

PETITION FOR ANNEXATION

The undersigned constituting the owner, owning 100% of the following described real property, and no electors residing on the property, located in the Town of Troy, St. Croix County, Wisconsin, laying contiguous to the City of River Falls, petition the Honorable Mayor and Common Council of said City to annex the real property described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of River Falls, St. Croix County, Wisconsin.

Part of the Southwest Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

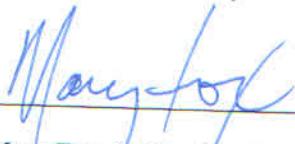
Commencing at the West Quarter Corner of said Section 36; thence S89°46'15"E along the East-West Quarter Line of said Section 36 a distance of 466.00 feet to the exterior boundary of the Plat of Oak Ridge Acres and the Point of Beginning; thence following said exterior boundary N00°12'04"E a distance of 1010.13 feet; thence N89°35'56"W a distance of 200.00 feet to the East Right-of-Way of West Woodridge Acres; thence N00°12'04"E along said East Right-of-Way a distance of 66.00 feet to the Southwest Corner of a Deed Description as recorded in Document # 776414 on file in the office of the St. Croix County Register of Deeds; thence S89°35'48"E along the South Line of said Deed Description a distance of 146.14 feet to the Southeast Corner thereof; thence N00°24'04"E along the East Line of said Deed Description a distance of 83.25 feet to said exterior boundary; thence following said exterior boundary N60°44'04"E a distance of 282.52 feet; thence S89°35'56"E a distance of 594.52 feet; thence S00°24'03"W a distance of 665.99 feet to the Northwest Corner of a Deed Description as recorded in Document No. 532314; thence leaving said exterior boundary S48°44'22"E along the West Line of said Deed Description a distance of 155.32 feet to said exterior boundary; thence following said exterior boundary S89°35'56"E a distance of 21.05 feet; thence S00°24'04"W a distance of 528.83 feet to said East-West Quarter Line; thence N89°46'15"W along said East-West Quarter Line a distance of 920.92 feet to the Point of Beginning.

Containing 25.384 acres

Population: 0

PINS: 040-1141-30-000

Rolling Hills Development, Inc.

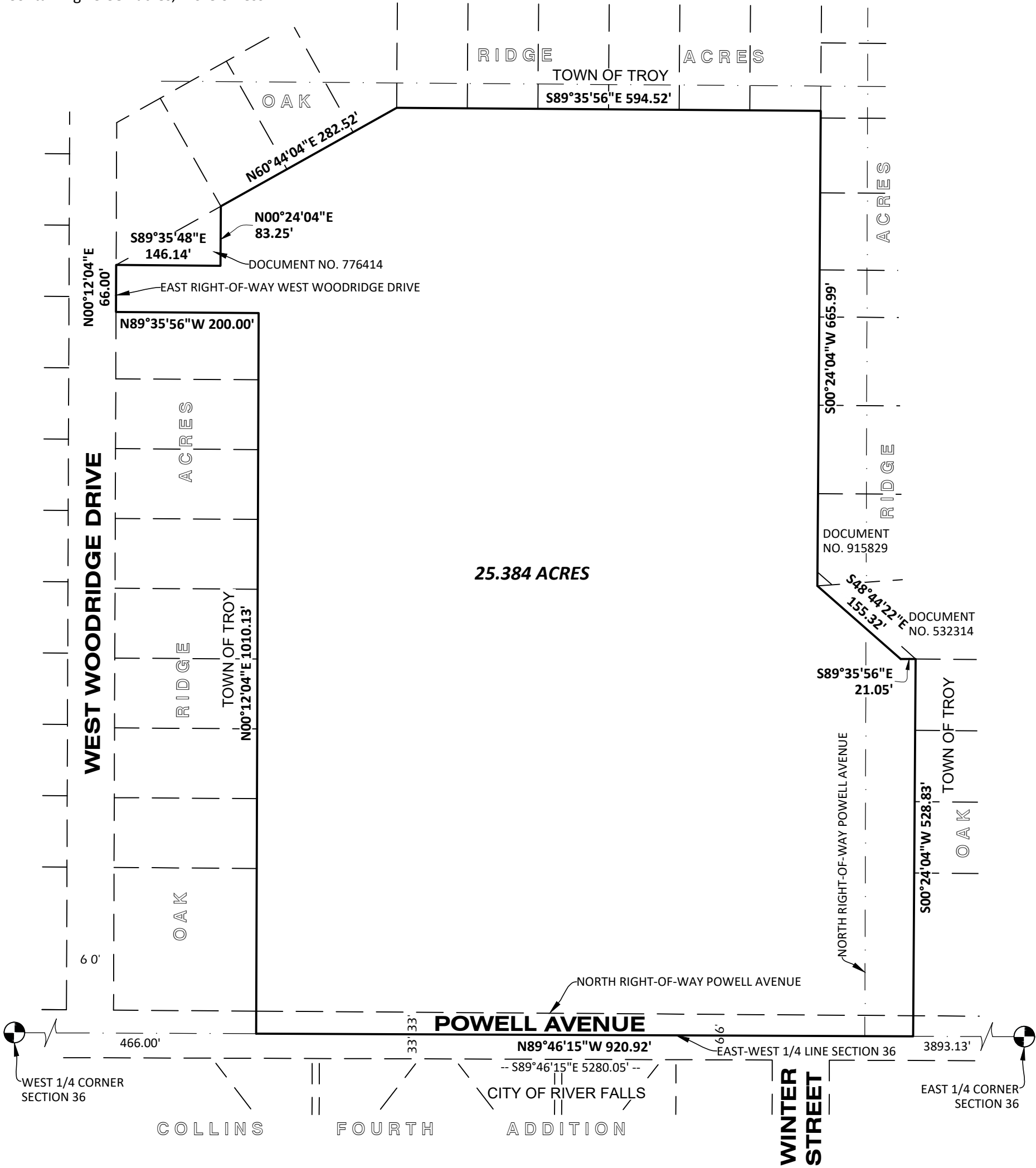
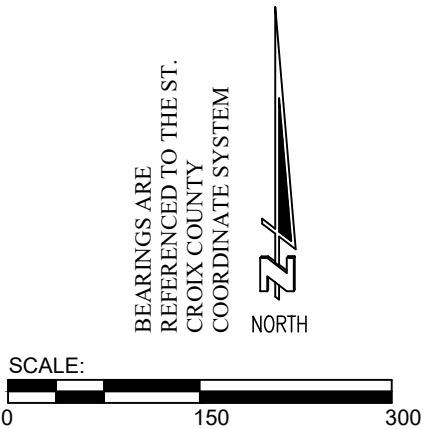

Mary Fox, its President


Date

ANNEXATION DESCRIPTION

Part of the Southwest Quarter of the Northwest Quarter and part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin; described as follows:

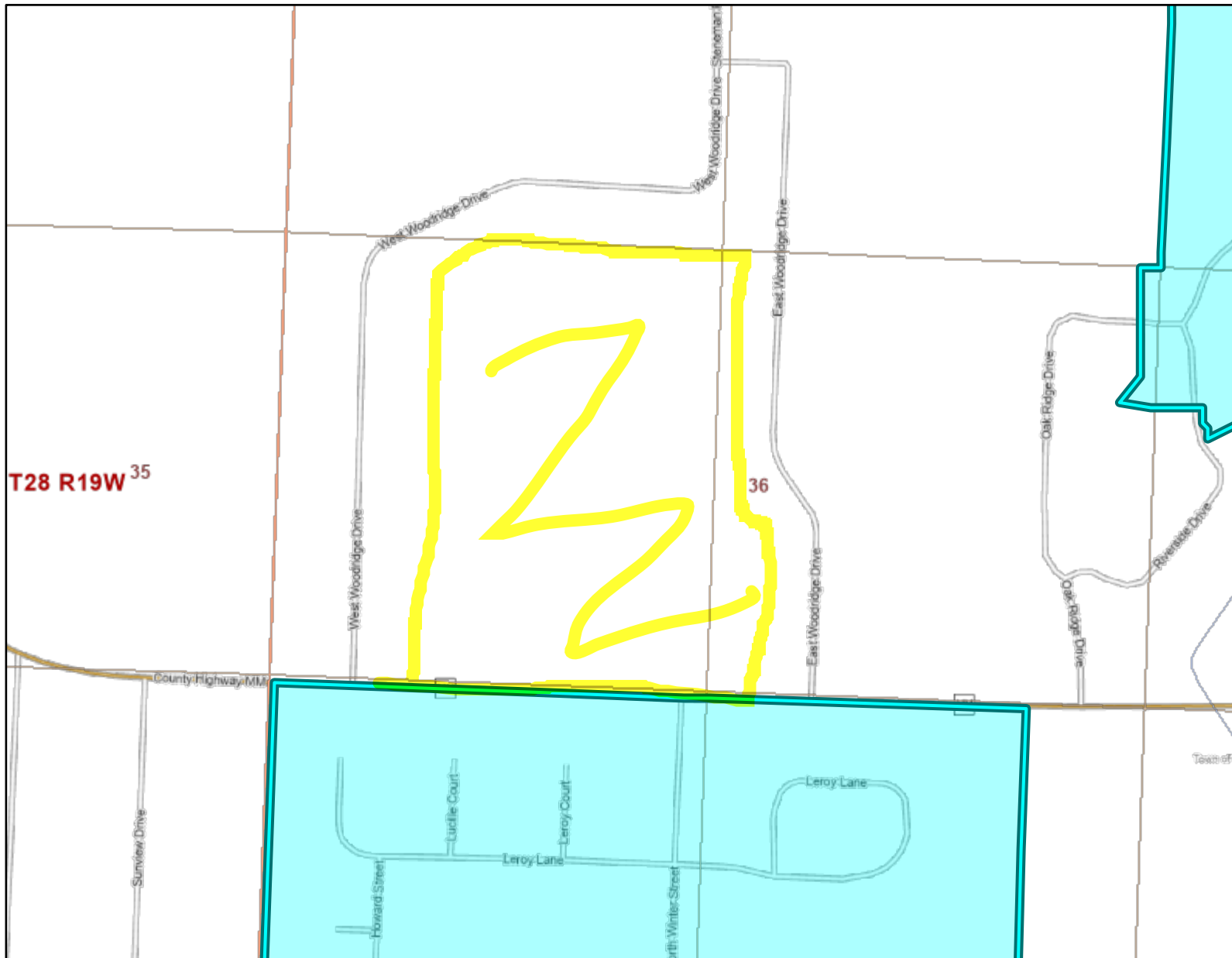
Commencing at the West Quarter Corner of said Section 36; thence S89°46'15"E along the East-West Quarter Line of said Section 36 a distance of 466.00 feet to the exterior boundary of the Plat of Oak Ridge Acres and the Point of Beginning; thence following said exterior boundary N00°12'04"E a distance of 1010.13 feet; thence N89°35'56"W a distance of 200.00 feet to the East Right-of-Way of West Woodridge Acres; thence N00°12'04"E along said East Right-of-Way a distance of 66.00 feet to the Southwest Corner of a Deed Description as recorded in Document # 776414 on file in the office of the St. Croix County Register of Deeds; thence S89°35'48"E along the South Line of said Deed Description a distance of 146.14 feet to the Southeast Corner thereof; thence N00°24'04"E along the East Line of said Deed Description a distance of 83.25 feet to said exterior boundary; thence following said exterior boundary N60°44'04"E a distance of 282.52 feet; thence S89°35'56"E a distance of 594.52 feet; thence S00°24'03"W a distance of 665.99 feet to the Northwest Corner of a Deed Description as recorded in Document No. 532314; thence leaving said exterior boundary S48°44'22"E along the West Line of said Deed Description a distance of 155.32 feet to said exterior boundary; thence following said exterior boundary S89°35'56"E a distance of 21.05 feet; thence S00°24'04"W a distance of 528.83 feet to said East-West Quarter Line; thence N89°46'15"W along said East-West Quarter Line a distance of 920.92 feet to the Point of Beginning.
Containing 25.384 acres, more or less.



1 OF 1	PROJECT: ROLLING HILLS DEVELOPMENT ANNEXATION MAP SEC. 36, T28N, R19W, TOWN OF TROY, ST. CROIX COUNTY, WISCONSIN	<div><div><div>A.C/a</div><div>Auth-Consulting/associates</div></div><div><div><div>CORPORATE OFFICE</div><div>406 Technology Drive East Suite A Menomonie, WI 54751 Tel 715-232-8490 Fax 715-232-8492 men@authconsulting.com</div></div><div><div><div>BRANCH OFFICE</div><div>2820 Baloe Street Suite 101 Hudson, WI 54016 Tel 715-381-5277 Fax 715-381-5338 hudson@authconsulting.com</div></div><div><div><div></div><div>S</div><div>N</div><div>E</div><div>W</div></div></div></div></div></div>	DRAWN BY: MDM				
			CHECKED BY: MDM				
			DATE: 04/25/25				
			DWG FILE: Annexation				
			REF FILE:				
			JOB NUMBER: 5372-002	REVISION DESCRIPTION:	NAME:	DATE:	

Planning and Zoning Application

APPLICANT NAME Wayne Bugasch, Rolling Hills Development	
APPLICANT EMAIL wbugasch@comcast.net	APPLICANT PHONE
PROJECT LOCATION/ADDRESS PID 040-1141-30-000. Powell Avenue	
APPLICANT AGENT NAME (CONTRACTOR/CONSULTANT/ETC.) JPB Land, LLC (Developer) Amy Barthel 763-999-7141 amy@jpbrooks.com	
PROPERTY OWNER NAME, ADDRESS, EMAIL, PHONE , and OWNER'S SIGNATURE (REQUIRED) Rolling Hills Development, Incorporated. Attn: Wayne Bugash 845 Trotters Ridge Eagan MN	
REQUEST FOR <div style="display: flex; justify-content: space-between;"> <div style="width: 48%;"> <input type="checkbox"/> Appeal <input checked="" type="checkbox"/> Annexation <input type="checkbox"/> Certified Survey Map (CSM) <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat <input type="checkbox"/> Rezoning (Zoning Map Amendment) <input type="checkbox"/> Plan Amendments </div> <div style="width: 48%;"> <input type="checkbox"/> Development Review <input type="checkbox"/> PUD General Development Plan <input type="checkbox"/> PUD Specific Implementation Plan <input type="checkbox"/> Parking Lot / Driveway <input type="checkbox"/> Right-of-Way Vacation <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Variance </div> </div>	
ATTACH LEGAL DESCRIPTION OF PROPERTY Required for all annexations, CSMs, rezoning, right-of-way vacation. attached	
NARRATIVE DESCRIPTION OF REQUEST (ATTACH AS SEPARATE SHEET) attached	
APPLICANT SIGNATURE Wayne Bugasch <hr/> PRINT <i>Wayne Bugasch</i> <hr/> SIGN <i>April 30, 2025</i> DATE	FOR INTERNAL USE ONLY CHECK# _____ RECEIPT# _____



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- County and Local Roads
- County HWY
- Local Road

Notes:



Map: 0 420 840 Feet
0 120 240 Meters

Service Layer Credits:
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

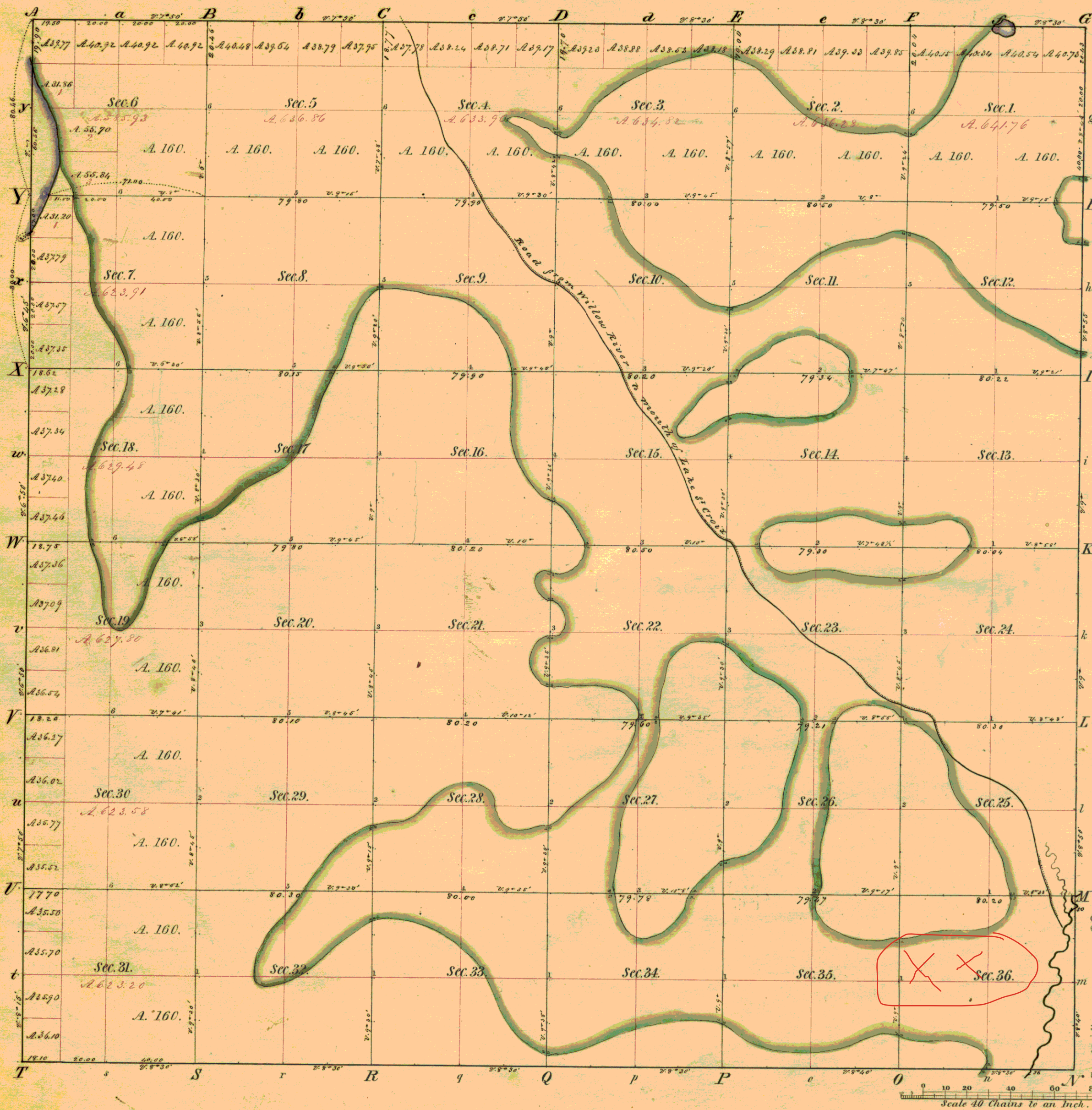
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 6/11/2025 7:40 AM

Township N^o 28 N., Range N^o 19 West, 4th Mer.



Total number of Acres. 22,897.52

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur ^r Gen ^l acc ^t
Township lines	James M. Drush	May 22 ^d 1847	M. Ch ^s Lks. 23 78 49	October 1847	
Subdivisions	William A. Jones	July 18 th 1848	60 62 25	November 1848	

The above Map of Township N^o 28 North of Range N^o 19 West, 4th 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 20th 1848

Wm. A. Jones Sur^r Gen^l

128 N. 19 W. 4th Mer. Wm. A. Jones

Meanders of Lake St. Croix							
Posts	Courses	Ch ^s	Lk ^s	Posts	Courses	Ch ^s	Lk ^s
<i>Left bank of Lake</i>							
1	S 79° E	5.50					
2	S 26° E	25.30					
3	S 6° E	16.30					
4	S 22° W	17.40					
5	S 25° W	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

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

June 12, 2025

PETITION FILE NO. 14760

AMY WHITE, CLERK
CITY OF RIVER FALLS
222 LEWIS ST
RIVER FALLS, WI 54022-2127

APRIL FREDRICK, CLERK
TOWN OF TROY
654 N GLOVER RD
HUDSON, WI 54016-8201

Subject: ROLLING HILLS DEVELOPMENT ANNEXATION

The proposed annexation submitted to our office on May 22, 2025, 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 River Falls, which is able to provide needed municipal services.

Note: The call to West Woodridge Acres in the legal description should be changed to West Woodridge Drive.

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 14760 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=2834>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner