



505 Third Street
Hudson, Wisconsin 54016-1694
FAX: (715)386-3385
www.ci.hudson.wi.us

Becky Eggen
City Clerk
cityclerk@hudsonwi.gov
(715)716-5748

ORD11302



March 30, 2021

Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701-1645

To Whom It May Concern:

Enclosed please find a copy of the Certificate of Annexation, Ordinance No. 09-21 and a map of the area approximately 16.76 acres m/l being annexed into the City. The MBR number is 14330.

At the meeting of the Common Council held on Monday, March 15, 2021 this annexation was approved to the City from the Town of Hudson in St. Croix County.

I hereby certify that the attached is a true and correct copy of Ordinance No. 09-21.

Sincerely,

City of Hudson

Becky Eggen
City Clerk

Enclosures

Cc: St. Croix County Register of Deeds
WI Indianhead Technical College
Hudson School District
Town of Hudson
St. Croix EMS
Comcast
Advanced Disposal Services
St. Croix County Clerk

AT&T
Hudson Water Utility
Xcel Energy
Public Works Department
Hudson Fire Department
Hudson Police Department
Community Development
Bowmar Appraisal

CERTIFICATE OF ANNEXATION

Document Number

Document Title



8 7 6 9 2 6 3

Tx:4660229

1126050

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

RECEIVED FOR RECORD

03/22/2021 03:25 PM

EXEMPT #:

REC FEE

30.00

PAGES: 12

Becky Eggen
Clerk of the City of Hudson

-to-

The Public

Recording Area

Name and Return Address and Drafted by:

Emily Boles
City of Hudson
505 Third Street
Hudson, WI 54016

020-1084-00-000 020-1404-14-000

020-1083-90-000

Parcel Identification Number (PIN)

12

MUNICIPAL BOUNDARY REVIEW (MBR) #14330

I, Becky Eggen, City Clerk of the City of Hudson, Wisconsin, do hereby certify that the following described territory was detached from the Town of Hudson, in St. Croix County, and was annexed to the said City of Hudson pursuant to 66.0217 (2) of the Wisconsin Statutes, by Ordinance No. 9-21 adopted by the Common Council of the City of Hudson, at a regular meeting held the 15th day of March, 2021.

(Legal description set forth on Ordinance No. 9-21 attached hereto)

Dated this 15 day of March, 2021.

Becky Eggen

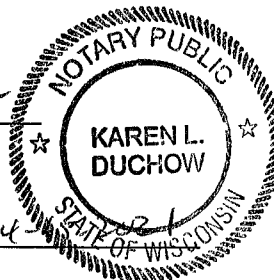
Becky Eggen
City Clerk
City of Hudson, Wisconsin

Subscribed and sworn to before me
this 15 day of March, 2021.

Karen L. Duchow

Karen L. Duchow
Notary Public, State of Wisconsin
County of St. Croix

My commission is permanent/expires



THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

ORDINANCE 09-21

**AN ORDINANCE ANNEXING LAND
FROM THE TOWN OF HUDSON, WISCONSIN TO THE CITY OF HUDSON,
WISCONSIN**

WHEREAS, the City of Hudson received a petition for direct annexation of land in the Town of Hudson from Hudson Physicians (herein Petition) dated July 30, 2020; and,

WHEREAS, the Petition has been reviewed by the City of Hudson Plan Commission at its meeting on March 2, 2021, and the Plan Commission has made recommendations for temporarily zoning of the territory included in the petition to the AR-Agricultural Residential District; and

WHEREAS, the Petition meets the requirements of §66.0217(2), Wisconsin Statutes; and,

WHEREAS, the Petition was reviewed by the Municipal Boundary Review Division of the Wisconsin Department of Administration and found to be in the public interest; and,

WHEREAS, the Common Council has determined that it is in the best interest of the City of Hudson to annex the territory described in the Petition.

NOW THEREFORE, the Common Council of the City of Hudson hereby enacts the following ordinance:

SECTION 1: Territory Annexed.

The City Clerk received a Petition for direct annexation on the 30th day of July 2020, signed by all of the electors residing in the territory and the owners of all of the real property in the territory. That the territory described in the legal description and survey map which is attached to this ordinance as Exhibit A and incorporated as if fully set forth herein is hereby annexed to the City of Hudson in accordance with sec. 66.0217(2) of Wisconsin Statutes. The original Petition is attached to this ordinance as Exhibit B.

SECTION 2: Effect of Annexation.

From and after the date of this ordinance the territory described in Section 1 shall be part of the City of Hudson for any and all purposes provided by law and all persons doing or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Hudson.

SECTION 3: Temporary Zoning.

Upon recommendation of the City of Hudson Plan Commission, the territory annexed to the City of Hudson by this ordinance is temporarily zoned as AR-Agricultural Residential,

pursuant to sec. 66.0217(8)(a) of the Wisconsin Statutes and Sec. 255-12B of the City of Hudson Zoning Ordinance.

SECTION 4: Designations.

The territory described in Section 1 of this ordinance is hereby made part of Hudson Ward 8 and Aldermanic District 4 of the City of Hudson.

SECTION 5: Payment to Town as required by Statute.

The City agrees to pay annually to the Town of Hudson, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the real estate property tax bill for 2020 tax roll, under §70.65, Stats., pursuant to §66.0217(14)a1., Stats.

SECTION 6: Severability.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinance whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 7: Effective Date.

This ordinance is effective upon enactment pursuant to §66.0217(8)(c), Stats.

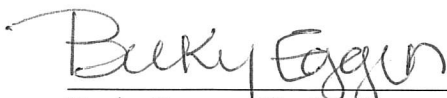
Adopted by the Common Council of the City of Hudson, Wisconsin on this 15 day of March 2021 on a roll call vote: 6 Ayes 0 Nays

CITY OF HUDSON



Rich O'Connor, Mayor

ATTEST:

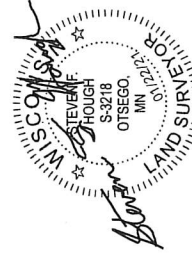


Becky Eggen, City Clerk

ANNEXATION DESCRIPTION

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 29 North, Range 19 West and Outlot 1, WALDEN WOODS, St. Croix County, Wisconsin described as follows:

Commencing at the West Quarter corner of said Section 29; thence South along the West line of said Section 29, a distance of 330.29 feet to the point of beginning; thence continue South along said West line of Section 29, a distance of 557.12 feet to the westerly extension of the South line of Outlot 1, WALDEN WOODS; thence East along said westerly extension and the South line of said Outlot 1, a distance of 1316.00 feet to the West line of Northeast Quarter of Southwest Quarter of said Section 29; thence North 552.99 feet along said West line of the Northeast Quarter of the Southwest Quarter of Section 29; thence West 1314.56 feet to the point of beginning.



I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Steven F. Hough
Steven F. Hough - PLS License No. S-3218 Date 01/22/21

PART OF THE NW 1/4 OF THE SW 1/4 OF SEC 29, TWP 29, RNG 19,
ST. CROIX COUNTY, WISCONSIN

Deer Haven Dr.

W 1/4 Cor. Of Sec 29,
Twp 29, Rng 19

Lot 1

Lot 2

Lot 2

Lot 1

C. S. M. Vol 4, Page 1116

C. S. M. Vol 6, Page 1720

1314.56

330.29

W. Line Of SW 1/4, Sec 29, Twp 29, Rng 19

CITY OF HUDSON

Hillcrest Drive

Carmichael Road

Ely R.O.W. Of Carmichael Rd.

TOWN OF HUDSON

16.76 Acres ±

SEC 29

TWP 29

RNG 19

552.99

W. Line Of NE 1/4, SW 1/4,
Sec 29, Twp 29, Rng 19

Lot 8

Lot 7

N. Line Of Outlet 1, WALDEN WOODS; Also
N. Line Of S. 495 Ft. Of NW 1/4, SW 1/4

Outlet 1, WALDEN WOODS

S. Line Of Outlet 1

1316.00

Lot 1

Lot 3

Lot 4

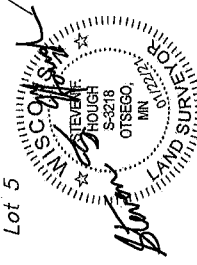
Lot 5

Lot 6

Lot 6

W 1/4 Ext. Of S. Line Of Outlet 1

SW Quarter Corner
Sec 29, Twp 29, Rng 19



SCALE IN FEET
0 100

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Wisconsin.

Steven F. Hough - PLS
Date 01/22/21

ANNEXATION MAP

Loucks Project No. 19-946A
Sheet 2 of 2 Sheets



Request for Annexation Review

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>

Exhibit B

Petitioner Information

Name: **HUDSON PHYSICIANS**

Address: **403 STAGELINE ROAD**

Hudson, WI 54016

Email: **MBRANDT@HUDSONPHYSICIANS.COM**

Office use only:

RECEIVED

July 30, 2020

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: **HUDSON TOWNSHIP**

2. Petitioned City or Village: **CITY OF HUDSON**

3. County where property is located: **ST. CROIX COUNTY**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **15**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **020108400000**
AND 020108390000

Petitioners phone:

715.531.6800

Town clerk's phone:

715-386-4263

City/Village clerk's phone:

715-716-5748

Contact Information if different than petitioner:

Representative's Name and Address:

STEVE DORGAN

CRESA MINNEAPOLIS

Phone: **612.501.4160**

E-mail: **sdorgan@cresa.com**

Surveyor or Engineering Firm's Name & Address:

HENERY NELSON

LOUCKS ASSOCIATES

7200 HEMLOCK LANE, SUITE 300 MAPLE GROVE, MN 55369

Phone: **763.424.5505**

E-mail: **HNELSON@LOUCKSINC.COM**

Required Items to be provided with submission (to be completed by petitioner):

- ☒ 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 is included
- Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
- ☒ Check or money order covering review fee [see next page for fee calculation]

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

\$800 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

\$1150 TOTAL FEE DUE (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: **Department of Administration**

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 received: 7-28-2020

Payee: Steven G Dorgan

Check Number: 5837

Check Date: 7-23-20

Amount: \$1,150.00

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ 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), if by one-half approval.
 - 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.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ 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.

s. 66.0217 (1) (g) THE MAP

☒ 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.]

s. 66.0217 FILING

☒ 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.

☐ 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).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]



July 24, 2020

Erich Schmidtke
Municipal Boundary Review - DOA
101 East Wilson Street
PO Box 1645, Madison, WI 53701
erich.schmidtke@wisconsin.gov

Re: Hudson Physicians Request for Annexation

Dear Mr. Schmidtke,

On behalf of Hudson Physicians, enclosed please find the application, petition and check payment for the request for annexation. I have emailed you the necessary documents as part of the application. If there is any additional information you need, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "SD", written over a horizontal line.

Steve Dorgan
Managing Principal, Cresa Minneapolis
612.501.4160
sdorgan@cresa.com

Petition for Annexation

Hudson Physicians SC Rock Island Land Company

City of Hudson
May 28, 2020

REQUEST:

Hudson Physicians SC (Developer) currently is working with the Rock Island Land Company (Owner) to develop the Property located at the NE corner of Hillforest Drive and Carmichael Road. This along with the State required documentation is to serve as our official petition for annexation to the City of Hudson.

The specific parcels included in the annexation petition are:

- 020108400000
- 020108390000
- 020140414000

The annexation area totals 16.00 acres and is located to the east of Hudson city limits, in the Town of Hudson, along Carmichael Road. There are no structures on the subject properties.

LEGAL DESCRIPTION OF PROPERTY:

Part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin being parcels of land described in Volume 424, Page 199, Volume 424, Page 201, and Outlot 1 of WALDEN WOODS a County plat recorded at the St. Croix County Register of Deeds.

Property being further described as:

Commence at the West Quarter corner of Section 29, Township 29 North, Range 19 West; thence South 00 degrees 15 minutes 33 seconds West along the west line of the Southwest Quarter 330.00 feet; thence north 89 degrees 42 minutes 21 seconds East 55.00 feet to a found iron pipe and the point of beginning; thence South 00 degrees 15 minutes 33 seconds West along the easterly right-of-way of Carmichael Road 102.87 feet to a found iron pipe; thence South 08 degrees 16 minutes 18 seconds East along the easterly right-of-way of Carmichael Road 101.12 feet to a found iron pipe; thence South 00 degrees 15 minutes 33 seconds West along the easterly right-of-way of Carmichael Road 50.00 feet to a found iron pipe; thence South 08 degrees 47 minutes 24 seconds West along the right-of-way of Carmichael Road 101.12 feet to a found iron pipe; thence South 00 degrees 15 minutes 33 seconds West along the right-of-way of Carmichael Road 142.13 feet to a found iron pipe; thence South 00 degrees 15 minutes 33 seconds West 62.66 feet to a found iron pipe on the south line of Outlot 1 of the plat of WALDEN WOODS; thence North 89 degrees 31 minutes 28 seconds East along the south line of

said Outlot 1, 1260.90 feet to a found Iron pipe; thence North 00 degrees 06 minutes 39 seconds East along the west line of the Northeast Quarter of the Southwest Quarter of said Section 29, 553.65 feet to a found Iron pipe; thence South 89 degrees 42 minutes 21 seconds West 1259.42 feet to the point of beginning.

Said parcel contains 16.00 Total Acres

Please see EXHIBIT A, Boundary Survey

OWNER: ROCK ISLAND LAND COMPANY

Ronald E. Clark
By: CEO

PURCHASER: HUDSON PHYSICIANS

[Signature]
By:

MAP OF SURVEY FOR: THE LEWIS TRUST

A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 36 N, RANGE 18 WEST, ST. CROIX COUNTY, WISCONSIN.

LINE TABLE:

NUMBER	DIRECTION	DISTANCE	R.A.
L1	S 00°15'33" W	142.13'	S 00°16'14" W 142.17'
L2	S 08°42'23" W	101.12'	S 08°48'05" W
L3	S 00°15'33" W	50.00'	S 00°16'14" W
L4	S 08°16'18" E	101.12'	S 08°15'33" E
L5	S 00°15'33" W	102.87'	S 00°16'14" W

OWNER:
THE LEWIS TRUST
2221 WHITE PINE COURT
HUDSON, WI 54016

WEST LINE OF THE SOUTHWEST 1/4
—S 00°15'33" W 2632.49'—

CARMICHAEL ROAD

LOT 1 C.S.M. VOL. 4 PG. 111B
S 00°15'33" W 330.00'
R.A. = S 00°16'14" E

NOTE: SHED ENCROACHES SOUTH OF LINE BY 1.5'

LOT 2 C.S.M. VOL. 4 PG. 111B
R.A. = S 89°43'02" E
—S 89°42'21" W 1314.42'—

NOTE: FOUND IRON PIPE IS 2.11' SOUTH OF COMPUTED LINE

NOTE: FOUND IRON PIPE IS 1.26' SOUTH OF COMPUTED LINE

LOT 1 C.S.M. VOL. 6 PG. 1720

LOT 2 C.S.M. VOL. 6 PG. 1720

LOT 3 C.S.M. VOL. 6 PG. 1720

LOT 4 C.S.M. VOL. 6 PG. 1720

LOT 5 C.S.M. VOL. 6 PG. 1720

LOT 6 C.S.M. VOL. 6 PG. 1720

LEGEND:

- COUNTY SECTION MONUMENT (FOUND AS NOTED)
- FOUND 2" IRON PIPE
- FOUND 1" IRON PIPE
- SET 3/4" BY 18 IRON PIN WT. 1.50 LBS./FT.
- R.A. = RECORDED AS

PARCEL A
697,922 SQ. FT.
16.02 AC.

VOL. 424 PG. 199

OUTLOT 1 — W.D. VOL. 2429 PG. 445.

—N 89°31'28" E 1260.90'—

NOTE:
BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 28, ASSUMED TO BEAR S00°15'33" W.

THE INSTRUMENT DRAFTED BY KEVIN SAMUEL.

SHEET NO. 1 of 2	
OWNER	THE LEWIS TRUST
PREPARED BY	KEVIN SAMUEL
CHECKED BY	KEVIN SAMUEL
DRAWN BY	KEVIN SAMUEL
DATE	01-11-05
SCALE	1" = 100'
REVISION	DATE
001	01-11-05
002	01-11-05
003	01-11-05
004	01-11-05
005	01-11-05
006	01-11-05
007	01-11-05
008	01-11-05
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096	01-11-05
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099	01-11-05
100	01-11-05

MAP OF SURVEY

THE LEWIS TRUST

146 Main Street
Koshong, WI 54028
Phone: 715-898-3490 Fax: 715-898-9441

REMOVED LEGAL PER CLIENT ATTORNEY
RELEASED FOR REVIEW
REVISION DESCRIPTION: