

## Petition for Annexation

JPB Land, LLC  
13700 Reimer Drive N Suite 100  
Maple Grove, MN 55311

City of Hudson  
May 29, 2026

### Request:

JPB Land, LLC (Developer) is currently working with John, Colleen, Mark and Debra Loughney (Owners) to develop the properties located at 354 and 384 Red Brick Road and is requesting to annex said properties into the City of Hudson, Wi. This petition, along with the state required documentation, is to serve as our official petition for annexation into the City of Hudson. The specific parcels included in the annexation petition are:

- All of PID 040-1028-95-100
- Portion of PID 040-1029-10-001 (as outlined on attached exhibits)

See attached legal description and scale map.

### OWNERS:

John Loughney  
John Loughney

Mark Loughney  
Mark Loughney

Colleen Loughney  
Colleen Loughney

Debra Loughney  
Debra Loughney

**ANNEXATION DESCRIPTION:**

That part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 6, Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, described as follows:

Commencing at the south corner of said Section 6; thence North 88 degrees 56 minutes 06 seconds East, assumed bearing, on the as monumented south line of said Southeast Quarter, 40.03 feet to the east right of way line of County Trunk Highway F, said point being the point of beginning; thence North 01 degrees 16 minutes 20 seconds East on said east right of way line, 1109.46 feet to the north line of the south 1109.00 feet of lands conveyed to St. Croix County for Highway purposes as recorded in document number 285059, St. Croix County; thence South 89 degrees 15 minutes 19 seconds West on said north line, 7.00 feet to the north/south quarter line of said Section 6; thence North 01 degrees 16 minutes 20 seconds East on said north/south line, 13.17 feet to the south line of the north 207.61 feet of said lands conveyed in document number 285059; thence North 89 degrees 13 minutes 05 seconds East on said south line, 17.01 feet to said east right of way line of County Trunk Highway F; thence North 01 degrees 16 minutes 20 seconds East on said east right of way line, 207.74 feet to the as monumented north line of said Southwest Quarter of the Southeast Quarter; thence North 89 degrees 13 minutes 05 seconds East on said north line of the Southwest Quarter of the Southeast Quarter and the north line of said Southeast Quarter of the Southeast Quarter, 1750.52 feet; thence South 01 degrees 26 minutes 00 seconds West, 1321.83 feet to said as monumented south line of said Southeast Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 06 seconds West on said south line of the Southeast Quarter of the Southeast Quarter and the south line of said Southwest Quarter of the Southeast Quarter, 756.89 feet to the east line of 14 Certified Survey Map 3929, St. Croix County; thence North 00 degrees 55 minutes 01 seconds East on said east line, 469.04 feet to the north line of said Certified Survey Map; thence South 88 degrees 55 minutes 01 seconds West on said north line, 300.00 feet to the west line of said Certified Survey Map; thence South 00 degrees 55 minutes 01 seconds West on said west line, 468.94 feet to said south line of the Southwest Quarter of the Southeast Quarter; thence South 88 degrees 56 minutes 06 seconds West on said south line of the Southwest Quarter of the Southeast Quarter, 700.25 feet to the point of beginning.



NW 1/4 -- SE 1/4  
 SEC 6-28-29  
 NE 1/4 -- SE 1/4  
 SEC 6-28-29

## TOWN OF TROY

MS  
SW 1/4 - 9-28-63

5-14 5-28-9  
5-14 5-28-9

RED BRICK RD

S88°56'06"W 700.25

S Corner  
Sec. 6, Twp. 26N, Rge. 19W  
St. Croix County, Wisconsin  
Found 5016



## LEGEND

MUNICIPAL BOUNDARY LINE

**AREA TABLE:**  
2,167,958 Sq.Ft. (50.23 Acres)

**BEARING BASIS:**  
The orientation of this bearing system is based upon the north-south quarter line of Section 6, Twp. 28N., Rge. 19W.,  
Said line bears North 01 degrees 16 minutes 20 seconds East.

ANNEXATION DESCRIPTION:

That part of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 6, Township 29 North, Range 19 West, Town of Troy, 25 Creek County, Wisconsin, described as follows:

[illegible]

**JPB LAND LLC  
HUDSON  
RESIDENTIAL  
DEVELOPMENT**

HUDSON WISCONSIN

[illegible]

|                     |              |
|---------------------|--------------|
| PROJECT NO.         | 26-33863     |
| FILE NAME           | 33863 SKETCH |
| DRAWN BY            | JHO          |
| DESIGNED BY         | -            |
| REVIEWED BY         | -            |
| ORIGINAL ISSUE DATE | 4-4          |
| CLIENT PROJECT NO.  | -            |

TITLE

### SKETCH OF DESCRIPTION

SHEET

→

CE

# DIR - Request for Annexation Review

6/3/2026 1:49:23 PM

## Introduction

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### Pay Online (2.35% credit card convenience fee. NO fee for electronic funds transfer from checking/savings accounts.)

Use this website to submit an annexation petition for review to the Wisconsin Department of Administration and pay with a credit card or electronic funds transfer.

*This website only accepts online payments. To pay by check use <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx> instead.*

Note: This form will time out, so please make sure you have all the information ready by referring to our old form: [https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm\\_2026.docx](https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm_2026.docx)

If you have questions please review

<https://doa.wi.gov/Pages/LocalGovtsGrants/DepartmentReviewOfAnnexations.aspx> or contact us: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-261-6097

### The following items will be required to submit this form:

- Legal Description meeting the requirements of [s.66.0217 \(1\)\(c\)](#)
- Map meeting the requirements of [s. 66.0217 \(1\)\(g\)](#)
- Signed Petition or Notice of Intent to Circulate

For the details please refer to <https://doa.wi.gov/DIR/WIAnnexationReviewRequestForm.docx>

## Petitioner Information

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**Name:** Mark, Debra, John, Colleen Loughney

**Phone:** (763) 285-4794

**Email:** markloug@baldwin-telecom.net

### Contact information if different than Petitioner

**Representative Name:** JPB Land LLC - Paul Tabone

**Phone:** (952) 221-4032

**Email:** paul@jpbrooks.com

## Property Information

**Town(s) where property is located:** Troy, Wi

**Petitioned City or Village:** Hudson, Wi

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

**Are there multiple counties for this annexation?:**

☐ Yes

☒ No

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

**Area (in acres) of the territory to be annexed:** 50.23

**Is this annexation a road right-of-way only?:**

☐ Yes

☒ No

**Tax parcel numbers(s) of territory to be annexed (if the territory is part or all of an exiting parcel):** ALL OF PID 040-1028-95-100 & PORTION OF PID 040-1029-10-001

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Required Items

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### The Description

**Legal Description of the property being annexed:** [ANNEXATION DESCRIPTION.pdf](#)

s.66.0217 (1)(c).

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.

### The Map

**Map of the parcel being annexed:** [Survey 6.2.2026.pdf](#)

s. 66.0217 (1)(g).

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.]*

## The Petition

**Signed Petition or Notice of Intent to Circulate:** [Petition for Annexation Loughneys SIGNED.pdf](#)

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)
- 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.]*

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 s. 66.0217.

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).

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102

## Fees

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### Annexation Review Fee Schedule

**Initial Filing Fee:** (Required with the first submittal of all petitions)

\$300 - 2 acres or less

\$525- 2.01 acres or more

**Review Fee:** (Required with all annexation submittals except those that consist ONLY of road right-of-way)

\$300- 2 acres or less

\$900- 2.01 to 10 acres

\$1,200 - 10.01 to 50 acres

\$1,500 - 50.01 to 100 acres

\$2,100 - 100.01 to 200 acres

\$3,000 - 200.01 to 500 acres

\$4,000 - Over 500 acres

**Preliminary Fee:** Initial Filing Fee of (50.23 acres) \$525 + Review Fee \$1500 = \$2025

**Total Fee Due:** \$2,025.00

Questions: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov) or 608-264-6102