



# REZONING APPLICATION

RZN-2024-008

File #: RZN-2024-008

Office Use Only  
Revised 2-2023

## REQUEST

Pursuant to St. Croix County Zoning Ordinance § 15.545 and Wisconsin State Statutes § 59.69(5), I hereby petition the St. Croix County Board of Supervisors to amend the zoning district as follows on the parcel described herein:

115.33 from R-2 to R-1  
Acres to be Rezoned Existing Zoning District Proposed Zoning District

## APPLICANT INFORMATION

Property Owner: Roberts Concrete Contractor/Agent: Cemstone Ready Mix, LLC  
Mailing Address: 2025 Centre Pointe Blvd, STE 300 Mailing Address: 2025 Centre Pointe Blvd, STE 300  
Mendota Heights, MN 55120 Mendota Heights, MN 55120  
Daytime Phone: (651) 286-1307 Daytime Phone: (651) 286-1307  
Cell: ( ) Cell: ( )  
E-mail: aolin@cemstone.com E-mail: aolin@cemstone.com

## SITE INFORMATION

Site Address: 1185 County Road G; New Richmond, WI 54017  
Property Location: 1/4, 1/4, Sec. 21, T. 30 N., R. 18 W., Town of Richmond  
Parcel #: - - - - - ALT Parcel #: - - - - -  
Does a Farmland Preservation agreement exist on the site? Yes ☒ No

## FEES

Please reference **current** fee schedule.

Application Fee: (payable to St. Croix County) \$ 1150.00

Applications are due on the **1<sup>st</sup> Monday** of each month. Applications will not be accepted until the applicant has met with department staff and it has been determined that all necessary information has been provided.

*I attest that the information contained in this application is true and correct to the best of my knowledge.*

Property Owner Signature: [Signature] Date 9/3/24

Contractor/Agent Signature: [Signature] Date 9/3/24

## OFFICE USE ONLY

Date Accepted: 9/3/24 Accepted By: [Signature]  
Fee Received: \$ 1150.00 Receipt #: 2 VQF



## CHECKLIST FOR COMPLETE APPLICATION

- **1 - Copy** of application packet to include:
  - Aerial Photo (can be obtained from County website at [www.sccwi.gov](http://www.sccwi.gov) , in the search box type *Land Information*)
  - Scaled map with **exact** boundaries of parcel to be rezoned.
  - Drawing: to include short term or long term plans for the property identifying future use, density, layout etc.
  - Completed rezoning questionnaire (page 3 of the application).
  - Intersection Warrants Analysis if required \*
  - Property's most recent tax bill (this can be obtained at the County Treasurer's office) for proof of ownership.
  - List of all adjoining land-owner names and mailing addresses (includes properties across roadways).
  - Metes and Bounds description or boundary description (typically prepared by a registered land surveyor).
- **Application fee** (non-refundable) payable to: **St. Croix County**.

\* You may be required to conduct an "Intersection Warrants Analysis" study to determine the traffic impact, and address safety concerns on major roadways. This study is conducted and financed by you and reviewed by the Community Development Department and St. Croix County Highway Department (call the Highway Department with questions at 715-796-2227)

**Please Note:** Application materials should not include covers, binders or envelopes. Application packets should be collated and either stapled or paper clipped in the upper left-hand corner. All maps, plans, and engineering data must be submitted on paper no larger than 11x17.

## REZONING PROCEDURE

The following process takes anywhere from 60 to 90 days to complete.

**Step 1, Pre-Application Meeting:** Prior to submitting an application the landowner or their agent must schedule a meeting with County Community Development Department staff to discuss the application and the process. *Since Towns have statutory authority to disapprove of a rezoning request, applicants are encouraged to also meet with Township officials prior to submitting an application to the County to ascertain their level of support for the request.*

**Step 2, Application Submittal and Review:** Applications are due on the **1<sup>st</sup> Monday** of the month. Applications will not be accepted if the applicant has not met with staff prior to submitting an application. The application must include all items identified on the checklist. After a preliminary review, additional information may be requested. Once it has been determined that all requested information has been obtained the application will undergo an interdepartmental and interagency review. This review includes notification to the Town in which the request takes place.

**Step 3, Town Review and Comment:** As identified in Step 2, the interagency review process involves notification to the applicable Town for their consideration and comment. Under Wisconsin State Statute § 59.69 Towns have the authority to disapprove a rezoning request before the County Board. While individual Towns may have different processes for review and comment back to the County, all Towns will likely place the rezoning request on an agenda for discussion and recommendation by their Town Board. *The applicant should follow this process closely and ensure that the issue is placed on a Town agenda and a resolution supporting the request is forwarded to the County in a timely manner.* Approval by the County is difficult to obtain without formal Town support.

**Step 4, Public Hearing:** All rezoning requests must undergo a public hearing before the St. Croix County Community Development Committee. A notice of the hearing is published in local newspapers for 2 weeks prior to the scheduled hearing date. Notice of the hearing is also sent to all adjacent property owners. Hearings are typically held on the 3<sup>rd</sup> Thursday of the month (subject to change) in Hudson or Baldwin following completion of the interdepartmental and interagency review.

**Step 5, County Board Approval:** Upon approval by the Community Development Committee, a recommendation is forwarded to the County Board for action at their next regularly scheduled meeting. Once approved by the County Board the rezoning is complete, pending any conditions that may have been placed on the approval.



## REZONING QUESTIONNAIRE

RZN-2024-008

All rezonings are to be consistent with County land use plans, County ordinances and other applicable local plans. Your application will be reviewed by staff and presented to the County Community Development Committee for consistency with the following ordinances and plans: St. Croix County Zoning Ordinance (Ch. 15), St. Croix County Land Division Ordinance (Ch. 13), St. Croix County Sanitary Ordinance (Ch. 12), St. Croix County Comprehensive Plan, St. Croix County Outdoor Recreation Plan and the St. Croix County Land and Water Natural Resources Management Plan. It is the applicant's responsibility to show that their proposed use is substantially consistent with these ordinances and plans. Each ordinance and plan is available for review by contacting the Community Development Department or on the County website at: [www.sccwi.gov](http://www.sccwi.gov).

To assist in determining how your proposed use relates to the aforementioned ordinances and plans, please answer the following questions on a separate sheet of paper and include them with your application materials.

- 1) Explain why you wish to rezone this property. Identify the proposed use if rezoned.
- 2) Explain the compatibility of your proposed use with uses on existing properties in the vicinity of this site.
- 3) Explain any interaction that you have had with the Town in which this property resides and elaborate on any concerns they may have with your request.
- 4) Explain how the proposed use will affect stormwater runoff, wetlands or will impact any shoreland areas.
- 5) Discuss if the site has any wildlife, scenic or recreational value that should be protected or enhanced. Indicate if you are willing to pursue such efforts as part of your proposed use of the property.
- 6) If the proposed use is residential development please submit a concept plan of an anticipated lot layout and describe any significant features on the site (wetlands, floodplain, poor soils, steep slopes, etc.) that either support development or are challenging.
- 7) Discuss any additional issues your feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.
- 8) If proposing to rezone out of the Agriculture Zoning District, explain how your request does or does not comply with the following (Wisconsin State Statute § 91.48):
  - (a) That adequate public facilities to accommodate development either exist or will be provided within a reasonable time.
  - (b) That the provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
  - (c) That the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas.

**To:**

Town of Richmond  
St. Croix County Community Development  
St. Croix County Board of Adjustments

**In Reference To:**

A Rezoning Request for Cemstone Ready Mix  
Town of Richmond, St. Croix County, WI

**Submitted By:**

Cemstone Ready Mix, Inc.  
2025 Centre Pointe Blvd, STE 300  
Mendota Heights, MN

**Date:**

September 2024






**CEMSTONE**  
FAMILY OWNED SINCE 1927

**FIGURE 1**  
**AERIAL PHOTO**

**LEGEND**

  
MINE SITE BOUNDARY

**NOTES**

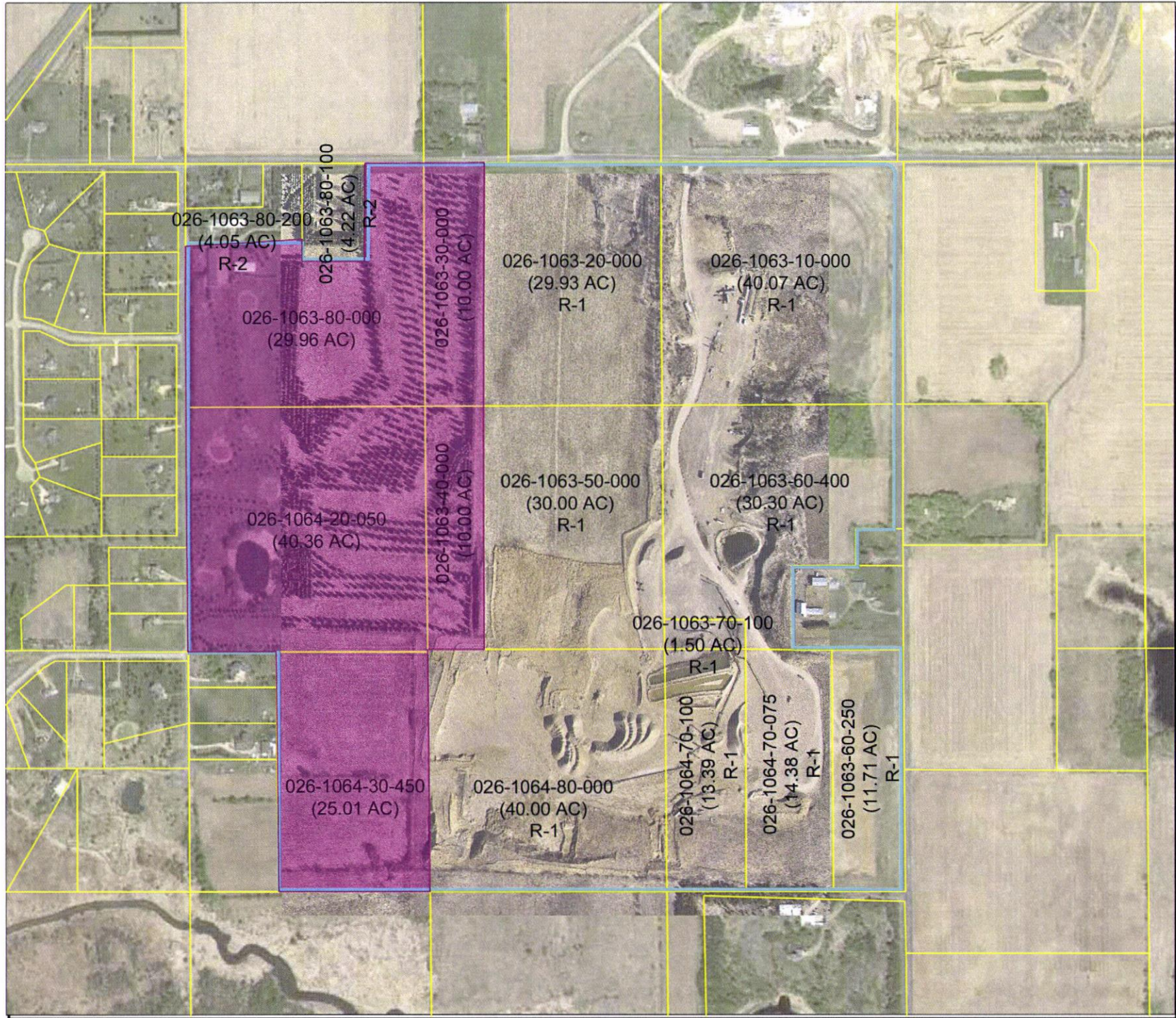
CEMSTONE READY MIX IS  
THE MINE SITE OPERATOR

2018 AERIAL (GOOGLE)  
2024 AERIAL (DRONE)



660  
FEET





**CEMSTONE**  
FAMILY OWNED SINCE 1927

**FIGURE 2**  
**REZONING MAP**

**LEGEND**



MINE SITE BOUNDARY



PARCEL BOUNDARY  
LABELED PROPERTIES ARE  
OWNED BY ROBERTS  
CONCRETE/CEMSTONE



R-2 ZONED PARCELS WITHIN SITE BOUNDARY  
PETITIONED TO CHANGE TO R-1

**NOTES**

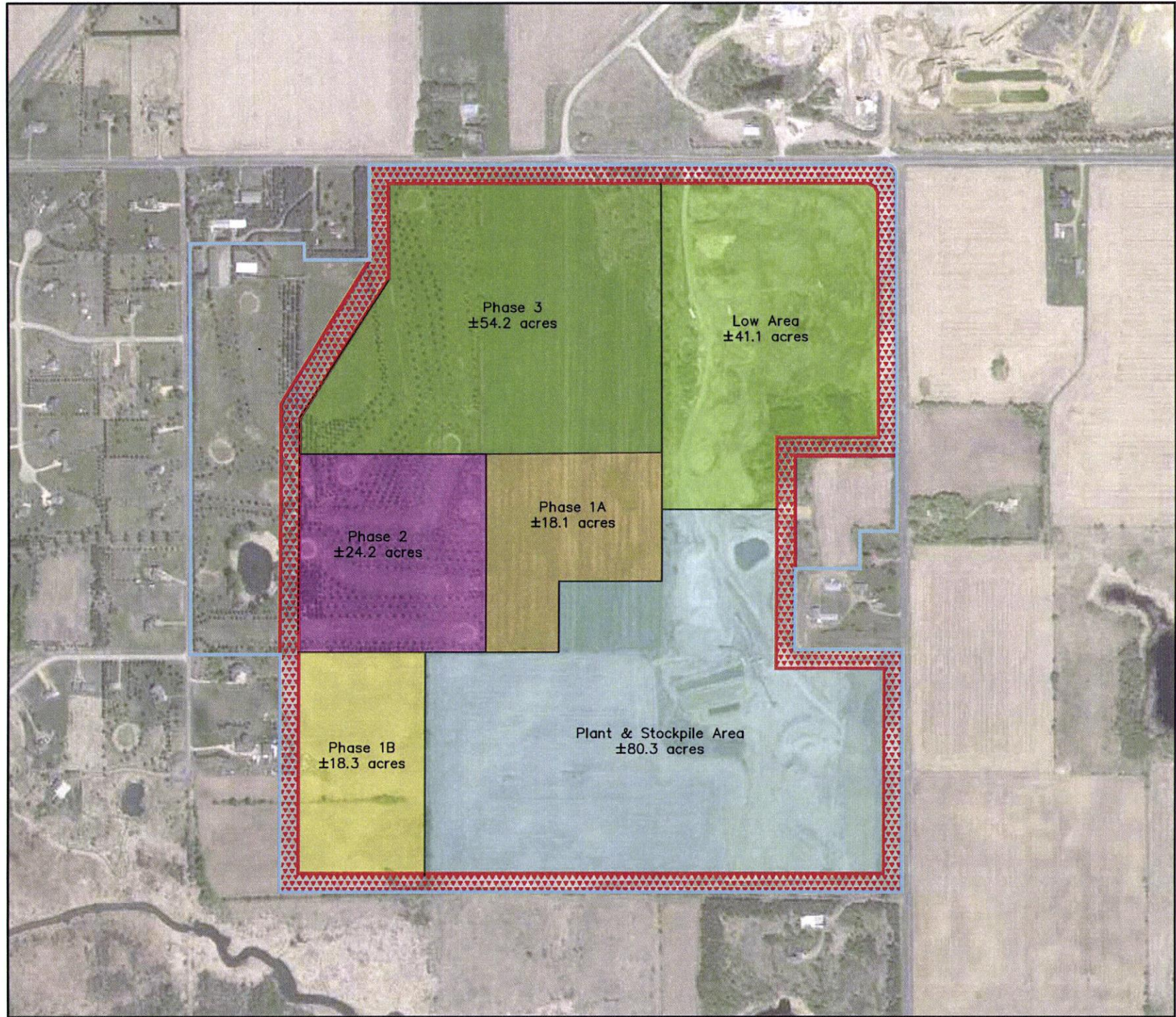
CEMSTONE READY MIX IS  
THE MINE SITE OPERATOR

2018 AERIAL (GOOGLE)  
2024 AERIAL (DRONE)



660  
FEET






**FIGURE 3**  
**PHASING MAP**  
**(SHORT TERM)**

**LEGEND**

 MINE SITE BOUNDARY

 100' MINING SETBACK/BERM

**NOTES**

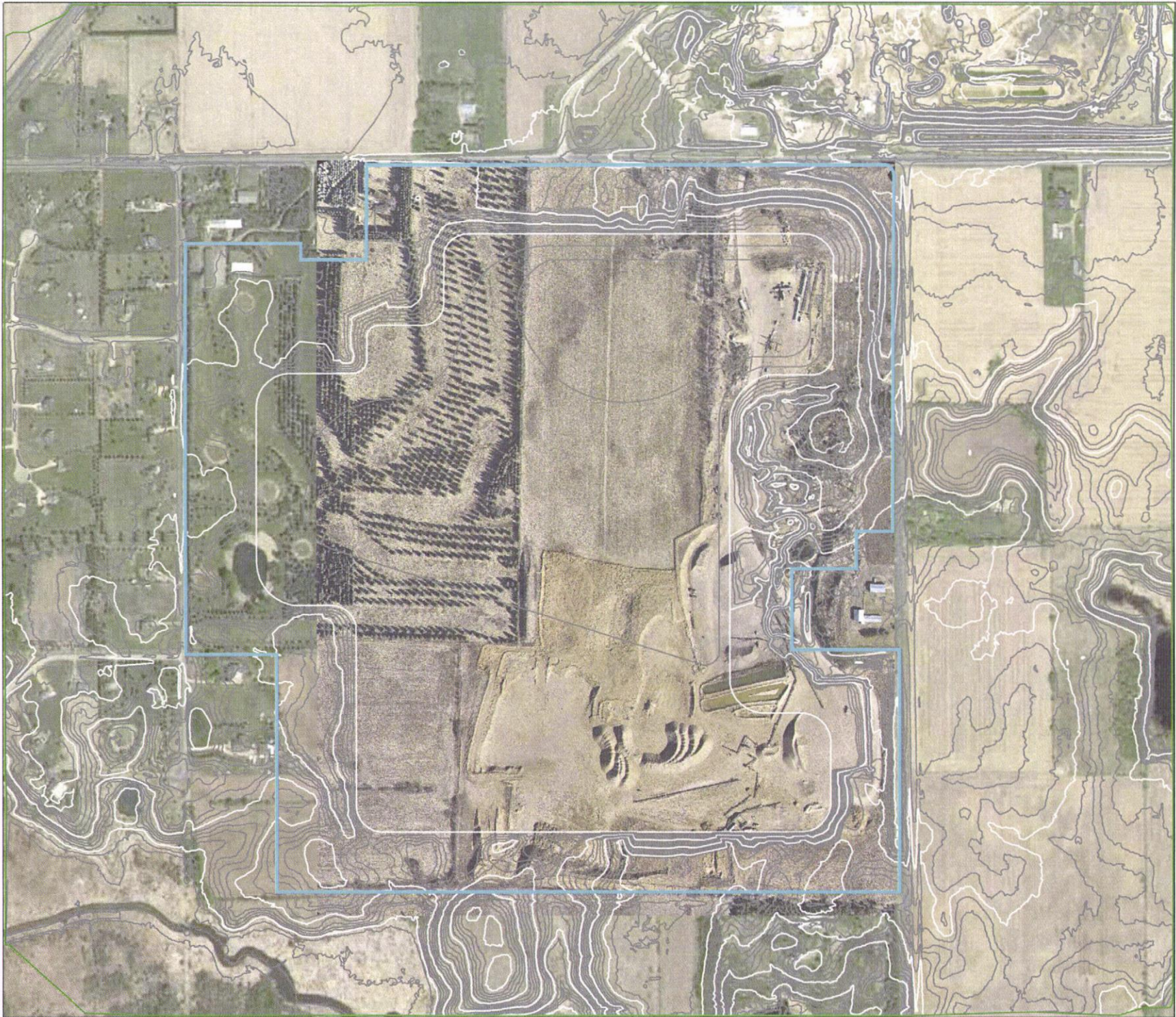
CEMSTONE READY MIX IS  
THE MINE SITE OPERATOR

2018 AERIAL (GOOGLE)




660  
FEET





**FIGURE 4**  
**RECLAMATION TOPOGRAPHY**  
**(LONG TERM)**

- LEGEND**
-  MINE SITE BOUNDARY
  - CONTOURS MAJOR(10ft)
  - CONTOURS MINOR(2ft)

**NOTES**

CEMSTONE READY MIX IS  
THE MINE SITE OPERATOR

2018 AERIAL (GOOGLE)  
2024 AERIAL (DRONE)  
2014 2ft CONTOURS (LIDAR)

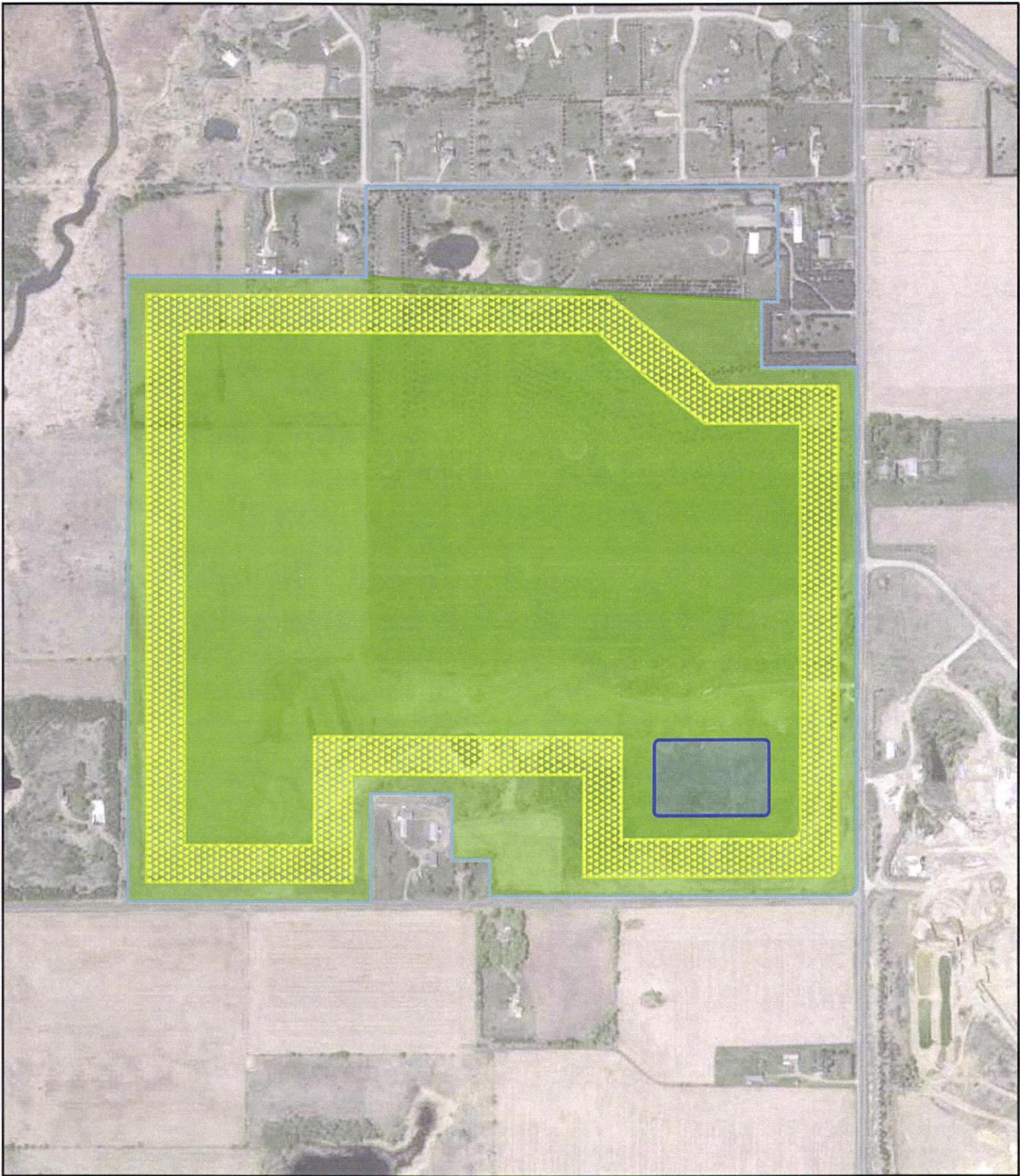
\*Final contours are subject to  
change based on material  
availability.



660  
FEET



**FIGURE 5**  
**RECLAMATION OVERVIEW**  
**(LONG TERM)**



**LEGEND**

**NOTES**

MINE SITE BOUNDARY

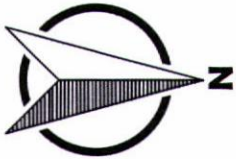
CEMSTONE READY MIX IS  
THE MINE SITE OPERATOR

SLOPED SIDES(MINIMUM 3:1)

2018 AERIAL (GOOGLE)

WET AREA

RECLAIMED AREA(GRASSLAND)



660  
FEET



## **Introduction**

### **1.1 Purpose and History**

This application to the St. Croix County Zoning Board of Adjustment is a request to amend the zoning of 5 parcels owned by Roberts Concrete (026-1063-80-000, 026-1063-30-000, 026-1063-40-000, 026-1064-20-050, 026-1064-30-450). Previous to purchase, the parcels were part of a golf course. The parcels are zoned as R-2 and they are being petitioned to be rezoned to R-1. Cemstone Ready Mix's (Cemstone) has an existing Conditional Use Permit (CUP) under St. Croix County Nonmetallic Mining Ordinance Chapter 14. The existing CUP is on land that is owned by Cemstone and was formerly owned by Utecht Holdings, LLC, but is now currently owned by Roberts Concrete and operated by Cemstone. The existing CUP will then be amended to have all CUPs under one entity and allow Cemstone to operate on the expanded mine site after the rezoning process.

### **1.2 Application Rezoning Questionnaire (page 3 of the application)**

- 1) *Explain why you wish to rezone this property. Identify the proposed use if rezoned.*

These 5 parcels have been petitioned to be rezoned in order for Cemstone and Roberts Concrete to amend their existing CUP and continue mining within their owned area.

- 2) *Explain the compatibility of your proposed use with uses on existing properties in the vicinity of this site.*

The existing parcels are occupied by a previously operational golf course. Nonmetallic mining has been occurring in this area since the 1950's. The surrounding areas include nonmetallic mining, agriculture, and residential uses. Nonmetallic mining is an allowed conditional use in the rural residential zoning district.

- 3) *Explain any interaction that you have had with the Town in which this property resides and elaborate on any concerns they may have with your request.*

We have requested to be a part of the September 2024 Town of Richmond agenda.



- 4) *Explain how the proposed use will affect stormwater runoff, wetlands or will impact any shoreland areas.*

With the design of the mine site, all stormwater contained on-site. Any berms along the operational boundary will be seeded to prevent erosion. There are no shoreland areas or wetlands located within the 5 parcels; however, there is a water hazard from the previously operational golf course located in the southwest corner of the old golf course.

- 5) *Discuss if the site has any wildlife, scenic or recreational value that should be protected or enhanced. Indicate if you are willing to pursue such efforts as part of your proposed use of the property.*

The parcels are currently unused and do not have any designated wildlife areas. The former golf course parcels have mature trees that provide scenic value, and every effort will be made to preserve as many trees as possible. Cemstone and Roberts have proposed reclaiming the mined areas back to recreational grassland area that will provide wildlife habitat and scenic value.

- 6) *If the proposed use is residential development please submit a concept plan of an anticipated lot layout and describe any significant features on the site (wetlands, floodplain, poor soils, steep slopes, etc.) that either support development or are challenging.*

The area will be reclaimed after mining.

- 7) *Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.*

*Not Applicable*

- 8) *If proposing to rezone out of the Agriculture Zoning District, explain how your request does or does not comply with the following (Wisconsin State Statute § 91.48):*
- a. *That adequate public facilities to accommodate development either exist or will be provided within a reasonable time.*

*Not Applicable*



- b. That the provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.*

Not Applicable

- c. That the land proposed for rezoning is suitable for development and development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas.*

Not Applicable

### **List of Figures**

1. Aerial Photo
2. Rezoning Map
3. Short Term Map
4. Long Term Map

### **List of Attachments**

1. Most Recent Tax Bills (5 parcels)
2. Adjoining Land-owner List
3. Map of Survey and Meets and Bounds Description



STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023

TOWN OF RICHMOND  
ST. CROIX COUNTY

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 56120

ROBERTS CONCRETE PRODUCTS INC

BILL NUMBER: 31252

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.

1169878 0146886 1130042 774665 ACRES: 10.000  
SEC 21, T 30 N, R 18 W  
PLAT: N/A-NOT AVAILABLE  
SEC 21 T30N R18W 10A W 1/4 NW NE

Property Address:

Parcel #: 026-1063-30-000  
Alt. Parcel #: 21.30.18.313B

Assessed Value Land 16,500	Ass'd. Value Improvements	Total Assessed Value 16,500	Ave. Acct. Ratio 0.7996	Net Assessed Value Rate (Does NOT reflect credits) 0.012128079																																										
Est. Fair Mkt. Land 21,900	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 21,900	<input type="checkbox"/> A star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$31.11																																										
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2022 Est. State Aids Allocated Tax Dist.</th> <th>2023 Est. State Aids Allocated Tax Dist.</th> <th>2022 Net Tax</th> <th>2023 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>ST. CROIX COUNTY</td> <td>117,910</td> <td>152,081</td> <td>66.01</td> <td>67.17</td> <td>1.8%</td> </tr> <tr> <td>TOWN OF RICHMOND</td> <td>210,161</td> <td>312,786</td> <td>14.80</td> <td>14.83</td> <td>1.6%</td> </tr> <tr> <td>SCH DIST NEW RICHMOND</td> <td>7,312,668</td> <td>7,564,669</td> <td>140.78</td> <td>155.23</td> <td>10.3%</td> </tr> <tr> <td>NORTHWOOD TECH</td> <td>410,708</td> <td>409,305</td> <td>8.60</td> <td>8.52</td> <td>0.9%</td> </tr> <tr> <td><b>Total</b></td> <td><b>8,051,444</b></td> <td><b>8,440,811</b></td> <td><b>226.99</b></td> <td><b>243.05</b></td> <td><b>7.1%</b></td> </tr> <tr> <td colspan="3">First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</td> <td>226.99</td> <td>243.05</td> <td>7.1%</td> </tr> </tbody> </table>					Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	ST. CROIX COUNTY	117,910	152,081	66.01	67.17	1.8%	TOWN OF RICHMOND	210,161	312,786	14.80	14.83	1.6%	SCH DIST NEW RICHMOND	7,312,668	7,564,669	140.78	155.23	10.3%	NORTHWOOD TECH	410,708	409,305	8.60	8.52	0.9%	<b>Total</b>	<b>8,051,444</b>	<b>8,440,811</b>	<b>226.99</b>	<b>243.05</b>	<b>7.1%</b>	First Dollar Credit Lottery & Gaming Credit Net Property Tax			226.99	243.05	7.1%
Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change																																									
ST. CROIX COUNTY	117,910	152,081	66.01	67.17	1.8%																																									
TOWN OF RICHMOND	210,161	312,786	14.80	14.83	1.6%																																									
SCH DIST NEW RICHMOND	7,312,668	7,564,669	140.78	155.23	10.3%																																									
NORTHWOOD TECH	410,708	409,305	8.60	8.52	0.9%																																									
<b>Total</b>	<b>8,051,444</b>	<b>8,440,811</b>	<b>226.99</b>	<b>243.05</b>	<b>7.1%</b>																																									
First Dollar Credit Lottery & Gaming Credit Net Property Tax			226.99	243.05	7.1%																																									
<b>Make Check Payable to:</b> ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016 715-386-4645			<b>Full Payment Due On or Before January 31, 2024</b> \$243.05																																											
<b>And Second Installment Payment Payable To:</b> ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016			<b>Or First Installment Due On or Before January 31, 2024</b> \$121.53																																											
			<b>And Second Installment Due On or Before July 31, 2024</b> \$121.52																																											
			<b>FOR TREASURERS USE ONLY</b> PAYMENT: _____ BALANCE: _____ DATE: _____																																											
			<b>Net Property Tax</b> 243.05																																											
			<b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2024 \$ 243.05 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.																																											

PLEASE RETURN LOWER  
PORTION WITH REMITTANCE

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 31252  
Parcel #: 026-1063-30-000  
Alt. Parcel #: 21.30.18.313B

**Total Due For Full Payment** \$243.05  
Pay to County Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to County Treasurer	Pay to County Treasurer
\$121.53	\$121.52
BY January 31, 2024	BY July 31, 2024

☐ Check For Billing Address Change

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 56120

FOR TREASURERS USE ONLY

PAYMENT: \_\_\_\_\_  
BALANCE: \_\_\_\_\_  
DATE: \_\_\_\_\_



STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023  
TOWN OF RICHMOND  
ST. CROIX COUNTY

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 55120

ROBERTS CONCRETE PRODUCTS INC  
BILL NUMBER: 31253

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.  
1169875 1146366 1130042 774665 ACRES: 10.000  
SEC 21, T 30 N, R 18 W  
PLAT: N/A-NOT AVAILABLE  
SEC 21 T30N R18W 10A W 1/4 SW NE

Property Address:

Parcel #: 026-1063-40-000  
Alt. Parcel #: 21.30.18.314A

Assessed Value Land 18,500	Ass'd. Value Improvements	Total Assessed Value 18,500	Ave. Assmt. Ratio 0.7996	Net Assessed Value Rate (Does NOT reflect credits) 0.013136079
Est. Fair Mkt. Land 21,900	Est. Fair Mkt. Improvements	Total Est. Fair Mkt 21,900	<input type="checkbox"/> A star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$31.11
Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax
ST. CROIX COUNTY	117,910	153,251	66.01	67.17
TOWN OF RICHMOND	210,161	312,786	14.60	14.83
SCH DIST NEW RICHMOND	7,312,668	7,564,669	140.78	155.23
NORTHWOOD TECH	410,708	409,805	5.60	5.82
	% Tax Change			
	1.8%			1.6%
	1.6%			10.3%
	3.9%			
Total	8,051,444	8,440,511	226.99	249.05
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		226.99	249.05
				7.1%
Make Check Payable to: ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016 715-386-4645	Full Payment Due On or Before January 31, 2024 \$243.05		Net Property Tax	243.05
	Or First Installment Due On or Before January 31, 2024 \$121.53			
And Second Installment Payment Payable To ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016	And Second Installment Due On or Before July 31, 2024 \$121.52			
	FOR TREASURER'S USE ONLY			
	PAYMENT _____			
	BALANCE _____			
	DATE _____			
			<b>TOTAL DUE FOR FULL PAYMENT</b>	
			Pay By January 31, 2024	
			\$ 243.05	
			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.	

PLEASE RETURN LOWER  
PORTION WITH REMITTANCE

ST CROIX CNTY TREASURER  
DENISE ANDERSON  
1101 CARMICHAEL ROAD  
HUDSON WI 54016

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 31253  
Parcel #: 026-1063-40-000  
Alt. Parcel #: 21.30.18.314A

Total Due For Full Payment \$243.05  
Pay to County Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to County Treasurer	Pay to County Treasurer
\$121.53	\$121.52
BY January 31, 2024	BY July 31, 2024

☐ Check For Billing Address Change.

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 55120

FOR TREASURER'S USE ONLY

PAYMENT \_\_\_\_\_  
BALANCE \_\_\_\_\_  
DATE \_\_\_\_\_



STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023  
TOWN OF RICHMOND  
ST. CROIX COUNTY

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 56120

ROBERTS CONCRETE PRODUCTS INC  
BILL NUMBER: 31260

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.  
1169875 1146886 1130040 774665 ACRES: 29.960  
SEC 21, T 30 N, R 18 W  
PLAT: N/A-NOT AVAILABLE  
SEC 21 T30N R18W NE NW EXC N 244' OF W 435' &  
EXC CSM 13-3579

Property Address:

Parcel #: 026-1063-80-000  
Alt. Parcel #: 21.30.18.316A

Assessed Value Land 70,500	Ass'd. Value Improvements 120,800	Total Assessed Value 191,300	Ave. Asmnt. Ratio 0.7996	Net Assessed Value Rate (Does NOT reflect credits) 0.0131386079																																																			
Est. Fair Mkt. Land 92,700	Est. Fair Mkt. Improvements 151,100	Total Est. Fair Mkt. 233,800	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 321.71																																																			
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2022 Est. State Aids Allocated Tax Dist.</th> <th>2023 Est. State Aids Allocated Tax Dist.</th> <th>2022 Net Tax</th> <th>2023 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>ST. CROIX COUNTY</td> <td>117,910</td> <td>153,251</td> <td>682.23</td> <td>694.61</td> <td>1.8%</td> </tr> <tr> <td>TOWN OF RICHMOND</td> <td>210,161</td> <td>312,786</td> <td>150.86</td> <td>153.36</td> <td>1.6%</td> </tr> <tr> <td>SCH. DIST. NEW RICHMOND</td> <td>7,312,668</td> <td>7,564,669</td> <td>1,455.01</td> <td>1,605.20</td> <td>10.3%</td> </tr> <tr> <td>NORTHWOOD TECH</td> <td>410,708</td> <td>409,808</td> <td>57.84</td> <td>60.15</td> <td>4.0%</td> </tr> <tr> <td><b>Total</b></td> <td><b>8,051,446</b></td> <td><b>8,440,511</b></td> <td><b>2,345.96</b></td> <td><b>2,513.32</b></td> <td><b>7.1%</b></td> </tr> <tr> <td></td> <td><b>First Dollar Credit</b></td> <td></td> <td><b>68.49</b></td> <td><b>72.53</b></td> <td><b>5.9%</b></td> </tr> <tr> <td></td> <td><b>Lottery &amp; Gaming Credit</b></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td><b>Net Property Tax</b></td> <td></td> <td><b>2,277.47</b></td> <td><b>2,440.79</b></td> <td><b>7.2%</b></td> </tr> </tbody> </table>	Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	ST. CROIX COUNTY	117,910	153,251	682.23	694.61	1.8%	TOWN OF RICHMOND	210,161	312,786	150.86	153.36	1.6%	SCH. DIST. NEW RICHMOND	7,312,668	7,564,669	1,455.01	1,605.20	10.3%	NORTHWOOD TECH	410,708	409,808	57.84	60.15	4.0%	<b>Total</b>	<b>8,051,446</b>	<b>8,440,511</b>	<b>2,345.96</b>	<b>2,513.32</b>	<b>7.1%</b>		<b>First Dollar Credit</b>		<b>68.49</b>	<b>72.53</b>	<b>5.9%</b>		<b>Lottery &amp; Gaming Credit</b>						<b>Net Property Tax</b>		<b>2,277.47</b>	<b>2,440.79</b>	<b>7.2%</b>	<p><b>Make Check Payable to:</b> ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016 715-386-4645</p> <p><b>Full Payment Due On or Before January 31, 2024</b> \$2,440.79</p> <p><b>Or First Installment Due On or Before January 31, 2024</b> \$1,220.40</p> <p><b>And Second Installment Payment Payable To</b> ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016</p> <p><b>And Second Installment Due On or Before July 31, 2024</b> \$1,220.39</p> <p><b>FOR TREASURERS USE ONLY</b></p> <p>PAYMENT _____</p> <p>BALANCE _____</p> <p>DATE _____</p> <p><b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2024 \$ 2,440.79</p> <p>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.</p>
Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change																																																		
ST. CROIX COUNTY	117,910	153,251	682.23	694.61	1.8%																																																		
TOWN OF RICHMOND	210,161	312,786	150.86	153.36	1.6%																																																		
SCH. DIST. NEW RICHMOND	7,312,668	7,564,669	1,455.01	1,605.20	10.3%																																																		
NORTHWOOD TECH	410,708	409,808	57.84	60.15	4.0%																																																		
<b>Total</b>	<b>8,051,446</b>	<b>8,440,511</b>	<b>2,345.96</b>	<b>2,513.32</b>	<b>7.1%</b>																																																		
	<b>First Dollar Credit</b>		<b>68.49</b>	<b>72.53</b>	<b>5.9%</b>																																																		
	<b>Lottery &amp; Gaming Credit</b>																																																						
	<b>Net Property Tax</b>		<b>2,277.47</b>	<b>2,440.79</b>	<b>7.2%</b>																																																		

PLEASE RETURN LOWER  
PORTION WITH REMITTANCE

ST CROIX CNTY TREASURER  
DENISE ANDERSON  
1101 CARMICHAEL ROAD  
HUDSON WI 54016

REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 31260  
Parcel #: 026-1063-80-000  
Alt. Parcel #: 21.30.18.316A

**Total Due For Full Payment** \$2,440.79  
Pay to County Treasurer By Jan 31, 2024

OR PAY INSTALLMENTS OF:

1ST INSTALLMENT	2ND INSTALLMENT
Pay to County Treasurer	Pay to County Treasurer
\$1,220.40	\$1,220.39
BY January 31, 2024	BY July 31, 2024

☐ Check For Billing Address Change.

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 56120

FOR TREASURERS USE ONLY

PAYMENT \_\_\_\_\_

BALANCE \_\_\_\_\_

DATE \_\_\_\_\_



STATE OF WISCONSIN  
REAL ESTATE PROPERTY TAX BILL FOR 2023  
TOWN OF RICHMOND  
ST. CROIX COUNTY

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 55120

ROBERTS CONCRETE PRODUCTS INC

BILL NUMBER: 31273

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.

1169875 1165354 1146886 1130042 ACRES: 40.360  
SEC 21, T 30 N, R 18 W, SE 1/4 of NW 1/4  
PLAT: N/A-NOT AVAILABLE  
SEC 21 T30N R18W SE NW 1/4 INC PT OF NE SW COM W  
1/4 COR TH N 85° 54' 36" E 1299.69' TO NW COR  
NE SW AND FOB; TH N 89° 54' 36" E 1299.69' TO  
NE COR NE SW TH S 0° 28' 51" E 10.79' TH N ...

Property Address: 1139 CTY RD G

Parcel #: 026-1064-20-050

Alt. Parcel #: 21.30.18.319A

Assessed Value Land 42,300	Ass'd. Value Improvements	Total Assessed Value 42,300	Ave. Assmt. Ratio 0.7996	Net Assessed Value Rate (Does NOT reflect credits) 0.013138075																																										
Est. Fair Mkt. Land 45,400	Est. Fair Mkt. Improvements	Total Est. Fair Mkt. 45,400	<input type="checkbox"/> A star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$71.14																																										
<table border="1"> <thead> <tr> <th>Taxing Jurisdiction</th> <th>2022 Est. State Aids Allocated Tax Dist.</th> <th>2023 Est. State Aids Allocated Tax Dist.</th> <th>2022 Net Tax</th> <th>2023 Net Tax</th> <th>% Tax Change</th> </tr> </thead> <tbody> <tr> <td>ST. CROIX COUNTY</td> <td>117,912</td> <td>153,251</td> <td>150.22</td> <td>159.55</td> <td>2.2%</td> </tr> <tr> <td>TOWN OF RICHMOND</td> <td>210,161</td> <td>312,786</td> <td>33.22</td> <td>38.91</td> <td>2.1%</td> </tr> <tr> <td>SCH DIST NEW RICHMOND</td> <td>7,312,668</td> <td>7,564,669</td> <td>820.38</td> <td>354.93</td> <td>10.8%</td> </tr> <tr> <td>NORTHWOOD TECH</td> <td>410,708</td> <td>409,805</td> <td>12.74</td> <td>19.30</td> <td>4.4%</td> </tr> <tr> <td><b>Total</b></td> <td><b>8,051,444</b></td> <td><b>8,440,511</b></td> <td><b>516.56</b></td> <td><b>555.73</b></td> <td><b>7.6%</b></td> </tr> <tr> <td colspan="3">First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</td> <td>516.56</td> <td>555.73</td> <td>7.6%</td> </tr> </tbody> </table>					Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change	ST. CROIX COUNTY	117,912	153,251	150.22	159.55	2.2%	TOWN OF RICHMOND	210,161	312,786	33.22	38.91	2.1%	SCH DIST NEW RICHMOND	7,312,668	7,564,669	820.38	354.93	10.8%	NORTHWOOD TECH	410,708	409,805	12.74	19.30	4.4%	<b>Total</b>	<b>8,051,444</b>	<b>8,440,511</b>	<b>516.56</b>	<b>555.73</b>	<b>7.6%</b>	First Dollar Credit Lottery & Gaming Credit Net Property Tax			516.56	555.73	7.6%
Taxing Jurisdiction	2022 Est. State Aids Allocated Tax Dist.	2023 Est. State Aids Allocated Tax Dist.	2022 Net Tax	2023 Net Tax	% Tax Change																																									
ST. CROIX COUNTY	117,912	153,251	150.22	159.55	2.2%																																									
TOWN OF RICHMOND	210,161	312,786	33.22	38.91	2.1%																																									
SCH DIST NEW RICHMOND	7,312,668	7,564,669	820.38	354.93	10.8%																																									
NORTHWOOD TECH	410,708	409,805	12.74	19.30	4.4%																																									
<b>Total</b>	<b>8,051,444</b>	<b>8,440,511</b>	<b>516.56</b>	<b>555.73</b>	<b>7.6%</b>																																									
First Dollar Credit Lottery & Gaming Credit Net Property Tax			516.56	555.73	7.6%																																									
<b>Make Check Payable to:</b> ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016 715-336-4645		<b>Full Payment Due On or Before January 31, 2024</b> \$555.73  <b>Or First Installment Due On or Before January 31, 2024</b> \$277.87		<b>Net Property Tax</b> 555.73  <b>TOTAL DUE FOR FULL PAYMENT</b> Pay By January 31, 2024 \$ 555.73 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.																																										
<b>And Second Installment Payment Payable To</b> ST CROIX CNTY TREASURER DENISE ANDERSON 1101 CARMICHAEL ROAD HUDSON WI 54016		<b>And Second Installment Due On or Before July 31, 2024</b> \$277.86																																												
<b>FOR TREASURERS USE ONLY</b> PAYMENT _____ BALANCE _____ DATE _____																																														

PLEASE RETURN LOWER  
PORTION WITH REMITTANCE

## REAL ESTATE PROPERTY TAX BILL FOR 2023

Bill #: 31273

Parcel #: 026-1064-20-050

Alt. Parcel #: 21.30.18.319A

**Total Due For Full Payment** \$555.73  
Pay to County Treasurer By Jan 31, 2024

## OR PAY INSTALLMENTS OF:

1ST INSTALLMENT Pay to County Treasurer	2ND INSTALLMENT Pay to County Treasurer
\$277.87 BY January 31, 2024	\$277.86 BY July 31, 2024

☐ Check For Billing Address Change.

ROBERTS CONCRETE PRODUCTS INC  
2020 CENTRE POINT BLVD STE 300  
MENDOTA HEIGHTS MN 55120

**FOR TREASURERS USE ONLY**  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_



Tax Year Legend:						
2024						
Taxes have not been finalized for the year 2024						
Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address	
2024	Real Estate	026-1064-30-450	026 - TOWN OF RICHMOND	ROBERTS CONCRETE PRODUCTS INC 865 HIGHWAY 65 ROBERTS WI 54023		
Tax Year Legend:						
+ = owes prior year taxes						
X = not assessed						
= not taxed						
Delinquent						
Current						
Type	Owner	Status	Ownership Type	Parcel #	Property Address	Municipality
RE	ROBERTS CONCRETE PRODUCTS INC	CURRENT OWNER		026-1064-30-450	TOWN OF RICHMOND	21-30N-18W NE SW
Legend:						
+ = owes prior year taxes						
Current Parcel						
Historical Parcel						
Alt. Parcel #	PLS/Tract					
21-30-18-320D-05						

St. Croix County Web Portal

Enter your search criteria and click Search to view a list of results. Please review your tax bill as where to make your real estate payment.

Search By Parcel

Reset Search | Show Search

Property Taxes Assessments Maps

View GIS Map



**Adjoining Land-Owner Names and Addresses for the Utecht Pit – Town of Richmond, WI****NORTH:**

ROBERT R TR JOHNSON -- 1497 112TH ST (Parcel No. 026-1063-90-000)  
 GARY D & JILL R TURNIPSEED -- 1141 CTY RD G (Parcel No. 026-1063-80-100)  
 KATIE L REED & MICHAEL R REED -- 1112 CTY RD G (Parcel No. 026-1048-30-000)  
 ERIC L BRISH -- 1118 CTY RD G (Parcel No. 026-1048-30-200)  
 RIVER VALLEY RENTALS LLP -- 1122 CTY RD G (Parcel No. 026-1048-30-300)  
 MARY M KELLY (LE) TAMMEC LLC -- 1156 CTY RD G (Parcel No. 026-1048-70-100)  
 TAMMEC LLC -- 1170 CTY RD G (Parcel No. 026-1048-40-000, 026-1048-70-200, 026-1045-30-000, 026-1045-40-000)  
 #300 CEMSTONE READY MIX INC CEMSTONE PRODUCTS CO -- 1190 CTY RD G (Parcel No. 026-1048-90-000)

**EAST:**

LEVERTY FAMILY TRUST -- NO ADDRESS ON FILE (Parcel No. 026-1065-85-000) (located north, south, and east of 1465 120TH ST)  
 MICHAEL C & NATALIE A SANDERS -- 1465 120TH ST (Parcel No. 026-1065-90-000)  
 UTECHT HOLDINGS LLC -- 1460 120TH ST (Parcel No. 026-1063-70-200)  
 RUSSELL W & JEANETTE TR UTECHT -- 1454 120TH ST (Parcel No. 026-1063-60-300)  
 GRANT E LEVERTY & THERESA R LEVERTY -- NO ADDRESS ON FILE (Parcel No. 026-1066-60-115) (located directly north of 1419 120TH ST)

**SOUTH:**

SHAUN BIRD -- 1432 120TH ST (Parcel No. 026-1064-95-002 & 026-1064-95-001)  
 FISH & WILDLIFE USA -- NO ADDRESS ON FILE (Parcel No. 026-1064-90-000 & 026-1064-60-000) (located directly west of 1432 120TH ST)

**WEST:**

ANDREW HYNAN & MARIA HYNAN -- 1437 112TH ST (Parcel No. 026-1064-30-440)  
 -- 1439 112TH ST (Parcel No. 026-1064-30-300)  
 -- 1445 112TH ST (Parcel No. 026-1064-30-200)  
 JOSEPH R DUNN & MARY DUNN -- 1447 112TH ST (Parcel No. 026-1064-30-100)  
 HOWARD LEE & SUSAN BONTE LEE -- 1440 112TH ST (Parcel No. 026-1064-40-101)  
 KENNETH S LEE & NZIA VANG -- 1452 112TH ST (Parcel No. 026-1064-10-500)  
 MICHAEL D & KRISTIE L FAUST -- 1456 112TH ST (Parcel No. 026-1064-10-400)  
 -- 1458 112TH ST (Parcel No. 026-1064-10-300)  
 JAMES BRADY -- 1462 112TH ST (Parcel No. 026-1064-11-110)  
 BRADLEY H KUSMIREK & DARLENE J LAMPING -- 1470 112TH ST (Parcel No. 026-1137-39-000)  
 JAMES C GRESKE -- 1474 112TH ST (Parcel No. 026-1137-38-000)  
 DAVID A LYKENS -- 1478 112TH ST (Parcel No. 026-1137-37-000)  
 DAVID PAUL MAZZOLA & KRISTAL LYNN MAZZOLA -- 1482 112TH ST (Parcel No. 026-1137-36-000)  
 JULIE M MCCLELLAND -- 1120 148TH AVE (Parcel No. 026-1137-04-000)  
 BRADLEY A MALEAN -- 1492 112TH ST (Parcel No. 026-1137-03-000)  
 KATHEY L KREJCI & ROBERT J KREJCI -- 1496 112TH ST (Parcel No. 026-1137-02-000)  
 SCOTT & JESSICA COOLIDGE -- 1498 112TH ST (Parcel No. 026-1137-01-000)

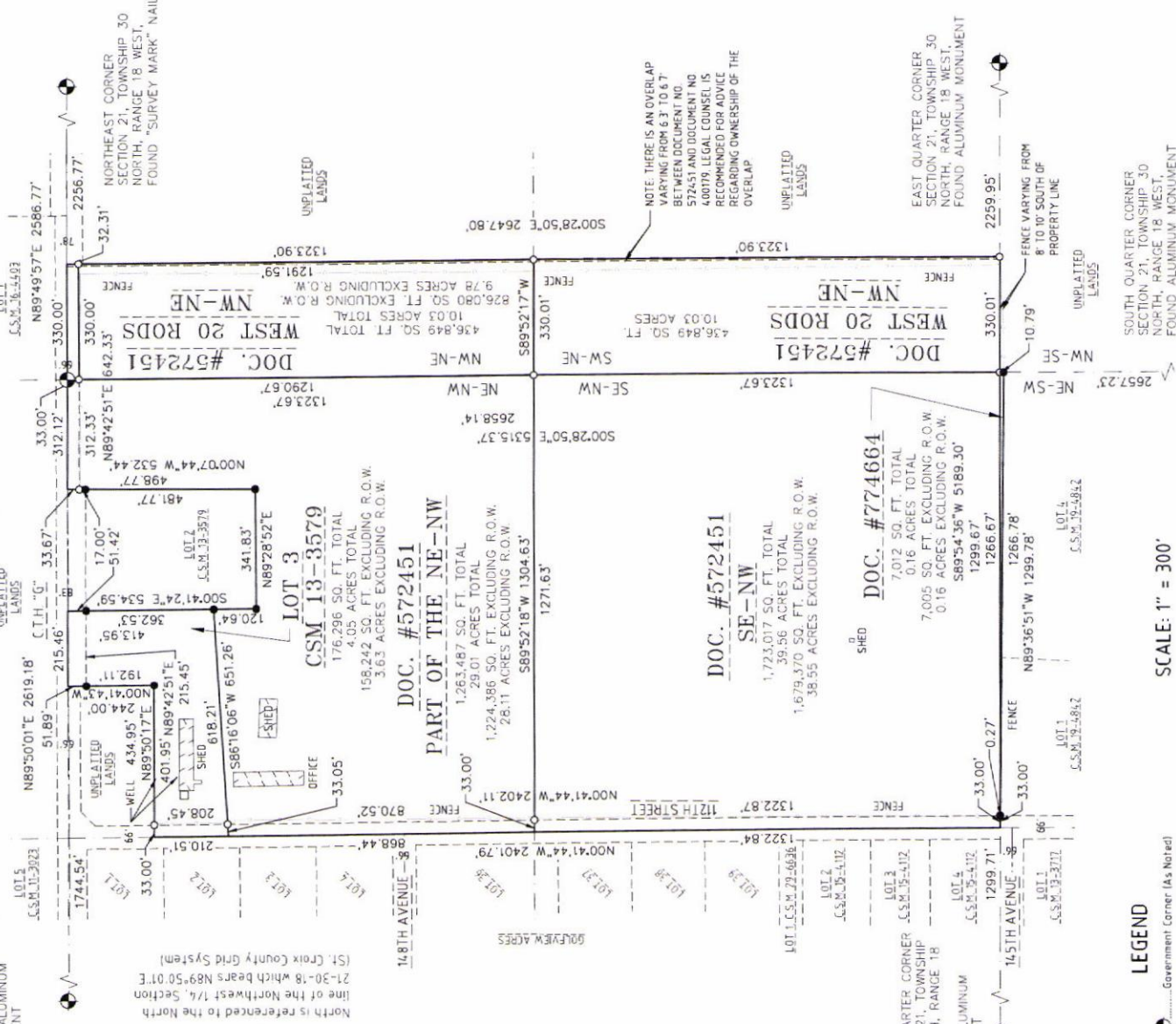


# MAP OF SURVEY

OF LANDS DESCRIBED IN DOCUMENT NO. 572451, VOLUME 1293, PAGE 548, LANDS DESCRIBED IN DOCUMENT NO. 774664, VOLUME 2658, PAGE 353 AND LOT 3 OF CERTIFIED SURVEY MAP RECORDED AS DOCUMENT NO. 594358, VOLUME 13, PAGE 3579, BEING LOCATED IN PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND ALL OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 21, TOWNSHIP 30 NORTH, RANGE 18 WEST, TOWN OF RICHMOND, ST. CROIX COUNTY WISCONSIN

NORTHWEST CORNER  
SECTION 21, TOWNSHIP 30  
NORTH, RANGE 18 WEST,  
FOUND ALUMINUM  
MONUMENT

North is referenced to the North  
line of the Northwest 1/4, Section  
21-30-18 which bears N89°50'01"E



## LEGEND

- Government Corner (As Noted)
- Set 3/4" x 18" Rebar Weighing 1500 Pounds/Lineal Foot
- Found T.O.D. Iron Pipe

SCALE: 1" = 300'



03/04/2021 COMPLETION DATE OF FIELD WORK

## CERTIFICATION

I, Dustin J. LaBlonde, Wisconsin Professional Land Surveyor, hereby certify that this survey is correct and accurate, to the best of my knowledge and belief.

Dustin J. LaBlonde, P.L.S. #3096  
Dated this 11th day of March, 2021



NOTE: THERE IS AN OVERLAP  
VARYING FROM 6.3 TO 6.7  
BETWEEN DOCUMENT NO.  
572451 AND DOCUMENT NO.  
40079. LEGAL COUNSEL IS  
RECOMMENDED FOR ADVICE  
REGARDING OWNERSHIP OF THE  
OVERLAP

PREPARED FOR:  
ROBERT'S CONCRETE PRODUCTS INC.  
865 HIGHWAY 65  
ROBERTS, WISCONSIN 54023

MAP OF SURVEY  
LOCATED IN PART OF SECTION 21, TOWNSHIP  
30 NORTH, RANGE 18 WEST, TOWN OF  
RICHMOND, ST. CROIX COUNTY WISCONSIN.

DRAWN BY: D.J.L.	PROJECT TITLE	CHECKED BY: D.S.
DATE: 3/11/21		208 NO. ROCK RD. 6521-0001 N/A.
REFERENCE FILE: R6521-001		SHEET
DRAWING FILE: M05_6521001		1 OF 1



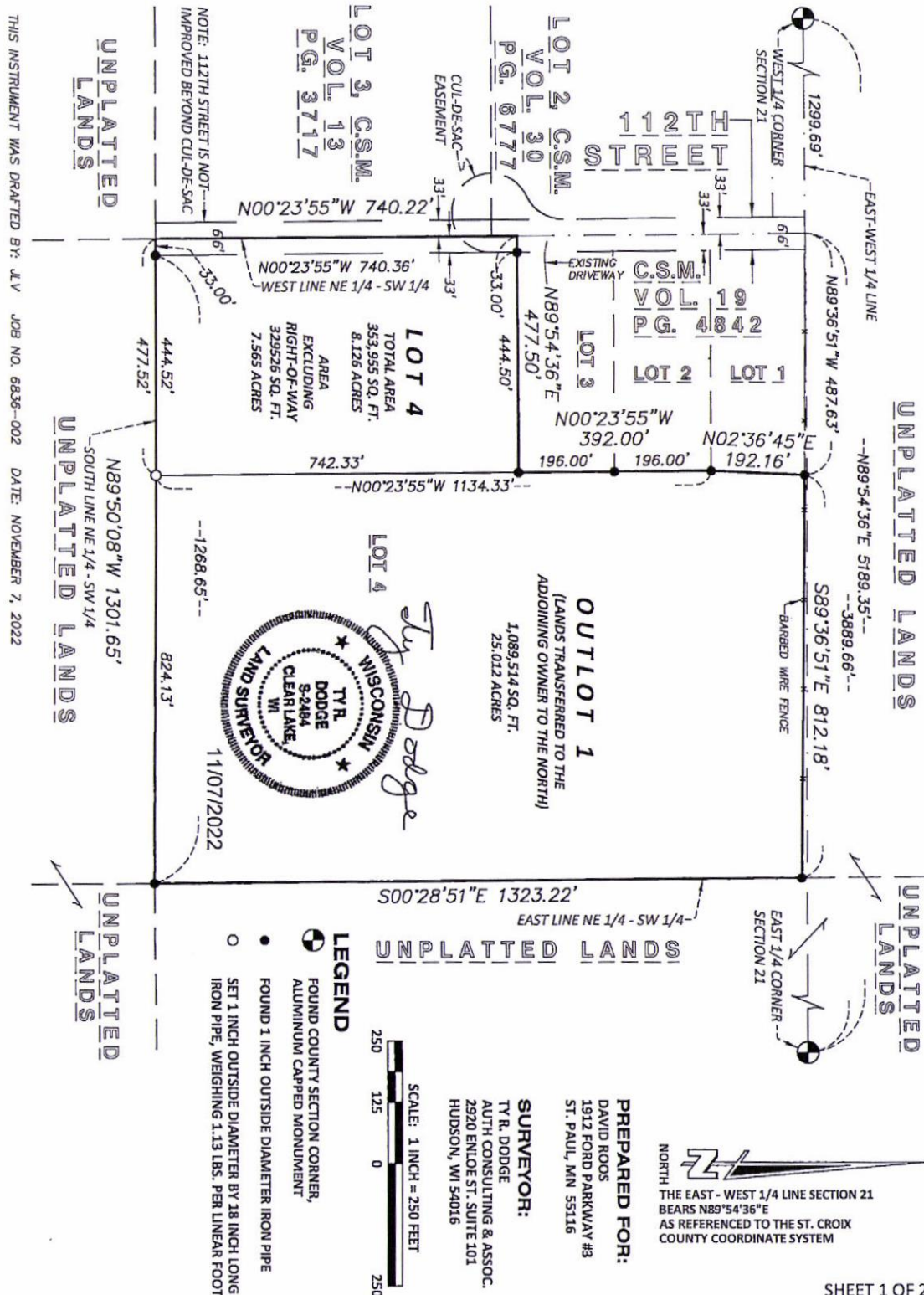
RZN-2024-008



**1165429**  
**BETH PABST**  
**REGISTER OF DEEDS**  
**ST. CROIX CO., WI**  
**RECEIVED FOR RECORD**  
**04/04/2023 03:00 PM**  
**CERTIFIED SURVEY MAP**  
**VOLUME: 32**  
**PAGE: 7231**  
**REC FEE: 30.00**  
**PAGES: 2**

# CERTIFIED SURVEY MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH, RANGE 18 WEST, TOWN OF RICHMOND, ST. CROIX COUNTY, WISCONSIN; BEING LOT 4 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGE 4842, DOCUMENT NUMBER 775562.





## CERTIFIED SURVEY MAP

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 30 NORTH,  
RANGE 18 WEST, TOWN OF RICHMOND, ST. CROIX COUNTY, WISCONSIN;  
BEING LOT 4 OF THE CERTIFIED SURVEY MAP RECORDED IN VOLUME 19, PAGE 4842,  
DOCUMENT NUMBER 775562.

### SURVEYOR'S CERTIFICATE:

I, Ty R. Dodge, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the David Roos, I have surveyed, divided and mapped part of the Northeast Quarter of the Southwest Quarter of Section 21, Township 30 North, Range 18 West, Town of Richmond, St. Croix County, Wisconsin; described as follows:

Lot 4 of the Certified Survey Map recorded in Volume 19, Page 4842, as Document Number 775562, in the St. Croix County Register of Deeds Office.

Containing 33.137 acres of land, more or less. Subject all easements, restrictions and covenants of record. I also certify that this Certified Survey Map is a correct representation to scale of the exterior boundary surveyed and described; that field surveying has been completed as of the signed date hereon; that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin statutes and the land subdivision ordinance of St. Croix County and the Town of Richmond in surveying and mapping the same.

Ty R. Dodge  
Ty R. Dodge PLS #2484  
Auth Consulting & Associates  
2920 Enloe St. Hudson, WI 54016  
(715) 386-2007  
tdodge@authconsulting.com

11/07/2022  
Date



Owner created the original property (Lot 4 of Certified Survey Map, Volume 19, Page 4842) with Document Number 775562.

Lot 4 is being reconfigured and Outlot 1 is being added to an adjoining parcel. Document No. 1165353 transfers the property to the adjoiner and Document No. 1165354 completes the addition to the adjoining parcel.

No additional lots or parcels are being created by this instrument and it is therefore exempt from land division review per Section 13.1 B. 3. a.3) of the St. Croix County Land Division Ordinance and Section 236.45 (2) (am) 3 of the Wisconsin Statutes.

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

By: Molly Berry

Date: 4/4/2023