

PETITION FOR ANNEXATION

The undersigned constituting 100% of the owners and managing member of the buying party of the described property located in the township of eagle point, Chippewa county Wisconsin, lying contiguous to the city of Chippewa falls Wisconsin position the honorable mayor and common counsel of the city of Chippewa to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, into the City of Chippewa, Wisconsin.

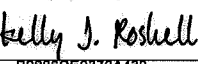
A parcel of land being described on certified survey map #1095 (shown below) BEING ALL OF LOT 1 IN SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN.

Being recorded in document (shown below) #734033 CSM AS: 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

Known as Parcel #: 22908-3343-73311001. Also known as alternate Parcel #020-1403.2010. With the property address of 7480 157th st, Chippewa falls WI 54729.

There are no persons residing in the territory

Dated this 4th day of August, 2025

DocuSigned by:

B2286CE0370A439...

Kelly J. Roswell Owner/Member (seller)

JOSEPH KELLY PROPERTIES LLC

7480 157th st

Chippewa falls, WI 54729



Jacob Nagel Owner/Member (buyer)

PC Contractors LLC

W15430 Old Hwy 194

Sheldon WI 54766

DOCUMENT# 734033

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 3311

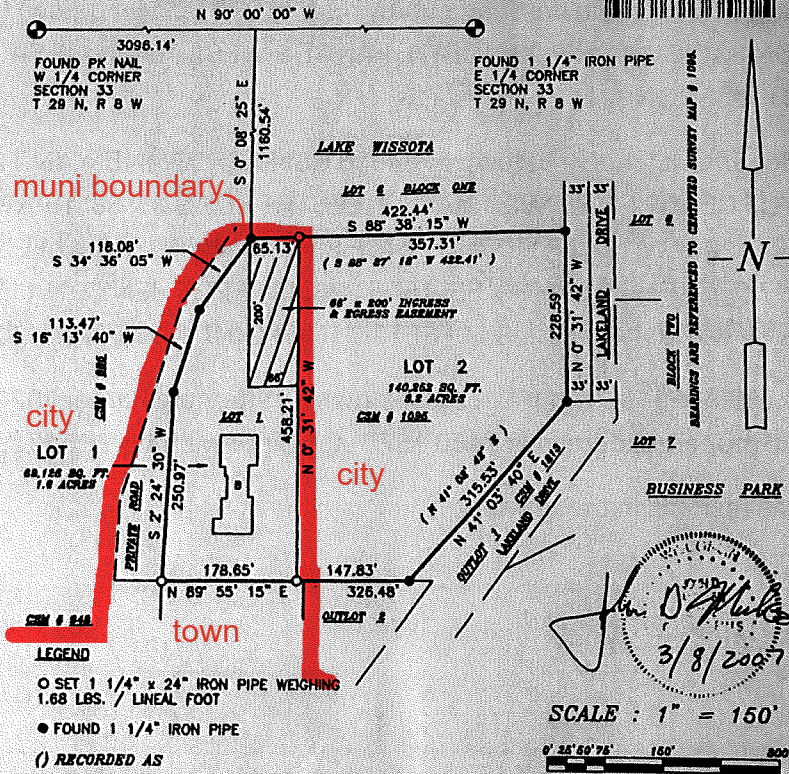
Recorded
MAR. 15, 2007 AT 09:156AM

RECORDED IN VOL. 15 OF THE
CERTIFIED SURVEY MAPS PAGE 150
Marge & Heinlen
REGISTER

Marge & Heinlen

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. GETTLER
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 0° 31' 42" 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 *[Signature]*

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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: **Joseph Kelly Properties & PC Contractors**

Petition Number: **14786**

1. Territory to be annexed: From **TOWN OF EAGLE POINT** To **CITY OF CHIPPEWA FALLS**

2. Area (Acres): _____

3. Pick one: ☐ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: _____

a. Title of boundary agreement _____

b. Year adopted _____

c. Participating jurisdictions _____

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

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

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

Residential: _____% 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?

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village Town

☐ ☐
____ ____

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? _____

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:

Prepared by: ☐ Town ☐ City ☐ Village

Name: _____

Email: _____

Phone: _____

Date: _____

Please **RETURN PROMPTLY** to:

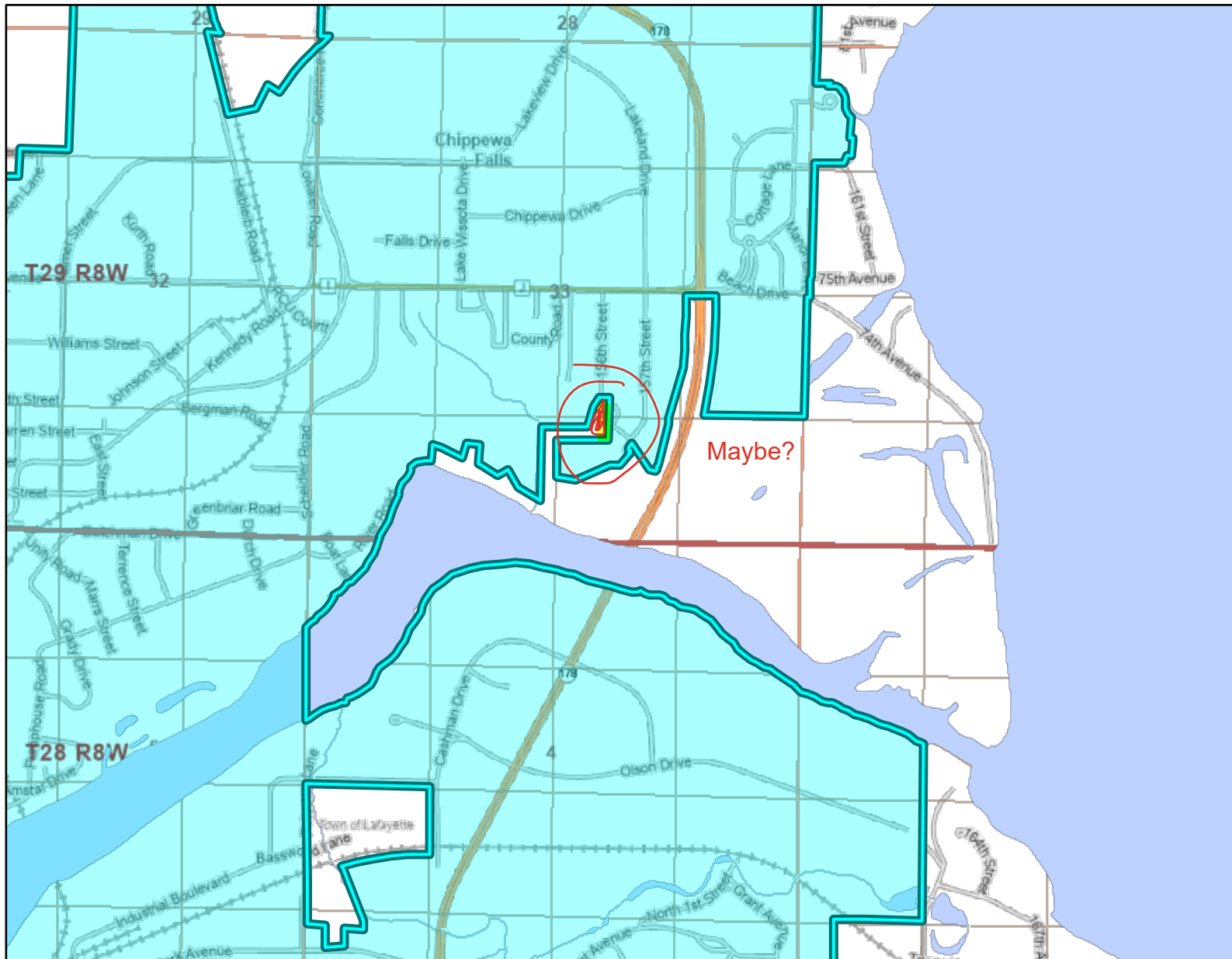
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- State Highway
- County and Local Roads
- County HWY
- Local Road
- Railroads

Notes:



Map: 0 1,000 2,000 Feet
0 430 860 Meters

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.

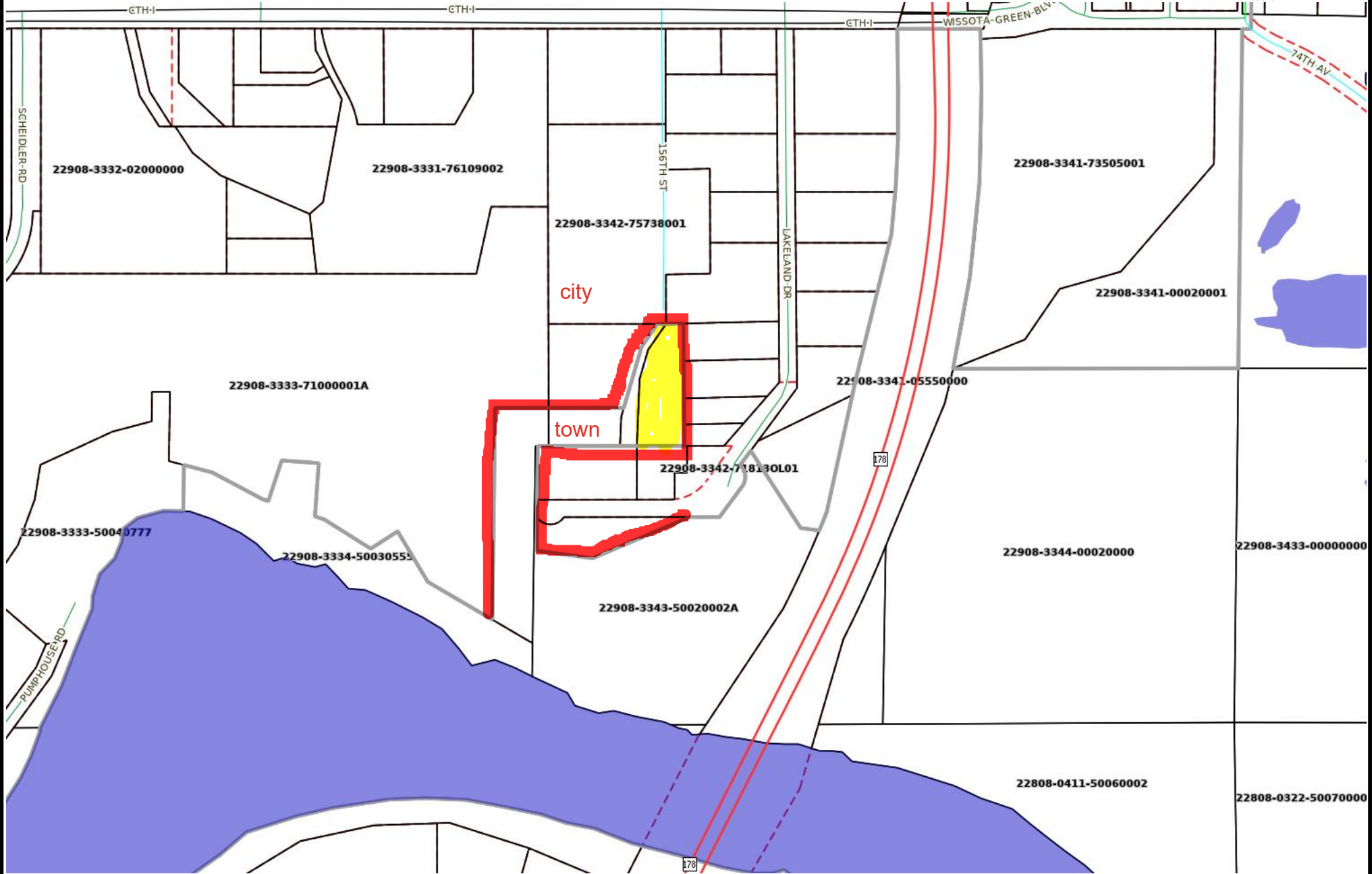
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound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

Date Printed: 8/23/2025 9:22 AM

Map

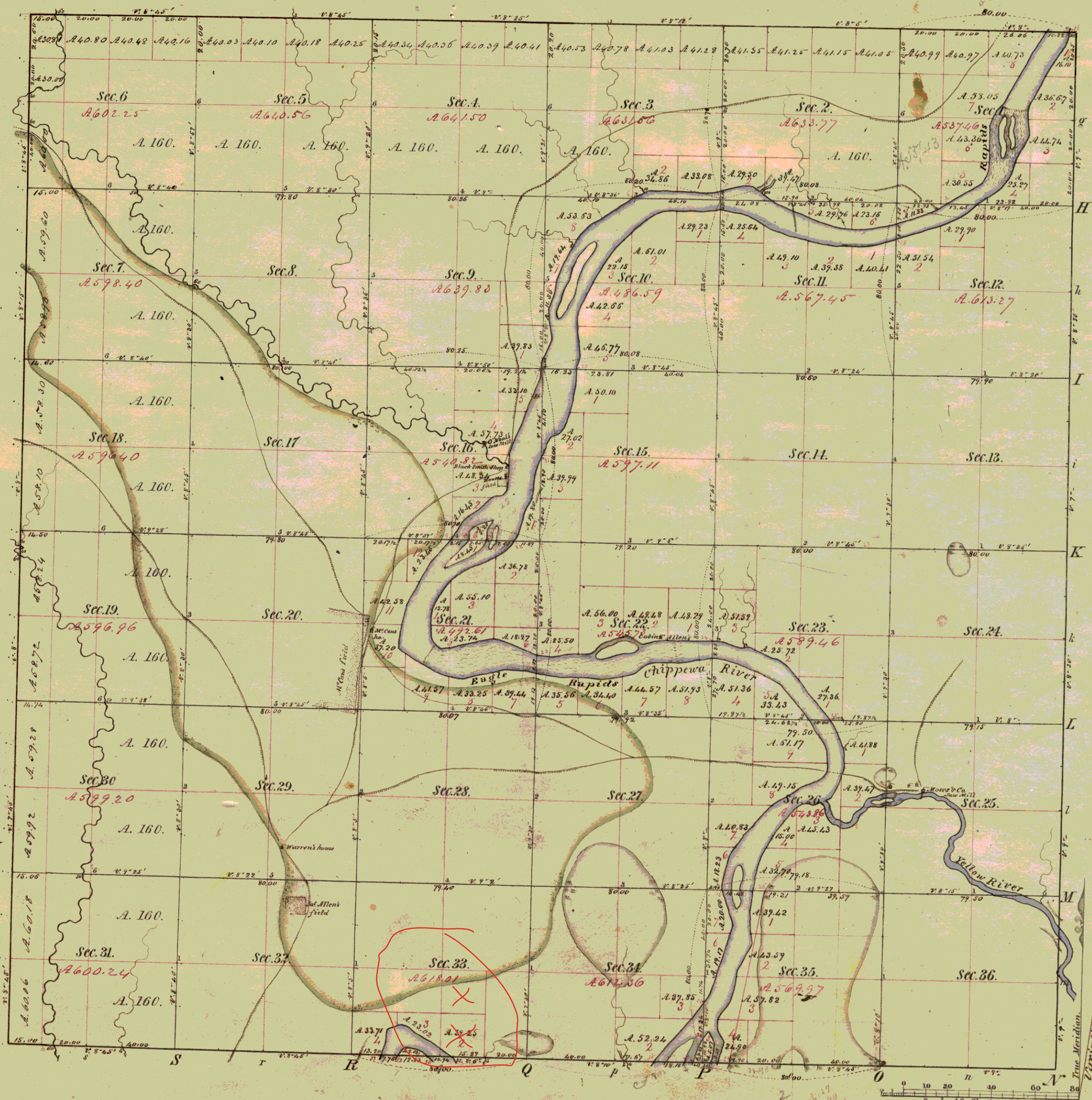
Printed 08/23/2025

Scale = 1:481'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Township N^o 29 N, Range N^o 8 West, 4th Mer.



Total number of Acres 21,775.87

Survey Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	John M. Smith	Bond Dec. 18 th 1848	M. Ch ^s Lks.	Oct & Nov 1848	
Subdivisions	George R. Stutz	July 18 th 1849	82.25 78	October 1849	

The above Map of Township N^o 29 North of Range N^o 8 West, 4th Principal Meridian, State of 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.
Duluth, July 25, 1850

Meanders of Chippewa River & Islands							
Posts	Courses	Ch ^s	Lk ^s	Posts	Courses	Ch ^s	Lk ^s
Right bank, down stream.							
1	S. 36 W.	7.00		11	S. 75 E.	3.50	
	S. 27 W.	23.00			S. 87 E.	4.80	
	S. 55 W.	4.00			S. 77 E.	6.00	
	S. 30 W.	6.00			S. 66 E.	20.00	
	South	15.20			S. 58 E.	3.70	
	S. 10 W.	10.00			S. 38 E.	20.50	
	S. 27 W.	5.00					
2	S. 27 W.	17.50			S. 25 E.	8.50	
	S. 28 W.	4.70			S. 26 E.	5.00	
3	S. 69 W.	20.00			S. 17 E.	2.60	
					S. 2 E.	9.40	
					S. 24 W.	4.00	
					S. 69 W.	10.00	
					S. 37 W.	19.00	
					S. 27 W.	24.50	
4	S. 57 W.	7.70			S. 27 W.	6.80	
					S. 11 W.	14.50	
					S. 18 E.	17.16	
5	S. 78 W.	10.50			S. 17 W.	20.00	
					S. 21 W.	12.10	
					S. 30 W.	6.00	
					S. 40 W.	20.00	
6	S. 68 W.	4.00					
Left bank, down stream.							
	S. 52 W.	15.00					
	S. 65 W.	5.30			S. 31 W.	8.50	
	S. 42 W.	8.00			S. 31 W.	12.00	
	S. 30 W.	14.77			S. 28 W.	16.70	
	S. 22 W.	7.70			S. 7 W.	2.80	
	S. 7 W.	6.50			S. 4 E.	10.50	
	S. 20 W.	7.50			S. 27 W.	12.10	
	S. 4 E.	6.00			S. 19 W.	8.40	
	S. 10 E.	8.30			S. 28 W.	8.20	
7	S. 35 W.	10.00			S. 22 W.	11.50	
					S. 45 W.	4.50	
					S. 57 W.	12.50	
					S. 68 W.	11.50	
					S. 73 W.	8.00	
					S. 68 W.	4.00	
8	S. 12 W.	4.10					
					S. 45 W.	4.50	
					S. 57 W.	12.50	
					S. 68 W.	11.50	
					S. 73 W.	8.00	
					S. 68 W.	4.00	
					S. 75 W.	11.50	
					S. 88 W.	6.50	
					S. 88 W.	9.70	
					S. 83 W.	8.50	
					S. 72 W.	9.47	
					S. 70 W.	10.20	
					S. 66 W.	10.20	
					S. 68 W.	5.60	
					S. 77 W.	12.50	
					S. 85 W.	19.50	
					West	5.40	
					S. 69 W.	3.70	
					S. 57 W.	10.00	
					S. 25 W.	11.50	
					S. 35 W.	13.00	
					S. 25 W.	17.00	
					S. 8 W.	9.00	
					S. 3 E.	14.50	
					S. 9 W.	6.00	
					S. 14 W.	10.50	
					S. 22 W.	5.00	
					S. 20 W.	8.00	
					S. 3 W.	6.20	
					S. 25 E.	6.40	
					S. 12 W.	9.22	

C. H. Booth, 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>

August 25, 2025

PETITION FILE NO. 14786

BRIDGET GIVENS, CLERK
CITY OF CHIPPEWA FALLS
30 W CENTRAL ST
CHIPPEWA FLS, WI 54729-7530

LAURIE HEBERT, CLERK
TOWN OF EAGLE POINT
14802 STATE HWY 124
CHIPPEWA FALLS, WI 54729-6139

Subject: JOSEPH KELLY PROPERTIES & PC CONTRACTORS ANNEXATION

The proposed annexation submitted to our office on August 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 Chippewa Falls, which is able to provide needed municipal services.

Note: The scale map and legal description of the territory to be annexed must clearly show and describe the territory, and the existing City of Chippewa Falls municipal boundary in relation to the territory. It appears that the territory to be annexed should be described as Lot 1 of Certified Survey Map (CSM) 3311, because Lot 2 of the map appears to be currently already located within the City of Chippewa Falls. The description of CSM 1095 does not appear relevant to this annexation and should not be used. Therefore, if the City chooses to adopt an annexation ordinance for this petition it should be described as Lot of CSM 3311, plus section, town, range, and quarter-quarter section information.

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 14786 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=2860>

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', with a stylized, flowing script.

Erich Schmidtke, Municipal Boundary Review

cc: petitioner