



PETITION FOR ANNEXATION

PURSUANT TO SECTION 66.0217(2) WISCONSIN STATUTES

We, the undersigned, constituting all of the owners of the real property, and all of the electors residing in the following territory in St. Croix County, Wisconsin, lying contiguous to the City of New Richmond, petition to annex the territory described below and shown on the attached 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.

Property Owner Information

Name(s): BHM Properties LLC

Signature(s): *Bm Meyer*

Date: 8-27-24

Date: 8-27-24

Phone: 612 701 9896

Email: bmeyer1888@gmail.com

Representative Information (if different than above)

Name:

Phone:

Email:

Property Information

Parcel Number: 026-1007-10-002

Address: N/A

Population: 0

Land Value: \$40,000

Annual Property Tax: \$32.07 Town/Local

Acres: 1.25 (1.245)

Town: Richmond

Number of Electors: 0

Improvements: \$0

Present Land Use

Undeveloped: 100 %

Residential: 0 %

Recreational: 0 %

Commercial: 0 %

Industrial: 0 %

Anticipated Land Use

Undeveloped: %

Residential: 100 %

Recreational: %

Commercial: %

Industrial: %

Nature of land use adjacent to property:

In the City: Residential, Hospital

In the Town: Residential, Undeveloped

Basic service needs that precipitated request for annexation:

Sanitary Sewer

Water

Storm Sewer

Police/Fire Protection

EMS

Zoning

Other:

Required Documents Attached

Complete Legal Description

Map

Office Use Only

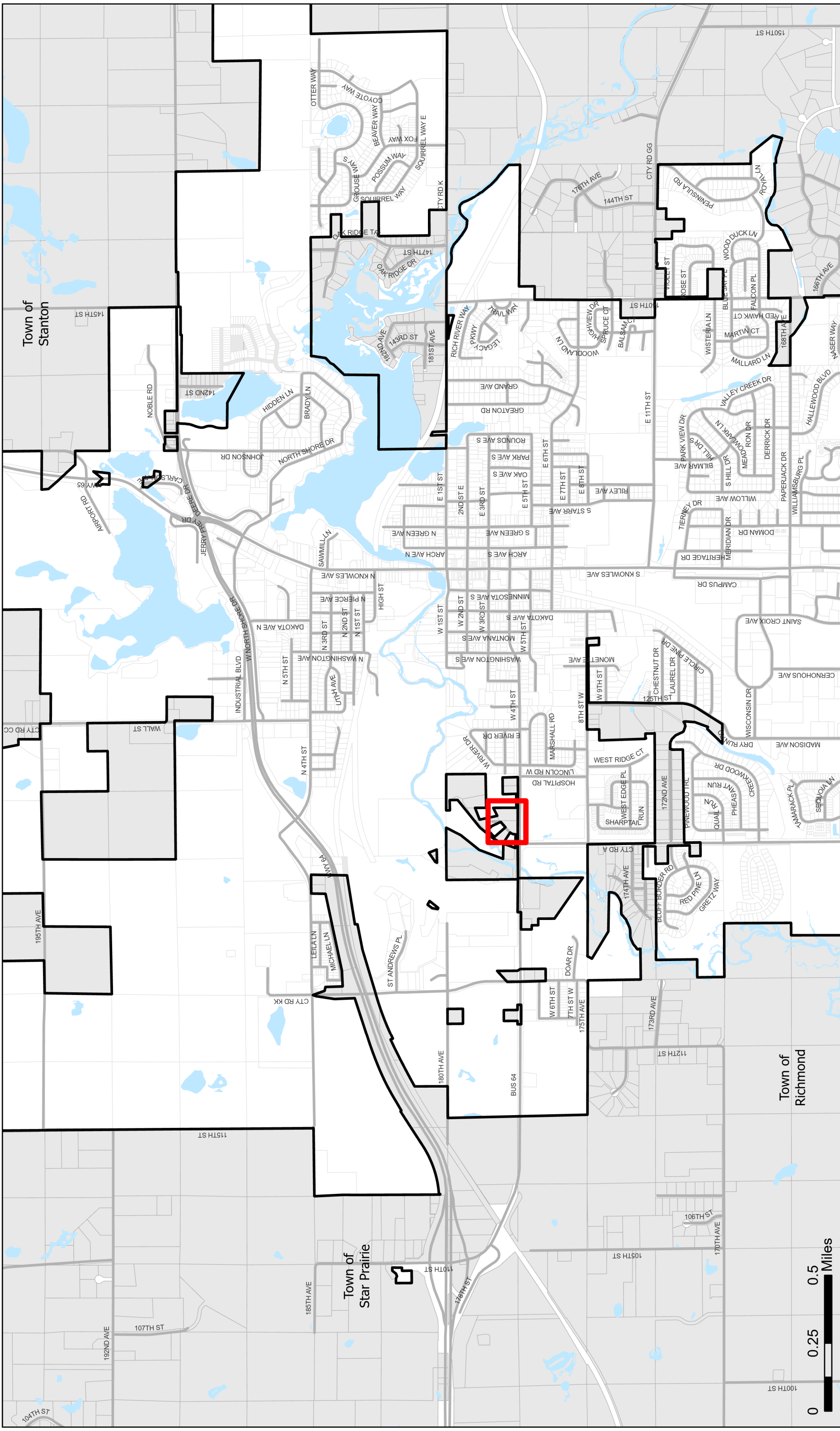
Received By: Amber Toutge
Planner

Date: 8/27/24

Legal Description - PID 026-1007-10-002

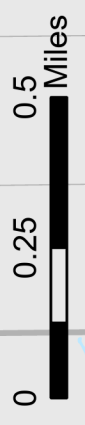
That part of Lot 6, Certified Survey Map filed January 3, 1989, in Vol. 7 of C.S.M., pg. 2057, as Doc. No. 444267, located in part of the Northwest Quarter of the Northwest Quarter (NW¼ of the NW¼), Section 3, Township 30 North, Range 18 West, in the Town of Richmond, St. Croix County, Wisconsin,

EXCEPT the lands contained in a certain Warranty Deed dated January 27, 1992, recorded February 7, 1992, in Vol. 934 of Rec., pg. 148, as Doc. No. 478973, further described as follows: Commencing at the W¼ corner of said Section 3; thence N01°14'03"W (bearings are referenced to the west line of the SW¼ of Section 3, assumed to bear N01°14'03"W), 1392.69 feet; thence S89°18'00"E, 224.40 feet to the SW corner of said Lot 6; thence N00°35'10"W, along the centerline of a 33.00 foot roadway easement, 23.77 feet to the point of curvature of 143.24 foot radius curve concave southeasterly, whose central angle measures 49°07'12", whose chord bears N23°58'26"E and measures 119.07 feet; thence northeasterly 122.80 feet along the arc of said curve and said centerline of the point of tangency; thence N48°32'02"E, along said centerline, 270.79 feet to the point of curvature of a 286.48 foot radius curve concave southeasterly, whose central angle measures 2°48'44", whose chord bears N49°56'24"E and measures 14.06 feet; thence northeasterly along the arc of said curve and said centerline, 14.06 feet to the Point of Beginning of this description; thence continuing on 286.48 foot radius curve concave southeasterly, whose central angle measures 21°22'30", whose chord bears N62°02'012"E and measures 106.26 feet; thence along the arc of said curve and said centerline 106.88 feet; thence N63°15'58"E, 174.33 feet to the NE corner of said Lot 6; thence S89°19'00"W, along the northerly right-of-way of State Trunk Highway "64", 207.81 feet; thence N89°18'00"W, along said right-of-way, 42.71 feet; thence N00°26'02"W, 324.17 feet to the Point of Beginning of this description.



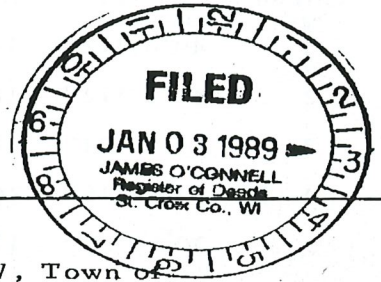
Boundary and Parcel Data obtained from 2024 St. Croix County GIS.
All locations approximate - map intended to depict approximate location of annexation.

CITY OF NEW RICHMOND ANNEXATION



Grid: WICRS St. Croix (Feet)
Projection: Transverse Mercator
Datum: NAD 83
Date: 03 September 2024

444267



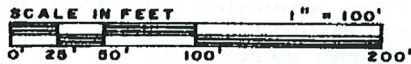
CERTIFIED SURVEY MAP

Located in the NW 1/4 of the NW 1/4 of Section 3, T30N, R18W, Town of Richmond, St. Croix County, Wisconsin.

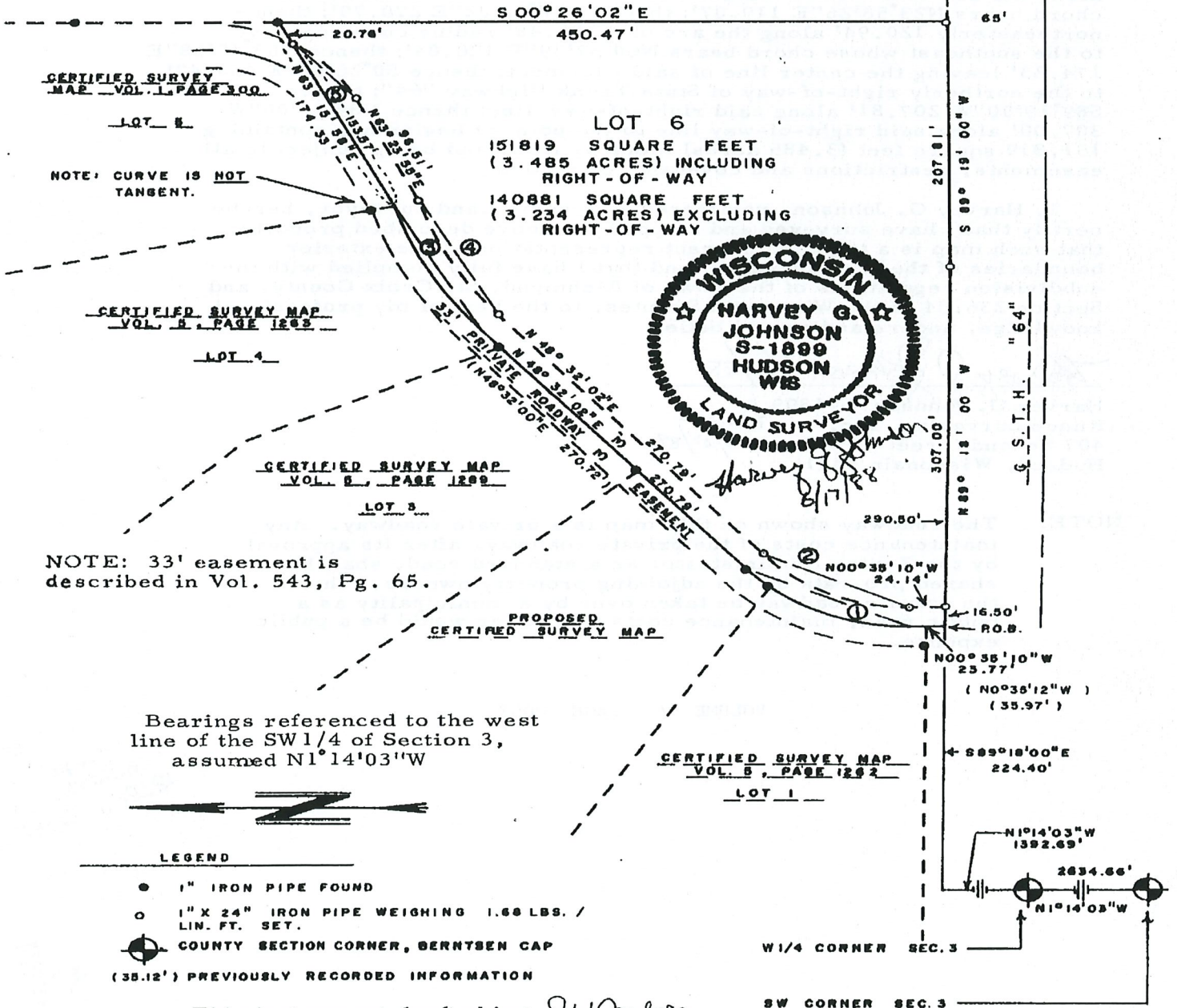
Surveyed for: Herman Jensch and John Doar
325 E. 2nd ST. 233 Broadway, 11th Floor
New Richmond, Wi. 54017 New York, N.Y. 10279

APPROVED

JAN 03 1989
ST. CROIX COUNTY
COMPREHENSIVE PLANNING
AND ZONING COMMITTEE



ST. LUKES LUTHERAN CHURCH
UNPLATTED LANDS



CERTIFIED SURVEY
MAP VOL. 1, PAGE 300

LOT 6

NOTE: CURVE IS NOT
TANGENT.

CERTIFIED SURVEY MAP
VOL. 5, PAGE 1282

LOT 4

CERTIFIED SURVEY MAP
VOL. 5, PAGE 1289

LOT 5

NOTE: 33' easement is
described in Vol. 543, Pg. 65.

PROPOSED
CERTIFIED SURVEY MAP

Bearings referenced to the west
line of the SW 1/4 of Section 3,
assumed N1° 14' 03" W



LEGEND

- 1" IRON PIPE FOUND
- 1" X 24" IRON PIPE WEIGHING 1.68 LBS. / LIN. FT. SET.
- ⊙ COUNTY SECTION CORNER, BERNTSEN CAP
- (35.12') PREVIOUSLY RECORDED INFORMATION

This instrument drafted by: *J.W. Greenberg*
VOLUME 7 PAGE 2057

478973

VOL. 934 PAGE 148

REGISTER'S OFFICE

ST. CROIX CO., WI
Rec'd for Record

FEB 07 1992
at 11:20 A. M.
James O. Connell
Register of Deeds

RETURN TO

Betty Jensch and Douglas Jensch

conveys and warrants to
Thomas D. Bell and Gretchen S. Bell,
as joint tenants.

the following described real estate in St. Croix County,
State of Wisconsin:

Tax Parcel No:

See Attached

TRANSFER
\$ 60.00
FEE

This is not homestead property.
(is) (is not)

Exception to warranties:

Dated this 27th day of January, 1992

(SEAL) Helen Elizabeth Jensch (SEAL)
* Betty Jensch
(SEAL) Douglas Jensch (SEAL)
* Douglas Jensch

AUTHENTICATION

Signature(s)

authenticated this day of, 19.....

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

DOAR, DRILL & SKOW, S.C.
103 North Knowles Avenue
New Richmond, WI 54017

(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

St. Croix County, } ss.
Personally came before me this 27th day of
December January, 1992 the above named
Betty Jensch and Douglas Jensch

to me known to be the person S..... who executed the
foregoing instrument and acknowledge the same

James O. Connell

Notary Public County, Wis.
My Commission is permanent. (If not, state expiration
date: 19.....)

*Names of persons signing in any capacity should be typed or printed below their signatures.

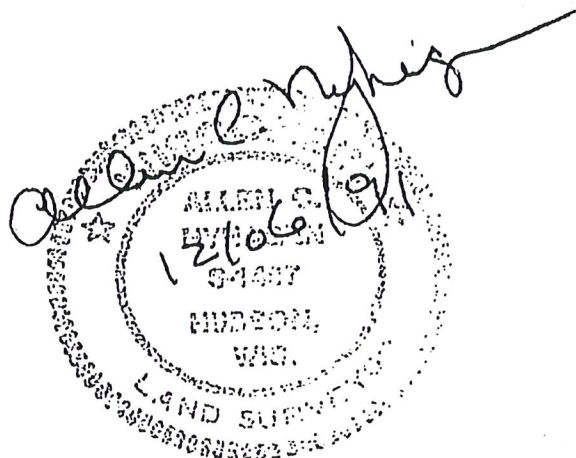
DESCRIPTION

A parcel of land located in the NW1/4 of the NW1/4 of Section 3, T30N, R18W, Town of Richmond, St. Croix County, Wisconsin; being part of Lot 6 of Certified Survey Map recorded in Volume 7, Page 2057 at the St. Croix County Register of Deeds Office; further described as follows:

Commencing at the W1/4 corner of said Section 3; thence N01°14'03"W (bearings are referenced to the west line of the SW1/4 of Section 3, assumed to bear N01°14'03"W), 1392.69 feet; thence S89°18'00"E, 224.40 feet to the SW corner of said Lot 6; thence N00°35'10"W, along the centerline of a 33.00 foot roadway easement, 23.77 feet to the point of curvature of 143.24 foot radius curve concave southeasterly, whose central angle measures 49°07'12", whose chord bears N23°58'26"E and measures 119.07 feet; thence northeasterly 122.80 feet along the arc of said curve and said centerline to the point of tangency; thence N48°32'02"E, along said centerline, 270.79 feet to the point of curvature of a 286.48 foot radius curve concave southeasterly, whose central angle measures 2°48'44", whose chord bears N49°56'24"E and measures 14.06 feet; thence northeasterly along the arc of said curve and said centerline, 14.06 feet to the point of beginning of this description; thence continuing on 286.48 foot radius curve concave southeasterly, whose central angle measures 21°22'30", whose chord bears N62°02'01"E and measures 106.26 feet; thence along the arc of said curve and said centerline 106.88 feet; thence N63°15'58"E, 174.33 feet to the NE corner of said Lot 6; thence S00°26'02"E, 450.47 feet to the SE corner of said Lot 6; thence S89°19'00"W, along the northerly right-of-way of State Trunk Highway "64", 207.81 feet; thence N89°18'00"W, along said right-of-way, 42.71 feet; thence N00°26'02"W, 324.17 feet to the point of beginning of this description.

Above described parcel is to be deeded to an adjoining owner.

contains 2.24 Acres



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: **BHM Properties LLC**

Petition Number: **14695**

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

2. Area (Acres): 1.245

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 32.07

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$160.35

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: 100 % Recreational: _____% Commercial: _____% Industrial: _____%

Other: _____%

Comments: _____

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, Hospital

In the town?: Residential, 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:

Sanitary Sewers immediately
or, write in number of years.

City/Village Immediately Town _____

Water Supply immediately
or, write in number of years.

Immediately Town _____

Water and sewer are available immediately. The parcel will be required to connect to City services upon development.

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? R2 Residential District

c. How will the land be zoned and used if annexed? Z2 Sub-Urban District, Low Density 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: Amber Toutge, Planner

Email: atoutge@newrichmondwi.gov

Phone: 715-243-0406

Date: 9/5/24

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Part of Lot 6, CSM Vol 7, Pg 2057	From Town of: Richmond	To City/Village of: New Richmond
--	---------------------------	-------------------------------------

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

 Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

 Y (2) Contiguous with existing village/city boundaries

 N (3) Creates an island area in Township (completely surrounded by city)

 N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

 Y (1) Identify owner(s) of annexed land

 Y (2) Identify parcel ID numbers included in annexation.

 NA (3) Identify parcel ID numbers being split by annexation

 (4) North arrow

 (5) Graphic Scale

 (6) Streets and Highways shown and identified

 (7) Legend

 Y (8) Total area/acreage of annexation

3. Other relevant information and comments: The legal description is missing a line. "thence N63°15'58"E, 174.33 feet to the NE corner of said Lot 6; **XXXXXX** thence S89°19'00"W, along the northerly right-of-way of State Trunk Highway "64", 207.81 feet"

There is no actual map of the annexation showing boundaries and dimensions. There is an overview map locating the annexation within the city and there is a copy of the CSM Vol 7, Pg 2057.

Prepared by: Brett Budrow
Title: Planning & Land Info Admin
Phone: 715-386-4678
Date: 09/06/24

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
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Petitioner: **BHM Properties LLC**

Petition Number: **14695**

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

2. Area (Acres): 1.25

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 1000

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 5000

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: _____

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

Residential: 0% Recreational: _____% Commercial: _____% Industrial: _____%

Undeveloped: _____%

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

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

Other: _____%

Comments: _____

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?: City of New Richmond

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

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

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: Patrick Earley

Email: clerk@townofrichmondwi.gov

Phone: 715-808-1795

Date: 9/5/2024

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

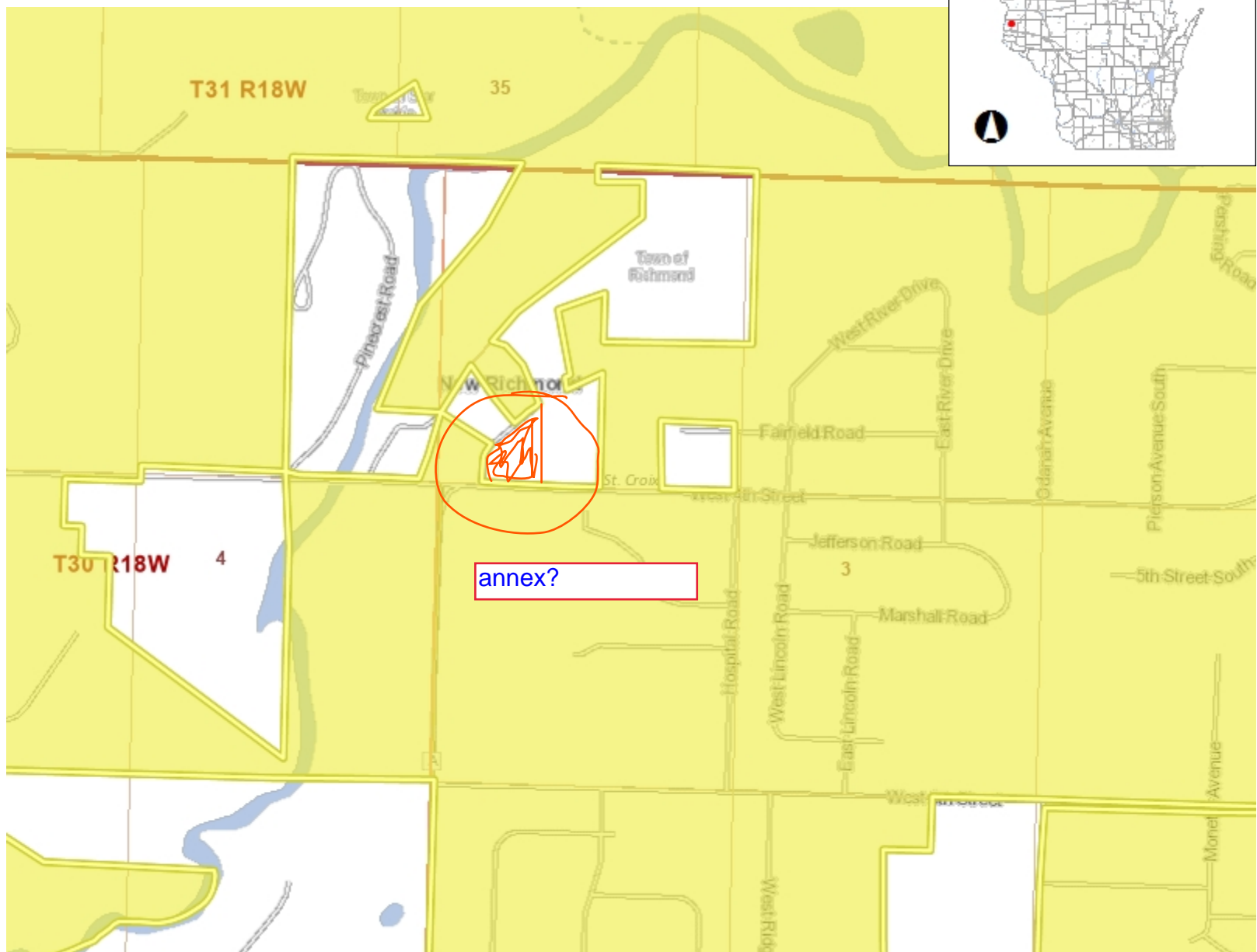
PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



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



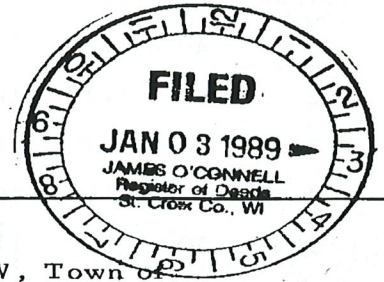
NAD_1983_HARN_Wisconsin_TM

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

444267



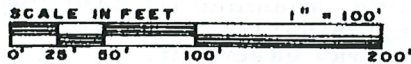
CERTIFIED SURVEY MAP

Located in the NW 1/4 of the NW 1/4 of Section 3, T30N, R18W, Town of Richmond, St. Croix County, Wisconsin.

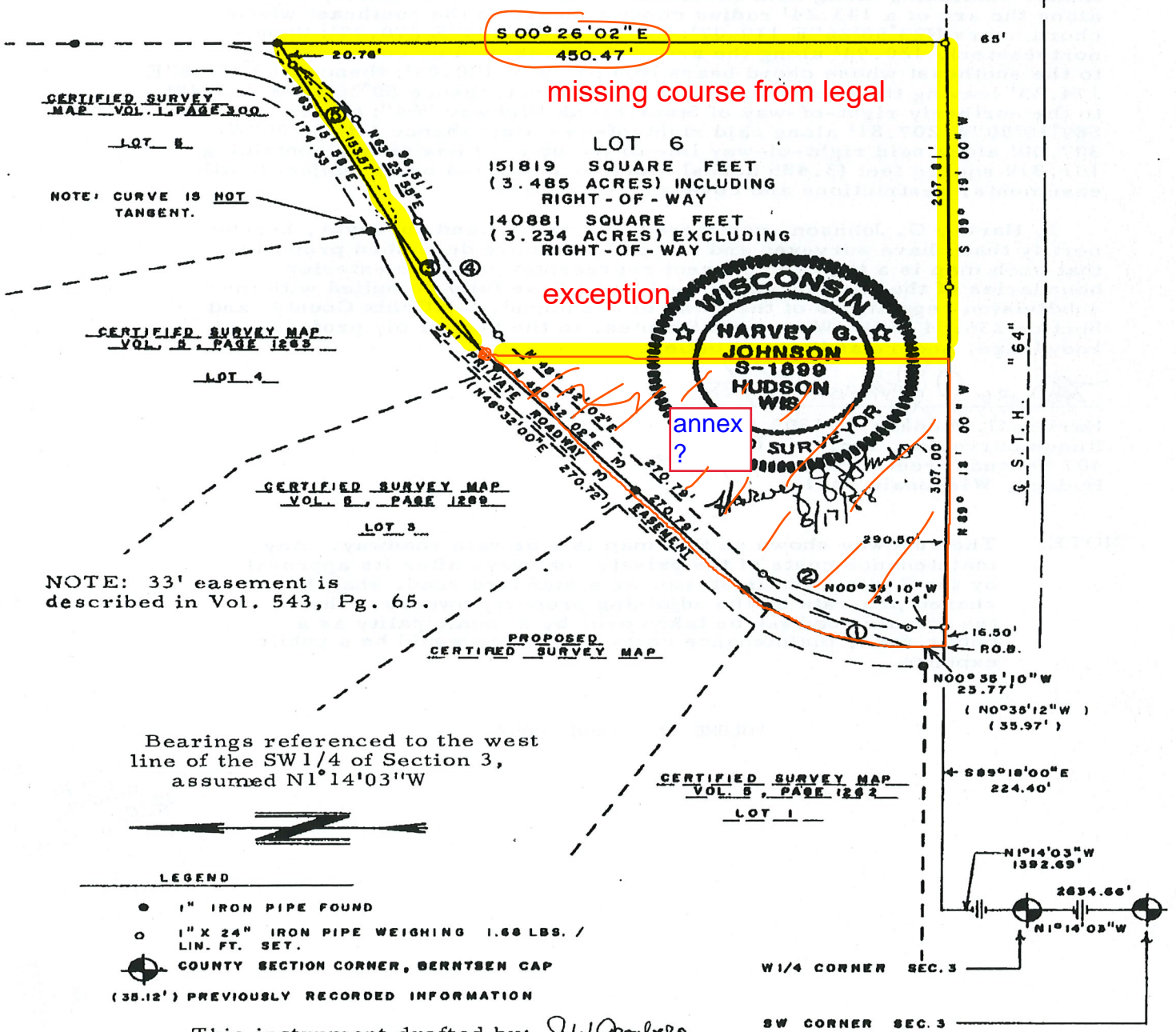
Surveyed for: Herman Jensch and John Doar
325 E. 2nd ST. 233 Broadway, 11th Floor
New Richmond, Wi. 54017 New York, N.Y. 10279

APPROVED

JAN 03 1989
ST. CROIX COUNTY
COMPREHENSIVE PLANNING
AND ZONING COMMITTEE



ST. LUKES LUTHERAN CHURCH
UNPLATTED LANDS



missing course from legal

exception

annex ?

CERTIFIED SURVEY MAP VOL. 1, PAGE 300

LOT 6

LOT 6
151819 SQUARE FEET
(3.485 ACRES) INCLUDING
RIGHT-OF-WAY
140881 SQUARE FEET
(3.234 ACRES) EXCLUDING
RIGHT-OF-WAY

NOTE: CURVE IS NOT TANGENT.

CERTIFIED SURVEY MAP VOL. 5, PAGE 1292

LOT 4

CERTIFIED SURVEY MAP VOL. 5, PAGE 1292

LOT 5

NOTE: 33' easement is described in Vol. 543, Pg. 65.

PROPOSED CERTIFIED SURVEY MAP

Bearings referenced to the west line of the SW 1/4 of Section 3, assumed N1°14'03"W



LEGEND

- 1" IRON PIPE FOUND
- 1" X 24" IRON PIPE WEIGHING 1.68 LBS. / LIN. FT. SET.
- ⊙ COUNTY SECTION CORNER, BERNTSEN CAP
- (35.12') PREVIOUSLY RECORDED INFORMATION

This instrument drafted by: *J.W. Greenberg*
VOLUME 7 PAGE 2057



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

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>

September 23, 2024

PETITION FILE NO. 14695

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

PATRICK EARLEY, CLERK
TOWN OF RICHMOND
1453 COUNTY ROAD GG
NEW RICHMOND, WI 54017-6715

Subject: BHM PROPERTIES LLC ANNEXATION

The proposed annexation submitted to our office on September 03, 2024, 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: Per s. 66.0217 (1) (c) & (g), Wis Stats: The territory being annexed must be described by metes and bounds commencing from a monumented corner of the ¼-Section in which the territory lies. Description by exception is not allowed by this section. Also the scale map of the territory must clearly show and identify the described territory and the existing municipal boundary in relation to the territory.

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 14695 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=2769> Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner