



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

June 23, 2026

PETITION FILE NO. 14848

BECKY MEASNER, CLERK
CITY OF HUDSON
505 THIRD ST
HUDSON, WI 54016-1603

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

Subject: LOUGHNEY ANNEXATION

The proposed annexation submitted to our office on June 03, 2026, 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.

Note: It appears that (2) calls in the annexation description to the north/south quarter line of Section 6 are incorrect; please verify and revise as needed.

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 14848 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=2924>
Please call me at (608) 261-6097, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Bradley T. Vowels-Katter". The signature is fluid and cursive, with the first name "Bradley" and last name "Katter" being more prominent.

Bradley T. Vowels-Katter
Municipal Boundary Review – DOA
Direct (608) 261-6097
bradley.vowelskatter@wisconsin.gov
<http://doa.wi.gov/municipalboundaryreview>

cc: petitioner

Petition for Annexation

JPB Land, LLC
13700 Reimer Drive N Suite 100
Maple Grove, MN 55311

City of Hudson
May 29, 2026

Request:

JPB Land, LLC (Developer) is currently working with John, Colleen, Mark and Debra Loughney (Owners) to develop the properties located at 354 and 384 Red Brick Road and is requesting to annex said properties into the City of Hudson, WI. This petition, along with the state required documentation, is to serve as our official petition for annexation into the City of Hudson. The specific parcels included in the annexation petition are:

- All of PID 040-1028-95-100
- Portion of PID 040-1029-10-001 (as outlined on attached exhibits)

See attached legal description and scale map.

OWNERS:

John Loughney
John Loughney

Mark Loughney
Mark Loughney

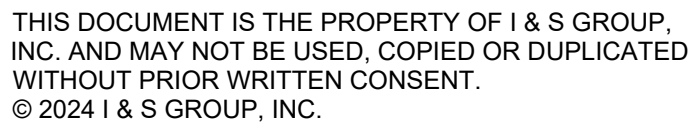
Colleen Loughney
Colleen Loughney

Debra Loughney
Debra Loughney

ANNEXATION DESCRIPTION:

That part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 6, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, described as follows:

Commencing at the south corner of said Section 6; thence North 88 degrees 56 minutes 06 seconds East, assumed bearing, on the as monumented south line of said Southeast Quarter, 40.03 feet to the east right of way line of County Trunk Highway F, said point being the point of beginning; thence North 01 degrees 16 minutes 20 seconds East on said east right of way line, 1109.46 feet to the north line of the south 1109.00 feet of lands conveyed to St. Croix County for Highway purposes as recorded in document number 285059, St. Croix County; thence South 89 degrees 15 minutes 19 seconds West on said north line, 7.00 feet to the north/south quarter line of said Section 6; thence North 01 degrees 16 minutes 20 seconds East on said north/south line, 13.17 feet to the south line of the north 207.61 feet of said lands conveyed in document number 285059; thence North 89 degrees 13 minutes 05 seconds East on said south line, 17.01 feet to said east right of way line of County Trunk Highway F; thence North 01 degrees 16 minutes 20 seconds East on said east right of way line, 207.74 feet to the as monumented north line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 13 minutes 05 seconds East on said north line of the Southwest Quarter of the Southeast Quarter and the north line of said Southeast Quarter of the Southeast Quarter, 1750.52 feet; thence South 01 degrees 26 minutes 00 seconds West, 1321.83 feet to said as monumented south line of said Southeast Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 06 seconds West on said south line of the Southeast Quarter of the Southeast Quarter and the south line of said Southwest Quarter of the Southeast Quarter, 756.89 feet to the east line of 14 Certified Survey Map 3929, St. Croix County; thence North 00 degrees 55 minutes 01 seconds East on said east line, 469.04 feet to the north line of said Certified Survey Map; thence South 88 degrees 55 minutes 01 seconds West on said north line, 300.00 feet to the west line of said Certified Survey Map; thence South 00 degrees 55 minutes 01 seconds West on said west line, 468.94 feet to said south line of the Southwest Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 06 seconds West on said south line of the Southwest Quarter of the Southeast Quarter, 700.25 feet to the point of beginning.

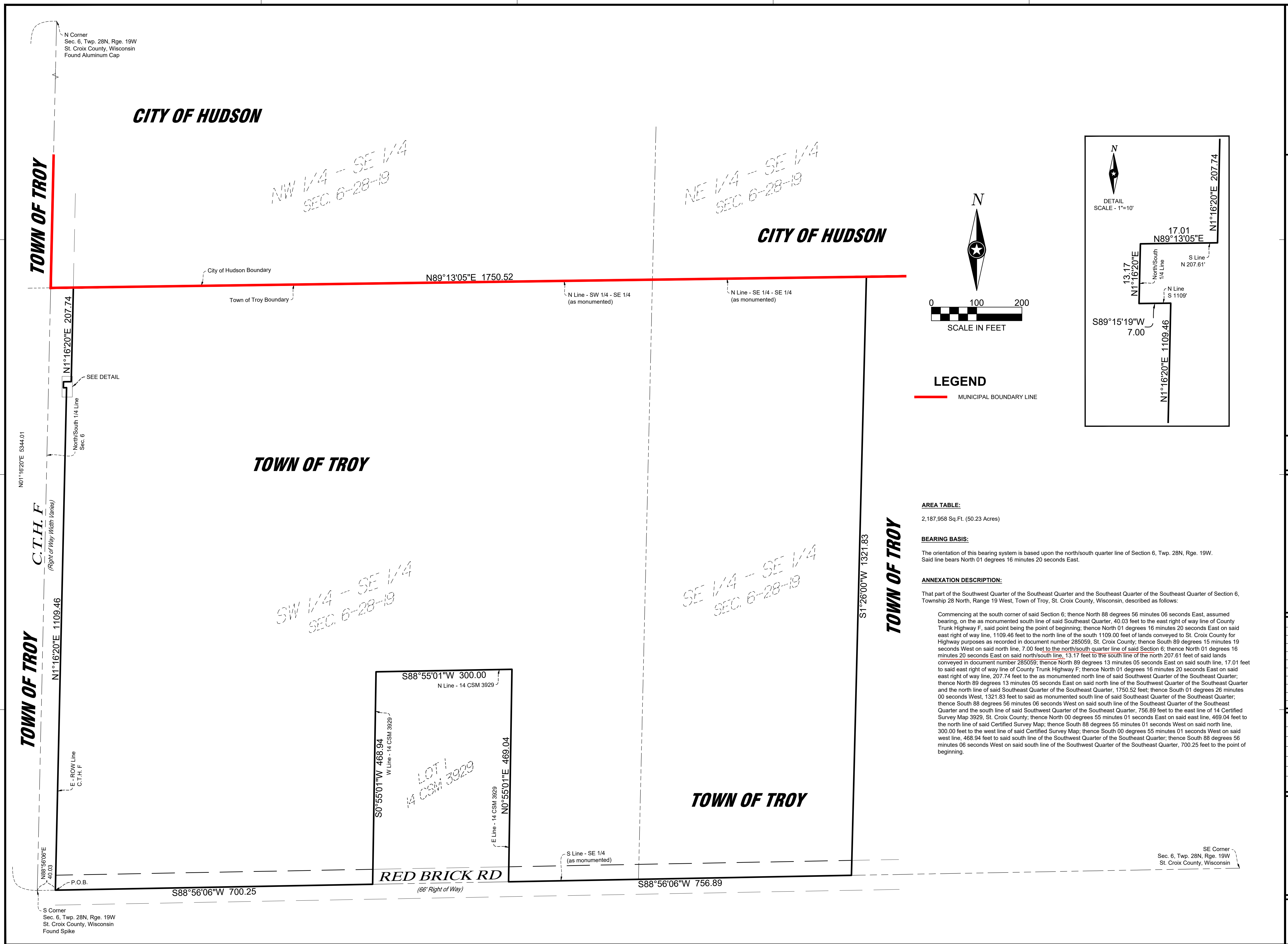


HUDSON RESIDENTIAL DEVELOPMENT

PROJECT NO.	26-33863
FILE NAME	33863 SKETCH
DRAWN BY	JRO
DESIGNED BY	---
REVIEWED BY	---
ORIGINAL ISSUE DATE	--/--/--
CLIENT PROJECT NO.	-

SKETCH OF DESCRIPTION

OF



DIR - Request for Annexation Review

6/3/2026 1:49:23 PM

Introduction

Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm_2026.docx

If you have questions please review

<https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: wimunicipalboundaryreview@wi.gov or 608-261-6097

The following items will be required to submit this form:

- Legal Description meeting the requirements of [s.66.0217\(1\)\(c\)](#)
- Map meeting the requirements of [s. 66.0217\(1\)\(g\)](#)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

Petitioner Information

Name: Mark, Debra, John, Colleen Loughney

Phone: (763) 285-4794

Email: markloug@baldwin-telecom.net

Contact information if different than Petitioner

Representative Name: JPB Land LLC - Paul Tabone

Phone: (952) 221-4032

Email: paul@jpbrooks.com

Property Information

Town(s) where property is located: Troy, Wi

Petitioned City or Village: Hudson, Wi

County where property is located: St. Croix

Are there multiple counties for this annexation?:

☐ Yes

☒ No

Population of the territory to be annexed: 0

Area (in acres) of the territory to be annexed: 50.23

Is this annexation a road right-of-way only?:

☐ Yes

☒ No

Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel): ALL OF PID 040-1028-95-100 & PORTION OF PID 040-1029-10-001

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Required Items

The Description

Legal Description of the property being annexed: [ANNEXATION DESCRIPTION.pdf](#)

s.66.0217 (1)(c).

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

The Map

Map of the parcel being annexed: [Survey 6.2.2026.pdf](#)

s. 66.0217 (1)(g).

The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.

- All adjoining as referenced in the description.

The map must include a **graphic scale**.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

The Petition

Signed Petition or Notice of Intent to Circulate: [Petition for Annexation Loughneys SIGNED.pdf](#)

State the purpose of the petition:

- Direct annexation by unanimous approval; OR
- Direct annexation by one-half approval; OR
- Annexation by referendum.

Petition must be signed by:

- All owners and electors, if by unanimous approval
- See [66.0217\(3\)\(a\)](#).
- See [66.0217\(3\)\(b\)](#) if by referendum

State the population of the land to be annexed

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located [s. 66.0217](#).

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by [s. 66.0217 \(4\)](#).

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102

Fees

Annexation Review Fee Schedule

Initial Filing Fee: (Required with the first submittal of all petitions)

\$300 - 2 acres or less

\$525- 2.01 acres or more

Review Fee: (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

Preliminary Fee: Initial Filing Fee of (50.23 acres) \$525 + Review Fee \$1500 = \$2025

Total Fee Due: \$2,025.00

Questions: wimunicipalboundaryreview@wi.gov or 608-264-6102



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 261-6097 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

June 04, 2026

PETITION FILE NO. 14848

BECKY MEASNER, CLERK
CITY OF HUDSON
505 THIRD ST
HUDSON, WI 54016-1603

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

Subject: LOUGHNEY 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 TROY 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 June 23, 2026. Direct any questions and comments to Bradley Vowels-Katter at (608) 261-6097. 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,

Bradley T. Vowels-Katter

Municipal Boundary Review – DOA

Direct (608) 261-6097

bradley.vowelskatter@wisconsin.gov

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

Enclosures: Annexation Questionnaire

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: **Loughney**

Petition Number: **14848**

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

To **CITY OF HUDSON**

2. Area (Acres): **50.23**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ _____

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

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: _____ Total: _____

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Undeveloped: **100** %

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

Residential: _____% Recreational: _____% Commercial: _____% Industrial: _____%

Other: **?** %

Comments: **NO PLAN WAS PRESENTED WITH PETITION/NOTICE**

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?

EDUCATION - PUBLIC

In the town?: **NON-PROFIT EDUCATION/RECREATION, AGRICULTURE, 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 **NO INFORMATION GIVEN IN PETITION**

10. Is the city/village or town capable of providing needed utility services?

City/Village ☐ Yes ☐ No ?

Town ☐ Yes ☐ No ?

NO INFORMATION
IN PETITION

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? AB-RESIDENTIAL

c. How will the land be zoned and used if annexed? NO INFORMATION IN PETITION

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>

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

UNLESS TRAFFIC FROM ANY FUTURE DEVELOPMENT IS DIRECTED TO COUNTY RD F, RAD BRICK ROAD IS NOT DESIGNED OR CAPABLE OF SUPPORTING URBAN DENSITY TRAFFIC. NO DEVELOPMENT

Prepared by: ☒ Town ☐ City ☐ Village

Name: ARN FREDRICK

Email: CLARKTREASURER@TN.TROY.

Phone: 715.425.2665

Date: 01/23/20

(March 2018)

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

WI. GOV
PO Box 1645, Madison WI 53701

Fax: (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: **Loughney**

Petition Number: **14848**

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

2. Area (Acres): 50.23 acres

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ \$5,256.96

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$26,284.80

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: 0

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

Residential: 8 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 92 %

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

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: Developer is proposing 156 single- and two-family residential lots.

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?

River Crest Elementary School (public/institutional)

In the town?: YMCA Camp St. Croix (outdoor recreation), single family residential, and farmland

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. _____ _____

**this annexation is not included in the City's Sewer Service Area Plan, so an amendment to the Plan will be needed.*

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: Anticipated improvements are listed in the attached sheet titled "PROJECT COST ESTIMATES" along with developer's projected cost of each improvement. True probable costs will be identified in the City's Capital Cost Study due to be completed by July 30th.

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

c. How will the land be zoned and used if annexed? Planned Residential Development (1 & 2 Family Residential)

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? Moving from County Supervisory District 9 to County Supervisory District 7; Joining Hudson Aldermanic District 4, Ward 7. 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>

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

Prepared by: ☐ Town ☒ City ☐ Village

 Name: Tiffany Weiss

 Email: tweiss@hudsonwi.gov

 Phone: 715-716-5749

 Date: 6/5/2026

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

HUDSON RESIDENTIAL DEVELOPMENT - HUDSON, WISCONSIN

OFF-SITE IMPROVEMENTS CONCEPTUAL OPINION OF PROBABLE COST

Location: Hudson, Wisconsin
ISG Project Number: 26-33863
Date: 04/30/2026

SECTION A: WATER MAIN

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Connect to Existing Water Main	EACH	1	\$ 2,500.00	\$ 2,500.00
2	Hydrant, 5" x 7'-6"	EACH	4	\$ 6,500.00	\$ 26,000.00
3	Tee, 12" x 12"	EACH	3	\$ 1,500.00	\$ 4,500.00
4	Cross, 12" x 12"	EACH	1	\$ 2,000.00	\$ 2,000.00
5	Plug, 12"	EACH	2	\$ 750.00	\$ 1,500.00
6	Reducer, 12" x 8"	EACH	2	\$ 950.00	\$ 1,900.00
7	Gate Valve, 6-Inch	EACH	4	\$ 2,800.00	\$ 11,200.00
8	Gate Valve, 12-Inch (Base Cost)	EACH	10	\$ 3,500.00	\$ 35,000.00
9	Gate Valve, 12-Inch (Oversize 8")	EACH	10	\$ (500.00)	\$ (5,000.00)
10	Ductile Iron Water Main 6-Inch	LF	40	\$ 58.00	\$ 2,320.00
11	Ductile Iron Water Main 12-Inch (Red Brick Road Base Cost)	LF	1325	\$ 110.00	\$ 145,750.00
12	Ductile Iron Water Main 12-Inch Oversize Credit (Brick Road)	LF	1325	\$ (40.00)	\$ (53,000.00)
13	Ductile Iron Water Main 8-Inch (Street A to Existing Stub Base Cost)	LF	750	\$ 110.00	\$ 82,500.00
14	Ductile Iron Water Main 12-Inch Oversize Credit (Street A to Existing Stub)	LF	750	\$ (40.00)	\$ (30,000.00)
15	Ductile Iron Water Main 12-Inch (Oversize 8" in Street A Cost by City)	LF	1270	\$ -	\$ -
13	Ductile Iron Water Main 12 -Inch (Street C to Existing Stub Base Cost)	LF	950	\$ 110.00	\$ 104,500.00
14	Ductile Iron Water Main 12-Inch (Upsize Street C to Existing Stub)	LF	950	\$ (40.00)	\$ (38,000.00)
15	Ductile Iron Water Main 12-Inch (Oversize 8" in Street C Cost by City)	LF		\$ -	\$ -
SUBTOTAL: \$					293,670.00

SECTION B: SANITARY SEWER

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Manhole Concrete Boxout	EACH	4	\$ 805.00	\$ 3,220.00
2	Connect to Existing Sanitary Sewer	EACH	1	\$ 3,000.00	\$ 3,000.00
2	Sanitary Manhole, 4-FT Diameter	EACH	4	\$ 5,500.00	\$ 22,000.00
3	Sanitary Manhole Casting	EACH	4	\$ 600.00	\$ 2,400.00
6	Sanitary Sewer Cap 8-Inch, PVC	EACH	3	\$ 100.00	\$ 300.00
8	Sanitary Sewer 8-Inch, PVC	LF	1250	\$ 40.00	\$ 50,000.00
6	Lift Station (No On-Site Stationary Generator)(assumes temp for this development only)	EACH	1	\$ 320,000.00	\$ 320,000.00
8	Force Main 6-Inch	LF	2355	\$ 80.00	\$ 188,400.00
SUBTOTAL: \$					589,320.00

SECTION C: STREET IMPROVEMENTS

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Base Aggregate Dense 1 1/4-Inch (12-Inch Pavement Section, 6-Inch Trail Section)	TON	4950	\$ 18.00	\$ 89,100.00
2	Tack Coat	GAL	290	\$ 5.00	\$ 1,450.00
3	HMA Pavement 3 LT 58-28 S (2-1/4-Inch)	TON	525	\$ 97.00	\$ 50,925.00
4	HMA Pavement 4 LT 58-28 S (1-3/4-Inch)	TON	410	\$ 92.00	\$ 37,720.00
5	Concrete Curb & Gutter 30-Inch Type D	LF	2650	\$ 21.00	\$ 55,650.00
6	10' Wide Asphalt Trail (2-Inch) (Red Brick Road & CTH F)	SF	30750	\$ 2.50	\$ 76,875.00
7	Curb Ramp Detectable Warning Field Natural Patina	SF	100	\$ 52.00	\$ 5,200.00
8	Pavement Marking & Signage	LS	1	\$ 5,000.00	\$ 5,000.00
9	Street Lighting Control Cabinet & Service	LS	1	\$ 10,000.00	\$ 10,000.00
10	Street Lighting Conduit and Wire	LF	1325	\$ 20.00	\$ 26,500.00
11	Street Lighting Base, Pole & Luminaire	EACH	14	\$ 5,000.00	\$ 70,000.00
12	Mobilization (2%)	EACH	1	\$ 25,500.00	\$ 25,500.00
SUBTOTAL: \$					453,920.00

SECTION D: STORM SEWER

No.	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Apron Endwalls for Culvert Pipe Reinforced Concrete 18-Inch	EACH	1	\$ 2,400.00	\$ 2,400.00
2	Apron Endwalls for Culvert Pipe Reinforced Concrete 24-Inch	EACH	1	\$ 2,800.00	\$ 2,800.00
3	Apron Endwalls for Culvert Pipe Reinforced Concrete 27-Inch	EACH	1	\$ 3,000.00	\$ 3,000.00
4	Storm Sewer Pipe Reinforced Concrete Class III 24-Inch	LF	350	\$ 69.00	\$ 24,150.00
5	Storm Sewer Pipe Reinforced Concrete Class IV 12-Inch	LF	100	\$ 50.00	\$ 5,000.00
6	Storm Sewer Pipe Reinforced Concrete Class IV 15-Inch	LF	500	\$ 56.00	\$ 28,000.00
7	Storm Sewer Pipe Reinforced Concrete Class IV 18-Inch	LF	500	\$ 64.00	\$ 32,000.00
8	Manhole Covers Type J	EACH	1	\$ 900.00	\$ 900.00
9	Inlet Covers Type H-S	EACH	10	\$ 900.00	\$ 9,000.00
10	Catch Basins 4-FT Diameter	EACH	7	\$ 3,900.00	\$ 27,300.00
11	Manholes 4-FT Diameter	EACH	1	\$ 4,500.00	\$ 4,500.00
12	Inlets 2x3-FT	EACH	4	\$ 2,900.00	\$ 11,600.00
13	Pipe Grates	EACH	2	\$ 1,100.00	\$ 2,200.00
14	Red Brick Portion of Pond Construction (Excavation, outlet structure, restoration)	LS	1	\$ 100,000.00	\$ 100,000.00
SUBTOTAL: \$					252,850.00

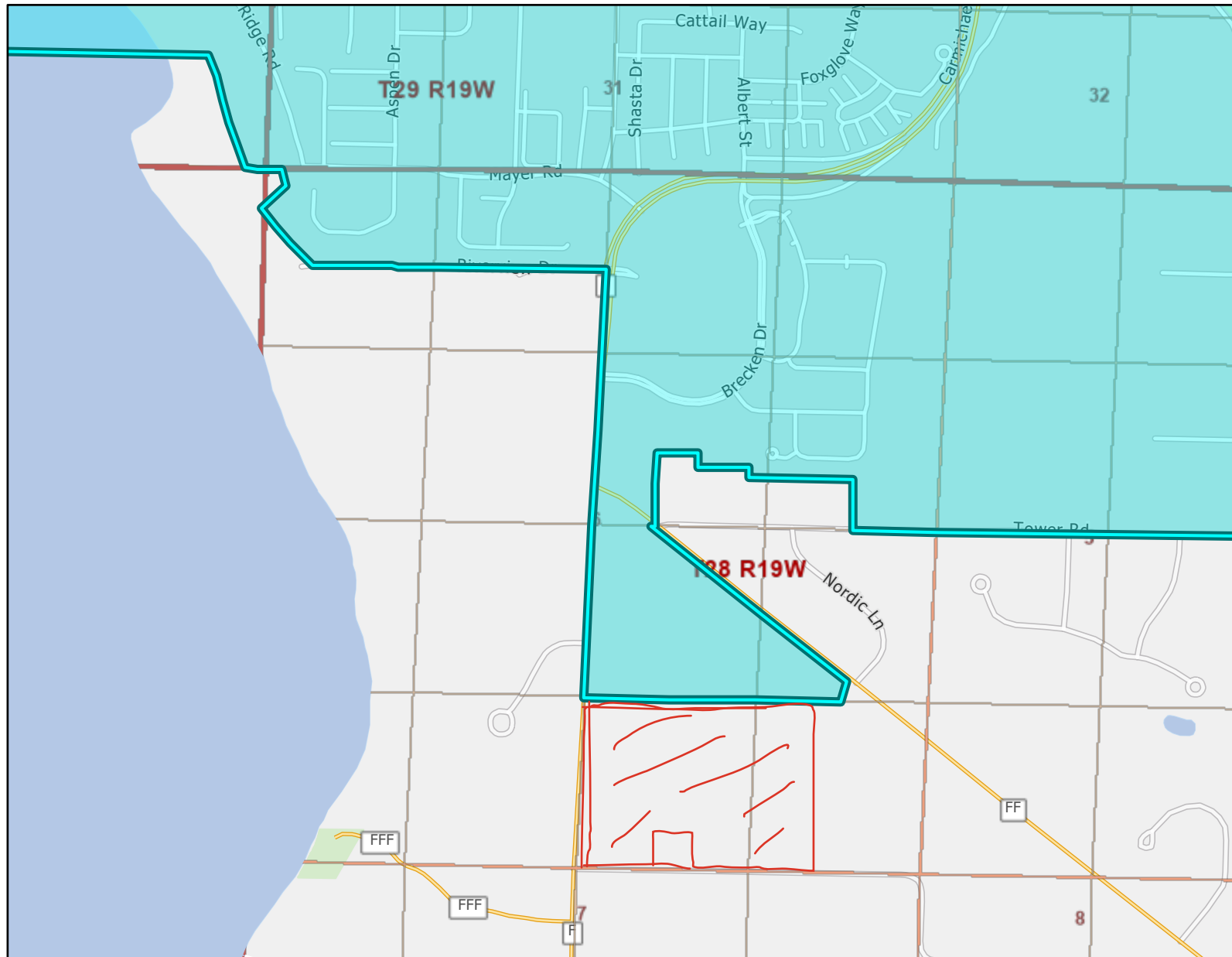
SECTION E: EARTHWORK

	ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL AMOUNT
1	Excavation Common	CY	2000	\$ 3.75	\$ 7,500.00
2	Borrow	CY	2000	\$ 15.00	\$ 30,000.00
3	Riprap Medium	CY	50	\$ 155.00	\$ 7,750.00
4	Salvaged Topsoil	SY	7200	\$ 2.25	\$ 16,200.00
5	Mulching	SY	7200	\$ 0.75	\$ 5,400.00
6	Erosion Control	LS	1	\$ 25,000.00	\$ 25,000.00
7	Seeding	LS	1	\$ 45,000.00	\$ 45,000.00
8	Geotextile Type HR	SY	100	\$ 7.70	\$ 770.00
SUBTOTAL: \$					137,620.00

SECTION A TOTAL:	\$ 293,670.00
SECTION B TOTAL:	\$ 589,320.00
SECTION C TOTAL:	\$ 453,920.00
SECTION D TOTAL:	\$ 252,850.00
SECTION E TOTAL:	\$ 137,620.00
SUBTOTAL	\$ 1,727,380.00
CONTINGENCY (10%)	\$ 172,738.00
TOTAL	\$ 1,900,118.00



WY: Surface Water Data Viewer (SWDV_VS_App)



- Legend:** (some map layers may not be displayed)
- 24K Intermittent Streams
 - 24K Lakes and Open Water
 - 24K Streams and Rivers
 - Township
 - Section
 - Quarter-Quarter
 - Cities, Towns & Villages
 - City
 - Civil Town
 - Focused Polygons
 - Focused Polygons (Borders)

Notes:



Map: 0 1,000 2,000 Feet
0 310 620 Meters

Service Layer Credits:
DNR Detailed Feature VTL (WTM): , Cadastral:

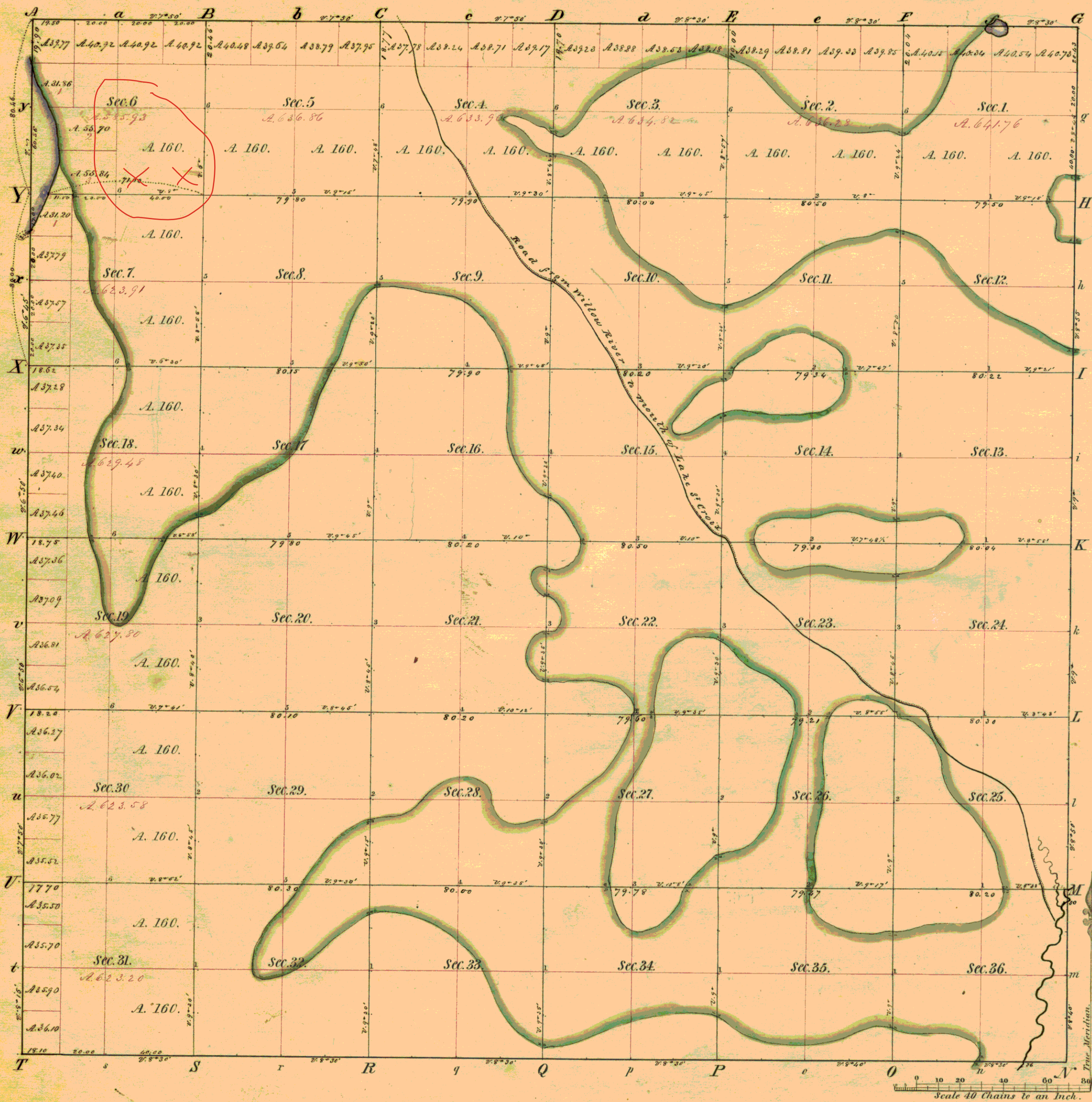
Map projection: NAD 1983 HARN Wisconsin TM

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: 6/23/2026 11:44 AM

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



Meanders of Lake St. Croix								
Posts	Courses	Ch. ^o Lk. ^s	Posts	Courses	Ch. ^o Lk. ^s	Posts	Courses	Ch. ^o Lk. ^s
Left bank of Lake								
1	S. 9° E.	25.20						
	S. 26° E.	25.30						
	S. 6° E.	16.20						
2	S. 22° W.	17.40						
3	S. 25° W.	17.00						
Total		Miles 1	Chs 01	Lks 50				

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. ^t Gen. ^{ls} acc. ^t
Township lines	James M. Maish	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 No 28 North of Range No 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 1843

Genl. Jones Sur. Genl.