



ORD11913

RECEIVED

03/03/2025

Municipal Boundary Review
WI Dept. of Administration

CERTIFICATE OF CITY CLERK

STATE OF WISCONSIN

COUNTY OF PIERCE

I, Amy White, hereby certify that I am the duly appointed, qualified and acting City Clerk of the City of River Falls, Pierce and St. Croix Counties, State of Wisconsin, and as such have charge of the official records of the City.

I further certify that this is a true and correct copy of Ordinance No. 2025-01 and the original is on file in the City Clerk's office. The Common Council approved the Annexation Ordinance at their meeting held on January 28, 2025. The ordinance will be published in the newspaper on February 5, 2025. The population of the territories being attached is zero (0) persons. City Ordinance No. 2025-01 was adopted pursuant to Wis. Stats. s.66.0217(2), Direct Annexation by Unanimous Approval.

Upon initial submittal of the City's ordinance filing document packet to the WI DOA, there were scrivener's errors discovered in the ordinance document's legal description text as listed in "EXHIBIT A." Additionally, the associated "EXHIBIT A" plat/scale map page document was illegible in its initial submittal format. Herein, those errors are identified, and official corrections are made as described below.

1. The EXHIBIT A legal description text is officially corrected herein to read as follows:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 23 and the Southwest Quarter of the Southwest Quarter of Section 24, all in Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, further described as follows:

BEGINNING at the southeast corner of said Section 23; thence on an assumed bearing of North 89 degrees 21 minutes 46 seconds West along the south line of said Southeast Quarter of the Southeast Quarter a distance of 1,306.05 feet to the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 19 minutes 42 seconds East along the west line of said Southeast Quarter of the Southeast Quarter a distance of 928.85 feet to the southerly right of way line of Paulson Road as

City of River Falls
222 Lewis Street
River Falls, WI

Amy White, City Clerk
Phone 715-426-3408
Email awhite@rfcity.org

depicted on the Transportation Project Plat No. 7200-02-21-4.03 in Volume TPP1, Page 69 as Document Number 951379 and Transportation Project Plat No. 7200-02-21-4.02 in Volume TPP1, Page 75 as Document Number 951762; thence entering said right of way line South 67 degrees 47 minutes 32 seconds East a distance of 181.28 feet; thence South 72 degrees 51 minutes 27 seconds East a distance of 153.62 feet; thence South 82 degrees 53 minutes 01 seconds East a distance of 150.47 feet; thence South 87 degrees 50 minutes 42 seconds East a distance of 183.54 feet; thence South 81 degrees 26 minutes 18 seconds East a distance of 199.61 feet; thence South 61 degrees 44 minutes 10 seconds East a distance of 189.70 feet; thence South 58 degrees 59 minutes 04 seconds East a distance of 167.80 feet; thence South 57 degrees 16 minutes 37 seconds East a distance of 174.67 feet; thence continuing South 57 degrees 16 minutes 37 seconds East a distance of 159.01 feet; thence South 55 degrees 02 minutes 19 seconds East a distance of 72.64 feet; thence South 52 degrees 48 minutes 02 seconds East a distance of 611.97 feet to the south line of the Southwest Quarter of the Southwest Quarter of said Section 24; thence exiting said right of way line South 89 degrees 29 minutes 44 seconds West along the south line of said Southwest Quarter of the Southwest Quarter a distance of 682.73 feet to the POINT OF BEGINNING

2. A legible "EXHIBIT A" plat/scale map page has been inserted into this City ordinance's official records and been submitted to the WI DOA MBR Team for statutory filing. That new official plat/scale map document has been edited to include an "EXHIBIT A" label using red text to identify it as a correction document.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of River Falls, this 3rd day of March, 2025.



Amy White
City Clerk



**CITY OF RIVER FALLS
ORDINANCE NO. 2025-01**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
OF THE TOWN OF TROY TO THE CITY OF RIVER FALLS, WISCONSIN**

RECITALS

- A. On October 30, 2024, and then modified on December 19, 2024, a petition, a copy of which is attached (Exhibit A), was filed with the City Clerk of the City of River Falls seeking to annex the territory described in the petition (the "Territory") to the City of River Falls, Wisconsin from the Town of Troy, St. Croix County, Wisconsin pursuant to Wis. Stat. § 66.0217(2).
- B. A copy of the petition was filed with the Town Clerk of the Town of Troy.
- C. A copy of the petition, including a scale map and a legal description of the Territory, was mailed to the Wisconsin Department of Administration.
- D. The City has considered the advice received from the Department, if any.
- E. No person currently resides within the Territory.
- F. The City's Plan Commission has recommended a Future Land Use classification of the Territory as High Density Residential.
- G. The City's Plan Commission has recommended a zoning classification of the Territory as R-3 Multiple Family (High Density) Residence District.

ORDINANCE

NOW, THEREFORE, pursuant to Wis. Stat. § 66.0217, the Common Council of the City of River Falls, St. Croix County and Pierce County, Wisconsin, do ordain as follows:

1. Territory Annexed. The Territory is annexed to the City of River Falls.
2. Scale Map. The scale map (included in Exhibit A), shows the Territory to be annexed and its relationship to the boundaries of the City of River Falls and the Town of Troy.
3. Effect of Annexation. From and after the effective date of this Ordinance, the Territory shall be a part of the City of River Falls for any and all purposes provided by law, and all persons coming or residing within such Territory shall be subject to all ordinances, rules, and regulations governing the City of River Falls.

4. Ward Designation. Upon the effective date of this Ordinance the Territory shall be part of Ward No. 1 in the City of River Falls.

5. Clerk Duties. The City Clerk is directed to file and record copies of this Ordinance as required by statute.

6. Payment to Town of Troy. Pursuant to section 66.0217(14)(a)1. of the Wisconsin Statutes, the City agrees to pay the Town of Troy for five years an amount equal to the amount of property taxes that the Town of Troy levied on the Territory, as shown by the tax roll prepared under Wis. Stat. § 70.65, in the year in which the annexation of the Territory is final.

7. Future Land Use Classification. The Territory is assigned a Future Land Use classification of High Density Residential.

8. Zoning Classification. The Territory is assigned a zoning classification of R-3 Multiple Family (High Density) Residence District.

9. Effective Date. This Ordinance shall take effect upon adoption and publication.

The above and foregoing Ordinance was duly adopted by the Common Council of the City of River Falls at a meeting held on January 28, 2025 by a two-thirds vote of the elected members of the Common Council.

APPROVED:



By: _____
Dan Toland, Mayor

ATTEST:



Amy White, City Clerk

Adopted: January 28, 2025
Publish: February 5, 2025

EXHIBIT A
Annexation Petition

PETITION OF PROPERTY OWNER
FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL
UNDER 66.0217(2) WIS. STATS.

We, the undersigned, constituting the duly authorized offers of the owner of the real property located in the Town of Troy, St Croix County, Wisconsin, lying contiguous to the City of River Falls, respectfully petition the Common Council of the City of River Falls to annex to the City of River Falls, St Croix County, Wisconsin, the territory described on Exhibit A of this petition and shown on the attached map as Exhibit B.

The population of this territory is zero (0).



Personal Representative

Estate of Jeanette Jensen

**ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)
SCHEDULE A**

**ISSUED BY
Old Republic National Title Insurance Company**

File Number: 697551

EXHIBIT A

Parcel 1:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 23 and the Southwest Quarter of the Southwest Quarter of Section 24, all in Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, further described as follows: Beginning at the Southeast corner of said Section 23, thence West along the South line of said Section 23 a distance of 118.0 feet, thence North 15°10' West a distance of 160.8 feet, thence North 42°03' East a distance of 145.0 feet, thence South 52°44' East a distance of 432.8 feet to the South line of Section 24, thence West along the South line of said Section 24 a distance of 366.0 feet to point of beginning.

Parcel 2:

All of the East Half of the Southeast Quarter of Section 23 and the West Half of the Southwest Quarter of Section 24 lying Southwesterly of the right of way of State Trunk Highway "35", all in Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin;

EXCEPT part of the East Half of the Southeast Quarter of Section 23, Township 28 North, Range 19 West, described as follows: Commencing on the West line of said East Half of the Southeast Quarter at the Southerly right of way line of the Railroad; thence S52°32'E on said Southerly right of way line 293.80 feet; thence Southwesterly at right angle to said right of way line 153.2 feet; thence West 140 feet to said West line of the East Half of the Southeast Quarter; thence North on said West line 300 feet to the place of beginning; together with a 100 feet wide parcel lying North of and adjacent to the above describe exception, said 100 feet wide parcel being the same hereinabove referenced right of way of the Railroad;

EXCEPT a parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 23 and the Southwest Quarter of the Southwest Quarter of Section 24, all in Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, further described as follows: Beginning at the Southeast corner of said Section 23, thence West along the South line of said Section 23 a distance of 118.0 feet, thence North 15°10' West a distance of 160.8 feet, thence North 42°03' East a distance of 145.0 feet, thence South 52°44' East a distance of 432.8 feet to the South line of Section 24, thence West along the South line of said Section 24 a distance of 366.0 feet to point of beginning;

EXCEPT that Certified Survey Map in Volume 6 of Certified Survey Maps, Page 1717, as Document Number 417662, and Certified Survey Map in Volume 28 of Certified Survey Maps, Page 6465, as Document Number 1062272, said maps now known as Certified Survey Map in Volume 32 of Certified Survey Maps, Page 7148, as Document Number 1156775;

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its Issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

LT File No. 697551

ALTA Commitment for Title Insurance (07-01-2021)

Page 6 of 11

AMERICAN
LAND TITLE
ASSOCIATION



AND EXCEPT to State of Wisconsin, Department of Transportation in Volume 912, Pages 202-203, as Document Number 472578 and in Volume 1157, Pages 41-43, as Document Number 538335 and in Document Number 974346.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

LT File No. 697551

ALTA Commitment for Title Insurance (07-01-2021)

Page 7 of 11

AMERICAN
LAND TITLE
ASSOCIATION



PAULSON PARCEL

CONTACT:

Jon Whitcomb
 President - Broker
 1950 Northwestern Ave.
 Stillwater, MN 55082
 651-283-4884 Cell
 651-351-5005 Office
 www.metroaarc.com

COUNTY/CITY:

ST. CROIX COUNTY

CITY OF RIVER FALLS

REVISIONS:

DATE	REVISION
2-7-25	ISSUED



PROJECT LOCATION:

272
PAULSON RD.
 PID#040-1093-80-100
 PID#040-1091-10-065

Scale #200
 1970 Northwestern Ave.
 Stillwater, MN 55082
 Phone 651.275.8988
 dan@cornerstone.net

CORNERSTONE
 LAND SURVEYING, INC.

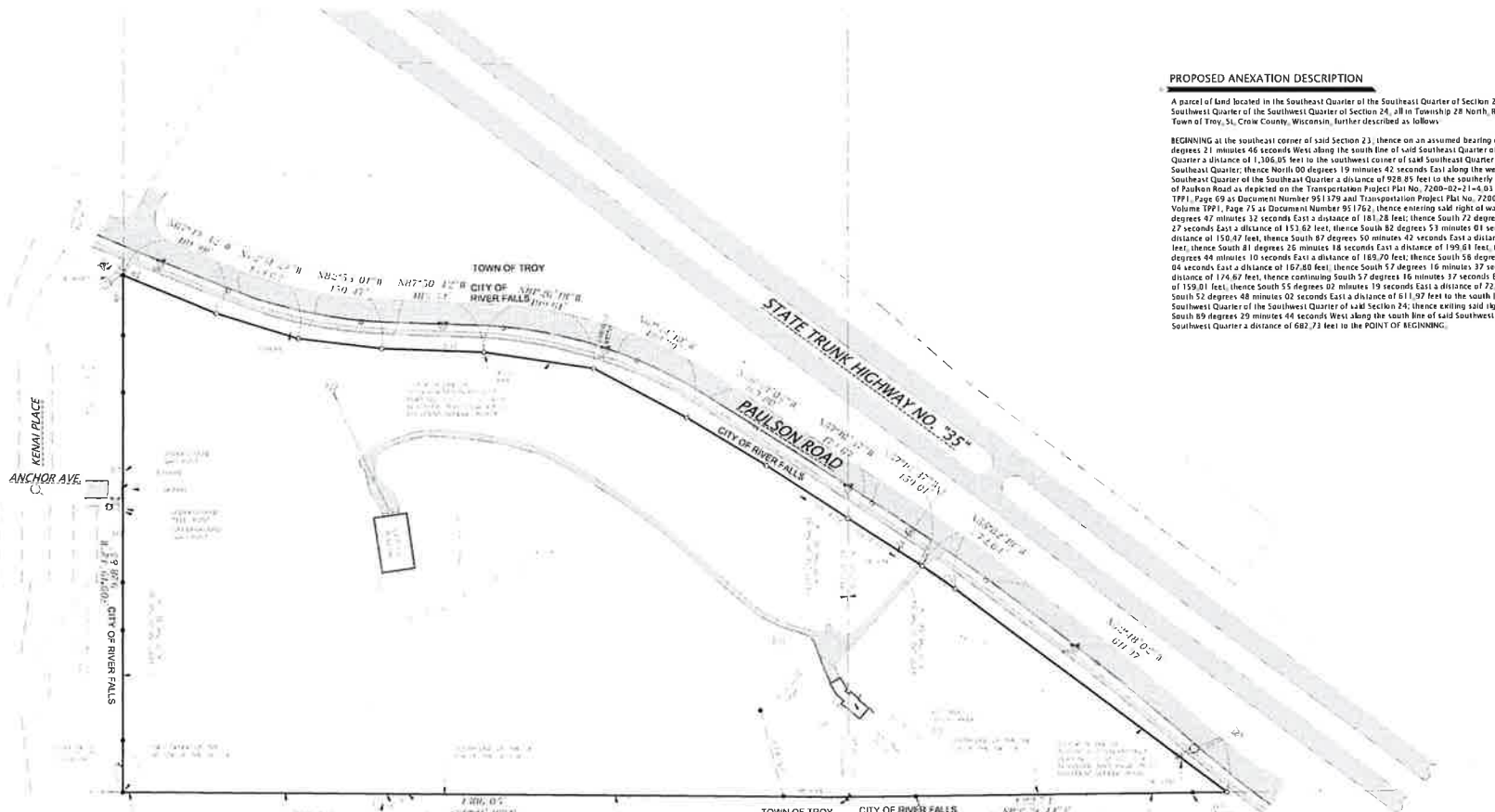
FILE NAME SURV959
 PROJECT NO. JW24059

ANEXATION
 SKETCH & DESCRIPTION

PROPOSED ANEXATION DESCRIPTION

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 23 and the Southwest Quarter of the Southwest Quarter of Section 24, all in Township 28 North, Range 19 West, Town of Troy, St. Croix County, Wisconsin, further described as follows:

BEGINNING at the southeast corner of said Section 23, thence on an assumed bearing of North 89 degrees 21 minutes 46 seconds West along the south line of said Southeast Quarter of the Southeast Quarter a distance of 1,306.05 feet to the southwest corner of said Southeast Quarter of the Southeast Quarter; thence North 00 degrees 19 minutes 02 seconds East along the west line of said Southeast Quarter of the Southeast Quarter a distance of 928.85 feet to the southeily right of way line of Paulson Road as depicted on the Transportation Project Plat No. 7200-02-21-4.03 in Volume TFP1, Page 69 as Document Number 951379 and Transportation Project Plat No. 7200-02-21-4.02 in Volume TFP1, Page 75 as Document Number 951762, thence entering said right of way line South 67 degrees 47 minutes 32 seconds East a distance of 181.28 feet; thence South 72 degrees 51 minutes 27 seconds East a distance of 153.62 feet; thence South 82 degrees 53 minutes 01 seconds East a distance of 150.47 feet; thence South 87 degrees 50 minutes 42 seconds East a distance of 183.54 feet; thence South 81 degrees 26 minutes 18 seconds East a distance of 199.61 feet; thence South 61 degrees 48 minutes 10 seconds East a distance of 183.70 feet; thence South 58 degrees 59 minutes 04 seconds East a distance of 167.80 feet; thence South 57 degrees 16 minutes 37 seconds East a distance of 174.67 feet; thence continuing South 57 degrees 16 minutes 37 seconds East a distance of 159.01 feet; thence South 55 degrees 02 minutes 19 seconds East a distance of 72.64 feet; thence South 52 degrees 48 minutes 02 seconds East a distance of 811.97 feet to the south line of the Southwest Quarter of the Southwest Quarter of said Section 24; thence exiting said right of way line South 89 degrees 29 minutes 04 seconds West along the south line of said Southwest Quarter of the Southwest Quarter a distance of 682.73 feet to the POINT OF BEGINNING.



LEGEND:

●	SECTION CORNER MARK	○	2" IRON PIPE
○	SECTION CORNER MARK	○	4" IRON PIPE
○	SECTION CORNER MARK	○	6" IRON PIPE
○	SECTION CORNER MARK	○	8" IRON PIPE
○	SECTION CORNER MARK	○	10" IRON PIPE
○	SECTION CORNER MARK	○	12" IRON PIPE
○	SECTION CORNER MARK	○	14" IRON PIPE
○	SECTION CORNER MARK	○	16" IRON PIPE
○	SECTION CORNER MARK	○	18" IRON PIPE
○	SECTION CORNER MARK	○	20" IRON PIPE
○	SECTION CORNER MARK	○	22" IRON PIPE
○	SECTION CORNER MARK	○	24" IRON PIPE
○	SECTION CORNER MARK	○	26" IRON PIPE
○	SECTION CORNER MARK	○	28" IRON PIPE
○	SECTION CORNER MARK	○	30" IRON PIPE
○	SECTION CORNER MARK	○	32" IRON PIPE
○	SECTION CORNER MARK	○	34" IRON PIPE
○	SECTION CORNER MARK	○	36" IRON PIPE
○	SECTION CORNER MARK	○	38" IRON PIPE
○	SECTION CORNER MARK	○	40" IRON PIPE
○	SECTION CORNER MARK	○	42" IRON PIPE
○	SECTION CORNER MARK	○	44" IRON PIPE
○	SECTION CORNER MARK	○	46" IRON PIPE
○	SECTION CORNER MARK	○	48" IRON PIPE
○	SECTION CORNER MARK	○	50" IRON PIPE
○	SECTION CORNER MARK	○	52" IRON PIPE
○	SECTION CORNER MARK	○	54" IRON PIPE
○	SECTION CORNER MARK	○	56" IRON PIPE
○	SECTION CORNER MARK	○	58" IRON PIPE
○	SECTION CORNER MARK	○	60" IRON PIPE
○	SECTION CORNER MARK	○	62" IRON PIPE
○	SECTION CORNER MARK	○	64" IRON PIPE
○	SECTION CORNER MARK	○	66" IRON PIPE
○	SECTION CORNER MARK	○	68" IRON PIPE
○	SECTION CORNER MARK	○	70" IRON PIPE
○	SECTION CORNER MARK	○	72" IRON PIPE
○	SECTION CORNER MARK	○	74" IRON PIPE
○	SECTION CORNER MARK	○	76" IRON PIPE
○	SECTION CORNER MARK	○	78" IRON PIPE
○	SECTION CORNER MARK	○	80" IRON PIPE
○	SECTION CORNER MARK	○	82" IRON PIPE
○	SECTION CORNER MARK	○	84" IRON PIPE
○	SECTION CORNER MARK	○	86" IRON PIPE
○	SECTION CORNER MARK	○	88" IRON PIPE
○	SECTION CORNER MARK	○	90" IRON PIPE
○	SECTION CORNER MARK	○	92" IRON PIPE
○	SECTION CORNER MARK	○	94" IRON PIPE
○	SECTION CORNER MARK	○	96" IRON PIPE
○	SECTION CORNER MARK	○	98" IRON PIPE
○	SECTION CORNER MARK	○	100" IRON PIPE

SURVEY NOTES:

1. BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE ST. CROIX COUNTY SURVEYORS OFFICE.
2. ELEVATIONS BASED ON GPS DERIVED VALUES FOR NAVD 88.
3. UNDERGROUND UTILITIES NOT SHOWN OR LOCATED.
4. CONTOURS SHOWN DERIVED FROM LIDAR CONTOURS PROVIDED BY ST. CROIX COUNTY AND HAS NOT BEEN FIELD VERIFIED.
5. SURVEY FIELD WORK PERFORMED ON 2-6-25 UNDER WINTER CONDITIONS. SNOW AND ICE COVER MAY HAVE HINDERED OUR ABILITY TO SEE AND LOCATE OBVIOUS IMPROVEMENTS.

AREA:
 TOTAL AREA AS SHOWN 1,188,406 SQ. FT. / 26.82 ACRES



EXHIBIT A