#### **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.

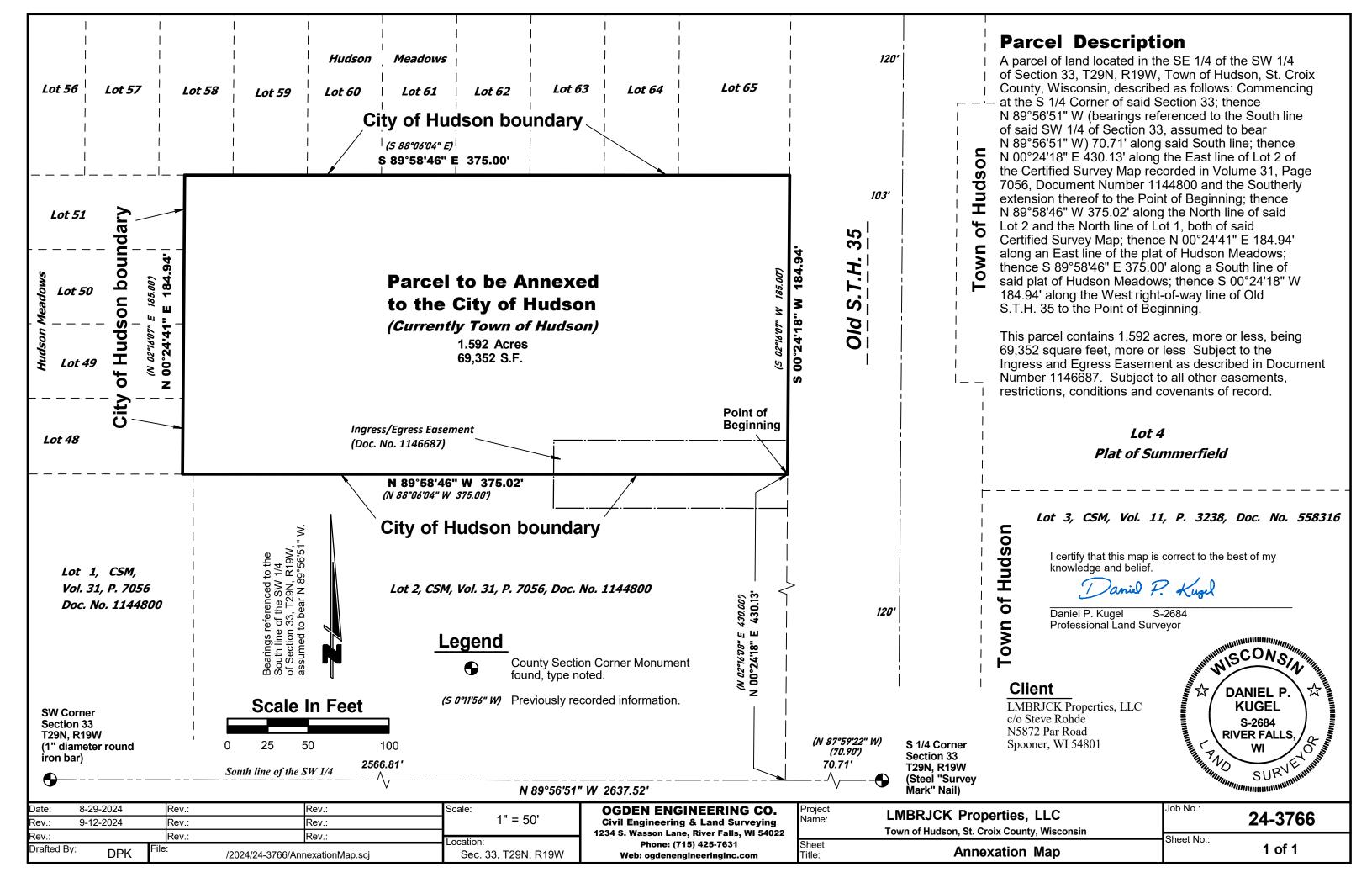
The specific parcel included in the annexation petition is: 020-1098-60-999

#### PARCEL DESCRIPTION

A parcel of land located in the SE 1/4 of the SW ¼ 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:	Authentisign*	
Signature: _	Dean Rohde	09/18/24
	Dean Rohde	Date
Signature: _	Douglas Rohde	09/18/24
	Douglas Rohde	Date
Signature: _	Steve Rohde	09/18/24
<b>U</b>	Steve Rohde	Date
Signature: _	Authentision   Jh-RML	09/18/24
-	Jackson Rohde	Date



# **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: Rohde		Petition Number: 14	702
1. Territory to be annexed:	From TOWN OF HUDSON	To CITY OF HUDSON	
2. Area (Acres):1.592 acre	<u>s</u>	·	
3. Pick one: ■ Property Tax Payments OR ☐ Boundary Agreement		DR ☐ Boundary Agreement	
a. Annual town property tax on territory to be annexed:		a. Title of boundary agreement	
\$ <u>0</u>		b. Year adopted	
b. Total that will be paid to Town		c. Participating jurisdictions	
(annual tax multiplied by 5 years):0_		d. Statutory authority (pick one)	
c. Paid by: ■ Petitioner □ City □ Village □ s.66.0307 □ s.66.0225 □ s.66		□ s.66.0307 □ s.66.0225 □ s.66.0301	
☐ Other:			
4. Resident Population:	Electors: <u>0</u> Total:	<u>0</u>	
5. Approximate present land	use of territory:		
Residential:% Recreational: <u>100</u> _% Commercial:% Industrial:%			
Undeveloped:% (former park'n'ride owned by WISDOT)			
6. If territory is undeveloped, what is the anticipated use?			
Residential: _100% Recreational:% Commercial:% Industrial:%			
Other:%			
Comments:~55 unit multifamily apartment dwelling proposed for development			
7. Has a □ preliminary or □ final plat been submitted to the Plan Commission: □ Yes ■ No			
Plat Name: <u>N/A</u>			
8. What is the <b>nature of land use adjacent</b> to this territory in the city or village?			
Single and two-family residential on the north and west sides, Old Hwy 35 to the east, and multi-family residential to			
the south. In the town?: Single family residential to the east (on the other side of Old Hwy 35.			
9. What are the <b>basic service needs</b> that precipitated the request for annexation?			
■ Sanitary sewer ■ Water supply ■ Storm sewers			
■ Police/Fire protection ■ EMS ■ Zoning			
Other			

To. Is the dity/village of town cap	pable of providing needed ut	ility services?	
City/Village Tes	□ No Town	□ Yes ■	i No
If yes, approximate timetab	ole for providing service:	City/Village	Town
<u>Sanitary</u>	Sewers immediately		
or, write i	in number of years.		
<u>Water St</u>	<u>upply</u> immediately	•	
or, write i	in number of years.		
,	• • •		ed for annexation require capital ewers, wells, water storage facilities)?
fics will be identified in the Capital Cost and E	Budget Studies being undertaken by	a third party enginee	ering firm. Both studies will be completed by end of Octobe
If yes, identify the nature of the	e anticipated improvements	and their probab	le costs:
11. Planning & Zoning:			
a. Do you have a comprehens	sive plan for the City/Village/	Town? ■	∕es □ No
Is this annexation consister	at with your comprehensive r	olan?	Yes ■ No
io tillo aririoxation contolotor	it with your comprehensive p	Diair:	Tes INU
	notes the site as "public" as we assumed an annexation was imminent.	umed it would remain	
Our 2021 Comp Plan den However, we have assum b. How is the annexation territ	notes the site as "public" as we assumed an annexation was imminent. tory now zoned? Agricultural	umed it would remain Residential	
Our 2021 Comp Plan den However, we have assum b. How is the annexation territ c. How will the land be zoned 12. Elections:     New ward or	notes the site as "public" as we assumed an annexation was imminent.  tory now zoned? Agricultural and used if annexed? RM-2 Existing ward? Will the anote the Wisconsin Election Con//elections.wi.gov/forms/	med it would remain Residential (high density) Mult nexation create a mmission at (608	a park'n'ride.
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Our 2021 Comp Plan den However, we have assum b. How is the annexation territ c. How will the land be zoned 12. Elections:   New ward or more information, please contact annexation checklist here: http://City of Hudson: District 2, W. 13. Other relevant information are Prepared by:   Town C. Name: Tiffany Weiss	notes the site as "public" as we assumed an annexation was imminent.  Itory now zoned? Agricultural and used if annexed? RM-2  Existing ward? Will the anote the Wisconsin Election Cont/elections.wi.gov/forms/elections.wi.gov/form	med it would remain    Residential     (high density) Multinexation create a mission at (608 -100 ounty): District 7 the public interest     Please Ri     wimunicity     Municipal	ifamily Residential w/ High Density land use new ward or join an existing ward? For 266-8005, elections@wi.gov or see their t in the annexation:  ETURN PROMPTLY to: Dalboundaryreview@wi.gov

#### REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be ann 020-1098-60-999	nexed:	From Tow	n of: Hudson	To City/Village of:   City of Hudson
2. Checklist: (Y) Ye	es; (N) No; (NA) Not a	applicable: (NC)	Not checked	
		appireuoie, (1(e)	Tiot encence	
<b>Location and Po</b>	<u>osition</u>			
Y(1) Location d	escription by governme	nt lot, recorded pr	ivate claim, <sup>1</sup> / <sub>4</sub> - <sup>1</sup> / <sub>4</sub> sect	ion, section, township, range and county
Y (2) Contiguous	s with existing village/ci	ty boundaries		
N(3) Creates an	island area in Township	completely surr	ounded by city)	
N (4) Creates an	island area in City (con	npletely surrounde	ed by town)	
Petition and Ma	<u>ıp Information</u>			
N(1) Identify ov	wner(s) of annexed land			
Y(2) Identify pa	arcel ID numbers include	ed in annexation.		
NA(3) Identify	parcel ID numbers being	g split by annexati	on	
Y(4) North arro	W			
Y(5) Graphic So	cale			
Y(6) Streets and	l Highways shown and i	dentified		
_Y(7) Legend				
Y(8) Total area/	'acreage of annexation			
				MBRJK PROPERTIES LLC, not the of the LLC but the LLC is the owner.
Prepared by: Title: Phone: Date:	Brett BudrowPlanning & Land Inf 715-386-4678 _09/24/24		Please <b>RETURN</b> Municipal Bounda PO Box 1645 Madison WI 53701 (608) 264-6102 I wimunicipalbound	ry Review F <b>AX</b> (608) 264-6104

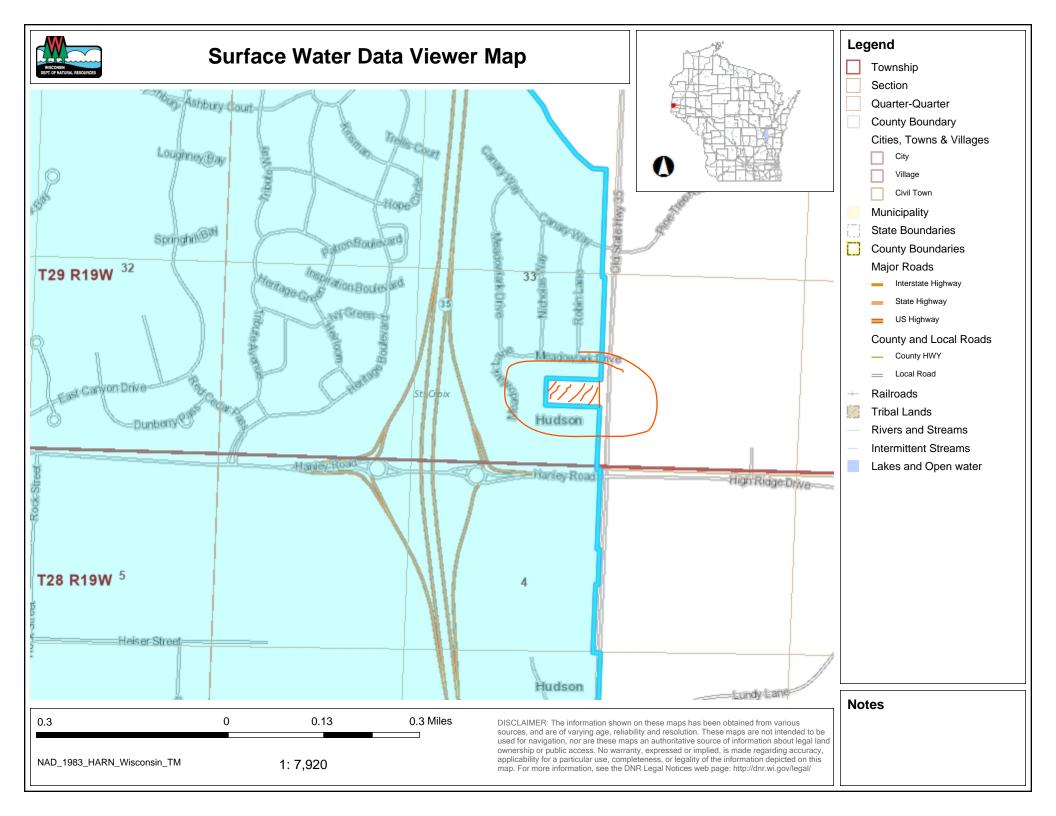
## Annexation Review Questionnaire

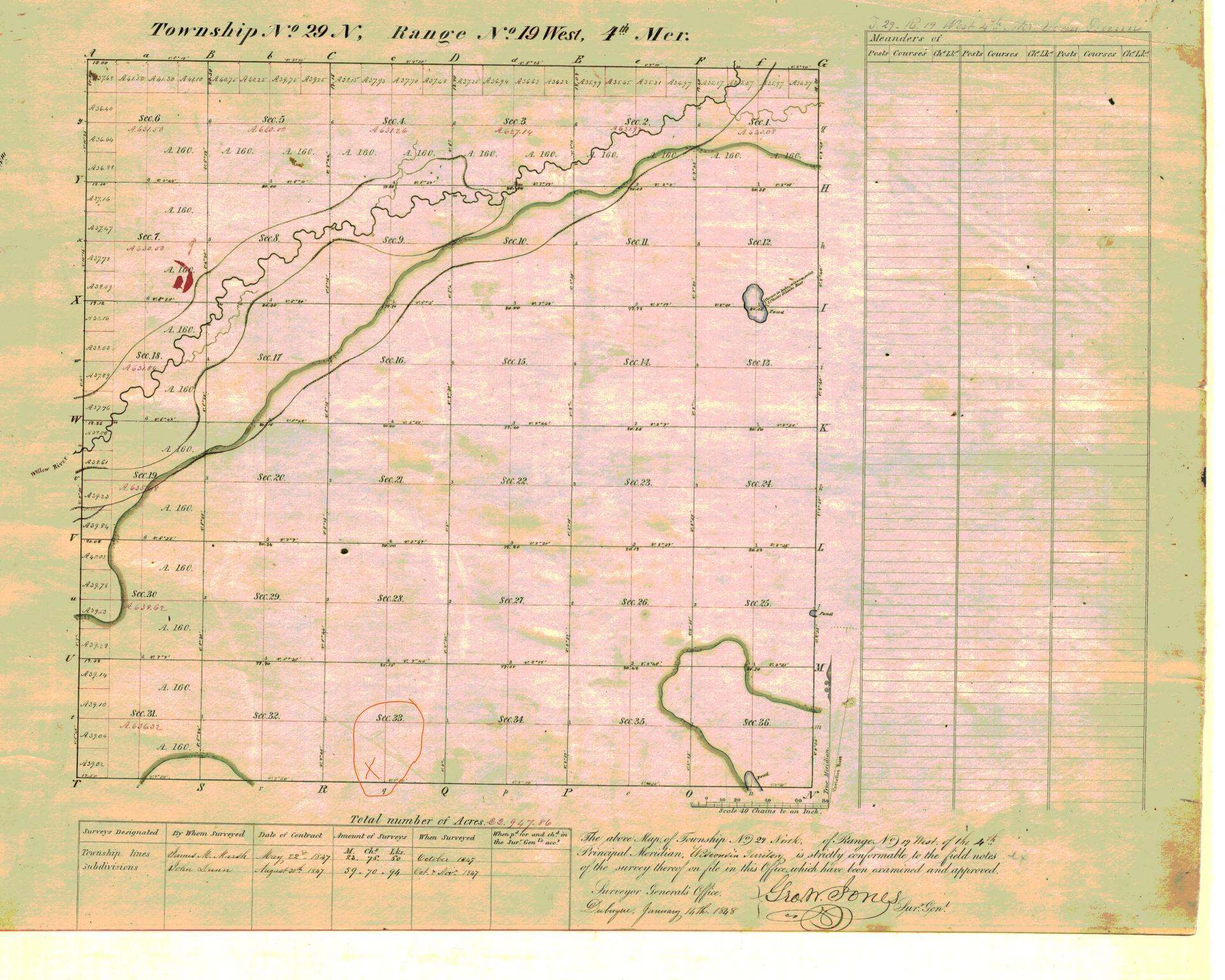
### **Wisconsin Department of Administration**

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: Rohde		Datition Numb	
Territory to be annexed:	From TOWN OF HUDSON	Petition Numb	er: 14/02
	From TOWN OF HUDSON	To CITY OF HUDSON	
3. Pick one: 🏿 Property Tax	c Payments	OR ☐ Boundary Agreement	
a. Annual town property tax of	on territory to be annexed:	a. Title of boundary agreement	
\$		b. Year adopted	
b. Total that will be paid to To	own	c. Participating jurisdictions	
(annual tax multiplied by 5	5 years):	d. Statutory authority (pick one)	
c. Paid by: ☐ Petitioner ☐	I City □ Village	□ s.66.0307 □ s.66.0225 □ s.66.0	301
☐ Other:			
4. Resident Population:	Electors: 🍪 Cんち Total:	8857	
5. Approximate present land	l use of territory:		
Residential: 100 %	Recreational:%	Commercial:% Industrial:%	
Undeveloped:%		·	
	what is the anticipated use?		
Residential: 100 %	Recreational:%	Commercial:% Industrial:%	
Other:%			
Comments:			
7. Has a □ preliminary or □	final plat been submitted to the	e Plan Commission: ☐ Yes 🛍 No	
Plat Name:			
8. What is the nature of land	d use adjacent to this territory	in the city or village?	
Residential	i		
In the town?: Rest			
9. What are the <b>basic service needs</b> that precipitated the request for annexation?			
<b>–</b> • ··		Storm sewers	
☐ Police/Fire protection	□ EMS □	1 Zoning	
Other		_	

10. Is the city/village of town capable of providing needed utilit	y 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 station	s, interceptor sewers, wells, water storage facilities)?	
□ Yes □ No		
If yes, identify the nature of the anticipated improvements a	nd their probable costs:	
11. Planning & Zoning:		
a. Do you have a comprehensive plan for the City/Village/To		
Is this annexation consistent with your comprehensive plants	an? □ Yes 💆 No	
	11 12 1	
b. How is the annexation territory now zoned?	alential	
c. How will the land be zoned and used if annexed?		
12. Elections: ☐ New ward or ☐ Existing ward? Will the annemore information, please contact the Wisconsin Election Com		
annexation checklist here: http://elections.wi.gov/forms/el-1		
13. Other relevant information and comments bearing upon th	e public interest in the annexation:	
Prepared by:   Town □ City □ Village	Please RETURN PROMPTLY to:	
Name: Vickte Shaw	wimunicipalboundaryreview@wi.gov	
Email: Clerke hudsonwi. town	Municipal Boundary Review	
Phone: 715 386-4263	PO Box 1645, Madison WI 53701	
Date: 9 23 24	Fax: (608) 264-6104	
(March 2018)		







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

October 9, 2024

PETITION FILE NO. 14702

cc: petitioner

BECKY EGGEN, CLERK CITY OF HUDSON 505 THIRD STREET HUDSON, WI 54016-1603 VICKIE SHAW, CLERK TOWN OF HUDSON 980 COUNTY ROAD A HUDSON, WI 54016

Subject: ROHDE ANNEXATION

The proposed annexation submitted to our office on September 18, 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 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 14702 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.gov">mds.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=2776">http://mds.wi.gov/View/Petition?ID=2776</a>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review