

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): David Tjader, Emily Speight, Scott Linder, Ryan Linder

Signature(s):

David Tjader
Emily Speight
Scott Linder
Ryan Linder

Date: 12-2-25

Date: 12/2/25

Date: 12/2/25

Date: 12/2/25

Phone: (651) 246-5247

Email: ryan_linder@outlook.com

Representative Information (if different than above)

Name:

Phone:

Email:

Property Information

Parcel Number: 026-1035-80-050, 026-1035-90-000, 026-1042-30-000, 026-1042-10-000, 026-1042-40-000, 026-1042-20-000

Address: 1589 Highway 65

Acres: 99.4

Population: 0

Town: Richmond

Land Value: \$67,200

Number of Electors: 0

Annual Property Tax: \$52.11 (Town Portion)

Improvements: \$0

Present Land Use

| | |
|------------------|---|
| Undeveloped: 100 | % |
| Residential: | % |
| Recreational: | % |
| Commercial: | % |
| Industrial: | % |

Anticipated Land Use

| | |
|-----------------|---|
| Undeveloped: | % |
| Residential: 50 | % |
| Recreational: | % |
| Commercial: 50 | % |
| Industrial: | % |

Nature of land use adjacent to property:

In the City: Undeveloped/Agriculture, School

In the Town: Undeveloped/Agriculture, Commercial

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

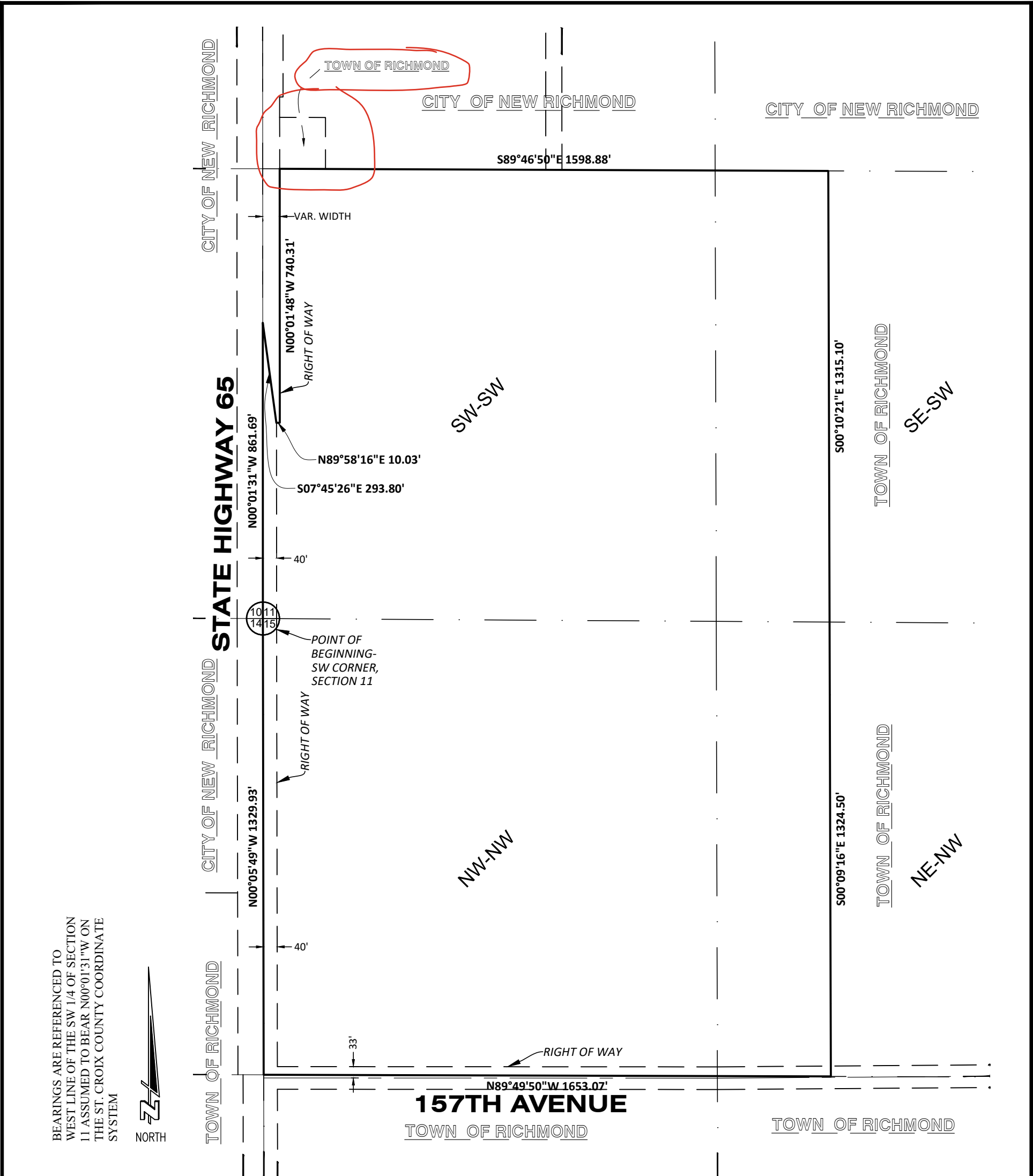
Date: 12/03/2025

DESCRIPTION FOR ANNEXATION:

Part of the SW 1/4 of the SW 1/4 and part of the SE 1/4 of the SW 1/4 of Section 11 and the NW 1/4 of the NW 1/4 and part of the NE 1/4 of the NW 1/4 of Section 14 all in T30N, R18W, St. Croix County, Wisconsin, more particularly described as follows:

Beginning at the Southwest corner of Section 11;
thence N 00° 01' 31" W along the west line of the SW 1/4 of Section 11 for a distance of 861.69 feet;
thence, S 07° 45' 26" E for a distance of 293.80 feet;
thence, N 89° 58' 16" E for a distance of 10.03 feet;
thence, N 00° 01' 48" W for a distance of 740.31 feet;
thence, S 89° 46' 50" E for a distance of 1598.88 feet;
thence, S 00° 10' 21" E for a distance of 1315.10 feet;
thence, S 00° 09' 16" E for a distance of 1324.50 feet;
thence, N 89° 49' 50" W for a distance of 1653.07 feet;
thence N 00° 05' 49" W along the west line of the NW 1/4 of Section 14 a distance of 1329.93 feet to the point of beginning.

Containing 99.4 Acres.



DESCRIPTION FOR ANNEXATION:

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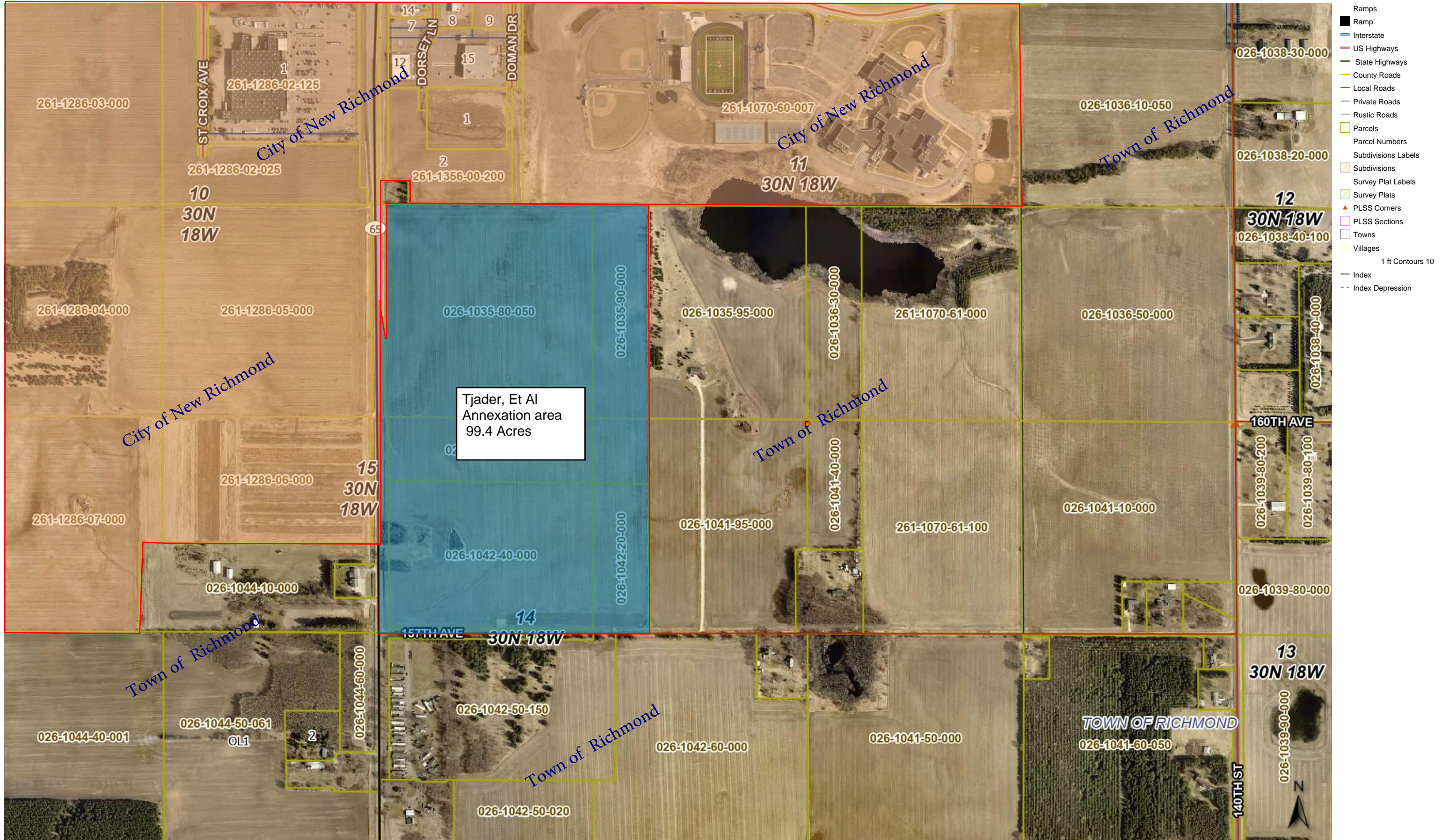
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Containing 99.4 Acres.

| | | | | | | | | |
|---------------------|---|---|-------------|----------|-----------------------|-------|-------|--|
| SHEET NO. 1 OF 1 | PROJECT: | <div><div><div>A·C/a</div><div>Auth-Consulting/associates</div></div><div><div>CORPORATE OFFICE</div><div>406 Technology Drive East Suite A Menomonie, WI 54751 Tel 715-232-8400 Fax 715-232-8402 men@authconsulting.com</div></div><div><div>BRANCH OFFICE</div><div>2920 Kaloe Street Suite 101 Hudson, WI 54016 Tel 715-381-5277 Fax 715-381-5338 hudson@authconsulting.com</div></div><div></div></div> | DRAWN BY: | TRD | | | | |
| | TJADER ET AL PROPERTY | | CHECKED BY: | | | | | |
| | 1589 HWY 65 | | DATE: | 11/20/25 | | | | |
| | SEC. 11 & 14 T30N, 18W, TOWN OF RICHMOND, ST. CROIX COUNTY, WISCONSIN | | DWG FILE: | 6589-001 | | | | |
| | ANNEXATION MAP | | REF FILE: | | | | | |
| | | | JOB NUMBER: | 6589-001 | REVISION DESCRIPTION: | NAME: | DATE: | |

TJADER Property Annexation

Created by: TD



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: **Tjader, Speight, & Linder**

Petition Number: **14819**

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

2. Area (Acres): 99.4

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$52.06 (2025 taxes)

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$260.30

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ 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: 50 % Recreational: _____% Commercial: 50 % 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?

Undeveloped/Agriculture, School

In the town?: Undeveloped/Agriculture, Commercial

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

☒

Town

☐

The closest water and sewer mains are located approximately 565 feet to the north, under Doman Drive and Dorset Lane. Upon future development, the property owner shall be required to connect to City services.

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

A lift station will be required to extend sanitary sewer service from Doman Drive or Dorset Lane to the south. Upon future development, the property owner shall be required to connect to City services. **The property owner shall be fully responsible for extending the water and sewer mains, and for constructing the lift station, along with all associated costs.** The estimated cost of the lift station is approximately \$150,000 to \$200,000.

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? R-2 Residential

The Future Land Use Map, found in the Comprehensive Plan, guides the three western parcels as a mixed-use corridor, and three eastern parcels as medium-high density residential. The corresponding zoning districts are Z3 Multi-Use/Corridor District, and Z4 General Urban District or Z5 Traditional Neighborhood District.

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: Michelle Scanlan

Email: mscanlan@newrichmondwi.gov

Phone: 715-243-0403

Date: 12/10/2025

(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: 99.4 acres | From Town of: 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, 1/4 - 1/4 section, section, township, range and county

☐ Y (2) Contiguous with existing village/city boundaries

☐ Y (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

☐ Y (4) North arrow

☐ Y (5) Graphic Scale

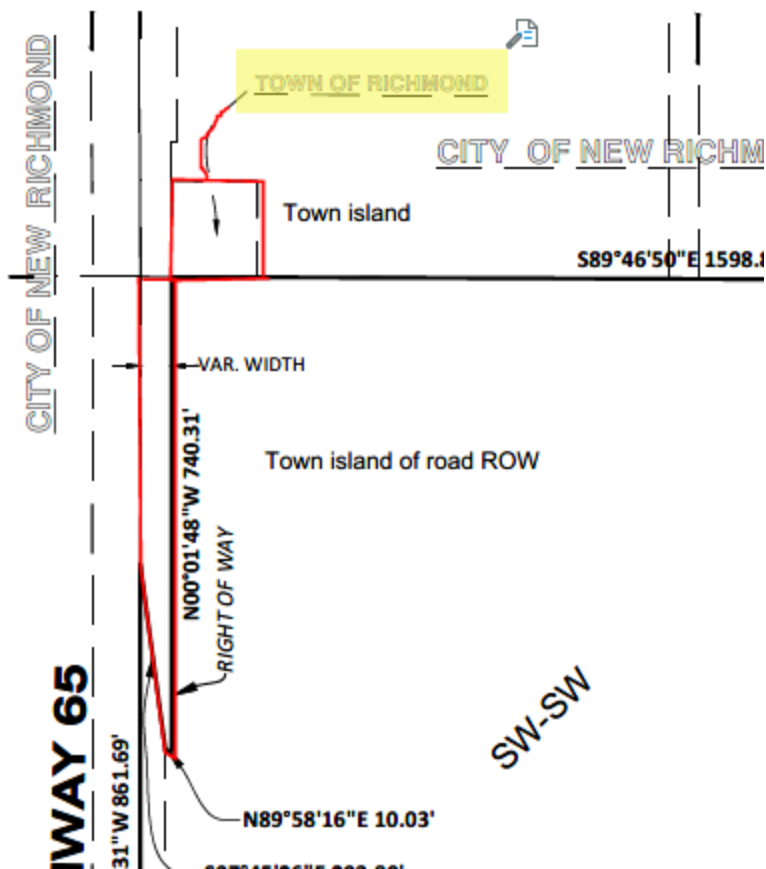
☐ Y (6) Streets and Highways shown and identified

☐ Y (7) Legend

☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

1. The annexation creates a town island of a parcel to the north of the annexation highlighted on the attached map, PIN 026-1035-60-100.
2. The annexation should include parcel sold to State of Wisconsin in WD 628425 highlighted on the attached map. If not included will create a town island of state owned road ROW.



Prepared by: Brett Budrow
 Title: Planning & Land Info Admin
 Phone: 705-928-0210
 Date: 12/10/2025

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

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Petitioner: **Tjader, Speight, & Linder**

Petition Number: **14819**

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2. Area (Acres): _____

3. Pick one: ☐ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

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

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

Residential: _____% 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?: _____

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

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? _____

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: _____

Email: _____

Phone: _____

Date: _____

Please **RETURN PROMPTLY** to:

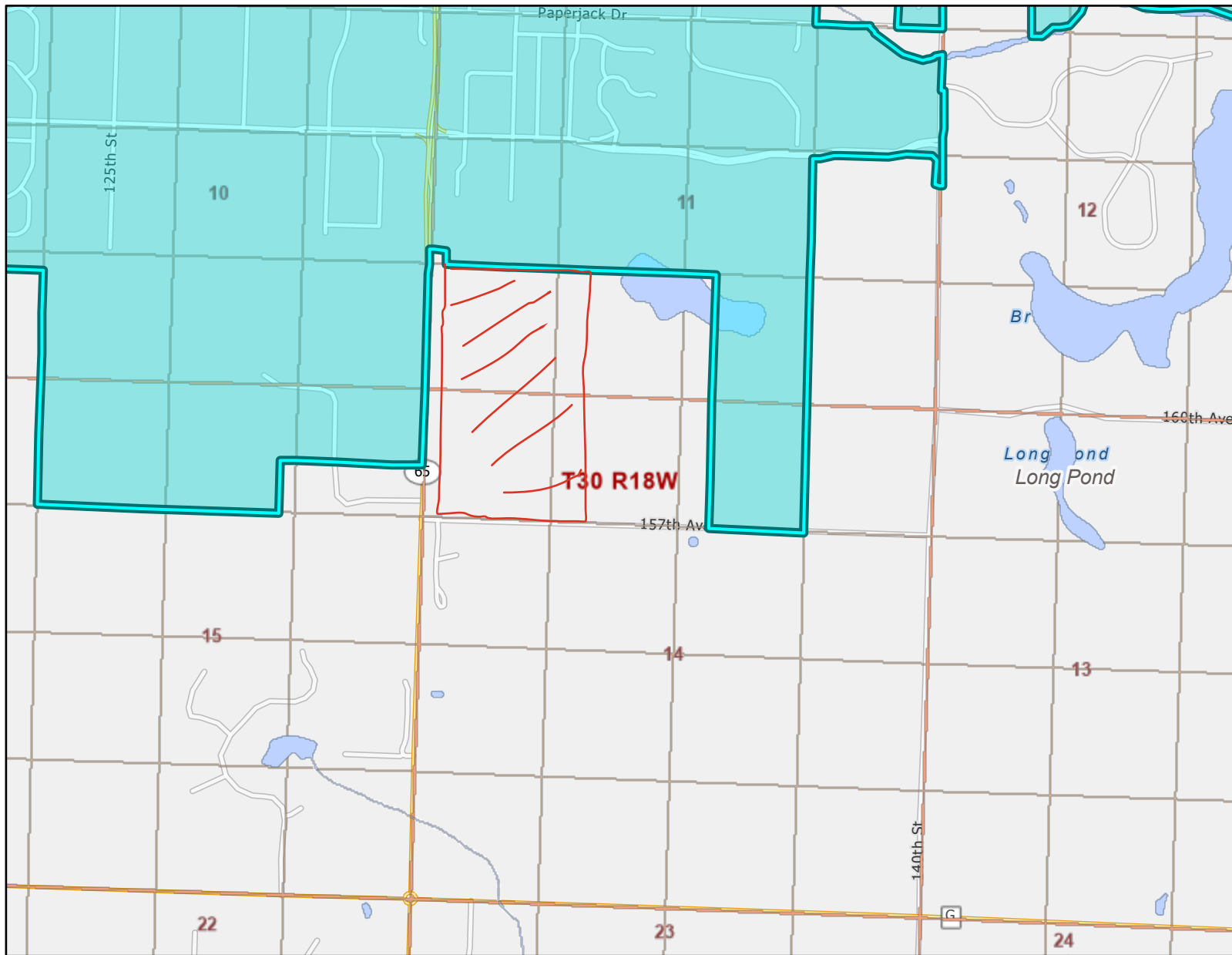
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town

Notes:



Map: 0 1,000 2,000 Feet
0 420 840 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

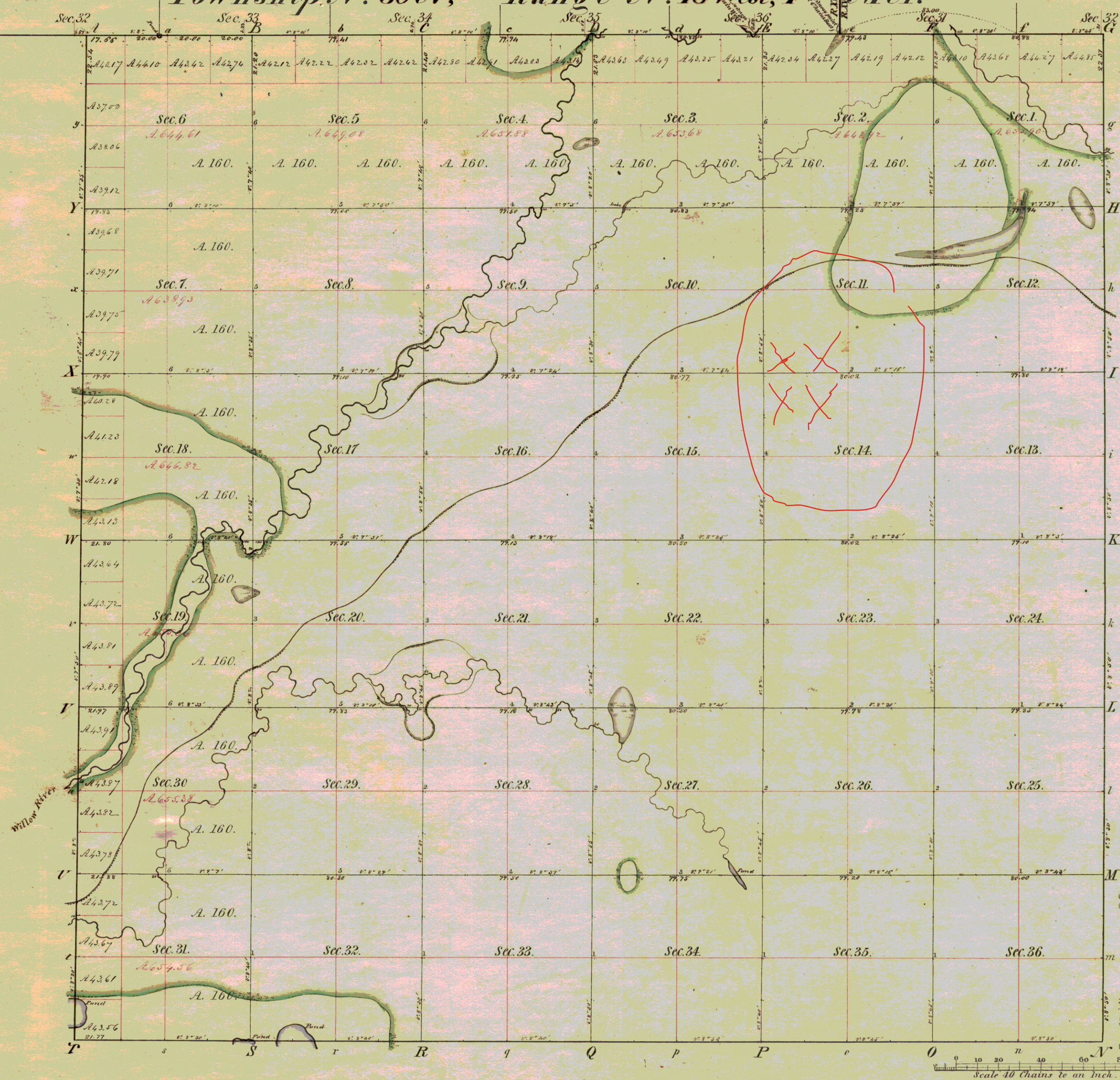
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 12/23/2025 11:09 AM

Township N:º 30 N; Range N:º 18 West, 4 Mer.

[illegible]

Total number of Acres. 23.154.82

| Total number of Acs. 66,797.75 | | | | | | |
|--------------------------------|--------------------|------------------|------------------------------|--|---------------|--|
| | Surveys Designated | By Whom Surveyed | Date of Contract | Amount of Surveys | When Surveyed | When paid for and charged in the Sur ^r Gen ^{ls} acc ^t |
| S.W. & E | Township lines | James M. Marsh | May 22 ^d 1847 | M. 18. Ch ^s 8 ^s Lks. | October 1847 | |
| | Subdivisions | John Dunn | August 10 th 1847 | 60 . 5 . 26 | October 1847 | |
| | N | Township line | Henry A. Wilcox | May 22 nd 1847 | 5 . 78 . 14 | August 1847 |

The above Map of Township No 30 North of Range No 18 West of the 4th Principal Meridian, Wisconsin Territory, 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,
Sulagua, January 14th. 1892.



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>

December 30, 2025

PETITION FILE NO. 14819

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: TJADER, SPEIGHT, & LINDER ANNEXATION

The proposed annexation submitted to our office on December 04, 2025, 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 isolated town island area 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 14819 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=2893>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner