

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

**Online Submittal and Payment: Instead of this form go to <https://appengine.egov.com/apps/wi/dir/annexation>
This will speed up the process by eliminating the time it used to take to mail the check to us.**

Petitioner Information

Name: Mark Chapot
Phone: 715-577-0962
Email: chproduce@msn.com

Contact Information if different than petitioner:

Representative's Name: _____
Phone: _____
E-mail: _____

1. Town(s) where property is located: Washington
2. Petitioned City or Village: Eau Claire
3. County where property is located: Eau Claire
4. Population of the territory to be annexed: 2
5. Area (in acres) of the territory to be annexed: .70
6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel): _____

Include these required items with this form:

- Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate [see attached annexation guide]
- Check or money order covering review fee [see next page for fee calculation]

(November 2022)

Received by
City Clerk

FEB 21 2025

City of Eau Claire

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$206 **Initial Filing Fee** (required with the first submittal of all petitions)
\$200 – 2 acres or less
– \$350 – 2.01 acres or more

\$200 **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
– \$200 – 2 acres or less
\$600 – 2.01 to 10 acres
\$800 – 10.01 to 50 acres
\$1,000 – 50.01 to 100 acres
\$1,400 – 100.01 to 200 acres
\$2,000 – 200.01 to 500 acres
\$4,000 – Over 500 acres

\$400 **TOTAL FEE DUE (Add the Filing Fee to the Review Fee)**
–

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**THE DEPARTMENT WILL NOT PROCESS
AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
BY THE REQUIRED FEE.**

**THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE**

Shaded Area for Office Use Only

Date fee & form received: 03/04/25

Payer: Mark Chaput

Check Number: 5090

Check Date: 2-21-25

Amount: \$800.00

Petition for Annexation
under Wisconsin Statutes 66.0217 (2)

To the City Council of the City of Eau Claire, Wisconsin:

1. The undersigned hereby petition for direct annexation of the territory legally described attached hereto the City of Eau Claire, Eau Claire County, State of Wisconsin.
2. Attached hereto is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing the City.
3. The current population of the territory to be annexed is 2.
4. The petition has been signed by the owners of all of the land within the territory proposed to be annexed, and by all of the electors residing within the territory proposed to be annexed.

Owners of all Lands within the Territory

Proposed to be Annexed:

Name of the Owner: Mark Chaput

Address of Owner: 5675 Graft Rd Eau Claire Wi
54701

Date of Signing: 2-20-25

Signature: 

Petition for Annexation
under Wisconsin Statutes 66.0217 (2)

To the City Council of the City of Eau Claire, Wisconsin:

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2. Attached hereto is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing the City.
3. The current population of the territory to be annexed is 2.
4. The petition has been signed by the owners of all of the land within the territory proposed to be annexed, and by all of the electors residing within the territory proposed to be annexed.

Owners of all Lands within the Territory

Proposed to be Annexed:

Name of the Owner: Rosanne Chaput

Address of Owner: 5675 Graff Rd Eau Claire WI 54701

Date of Signing: Feb. 20, 2025

Signature: Rosanne P. Chaput

Parcel Number 1802422609012400002
Alternate No 024111905000

Property Address 5652 OLD TOWN HALL RD
EAU CLAIRE, WI 54701

Legal Description PRT OF THE SE-NW DESC AS BG AT SW COR OF SD 40 TN N ALG
C/L OF HWY 15 RDS (247.5') TN SELY TO A PT 15 RDS E FROM
POB TN W TO POB SEE U-674, S-5689

Sec-Twp-Rng S1-T26N-R9W
Acres 0.7

Beacon™ Eau Claire County, WI

Layers Map Search Advanced Search Results Advanced Search Results Report Survey Documents

Quick Links: [Property Search](#), [View Map](#), [Survey Documents](#)

Saved Maps: Default

Layers: Survey Search, The Sheet Search, Base Layers, Address Labels, Parcels, Parcel Numbers, Parks, Building Footprints 2020, County Zoning, FutureLandUse, Golden Triangle AEA

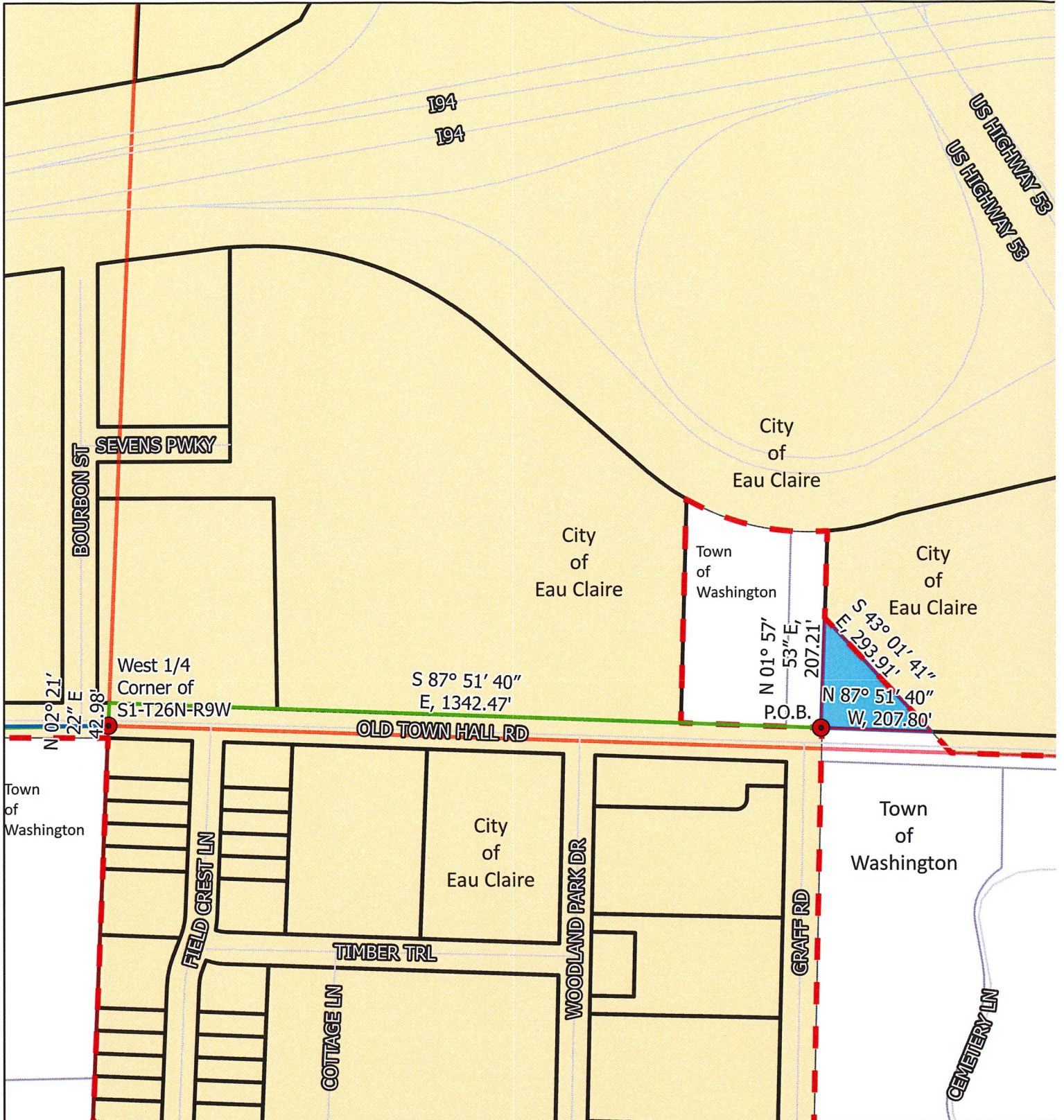


Results (Total: 1 Selection: 1)

Parcel Number	Parcel ID	Owner	Property Address	Acres	Value
1802422609012400002	02411905000	MARK A CHAPUT	5652 OLD TOWN HALL RD	0.7	183900

Parcel ID Search
 Tax Parcel ID
 Alternate ID
 Search Reset

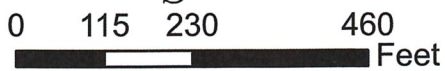
Powered by EdM



Annexation: Chaput Duplex

Lands located in Town of Washington
Eau Claire County

- | | |
|--|--|
| <ul style="list-style-type: none"> - - - City Limits Subject Property | <ul style="list-style-type: none"> City of Eau Claire Town of Washington |
|--|--|



CHAPUT DUPLEX

LOCATED IN THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$, SECTION 1, TOWNSHIP 26 NORTH, RANGE 9 WEST, TOWN OF WASHINGTON, EAU CLAIRE COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 1;

THENCE N $02^{\circ}21'22''$ E, 42.89 FEET, MORE OR LESS, TO NORTH RIGHT OF WAY OF OLD TOWN HALL ROAD,

THENCE S $87^{\circ}51'40''$ E, 1342.47 FEET, MORE OR LESS, ALONG THE NORTH RIGHT OF WAY OF OLD TOWN HALL ROAD TO THE WEST RIGHT OF WAY LINE OF HOUSE ROAD, WHICH IS ALSO KNOWN AS THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, AND THE POINT OF BEGINNING;

THENCE N $01^{\circ}57'53''$ E, 207.21 FEET;

THENCE S $43^{\circ}01'41''$ E, 293.91 FEET, MORE OR LESS, TO NORTH RIGHT OF WAY OF OLD TOWN HALL ROAD;

THENCE N $87^{\circ}51'40''$ W, 207.80 FEET, MORE OR LESS, ALONG THE NORTH RIGHT OF WAY OF OLD TOWN HALL ROAD TO THE POINT OF BEGINNING.

PARCEL CONTAINS 21,530 SQUARE FEET OR 0.49 ACRES OF LAND, MORE OR LESS.

13. Other relevant information and comments bearing upon the public interest in the annexation.

This annexation is contiguous to the City of Eau Claire and a logical extension of compact development fronting along Interstate I-94. The location is immediately adjacent to multi-family development in the City. Extension of City water and sewer are available and planned to continue west. Future Lorch Avenue right-of-way and bike path extensions to the west have been reserved on recorded certificate of survey maps. The City is able to serve this site with City services very effectively, and therefore the private property owner's annexation desire for urban development is a sound request. The property is within the City's urban Sewer Service Area boundary.

The Department advisory review is based upon the statutory definition of "public interest" s. 66.0217(6), Wis. Stats. That definition includes two factors: 1. "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town..." and 2. the "shape of the proposed annexation and homogeneity of the territory with the annexing... city". s. 66.0217(6)(c), Wis. Stats.

In this case the town offers limited local governmental services, no law enforcement, no proximate park, trail, sidewalk network, or comparable pedestrian system, and no public water or sanitary sewer services. The property is immediately adjoining the City which offers all of these municipal services along with a full time fire and paramedic service. Zoning and anticipated use of this private property unanimously petitioned by the owner to exercise property rights within the City of Eau Claire is consistent with the City's Comprehensive Plan, a joint planning agreement entered into by the City and Town that "anticipates" land within the Sewer Service Area to annex and obtain municipal services, and it is likely to provide the diverse, inclusive housing and job growth needed in the Eau Claire community and in our state.

Also of note, a petition for incorporation for a part of the Town of Washington was dismissed by the court prior to the City's receipt of the annexation petition (see Eau Claire County case number 24CV498). Petitioners in that case filed a notice of withdrawal of the petition of incorporation on 2/3/2025, and the court entered dismissal of the petition for incorporation on 2/21/2025. Although the City received the petition for annexation on the same day as the dismissed petition for incorporation, 2/21/2025, the petition for annexation was in fact received by the City after the court had already entered dismissal of the petition for incorporation earlier that day.

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Chaput II**

Petition Number: **14744**

1. Territory to be annexed: From **TOWN OF WASHINGTON** To **CITY OF EAU CLAIRE**

2. Area (Acres): 1-0.70

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ _____

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Participating jurisdictions _____

c. Paid by: Petitioner City Village

d. Statutory authority (pick one)

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: _____ Electors: 2 Total: 2

5. Approximate **present land use** of territory:

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?

Vacant

In the town?: _____

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. 0 _____

Water Supply immediately
or, write in number of years. 0 _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No

Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? R-LL

c. How will the land be zoned and used if annexed? R-2

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

See Attachment

Prepared by: Town City Village

Name: RYAN PETRIE

Email: RYAN.PETRIE@EAUCLAIREWI.GOV

Phone: 715-839-4914

Date: 3-17-25

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Annexation Review Questionnaire

Wisconsin Department of Administration

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Petitioner: **Chaput II**

Petition Number: **14744**

1. Territory to be annexed: From **TOWN OF WASHINGTON** To **CITY OF EAU CLAIRE**

2. Area (Acres): 0.70

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed:
\$ 202.69 a. Title of boundary agreement _____

b. Total that will be paid to Town
(annual tax multiplied by 5 years): 1,013.45 b. Year adopted _____

c. Paid by: Petitioner City Village c. Participating jurisdictions _____

Other: _____ d. Statutory authority (pick one)
 s.66.0307 s.66.0225 s.66.0301

4. Resident Population: Electors: 2 Total: 2

5. Approximate **present land use** of territory:
Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Undeveloped: _____ %

6. If territory is undeveloped, what is the **anticipated use**?
Residential: _____ % Recreational: _____ % Commercial: _____ % Industrial: _____ %
Other: _____ %
Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No
Plat Name: _____

8. What is the **nature of land use adjacent** to this territory in the city or village?
Commercial
In the town?: Commercial

9. What are the **basic service needs** that precipitated the request for annexation?
 Sanitary sewer Water supply Storm sewers
 Police/Fire protection EMS Zoning
Other _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____

Water Supply immediately
or, write in number of years. _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? Yes No
Is this annexation consistent with your comprehensive plan? Yes No

b. How is the annexation territory now zoned? Commercial

c. How will the land be zoned and used if annexed? _____

12. Elections: New ward or Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

*Parcel currently has ^{onsite} water and septic capabilities.
Road right of way error (see attached)*

Prepared by: Town City Village

Name: Aleta Kauffman

Email: Kauffman@townofwashington.wi.gov

Phone: 715-834-3257

Date: 3/6/2025

(March 2018)

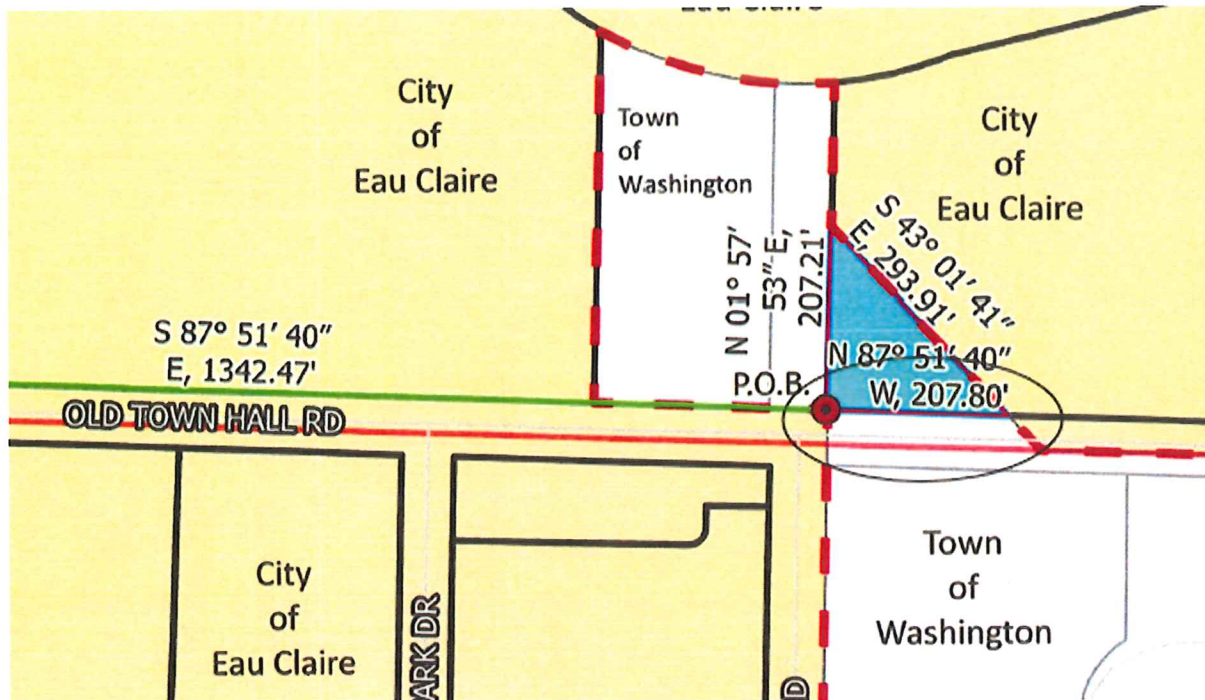
Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

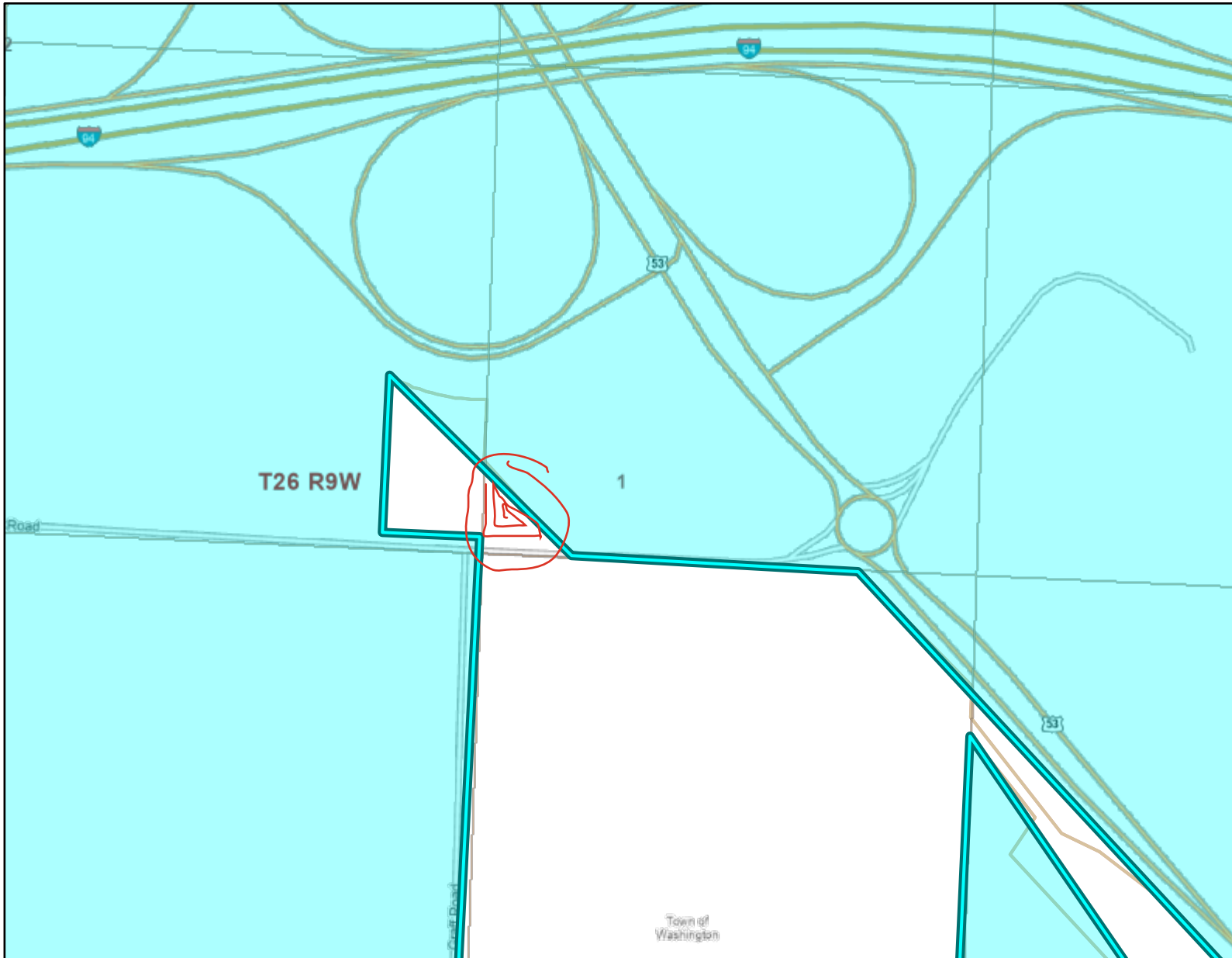
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



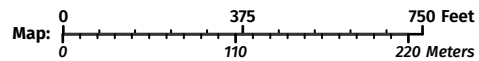
The annexation as requested does not include the road right-of-way causing jurisdictional inconsistencies or errors.



Legend: (some map layers may not be displayed)

- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - Local Road

Notes:



Service Layer Credits:
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

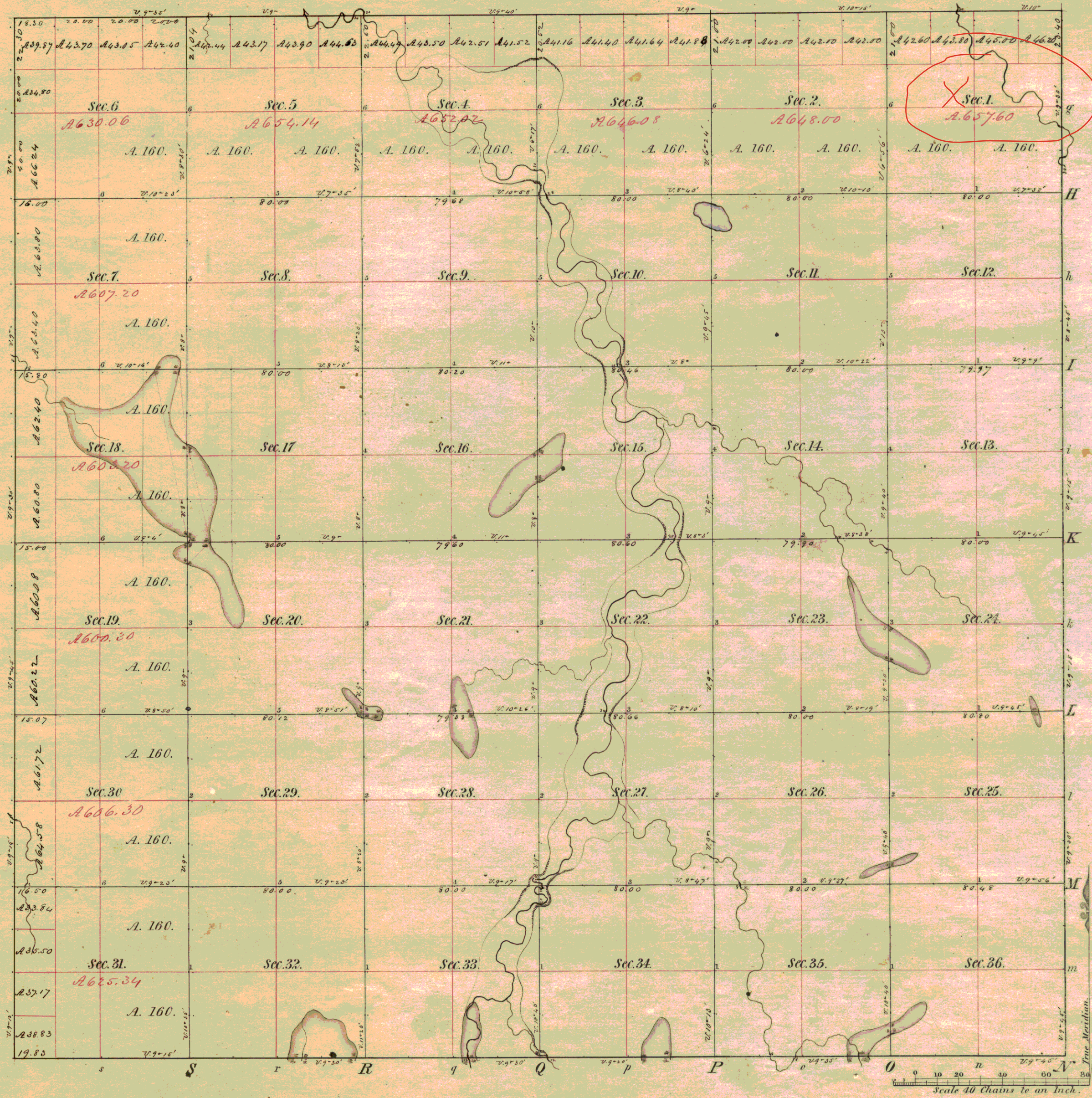
This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>.

Date Printed: 3/23/2025 11:48 AM

Township N^o 26 N, Range N^o 9 West 4th Mer.

Surveyed by Henry Madison



Meanders of								
Posts	Courses	Ch. ^s Lk. ^s	Posts	Courses	Ch. ^s Lk. ^s	Posts	Courses	Ch. ^s Lk. ^s

Total number of Acres **22,930.24**

Survey Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p. ^d for and ch. ^d in the Sur. ^r Gen. ^{'s} acc. ^t
Township lines	Geo. Cox Karrisick	July 18 th 1845	M. Ch. ^s Lks. 24 ⁰⁰ 03 ⁰⁰ 83	September 1848	
Subdivisions	Henry Madison	Sept 8 th 1849	59 ⁰⁰ 66 ⁰⁰ 25	October 1849	

The above Map of Township N. 26 North of Range N. 9 West of the 4th Principal Meridian Wisconsin is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office,
Dubuque May 5th 1850

C. H. Smith
Sur. Gen.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview>

March 24, 2025

PETITION FILE NO. 14744

KRISTINA KUZMA, CLERK
CITY OF EAU CLAIRE
PO BOX 5148
EAU CLAIRE, WI 54702-5148

JANELLE HENNING, CLERK
TOWN OF WASHINGTON
5750 OLD TOWN HALL ROAD
EAU CLAIRE, WI 54701-8948

Subject: CHAPUT II ANNEXATION

The proposed annexation submitted to our office on March 04, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Eau Claire, which is able to provide needed municipal services.

Notes: 1) The enactment of an ordinance that annexes this territory must occur simultaneously with or after the annexation of the adjacent territory to the west (MBR Petition file No. 14743) so that an area of town surrounded by the City of Eau Claire (town island) is not created. 2) The City may want to include the portion of Old Town Hall Road adjacent to the annexation parcel as part of the annexation to avoid creating a gap in the City's jurisdiction of Old Town Hall Road.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14744 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2818>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive, with a prominent initial "E".

Erich Schmidtke, Municipal Boundary Review

cc: petitioner