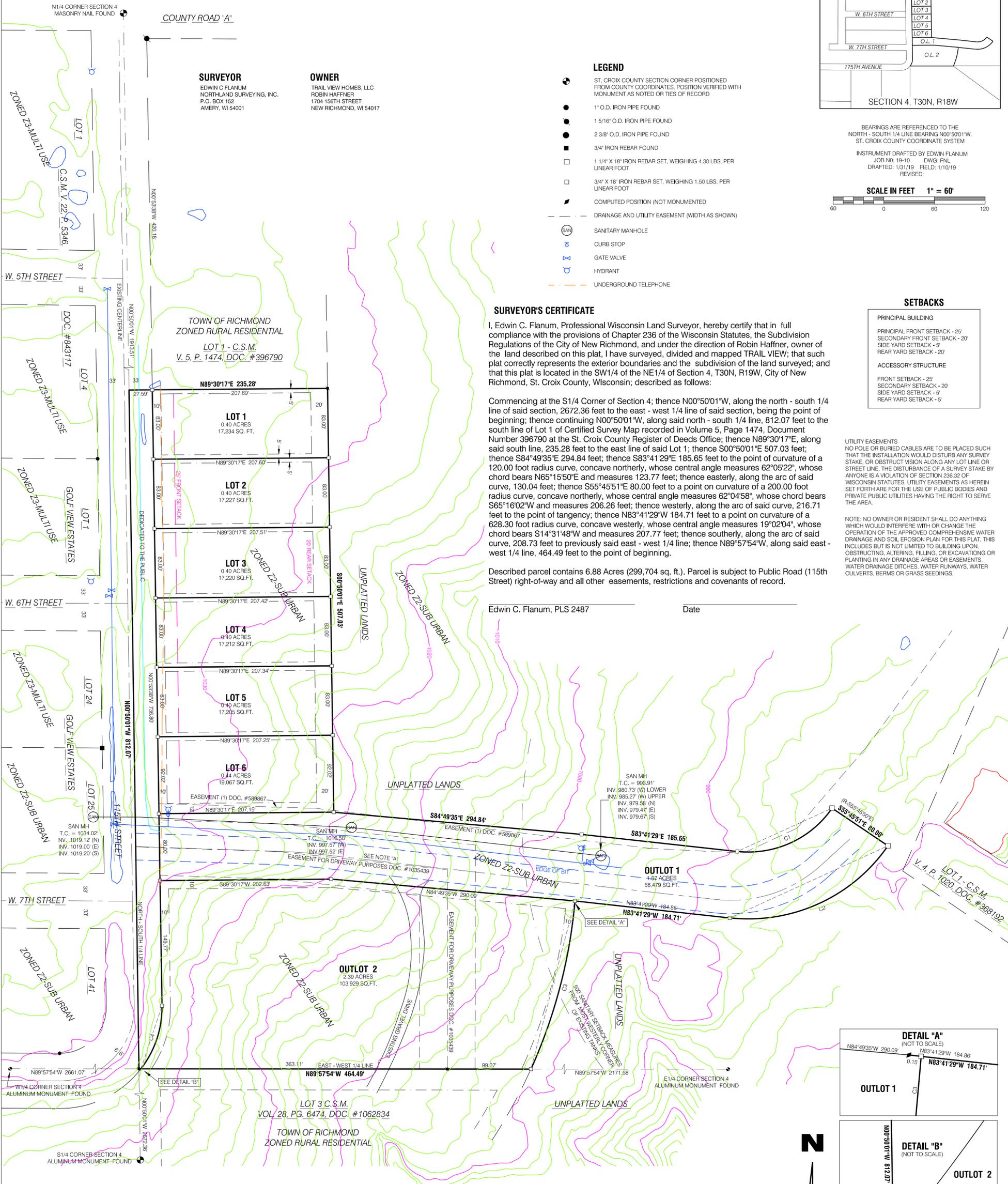
Date

### SETBACKS

- PRINCIPAL BUILDING**
- PRINCIPAL FRONT SETBACK - 25'
  - SECONDARY FRONT SETBACK - 20'
  - SIDE YARD SETBACK - 5'
  - REAR YARD SETBACK - 20'
- ACCESSORY STRUCTURE**
- FRONT SETBACK - 25'
  - SECONDARY SETBACK - 20'
  - SIDE YARD SETBACK - 5'
  - REAR YARD SETBACK - 5'

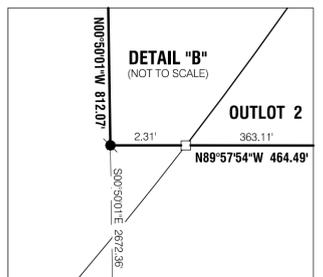
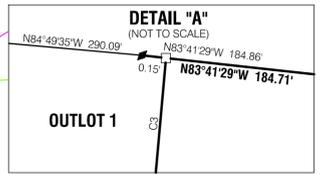
**UTILITY EASEMENTS**  
 NO POLE OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE, OR OBSTRUCT VISION ALONG ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

**NOTE:** NO OWNER OR RESIDENT SHALL DO ANYTHING WHICH WOULD INTERFERE WITH OR CHANGE THE OPERATION OF THE APPROVED COMPREHENSIVE WATER DRAINAGE AND SOIL EROSION PLAN FOR THIS PLAT. THIS INCLUDES BUT IS NOT LIMITED TO BUILDING UPON, OBSTRUCTING, ALTERING, FILLING, OR EXCAVATING OR PLANTING IN ANY DRAINAGE AREAS OR EASEMENTS, WATER DRAINAGE DITCHES, WATER RUNWAYS, WATER CULVERTS, BERMS OR GRASS SEEDINGS.



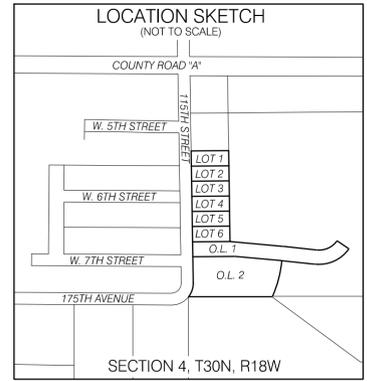
### CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT-IN	TANGENT-OUT
C1	120.00'	62°05'22"	N65°15'50"E	123.77'	130.04'	S83°41'29"E	N34°13'09"E
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C3	628.30'	19°02'04"	S14°31'48"W	207.77'	208.73'	S05°00'46"W	S24°02'50"W
C4	121.00'	38°22'26"	N18°17'34"E	79.53'	81.04'	N37°28'47"E	N00°53'38"W



# TRAIL VIEW

LOCATED IN THE SW1/4 OF THE NE1/4, OF SECTION 4, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE NORTH - SOUTH 1/4 LINE BEARING N00°50'01"W, ST. CROIX COUNTY COORDINATE SYSTEM  
 INSTRUMENT DRAFTED BY EDWIN FLANUM  
 JOB NO. 19-10 DWG. FNL  
 DRAFTED: 1/31/19 FIELD: 1/10/19  
 REVISED:



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

**OWNER**  
 TRAIL VIEW HOMES, LLC  
 ROBIN HAFNER  
 1704 156TH STREET  
 NEW RICHMOND, WI 54017

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified \_\_\_\_\_, 20\_\_\_\_

Department of Administration

## LEGEND

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- ▲ COMPUTED POSITION (NOT MONUMENTED)
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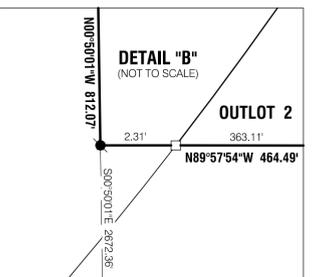
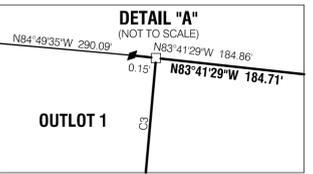
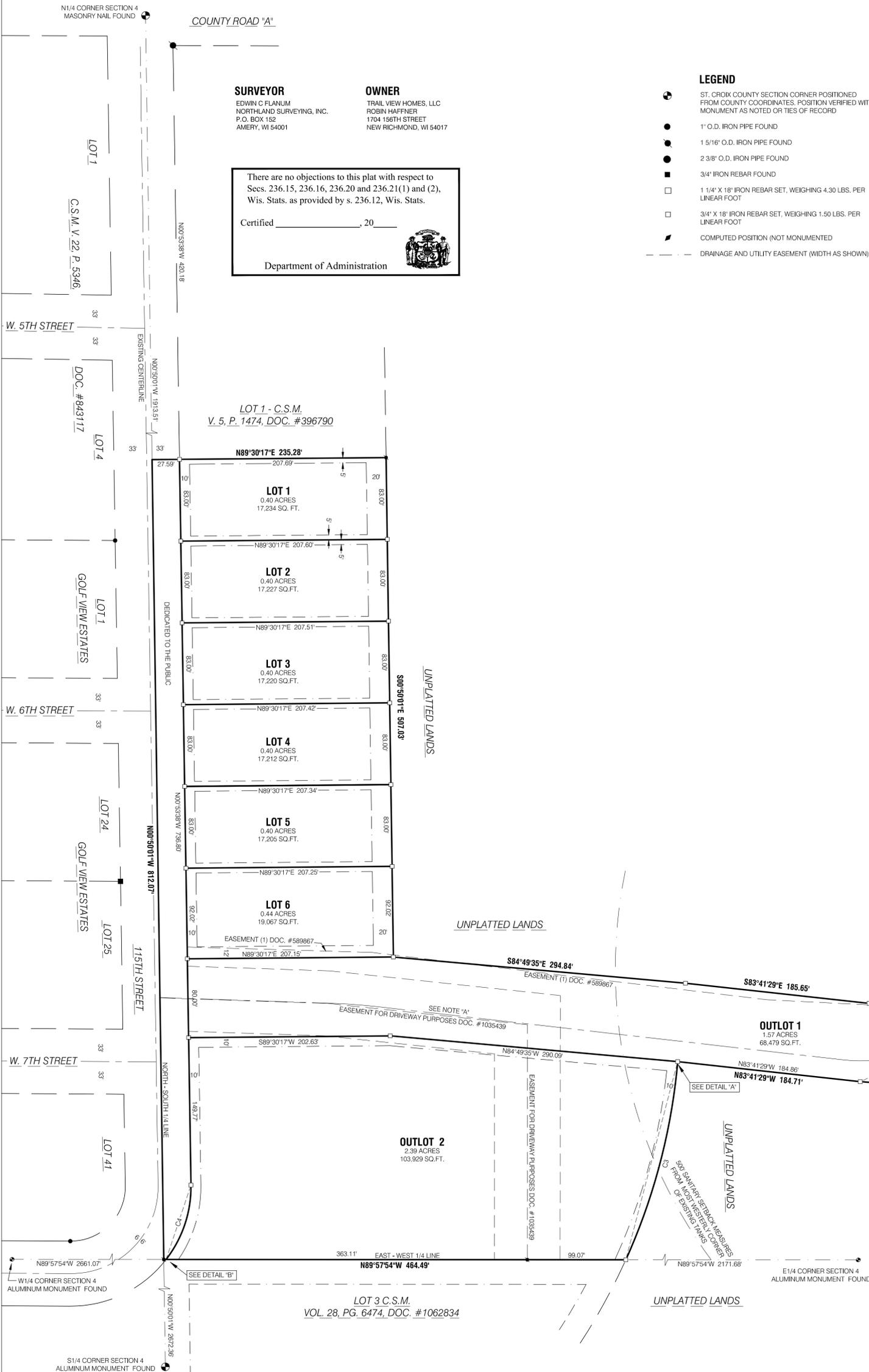
## SETBACKS

**PRINCIPAL BUILDING**  
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 SECONDARY FRONT SETBACK - 20'  
 SIDE YARD SETBACK - 5'  
 REAR YARD SETBACK - 20'

**ACCESSORY STRUCTURE**  
 FRONT SETBACK - 25'  
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## CURVE DATA

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	TANGENT-IN	TANGENT-OUT
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# TRAIL VIEW

LOCATED IN THE SW1/4 OF THE NE1/4, OF SECTION 4, T30N, R18W, CITY OF NEW RICHMOND, ST. CROIX COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE

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Edwin C. Flanum, PLS 2487

Date

## COMMON COUNCIL RESOLUTION

Resolved, that the plat of TRAIL VIEW in the City of New Richmond, Trail View Homes, LLC, owner, is hereby approved by the New Richmond Common Council.

Fred Horne, Mayor

Date

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

Tanya Batchelor, Clerk

Date

## CITY TREASURER CERTIFICATE

STATE OF WISCONSIN)SS  
COUNTY OF ST. CROIX)

I, Bev 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 in the plat of TRAIL VIEW.

Bev Langenback, County Treasurer

Date

## COUNTY TREASURER CERTIFICATE

STATE OF WISCONSIN)SS  
COUNTY OF ST. CROIX)

I, Denise Anderson, being the duly elected, 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 in the plat of TRAIL VIEW.

Denise Anderson, County Treasurer

Date

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

Trail View Homes, LLC, 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 plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Trail View Homes, LLC, a Wisconsin corporation, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Department of Administration, City of New Richmond

IN WITNESS WHEREOF, the said Trail View Homes, LLC, a Wisconsin corporation has caused these presents to be signed by Robin J. Haffner, its Sole Manager, at \_\_\_\_\_, Wisconsin, and its corporate seal to be hereunto affixed on this \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_.

In the presence of:

Robin J. Haffner, Sole Manager

STATE OF WISCONSIN)  
\_\_\_\_\_) COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, Robin J. Haffner, Sole Manager of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Sole Manager of said corporation, and acknowledged that they executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

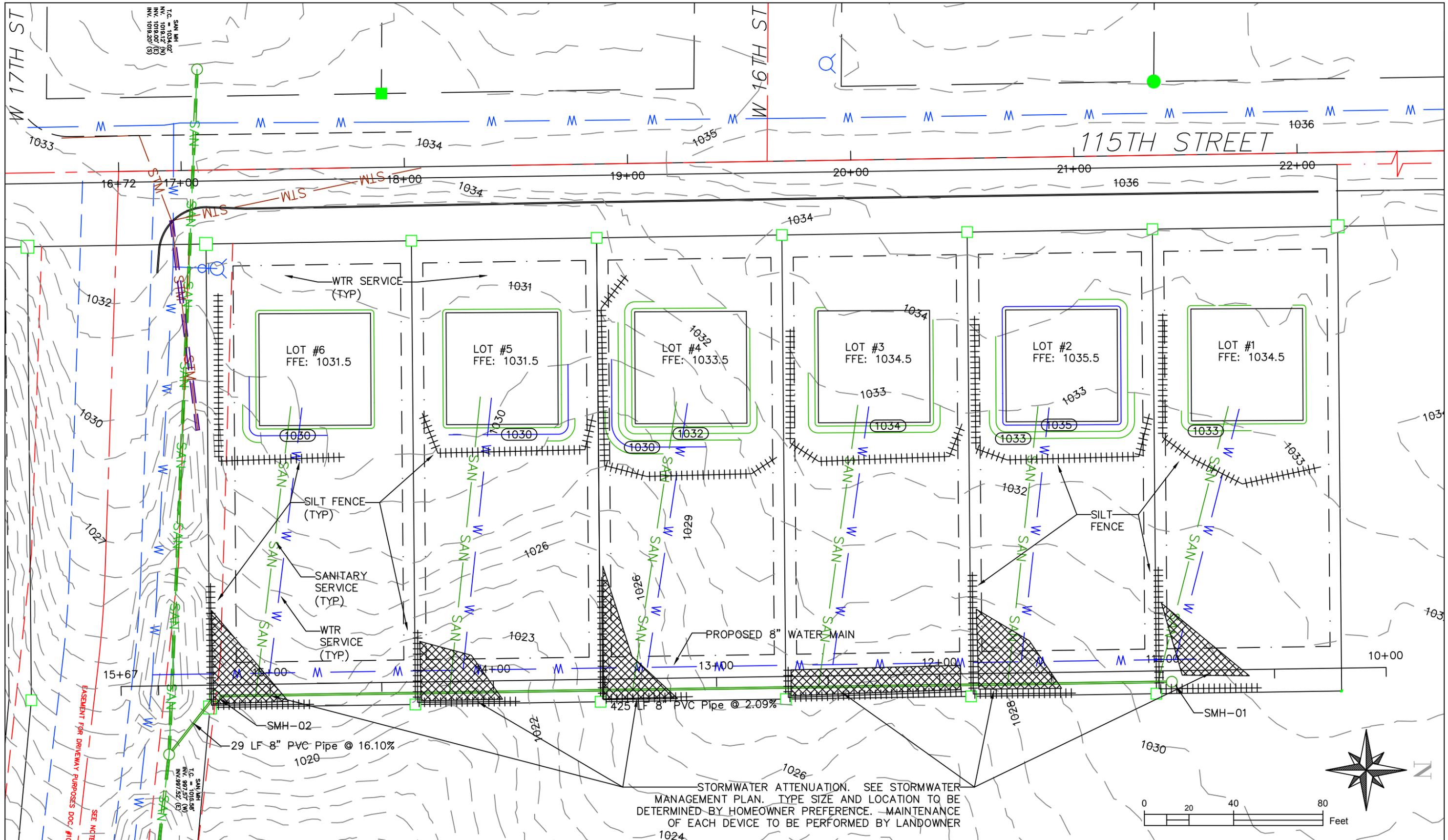
Notary Public, \_\_\_\_\_, Wisconsin  
My commission expires \_\_\_\_\_.

## SURVEYOR

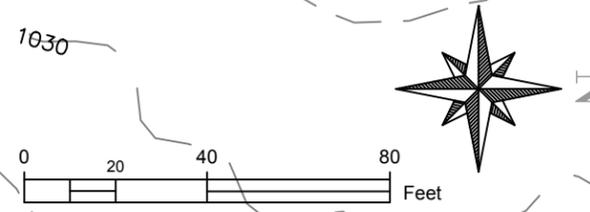
EDWIN C. FLANUM  
NORTHLAND SURVEYING, INC.  
P.O. BOX 152  
AMERY, WI 54001

## OWNER

TRAIL VIEW HOMES, LLC  
ROBIN HAFFNER  
1704 156TH STREET  
NEW RICHMOND, WI 54017



STORMWATER ATTENUATION. SEE STORMWATER MANAGEMENT PLAN. TYPE SIZE AND LOCATION TO BE DETERMINED BY HOMEOWNER PREFERENCE. MAINTENANCE OF EACH DEVICE TO BE PERFORMED BY LANDOWNER



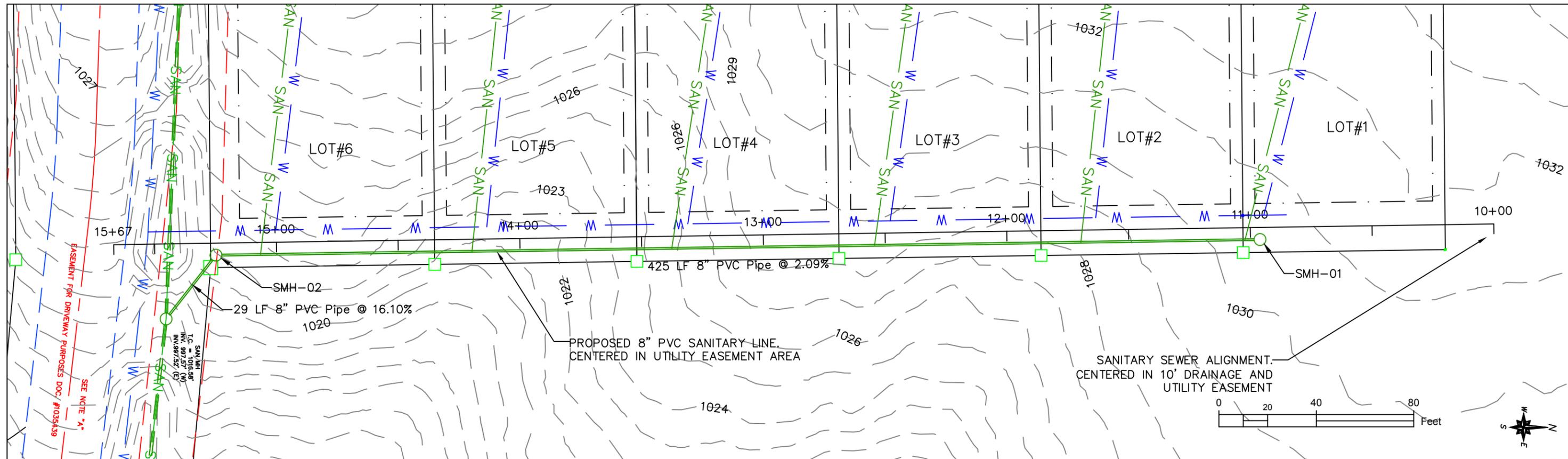
REV.	DESCRIPTION	BY	DATE

© NorthStar Consulting Engineers, Inc. 2012  
 ANY USE OR REUSE OF THIS DRAWING/PLAN AND THE CORRESPONDING COMPUTER AIDED DESIGN/DRAWING FILES WITHOUT THE EXPRESS WRITTEN CONSENT OF NCE, INC. IS STRICTLY PROHIBITED. NCE, INC. SHALL NOT BE RESPONSIBLE FOR ANY UNAUTHORIZED USE OR REUSE OF THESE MATERIALS, OR DAMAGES RESULTING THEREFROM.

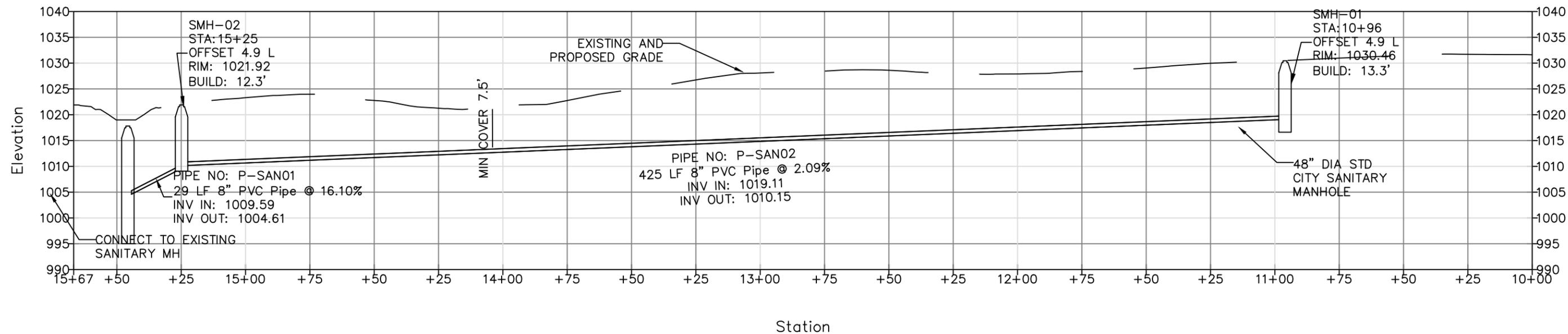


JOB NAME: *Haffner Subdivision*  
 DESCRIPTION: *Grading Plan, Stormwater/Erosion*  
 LOCATION: *City of New Richmond, WI*

DRAWN BY: <i>SEG</i>	CHECKED BY: <i>--</i>
SCALE: <i>(11" x 17')</i>	
JOB NUMBER: <i>G006.004</i>	
DATE: <i>3/19/19</i>	SHEET: <i>C.01</i>



Profile SAN=PROPOSED



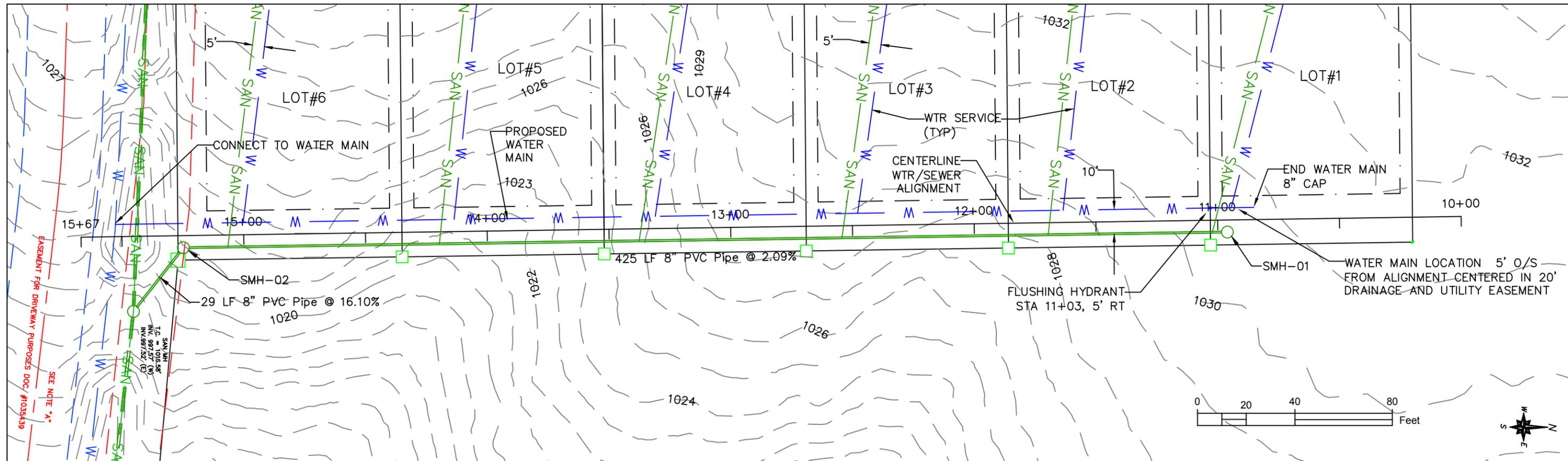
REV.	DESCRIPTION	BY	DATE
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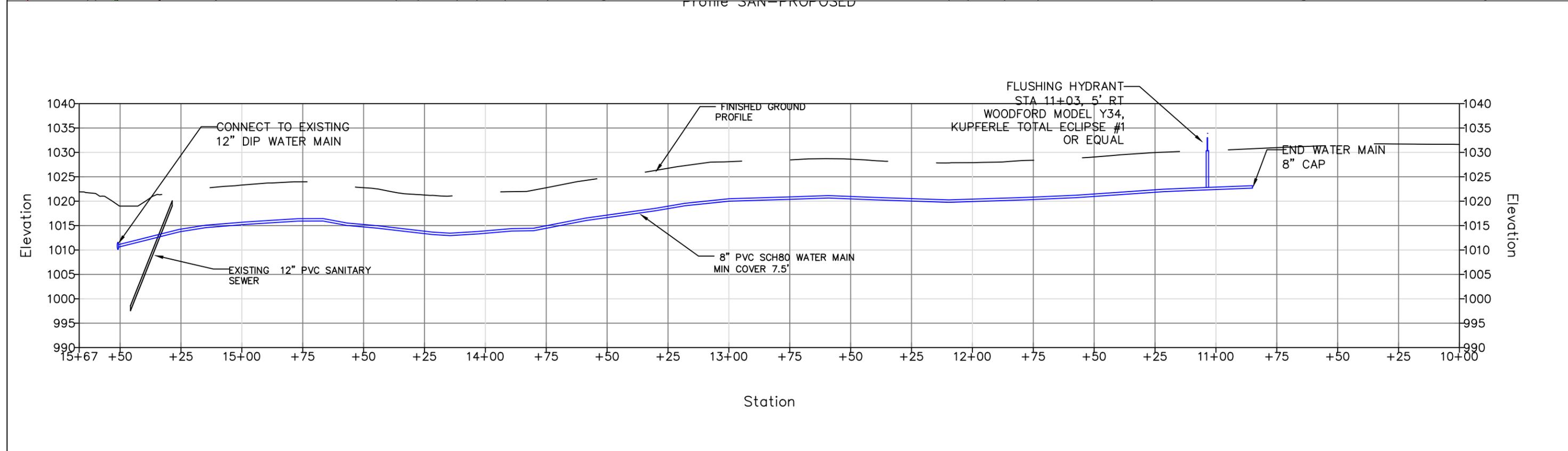


JOB NAME: *Haffner Subdivision*  
 DESCRIPTION: *Sanitary Sewer Plan*  
 LOCATION: *City of New Richmond, WI*

DRAWN BY: <i>SEG</i>	CHECKED BY: <i>--</i>
SCALE: <i>(11" x 17')</i>	
JOB NUMBER: <i>G006.004</i>	
DATE: <i>3/19/19</i>	SHEET: <i>C.02</i>



PROFILE SAN-PROPOSED



REV.	DESCRIPTION	BY	DATE
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220 27th Street, Oshtemo # 5400  
 Telephone: (715) 294-2816 Fax: (715) 294-3216  
 E-mail: info@northstarce-wi.com

Civil Engineering Land Development Construction Services

JOB NAME: *Haffner Subdivision*

DESCRIPTION: *Water Main Plan/Profile*

LOCATION: *City of New Richmond, WI*

DRAWN BY: *SEG* CHECKED BY: *---*

SCALE: *(11" x 17')*

JOB NUMBER: *S006.004*

DATE: *3/19/19* SHEET: *C.03*



CURRENT OPERATOR: NB  
OPERATOR LIST: NB

CURRENT/PLOT DATE: 09/03/1998  
CURRENT/PLOT TIME: 10:50 AM

WTP

115TH STREET

W.T. DOAR PROPERTY

N87°53'30"W  
185'±

PARCEL 1-  
PERMANENT EASEMENT

N82°W  
40'

N86°40'W  
110'

S65°26'30"W  
70'

S40°47'W  
130'

S35°23'35"W  
349.98'

N55°11'14"W  
19.89'

POB 50.02'

MOST NORTHERLY COR.  
OF CSM, VOL. 4-P.

CSM  
VOL. 4-P. 1020  
LOT 1

WASTEWATER TREATMENT  
PLANT PROPERTY

PARCEL 3-TO BE DEEDED  
IN FEE (5018 SQ. FT.)

EXISTING 60' PERMANENT  
EASEMENT

ACCESS ROADWAY TO WWTP

N55°10'46"W  
45.00'

SW COR. OF CSM,  
VOL. 4-P. 1020

WWTP PROPERTY LINE

MOST SOUTHERLY COR.  
OF CSM, VOL. 4-P.1020

N34°49'14"E  
108.27'

EXISTING  
EASEMENT

POE

I.P.

