

Council/Committee Issues

Submitted to: **Common Council**

Date: **May 11, 2012**

Submitted by: **Dennis Darnold, CDD**

Regarding: **Petition for annexation from Hudson Hospital, Inc. for property located in the Town of Troy at 423 and 429 Stageline Road, approximately 20 acres (accept for future consideration and refer to the plan commission, city attorney and city staff for review).**

ISSUE: Please refer to letter received and petition for annexation (attached) dated May 10, 2012 requesting the city of Hudson to consider annexation of approximately 20 acres of property owned by Hudson Hospital, Inc. to the city of Hudson. The properties are located at 423 and 429 Stageline Road. The request for annexation is for the proposed expansion of the hospital / clinic facility.

STAFF RECOMMENDATION: Recommend acceptance of the petition for annexation from Hudson Hospital, Inc. for future consideration and referral to the plan commission, city attorney and city staff for review.

COMMITTEE RECOMMENDATION: No applicable.

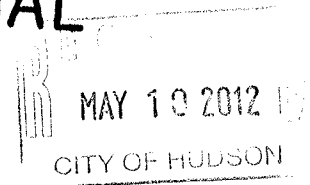


Hudson Hospital & Clinics

HealthPartners Family of Care

405 Stageline Road
Hudson, WI 54016
hudsonhospital.org

ORIGINAL



May 10, 2012

Ms. Nancy Korson
City Clerk
City of Hudson
505 3rd Street
Hudson, WI 54016

Dear Ms. Korson:

As an officer of Hudson Hospital, Inc., attached please find a petition for direct annexation of property owned by Hudson Hospital, Inc. from the Town of Hudson to the City of Hudson. These properties were formerly owned by and commonly known as the "Hoel" and "Einer Horne" properties (2.5 and 17.5 acres respectively).

Plans are to construct a medical office building on the Hospital campus which will result in a need for additional parking and potential relocation of the entrance to the campus which would be constructed on the property indicated above.

Please let me know if you have any questions or need any further information.

Sincerely yours,

Sheila Proehl
Vice President & Chief Financial Officer

Cc: Vickie Shaw, Clerk – Town of Hudson, WI

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PURSUANT TO SECTION
66.0217(2), WISCONSIN STATUTES**

TO: City Clerk and Common Council
City of Hudson
St. Croix County, Wisconsin

The undersigned, constituting all of the owners of the real property in which no electors reside in the following territory in the Town of Hudson, St. Croix County, Wisconsin, lying contiguous to the City of Hudson, hereby petition the Common Council of the City of Hudson to annex the territory described below and shown on the attached scale map to the City of Hudson, St. Croix County, Wisconsin:

Former "Hoel Property" – 2.5 Acres (423 Stageline Road)

A parcel of land containing 2.5 acres, more or less, located in part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ and in part of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 32, Township 29 North, Range 19 West, St. Croix County, Wisconsin, further described as follows:

Commencing at the NW corner of said Section 32, T29N, R19W; thence S00°46'17"E, along the West line of the NW $\frac{1}{4}$ of said Section, 1056.79 feet; thence N89°13'31"E 62.26 feet; thence N78°51'58"E, along the southerly right-of-way of Stageline Road, 61.55 feet; thence N78°31'19"E, along said right-of-way, 308.08 feet to the southwesterly right-of-way of Bittersweet Drive; thence N46°28'40"E, 66.00 feet to the northeasterly right-of-way of said Bittersweet Drive; thence N10°02'09"E, along the easterly right-of-way of Stageline Road, 254.89 feet; thence N22°08'15"E, along said right-of-way, 208.26 feet; thence N30°03'41"E, along said right-of-way, 216.30 feet; thence N52°23'01"E, along said right-of-way, 192.77 feet; thence N80°16'01"E, along said right-of-way, 205.77 feet to the West line of that parcel recorded in Vol. 465, Page 579, being the Point of Beginning; thence S01°00'35"E, along said West line, 322.68 feet (previously recorded as North 322.4 feet) to the South line of said parcel; thence N88°57'29"E, along said South line and continuing along the South line of an adjoining parcel described in Vol. 523, Page 466, for 318.63 feet (previously recorded as West 319.17 feet) to the West line of a parcel recorded in Vol. 1030, Page 514; thence N00°56'51"W, along said West line, 371.45 feet (previously recorded as South 372.0 feet) to the southerly right-of-way of Stageline Road; thence S80°16'01"W, along said right-of-way, 322.77 feet (previously recorded as N81°10'E 323.0 feet) to the Point of Beginning.

Former "Einar Horne" Property – 17.5 Acres (429 Stageline Road)

Certain real property located at 429 Stageline Road, Hudson, Wisconsin, and further described as follows:

Lot 8 of the Plat of Stageline Road, also known as Lot 9 and Outlot 1 of Certified Survey Map Recorded April 3, 2008, and located in part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 32, T29N, R19W, Town of Hudson, St. Croix County, Wisconsin

This Petition for Direct Annexation by Unanimous Approval is made pursuant to Section 66.0217(2) of the Wisconsin Statutes.

ORIGINAL

The undersigned elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.



Sheila R. Proehl, Vice President & CFO
Hudson Hospital, Inc.

5/10/2012
Dated

ORIGINAL

HOEL

MENT RESERVED BY GRANTOR IN
9, PG. 260, DOC. NO. 601421

WEST LINE OF THAT
PROPERTY DESCRIBED IN
VOL. 465, PAGE 579

(N80°16'01"E)
(205.77')

SCENIC VIEW EASEMENT
RESERVED BY GRANTOR
IN WD VOL. 1419, PG.
260, DOC. NO. 601421

100'

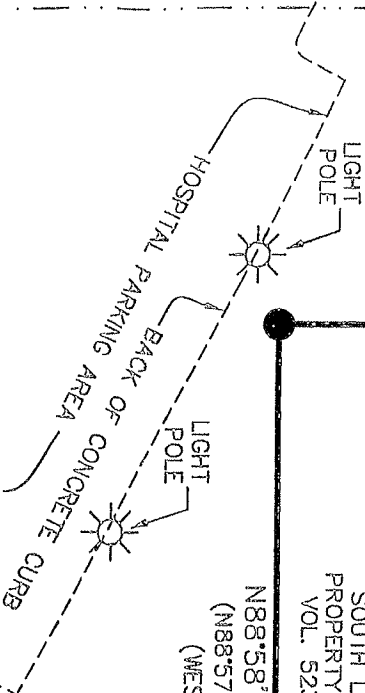
S335°07'25"W 30.00'
S54°32'33"E 116.33'
N54°32'33"W 94.43'
S54°32'33"E 116.33'
37.14'

S01°01'03"E 322.52'
(S01°00'35"E 322.68')
(NORTH 322.4')

AREA
110,690 SQ. FT.
2.541 ACRES

POINT OF BEGINNING

(S80°16'01"W 322.77')
(N81°10'E 323.0')
S80°15'07"W 322.87'

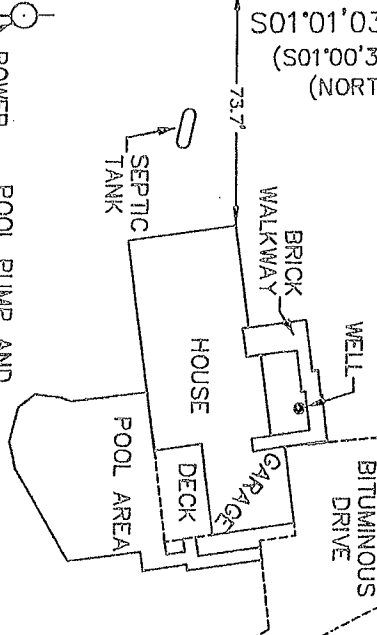
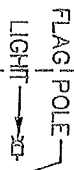


SOUTH LINE OF THAT
PROPERTY DESCRIBED IN
VOL. 523, PAGE 466
N88°58'39"E 318.85'
(N88°57'29"E 318.63')
(WEST 319.17')

SCENIC VIEW EASEMENT
RESERVED BY GRANTOR
IN WD VOL. 1419, PG.
260, DOC. NO. 601421

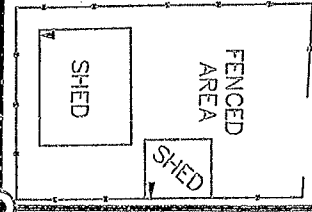
SCENIC VIEW EASEMENT
RESERVED BY GRANTOR
IN WD VOL. 1419, PG.
260, DOC. NO. 601421

100'



WEST LINE OF THE NE1/4 OF THE NW1/4
EAST LINE OF THE NW1/4 OF THE NW1/4

108.7'



N00°58'31"W 371.50'
(N00°56'51"W 371.45')
(SOUTH 372.0')

5.0'

PROPERTY OWNED BY HUDSON MEMORIAL HOSPITAL
CERTIFIED SURVEY MAP VOL. 23, PG. 5515

EINER HORNE

CERTIFIED SURVEY MAP

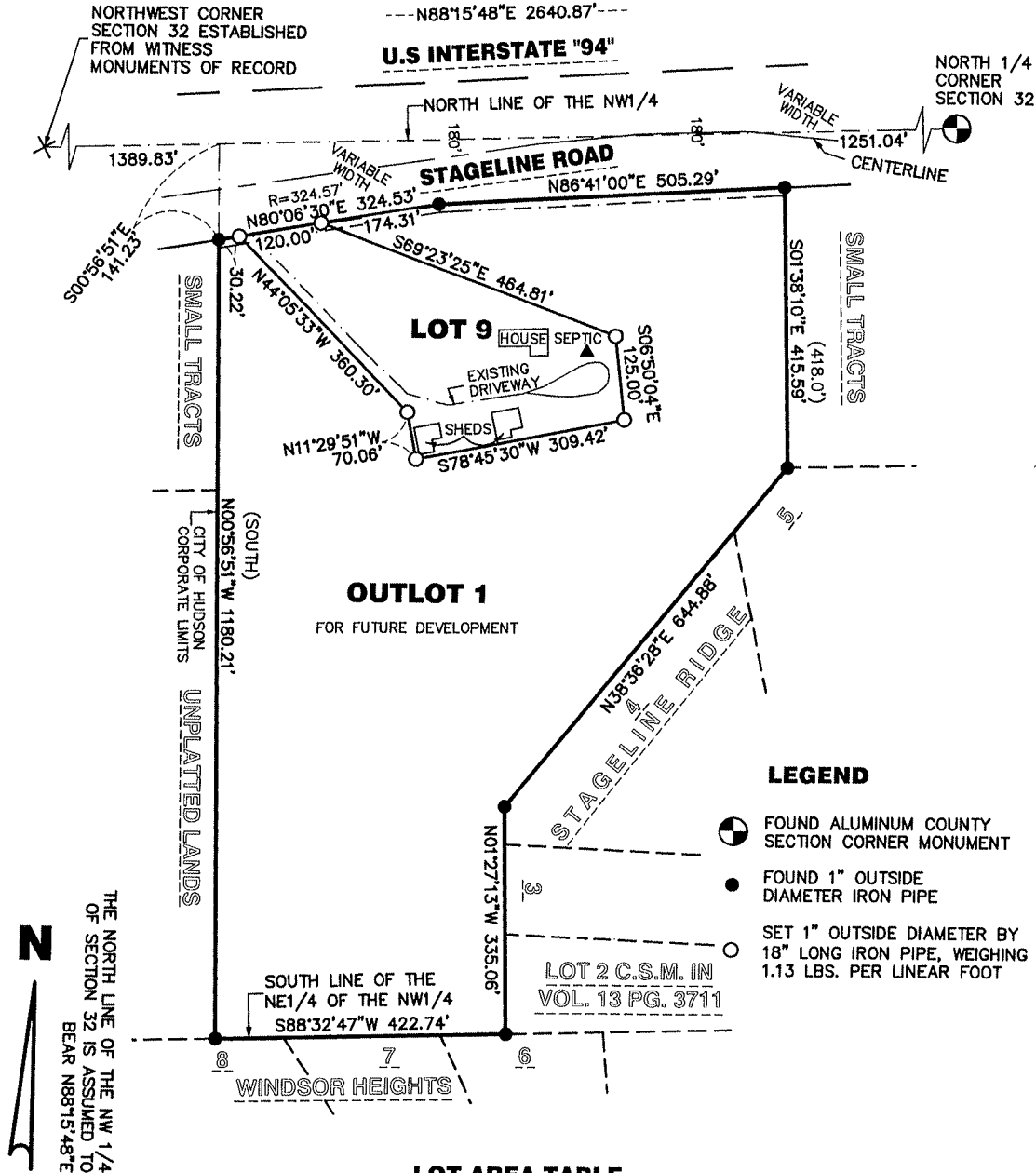
LOCATED IN PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 32,
T29N, R19W, TOWN OF HUDSON, ST. CROIX COUNTY, WISCONSIN; BEING
LOT 8 OF THE PLAT OF STAGELINE RIDGE.

PREPARED FOR:

EINAR & RITA HORNE
429 STAGELINE RD.
HUDSON, WI 54016

SURVEYOR:

DOUG ZAHLER
S & N LAND SURVEYING, INC.
2920 ENLOE STREET
SUITE 101
HUDSON, WI 54016
(715) 386-2007



LEGEND

- FOUND ALUMINUM COUNTY SECTION CORNER MONUMENT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- SET 1" OUTSIDE DIAMETER BY 18" LONG IRON PIPE, WEIGHING 1.13 LBS. PER LINEAR FOOT

LOT AREA TABLE

Lot #	SQ. FT.	ACRES
LOT 9	98,293	2.257
OUTLOT 1	678,441	15.575

