



505 Third Street  
Hudson, Wisconsin 54016-1694  
FAX: (715)386-3385  
[www.hudsonwi.gov](http://www.hudsonwi.gov)

Becky Eggen  
City Clerk  
[cityclerk@hudsonwi.gov](mailto:cityclerk@hudsonwi.gov)  
(715) 716-5748

**ORD11609**

January 19, 2023

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

**RECEIVED**  
**01/19/2023**  
Municipal Boundary Review  
Wisconsin Dept. of Administration

To Whom It May Concern:

Enclosed please find an updated copy of the Certificate of Annexation, Ordinance No. 09-22 and a map of the area approximately 5.75 acres m/l being annexed into the City. The MBR number is 14521.

At the meeting of the Common Council held on Monday, November 7, 2022, 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. 09-22, noting that a Corrective Instrument was utilized to detail specifically Lot 2 of the CSM in Exhibit A as what has been annexed into the City.

Sincerely,

Becky Eggen  
City Clerk  
City of Hudson

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  
Community Development

AT&T  
Hudson Water Utility  
Xcel Energy  
Public Works Department  
Hudson Fire Department  
Hudson Police Department  
St. Croix County Clerk  
Bowmar Appraisal



DocId:8953850

Tx:5139869

1163016

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

01/10/2023 03:02 PM

EXEMPT#:

REC FEE

30.00

PAGES: 10

## State Bar of Wisconsin Form 00-2011

## CORRECTION INSTRUMENT

Under Wis. Stat. § 706.085

Document Number

Document Name

**Undersigned** hereby states that a certain document ("conveyance") titled as CERTIFICATE OF ANNEXATION ORDINANCE 9-22 (type of document), and executed between WILLIAM F. HOLST, Grantor, and CITY OF HUDSON, Grantee, was recorded in ST CROIX County, Wisconsin, on December 21, 2022, in volume \_\_\_\_\_, page \_\_\_\_\_, as document number 1162407, and contained the following error:

## SECTION 1. Territory Annexed.

....That the territory described in the Petition which is attached to this ordinance as Exhibit A and incorporated as if fully set forth....

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

## SECTION 1. Territory Annexed.

...That the territory described as Lot 2 of CSM in Volume 1 of Certified Survey Maps, Page 259, as Document No. 333701, filed in St Croix County Register of Deeds office on June 18, 1976, being located in the Northwest Quarter of the Northeast Quarter of Section 32, Township 29 North, Range 19 West, Town of Hudson, St Croix County, Wisconsin as mapped in Exhibit A and incorporated...

The basis for Undersigned's personal knowledge is (check one):

- ☐ Undersigned is the Grantor/Grantee of the property described in the conveyance.  
☒ Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument  
☐ Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument  
☐ Other (Explain):

020-1087-80-001

Parcel Identification Number (PIN)

A copy of the conveyance (in part or whole) ☒ is ☐ is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated JANUARY 9, 2023.

Becky Eggen (SEAL)  
 \* BECKY EGGEN, CITY CLERK

## AUTHENTICATION

Signature of \_\_\_\_\_  
 authenticated on \_\_\_\_\_.

\*

TITLE: MEMBER STATE BAR OF WISCONSIN  
 (If not, \_\_\_\_\_  
 authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

## ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss  
ST CROIX COUNTY )

Personally came before me on Jan 9, 2023  
 the above-named BECKY EGGEN  
 to me known to be the person who executed the foregoing  
 instrument and acknowledged the same.

\* Karen A. Duv  
 Notary Public, State of Wisconsin  
 My Commission (is permanent) (expires: 4-17-2025)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

\* Type name below signatures.



DocId:8951305

Tx:5137731

**1162407**

BETH PABST

REGISTER OF DEEDS

ST. CROIX CO., WI

RECEIVED FOR RECORD

12/21/2022 10:11 AM

EXEMPT #:

REC FEE

30.00

PAGES: 9

## CERTIFICATE OF ANNEXATION

Document Number

Document Title

Becky Eggen  
Clerk of the City of Hudson

-to-

The Public

Recording Area

Name and Return Address and Drafted by:

Tiffany Weiss  
City of Hudson  
505 Third Street  
Hudson, WI 54016

020-1087-80-001

Parcel Identification Number (PIN)

9

MUNICIPAL BOUNDARY REVIEW (MBR) #14521

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 66.021 (12) of the Wisconsin Statutes, by Ordinance No. 09-22 adopted by the Common Council of the City of Hudson, at a regular meeting held the 7th day of November, 2022.

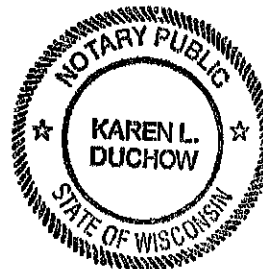
(Legal description set forth in Ordinance No. 9-22 attached hereto)

Dated this 2<sup>nd</sup> day of December 2022.

Becky Eggen  
Becky Eggen  
City Clerk  
City of Hudson, Wisconsin

Subscribed and sworn to before me  
this 2 day of December 2022.

Karen L. Duchow  
Karen L. Duchow  
Notary Public, State of Wisconsin  
My commission is permanent/expires 11-14-2025

**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 9-22**

### **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 William F. Holst (herein Petition) dated June 14, 2022; and,

WHEREAS, the Petition has been reviewed by the City of Hudson Plan Commission at its meeting on October 4, 2022, 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 14<sup>th</sup> day of June 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 as Lot 2 of CSM in Volume 1 of Certified Survey Maps, Page 259, as Document No. 333701, filed in St Croix County Register of Deeds office on June 18, 1976, being located in the Northwest Quarter of the Northeast Quarter of Section 32, Township 29 North, Range 19 West, Town of Hudson, St Croix County, Wisconsin as mapped in 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 Ward #4 and Aldermanic District 2 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.

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.

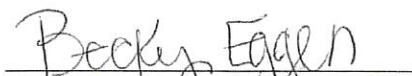
Adopted by the Common Council of the City of Hudson, Wisconsin on this 7<sup>th</sup> day of November 2022 on a roll call vote: 5 Ayes 0 Nays

CITY OF HUDSON

A handwritten signature in blue ink, appearing to read "Rich O'Connor", written over a horizontal line.

Rich O'Connor, Mayor

ATTEST:

A handwritten signature in blue ink, appearing to read "Becky Eggen", written over a horizontal line.  
Becky Eggen, City Clerk



## EXHIBIT B

### Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645, Madison WI 53701  
608-264-6102  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<https://doa.wi.gov/municipalboundaryreview>

#### Petitioner Information

Name: **William F. Holst III**

Phone: **715-497-2102**

Email: **wfholst@holstexc.com**

#### Contact Information if different than petitioner:

Representative's Name: **Jeanette Kunz**

Phone: **715-441-2804**

E-mail: **Jeanette@LakesAreaRealty.com**

1. Town where property is located: **Town of Hudson**

2. Petitioned City or Village: **City of Hudson**

3. County where property is located: **St. Croix**

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

5. Area (in acres) of the territory to be annexed: **5.75**

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

**TAX PARCEL #020-1087-80-001 ALONG WITH ADJACENT PUBLIC RIGHT-OF-WAY**

#### Include these required items with this form:

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
4. ☒ Check or money order covering review fee [see next page for fee calculation]

(2021)

## 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

**\$600 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

**\$950 TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

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

**DON'T attach the check with staples, tape, ...**

**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 & form received: \_\_\_\_\_

Payer: \_\_\_\_\_ Check Number: \_\_\_\_\_

Check Date: \_\_\_\_\_

Amount: \_\_\_\_\_



## 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 notes 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 adjointers 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).

333701

333701

JUN 16 1976

PROVED

ST. CROIX COUNTY  
COMPREHENSIVE PARKS PLANNING  
AND ZONING COMMITTEE

APPROVAL OF THIS MINOR SUBDIVISION  
DOES NOT MEAN APPROVAL FOR SEPTIC  
SYSTEM. REFER TO H62.20

CERTIFIED SURVEY MAP  
GERALD W. MURPHY

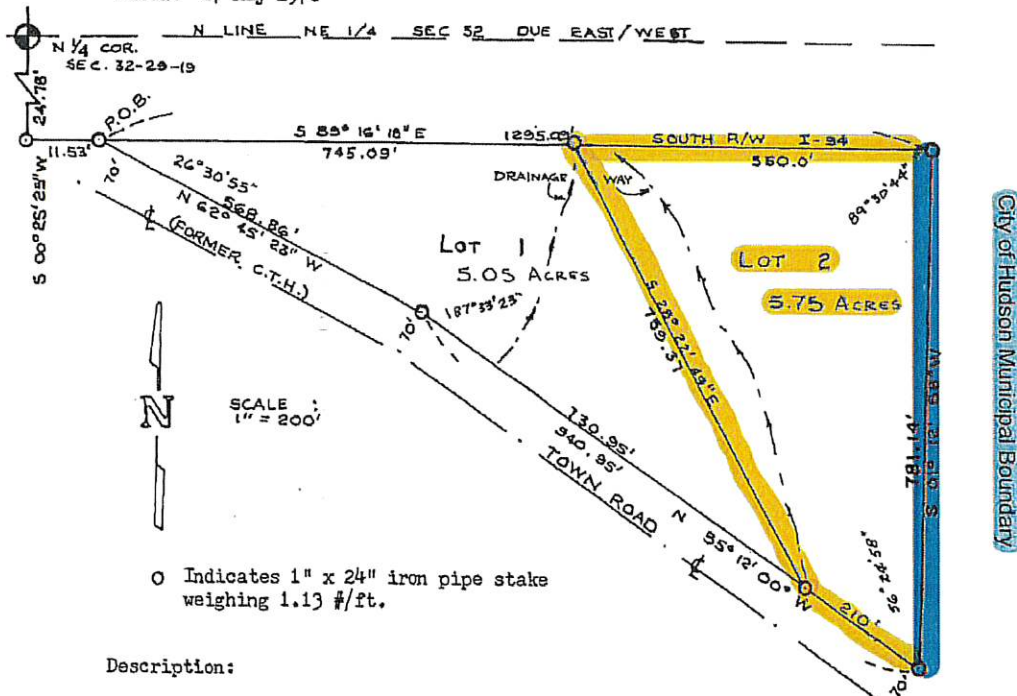


Part of the NW 1/4 of the NE 1/4 of Section 32, Township 29 North, Range 19 West,  
Town of Hudson, St. Croix County, Wisconsin

State of Wisconsin)  
County of St. Croix)

I, James L. Murphy, Registered Land Surveyor, do hereby certify that by direction of the Owner, Gerald W. Murphy, I have surveyed and divided the lands shown hereon and that the map and description shown hereon are a true and correct representation thereof; and that I have complied with all the provisions of Chapter 236.34 of the Wisconsin Statutes and St. Croix County Ordinances in surveying, dividing, mapping and describing said lands.

Dated: 27 May 1976



#### Description:

That certain parcel of land or tract of real estate located in the NW 1/4 of the NE 1/4 of Section 32, Township 29 North, Range 19 West, Town of Hudson, St. Croix County, Wisconsin, more fully described as follows; Commencing at the N 1/4 corner of said Section 32, thence go S 00° 25' 25" W along the North/South 1/4 line of said Section 32 (assumed bearing) a distance of 24.78 feet; thence S 89° 16' 18" E a distance of 11.53 feet to the Point of Beginning of the parcel to be herein described; thence continue S 89° 16' 18" E along the South right of way line of Interstate Highway 94 a distance of 1295.09 feet; thence S 01° 12' 58" W a distance of 781.14 feet to the North right of way of the Town Road (formerly C.T.H.); thence N 55° 12' 00" W along said right of way a distance of 940.95 feet; thence along said North right of way on a curve concave Southerly whose radius is 1980.08 feet and whose chord bears N 62° 45' 23" W a distance of 568.86 feet to the Point of Beginning, the above described parcel containing 10.8 acres, more or less.

Vol. 1 Page 259  
St. Croix County, Wis.  
Certified Survey Maps



PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory, excluding that portion of the public right of way lying within the following described territory, located in the Town of Hudson, St. Croix County, Wisconsin, lying contiguous to the City of Hudson, petition the Honorable Mayor and Common Council of said city to annex the territory described below and show upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Hudson, St. Croix County, Wisconsin.

Lot Two (2) of Certified Survey Map In Volume One (1) of Certified Survey Maps, Page 259, as Document No. 333701, filed in St. Croix County Register of Deeds Office on June 18, 1976, being located in the Northwest Quarter of the Northeast Quarter (NW 1/4 of NE 1/4) of Section Thirty-two (32), Township Twenty-nine (29) North, Range Nineteen (19) West, Town of Hudson, St. Croix County, Wisconsin.

Said parcel contains 250,470 square feet (5.75 acres).

There are no persons residing in the territory.

Dated this \_\_\_\_14th day of June \_\_\_\_, 2022

Signature: William F. Holst III

William F. Holst III - Owner  
N3941 Hwy 35  
Prescott, WI 54021