

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

Petitioner Information

Name: **William F. Holst III**

Phone: **715-497-2102**

Email: **wfholst@holstexc.com**

RECEIVED

July 27, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

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:

- ☒ 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 [see attached annexation guide]
- ☒ 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: 7-27-22

Payer: Lincoln Avenue Capital Management LLC

Check Number: 1311

Check Date: 7-17-22

Amount: \$950.00

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 adjoiners 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).

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* 06/15/22

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

333701

333701

JUN 16 1976

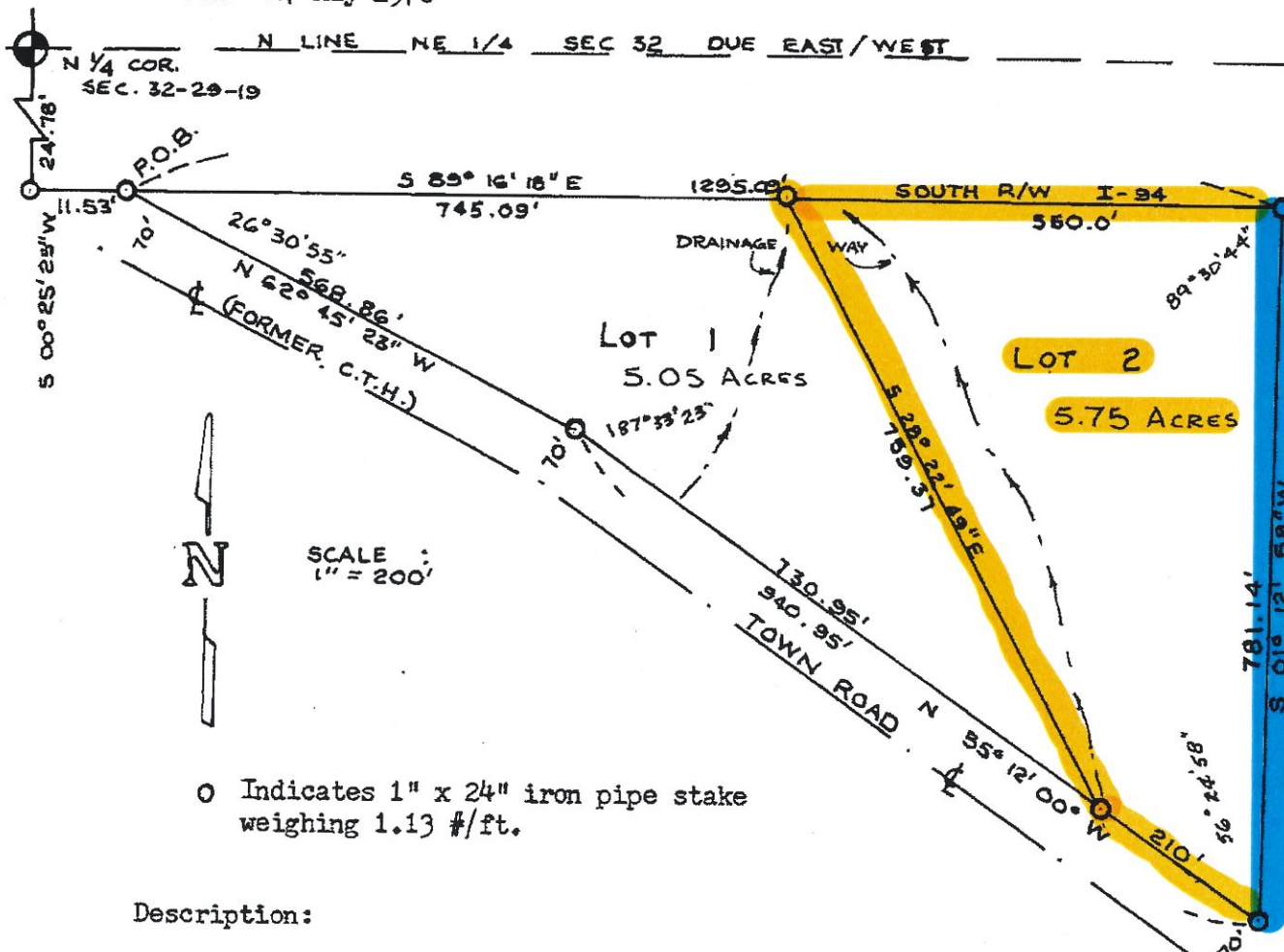
PROVED

ST. CROIX COUNTY

COMPREHENSIVE PARKS PLANNING
AND ZONING COMMITTEEAPPROVAL OF THIS MINOR SUBDIVISION
DOES NOT MEAN APPROVAL FOR SEPTIC
SYSTEM. REFER TO H62.20CERTIFIED SURVEY MAP
GERALD W. MURPHYPart 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, WisconsinState 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



City of Hudson Municipal Boundary

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

Petitioner: **Holst**

Petition Number: **14521**

1. Territory to be annexed:

From **TOWN OF HUDSON**

To **CITY OF HUDSON**

2. Area (Acres): 5.75 + right-of-way

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 1,244.37

a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): \$6,221.85

b. Year adopted _____

c. Paid by: ☒ Petitioner ☐ City ☐ Village
☐ Other: _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)
☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: Electors: 0 Total: 0

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

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

Undeveloped: 100%

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

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

Other: _____%

Comments: _____

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?

East: Single-Family Residential

In the town?: North: I-94 roadway South: Stageline Road West: undeveloped parcel

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
<u>Sanitary Sewers</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____
<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 cost

1.

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? Residence

c. How will the land be zoned and used if annexed? Multi-family residential

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>

Switching from County Supervisor District 8 to 7.

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

Prepared by: ☐ Town ☒ City ☐ Village

Name: Tiffany Weiss | Associate City Planner

Email: tweiss@hudsonwi.gov

Phone: 715-307-1337

Date: 7/27/2022

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

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

Part lot 2, CSM Vol. 1, Pg 259

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

Location and Position

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

 Y (2) Contiguous with existing village/city boundaries

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

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

Petition and Map Information

 Y (1) Identify owner(s) of annexed land

 Y (2) Identify parcel ID numbers included in annexation.

 (3) Identify parcel ID numbers being split by annexation

 Y (4) North arrow

 Y (5) Graphic Scale

 N (6) Streets and Highways shown and identified

 Y (7) Legend

 N (8) Total area/acreage of annexation

3. Other relevant information and comments:

#6 on annexation request form says area to be annexed along with adjacent public right-of-way. There is no legal description for the adjacent public row-of-way and the public row-of-way is not included in the CSM.

The petitioner does not own all of Lot 2, CSM Vol 1, Page 259 as part was sold to WI DOT 04/19/2017 Doc. 1046441, therefore legal description and total area is incorrect.

Prepared by: _____
 Title: _____
 Phone: _____
 Date: _____

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

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

Petitioner: **Holst**

Petition Number: **14521**

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

2. Area (Acres): 5.75

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 108.89

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 544.45

c. Participating jurisdictions _____

c. Paid by: ☐ Petitioner ☒ City ☐ Village

d. Statutory authority (pick one)

☐ 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: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

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

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

Other: _____ %

Comments: _____

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?

Residential

In the town?: Residential

9. What are the **basic service needs** that precipitated the request for annexation?

☐ Sanitary sewer ☐ Water supply ☐ Storm sewers

☐ Police/Fire protection ☐ EMS ☒ Zoning

Other: _____

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

City/Village ☐ Yes ☐ No Town ☐ Yes ☒ No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately ☐ ☐
or, write in number of years. _____

Water Supply immediately ☐ ☐
or, write in number of years. _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

☐ Yes ☐ No

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? Residential

c. How will the land be zoned and used if annexed? _____

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:

City must annex the road - Stageline Road

Prepared by: ☒ Town ☐ City ☐ Village

Name: Vickie Shaw

Email: clerk@hudsonwi.town

Phone: 715-386-4263

Date: 7-28-22

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

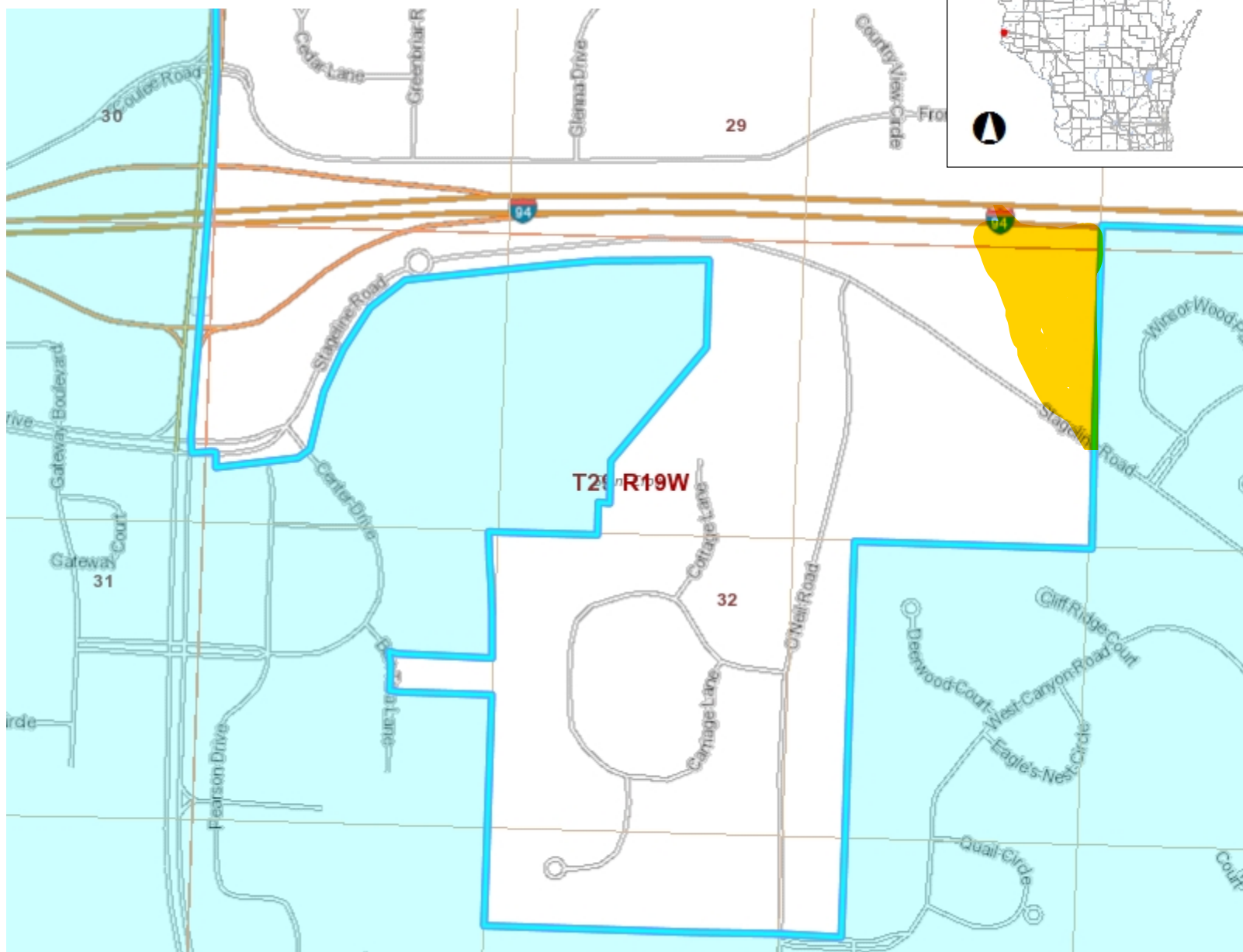
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



Surface Water Data Viewer Map



Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
 - City
 - Village
 - Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes


J. 29-B. 19 West 4th St. New York



Scale 40 Chains to an Inch

The above Map of Township No 29 North. of Range No 19 West. of the 4th Principal Meridian, Wisconsin Territory, is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.
Dubuque, January 14th. 1848

Geo. W. Jones Sur. Gen.




TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

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

August 16, 2022

PETITION FILE NO. 14521

BECKY EGGEN, CLERK
CITY OF HUDSON
505 THIRD STREET
HUDSON, WI 54016-1603

VICKIE SHAW, CLERK
TOWN OF HUDSON
980 COUNTY ROAD A
HUDSON, WI 54016

Subject: HOLST ANNEXATION

The proposed annexation submitted to our office on July 27, 2022, 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.

Notes:

- The map of the territory to be annexed must include a graphic scale (ref: s. 66.0217 (1) (g), Wis. Stats.).
- The application for review provided with the petition for annexation indicates that the territory to be annexed includes 'adjacent public right of way'. This right of way is not shown on the map or included in the legal description as part of the territory to be annexed. If the adjacent public right of way is to be annexed, the right of way must be included in the scale map and described in the annexation ordinance in accordance with s. 66.0217 (1) (c), Wis. Stats.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states that 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 14521 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=2595>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner