

CITY OF HUDSON

COUNTY OF ST. CROIX

ANNEXATION ORDINANCE #13-00
& PLAT MAP

OFFICE OF THE SECRETARY OF STATE
State of Wisconsin

FILED OCTOBER 25, 2000



137C

City of Hudson

505 Third Street
Hudson, Wisconsin 54016-1694
PHONE: (715) 386-4765
FAX: (715) 386-0804

Brian D. Gramentz
City Administrator
(715) 386-4765

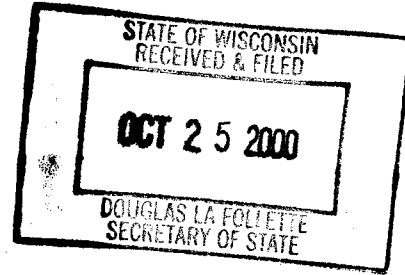
Patricia A. Dotseth, C.M.C.
City Clerk

Betty J. Caruso
Finance Officer

October 23, 2000

Office of the Secretary of State
Government Records Division
P.O. Box 7848
Madison, WI 53707-7848

Attn: Marjorie Robb, Administrator



Dear Ms. Robb:

Enclosed find a copy of the Certificate of Annexation, Ordinance No. 13-00 and map of the area of approximately 600 acres being annexed to the City.

At the meeting of the Common Council held on Tuesday, September 5, 2000, this annexation was approved to the City from the Town of Hudson and the Town of Troy, both in St. Croix County.

I hereby certify that the attached is a true and correct copy of Ordinance No. 13-00.

CITY OF HUDSON

Patricia A. Dotseth
City Clerk

PAD/jmd
Enclosures

Cc: St. Croix County Register of Deeds
WI Indianhead Technical College
Hudson School District
Town of Hudson
Town of Troy
St. Croix E.M.S.

Ameritech
Dennis Christophersen
Xcel Energy
Steve Adams, Public Works
Hudson Fire Department
AT&T Broadband
Superior Services

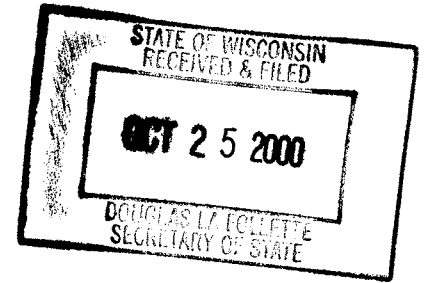


CERTIFICATE OF ANNEXATION

Patricia A. Dotseth
Clerk of the City of Hudson

- to - Town of Hudson PIN #s:

The Public	020-1087-50-000
	020-1089-80-000
	020-1097-40-100
020-1097-40-000	020-1097-60-000
020-1097-30-000	020-1097-90-000
020-1088-90-000	020-1089-60-000
020-1094-20-000	020-1094-10-000
020-1094-50-200	020-1089-70-000
020-1097-50-000	020-1097-80-000
020-1089-40-000	020-1098-20-000
020-1098-50-000	020-1098-60-000
020-1098-50-100	020-1098-60-100



Town of Troy PIN #s:

040-1013-60-000	040-1013-30-000
040-1021-10-000	

City of Hudson
505 Third Street
Hudson, WI 54016

I, Patricia A. Dotseth, City Clerk of the City of Hudson, Wisconsin, do hereby certify that the following described territory was detached from the Town of Hudson and Town of Troy, in St. Croix County, and was annexed to the said City of Hudson pursuant to § 66.021(12) of the Wisconsin Statutes, by an ordinance adopted by the Common Council of the City of Hudson, at a regular meeting held the 5th day of September, 2000.

(Legal descriptions set forth on Exhibits 1 through 4, attached hereto)

Population in this annexed area: 3

Dated this 23rd day of October, 2000.

Patricia A. Dotseth

Patricia A. Dotseth
City Clerk
City of Hudson, Wisconsin

Subscribed and sworn to before me
this 23rd day of October, 2000.

Mary C. Magle

 Mary C. Magle
 Notary Public, State of Wisconsin
 My Commission expires 4/22/08

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF HUDSON, WISCONSIN

THE COMMON COUNCIL OF THE CITY OF HUDSON DO ORDAIN AS FOLLOWS:

SECTION 1. TERRITORY ANNEXED. In accordance with Section 66.021 of the Wisconsin Statutes and the petition for direct annexation filed with the City Clerk on the 30th day of June, 2000, signed by all property owners and electors residing therein of the petitioned area, the following described territory in the Town of Hudson and Town of Troy, St. Croix County, Wisconsin, is annexed to the City of Hudson, Wisconsin:

(Legal description set forth on Exhibit 1 through 4 attached hereto.)

SECTION 2. EFFECT OF ANNEXATION. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Hudson for any and all purposes provided by law; and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Hudson, Wisconsin.

SECTION 3. ZONING CLASSIFICATION. Pursuant to Sec. 255-12, City of Hudson Zoning Code, the territory annexed hereby to the City of Hudson is designated as R-1, One-Family Residential District.

SECTION 4. WARD DESIGNATION. The territory described in Section 1 of this ordinance is hereby made a part of the 2nd ward of the City of Hudson, subject to the ordinances, rules and regulations of the City governing wards.

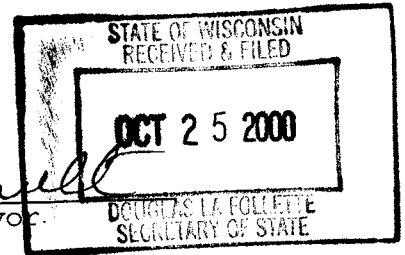
SECTION 5. SEVERABILITY. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given without the invalid or unconstitutional provision or application.

SECTION 6. EFFECTIVE DATE. This ordinance shall take effect upon the passage and publication as provided by law.

Dated this 12th day of September, 2000.

APPROVED:

John D. Breault
John D. Breault, Mayor



ATTEST:

Patricia A. Dotseth
Patricia A. Dotseth, City Clerk

1st Reading: n/a

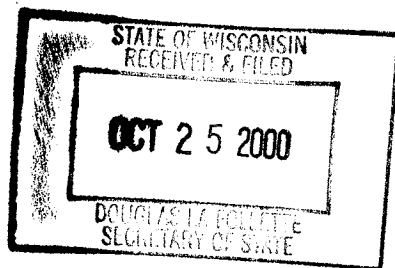
Date Adopted: 9/5/00

Date Published: 9/14/00; send affidavit of publication

Lot 1 of Certified Survey Map recorded in Volume 7, at page 1925 as Document Number 432987, recorded December 14, 1987, located in the E1/2 of the NE1/4 of Section 32 and that part of the NW1/4 of Section 33 lying S of U.S. Highway "12" W of Wisconsin State Highway "35" and N of County Trunk "N", situated in Township 29 North, Range 19 West.

And,

All that part of the E1/2 of the NE 1/4 of Section 32 and that part of the NW 1/4 of Section 33 lying S of U.S. Highway "12" W of Wisconsin State Highway "35" and N of County Trunk "N", situated in Township 29 North, Range 19 West, EXCEPT Lot 1 of Certified Survey Map recorded in Volume 7, at page 1925 as Document Number 432987, recorded December 14, 1987.



1 of 2

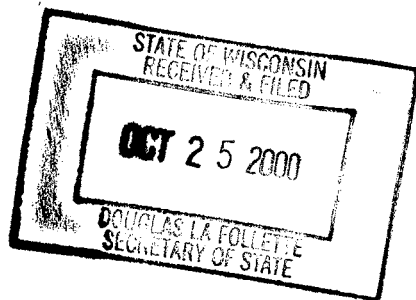
PARCEL A: (Troy Township)

Owners: Bieneman Farm, LLC

LEGAL DESCRIPTION: The N 1/2 of the NW 1/4 of Section 4, EXCEPT a parcel of land located in the NE 1/4 of the NW 1/4 of Section 4, Township 28 North, Range 19 West, Town of Troy, more fully described as follows:

Commencing at the North Quarter corner of said Section 4; thence N89°51'01"W (on the North line of the NW 1/4 of said Section 4) a distance of 50.00 feet to the point of beginning of the parcel to be herein described; thence along the West R.O.W. of S.T.H. 35, go S00°26'29"W 546.60 feet; thence S89°33'31"E 17.00 feet; thence S00°26'29"W 243.00 feet; thence N89°33'31"W 17.00 feet; thence S00°26'29"W 468.63 feet; thence leaving said R.O.W. go N89°48'33"W (on the South line of the NE 1/4 of the NW 1/4 of said Section 4) a distance of 724.00 feet; thence N00°26'29"E 1257.71 feet; thence S89°51'01"E (on the North line of the NW 1/4 of said Section 4) a distance of 724.00 feet to the Point of Beginning of the above described parcel AND EXCEPT parcel in Vol. 1137, Page 5, Doc. No. 532948.

AND, the NE 1/4 of the NE 1/4 of Section 5; all in Township 28 North, Range 19 West.



EXHIBIT

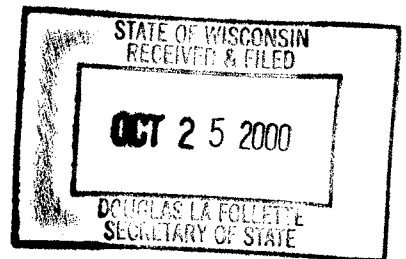
1-p. 2

ANNEXATION DESCRIPTION

A parcel of land located in part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$, part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, part of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ all in Section 33, T29N, R19W, Town of Hudson, St. Croix County, Wisconsin; described as follows:

Beginning at the W $\frac{1}{4}$ Corner of said Section 33; thence S00°20'12"W, along the west line of the SW $\frac{1}{4}$ of said Section, 2601.21 feet to a northerly line of a parcel of land described in Warranty Deed recorded in Volume 1131, Page 116 at the St. Croix County Register of Deeds Office; thence N85°25'37"E, along said northerly line 896.53 feet to the westerly line of said parcel; thence N31°56'18"E, along said westerly line, 572.91 feet; thence N17°24'22"E, along said line, 463.25 feet; thence N01°15'26"E, along said line and the westerly line of a parcel of land described in Warranty Deed recorded in Volume 1131, Page 119 at said office, 1199.80 feet; thence N01°47'22"E, along said westerly line, 1140.26 feet; thence N78°34'54"W 174.18 feet to the easterly line of Lot 1 of Certified Survey Map recorded in Volume 1, Page 231 at the St. Croix County Register of Deeds Office; thence S00°24'34"W, along said easterly line, 519.84 feet to the south line of said Lot 1; thence N89°35'26"W, along said southerly line, 484.75 feet to the westerly line of said Lot 1; thence N00°24'34"E, along said westerly line, 515.22 feet to said southerly right-of-way of Stageline Road being a point on curve of a 1245.00 foot radius curve, concave northerly, whose central angle measures 18°45'49", whose chord bears N80°51'22.5"W and measures 405.90 feet; thence westerly, along the arc of said curve and right-of-way, 407.72 feet to the point of tangency; thence N71°28'28"W, along said right-of-way, 350.81 feet to the west line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S00°27'55"E, along said west line, 938.08 feet to the point of beginning.

Described parcel contains 94.388 Acres (4,111,541 Sq. Ft.) and is subject to all easements, restrictions and covenants of record.



1 of 2

ANNEXATION DESCRIPTION

A parcel of land located in part of the SE ¼ of the NW ¼, part of the NE ¼ of the SW ¼ and part of the SE ¼ of the SW ¼ all in Section 33, T29N, R19W, Town of Hudson, St. Croix County, Wisconsin; described as follows:

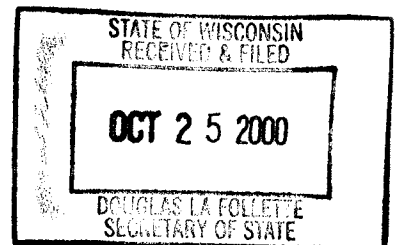
Commencing at the S ¼ Corner of said Section 33; thence N89°57'06"W, along the south line of said SW ¼, 70.84 feet to the westerly right-of-way of State Trunk Highway '35'; thence N00°24'47"E, along said right-of-way, 64.88 feet to a northerly line of a parcel of land described in Warranty Deed recorded in Volume 1131, Page 116 at the St. Croix County Register of Deeds Office being the point of beginning; thence continuing N00°24'47"E, along said westerly right-of-way, 365.18 feet to a south line of a parcel described in said deed; thence N89°57'24"W, along said south line, 375.00 feet to a westerly line described in said deed; thence N00°24'47"E, along said westerly line, 185.00 feet to a northerly line described in said deed; thence S89°57'24"E, along said northerly line, 375.00 feet to said westerly right-of-way; thence N00°24'47"E, along said right-of-way, 706.86 feet; thence S89°57'13"W, along said right-of-way, 20.00 feet; thence N00°24'47"E, along said right-of-way, 738.86 feet to the southerly line of Certified Survey Map recorded in Volume 7, Page 1964 at said office; thence S87°59'05"W, along said southerly line, 85.03 feet to the westerly line of said Certified Survey Map; thence N50°40'21"W, along said westerly line, 144.10 feet; thence N41°54'17"W, along said line, 160.59 feet; thence N38°07'14"W, along said line, 144.75 feet; thence N27°57'16"W, along said line, 112.21 feet; thence N40°37'28"W, along said line, 224.18 feet; thence N27°15'15"W, along said line, 96.24 feet; thence N15°26'00"W, along said line and the westerly line of Certified Survey Map recorded in Volume 6, Page 1510 at said office, 62.60 feet; thence N03°33'41"E, along said westerly line, 132.19 feet; thence N06°10'18"E 318.55 feet; thence N89°25'28"W, 227.27 feet to the easterly line of a parcel of land described in Warranty Deed recorded in Volume 1113, Page 119 at said office; thence S01°54'29"E, along said line, 640.73 feet; thence S10°34'02"W, along said line, 406.31 feet; thence S04°05'16"W, along said line and an easterly line of said parcel described in Warranty Deed recorded in Volume 1131, Page 116, 1300.83 feet; thence S20°40'52"E, along said easterly line, 907.23 feet to said northerly line; thence N89°47'30"E, along said northerly line, 668.26 feet to the point of beginning.

Described parcel contains 49.282 Acres (2,146,737 Sq. Ft.) and is subject to all easements, restrictions and covenants of record.

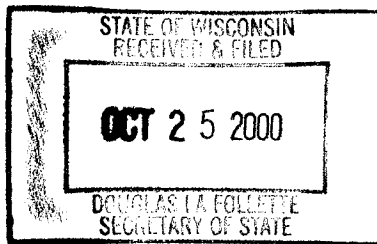
I Douglas J. Zahler, Registered Wisconsin Land Surveyor, hereby certify that the above described and mapped property was surveyed by me or under my direct supervision and that this map is a correct representation to scale of the boundaries to the best of my knowledge and belief.



Page 2



Part of the SE1/4 of the NE1/4 of Section 32, Township 29 North, Range 19 West, St. Croix County, Wisconsin described as follows: Beginning at a point where the East line of the SE1/4 of NE1/4 of Section 32-29-19 intersects the South line of County Trunk Highway "N" as now located; thence South along said East line a distance of 140 feet; thence West 211 feet; thence North parallel with said East line 191 feet more or less to the South line of said highway; thence SEly along the South line of said highway to the point of beginning.



ANNEXATION DESCRIPTION: OF RED CEDAR CANYON PROPERTY,
FOR HANS HAGEN HOMES

The South Half of the Northeast Quarter of Section 32, Township 29, Range 19,
St. Croix County, Wisconsin, excepting there from the following Nine (9)
described tracts:

Tract 1:

That part of the South Half of the Northeast Quarter of Section 32,
Township 29, Range 19, St. Croix County, Wisconsin lying Northeasterly
of County Trunk "N"

Tract 2:

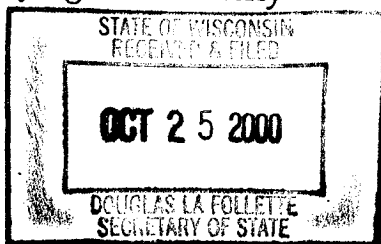
(AKA School House Lot, see Tract 7)

Tract 3:

A parcel of land consisting of 5 acres located in the Southeast Quarter and
South Half of Northeast Quarter of Section 32, Township 29, Range 19,
further described as follows: Beginning at a point on the North and South
Quarter line of said Section 32, a distance of 2221.0 feet North of the South
line of said Section 32; thence continuing North along said quarter line a
distance of 50 rods; thence East parallel with the South line of said Section
32 a distance of 16 rods; thence South parallel with said quarter line a
distance of 50 rods; thence West parallel with the South line of said section
32 a distance of 16 rods to place of beginning. Also all that part of
Southeast Quarter of Northwest Quarter of Section 32, Township 29,
Range 19, bounded and described as follows: Commencing at center of
said Section 32, running thence West along the quarter section line $3\frac{1}{2}$
rods; running thence North parallel with quarter section line running
North and South through said section a distance of 20 rods; thence East $3\frac{1}{2}$
rods to last named quarter section line; running thence South 20 rods to
place of beginning.

Tract 4:

Part of the Southwest Quarter of Northeast Quarter of Section 32,
Township 29, Range 19, described as follows, to-wit: Commencing on the
West line of said Southwest Quarter of Northeast Quarter at a point 3046
feet North of the South line of said Section 32; thence East parallel with
said South line 264 feet; thence North parallel with West line of said
Southwest Quarter of Northeast Quarter 885 to the North line of said



1 of 4

Southwest Quarter of Northeast Quarter; thence west on said North line 264 feet to the Northwest corner thereof; thence South on said West line 885 feet to place of beginning.

Tract 5:

A parcel of land containing 1 ½ (1.5) acres located in the Southeast Quarter of Northeast of Section 32, Township 29, Range 19, further described as follows, beginning at a point 1070.8 feet North and 353.6 feet West of the Southeast corner of said Northeast Quarter, thence due South a distance of 236.0 feet, thence due West a distance of 240.00 feet, thence due North a distance of 320.3 feet to the South line of the Town Road, thence South 70 degrees, 39 minutes East along said road a distance of 254.2 feet to point of beginning.

Tract 7:

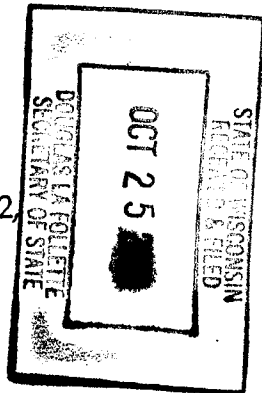
Part of the Southeast Quarter of the Northeast Quarter of Section 32, Township 29, Range 19 West, St. Croix County, Wisconsin described as follows: Beginning at a point where the East line of the Southeast Quarter of Northeast Quarter of Section 32, Township 29, Range 19 intersects the South line of County Trunk Highway "N" as now located: thence South along said East line a distance of 140 feet; thence West 211 feet; thence North parallel with said East line 191 feet more or less to the South line of said highway; thence Southeasterly along the South line of said highway to the point of beginning.

Tract 8

A parcel of land located in the Southeast Quarter of Northeast Quarter of Section 32, Township 29, Range 19, St. Croix County, Wisconsin, lying southerly of the south line of Town Road, said parcel of land being further described as follows: Beginning at a point 1070.8 feet north and 353.6 feet west of the southeast corner of said Northeast Quarter, thence due south a distance of 236.00 feet; thence due east a distance of 7.8 feet, thence due north a distance of 232.4 feet to the south line of the Town Road, thence northwesterly a distance of 8.45 feet to the point of beginning.

Tract 9

That part of the Southwest Quarter of the Northeast Quarter of Section 32, Township 29, Range 19, St. Croix County, Wisconsin, described as commencing on the west line of said Southwest Quarter of Northeast Quarter at a point 3046 feet north from the south line of said Section 32,



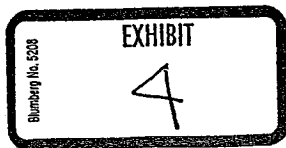
said west line is assumed to bear North 02 degrees 02 minutes 01 seconds East; thence North 88 degrees 14 minutes 48 seconds East parallel with the south line of said Section 32 a distance of 264.00 feet; thence North 02 degrees 02 minutes 01 seconds East parallel with said west line 886.46 feet to a point 33.00 feet south from the north line of said Southwest Quarter of the Northeast Quarter of Section 32 and said point being the point of beginning of the property to be described; thence North 02 degrees 02 minutes 01 seconds East 33.00 feet to said north line of the Southwest Quarter of the Northeast Quarter of Section 32; thence South 88 degrees 30 minutes 50 seconds East along said north line 1050.82 feet to the northeast corner of said Southwest Quarter of the Northeast Quarter of Section 32; thence South 01 degrees 42 minutes 56 seconds West along the east line said Southwest Quarter of the Northeast Quarter of Section 32 a distance of 33.50 feet; thence North 87 degrees 55 minutes 02 seconds West 373.59 feet; thence North 88 degrees 48 minutes 02 seconds West 677.44 feet to the point of beginning.

Tract 10

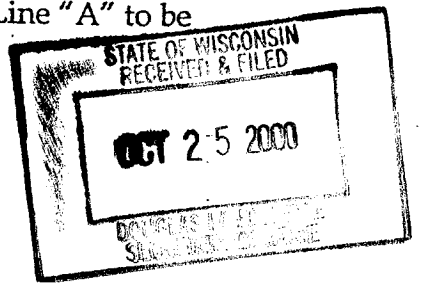
That part of the Southeast Quarter of Northeast Quarter of Section 32, Township 29, Range 19, St. Croix County, Wisconsin, described as beginning at the northwest corner of said Southeast Quarter of the Northeast Quarter of Section 32, the north line of said Southeast Quarter of the Northeast Quarter of Section 32 is assumed to bear South 88 degrees 30 minutes 50 seconds East; thence South 01 degrees 42 minutes 56 seconds West along the west line of said Southeast Quarter of the Northeast Quarter of Section 32 a distance of 33.50 feet; thence South 78 degrees 49 minutes 45 seconds East 546.20 feet; thence South 74 degrees 41 minutes 35 seconds East 188.68 feet to Line "A" described below: thence North 01 degrees 24 minutes 03 seconds East along said Line "A" a distance of 34.87 feet to the south line of the 100 foot wide County Trunk "N" as located; thence northwesterly along said south line of County Trunk "N" to said north line of the Southeast Quarter of the Northeast Quarter of Section 32; thence North 88 degrees 30 minutes 50 seconds West along said north line to the point of beginning.

Description of Line "A":

Commencing at a point 1070.8 feet north and 353.6 feet west of the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 32, Township 29, Range 19, St. Croix County, Wisconsin, thence due South a distance of 236.0 feet, thence due West a distance of 240.00 feet to the point of beginning of Line "A" to be



Pg 3

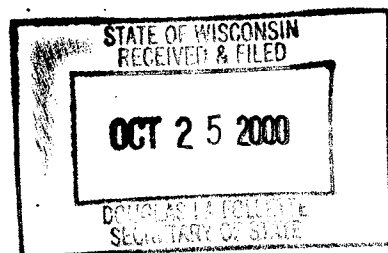


described; thence due north a distance of 320.3 feet to the south line of the Town Road and said Line "A" there terminating.

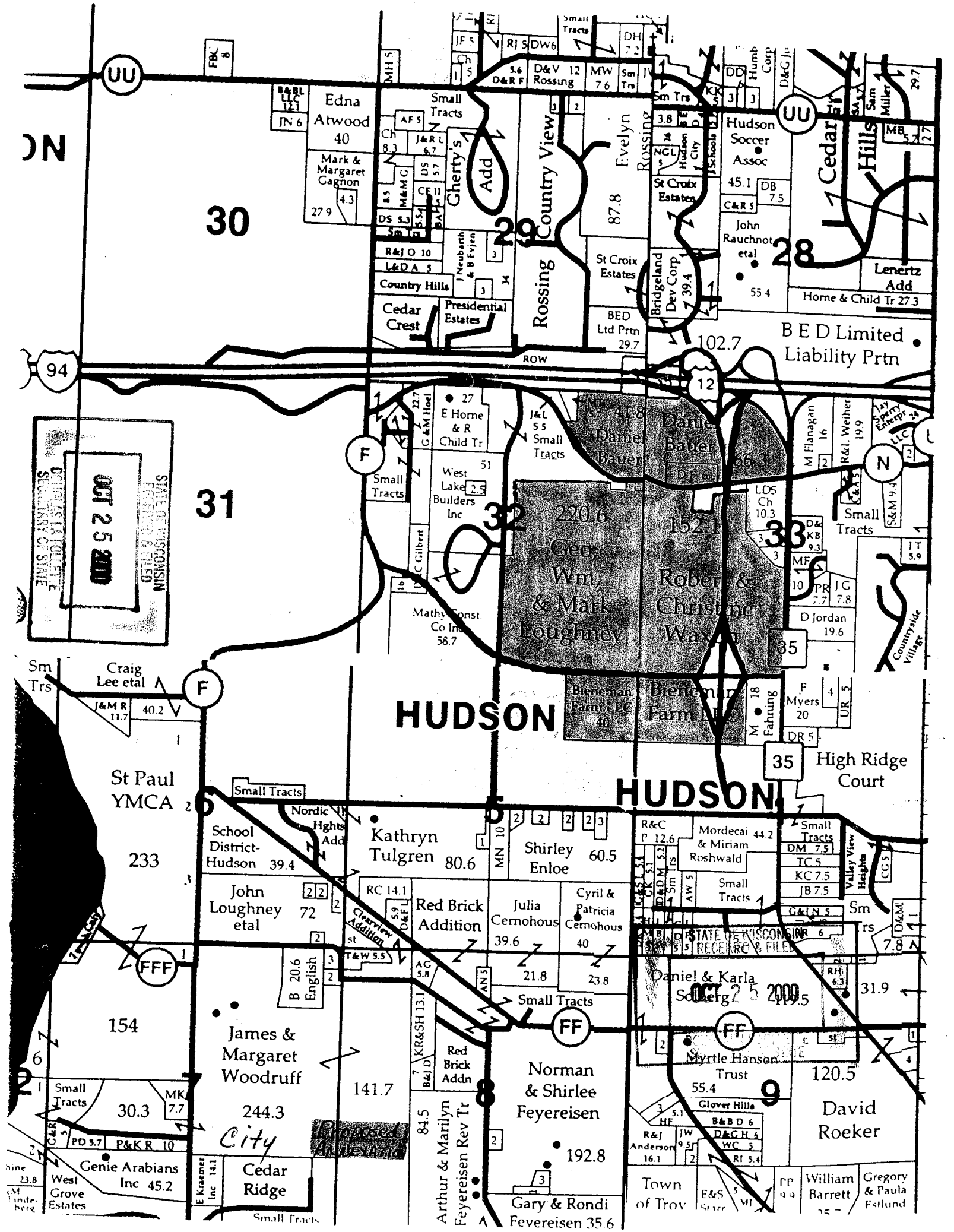
AND

The Southeast Quarter, Section 32, Township 29, Range 19, St. Croix County, Wisconsin, excepting therefrom:

A parcel of land consisting of 5 acres located in the Southeast Quarter and South Half of Northeast Quarter of Section 32, Township 29, Range 19, further described as follows: Beginning at a point on the North and South Quarter line of said Section 32, a distance of 2221.0 feet North of the South line of said Section 32: thence continuing North along said quarter line a distance of 50 rods; thence East parallel with the South line of said Section 32 a distance of 16 rods; thence South parallel with said quarter line a distance of 50 rods; thence West parallel with the South line of said Section 32 a distance of 16 rods to place of beginning. Also all that part of Southeast Quarter of Northwest Quarter of Section 32, Township 29, Range 19 bounded and described as follows: Commencing at center of said Section 32, running thence West along the quarter section line $3\frac{1}{2}$ rods; running thence North parallel with quarter section line running North and South through said section a distance of 20 rods; thence East $3\frac{1}{2}$ rods to last named quarter section line; running thence South 20 rods to place of beginning.



pg 4



UU

30

31

HUDSON

HUDSON

City

OCT 25 2000
STATE OF WISCONSIN
FORECLOSURE & FILED
DEBORAH LA FOLLETTE
SECRETARY OF STATE

Edna Atwood 40
Mark & Margaret Gagnon 27.9
4.3

Country View
Country Hills
Presidential Estates
Cedar Crest

Country View
Evelyn
Rossing
St Croix Estates
Bridgeland Dev Corp 7 39.4

87.8
St Croix Estates
BED Ltd Prtn 29.7

Hudson Soccer Assoc
45.1
John Rauchnot et al 55.4

28
Hills
Lenertz Add
Home & Child Tr 27.3

27
E Home & R Child Tr
51
West Lake Builders Inc
Mathy Const Co Inc 58.7

220.6
George Wm & Mark Loughney

152
Robert & Christine Wagon

102.7
12
33
35

Small Tracts
D Jordan 19.6
Countryside Village

Sm Trs
Craig Lee et al
J&M R 40.2
11.7

St Paul YMCA 233

Small Tracts
Nordic Hights Add

Kathryn Tulgren 80.6

Shirley Enloe 60.5

Bleneman Farm LLC 40

Bleneman Farm LLC 40

High Ridge Court
35

School District-Hudson 39.4

John Loughney et al 72

Red Brick Addition
Julia Cernohous 39.6

Red Brick Addition
Cyril & Patricia Cernohous 40

Small Tracts
21.8
23.8

Small Tracts
Mordecai & Miriam Roshwald 44.2

Small Tracts
DM 7.5
TC 5
KC 7.5
JB 7.5

Valley View Hights
CG 3

James & Margaret Woodruff 244.3

James & Margaret Woodruff 244.3

Clearview Addition
T&W 5.5

Small Tracts
141.7

Norman & Shirlee Feyereisen 192.8

Small Tracts
Daniel & Karla Soltberg 199.5

Small Tracts
31.9

Myrtle Hanson Trust 120.5

Small Tracts 30.3
MK 7.7

Cedar Ridge

Red Brick Addn
Arthur & Marilyn Feyereisen Rev Tr 84.5

Red Brick Addn
141.7

Norman & Shirlee Feyereisen 192.8

Small Tracts
Glover Hills
55.4

Small Tracts
120.5

David Roeker

Genie Arabians Inc 45.2
West Grove Estates

Cedar Ridge

Arthur & Marilyn Feyereisen Rev Tr 84.5

Arthur & Marilyn Feyereisen Rev Tr 84.5

Gary & Rondi Fevereisen 35.6

Town of Troy
E&S 5.1

William Barrett

Gregory & Paula Estlund