

ORDINANCE #497

AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF NEW RICHMOND, WISCONSIN.

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

Section 1. Territory Annexed. The following described  
territory presently located in the Town of Richmond is  
hereby annexed to the City of New Richmond.

Territory described as follows:

Sec 11 T30N R18W Pt NE Being Lot 1  
of CSM 13/3684 Doc #606069 approximately  
5.63 Acres. (Property owned by Jeff & Ari  
Dionisopoulos)

City of New Richmond  
156 East First Street  
New Richmond, WI 54017

026-1034-70-000

Section 2. Effect of Annexation. From and after the date of this ordinance the territory described in  
Section 1 shall be a part of the City of New Richmond, for any and all purposes provided by law and  
all persons coming or residing within such territory shall be subject to all ordinances, rules and  
regulations governing the City of New Richmond.

Section 3. Zoning Classification. (a) Upon recommendation to the City Council of the City of New  
Richmond the territory described above, annexed to the City of New Richmond by this ordinance is  
designated as Z2 Sub Urban District.

Section 4. Ward Designation. The territory described in Section 1 of this ordinance is hereby  
designated as part of Ward 11, Aldermanic District 6, of the City of New Richmond.

Section 5. Severability. If any provision of this ordinance is invalid or unconstitutional, or if the  
application of this ordinance to any person or circumstances is invalid or unconstitutional, such  
invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance  
which can be given effect without the invalid or unconstitutional provision or application.

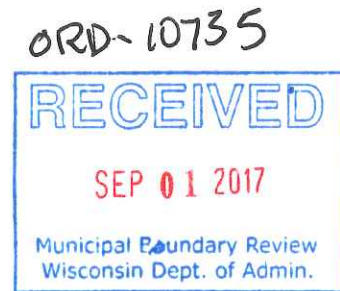
Section 6. Effective Date. This ordinance shall take effect upon passage and publication as provided  
by law.

I, Tanya Batchelor, Clerk of the City of New Richmond, Wisconsin, do hereby certify that the  
foregoing is a correct copy of an Ordinance introduced at a regular meeting of the Common Council of  
the City of New Richmond on August 14, 2017 adopted by more than two-thirds vote, and recorded in  
the minutes of said meeting.

Passed and approved: August 14, 2017  
Published and effective: August 24, 2017

  
Fred Horne, Mayor

ATTEST:   
Tanya Batchelor, City Clerk





City of New Richmond  
156 East First Street  
New Richmond, WI 54017

**CERTIFICATION**

I hereby certify that the foregoing Ordinance #497 is a true, correct, and complete copy of the original ordinance signed on August 14, 2017.


Dated this 21<sup>st</sup> day of August, 2017.

  
\_\_\_\_\_  
Tanya Batchelor,  
City Clerk

  
\_\_\_\_\_  
Notary Public  
Lori A. Brinkman  
My commission expires: 10/9/20

## **CERTIFICATION OF POPULATION**

**I, Tanya Batchelor, City Clerk of the City of New Richmond,  
County of St. Croix, State of Wisconsin, do hereby certify that the total  
population of the annexation is ( 0 ) ZERO, annexed from the Township  
of Richmond by Ordinance No. 497, adopted August 14, 2017.**

  
**Tanya Batchelor,  
City Clerk**



## 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
<sup>1</sup> Jeff/Ari Dionisopoulos	7/11/2017	Jeff Dionisopoulos	026-1034-70-000

#### 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.

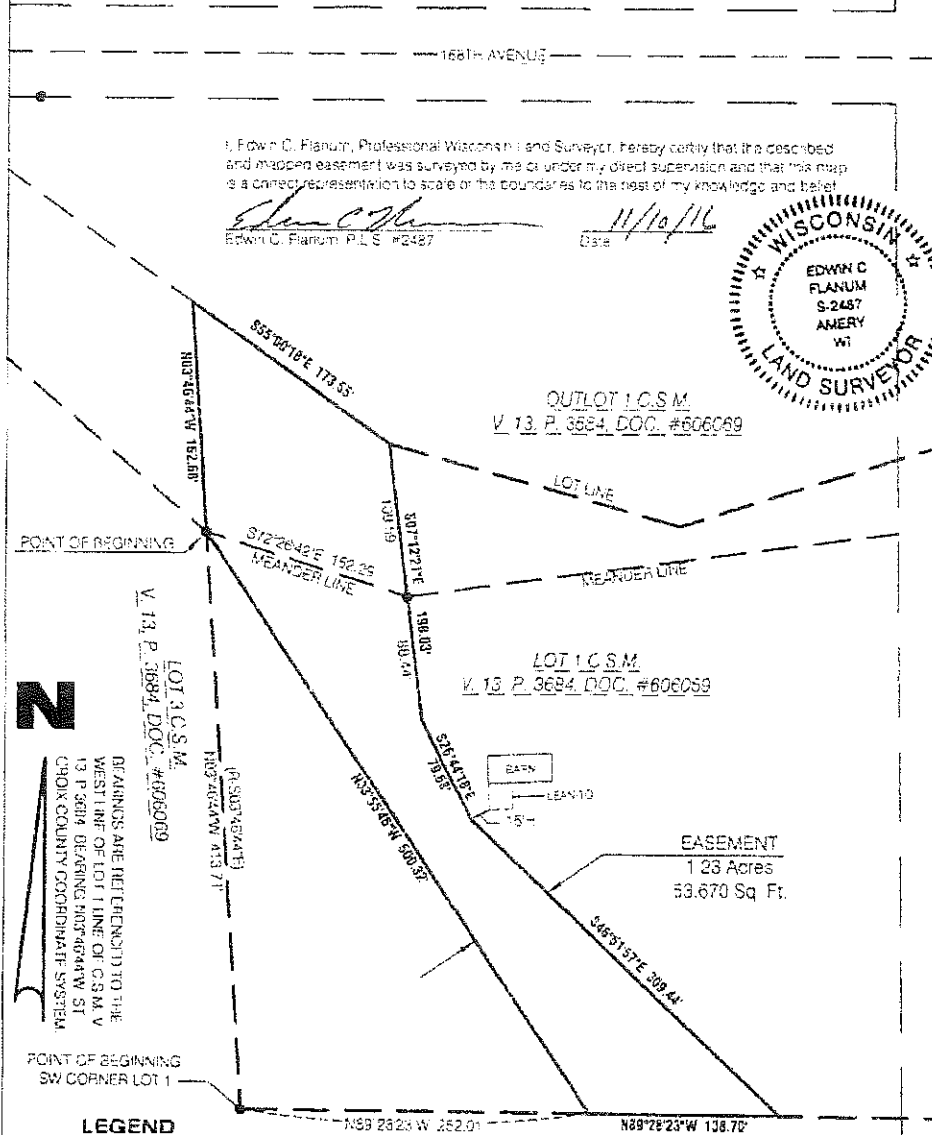
Plan Commission will make a recommendation to the Common Council. Then the Common Council will make the final decision at the next Council meeting.

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

Check to Department of Administration for \$ \_\_\_\_\_

# MAP OF SURVEY

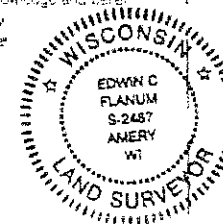
LOCATED IN PART OF THE SE1/4 OF THE NE1/4 OF SECTION 11, T30N, R18W, TOWN OF RICHMOND ST. CROIX COUNTY, WISCONSIN; BEING PART OF LOT 1 OF CERTIFIED SURVEY MAP RECORDED IN VOL. 13, PG. 3684, DOC. #606059.



I, Edwin C. Flanum, Professional Wisconsin Land Surveyor, hereby certify that the described and mapped easement was surveyed by me or under my direct supervision and that this map is a correct representation to scale of the boundaries to the best of my knowledge and belief.

Edwin C. Flanum, P.L.S. #2487

Date 11/10/16



N

DEMANDS ARE REFERENCED TO THE WESTLINE OF LOT 1 LINE OF C.S.M. V. 13, P. 3684, DEERING NORTHWESTERN ST. CROIX COUNTY COORDINATE SYSTEM

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 606059, described as follows:

Commencing at the SW corner of Lot 1 of Certified Survey Map recorded in Volume 13, Page 3684, Document Number 606059; thence N03°45'44"W, along the west line of said lot 1, 415.67 feet to the point of beginning; thence continuing N03°45'44"W, along said west line, 162.66 feet to the north line of said lot 1; thence S55°00'15"E, along said north line, 173.55 feet; thence S07°12'21"E 198.03 feet; thence S26°44'18"E 79.69 feet; thence S45°51'57"E 309.44 feet to the south line of said lot 1; thence N69°28'23"W, along said south line, 138.70 feet; thence N33°55'45"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  
AMERY, WI 54001

PH 715-266-2454  
www.northlandsurveying.com

## PREPARED FOR:

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

JOB NO 1577

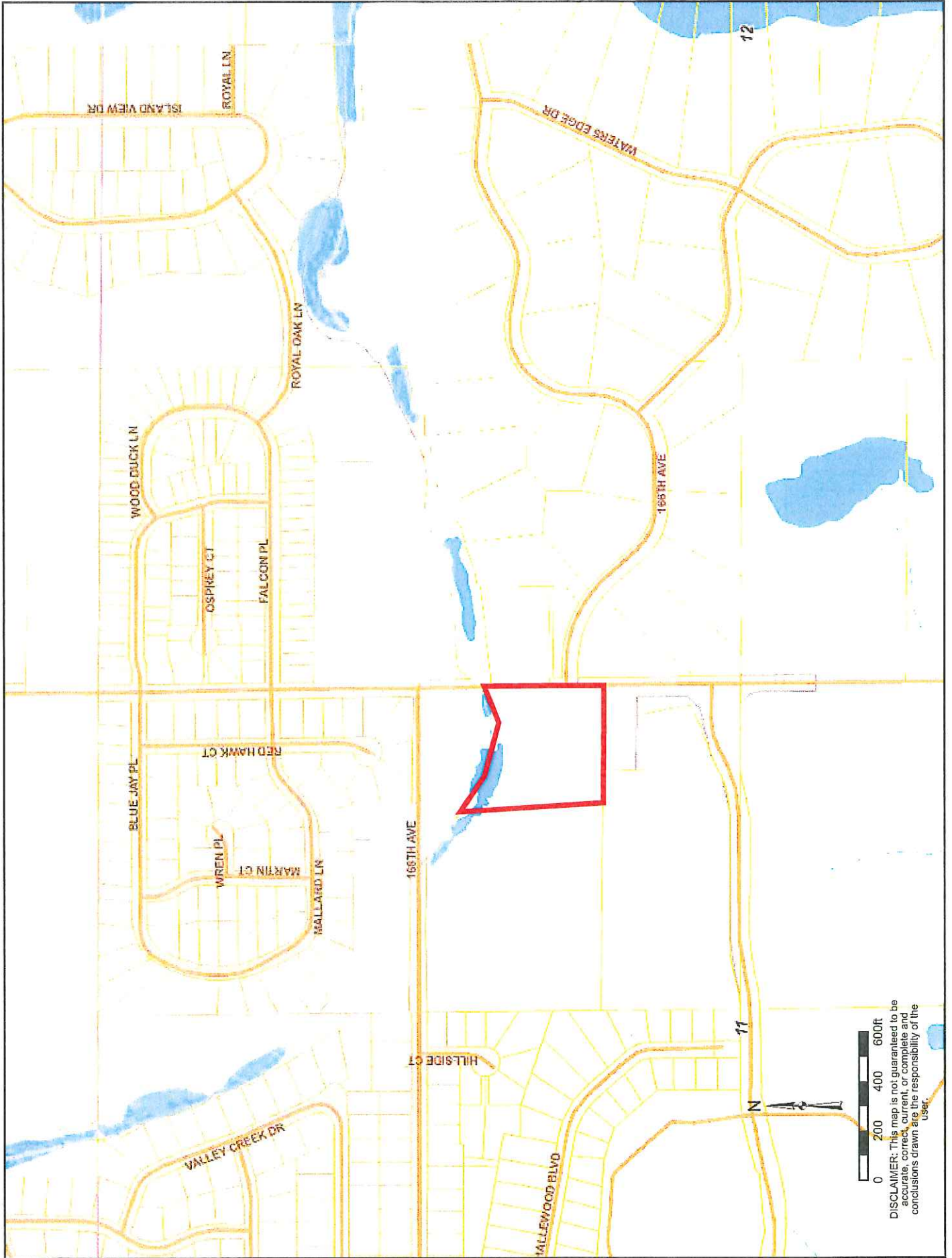
DRAWING MOS

DRAFTED BY EDWIN FLANUM

DATE 10/11/16

REVISED 11/10/16





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



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: 9 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 140<sup>th</sup> Street within Richmond Township to the City. The property is located southwest of East Richmond Way and 140<sup>th</sup> 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. At the Plan Commission meeting on August 8, 2017, they recommended 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.