

14195

Foster

14195	Date Sent	Reply	Status
Town Quest	2-21	✓	
Muni Quest	2-21	✓	
Prop. Lister	2-21		

TOWN OF HUDSON
CITY OF HUDSON
03/13/2019

OK 3/11/19

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

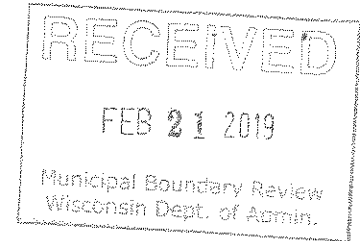
Name: **LINDA AND DOUG FOSTER**

Address: **515 STAGELINE RD**

HUDSON, WI 54016

Email:

Office use only:



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

2. Petitioned City or Village: **CITY OF HUDSON**

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

4. Population of the territory to be annexed: **2**

5. Area (in acres) of the territory to be annexed: **14**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **020-1097-70-000**

Petitioners phone:

415-264-1145

Town clerk's phone:

(715) 386-4263

City/Village clerk's phone:

715-716-5748

Contact Information if different than petitioner:

Representative's Name and Address:

CREATIVE HOMES, INC.

OLIVIA GAVIC

707 COMMERCE DRIVE, SUITE 410

WOODBURY, MN 55125

Phone: **715-307-0841**

E-mail: **OLIVIA@CREATIVEHCL.COM**

Surveyor or Engineering Firm's Name & Address:

AUTH CONSULTING AND ASSOCIATES

MATT HIEB

2920 ENLOE ST, 101

HUDSON, WI

Phone: **715-381-5277**

E-mail: **MHIEB@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

\$800 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

\$1150 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 received: 2-21-19

Payee: Creative Home construction Investments

Check Number: 6082

Check Date: 2-7-19

Amount: \$1,150



TONY EVERS

GOVERNOR

JOEL BRENNAN

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>

February 21, 2019

PETITION FILE NO. 14195

JENNIFER ZEILER, CLERK
CITY OF HUDSON
505 3RD ST
HUDSON, WI 54016-1603

VICKIE SHAW, CLERK
TOWN OF HUDSON
980 COUNTY RD A
HUDSON, WI 54016-7674

Subject: FOSTER ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF HUDSON to the CITY OF HUDSON (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of March 13, 2019. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

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: **Foster**

Petition Number: **14195**

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

2. Area (Acres): 14

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

a. Annual town property tax on territory to be annexed:
\$ 397.37 a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$1986.85 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: 2

5. Approximate **present land use** of territory:
Residential: 100 % Recreational: 0 % Commercial: 0 % Industrial: 0 %
Undeveloped: 0 %

6. If territory is undeveloped, what is the **anticipated use**?
Residential: 100 % Recreational: 0 % Commercial: 0 % Industrial: 0 %
Other: 0 %

Comments: _____

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

8. What is the **nature of land use adjacent** to this territory in the city or village?
The property is surrounded by medium-density residential + State Hwy 35,
In the town?: a church to the southeast some general commercial to the northeast

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

sanitary sewer = \$34,190
stormwater management = \$7,120
(storm lift stations)
deferred assessment = \$27,360
(storm sewer improvements on Stangeline Rd in 2001)

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? agricultural residential in Town of Hudson

c. How will the land be zoned and used if annexed? twinhomes (medium 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/ei-100>

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

Prepared by: Town City Village

Name: Tiffany Weiss

Email: tweiss@ci.hudson.wi.us

Phone: 715-716-5749

Date: 2-26-19

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

PAGE 1/2 REC'D 2/26/2019 9:17:46 AM Central Standard Time PRD 082846104

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: Foster

Petition Number: 14195

1. Territory to be annexed: From TOWN OF HUDSON To CITY OF HUDSON

2. Area (Acres): 6

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 397.37

b. Total that will be paid to Town
(annual tax multiplied by 5 years): 1986.85

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: 6038 Total: 8692

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

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?
In the town?: Residential

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 _____

PAGE 2/2 REC'D 2/26/2019 9:17:46 AM [Central Standard Time] PRD 082646104

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? Residential

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/ei-100>

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

Prepared by: Town City Village

Name: Vickie Shaw

Email: clerke@townofhudson.wi.com

Phone: 715-387-4213

Date: 2-26-19

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

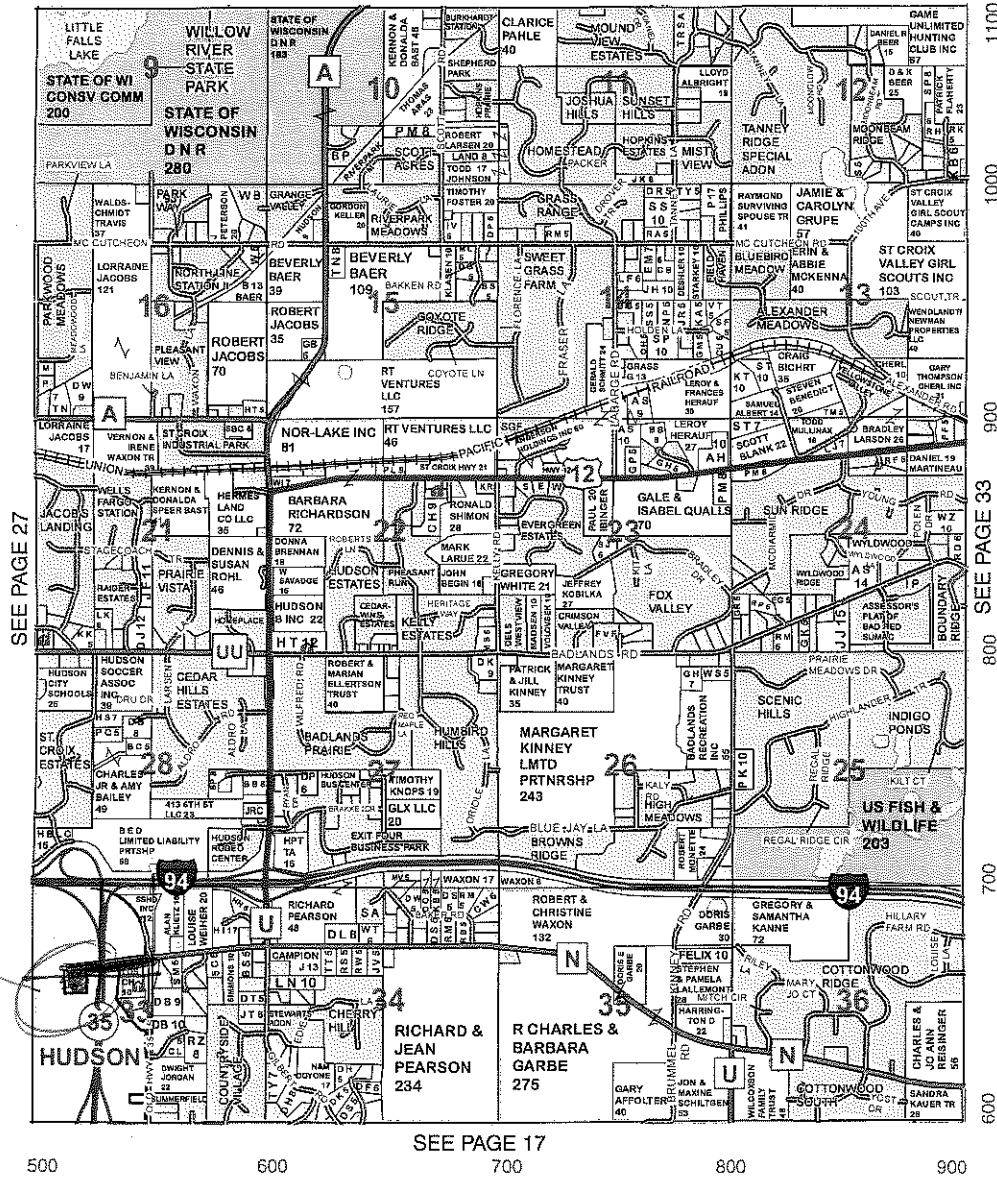
Municipal Boundary Review

PO Box 1645, Madison WI 53701


Fax: (608) 264-6104



SEE PAGE 45



ANNEX



Associated Bank

Chris Diegnau
Branch Manager
Baldwin Branch

1660 11th Avenue
PO BOX 17
BALDWIN, WI 54002

associatedbank.com

RELIANCE
ELECTRIC MOTORS

*Repaired, Rebuilt, Rewound,
Motors, Generators & Starters*

TONY RUSCH
1621 Livingstone Road
Hudson, WI 54016
715-386-3633

After hours: 651-210-6028 Fax: 715-386-1468
relianceelectricmotors@gmail.com



PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and residents 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 and shown on the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Hudson, St Croix County, Wisconsin.

A part of the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 19 West, St. Croix County, Wisconsin, including a part of Lot 1 of that Certified Survey Map recorded in Volume 1 of said maps, on Page 231, in the office of the St. Croix County Register of Deeds; described as follows:

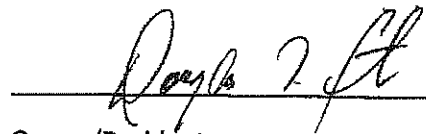
Commencing at the West Quarter corner of said Section 33; thence northerly along the west line of the Northwest Quarter of said Section 33 a distance of 942 feet more or less to the southerly right-of-way of Stageline Road, thence easterly along said right-of-way a distance of 1219 feet more or less to the east line of said Lot 1 of that Certified Survey Map recorded in Volume 1 of said maps, on Page 231; thence southerly along the east line of said Lot 1 a distance of 499 feet more or less to the southeast corner thereof; thence westerly along the south line of said Lot 1 a distance of 484.75 feet more or less to the southwest corner thereof; thence northerly along the west line of said Lot 1 a distance of 512 feet more or less to said southerly right-of-way of Stageline Road; thence on a northerly extension of said west line of Lot 1 a distance of 127 feet more or less to the northerly right-of-way of Stageline Road, said northerly right-of-way also being the southerly boundary of the plat of The Lighthouse at Hudson Pier and the plat of The Lighthouse At Hudson Pier First Addition; thence easterly along last said right-of-way a distance of 680 feet more or less to the southeast corner of Outlot 4 of said plat of The Lighthouse At Hudson Pier First Addition; thence northeasterly a distance of 313 feet more or less to the southwest corner of Lot 2 of that Certified Survey Map recorded in Volume 22 of said maps, on Page 5425; thence easterly along the southerly boundary of last said Certified Survey Map and said northerly right-of-way of Stageline Road a distance of 818 feet more or less to the southwest corner of Outlot 2 of that Certified Survey Map recorded in Volume 28 of said maps, on Page 6434; thence along the southerly boundary of last said Certified Survey Map and said northerly right-of-way of Stageline Road a distance of 148 feet more or less to the east line of said Southeast Quarter of the Northwest Quarter; thence southerly along said east line a distance of 170 feet more or less to the southerly right-of-way of Stageline Road; thence southwesterly along the southerly right-of-way of Stageline Road a distance of 1451 feet more or less to the point of beginning. Containing 14 acres of land more or less.

Dated this 01 day of November, 2018



Owner/Resident

Linda K Foster



Owner/Resident

Douglas N Foster



TONY EVERS
GOVERNOR
JOEL BRENNAN
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>

March 12, 2019

PETITION FILE NO. 14195

JENNIFER ZEILER, CLERK
CITY OF HUDSON
505 3RD ST
HUDSON, WI 54016-1603

VICKIE SHAW, CLERK
TOWN OF HUDSON
980 COUNTY RD A
HUDSON, WI 54016-7674

Subject: FOSTER ANNEXATION

The proposed annexation submitted to our office on February 21, 2019, 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 HUDSON**, 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 14195 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.

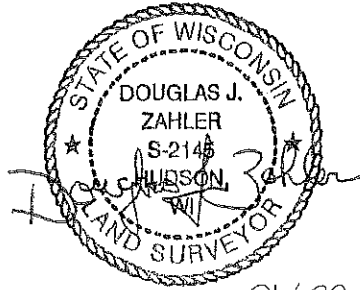
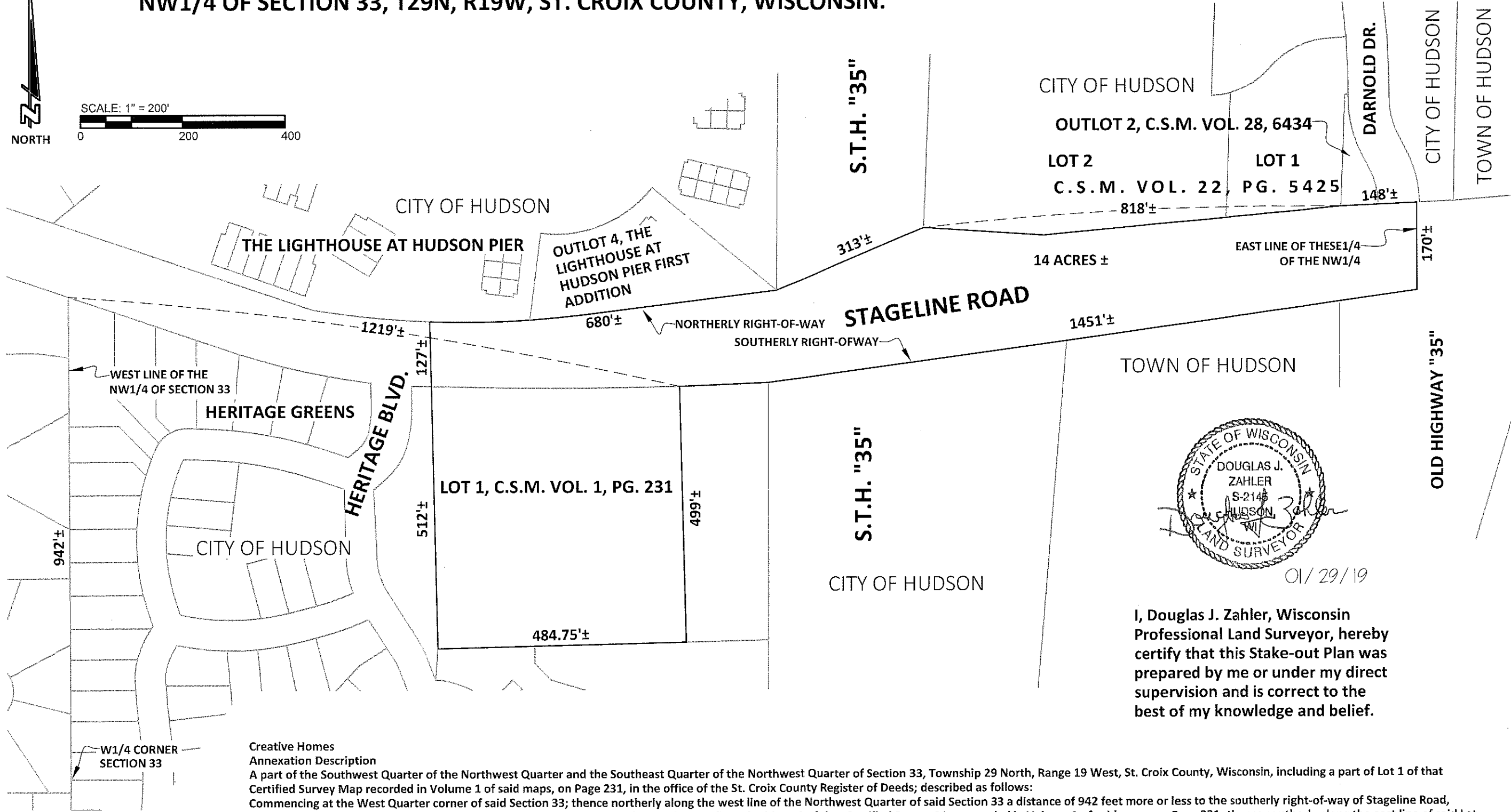
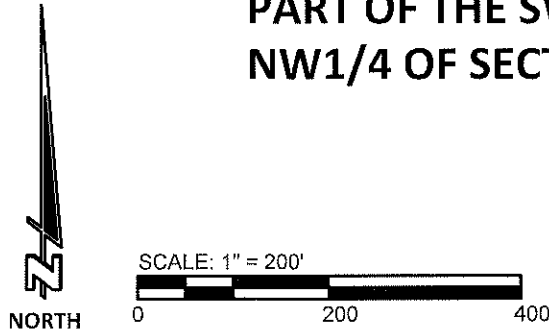
The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2269>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

PART OF THE SW1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4 OF SECTION 33, T29N, R19W, ST. CROIX COUNTY, WISCONSIN.



I, Douglas J. Zahler, Wisconsin Professional Land Surveyor, hereby certify that this Stake-out Plan was prepared by me or under my direct supervision and is correct to the best of my knowledge and belief.

Creative Homes
Annexation Description
 A part of the Southwest Quarter of the Northwest Quarter and the Southeast Quarter of the Northwest Quarter of Section 33, Township 29 North, Range 19 West, St. Croix County, Wisconsin, including a part of Lot 1 of that Certified Survey Map recorded in Volume 1 of said maps, on Page 231, in the office of the St. Croix County Register of Deeds; described as follows:
 Commencing at the West Quarter corner of said Section 33; thence northerly along the west line of the Northwest Quarter of said Section 33 a distance of 942 feet more or less to the southerly right-of-way of Stageline Road, thence easterly along said right-of-way a distance of 1219 feet more or less to the east line of said Lot 1 of that Certified Survey Map recorded in Volume 1 of said maps, on Page 231; thence southerly along the east line of said Lot 1 a distance of 499 feet more or less to the southeast corner thereof; thence westerly along the south line of said Lot 1 a distance of 484.75 feet more or less to the southwest corner thereof; thence northerly along the west line of said Lot 1 a distance of 512 feet more or less to said southerly right-of-way of Stageline Road; thence on a northerly extension of said west line of Lot 1 a distance of 127 feet more or less to the northerly right-of-way of Stageline Road, said northerly right-of-way also being the southerly boundary of the plat of The Lighthouse at Hudson Pier and the plat of The Lighthouse at Hudson Pier First Addition; thence easterly along last said right-of-way a distance of 680 feet more or less to the southeast corner of Outlot 4 of said plat of The Lighthouse At Hudson Pier First Addition; thence northeasterly a distance of 313 feet more or less to the southwest corner of Lot 2 of that Certified Survey Map recorded in Volume 22 of said maps, on Page 5425; thence easterly along the southerly boundary of last said Certified Survey Map and said northerly right-of-way of Stageline Road a distance of 818 feet more or less to the southwest corner of Outlot 2 of that Certified Survey Map recorded in Volume 28 of said maps, on Page 6434; thence along the southerly boundary of last said Certified Survey Map and said northerly right-of-way of Stageline Road a distance of 148 feet more or less to the east line of said Southeast Quarter of the Northwest Quarter; thence southerly along said east line a distance of 170 feet more or less to the southerly right-of-way of Stageline Road; thence southwesterly along the southerly right-of-way of Stageline Road a distance of 1451 feet more or less to the point of beginning. Containing 14 acres of land more or less.

PROJECT:	CREATIVE HOMES
CITY OF HUDSON, ST. CROIX COUNTY, WISCONSIN	ANNEXATION MAP
SHEET NO.	1 OF 1
DRAWN BY:	DJZ
CHECKED BY:	
DATE:	10/21/18
DWG FILE:	
REF FILE:	
JOB NUMBER:	6261-019
NAME:	
DATE:	
REVISION DESCRIPTION:	
CHANGED LOTS 1 & 2 LABELS	DJZ 2/26/19
MOVED LABELS	DJZ 1/29/19
MOVED TOWN LABEL	DJZ 1/29/19

MARKET OFFICE
 2820 Main Street
 Hudson, WI 54005
 Tel: 715-981-5077
 hudson@acalandsurveying.com

DESIGN OFFICE
 401 Technology Drive East
 Suite 100
 Menomonie, WI 54751
 Tel: 715-252-1148
 Fax: 715-252-1149
 menomonie@acalandsurveying.com