

**TOWN OF HUDSON, 980 County Road A, Hudson, WI 54016**

**February 5, 2026**

**RE: Proposed Annexation of School District Property on County Road UU**

Dear Town of Hudson Residents,

The Town Board is writing to inform you of a pending annexation matter that may significantly affect our community and, potentially, some of our residents directly.

**Background**

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**Current Status**

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Most concerning, the City of Hudson has recently indicated it may consider such non-unanimous petitions, a departure from past practices. This shift could result in Town of Hudson property owners being forced into annexation against their will.

**Potential Impact on Affected Properties**

Property owners annexed into the City would face:

- A substantial property tax increase (expected more than 500% increase in municipal property tax)
- Subjection to future City special assessments for infrastructure improvements
- Loss of the rural residential character they chose when purchasing their properties

**Impact on Our Community**

The proposed post-annexation development includes:

- Housing density far exceeding Town standards
- Multi-family units inconsistent with our rural character
- A scale and scope contrary to the peaceful, rural setting our residents value

The Town Board believes such development would negatively impact the surrounding neighborhood and fundamentally alter the character of our community.

## **Town Position**

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- Ruled against the public interest, or
- Non-unanimous among all affected property owners

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On behalf of the Town Board

**TOWN OF HUDSON, 980 County Road A, Hudson, WI 54016**

**February 5, 2026**

**RE: Proposed Annexation of School District Property on County Road UU**

Dear Town of Hudson Residents,

The Town Board is writing to inform you of a pending annexation matter that may significantly affect our community and, potentially, some of our residents directly.

**Background**

Approximately two years ago, the Hudson School District accepted a developer's offer to purchase their property on County Road UU within the Town of Hudson. This sale is contingent upon the property being annexed into the City of Hudson. Because this property does not share a contiguous border with the City, any annexation would require additional Town properties to be included in order to create the necessary connection to City boundaries.

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Property owners annexed into the City would face:

- A substantial property tax increase (expected more than 500% increase in municipal property tax)
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**Impact on Our Community**

The proposed post-annexation development includes:

- Housing density far exceeding Town standards
- Multi-family units inconsistent with our rural character
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## **Town Position**

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- Ruled against the public interest, or
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The Town Board will continue to monitor this situation closely and keep residents informed.

Respectfully,

Robert Fowler, Town Board Chair, Town of Hudson

On behalf of the Town Board

**TOWN OF HUDSON, 980 County Road A, Hudson, WI 54016**

**February 5, 2026**

**RE: Proposed Annexation of School District Property on County Road UU**

Dear Town of Hudson Residents,

The Town Board is writing to inform you of a pending annexation matter that may significantly affect our community and, potentially, some of our residents directly.

**Background**

Approximately two years ago, the Hudson School District accepted a developer's offer to purchase their property on County Road UU within the Town of Hudson. This sale is contingent upon the property being annexed into the City of Hudson. Because this property does not share a contiguous border with the City, any annexation would require additional Town properties to be included in order to create the necessary connection to City boundaries.

**Current Status**

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Most concerning, the City of Hudson has recently indicated it may consider such non-unanimous petitions, a departure from past practices. This shift could result in Town of Hudson property owners being forced into annexation against their will.

**Potential Impact on Affected Properties**

Property owners annexed into the City would face:

- A substantial property tax increase (expected more than 500% increase in municipal property tax)
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**Impact on Our Community**

The proposed post-annexation development includes:

- Housing density far exceeding Town standards
- Multi-family units inconsistent with our rural character
- A scale and scope contrary to the peaceful, rural setting our residents value

The Town Board believes such development would negatively impact the surrounding neighborhood and fundamentally alter the character of our community.

## **Town Position**

The Town of Hudson opposes any annexation petition that is:

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## **What You Can Do**

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**February 5, 2026**

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**February 5, 2026**

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Respectfully,

Robert Fowler, Town Board Chair, Town of Hudson

On behalf of the Town Board

**TOWN OF HUDSON, 980 County Road A, Hudson, WI 54016**

**February 5, 2026**

**RE: Proposed Annexation of School District Property on County Road UU**

Dear Town of Hudson Residents,

The Town Board is writing to inform you of a pending annexation matter that may significantly affect our community and, potentially, some of our residents directly.

**Background**

Approximately two years ago, the Hudson School District accepted a developer's offer to purchase their property on County Road UU within the Town of Hudson. This sale is contingent upon the property being annexed into the City of Hudson. Because this property does not share a contiguous border with the City, any annexation would require additional Town properties to be included in order to create the necessary connection to City boundaries.

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**Potential Impact on Affected Properties**

Property owners annexed into the City would face:

- A substantial property tax increase (expected more than 500% increase in municipal property tax)
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**Impact on Our Community**

The proposed post-annexation development includes:

- Housing density far exceeding Town standards
- Multi-family units inconsistent with our rural character
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The Town Board believes such development would negatively impact the surrounding neighborhood and fundamentally alter the character of our community.

## **Town Position**

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## **What You Can Do**

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- Stay informed as this matter develops
- Contact the Town, School District, or City with questions or concerns
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The Town Board will continue to monitor this situation closely and keep residents informed.

Respectfully,

Robert Fowler, Town Board Chair, Town of Hudson

On behalf of the Town Board

**TOWN OF HUDSON, 980 County Road A, Hudson, WI 54016**

**February 5, 2026**

**RE: Proposed Annexation of School District Property on County Road UU**

Dear Town of Hudson Residents,

The Town Board is writing to inform you of a pending annexation matter that may significantly affect our community and, potentially, some of our residents directly.

**Background**

Approximately two years ago, the Hudson School District accepted a developer's offer to purchase their property on County Road UU within the Town of Hudson. This sale is contingent upon the property being annexed into the City of Hudson. Because this property does not share a contiguous border with the City, any annexation would require additional Town properties to be included in order to create the necessary connection to City boundaries.

**Current Status**

The School District's initial annexation petition was rejected by the Wisconsin Department of Administration, which ruled it constituted a "balloon-on-a-string" annexation contrary to the public interest. The School District is now pursuing alternative approaches, including the possibility of a non-unanimous annexation petition.

Most concerning, the City of Hudson has recently indicated it may consider such non-unanimous petitions, a departure from past practices. This shift could result in Town of Hudson property owners being forced into annexation against their will.

**Potential Impact on Affected Properties**

Property owners annexed into the City would face:

- A substantial property tax increase (expected more than 500% increase in municipal property tax)
- Subjection to future City special assessments for infrastructure improvements
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**Impact on Our Community**

The proposed post-annexation development includes:

- Housing density far exceeding Town standards
- Multi-family units inconsistent with our rural character
- A scale and scope contrary to the peaceful, rural setting our residents value

The Town Board believes such development would negatively impact the surrounding neighborhood and fundamentally alter the character of our community.

## **Town Position**

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