



# City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

**ORD11675**

May 18, 2023

**Via Email**

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

**Reference: MBR No. 14565**

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 2023-08 was adopted by a vote of six of the aldermen at the Regular Meeting of the Common Council held on April 4, 2023. This ordinance was published and became effective on April 13, 2023.

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

**RECEIVED**

**06/06/2023**

Municipal Boundary Review  
Wisconsin Dept. of Administration

*Home of The World's Purest Water*

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Wisconsin Department of Administration

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May 18, 2023

cc:

City of Chippewa Falls

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

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, Chippewa Yellow Bus, 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. 2023-08 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 April 4, 2023.

Dated this 18<sup>th</sup> day of May 2023.

  
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:

Lot 1, Certified Survey Map Number 5575 as recorded in Volume  
27 of the Certified Survey Maps on pages 210-211 as Document No.  
931395.

Said parcel contains 0.55 acres.

PARCEL IDENTIFICATION NUMBER (PIN): 22908-3223-75575001

**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 February 20, 2023; 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-1B SINGLE FAMILY RESIDENTIAL**

**SECTION 5: Ward and Aldermanic District Designations.** The Territory described in Section 1 of this Ordinance is hereby made a part of Ward 17 and Aldermanic District 1 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 4<sup>th</sup> day of April, 2023.

  
\_\_\_\_\_  
Chuck Hull, Council President

FIRST READING: March 21, 2023

SECOND READING: April 4, 2023

APPROVED:

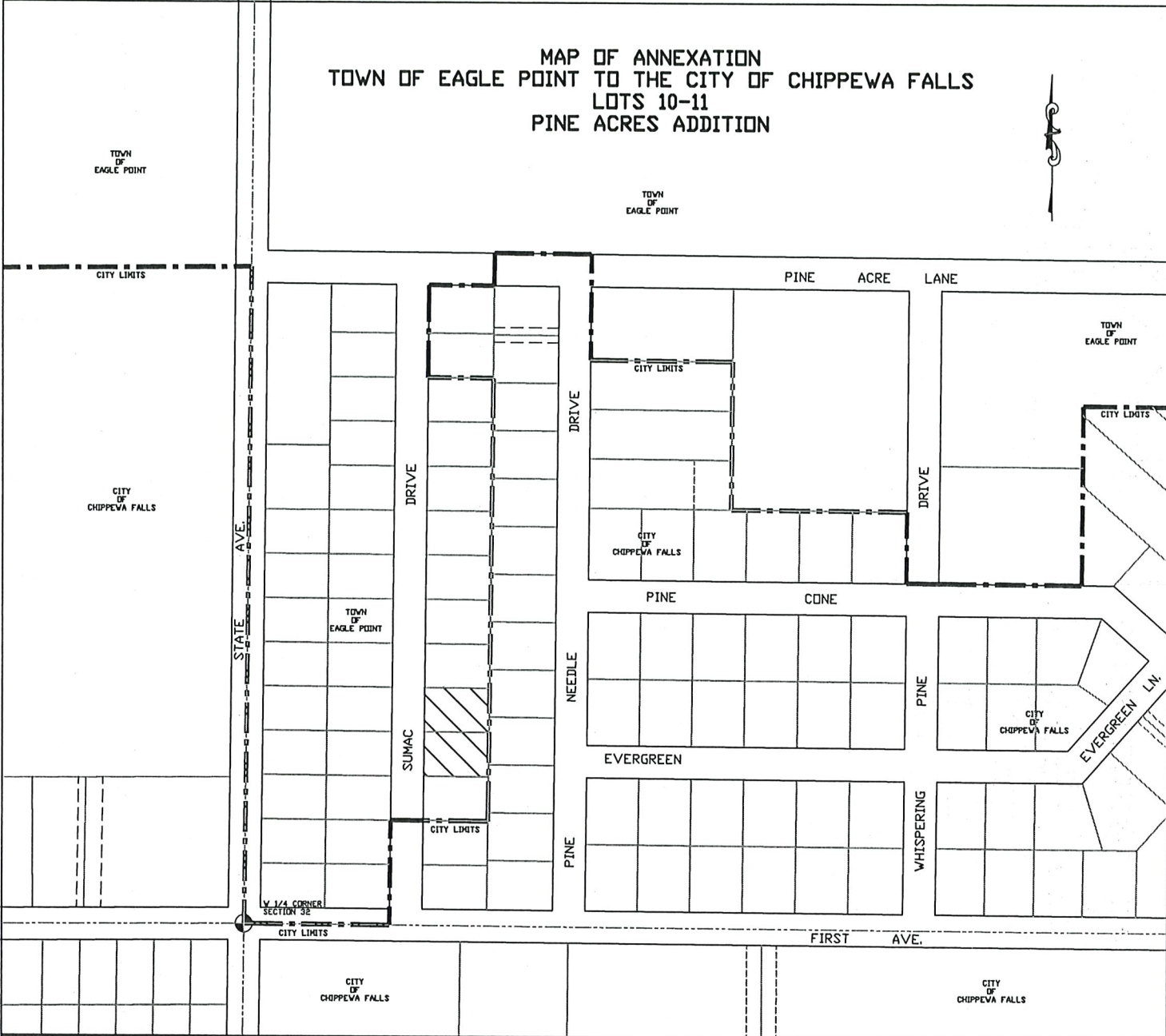
  
\_\_\_\_\_  
Gregory S. Hoffman, Mayor

ATTEST:

  
\_\_\_\_\_  
Bridget Givens, City Clerk

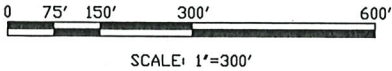
PUBLISHED: APR 13 2023

# MAP OF ANNEXATION TOWN OF EAGLE POINT TO THE CITY OF CHIPPEWA FALLS LOTS 10-11 PINE ACRES ADDITION

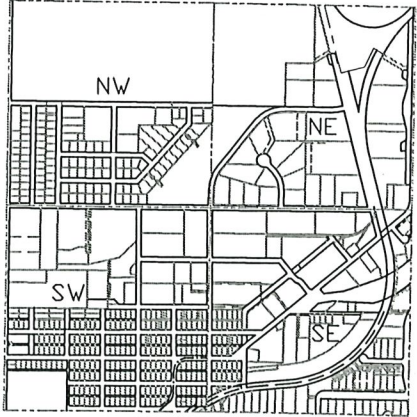


## LEGEND

DATE: 05/18/2023  
DRAWN BY: R.J.S.



## LOCATION MAP



SECTION 32-29-8



DocId:8540111  
Tx:4406289

941417

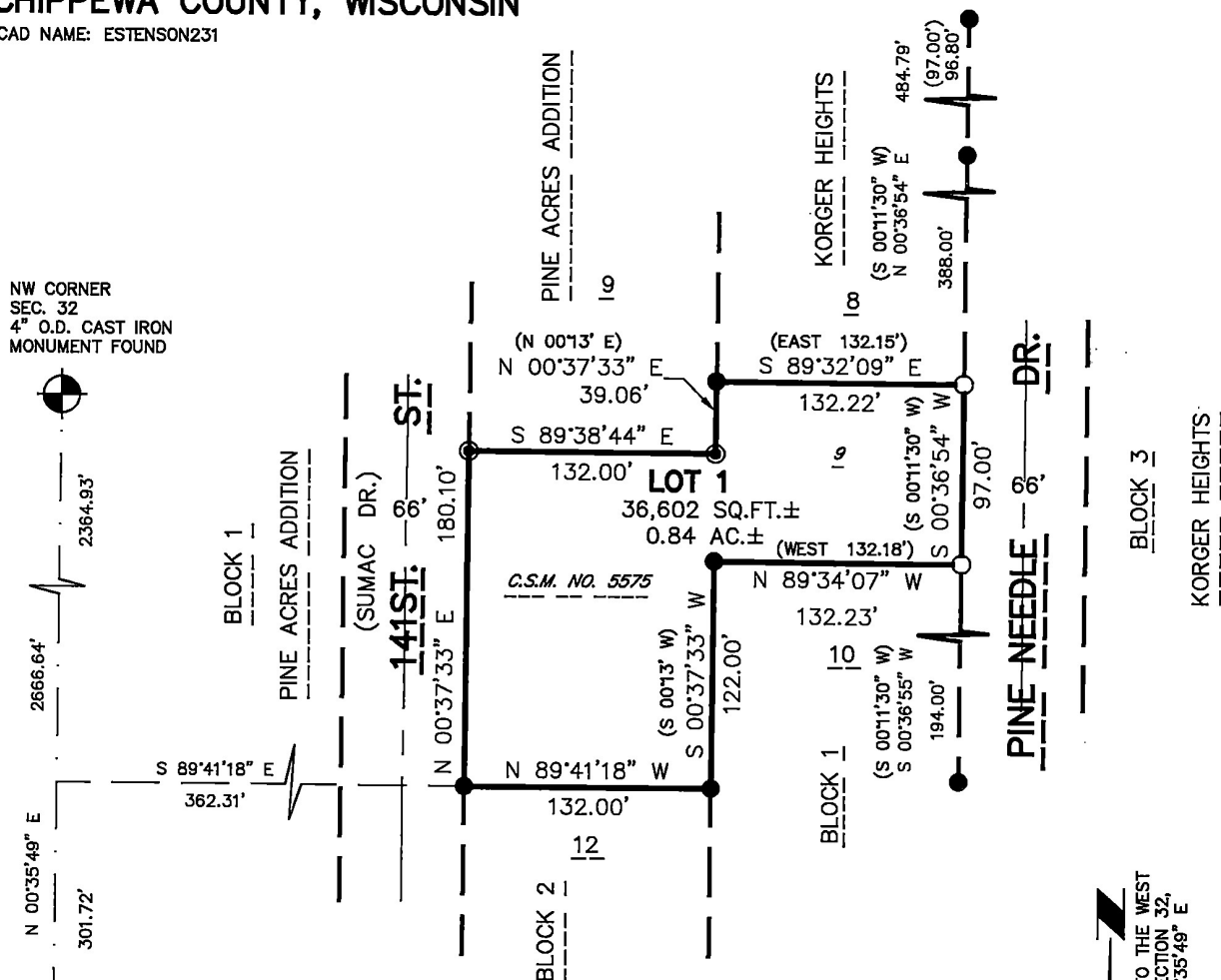
RECORDED ON  
05/19/2023 10:38 AM  
MELANIE K. MCMANUS  
REGISTER OF DEEDS  
REC FEE: 30.00  
TRANSFER FEE:  
FEE EXEMPT:  
CHIPPEWA COUNTY, WI  
PAGES: 2

CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. 5739

RECORDED IN VOL. 28 OF THE  
CERTIFIED SURVEY MAPS PAGE 272-273

BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,  
RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,  
AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,  
P. 210-211, AS DOC. NO. 931395,  
LOCATED IN THE SW 1/4 OF THE NW 1/4,  
SECTION 32, T29N, R8W, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON231



\*\*NOTE:

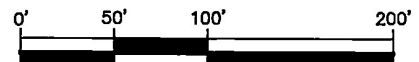
COMPLETION DATE OF FIELD WORK--- 04-24-2023

TIES VERIFIED FOR THE SECTION CORNERS SHOWN

SEE SHEET 2 OF 2 FOR LEGEND

THIS C.S.M. DOES NOT CREATE ANY ADDITIONAL  
PARCELS, IT IS BEING UTILIZED TO COMBINE LOT 9,  
BLOCK 1, KORGER HEIGHTS AND C.S.M. NO. 5575  
INTO A SINGLE LOT

BEARINGS REFERENCED TO THE WEST  
LINE OF THE NW 1/4, SECTION 32,  
ASSUMED BEARING N 00°35'49" E



SCALE 1" = 100'

JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023..

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET



SHEET 1 OF 2 SHEETS

PAGE 272

CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. 5739

RECORDED IN VOL 28 OF THE  
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SECTION 32, T29N, R8W, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON231

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF DANIEL ESTENSON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION, RECORDED IN VOLUME 6 PLATS, PAGE 08, AS DOCUMENT NUMBER 367258, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 5575, RECORDED IN VOLUME 27 CERTIFIED SURVEY MAPS, PAGE 210-211, AS DOCUMENT NUMBER 931395, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS.

Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.



LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- ° --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- DOC. --- DOCUMENT
- AVE. --- AVENUE
- ST. --- STREET
- DR. --- DRIVE
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: Gregory S. Hoffman, Mayor

APPROVED: 5/16/23 DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

Bridget Givens, City Clerk

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
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