

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<https://doa.wi.gov/municipalboundaryreview>

Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>  
This will speed up the process by eliminating the time it used to take to mail the check to us.

## Petitioner Information

Name: **Windmill Hollow, LLC and NBF Holdings, LLC**

Phone: **SEE REPRESENTATIVE'S INFORMATION BELOW**

Email: **SEE REPRESENTATIVE'S INFORMATION BELOW**

## Contact Information if different than petitioner:

Representative's Name: **ATTORNEY BRIAN M. NODOLF**

Phone: **715-830-9771**

E-mail: **[bnodolf@nfattorneys.com](mailto:bnodolf@nfattorneys.com)**

**RECEIVED**

September 30, 2024

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town(s) where property is located: **TOWN OF TROY**

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: **55.1**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):  
**PART OF 040-1022-80-000;**  
**ALL OF 040-1022-80-300, 040-1022-90-050 AND 040-1022-80-100**

## Include these required items with this form:

- 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 [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(November 2022)

# 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

**\$1,000 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

**\$1,350 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**

Shaded Area for Office Use Only

Date fee & form received: 9-30-24

Payer: Creative Homes

Check Number: 0031470

Check Date: 5-31-24

Amount: \$1350



## NODOLF FLORY, LLP

September 27, 2024

**VIA UPS NEXT DAY**

Wisconsin Dept. of Administration  
Municipal Boundary Review  
101 E Wilson St FL 2  
Madison WI 53703

**RE: Request for Annexation Review**

Dear Sir/Madam:

Enclosed please find a Request for Annexation Review form, the required fee, and a copy of the Petition for Direct Annexation by Unanimous Approval including a scale map of the property to be annexed.

Thank you for your assistance in this matter. Please contact me if you have any questions.

Sincerely,

**NODOLF FLORY, LLP**

Brian M. Nodolf

BMN:acb  
Enclosure

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL  
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES**

We, the undersigned, constituting all of the electors and all of the owners of the real property in the following territory of the Town of Troy, St. Croix County, Wisconsin, lying contiguous to the City of Hudson, St. Croix County, Wisconsin, petition the Common Council of the City of Hudson to annex the territory described below, and shown on the attached scale map, to the City of Hudson. St. Croix County, Wisconsin:

**Those parts of the Northeast Quarter of the Southeast Quarter, the Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter all in Section 5, Township 28 North, Range 19 West, St. Croix County, Wisconsin, described as follows:**

**Commencing at the East Quarter corner of said Section 5; thence South 00 degrees 51 minutes 37 seconds West, assumed bearing along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 370.20 feet to the point of beginning; thence South 88 degrees 57 minutes 21 seconds West, parallel with and 370.00 feet southerly of, as measured perpendicular to, the east-west quarter line of said Section 5, a distance of 620.40 feet to the east line of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, on Page 1887, in the office of the St. Croix County Register of Deeds; thence South 00 degrees 49 minutes 36 seconds East 152.82 feet to the southeast corner of said Lot 1; thence South 89 degrees 10 minutes 58 seconds West 250.00 feet to the southwest corner of said Lot 1; thence North 00 degrees 49 minutes 02 seconds West, along the west line of said Lot 1 and its northerly extension, a distance of 538.26 feet to the centerline of Tower Road; thence North 89 degrees 23 minutes 42 seconds West, along said centerline, 210.07 feet; thence South 88 degrees 44 minutes 04 seconds West, along said centerline, 527.62 feet to the northerly extension of the east line of Lot 4 of that Certified Survey Map recorded in Volume 17 of said maps, on Page 4472, in the office of the St. Croix County Register of Deeds; thence South 01 degrees 03 minutes 01 seconds East 376.50 feet to the southeast corner of said Lot 4; thence South 88 degrees 51 minutes 19 seconds West 84.37 feet to the northeast corner of Lot 3 of said Certified Survey Map recorded in Volume 17 of said maps, on Page 4472; thence South 00 degrees 00 minutes 12 seconds**

**West 303.38 feet to the southeast corner of said Lot 3; thence South 88 degrees 56 minutes 40 seconds West 431.30 feet to the southwest corner**

**of said Lot 3; thence North 00 degrees 00 minutes 12 seconds East 122.78 feet to the most southerly southeast corner of Lot 5 of said Certified Survey Map recorded in Volume 17 of said maps, on Page 4472; thence South 88 degrees 51 minutes 19 seconds West, along the most southerly south line of said Lot 5, a distance of 202.73 feet to the east line of the west 20 rods of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 53 minutes 36 seconds West, along said east line of the west 20 rods. 783.14 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 01 minutes 36 seconds East, along said south line of the Northwest Quarter of the Southeast Quarter and the south line of said Northeast Quarter of the Southeast Quarter, 2322.90 feet to the east line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 51 minutes 37 seconds East, along said east line of the Northeast Quarter of the Southeast Quarter, 953.32 feet to the point of beginning.**

The current population of such territory is two (2).

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 pages to follow]

SIGNATURE PAGE

Signature

Owner Elector

Address

**Windmill Hollow, LLC**, a Wisconsin limited liability company

479 Tower Road  
Hudson WI 54016

 6/5/24 X

By: Rachel Hohnstadt  
Authorized Representative

**Windmill Hollow, LLC**, a Wisconsin limited liability company

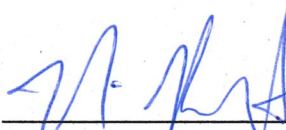
479 Tower Road  
Hudson WI 54016

 06-05-2024 X

By: Charles Enloe  
Authorized Representative

**NBF Holdings, LLC**, a Minnesota limited liability company

707 Commerce Dr., Ste. 410  
Woodbury MN 55125

 6/12/24 X

By: Nicholas R. Hackworthy  
Authorized Representative

Additional signatures on next page.

SIGNATURE PAGE

Signature

Owner Elector

Address

Cynthia Bradford 6/14/24  
Cynthia Bradford Date

X

505 Tower Road  
Hudson WI 54016

Roger Bradford 6-14-24  
Roger Bradford Date

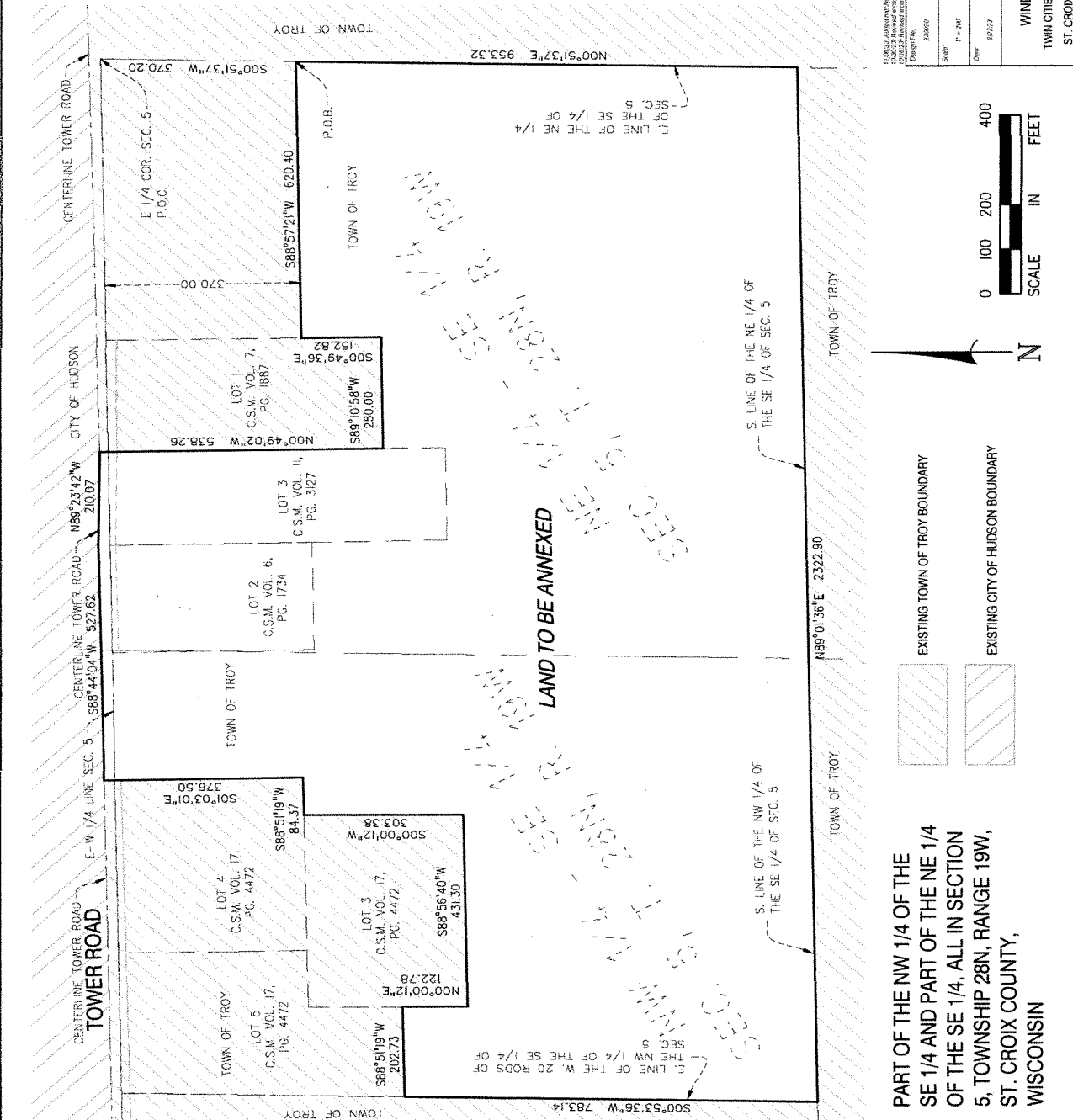
X

505 Tower Road  
Hudson WI 54016

**Annexation Des**

These parts of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of the Southeast Quarter, the Southeast Quarter of the Northeast Quarter, and the Southwest Quarter of the Northeast Quarter all in Section 5, Township 28 North, Range 19 West, St. Croix County, Wisconsin, described as follows:

Commencing at the East Quarter corner of said Section 5; thence South 00 degrees 51 minutes 37 seconds West, assumed bearing along the east line of said Northeast Quarter of the Southeast Quarter, a distance of 370.20 feet to the point of beginning; thence South 88 degrees 57 minutes 21 seconds West, parallel with and 370.00 feet southerly of, as measured perpendicular to, the east-west quarter line of said Section 5, a distance of 620.40 feet to the east line of Lot 1 of that Certified Survey Map recorded in Volume 7 of said maps, on Page 1887, in the office of the St. Croix County Register of Deeds; thence South 00 degrees 49 minutes 36 seconds East 152.82 feet to the southeast corner of said Lot 1; thence South 89 degrees 10 minutes 58 seconds West 250.00 feet to the southwest corner of said Lot 1; thence North 00 degrees 49 minutes 02 seconds West, along the west line of said Lot 1 and its northerly extension, a distance of 538.26 feet to the centerline of Tower Road; thence North 88 degrees 23 minutes 42 seconds West, along said centerline, 210.07 feet; thence South 88 degrees 44 minutes 04 seconds West, along said centerline, 527.62 feet, to the northerly extension of the east line of Lot 4 of that Certified Survey Map recorded in Volume 17 of said maps, on Page 4472, in the office of the St. Croix County Register of Deeds; thence South 01 degrees 03 minutes 01 seconds East 376.56 feet to the southeast corner of said Lot 4; thence South 88 degrees 51 minutes 19 seconds West 94.37 feet to the northeast corner of Lot 3 of said Certified Survey Map recorded in Volume 17 of said maps, on Page 4472; thence South 00 degrees 00 minutes 12 seconds West 303.38 feet to the southeast corner of said Lot 3; thence South 88 degrees 56 minutes 40 seconds West 431.30 feet to the southwest corner of said Lot 3; thence North 00 degrees 00 minutes 12 seconds East 122.78 feet to the most southerly southeast corner of Lot 5 of said Certified Survey Map recorded in Volume 17 of said maps, on Page 4472; thence South 88 degrees 51 minutes 19 seconds West, along the most southerly south line of said Lot 5, a distance of 202.73 feet to the east line of the west 20 rods of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 53 minutes 38 seconds West, along said east line of the west 20 rods, 783.14 feet to the south line of said Northwest Quarter of the Southeast Quarter; thence North 89 degrees 01 minutes 36 seconds East, along said south line of the Northwest Quarter of the Southeast Quarter and the south line of said Northeast Quarter of the Southeast Quarter, 2322.90 feet to the east line of said Northeast Quarter of the Southeast Quarter; thence North 00 degrees 51 minutes 37 seconds East, along said east line of the Northeast Quarter of the Southeast Quarter, 953.32 feet to the point of beginning.

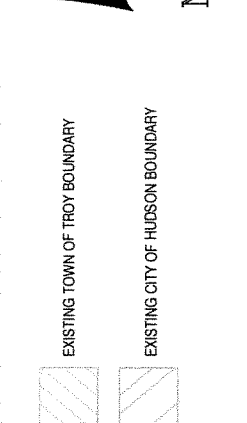


Drawing Data		Drawing Data	
Scale	Date	Drawn By	Checked By
1" = 200'	8/22/23		

**ANNEXATION MAP**

WINDMILL HOLLOW  
TWIN CITIES LAND DEVELOPMENT  
ST. CROIX COUNTY, WISCONSIN

Allyson Engineering, Inc.  
753 Menasha Ave. Ste 100  
Menasha, WI 54952  
608.785.8888 Fax  
www.aebn-inc.com



PART OF THE NW 1/4 OF THE SE 1/4 AND PART OF THE NE 1/4 OF THE SE 1/4, ALL IN SECTION 5, TOWNSHIP 28N, RANGE 19W, ST. CROIX COUNTY, WISCONSIN

EXISTING TOWN OF TROY BOUNDARY

EXISTING CITY OF HUDSON BOUNDARY

150632 Address/Parcel for existing structure boundaries  
150600 Revised provisional boundary  
15022723 Revised parcel boundary



# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Windmill Hollow et al**

Petition Number: **14706**

1. Territory to be annexed: From **TOWN OF TROY**

To **CITY OF HUDSON**

2. Area (Acres): 55.1 acres

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

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

\$ 6,922.68

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$34,613.40

c. Participating jurisdictions \_\_\_\_\_

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: 0 Total: 2

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

Residential: 10% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_

%Undeveloped: 90% (agricultural & wooded)

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: NA

8. What is the **nature of land use adjacent** to this territory in the city or village?

**City of Hudson?:** Industrial use to the north (St. Croix Business Park) **In the town?:** Ag-Residential land use to the west, south, and east. A mix of one-family rural residential and undeveloped agricultural/wooded lands surround the subject area.

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

Specifics will be identified in a Capital cost Study and Budget Study being undertaken by a third party engineering firm. Both studies will be completed in October 2024.

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

While not specifically identified with a future land use designation in the Comprehensive Plan, the Comp. Plan does identify the area as a future growth area for the City.

b. How is the annexation territory now zoned? \_\_Town of Troy: Ag-Residential\_\_\_\_\_

c. How will the land be zoned and used if annexed? \_Planned Residential Development (PRD) (Single Family & Row Units)

---

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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

City of Hudson: District \_4\_, Ward \_\_7\_\_ Supervisory (County): District \_7\_\_

---

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

---

Prepared by:  Town  City  Village

Name: Mike Johnson

Email: [mjohnson@hudsonwi.gov](mailto:mjohnson@hudsonwi.gov)

Phone: 715-716-5744

Date: 10/10/2024

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

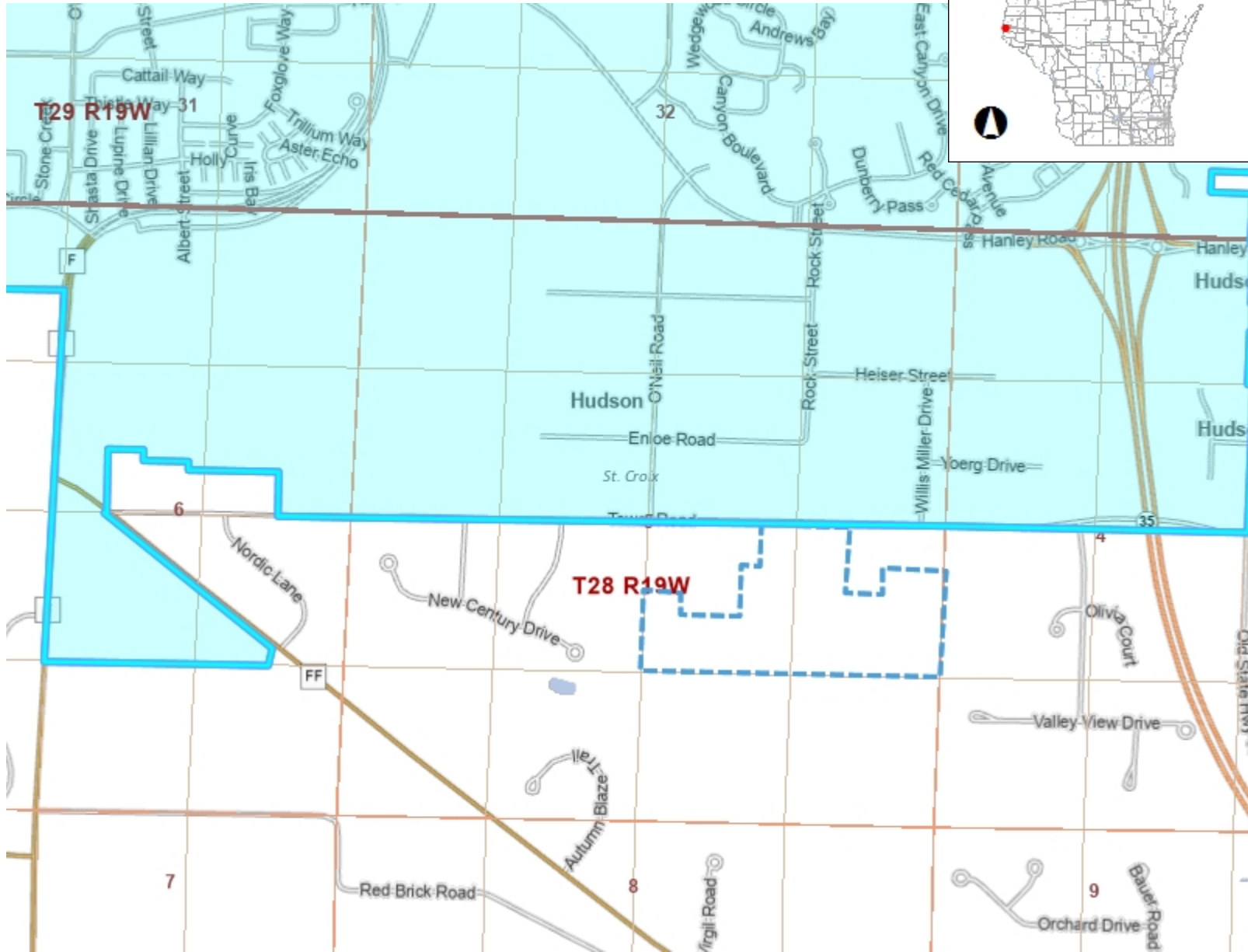
Fax: (608) 264-6104

---

(March 2018)



# Surface Water Data Viewer Map



- Legend**
- Township
  - Section
  - Quarter-Quarter
  - County Boundary
  - Cities, Towns & Villages
    - City
    - Village
    - Civil Town
  - Municipality
  - State Boundaries
  - County Boundaries
  - Major Roads**
    - Interstate Highway
    - State Highway
    - US Highway
  - County and Local Roads**
    - County HWY
    - Local Road
  - + Railroads
  - Tribal Lands
  - Rivers and Streams
  - Intermittent Streams
  - Lakes and Open water



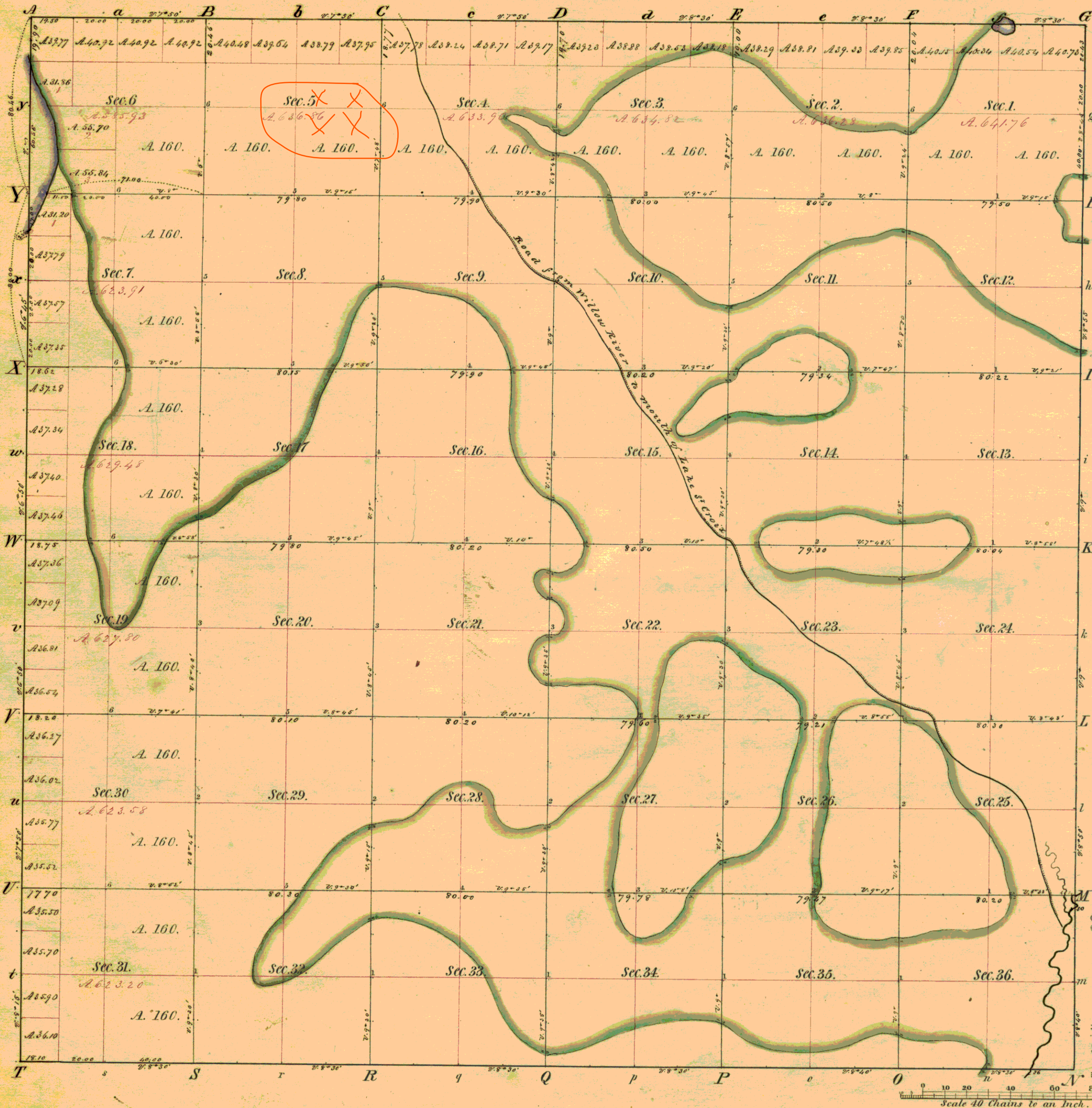
NAD\_1983\_HARN\_Wisconsin\_TM

1: 15,840

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

## Notes

Township N<sup>o</sup> 28 N., Range N<sup>o</sup> 19 West, 4<sup>th</sup> Mer.



Total number of Acres. 23,897.52

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p <sup>d</sup> for and ch. <sup>d</sup> in the Sur. Gen. <sup>ls</sup> acc?
Township lines	James M. Maish	May 22 <sup>d</sup> 1847	M. Ch. <sup>s</sup> Lks. 23.75 - 49	October, 1847	
Subdivisions	William A. Jones	July 15 <sup>th</sup> 1848	60. 62. 25	November, 1848	

The above Map of Township N<sup>o</sup> 28 North of Range N<sup>o</sup> 19 West, 4<sup>th</sup> Principal Meridian Wisconsin 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,  
Dubuque, December 20<sup>th</sup> 1848

Wm. A. Jones Sur. Gen.

1848 W. A. Jones

Meanders of Lake St. Croix											
Posts	Courses	Ch. <sup>s</sup>	Lk. <sup>s</sup>	Posts	Courses	Ch. <sup>s</sup>	Lk. <sup>s</sup>	Posts	Courses	Ch. <sup>s</sup>	Lk. <sup>s</sup>
Left bank of Lake											
1	S 79° 16'	6	5.50								
	S 26° 6'	25	30								
	S 6° 6'	16	30								
2	S 22° 7'	17	40								
3	S 25° 7'	17	00								
Total											
		1	01	50							



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](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

October 23, 2024

PETITION FILE NO. 14706

BECKY EGGEN, CLERK  
CITY OF HUDSON  
505 THIRD STREET  
HUDSON, WI 54016-1603

KELLY NEIDERMYER, CLERK  
TOWN OF TROY  
654 N GLOVER RD  
HUDSON, WI 54016-8201

Subject: WINDMILL HOLLOW ET AL ANNEXATION

The proposed annexation submitted to our office on September 30, 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 14706 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](mailto: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=2780>

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner