## Request for Annexation Review

Wisconsin Department of Administration

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

#### **Petitioner Information**

Name: Jennie-O Turkey Store, Inc., a Minnesota corporation as successor by merger to The Turkey Store Company, a Wisconsin corporation as successor by merger to Jerome Fairbo Farms, Inc. and Jerome Farms, Inc.

Phone: 507-437-5220

Email: mwclausman@hormel.com

RECEIVED

January 4, 2023

Municipal Boundary Review

Wisconsin Dept. of Admin.

Contact Information if different than petitioner:

Representative's Name: Attorney Brian M. Nodolf

Phone: 715-830-9771

E-mail: bnodolf@nfattorneys.com

- 1. Town where property is located: Town of Richmond
- 2. Petitioned City or Village: City of New Richmond
- 3. County where property is located: St. Croix County
- 4. Population of the territory to be annexed: 0
- 5. Area (in acres) of the territory to be annexed: APPROX. 199.50 ACRES
- 6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): 026-1029-60-000; 026-1029-40-050; 026-1029-30-000; 026-1029-90-050; 026-1030-90-050; 026-1031-20-075

Include these required items with this form:

- 1. \( \subseteq \text{Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- 2. Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- 3. Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- 4. 

  Check or money order covering review fee [see next page for fee calculation]

(2021)

### 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

\$1400 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

\$1750 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: Department of Administration

DON'T attach the check with staples, tape, ...

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

	Λ.
Shaded Area for Office Use Only	
Date fee & form received: $\sqrt{-4-23}$	
Payer: Check Number: 067	272
Check Date: 8-33	-22
Amount: #17.	50,00
	1



December 16, 2022

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

RE: "Jennie-O Turkey Farms, Jerome Fairbo Farms, Inc. and Jerome Farms"

Dear Mr. Schmidtke:

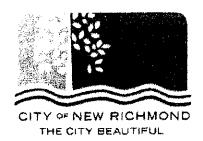
The City of New Richmond has enclosed the following for an annexation process that took place in 2022, however it appears that our check and packet were never received by the State. We would like to get this cleared up as soon as possible.

- Check for \$1,750.00
- Petition and State Review for Jennie-O Turkey Farms Property
- Map of annexation areas
- Public Notice
- Ordinance #581
- Minutes from Plan Commission Meeting (Aug. 2, 2022) / Public Hearing
- Minutes from City Council Meeting (Aug. 15, 2022 and Sept. 12, 2022)

Sincerely,

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 Richmond , 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.

\*\*\* See attached Exhibit A Legal Description and Exhibit B Scale Map
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

\*\*\* see below

6/6/2022

Parcel Number

Address

Approximate Value:

Land \$

Improvements \$

Current Annual Township Property Tax Amount \$

Number of Electors

\*\*\* See attached Exhibit C Parcel Information

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

Nature of land use adjacent to this property

Land in the City

Land in the Township

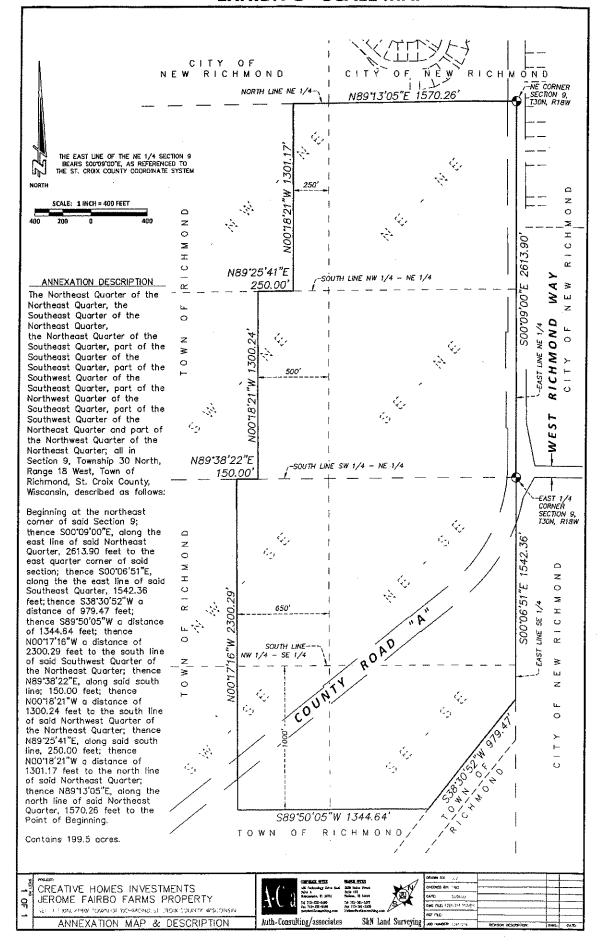
\*\*\* Steve J. Lykken, President of Jennie-O Turkey Store, Inc. a Minnesota corporation as successor by merger to The Turkey Store Company, a Wisconsin corporation as successor by merger to Jerome Fairbo Farms, Inc. and Jerome Farms, Inc.

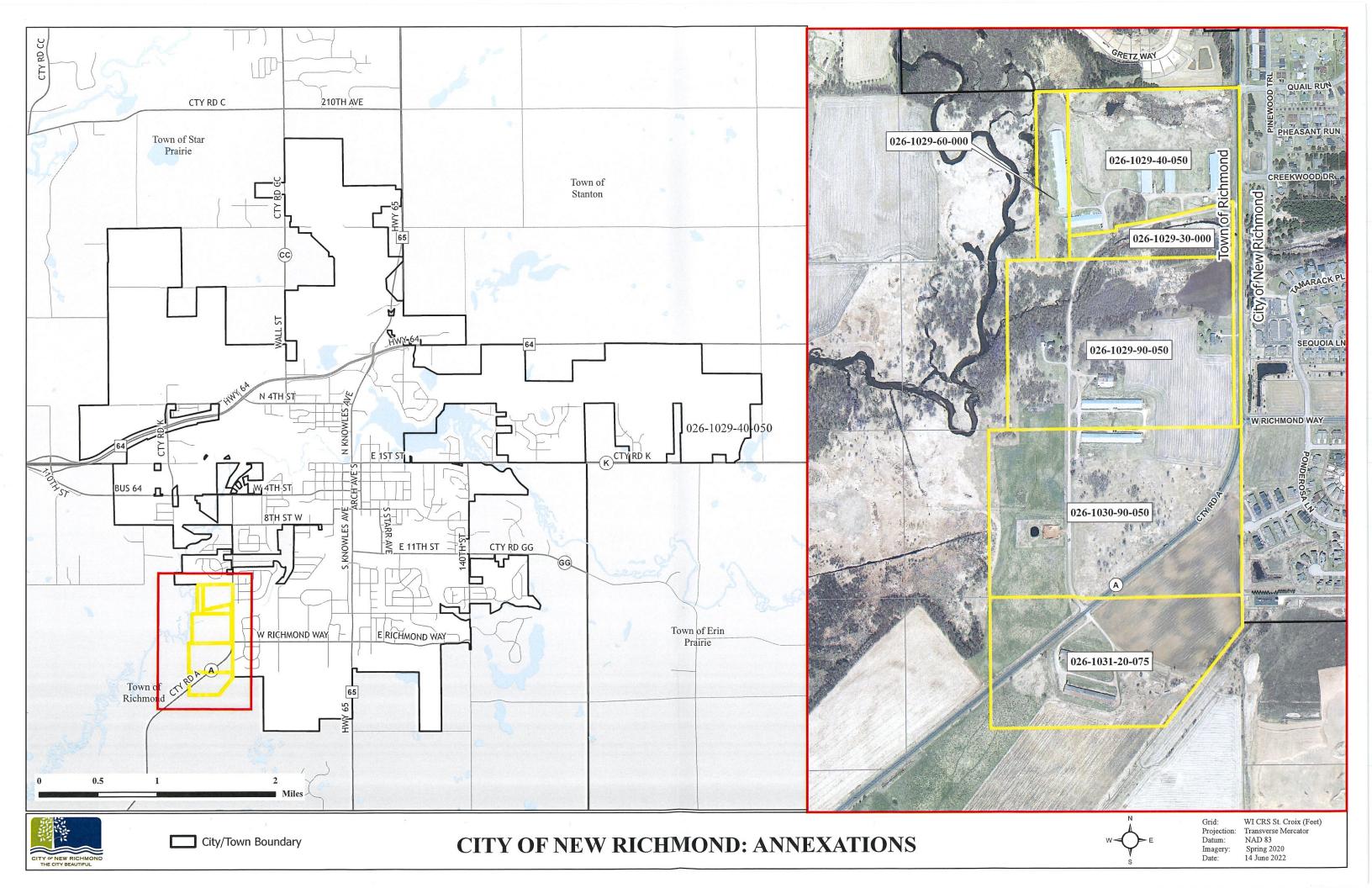
#### **EXHIBIT A - LEGAL DESCRIPTION**

The Northeast Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter, the Northeast Quarter of the Southeast Quarter, part of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter, part of the Northwest Quarter of the Southeast Quarter, part of the Northwest Quarter of the Northwest Quarter and part of the Northwest Quarter of the Northwest Quarter of the Northeast Quarter; all in Section 9, Township 30 North, Range 18 West, Town of Richmond, St. Croix County, Wisconsin, described as follows:

Beginning at the northeast corner of said Section 9; thence S00°09'00"E, along the east line of said Northeast Quarter, 2613.90 feet to the east quarter corner of said section; thence S00°06'51"E, along the east line of said Southeast Quarter, 1542.36 feet; thence S38°30'52"W a distance of 979.47 feet; thence S89°50'05"W a distance of 1344.64 feet; thence N00°17'16"W a distance of 2300.29 feet to the south line of said Southwest Quarter of the Northeast Quarter; thence N89°38'22"E, along said south line; 150.00 feet; thence N00°18'21"W a distance of 1300.24 feet to the south line of said Northwest Quarter of the Northeast Quarter; thence N89°25'41"E, along said south line, 250.00 feet; thence N00°18'21"W a distance of 1301.17 feet to the north line of said Northeast Quarter; thence N89°13'05"E, along the north line of said Northeast Quarter, 1570.26 feet to the Point of Beginning.

#### **EXHIBIT B - SCALE MAP**





#### Exhibit C - Parcel Information

Parcel 1

026-1029-60-000 Parcel Number

None Address 7.57 Acres Acreage \$0.00 Current Assessed Value - Land \$0.00 Current Assess Value - Improvements

\$0.00 2021 Property Tax Amount

Number of Electors

100% Commercial Agricultural Present Land Use

100% Residential Anticipated Land Use

Residential, Recreational, Undeveloped Nature of Adjoining Land Use - City Recreational, Undeveloped, Commercial Agricultural Nature of Adjoining Land Use - Town

Parcel 2

026-1029-40-050 Parcel Number Primary - 1680 County Road A, New Richmond WI 54017

Address Secondary - 1690 County Road A, New Richmond WI 54017

35.080 Acres Acreage \$64,700 Current Assessed Value - Land \$485,400

Current Assess Value - Improvements \$5,833.61 2021 Property Tax Amount

Number of Electors

100% Commercial Agricultural Present Land Use

100% Residential Anticipated Land Use

Residential, Recreational, Undeveloped Nature of Adjoining Land Use - City

Recreational, Undeveloped, Commercial Agricultural Nature of Adjoining Land Use - Town

0

Parcel 3

Parcel Number 026-1029-30-000

None Address 12.5 Acres Acreage \$7,700 Current Assessed Value - Land Current Assess Value – Improvements \$0.00 \$82.51 2021 Property Tax Amount

Number of Electors

100% Undeveloped Present Land Use 100% Residential Anticipated Land Use

Residential, Recreational, Undeveloped Nature of Adjoining Land Use – City

Recreational, Undeveloped, Commercial Agricultural Nature of Adjoining Land Use - Town

Parcel 4

Parcel Number

Address

Acreage

Current Assessed Value - Land

Current Assess Value - Improvements

2021 Property Tax Amount

Number of Electors

Present Land Use

Anticipated Land Use

Nature of Adjoining Land Use - City

Nature of Adjoining Land Use - Town

Parcel 5

Parcel Number

Address

Acreage

Current Assessed Value - Land

Current Assess Value - Improvements

2021 Property Tax Amount

Number of Electors

Present Land Use

Anticipated Land Use

Nature of Adjoining Land Use - City

Nature of Adjoining Land Use - Town

Parcel 6

Parcel Number

Address

Acreage

Current Assessed Value - Land

Current Assess Value - Improvements

2021 Property Tax Amount

Number of Electors

Present Land Use

Anticipated Land Use

Nature of Adjoining Land Use - City

Nature of Adjoining Land Use - Town

026-1029-90-050

Primary - 1670 County Road A, New Richmond WI 54017

Secondary - 1650 County Road A, New Richmond WI 54017

Secondary - 1664 County Road A, New Richmond WI 54017

52.80 Acres

\$126,900

\$517,900

\$6,848.39

Λ

100% Commercial Agricultural

100% Residential

Residential, Recreational, Undeveloped

Recreational, Undeveloped, Commercial Agricultural

026-1030-90-050

1633 County Road A, New Richmond WI 54017

59.70 Acres

\$41,500

\$162,100

\$2,120.61

0

100% Commercial Agricultural

100% Residential

Residential, Recreational, Undeveloped

Recreational, Undeveloped, Commercial Agricultural

026-1031-20-075

1633 County Road A, New Richmond WI 54017

41.41 Acres

\$38,100

\$264,200

\$3,178.26

Δ.

100% Commercial Agricultural

100% Residential

Residential, Recreational, Undeveloped

Recreational, Undeveloped, Commercial Agricultural

# **Annexation Review Questionnaire**

## **Wisconsin Department 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

WI Dept. of Administration

Petitioner: Jennie-O Turkey	Store	Petition Number: 14552				
1. Territory to be annexed:	From TOWN OF RICHMONI	To CITY OF NEW RICHMOND				
2. Area (Acres): 199.5						
3. Pick one:   Property Tax	Payments	OR ☐ Boundary Agreement				
a. Annual town property tax o	n territory to be annexed:	a. Title of boundary agreement				
\$ \$1348.00		b. Year adopted				
b. Total that will be paid to To	wn	c. Participating jurisdictions				
(annual tax multiplied by 5	years): <u>\$6740.00</u>	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: 2 Total:	2				
5. Approximate present land	use of territory:					
Residential:%	Recreational:%	Commercial:% Industrial:%				
Undeveloped: $\underline{100}$ %						
6. If territory is undeveloped,	what is the anticipated use?					
Residential: 100 %	Commercial:% Industrial:%					
Other:%						
Comments:						
7. Has a □ preliminary or □ f	inal plat been submitted to the	e Plan Commission: □ Yes 🖾 No				
Plat Name:						
8. What is the <b>nature of land</b> Residential	use adjacent to this territory	in the city or village?				
In the town?: Undeveloped	/Agriculture					
9. What are the basic service	e needs that precipitated the	equest for annexation?				
☑ Sanitary sewer	☑ Water supply □	Storm sewers				
□ Police/Fire protection	□ EMS 🛛	Zoning				
Other						

10. Is the city/village or town	canable of providu	na needed ut	ility sarvicas?			
		•	•	121	No	
City/Village ⊠ Yes	□ No	Town	□ Yes	X	No	
If yes, approximate time	etable for providing	g service:	City/Village		Town	
<u>Sanit</u>	ary Sewers immed	iately	X			
or, wr	rite in number of ye	ears.	as requested			
	·				·	
<u>Wate</u>	r Supply immediate	ely	$\boxtimes$			
or, wr	rite in number of ye	ears.	as requested			
•					d for annexation require capital wers, wells, water storage facilities)?	
If yes, identify the nature o	of the anticipated in	anrovomonto	and their prob	abla	Extension of sewer and water main and new lift station, estimated at \$500,000	
11. Planning & Zoning:	or the anticipated in	iipioveilielits	and their prob	abie		
a. Do you have a compreh	oneive plan for the	· City/Village/	Town? ⊠	Ye	s □ No	
Is this annexation consi	•					
is this armoxation consi	sterit with your con	приспонзіче	piair: A			
b. How is the annexation t	erritory now zoned	2 The proper	ty is currently zo	oned	rural residential.	
b. How is the annexation t	ernory now zoned	The future	land use of this a	rea w	rill be predominantly residential, with some mixed use	
(e.g. commercial, professional office, etc) closer to CTH A. Parcels 026-1029-40-050, 026-1029-60-000, and 026-1029-30-000 will be assigned a zoning designation of Z2 c. How will the land be zoned and used if annexed? Suburban. The balance of the parcels will be zoned Z1 Agriculture for the time being.						
12. Elections: ☐ New ward of	or ⊠ Existing ward ntact the Wisconsin	? Will the an Election Co	nexation create mmission at (6	e a r	new ward or join an existing ward? For 266-8005, elections@wi.gov or see their	
13. Other relevant informatio	n and comments b	earing upon	the public inter	est i	n the annexation:	
surrounded by additional home appraised and sold for developed	es and a park, the proment. The annexatio	operty owners n and future d	understood that evelopment of the	it w	area became more urbanized and steadily could make sense to someday have the property are is consistent with the City's future land use are site over the next several years.	
Prepared by: ☐ Town 🛛	]City □ Village	)	Please	RE	TURN PROMPTLY to:	
Name: Michelle Scanlar	n		<u>wimuni</u>	<u>cipa</u>	llboundaryreview@wi.gov	
Email: mscanlan@newri	ichmondwi.gov		— Municip	al B	oundary Review	
Phone: 715-246-4268			PO Box	164	5, Madison WI 53701	
Date: 1/4/2023			— Fax: (60	08) 2	64-6104	
(March 2018)						

PETITION #		

### REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 199.5 Acres Jerome Fairbo farms	From Town of:   Richmond	To City/Village of:   New Richmond
		New Richmond
2. Checklist: (Y) Yes; (N) No; (NA)	Not applicable; (NC) Not checked	
<b>Location and Position</b>		
_x(1) Location description by gover	rnment lot, recorded private claim, 1/4 - 1/4 se	ection, section, township, range and county
x(2) Contiguous with existing villa	ge/city boundaries	
(3) Creates an island area in Town	ship (completely surrounded by city)	
(4) Creates an island area in City (	completely surrounded by town)	
Petition and Map Information	<u>on</u>	
_x (1) Identify owner(s) of annexed	land	
x(2) Identify parcel ID numbers in	cluded in annexation.	
(3) Identify parcel ID numbers being	ng split by annexation	
x(4) North arrow		
x(5) Graphic Scale		
x(6) Streets and Highways shown	and identified	
x(7) Legend		
x(8) Total area/acreage of annexati	ion	
3. Other relevant information and con	nments: No comments, annexation docu	uments appear to be complete.
	,	11 1
Prepared by: Brett Budro		N PROMPTLY to:
Title: <u>Planning &amp; La</u> Phone: <u>715-386-4678</u>	nd Info Admin Municipal Boun PO Box 1645	dary Keview
Date: $01/17/2023$	Madison WI 537	
		FAX (608) 264-6104 ndaryreview@wi.gov

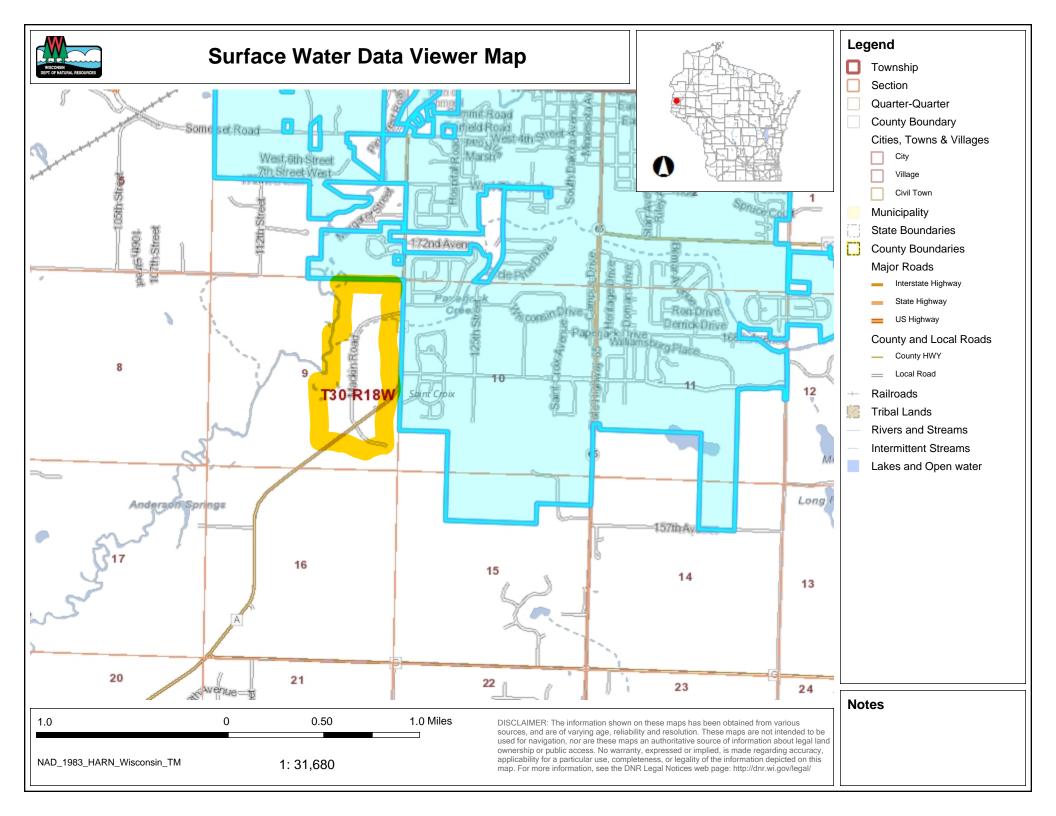
# Annexation Review Questionnaire

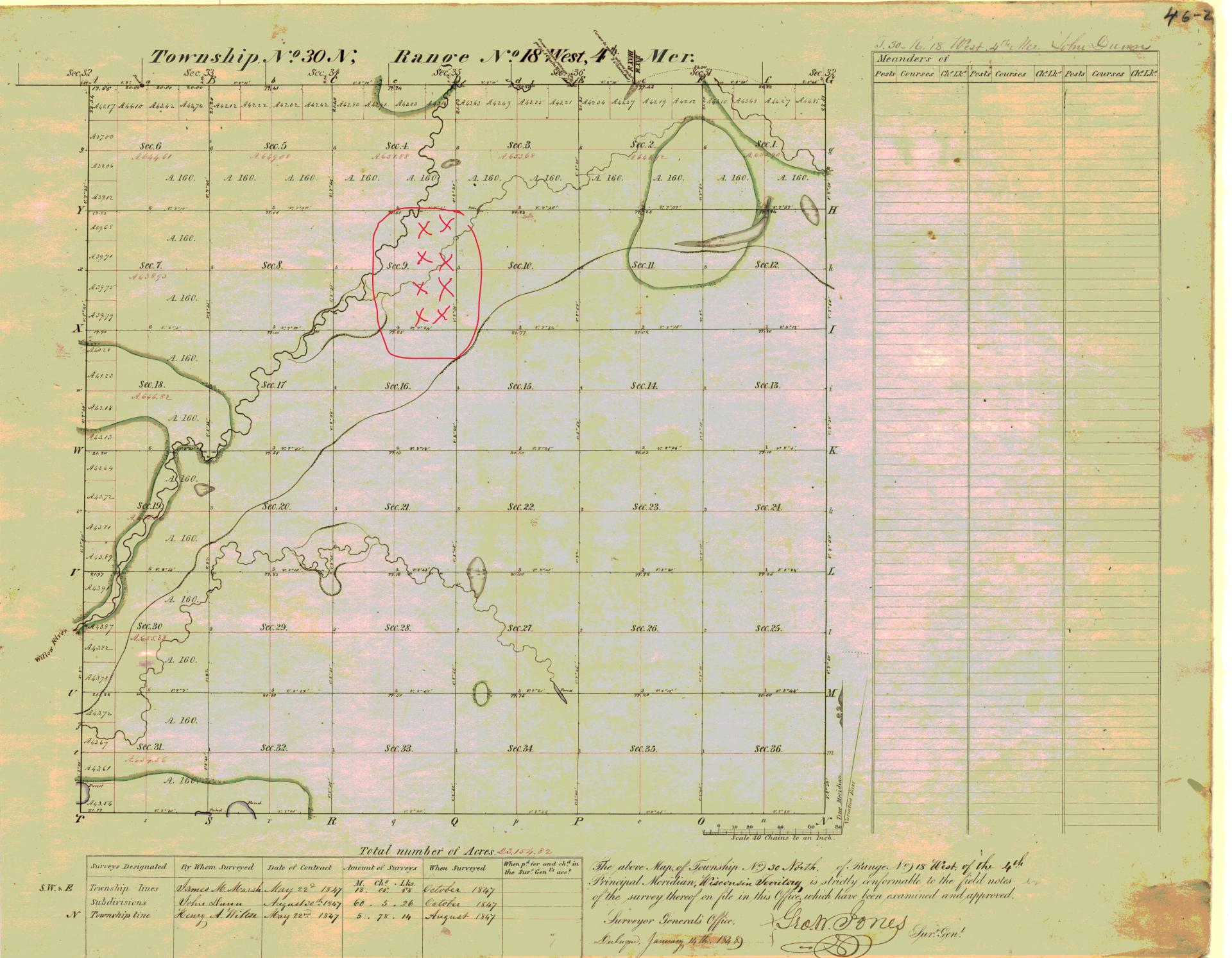
## **Wisconsin Department of Administration**

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: Jennie-O Turkey Store	Petition Number: 14552					
1. Territory to be annexed: From TOWN OF RICHMOND	To CITY OF NEW RICHMOND					
2. Area (Acres): 211.41	E					
	R					
o. I lok one. pa i topolity tax i aymente						
a. Annual town property tax on territory to be annexed:  a. Title of boundary agreement						
\$ <u>1348.00</u>	b. Year adopted					
b. Total that will be paid to Town	c. Participating jurisdictions					
(annual tax multiplied by 5 years): 6740.00	d. Statutory authority (pick one)					
c. Paid by: ☐ Petitioner	□ s.66.0307 □ s.66.0225 □ s.66.0301					
□ Other:						
4. Resident Population: Electors: Total:	0					
5. Approximate present land use of territory:						
Residential:% Recreational:% Com	nmercial:% Industrial:%					
Undeveloped: 100 % Agricultural						
6. If territory is undeveloped, what is the anticipated use?						
Residential:% Recreational:% Com	nmercial:% Industrial:%					
Other:%						
Comments:						
7. Has a □ preliminary or □ final plat been submitted to the Pla						
Plat Name:						
8. What is the <b>nature of land use adjacent</b> to this territory in the	ne city or village?					
Residential: North and East						
In the town?: Agricultural West and S	south; Non-metallic mine SE corne					
9. What are the <b>basic service needs</b> that precipitated the requ	lest for annexation?					
	torm sewers					
•	oning					
Other						

								-	
10. Is the city/village	ge or	town ca	apab	le of provi	ding needed uti	ility se	rvices?		
City/Village		Yes		No	Town		Yes	Ø	No
If yes, appro	ximat	e timet	able	for providi	ng service:	City	//Village		Town
	3	Sanitar	y Se	wers imme	ediately				
		or, write	e in r	number of	years.		===		
									_
		Water S	Supp	ly immedia	ately				
		or, write	e in r	number of	years.	-			
Will provision of expenditures (i.d	e. tre	tary sev atment	wers plan	and/or wa t expansio	ter supply to th n, new lift statio	e terri ons, ir	tory prop ntercepto	ose r se	ed for annexation require capital wers, wells, water storage facilities)?
If yes, identify th	ne na	ture of	the a	anticipated	improvements	and t	heir prob	able	e costs:
11. Planning & Zo	ning:								
a. Do you have	a coi	nprehe	nsive	e plan for t	he City/Village/	/Town	? 🔀	ĮΥ	es □ No
Is this annex	ation	consist	ent v	with your c	omprehensive	plan?		) Y	es 🗷 No
b. How is the annexation territory now zoned? Rural Residential									
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: <a href="http://elections.wi.gov/forms/el-100">http://elections.wi.gov/forms/el-100</a>									
13. Other relevant information and comments bearing upon the public interest in the annexation:									
Prepared by: 🔀	Tow	'n 🗆	City	□ Villa	e		Please	RE	TURN PROMPTLY to:
	_		Ė				wimun	icip	alboundaryreview@wi.gov
Email: clerk@ townofrichmondwinger Municipal Boundary Review						Boundary Review			
Phone: 715 - 808 - 1795 Po Box 1645, Madison WI 53701									
Date:		=25		023			Fax: (6	08)	264-6104
(March 2018			9						







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. 14552

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: JENNIE-O TURKEY STORE 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.

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 14552 with your ordinance.** Ordinance filing checklist available at <a href="http://mds.wi.gov/">http://mds.wi.gov/</a>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to <a href="mds.wi.gov">mds.wi.gov</a> 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: <a href="http://mds.wi.gov/View/Petition?ID=2626">http://mds.wi.gov/View/Petition?ID=2626</a>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner