



ORD11991

RECEIVED

October 7, 2025

Municipal Boundary Review
Wisconsin Dept. of Admin.

October 7, 2025

Via Email

Wisconsin Department of Administration
Municipal Boundary Review
PO Box 1645
Madison, WI 53701-1645

Reference: MBR No. 14786

To Whom It May Concern:

I, Bridget N. Givens, Clerk of the City of Chippewa Falls, Wisconsin, DO HEREBY CERTIFY, that the following described territory was detached from the Town of Eagle Point and was annexed to the City of Chippewa Falls. This parcel of land is located in Chippewa County, Wisconsin (full description and map attached pursuant to Sec. 66.0217(9)(a) of the Wisconsin Statutes).

Ordinance 2025-16 was adopted by a vote of six of the aldermen at the Regular Meeting of the Common Council held on September 16, 2025. This ordinance was published and became effective on September 23, 2025.

Said population of this territory is zero (0) and attached is a true and complete copy of said Ordinance as adopted.

Sincerely,

Bridget Givens
City Clerk

Attachments

Office of the City Clerk

30 West Central Street, Chippewa Falls, WI 54729
715.726.2719 | 715.726.2759 fax | www.chippewafalls-wi.gov

Wisconsin Department of Administration

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cc:

City of Chippewa Falls

Mayor, Police Department, Fire Department, City Treasurer, Street Department, Water Utility, Assessor, Parks and Recreation, City Planner, Inspection/Zoning, Library, Engineering

Chippewa County

Sheriff, Recycling, Addressing Coordinator, Highway Department, Zoning Administrator, Treasurer, Clerk, Land Records

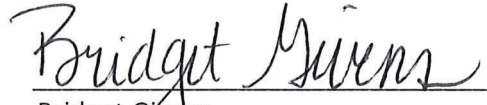
Other

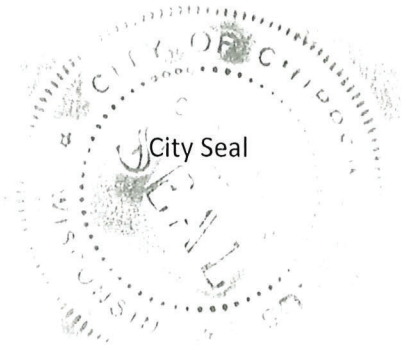
Town of Eagle Point Clerk, Chippewa Falls Area Unified School District, McDonell Area Catholic Schools, GFL Environmental, Chippewa Falls Post Office, Go Riteway Transportation Group, Xcel Energy, Spectrum, AT&T

CERTIFICATION OF CLERK

I, **BRIDGET GIVENS**, the duly qualified City Clerk of the City of Chippewa Falls, Wisconsin, do hereby certify that the attached is a true and complete copy of *Ordinance No. 2025-16 Entitled: Ordinance Annexing Territory to the City of Chippewa Falls, Wisconsin*, adopted by the Common Council of the City of Chippewa Falls, Chippewa County at a regular meeting held on September 16, 2025.

Dated this 7th day of October, 2025


Bridget Givens
City Clerk



ORDINANCE ANNEXING TERRITORY TO THE CITY OF CHIPPEWA FALLS, WISCONSIN

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN
AS FOLLOWS:

Section 1: Territory Annexed. In accordance with sec. 66.0217(2) of the Wisconsin Statutes and the Petition for Direct Annexation by Unanimous approval that was served upon the City Clerk for the City of Chippewa Falls, signed by the sole owner of a parcel of real property of which said population of said parcel is zero. The following described territory which is located in the Town of Eagle Point, Chippewa County, Wisconsin, is hereby annexed to the City of Chippewa Falls, Wisconsin:

Being recorded in Document #734033 CSM as: Commencing at the NE Corner of Lot 1 of Certified Survey Map #3311, Thence S 88° 38' 15" W 65.13 Feet;
Thence S 34° 36' 05" W 118.08 Feet; Thence S 16° 13' 40" W 113.47 Feet;
Thence S 2° 24' 30" W 250.97 Feet; Thence N 89° 55' 15" E 178.65 Feet;
Thence N 0° 31' 42" W 458.21 Feet to the Point of Beginning.

Said parcel contains 1.6 acres.

PARCEL IDENTIFICATION NUMBER (PIN): 22908-3343-73311001

Section 2: Compliance with Statute. Said Petition for Direct Annexation By Unanimous Approval is a proper petition for Direct Annexation in that said petition stated the purpose for said annexation, contained a legal description of the territory to be annexed, included a scale map of the territory to be annexed which is unincorporated and is contiguous to the City of Chippewa Falls; and

WHEREAS, the Petition for Direct Annexation By Unanimous Approval of the Territory legally described in Section 1, was properly served upon the Town Clerk, for the Town of Eagle Point; and

WHEREAS, the Petition for Direct Annexation By Unanimous Approval of the Territory, legally described in Section 1, was properly served upon the State of Wisconsin, Department of Administration; and

WHEREAS, approval by the State of Wisconsin Department of Administration for the proposed annexation finding it to be in the public interest has been given by date of August 25, 2025; and

WHEREAS, The Common Council of the City of Chippewa Falls believes that annexation of the Territory, legally described in Section 1, in the Town of Eagle Point, Chippewa County, Wisconsin, to the City of Chippewa Falls, Wisconsin, is in the public interest.

Section 3: Effect of Annexation. From and after the date of this Ordinance the Territory legally described in Section 1 shall be a part of the City of Chippewa Falls for any and all purposes provided by law and all persons coming into or residing within said territory shall be subject to all ordinances, rules and regulations governing the City of Chippewa Falls.

Section 4: Zoning Classification. Upon recommendation of the Plan Commission, the Territory annexed to the City of Chippewa Falls by this Ordinance is designated to be a part of the following district of the City for zoning purposes and subject to all provisions of the Zoning Ordinance of the City of Chippewa Falls:

R-3B –MULTIPLE-FAMILY RESIDENCE DISTRICT

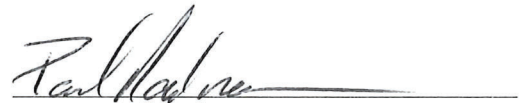
Section 5: Ward and Aldermanic District Designations. The Territory described in Section 1 of this Ordinance is hereby made a part of Ward 18 and Aldermanic District 5 of the City of Chippewa Falls, either presently existing or to be established by Ordinance, subject to all other ordinances, rules and regulations of the City, County, and State governing wards.

Section 6: Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 7: Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

DATED this 16th day of September, 2025.

COUNCIL PRESIDENT:


Paul Nadreau

FIRST READING: SEPTEMBER 2ND, 2025

SECOND READING: SEPTEMBER 16TH, 2025

APPROVED:


Jason R. Hiess, Mayor

ATTEST:


Bridget Givens, City Clerk

PUBLISHED:

SEP 23 2025

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. 3311

Recorded

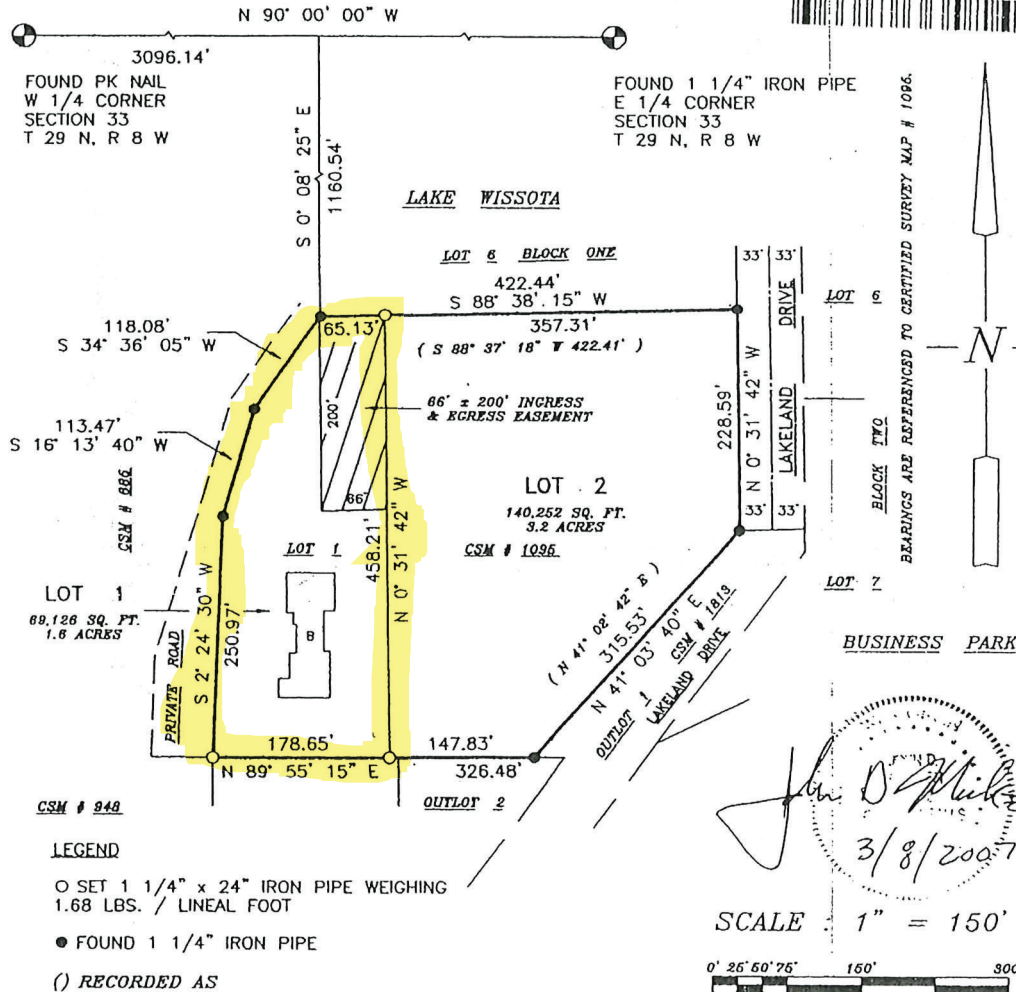
MAR. 15, 2007 AT 09:56AM

RECORDED IN VOL. 15 OF THE
 CERTIFIED SURVEY MAPS PAGE 150
Marge L. Geissler
 REGISTER

Marge L. Geissler

BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP
 # 1095 IN SECTION 33, TOWNSHIP 29 NORTH, RANGE
 8 WEST, TOWN OF EAGLE POINT, CHIPPEWA COUNTY,
 WISCONSIN.

MARGE L. GEISSLER
 REGISTER OF DEEDS
 CHIPPEWA COUNTY, WI
 Fee Amount: \$11.00



I, JOHN D. MICKESH, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND CHAPTER 38, CHIPPEWA COUNTY'S LAND DIVISION ORDINANCE AND UNDER THE DIRECTION OF BRUCE HAYHOE SR., I HAVE SURVEYED, DIVIDED AND MAPPED SAID PARCEL OF LAND, THAT SUCH SURVEY CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND THAT THIS LAND IS ALL OF LOT 1 OF CERTIFIED SURVEY MAP # 1095 IN SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN.

COMMENCING AT THE NE CORNER OF LOT 1 OF CERTIFIED SURVEY MAP # 1095, THENCE S 88° 38' 15" W 422.44 FEET; THENCE S 34° 36' 05" W 118.08 FEET; THENCE S 16° 13' 40" W 113.47 FEET; THENCE S 2° 24' 30" W 250.97 FEET; THENCE N 89° 55' 15" E 326.48 FEET; THENCE N 41° 03' 40" E 315.53 FEET; THENCE N 0° 31' 42" W 228.59 FEET TO THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

AN OPINION OF TITLE SHOULD BE OBTAINED FROM AN ATTORNEY FOR THE SURVEYED PARCEL AS SHOWN ON THIS MAP BEFORE ANY UTILIZATION OF THIS PROPERTY IS MADE BY THE OWNER, HIS ASSIGNS OR HEIRS.

DATE APPROVED 03/14/2007
 CHIPPEWA COUNTY ZONING AGENCY
 BY *Dr. J. Mickesh*