

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **FRANCOIS FAMILY FARM LLC**

Address: **1241 200TH AVENUE**

NEW RICHMOND WI 54017

Email: **palmer1011@q.com**

Office use only:

RECEIVED

January 4, 2023

**Municipal Boundary Review
Wisconsin Dept. of Admin.**

1. Town where property is located: **STANTON**

2. Petitioned City or Village: **City**

3. County where property is located: **ST. CROIX**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **57.24**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel):

036-1076-30-000, 036-1076-70-100

Petitioners phone:

651-248-2005

Town clerk's phone

248-4550

City/Village clerk's phone:

715-256-4268

Contact Information if different than petitioner:

Representative's Name and Address:
LEXIE LESLIE

DERRICK HOMES, LLC

1505 HIGHWAY 65

NEW RICHMOND, WI 54017

Phone: **715-246-2320**

E-mail: **LLESLIE@derrickbuilt.com**

Surveyor or Engineering Firm's Name & Address:
TY DODGE

AUTH CONSULTING AND ASSOCIATES

2920 ENLOE STREET SUITE 101

HUDSON WI 54016

Phone: **715-381-5277**

E-mail: **tdodge@authconsulting.com**

Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1)(g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$ 350 **Initial Filing Fee** (required with the first submittal of all petitions)
\$200 – 2 acres or less
\$350 – 2.01 acres or more

\$1000 **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
\$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$1350 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee **Fee for this annexation was consolidated with**

Payee: **Petitions #14553, 14555, and 14556**

Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

State the purpose of the petition: -Direct annexation by unanimous approval; OR
-Direct annexation by one-half approval; OR
-Annexation by referendum

Petition must be signed by: -All owners and electors, if by unanimous approval.
-See 66.0217 (3) (a), if by one-half approval.
-See 66.0217 (3) (b), if by referendum.

State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by: -Aliquot part;
-Reference to any other document (plat of survey, deed, etc.);
-Exception or Inclusion;
-Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:
-A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
-Bearings and distances along all parcel boundaries as described.
-All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

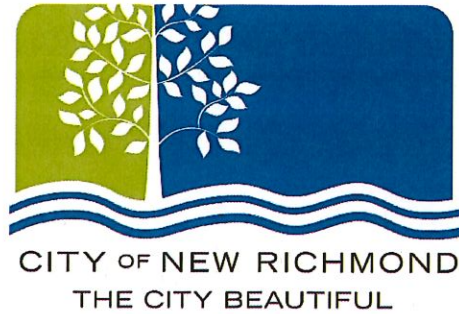
s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]



December 16, 2022

Erich Schmidtke
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701

RE: "Francois Annexation"

Dear Mr. Schmidtke:

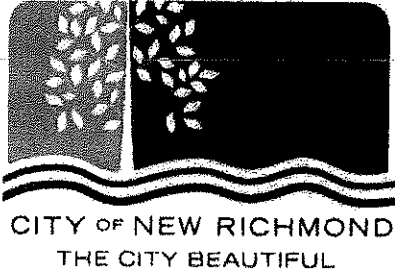
The City of New Richmond has enclosed the following information for an annexation process for the most recent annexation application to the City of New Richmond – Francois Property.

- Check for \$1,350.00
- Petition and State Review for Patricia Palmer and Michael McNamara
- Map of annexation areas
- Public Notice
- Ordinance #588
- Minutes from Plan Commission Meeting (December 6, 2022) / Public Hearing
- Minutes from City Council Meeting (December 12, 2022)

Sincerely,

A handwritten signature in black ink, appearing to read "Michelle Scanlan", is written over a thin horizontal line.

Michelle Scanlan
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 of Stanton, St. Croix County, Wisconsin, lying contiguous to the City of New Richmond, petition to annex the territory described below and shown on the attached scale map to the City of New Richmond, St. Croix County, Wisconsin.

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 Petitioner(s)	Owner/Elector Name(s)	Date
<u><i>Patricia Palmer</i></u>	Patricia Palmer	<u>10/31/2022</u>
<u><i>Michael McNamara</i></u>	Michael McNamara	<u>10/31/2022</u>

Parcel Number 036-1076-30-000 Address
036-1076-70-100

Approximate Value: Land \$12,300.00 Improvements \$ 0.00

Current Annual Township Property Tax Amount \$ 185.84

Number of Electors 2

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

Nature of land use adjacent to this property

Land in the City Residential

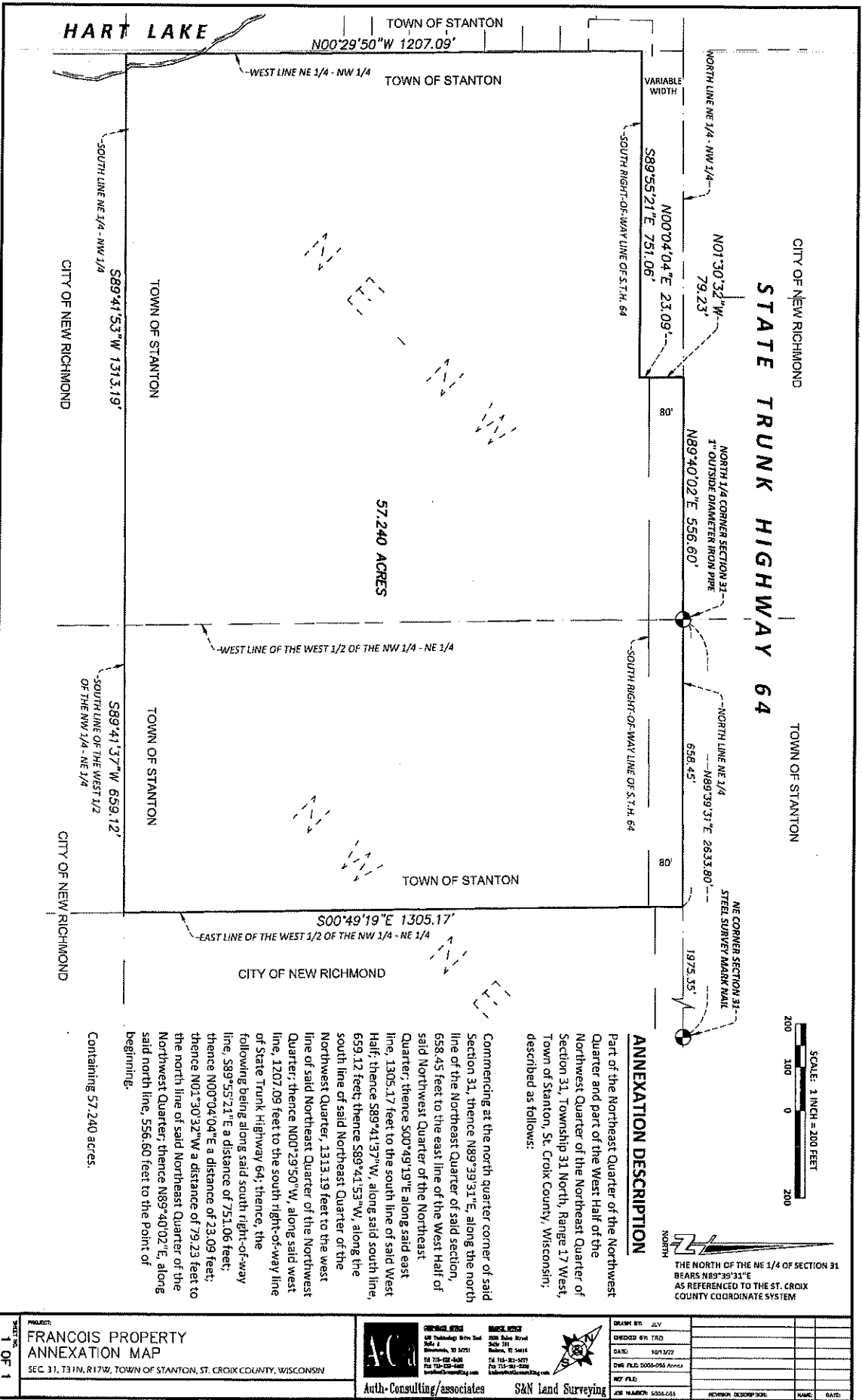
Land in the Township Undeveloped

ANNEXATION DESCRIPTION

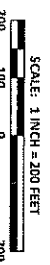
Part of the Northeast Quarter of the Northwest Quarter and part of the West Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 31 North, Range 17 West, Town of Stanton, St. Croix County, Wisconsin; described as follows:

Commencing at the north quarter corner of said Section 31, thence $N89^{\circ}39'31''E$, along the north line of the Northeast Quarter of said section, 658.45 feet to the east line of the West Half of said Northwest Quarter of the Northeast Quarter; thence $S00^{\circ}49'19''E$ along said east line, 1305.17 feet to the south line of said West Half; thence $S89^{\circ}41'37''W$, along said south line, 659.12 feet; thence $S89^{\circ}41'53''W$, along the south line of said Northeast Quarter of the Northwest Quarter, 1313.19 feet to the west line of said Northeast Quarter of the Northwest Quarter; thence $N00^{\circ}29'50''W$, along said west line, 1207.09 feet to the south right-of-way line of State Trunk Highway 64; thence, the following being along said south right-of-way line, $S89^{\circ}55'21''E$ a distance of 751.06 feet; thence $N00^{\circ}04'04''E$ a distance of 23.09 feet; thence $N01^{\circ}30'32''W$ a distance of 79.23 feet to the north line of said Northeast Quarter of the Northwest Quarter; thence $N89^{\circ}40'02''E$, along said north line, 556.60 feet to the Point of beginning.

Containing 57.240 acres.



STATE TRUNK HIGHWAY 64



THE NORTH OF THE NE 1/4 OF SECTION 31 BEARS N89°39'31"E AS REFERENCED TO THE ST. CROIX COUNTY COORDINATE SYSTEM

ANNEXATION DESCRIPTION

Part of the Northeast Quarter of the Northwest Quarter and part of the West Half of the Northwest Quarter of the Northeast Quarter of Section 31, Township 31 North, Range 17 West, Town of Stanton, St. Croix County, Wisconsin, described as follows:

Commencing at the north quarter corner of said Section 31, thence N89°39'31"E, along the north line of the Northeast Quarter of said section, 658.45 feet to the east line of the West Half of said Northwest Quarter of the Northeast Quarter, thence S00°49'19"E along said east line, 1305.17 feet to the south line of said West Half, thence S89°41'37"W, along said south line, 659.12 feet; thence S89°41'53"W, along the south line of said Northeast Quarter of the Northwest Quarter, 1313.19 feet to the west line of said Northeast Quarter of the Northwest Quarter, thence N00°29'50"W, along said west line, 1207.09 feet to the south right-of-way line of State Trunk Highway 64; thence, the following being along said south right-of-way line, S89°55'21"E a distance of 751.06 feet; thence N00°04'04"E a distance of 23.09 feet; thence N01°30'32"W a distance of 79.23 feet to the north line of said Northeast Quarter of the Northwest Quarter, thence N89°40'02"E, along said north line, 556.60 feet to the Point of beginning.

Containing 57.240 acres.

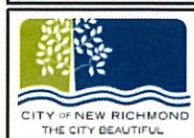
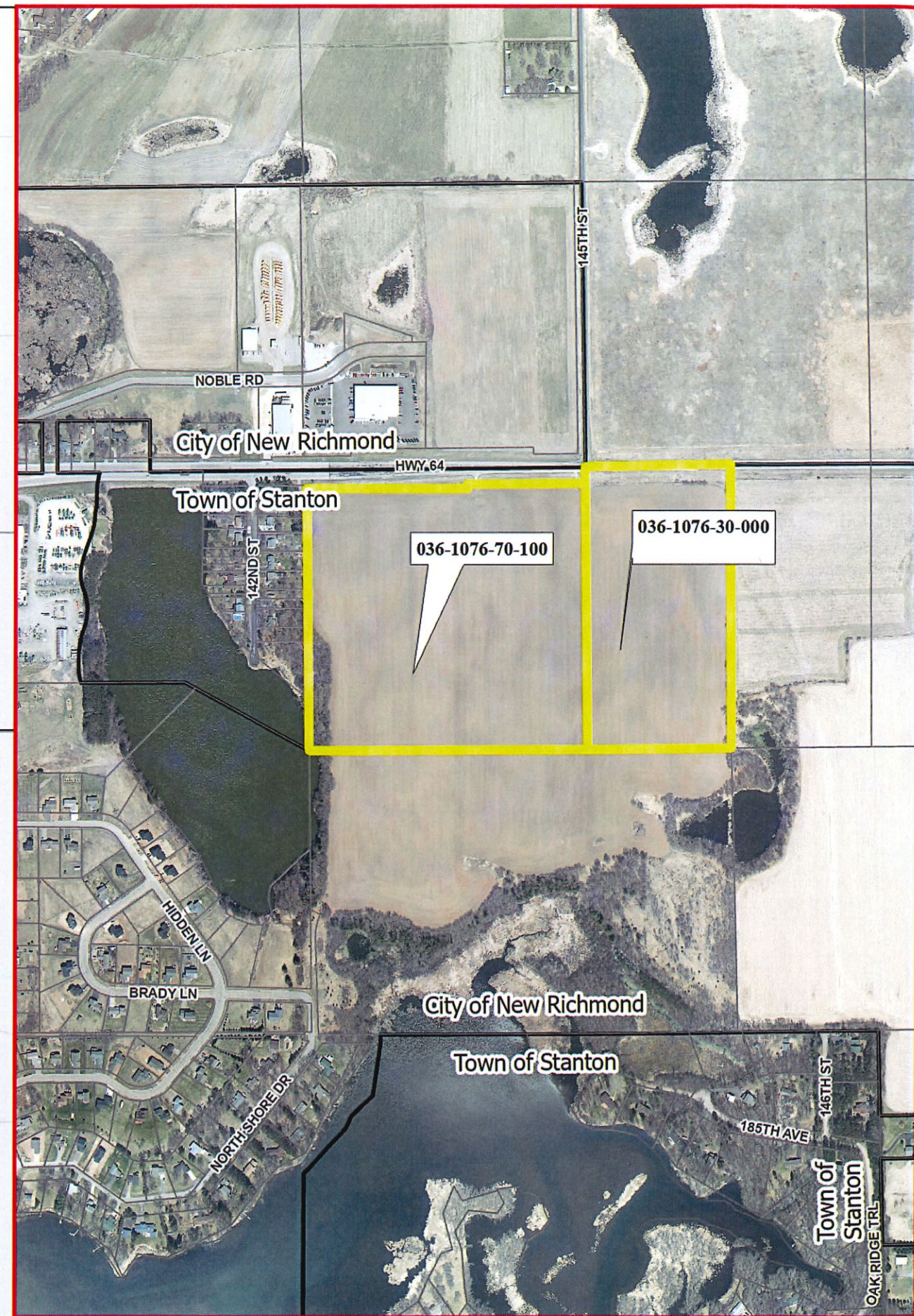
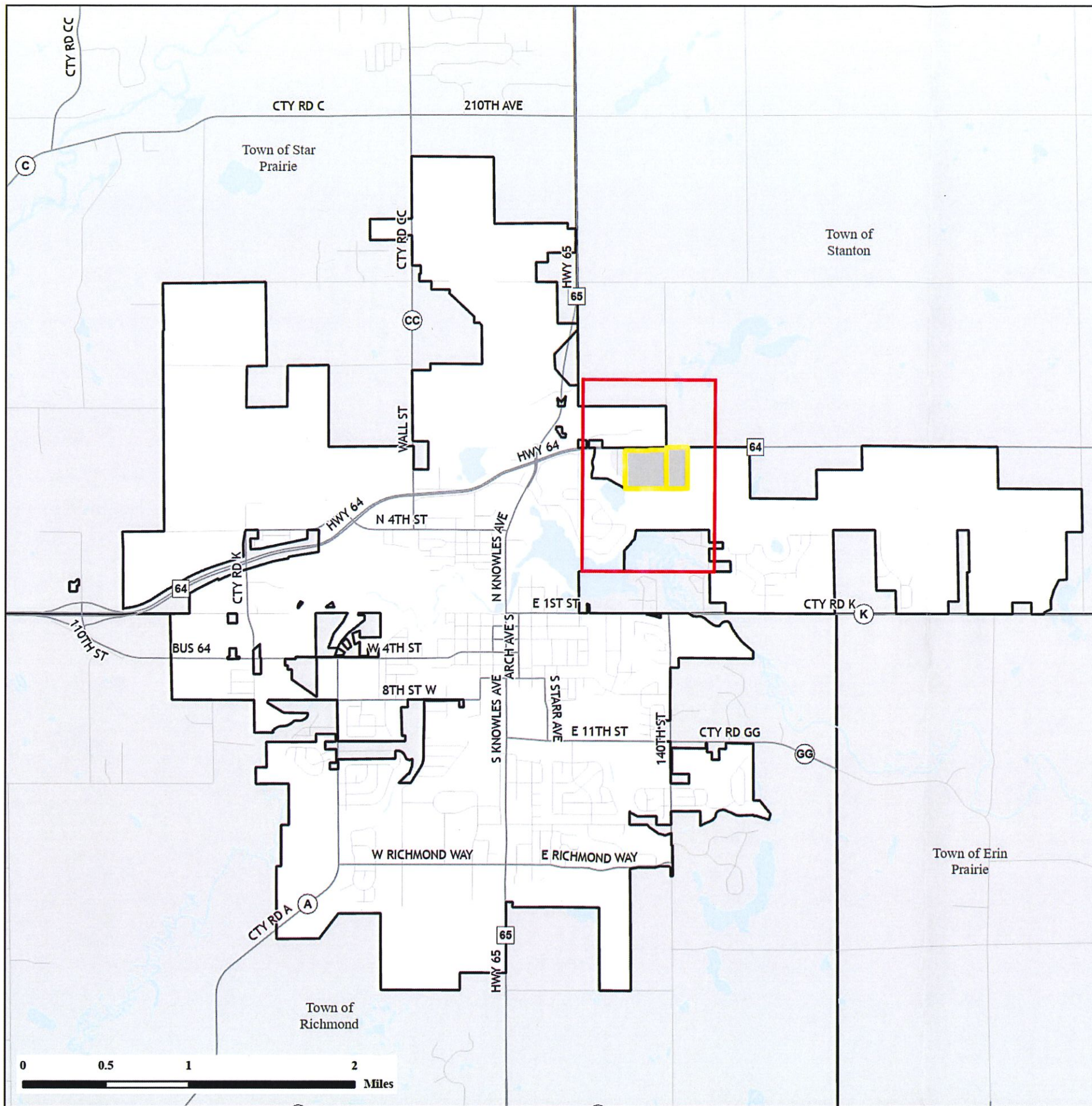
FRANCOIS PROPERTY ANNEXATION MAP
 SEC. 31, T31N, R17W, TOWN OF STANTON, ST. CROIX COUNTY, WISCONSIN

Auth-Consulting/associates **S&N Land Surveying**

135 Technology Drive East
 2nd Floor
 Appleton, WI 54911
 Tel: 920-838-4400
 Fax: 920-838-4401
 www.auth-consulting.com

3000 State Street
 Suite 311
 Beaver Dam, WI 53001
 Tel: 920-831-8877
 Fax: 920-831-8878
 www.sandn.com

DRAWN BY:	JLV	REVISION:	
CHECKED BY:	TRD	DATE:	10/13/22
DATE:	10/13/22	FILE NO.:	5005-056-0001
PROJECT:		REV. FILE:	
JOB NUMBER:	5005-056	REVISION DESCRIPTION:	
		NAME:	
		DATE:	



City/Town Boundary

CITY OF NEW RICHMOND: ANNEXATION



Grid: WI CRS St. Croix (Feet)
 Projection: Transverse Mercator
 Datum: NAD 83
 Imagery: Spring 2020
 Date: 30 November 2022

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Francois Family Farm**

Petition Number: **14554**

1. Territory to be annexed: From **TOWN OF STANTON** To **CITY OF NEW RICHMOND**

2. Area (Acres): 59.64

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 29.89

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$149.45

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 0 Total: 0

5. Approximate **present land use** of territory:

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Undeveloped: 100%

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 80% Recreational: _____% Commercial: 20% Industrial: _____%

Other: _____%

Comments: A preliminary concept plan has been submitted to the City showing some potential commercial properties.

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential and commercial

In the town?: Undeveloped

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

<u>Sanitary Sewers</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____
<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Agriculture _____

c. How will the land be zoned and used if annexed? Z-3 Mixed Use Corridor _____

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

This site is well-suited for development which will require municipal utilities. A portion of the site has frontage along STH 64 and may be advertised for commercial development, while the nearby lake and proximity to the Willow River will surely be attractive for residential development. A new car dealership was constructed in recent years immediately north of the site, and there is increased traffic along STH 64 following the completion of the St. Croix River Crossing in 2017.

Prepared by: Town City Village

Name: Michelle Scanlan

Email: mscanlan@newrichmondwi.gov

Phone: 715-246-4268

Date: 01/11/2023

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Francois Family Farm** Petition Number: **14554**

1. Territory to be annexed: From **TOWN OF STANTON** To **CITY OF NEW RICHMOND**

2. Area (Acres): 59.64

3. Pick one: Property Tax Payments **OR** Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 29.89 a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): 149.45 b. Year adopted _____

c. Paid by: Petitioner City Village c. Participating jurisdictions _____

Other: _____ d. Statutory authority (pick one)
 s.66.0307 s.66.0225 s.66.0301

4. Resident Population: _____ Electors: 0 Total: 0

5. Approximate **present land use** of territory:
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Undeveloped: 100 %

6. If territory is undeveloped, what is the **anticipated use**?
Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%
Other: _____%

Comments: unsure

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?
In the town?: Agricultural

9. What are the **basic service needs** that precipitated the request for annexation?
 Sanitary sewer Water supply Storm sewers
 Police/Fire protection EMS Zoning
Other unsure

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town
Sanitary Sewers immediately
or, write in number of years. _____
Water Supply immediately
or, write in number of years. _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?
 Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Ag

c. How will the land be zoned and used if annexed? Residential

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by: Town City Village

Name: Ashley O'Flanagan

Email: clerk@tn.stanton.wi.gov

Phone: 715-248-4550

Date: 1/9/23

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

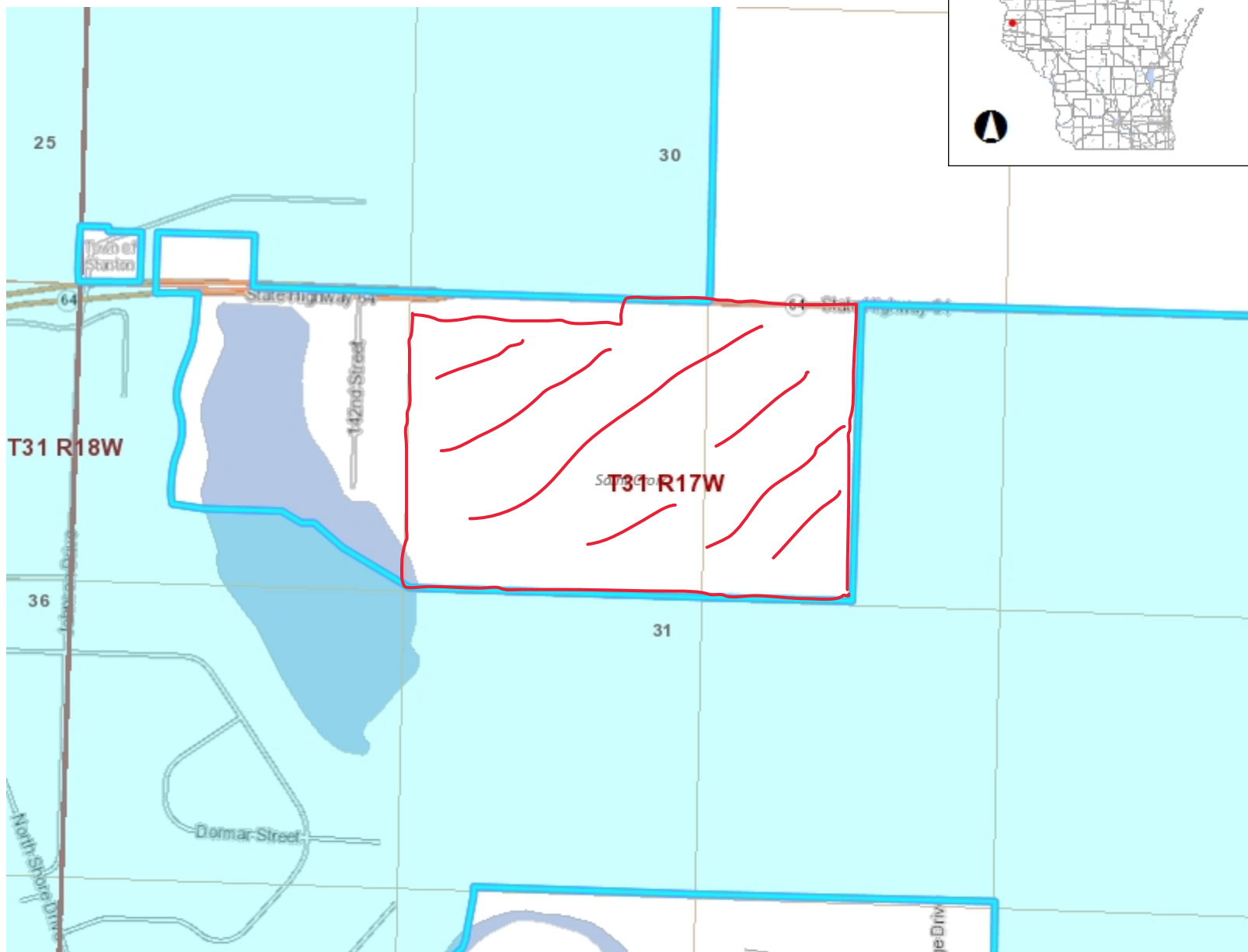
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Surface Water Data Viewer Map



- Legend**
- Township
 - Section
 - Quarter-Quarter
 - County Boundary
 - Cities, Towns & Villages**
 - City
 - Village
 - Civil Town
 - Municipality
 - State Boundaries
 - County Boundaries
 - Major Roads**
 - Interstate Highway
 - State Highway
 - US Highway
 - County and Local Roads**
 - County HWY
 - Local Road
 - Railroads
 - Tribal Lands
 - Rivers and Streams
 - Intermittent Streams
 - Lakes and Open water



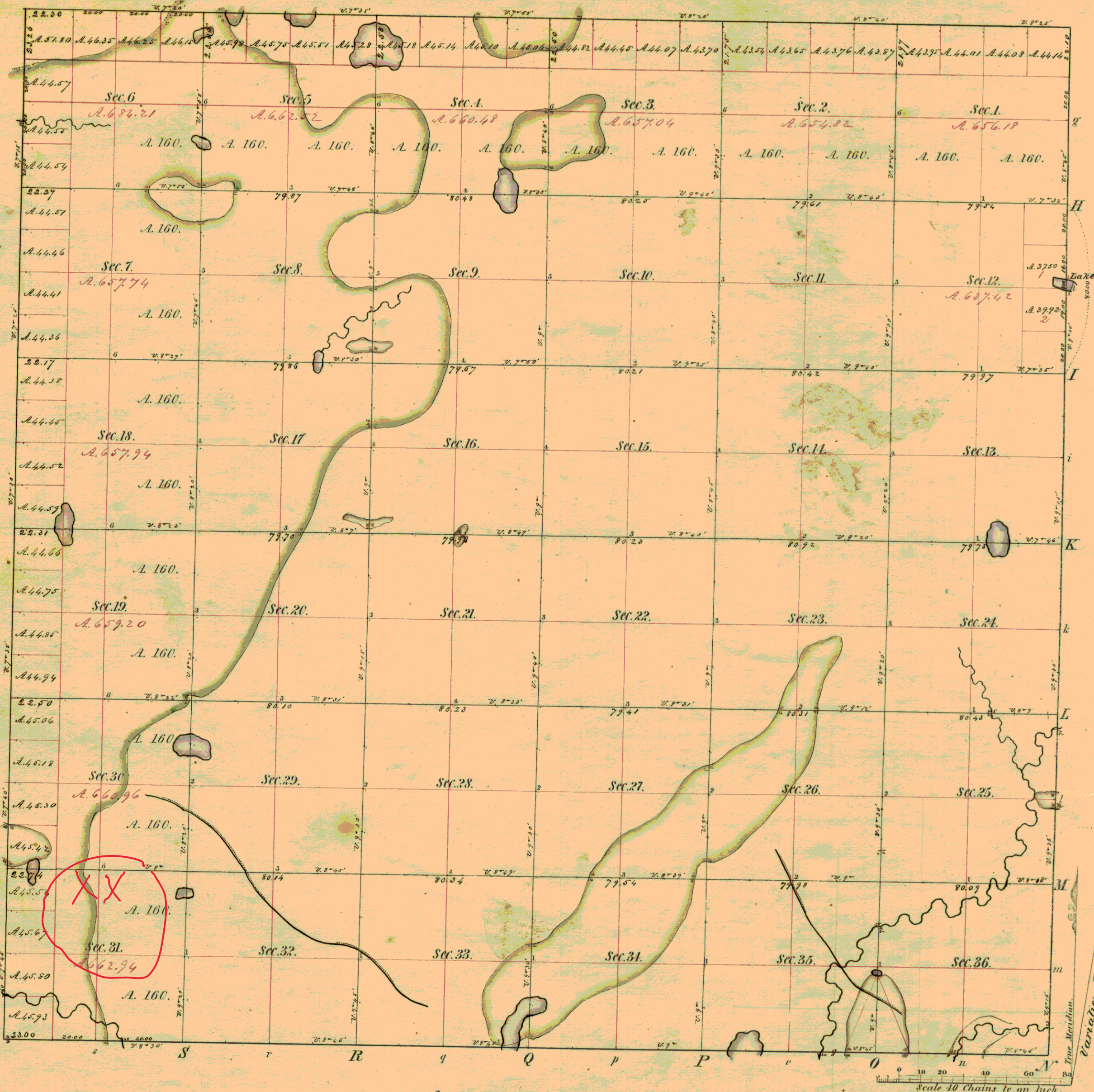
NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

Township N^o 31 N, Range N^o 17 West 4th Mer.



Meanders of part of a Lake in Section 12.

Posts	Courses	Ch ^o Lk ^s	Posts	Courses	Ch ^o Lk ^s	Posts	Courses	Ch ^o Lk ^s
1	N. 81° W.	6.00						
	South	4.00						
2	S. 71 3/4° E.	6.20						
		Chains			Links			
		16			20			

Total number of Acres. 33,271.45

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
N E W Township lines	James M. Marsh	May 22 ^d 1847	M. Ch ^s Lks. 18 - 07 - 66	August 1847	
Subdivisions	James O. Jenkins	April 22 ^d 1848	60 - 41 - 07	May 1848	
S Township line	H. A. Walter	May 22 ^d 1847	6 - 03 - 00	August 1847	

The above Map of Township N^o 31 North of Range N^o 17 West of the 4th Principal Meridian Wisconsin is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.
Dubuque August 9th 1848

Iron Jones Sur. Gen^l



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

January 26, 2023

PETITION FILE NO. 14554

MICHELLE SCANLAN, CLERK
CITY OF NEW RICHMOND
156 E 1ST ST
NEW RICHMOND, WI 54017-1802

SHARON BALCEREK, CLERK
TOWN OF STANTON
2245 COUNTY RD T
DEER PARK, WI 54007

Subject: FRANCOIS FAMILY FARM ANNEXATION

The proposed annexation submitted to our office on January 04, 2023, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of New Richmond, which is able to provide needed municipal services.

Note: this annexation appears to create an island of isolated town territory contrary to s. 66.0221, Wis. Stats.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14554 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2628>

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner