

**PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL**
Sec. 66.0217(2), Wis. Stats.

The undersigned petitioners, constituting all the owners and electors within the territory proposed to be annexed, located in the Town of Hudson, St. Croix County, Wisconsin and legally described on Exhibit A attached hereto, lying contiguous to the City of Hudson, hereby respectfully petition the Honorable Mayor and Common Council of the City of Hudson for direct annexation of the described property, as authorized by Sec. 66.0217(2), Wis. Stats.

In support of said Petition, the undersigned certify as follows:

1. **Ownership of Territory to be Annexed.** The undersigned Petitioners, in the aggregate, comprise all of the electors residing in the territory to be annexed and are owners of all the real property in the territory to be annexed, as provided in Section 66.0217(2), Wis. Stats. The land within the territory to be annexed is legally described on Exhibit A attached hereto and incorporated herein, and is depicted on the Scale Map attached as Exhibit B and incorporated herein.
2. **Purpose.** Petitioners request the property be annexed for the purpose of allowing the City of Hudson to provide municipal services and to exercise regulatory authority necessary to protect the public health and safety of the territory to be annexed, consistent with adjacent and nearby residential and recreational developments.
3. **Legal Description of Property to be Annexed.** The legal descriptions of the property to be annexed is attached as Exhibit A to this Petition.
4. **Scale Map.** A Scale Map that accurately reflects the legal descriptions of the property to be annexed, the boundary of the annexing city, and a graphic scale, as required by Sec. 66.0217(1)(g), Wis. Stats., is attached to this Petition as Exhibit B. Parcel identification numbers are set forth on attached Exhibit A.
5. **Population of Territory to be Annexed.** The total population of the territory to be annexed is four (4) persons, comprised of four (4) adults and 0 minor children.
6. **Application; Fee and Deposit.** The application fee of \$1,000 as required by the City of Hudson Ord. § 9-7 is submitted with this Petition. The petitioner agrees to comply with all requirements of the City of Hudson Ord. Ch. 9, including a letter of credit or deposit and payment of real estate taxes as provided therein.

We hereby request that the annexation be granted to the full extent as permitted by law:

[SIGNATURE PAGES FOLLOW]

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

SIGNATURES PAGES

PROPERTY OWNERS AND ELECTORS:

Petitioner:

Parcel Identification No(s):

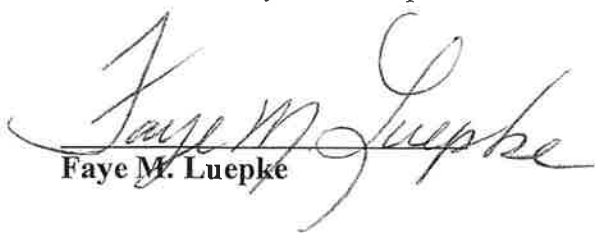
FAYE M. LUEPKE
401 County Road UU
Hudson, WI 54016

020-1081-80-000; 020-1081-20-000;
020-1081-20-110

STATEMENT OF OWNERSHIP AND RESIDENCY

The undersigned individual represents and warrants the following:

1. That she is one of the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located along County Road UU in the Town of Hudson, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Hudson, St. Croix County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition for Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby states and affirms that no other residents or entities have any ownership interest whatsoever in and to said property.


Faye M. Luepke

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

SIGNATURES PAGES

PROPERTY OWNERS AND ELECTORS:

Petitioner:

Parcel Identification No(s):

**THOMAS P. DICKMAN AND ROBIN E.
DICKMAN, AS TRUSTEES OF THE THOMAS
P. AND ROBIN E. DICKMAN TRUST AGREEMENT**
421 County Road UU
Hudson, WI 54016

020-1082-20-200

STATEMENT OF OWNERSHIP AND RESIDENCY

The undersigned individuals represent and warrant the following:

1. That they are the petitioners who signed the Petition of Direct Annexation by Unanimous Approval for the property located along County Road UU in the Town of Hudson, Wisconsin.
2. The undersigned makes this Statement in support of the Petition of Direct Annexation by Unanimous Approval of the above-described territory to the City of Hudson, St. Croix County, Wisconsin, on unanimous consent pursuant to Section 66.0217(2) of the Wisconsin Statutes.
3. The Petition for Direct Annexation by Unanimous Approval was signed by all of the electors residing in, on, and at the above-described property and by all of the owners of the above-described property, and the undersigned hereby state and affirm that no other residents or entities have any ownership interest whatsoever in and to said property.

Authentisign
 09/23/25

By: **Thomas P. Dickman, Trustee**

Authentisign
 09/23/25

By: **Robin E. Dickman, Trustee**

PETITION FOR DIRECT ANNEXATION

SIGNATURES PAGES - PROPERTY OWNERS AND ELECTORS:

Petitioner:

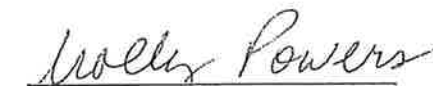
SCHOOL DISTRICT OF HUDSON
1401 Vine Street
Hudson, WI 54016



Bob Baumann, Board President

Parcel Identification No(s):

020-1080-00-000; 020-1080-20-000;
020-1080-50-025; 020-1080-40-000.



Molly Powers, Board Clerk

PETITION FOR DIRECT ANNEXATION

SIGNATURES PAGES - PROPERTY OWNERS AND ELECTORS:

Petitioner:

JOINT SCHOOL DISTRICT NO. 1 OF
THE CITY OF HUDSON, TOWNS OF
HUDSON, TROY, ST. JOSEPH & SOMERSET
644 Brakke Drive
Hudson, WI 54016


Bob Baumann, Board President

Parcel Identification No(s):

020-1077-70-000

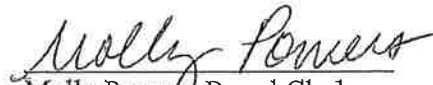

Molly Powers, Board Clerk

EXHIBIT "A"
TO
PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL
Sec. 66.0217(1)(c), (2), Wis. Stats.

LEGAL DESCRIPTION OF TERRITORY TO BE ANNEXED

A parcel of land located in part of the Southwest Quarter of the Southwest Quarter, part of the Southeast Quarter of the Southwest Quarter, part of the Southwest Quarter of the Southeast Quarter, and part of the Southeast Quarter the Southeast Quarter of Section 20; the Northeast Quarter of the Northeast Quarter, part of the Southeast Quarter of the Northeast Quarter, part of the Northwest Quarter of the Northeast Quarter, part of the Southwest Quarter of the Northeast Quarter, part of the Northeast Quarter of the Northwest Quarter, and part of the Northwest Quarter of the Northwest Quarter of Section 29; and part of the Northwest Quarter of the Northwest Quarter of Section 28, all in Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin; described as follows:

Beginning at the Northeast corner of said Section 29;
thence S00°06'22"W along the west line of the Northwest Quarter of said Section 28 a distance of 353.50 feet to the south line of a Deed recorded as Document No. 528101;
thence N89°28'26"E along said last south line and the south line of that Certified Survey Map recorded in Volume 11 of said maps on page 3250 as Document No. 558889 a distance of 1278.51 feet to the west right-of-way of Crosby Drive; thence
thence S 01° 04' 02" W along said right of way a distance of 977.22 feet to the south line of the Northwest Quarter of the Northwest Quarter of said Section 28;
thence S89°40'59"W along the south line of said Quarter-Quarter Section a distance of 1236.79 feet to the exterior boundary of a Deed recorded as Document No. 1038860;
thence N00°06'22"E the following being along said exterior boundary a distance of 214.21 feet;
thence N48°21'04"E a distance of 190.79 feet;
thence N29°06'18"E a distance of 93.55 feet;
thence N11°57'13"E a distance of 96.45 feet;
thence N05°52'39"W a distance of 194.34 feet;
thence S89°50'30"W a distance of 212.51 feet to the west line of the Northwest Quarter of said Section 28;
thence S00°06'22"W along said west line a distance of 1474.74 feet to the exterior boundary of Lot 1 of that Certified Survey Map recorded in Volume 17 of said maps on page 4532 as Document No. 724393;
thence S69°25'18"W along said exterior boundary a distance of 550.04 feet;

thence S00°06'13"W along said exterior boundary a distance of 337.70 feet;
thence southwesterly along the arc of a curve, concave westerly, a distance of 32.60 feet to the East-West Quarter Line of said Section 29, said curve having a radius of 317.84 feet and a chord which bears S 03° 02' 29" W a distance of 32.58 feet;
thence S89°43'03"W along said East-West Quarter Line a distance of 875.29 feet to the northeasterly line of a Deed recorded as Document No. 450149;
thence N 35° 03' 21" W along said northeasterly line a distance of 133.94 feet to the east line of the Plat of Rossing's Country View First Addition;
thence N00°02'18"E along said east line and the east line of that Certified Survey Map recorded in Volume 7 of said maps on page 1957 as Document #436487 a distance of 2474.29 feet to the south right of way of County Highway "UU";
thence, the following being along last said south right of way, S 89° 30' 46" W along said right of way a distance of 1207.64 feet;
thence S 00° 01' 44" E a distance of 20.00 feet;
thence S 89° 30' 46" W a distance of 786.32 feet;
thence N 00° 29' 14" W a distance of 30.00 feet;
thence S 89° 30' 46" W a distance of 445.56 feet;
thence S 89° 27' 05" W along said right of way a distance of 213.53 feet to the east line of a Certified Survey Map recorded in Volume 12 Page 3501, Document No. 585801;
thence, the following being along the exterior boundary of last said Certified Survey Map, S 00° 22' 56" W a distance of 212.89 feet;
thence N 89° 39' 10" E a distance of 208.72 feet;
thence S 00° 22' 56" W a distance of 197.18 feet;
thence N 89° 21' 15" W a distance of 68.91 feet;
thence N 00° 05' 54" E a distance of 3.64 feet;
thence S 89° 05' 32" W a distance of 394.03 feet;
thence N 00° 13' 59" E a distance of 435.18 feet to said south right of way;
thence S 89° 27' 05" W along said right of way a distance of 365.04 feet to the east line of a Certified Survey Map recorded in Volume 8 Page 2210, Document No. 458677; thence, the following being along the exterior boundary of last said Certified Survey Map, S 00° 14' 15" W a distance of 438.99 feet;
thence S 89° 39' 20" W a distance of 341.33 feet;
thence N 00° 14' 15" E a distance of 260.01 feet to the south line of the north 210 feet of the Northwest Quarter of the Northwest Quarter of Section 29;
thence S 89° 39' 20" W along last said south line a distance of 208.48 feet to the west line of Northwest Quarter of Section 29;
thence N 00° 13' 50" E along last said west line a distance of 210.01 feet to the northwest corner of Section 29;
thence N 00° 51' 13" W along the west line of the Southwest Quarter of Section 20 a distance of 65.04 feet;

thence the following being along the northerly right of way of County Highway
“UU”, N 89° 08' 47" E a distance of 30.00 feet;

thence southeasterly along the arc of a curve, concave southwesterly, a distance of
39.10 feet, said curve having a radius of 90.00 feet and a chord which bears S 34° 25'
35" E a distance of 38.79 feet;

thence N 89° 27' 01" E a distance of 956.42 feet;

thence N 00° 35' 50" W a distance of 17.00 feet;

thence N 89° 27' 05" E a distance of 375.24 feet;

thence N 89° 30' 46" E a distance of 226.16 feet;

thence N 76° 54' 31" E a distance of 160.40 feet;

thence N 89° 30' 46" E a distance of 850.14 feet;

thence N 00° 20' 32" W a distance of 10.00 feet;

thence N 89° 30' 46" E a distance of 312.76 feet;

thence S 00° 29' 14" E a distance of 30.00 feet;

thence N 89° 30' 46" E a distance of 894.76 feet;

thence S 00° 26' 26" E a distance of 5.00 feet;

thence N 89° 30' 46" E a distance of 797.16 feet;

thence N 00° 29' 14" W a distance of 10.00 feet;

thence N 89° 30' 46" E a distance of 674.43 feet to the east line of the Southeast
Quarter of Section 20;

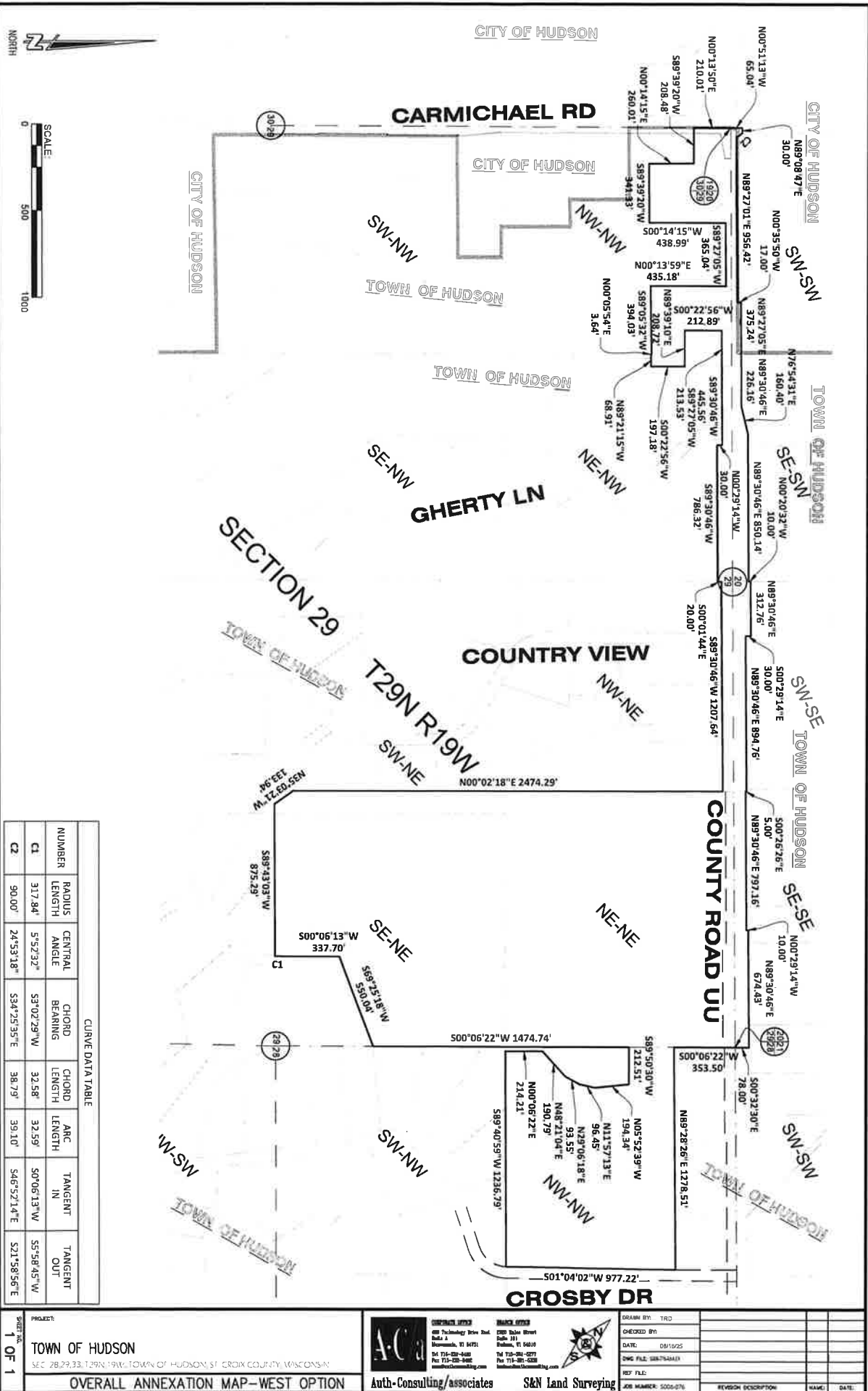
thence S 00° 32' 30" E along last said east line a distance of 78.00 feet to the Point of
Beginning.

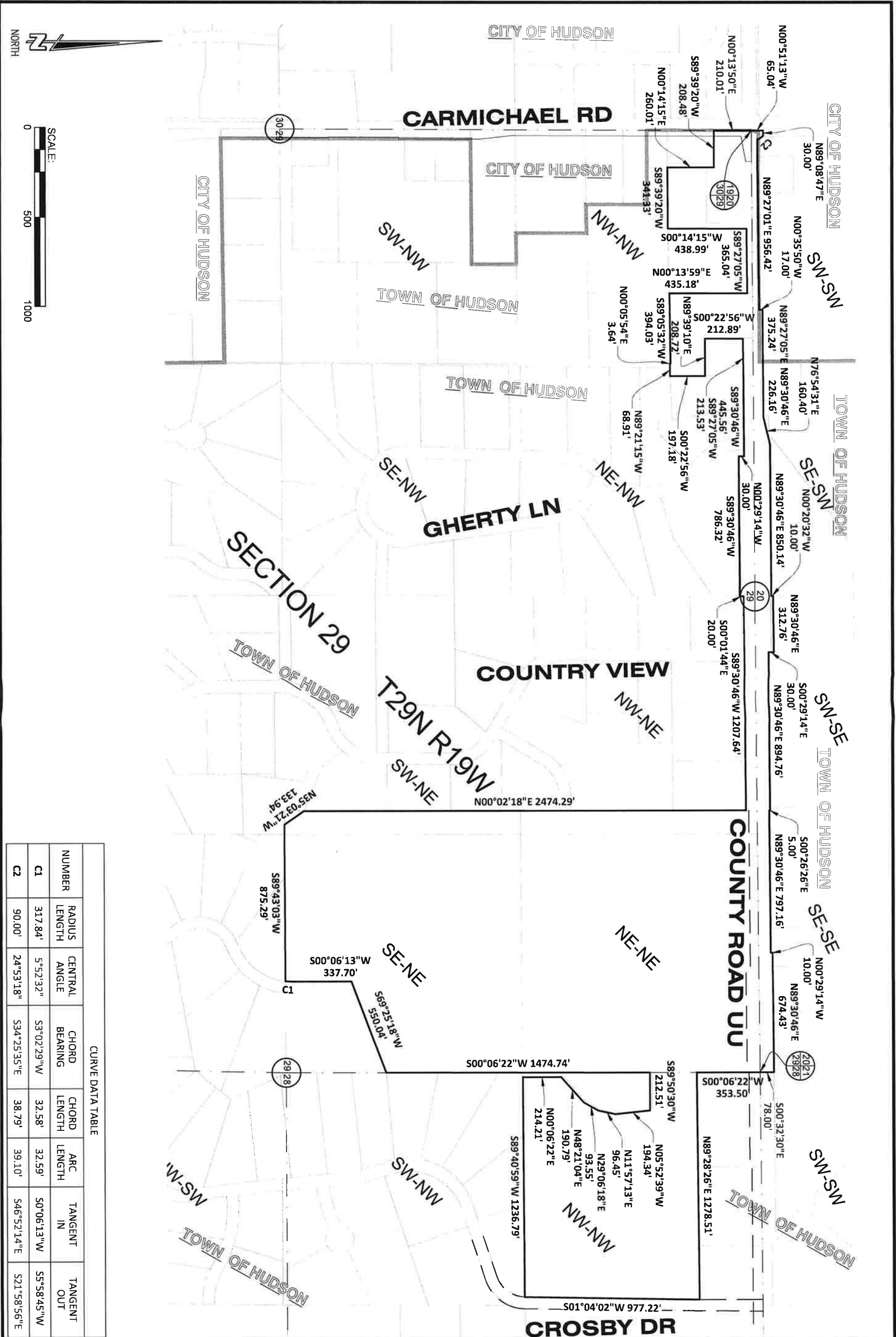
Containing 131 acres, more or less.

EXHIBIT "B"
TO
PETITION FOR DIRECT ANNEXATION
BY UNANIMOUS APPROVAL
Sec. 66.0217(2), Wis. Stats.

SCALE MAP

(See Attached)





CURVE DATA TABLE						
NUMBER	RADIUS	CENTRAL	CHORD	CHORD	TANGENT	TANGENT
	LENGTH	ANGLE	BEARING	LENGTH	IN	OUT
C1	317.84'	5°52'32"	S3°02'29"W	32.58'	S0°06'13"W	S5°58'45"W
C2	90.00'	24°53'18"	S34°25'35"E	38.79'	S46°52'14"E	S21°58'56"E

PROJECT:

TOWN OF HUDSON

SEC. 28,29,33, T29N,19W, TOWN OF HUDSON, ST. CROIX COUNTY, WISCONSIN

OVERALL ANNEXATION MAP—WEST OPTION

A.C/a

Auth-Consulting/associates

CORPORATE OFFICE

408 Technology Drive East
Suite 101
Menomonie, WI 54751
Tel 715-232-8490
Fax 715-232-8492
men@authconsulting.com

BRANCH OFFICE

2920 Eagle Street
Suite 101
Hudson, WI 54016
Tel 715-381-5277
Fax 715-381-5338
hudson@authconsulting.com

Drawn by: TRD

Checked by:

Date: 08/16/25

DWG File: 5008-076-ANNEX

Ref File:

Job Number: 5008-076

21

28

REVISION DESCRIPTION:

NAME:

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: **School District of Hudson et al**

Petition Number: **14809**

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

2. Area (Acres): **131+/-**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ **13,936.89**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$69,684.45**

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: **3** Total: **3**

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

Residential: **5** % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: **95** %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: **85** % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: **15** %

Comments: **The 15% (16.2 acres) is to be retained by the Hudson School District for their needs.**

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?

Retail/Commercial

In the town?: **Single Family 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 _____

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

Probable costs will be identified in the
Capital Cost Study due to be completed by

If yes, identify the nature of the anticipated improvements and their probable costs: Dec 1.

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
partially

b. How is the annexation territory now zoned? Agricultural Residential and Residential

c. How will the land be zoned and used if annexed? AR, Agricultural Residential and R-1, Single Family Residential, with anticipated future rezoning of school parcel to PUB, Public

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/el-100>

City Ward 5, Aldermanic District 3; County Supervisory District 6

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

All of County Road UU right of way along this annexation is proposed for annexation into the City.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Tiffany Weiss

Email: tweiss@hudsonwi.gov

Phone: (715) 716-5749

Date: 10/6/2025

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: 131 acres	From Town of: Town of Hudson	To City/Village of: City of Hudson
--	---------------------------------	---------------------------------------

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

 Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county

 Y (2) Contiguous with existing village/city boundaries

 N (3) Creates an island area in Township (completely surrounded by city)

 N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

 (1) Identify owner(s) of annexed land

 (2) Identify parcel ID numbers included in annexation.

 NA (3) Identify parcel ID numbers being split by annexation

 Y (4) North arrow

 Y (5) Graphic Scale

 Y (6) Streets and Highways shown and identified

 Y (7) Legend

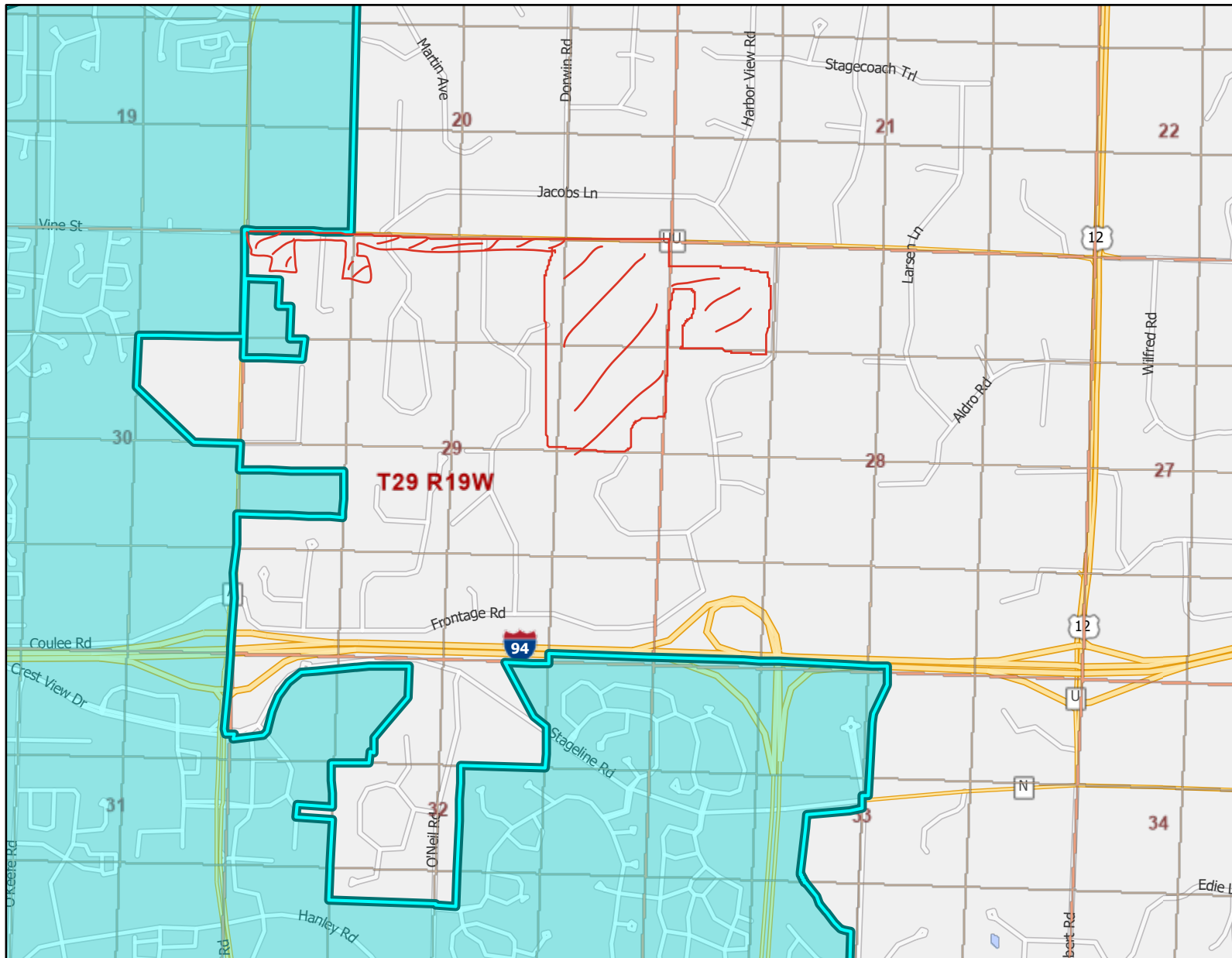
 Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

1. The petition annexes CTH UU ROW. There is no owner included in the petition for CTH UU ROW. The ROW should be researched to include owner information, possibly St. Croix County.
2. PIN 020-1082-20-100 (Carmichael and UU ROW) appears to be owned Town of Hudson, this land is included in the annexation petition description, but not in the list of petitioners.

Prepared by: Brett Budrow
 Title: Planning & Land Info Admin
 Phone: 705-928-0210
 Date: 10/06/2025

Please **RETURN PROMPTLY** to:
 Municipal Boundary Review
 PO Box 1645
 Madison WI 53701
 (608) 264-6102 **FAX** (608) 264-6104
wimunicipalboundaryreview@wi.gov



Legend: (some map layers may not be displayed)

- Open Water
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town

Notes:



Map: 0 1,000 2,000 Feet
0 500 1,000 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , 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: 10/22/2025 8:55 AM

S. 29-B. 19 West 4th St. - Hor. down stream



Scale 40 Chains to an Inch

The above Map of Township No 29 North, of Range No 19 West, of the 4th Principal Meridian, Wisconsin Territory, 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, January 14th. 1848

Geo. W. Jones Sur. Gen.




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 22, 2025

PETITION FILE NO. 14809

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: SCHOOL DISTRICT OF HUDSON ET AL ANNEXATION

The proposed annexation submitted to our office on October 02, 2025, has been reviewed and found to be against 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.

In this case, while the City is able to provide needed municipal services, the proposed annexation territory is only contiguous with the City via County Highway UU right-of-way. This type of configuration is called a *Balloon-on-a-String* configuration and has been found to be invalid contiguity by the Wisconsin Supreme Court. To remedy this situation the petitioners could add additional territory to their petition to improve contiguity with the City.

Should the City choose to adopt an annexation ordinance, 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 14809 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=2883> Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner