

CERTIFICATE OF ANNEXATION

Document Number

Document Title



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BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

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EXEMPT #:

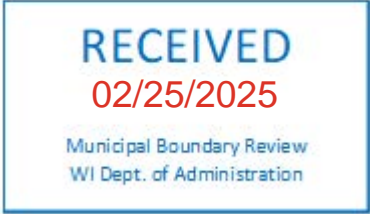
REC FEE

30.00

PAGES: 5

Becky Eggen  
Clerk of the City of Hudson

ORD11910



-to-

The Public

Recording Area

Name and Return Address and Drafted by:

City of Hudson  
ATTN: Tiffany Weiss  
505 Third Street  
Hudson, WI 54016

020-1098-60-999

5

Parcel Identification Number (PIN)

MUNICIPAL BOUNDARY REVIEW (MBR) #14702

I, Becky Eggen, City Clerk of the City of Hudson, Wisconsin, do hereby certify that the following described territory was detached from the Town of Hudson, in St. Croix County, and was annexed to the said City of Hudson pursuant to 66.0217(2) of the Wisconsin Statutes, by Ordinance No. 5-25 adopted by the Common Council of the City of Hudson, at a regular meeting held the 3rd day of February, 2025.

Dated this 10 day of February 2025.

Becky Eggen  
City Clerk  
City of Hudson, Wisconsin

Subscribed and sworn to before me this 10 day of February, 2025.

Karen L. Duchow  
Notary Public, State of Wisconsin  
My commission is permanent/expires 4-14-2025



**THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.**

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

**ORDINANCE 5-25**

**AN ORDINANCE ANNEXING LAND  
FROM THE TOWN OF HUDSON, WISCONSIN TO THE CITY OF HUDSON,  
WISCONSIN**

WHEREAS, the City of Hudson received a petition for direct annexation of land in the Town of Hudson from Dean Rohde, Douglas Rohde, Steve Rohde, and Jackson Rohde (herein Petition) dated September 18, 2024; and,

WHEREAS, the Petition has been reviewed and signed by the total associated population of 0 residents within the land to be annexed; and,

WHEREAS, the Petition has been reviewed by the City of Hudson Plan Commission at its meeting on January 7, 2025, and the Plan Commission has made recommendations for temporarily zoning the territory included in the petition to the AR-Agricultural Residential District; and

WHEREAS, the Petition has been reviewed and approved unanimously by the population comprising of 0 residents; and,

WHEREAS, the Petition meets the requirements of §66.0217(2), Wisconsin Statutes; and,

WHEREAS, the Petition was reviewed by the Municipal Boundary Review Division of the Wisconsin Department of Administration and found to be in the public interest; and,

WHEREAS, the Common Council has determined that it is in the best interest of the City of Hudson to annex the territory described in the Petition.

NOW THEREFORE, the Common Council of the City of Hudson hereby enacts the following ordinance:

**SECTION 1: Territory Annexed.**

The City Clerk received a Petition for direct annexation on the 18<sup>th</sup> day of September 2024, signed by all of the electors residing in the territory and the owners of all of the real property in the territory. That the territory described in the Petition which is attached to this ordinance as Exhibit A and incorporated as if fully set forth herein is hereby annexed to the City of Hudson in accordance with sec. 66.0217(2) of Wisconsin Statutes.

**SECTION 2: Effect of Annexation.**

From and after the date of this ordinance the territory described in Section 1 shall be part of the City of Hudson for any and all purposes provided by law and all persons doing or residing

within such territory shall be subject to all ordinances, rules and regulations governing the City of Hudson.

SECTION 3: Temporary Zoning.

Upon recommendation of the City of Hudson Plan Commission, the territory annexed to the City of Hudson by this ordinance is temporarily zoned as AR-Agricultural Residential, pursuant to sec. 66.0217(8)(a) of the Wisconsin Statutes and Sec. 255-12B of the City of Hudson Zoning Ordinance.

SECTION 4: Designations.

The territory described in Section 1 of this ordinance is hereby made part of Ward #4 within Aldermanic District 2 of the City of Hudson.

SECTION 5: Payment to Town as required by Statute.

The annexed territory is tax exempt; thus no taxes were levied on the property by the Town of Hudson and no payments are required under Wis. Stat. §66.0221 (3).

SECTION 6: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 7: Effective Date.

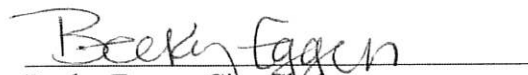
This ordinance is effective upon enactment pursuant to §66.0217(8)(c), Stats.

Adopted by the Common Council of the City of Hudson, Wisconsin on this 3<sup>rd</sup> day of February 2025 on a roll call vote: 6 Ayes 0 Nays

CITY OF HUDSON

ATTEST:

  
Rich O'Connor, Mayor

  
Becky Eggen, City Clerk

# Petition for Annexation

The undersigned, constituting 100% of the owners of the following described territory, located in the Town of Hudson, St. Croix County, Wisconsin, lying contiguous to the City of Hudson, petition the Honorable Mayor and Common Council of said City to annex the territory described below.

The specific parcel included in the annexation petition is:  
020-1098-60-999

## PARCEL DESCRIPTION

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 33, T29N, R19W, Town of Hudson, St. Croix County, Wisconsin, described as follows: Commencing at the S 1/4 Corner of said Section 33; thence N 89°56'51" W (bearings referenced to the South line of said SW 1/4 of Section 33, assumed to bear N 89°56'51" W) 70.71' along said South line; thence N 00°24'18" E 430.13' along the East line of Lot 2 of the Certified Survey Map recorded in Volume 31, Page 7056, Document Number 1144800 and the Southerly extension thereof to the Point of Beginning; thence N 89°58'46" W 375.02' along the North line of said Lot 2 and the North line of Lot 1, both of said Certified Survey Map; thence N 00°24'41" E 184.94' along an East line of the plat of Hudson Meadows; thence S 89°58'46" E 375.00' along a South line of said plat of Hudson Meadows; thence S 00°24'18" W 184.94' along the West right-of-way line of Old S.T.H. 35 to the Point of Beginning. This parcel contains 1.592 acres, more or less, being 69,352 square feet, more or less Subject to the Ingress and Egress Easement as described in Document Number 1146687. Subject to all other easements, restrictions, conditions and covenants of record.

There are no persons residing in the territory.

OWNERS:

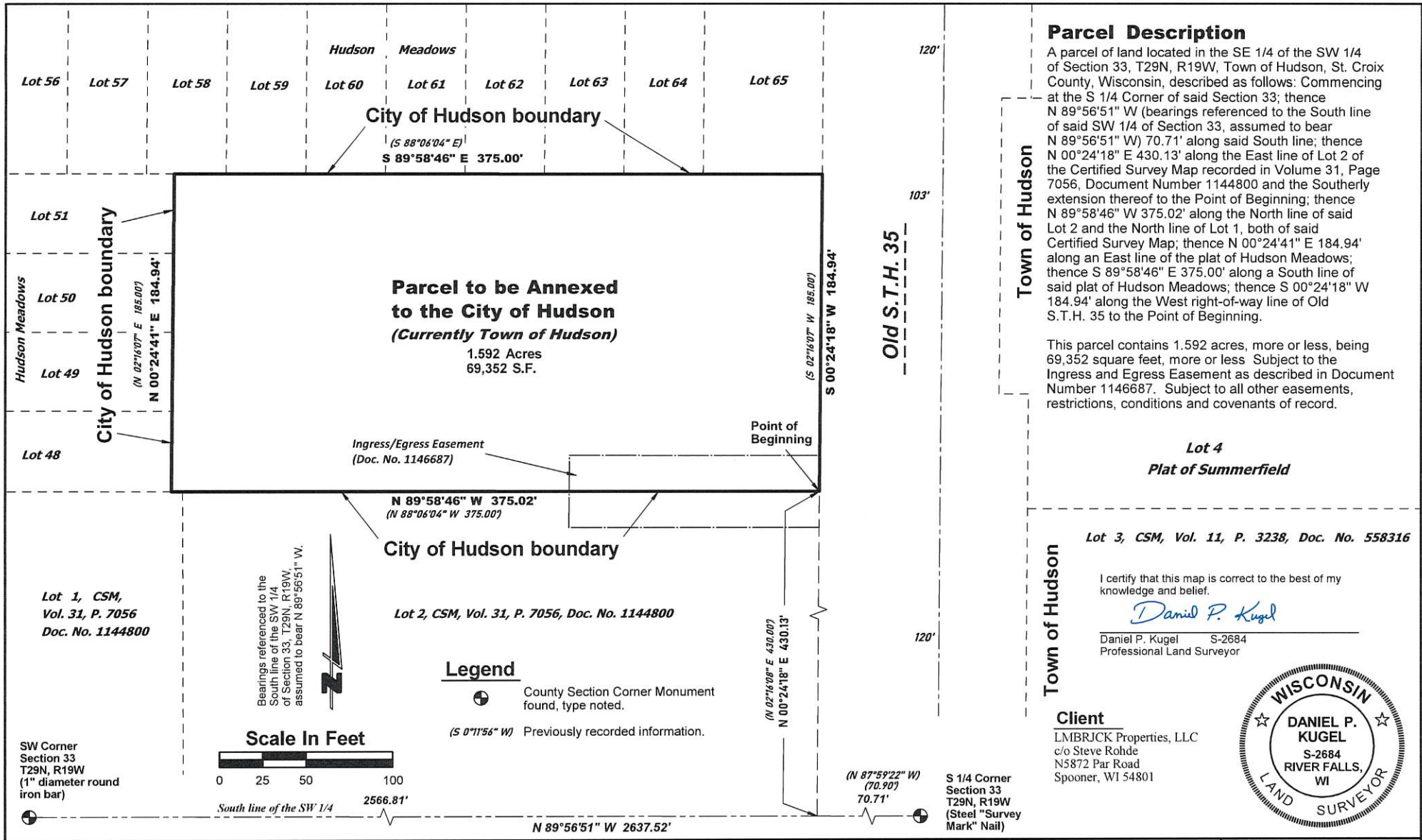
Signature:  Dean Rohde 09/18/24  
Dean Rohde Date

Signature:  Douglas Rohde 09/18/24  
Douglas Rohde Date

Signature:  Steve Rohde 09/18/24  
Steve Rohde Date

Signature:  Jackson Rohde 09/18/24  
Jackson Rohde Date





**Parcel Description**  
 A parcel of land located in the SE 1/4 of the SW 1/4 of Section 33, T29N, R19W, Town of Hudson, St. Croix County, Wisconsin, described as follows: Commencing at the S 1/4 Corner of said Section 33; thence N 89°56'51" W (bearings referenced to the South line of said SW 1/4 of Section 33, assumed to bear N 89°56'51" W) 70.71' along said South line; thence N 00°24'18" E 430.13' along the East line of Lot 2 of the Certified Survey Map recorded in Volume 31, Page 7056, Document Number 1144800 and the Southerly extension thereof to the Point of Beginning; thence N 89°58'46" W 375.02' along the North line of said Lot 2 and the North line of Lot 1, both of said Certified Survey Map; thence N 00°24'41" E 184.94' along an East line of the plat of Hudson Meadows; thence S 89°58'46" E 375.00' along a South line of said plat of Hudson Meadows; thence S 00°24'18" W 184.94' along the West right-of-way line of Old S.T.H. 35 to the Point of Beginning.

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**Lot 4**  
**Plat of Summerfield**  
 Lot 3, CSM, Vol. 11, P. 3238, Doc. No. 558316

I certify that this map is correct to the best of my knowledge and belief.  
 Daniel P. Kugel  
 Daniel P. Kugel S-2684  
 Professional Land Surveyor

**Client**  
 LMBRJCK Properties, LLC  
 c/o Steve Rohde  
 N5872 Par Road  
 Spooner, WI 54801

Date: 8-29-2024	Rev.:	Rev.:	Scale: 1" = 50'	<b>OGDEN ENGINEERING CO.</b> Civil Engineering & Land Surveying 1234 S. Wasson Lane, River Falls, WI 54022 Phone: (715) 425-7631 Web: ogdenengineeringinc.com	Project Name: LMBRJCK Properties, LLC Town of Hudson, St. Croix County, Wisconsin	Job No.: 24-3766
Rev.: 9-12-2024	Rev.:	Rev.:	Location: Sec. 33, T29N, R19W		Sheet Title: Annexation Map	Sheet No.: 1 of 1
Drafted By: DPK		File: /2024/24-3766/AnnexationMap.spc				