

ORDINANCE #498

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 Stanton is
hereby annexed to the City of New Richmond.

Territory described as follows:

Located in Part of the SW ¼ of the SW ¼ of
Section 30, T31N, R17W, Town of Stanton,
St. Croix County, Wisconsin; being Lot 5 and Lot 6
of CSM 27/6259 Doc #1035430 approximately 0.914
Acres. (Property owned by Krumm Holdings LLC)

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

036-1073-70-100
036-1073-70-200

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 Z3 Multi-Use/Corridor District.

Section 4. Ward Designation. The territory described in Section 1 of this ordinance is hereby
designated as part of Ward 2, Aldermanic District 1, 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 #498 is a true, correct, and complete copy of the original ordinance signed on August 14, 2017.

Dated this 21st day of August, 2017.

Tanya Batchelor
Tanya Batchelor,
City Clerk

Lori A. Brinkman
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 (1) ONE, annexed from the Township
of Stanton by Ordinance No. 498, 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 Shanton, 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	<u>Parcel</u> Tax ID Number
¹ <u>Cheryl Kruman</u>	<u>6/5/17</u>	<u>Owner</u>	<u>39-2016121</u>

ADDITIONAL INFORMATION NEEDED

Approximate Value: Land \$7,800 Improvements \$68,300
Tax ID 39-2016121 Annual Town Property Taxes \$1,402.12
Parcel ID: 036-1073-70-100; 036-1073-70-200
Number of Electors 1422 Hwy 64

Present Land Use: Undeveloped 100 % Commercial 100 % Industrial 0 %
Residential 100 % Recreational 0 %

Anticipated Land Use: Commercial 100 % Industrial 0 %
Residential 100 % Recreational 0 %

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.

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 30, T31N,
R17W, TOWN OF STANTON, ST. CROIX COUNTY, WISCONSIN; BEING PART
OF PARCELS DESCRIBED IN DOCUMENT NUMBERS 977390, 977393 AND
957130

1035430

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

RECEIVED FOR RECORD

09/09/2016 11:43 AM

CERTIFIED SURVEY MAP

VOLUME: 27

PAGE: 6259

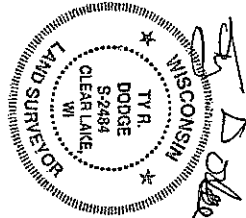
REC FEE: 30.00

PAGES: 2

LEGEND
FOUND COUNTY SECTION
CORNERS MONUMENT AS
NOTED
● FOUND 1" OUTSIDE
DIAMETER IRON PIPE
○ SET 1" OUTSIDE DIAMETER BY 18"
LONG IRON PIPE, WEIGHING 1.13
LBS. PER LINEAR FOOT
() PREVIOUSLY RECORDED AS

PREPARED FOR: SURVEYOR:
KRUHMAN HOLDINGS LLC
1940 HIGHWAY 64
NEW RICHMOND, WI
54017
TY R. DODGE
S. & N. LAND
SURVEYING
2920 ENLIDE ST., STE.
101
HUDSON, WI 54016

SURVEY NOTE: The commencing point for the property descriptions surveyed
hereon is the southwest corner of section 30. It appears that two different positions
existed for this corner as evidenced by County Surveyor's date and Certified Survey
Maps Vol. 12 Page 3355 by Ron Johnson and Vol. 211 Page 5220 by Jason Canice.
The position identified by Johnson and Canice appears to fit the small parcels
located in the SW 1/4 of the SW 1/4 of section 30 along with boundaries established
on said Certified Surveys and was therefore held in defining the boundaries of the
parcels surveyed hereon. Deed Document No. 957130 also contains an error as it
does not define the dimensions of the parcel as lying north of the right of way of
State Trunk Highway 64, this appears to be a scrivener's error in the conveyance.



08/29/2016

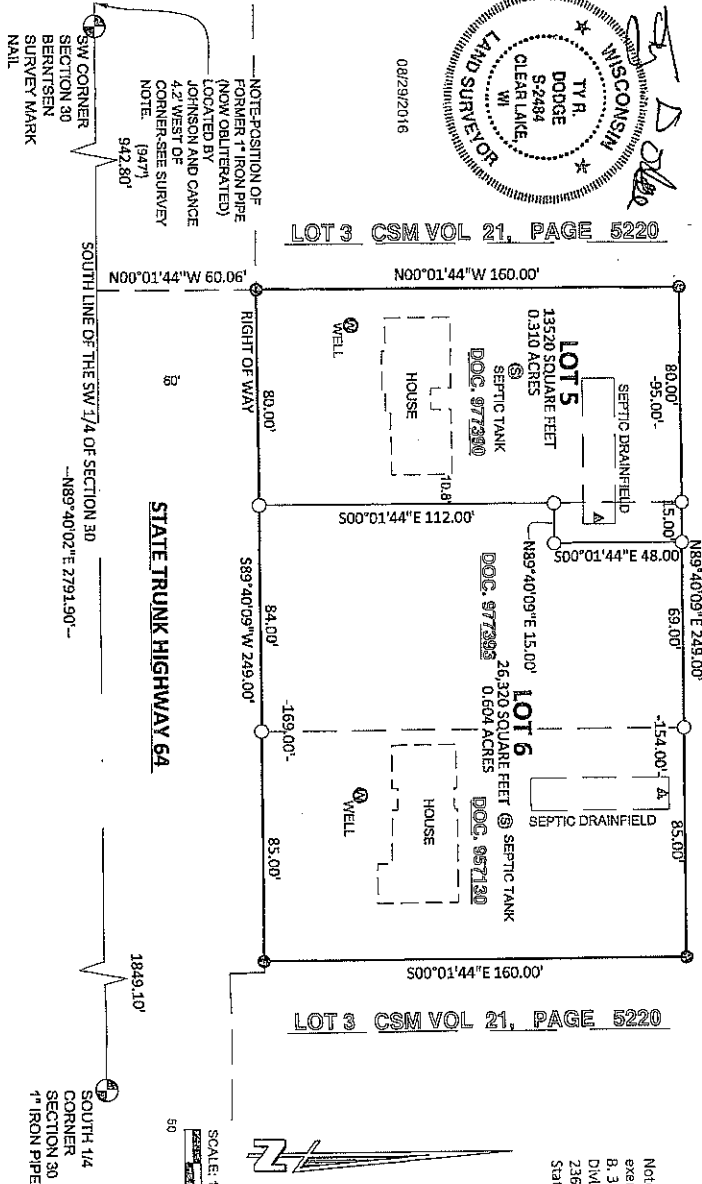
LOT 3 CSM VOL 21, PAGE 5220

LOT 3 CSM VOL 21, PAGE 5220

LOT 3 CSM VOL 21, PAGE 5220

Note: This Certified Survey Map is
exempt from review per Section 13.1
B. 3. a.3) of the St. Croix County Land
Division Ordinance and Section
236.45 (2) (a) (4) of the Wisconsin
Statutes.

BEARINGS ARE BASED
UPON THE ST. CROIX
COUNTY COORDINATE
SYSTEM



DRAFTED BY: TY DODGE PROJECT NO: 7102-003 DATE: 04/29/2016

SHEET 1 OF 2

27-6259

CERTIFIED SURVEY MAP

LOCATED IN PART OF THE SW1/4 OF THE SW1/4 OF SECTION 30, T31N,
R17W, TOWN OF STANTON, ST. CROIX COUNTY, WISCONSIN; BEING PART
OF PARCELS DESCRIBED IN DOCUMENT NUMBERS 977390, 977393 AND
957130

PREPARED FOR:

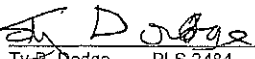
KRUMM HOLDINGS LLC
1940 HIGHWAY 64
NEW RICHMOND, WI
54017

SURVEYOR'S CERTIFICATE

I, Ty R. Dodge, Wisconsin Professional Land Surveyor, hereby certify that by the direction of Mike Krumm, I have surveyed, divided and mapped part of the SW1/4 of the SW1/4 of Section 30, T31N, R17W, Town of Stanton, St. Croix County, Wisconsin, being part of parcels described in Document Numbers 977390, 977393, and 957130 filed at the Register of Deeds Office and more particularly described as follows:

Commencing at the Southwest Corner of said Section 30; thence, along the south line of the SW 1/4 of said Section 30, N89°40'02"E a distance of 942.80 feet; thence N00°01'44"W a distance of 60.06 feet to the point of beginning; thence, along the exterior boundary of Lot 3 of a Certified Survey Map recorded in Volume 21 Page 5220, N00°01'44"W a distance of 160.00 feet; thence continuing along said boundary, N89°40'09"E a distance of 249.00 feet; thence continuing along said boundary, S00°01'44"E a distance of 160.00 feet to the northerly right of way of State Trunk Highway 64; thence S89°40'09"W a distance of 249.00 to the point of beginning. Containing 0.914 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 St. Croix County and the Town of Stanton in surveying and mapping same.


Ty R. Dodge PLS 2484
S & N Land Surveying
2929 Enloe St. Suite 101
Hudson, WI. 54016
(715)386-2007

08/29/2016
Date



LOTS 5&6: Owners acquired the original property with Document No.'s 957130, 977393, and 977390 and are reconfiguring said parcels to create 2 lots.

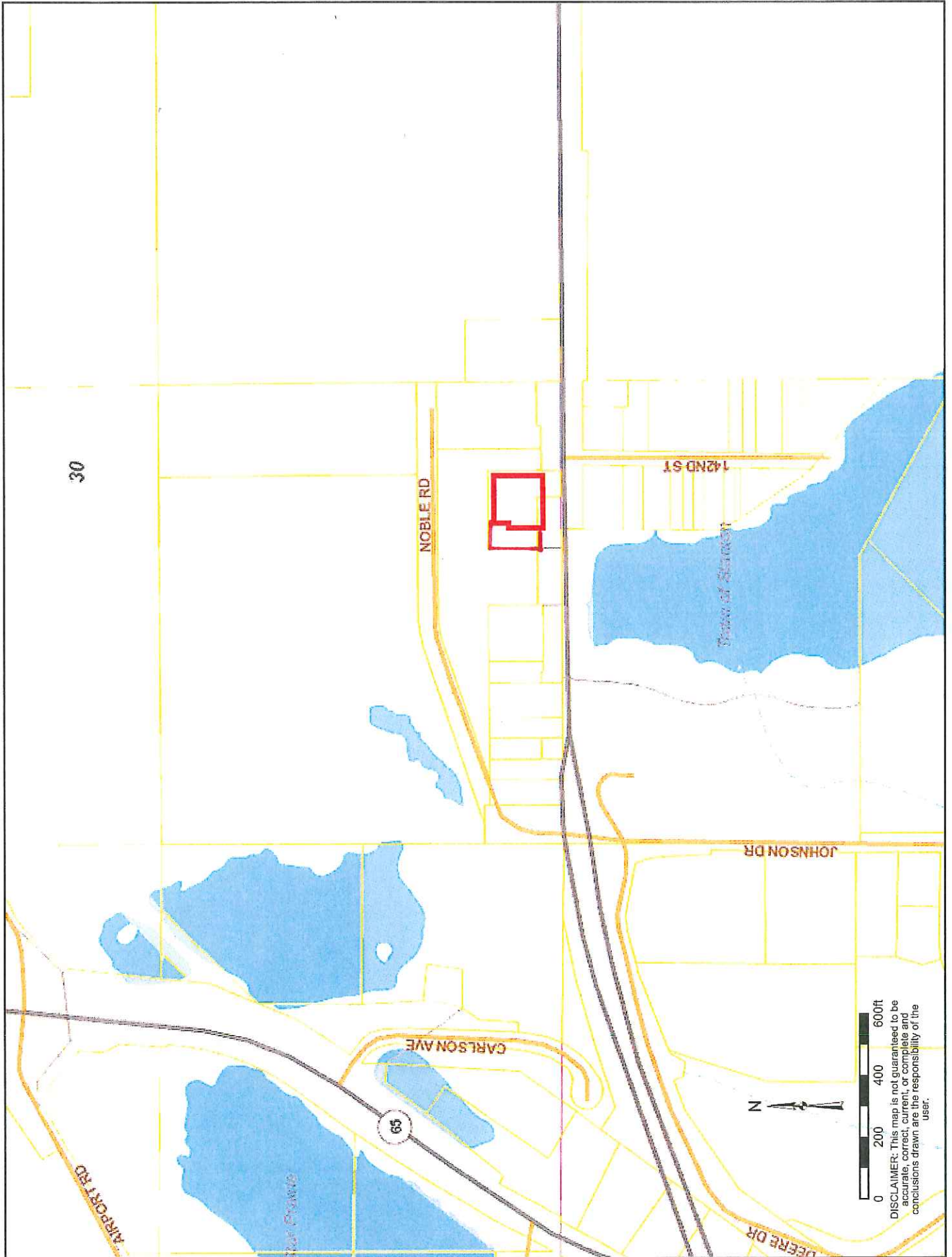
No additional lots are created by this instrument.

All conditions, restrictions, notes, etc. Listed on the previous conveyance documents are applicable unless otherwise indicated.

Exemption verified under Section 13.1 B. 3. a.3) of the St. Croix County Land Division Ordinance and Section 236.45 (2) (a) (4) of the Wisconsin Statutes.

By: 

Date: 9-9-2016



30

NOBLE RD

142ND ST

Lake of Heaven

JOHNSON DR

CARLSON AVE

65

AIRPORT RD

DEER DR



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: 8 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. At the Plan Commission meeting on August 8, 2017, they recommended 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.

POSSIBLE ACTION

Motion to approve an ordinance annexing two properties owned by Krumm Holdings LLC to the City of New Richmond; pay State Review fees of \$400; and designate the property as being within the Z3 District.