



DocId:8338977

Tx:4255123

1247121

TINA K. POMMIER  
EAU CLAIRE COUNTY WI  
REGISTER OF DEEDS  
RECORDED ON  
08/30/2023 10:59 AM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #1  
PAGES: 12

RECEIVED

09/05/2023

Municipal Boundary Review  
Wisconsin Dept. of Administration

Document Number

State Bar of Wisconsin Form 00-2011  
**CORRECTION INSTRUMENT**

Under Wis. Stat. § 706.085

Document Name

Undersigned hereby states that a certain document ("conveyance") titled as Ordinance No. 5A-23, Annexing Territory \_\_\_\_\_ (type of document), and executed between Town of Washington \_\_\_\_\_, Grantor, and City of Altoona \_\_\_\_\_, Grantee, was recorded in Eau Claire County, Wisconsin, on May 18, 2023, in volume \_\_\_\_\_, page \_\_\_\_\_, as document number 1243776, and contained the following error:

When recorded a correction instrument on 8/1/2023, did not include the Boundary Annexation map from the corrected instrument recorded on 6/15/2023

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

Recording Area

Name and Return Address

City of Altoona  
1303 Lynn Avenue  
Altoona, WI 54720

The basis for Undersigned's personal knowledge is (check one):

- ☐ Undersigned is the Grantor/Grantee of the property described in the conveyance.  
☐ Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument  
☐ Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument  
☒ Other (Explain):

Parcel Identification Number (PIN)

Recap of Original Ordinance 5A-23, recorded on 5/18/2023

Corrected Instrument recorded 6/15/2023 (1. Section 2 - corrected legal description under Paragraph 5; 2. Under Attest-Clerk title, added Effective Date; 3. On the attached Annexation Boundary, corrected to read NE-NW),  
Corrected Instrument recorded 8/1/2023 (Error in the correct ward designation of Section 4) - Replaced with attached and revised Section 4 Ward Designation).

Corrected Instrument 8/29/2023 - The attached corrected Annexation Boundary Map (reflected in the copy of recorded corrected instrument 6/15/2023) was inadvertently omitted that was recorded on 8/1/2023)

A copy of the conveyance (in part or whole) ☒ is ☐ is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated 8/29/2023

Cynthia M. Bauer (SEAL)  
\* Cynthia M. Bauer

**AUTHENTICATION**

Signature of \_\_\_\_\_

authenticated on \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. §706.06)

THIS INSTRUMENT DRAFTED BY:

Cynthia M. Bauer, Altoona City Clerk**ACKNOWLEDGMENT**

STATE OF WISCONSIN )

Eau Claire COUNTY ) ss

Personally came before me on August 29, 2023  
the above-named Cynthia M. Bauer  
to me known to be the person who executed the foregoing  
instrument and acknowledged the same.

\* Lori L. Prudlick  
Notary Public, State of Wisconsin

My Commission (is permanent) (expires: 2/25/2026)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

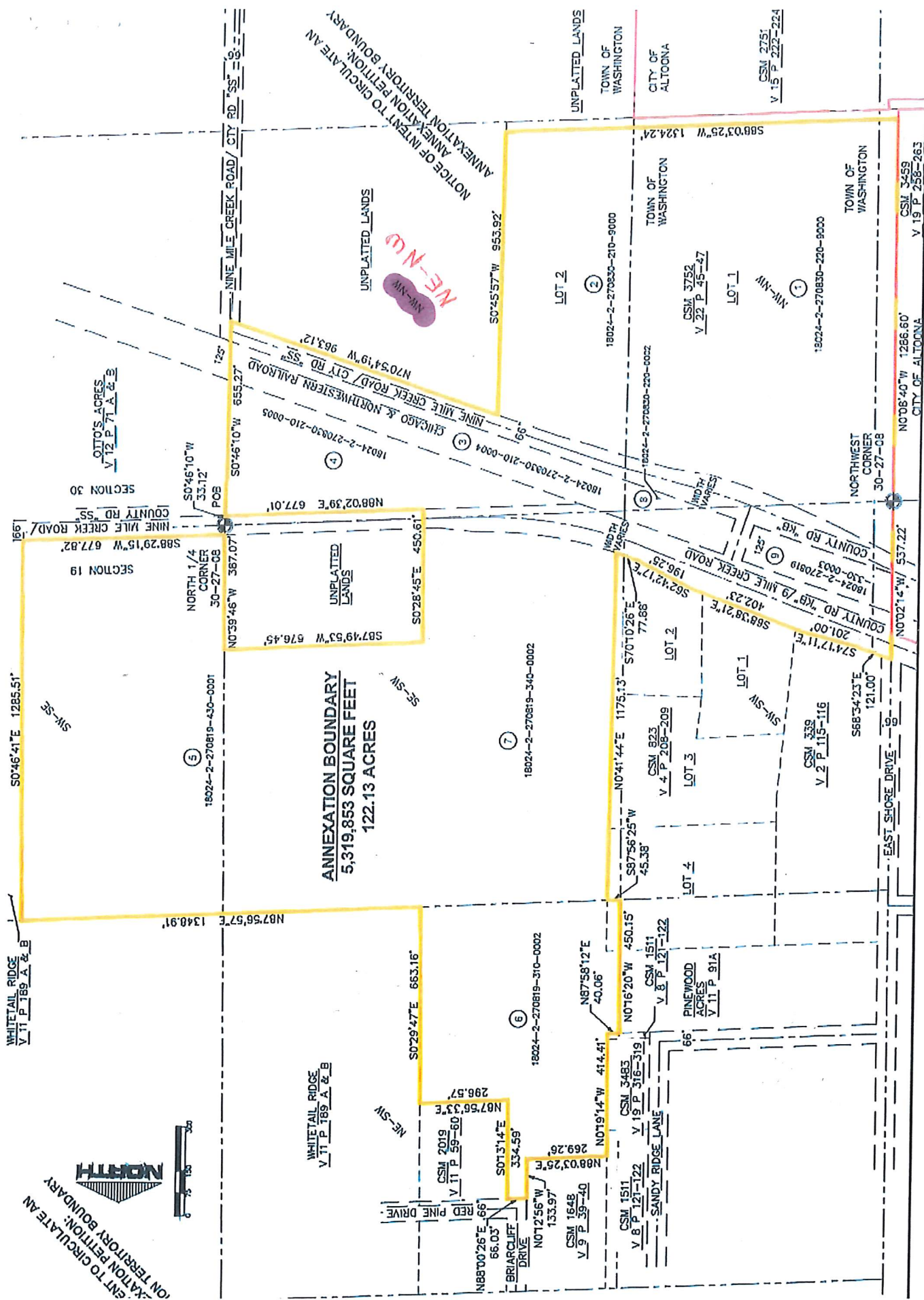
NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

\* Type name below signatures.





State Bar of Wisconsin Form 00-2011  
**CORRECTION INSTRUMENT**

Under Wis. Stat. § 706.085

Document Number

Document Name

Undersigned hereby states that a certain document ("conveyance") titled as Ordinance No. 5A-23, Annexing Territory \_\_\_\_\_ (type of document), and executed between Town of Washington \_\_\_\_\_, Grantor, and City of Altoona \_\_\_\_\_, Grantee, was recorded in Eau Claire County, Wisconsin, on May 18 \_\_\_\_\_, 2023, in volume \_\_\_\_\_, page \_\_\_\_\_, as document number 1243776, and contained the following error:

Replace Section 4 completely with the attached Section 4 Ward Designation.

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

The basis for Undersigned's personal knowledge is (check one):

- ☐ Undersigned is the Grantor/Grantee of the property described in the conveyance.  
☐ Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument  
☐ Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument  
☒ Other (Explain):

Error in the correct ward designation of Section 4.

A copy of the conveyance (in part or whole) ☒ is ☐ is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated 8/1/2023 \_\_\_\_\_.

Cynthia M. Bauer (SEAL)  
\* Cynthia M. Bauer

**AUTHENTICATION**

Signature of \_\_\_\_\_  
authenticated on \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:  
Cynthia M. Bauer, Altoona City Clerk

**ACKNOWLEDGMENT**

STATE OF WISCONSIN )  
 ) ss  
Eau Claire COUNTY )

Personally came before me on 8/1/2023  
the above-named Cynthia M. Bauer  
to me known to be the person who executed the foregoing  
instrument and acknowledged the same.  
\* Loril L. Prudlik  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires: 2/25/2026)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

\* Type name below signatures.

persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Altoona.

**Section 4:** Ward Designation. Eau Claire County parcels 024108007000, 024107901000, and 024108003000, are hereby made part of Ward 11. Eau Claire County parcels 024110302030, 024110302040, and 024108001570 are hereby made part of Ward 15. Eau Claire County parcels 024110303030, 024110302050, and 024108001570 are hereby made part of Ward 16. ~~Replace with attached revised Section 4~~ Ward Designation

**Section 5:** Temporary Zoning Classification. The territory hereafter annexed to the city shall be temporarily designated as a R-1 One Family Dwelling District consistent with Section 19.24.030 of the Altoona Municipal Code, upon recommendation of the Altoona Plan Commission consistent with Wis Stats. § 66.0217(8)(a), and subject to all provisions of the zoning ordinance of the City of Altoona relating to such district classification and to zoning in the city. A permanent zoning classification shall be later established for the territory. The Common Council hereby refers this matter to the Plan Commission for their recommendation consistent with the procedures for rezoning provided by Ordinance.

**Section 6:** Notification. That the City Clerk shall file one (1) certified copy of this ordinance with the Wisconsin Department of Administration, together with one (1) survey map of the territory annexed hereinunder to the City, and shall, additionally, provide a copy of each company providing utility services in the annexed territory as well as to the Clerk of the School District of Altoona, and shall cause it to be recorded by the Eau Claire County Register of Deeds.

**Section 7:** Codification. This ordinance shall not be codified.

**Section 8:** Agreement to Pay Property Taxes. Pursuant to Wis. Stat. §66.0217(14), the City of Altoona does hereby agree to pay annually to the Town of Washington, for five (5) years, an amount equal to the property taxes that the Town of Washington levied on the herein described territory in the year in which the annexation is final.

**Section 9:** Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

Dated this 11th day of May, ~~2022~~ 2023

CB

CITY OF ALTOONA



**Section 4 Ward Designation:** All land annexed in Section 2 above will be added to Altoona Ward 11 EXCEPT the following piece which will be new Altoona Ward 15 described as follows:

Commencing at the North Quarter Corner of Section 30, Town 27 North, Range 8 West, Eau Claire County, Wisconsin:

Thence, South  $0^{\circ}-46'-10''$  West, along the North-South Quarter line, 33.12', more or less, to a point on the Southerly right-of-way line of Nine Mile Creek Road, also known as County Road "SS", said point being the Point of Beginning of the parcel herein described.

Thence Westerly along said Southerly right-of-way line, 677.01', more or less, to a point along said Southerly right-of-way line,

Thence North  $0^{\circ}-28'45''$  East, to a point on the centerline of said Nine Mile Creek Road, also known as County Road "SS",

Thence Westerly along said centerline to the intersection of said centerline and the centerline of County Road "KB",

Thence Southwesterly, along said centerline of County Road "KB", to the intersection of said centerline and the centerline of Nine Mile Creek Road, also known as County Road "SS",

Thence Southeasterly, along said centerline of Nine Mile Creek Road, also known as County Road "SS", to the intersection of said centerline and said North-South Quarter line,

Thence North, along said North-South Quarter line to the Point of Beginning.



DocID: 1244663

Tx: 4247357

State Bar of Wisconsin Form 00-2011  
CORRECTION INSTRUMENT

Under Wis. Stat. § 706.085

Document Number

Document Name

1244663

TINA K. POMMIER  
EAU CLAIRE COUNTY WI  
REGISTER OF DEEDS  
RECORDED ON  
06/15/2023 08:51 AM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #:  
PAGES: 8

Undersigned hereby states that a certain document ("conveyance") titled as Ordinance No. 5A-23, Annexing Territory \_\_\_\_\_ (type of document), and executed between Town of Washington \_\_\_\_\_, Grantor, and City of Altoona \_\_\_\_\_, Grantee, was recorded in Eau Claire County, Wisconsin, on May 18, 2023, in volume \_\_\_\_\_, page \_\_\_\_\_, as document number 1243776, and contained the following error:

1. Section 2: Territory Annexed, Paragraph 5, first sentence "Thence...feet along East-West Quarter," should be North-South Quarter, not East-West.
2. Under Attest: Cindy Bauer, City Clerk, after title ADD "Effective Date: May 11, 2023"
3. On the attached Annexation Boundary Map: Unplatted lands (middle of page to the right) NW-NW, should be NE-NW (not NW-NW).

Recording Area

Undersigned makes this Correction Instrument for the purpose of correcting the conveyance as follows:

Name and Return Address

City of Altoona  
1303 Lynn Avenue  
Altoona, WI 54720

The basis for Undersigned's personal knowledge is (check one):

- ☐ Undersigned is the Grantor/Grantee of the property described in the conveyance.
- ☐ Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- ☐ Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- ☒ Other (Explain):

Parcel Identification Number (PIN)

Errors and omissions as noted above.

A copy of the conveyance (in part or whole) ☒ is ☐ is not attached to this Correction Instrument (if a copy of the conveyance is not attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the transaction that was the subject of the conveyance at their last known addresses.

Dated 6/14/2023

Cynthia M. Bauer (SEAL)  
\* Cynthia M. Bauer

## AUTHENTICATION

Signature of \_\_\_\_\_  
authenticated on \_\_\_\_\_

\*

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. §706.06)

THIS INSTRUMENT DRAFTED BY:  
Cynthia M. Bauer, Altoona City Clerk

## ACKNOWLEDGMENT

STATE OF WISCONSIN

Eau Claire COUNTY )  
SS

Personally came before me on June 14, 2023  
the above-named Cynthia M. Bauer  
to me known to be the person who executed the foregoing  
instrument and acknowledged the same.

\* Ann M. Lein  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires 11-25-2025)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

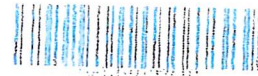
CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

\* Type name below signatures.





1243776

1243776

TINA K. POMMIER  
EAU CLAIRE COUNTY WI  
REGISTER OF DEEDS  
RECORDED ON  
05/18/2023 12:44 PM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #:  
PAGES: 7

**Ordinance No. 5A-23**

- Ordinance Annexing Territory to the City of Altoona  
Dale G. Planert, Frank and Jennifer Lippert, Petitioners (MBR #14574)  
Approved 5/11/2023 by Altoona City Council

**Document Number**

**Document Title**

**Recording Area**

**Name and Return Address**

CITY OF ALTOONA  
1303 LYNN AVENUE  
ALTOONA, WI 54720

**Parcel Identification  
Number (PIN)**

This instrument drafted by Planning Director Taylor Greenwell

ORDINANCE NO. 5A -23

ORDINANCE ANNEXING TERRITORY TO THE CITY OF ALTOONA

Pursuant to Petition for Direct Annexation by One-Half Approval,  
Dale G. Planert, Frank and Jennifer Lippert, Petitioners (MBR #14574)

THE COMMON COUNCIL OF THE CITY OF ALTOONA  
DOES ORDAIN AS FOLLOWS:

Section 1: Petition Received

Pursuant to Wis. Stat. § 66.0217(3)(a)(2)(a) the city received a petition for direct annexation signed by more than one-half of all owners of real property by land area within such territory, including survey description and scale map. The petition is filed with the City Clerk requesting the annexation of the territories described herein and visually depicted in Exhibit A consistent with Wis. Stat. § 66.0217(5), to the City of Altoona, Eau Claire County, Wisconsin from the Town of Washington, Eau Claire County, Wisconsin.

Notice has been provided by the petitioners to all owners of real property within the territory, the Town of Washington, School District of Altoona, and State of Wisconsin Department of Administration consistent with Wis. Stats. §66.0217(4).

The Department of Administration having performed its review under Wis. Stats. §66.0217(6), and, in accord with Wis. Stats. §66.0217(6)(a), the Common Council has completed review of the Department of Administration letter before considering this ordinance. The Department of Administration stated within the letter that they found the annexation to be within the public interest.

The Common Council accepts the petition as complete and sufficient, and determines that said annexation proceedings meet the requirements of Wis. Stats. §66.0217.

Section 2: Territory Annexed

The below described territory be and is hereby annexed to and incorporated to the City of Altoona and detached from the Town of Washington pursuant to Wis Stats. §66.0217(8):

Part of the Southwest Quarter of the Southeast Quarter, and part of the fractional Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter Section 19, Township 27 North, Range 8 West, and part of the fractional Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter, Section 30,



Township 27 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin, including part of Lot 4 of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Pages 208-209 as Document Number 617948 and all of Lot 1 and Lot 2 of Certified Survey Map Number 3752 recorded in Volume 22 of Certified Survey Maps on Page 45-46 as Document Number 1229611.

Commencing at the North Quarter Corner of Section 30;  
Thence S00°46'10"W, 33.12 feet along the North-South Quarter Line of said Section 30 and the West line of Otto's Acres recorded in Volume 12 of Plats on Page 71 A & B as Document Number 889604 to the Southerly right-of-way line of County Road "SS" also known as Nine Mile Creek Road and the Point of Beginning;

Thence continuing S00°46'10"W, 655.27 feet along said ~~East-West~~ <sup>North-South</sup> Quarter line and said West line Otto's Acres and a southerly extension thereof to a southeasterly extension of the Southerly right-of-way line of County Road "SS" also known as Nine Mile Creek Road;

Thence N70°54'19"W, 963.12 feet along said right-of-way and the southeasterly extension thereof to the Northeast corner of Lot 2 Certified Survey Map Number 3752 recorded in Volume 22 on Pages 45-47 as Document number 1229611;

Thence S00°45'57"W, 953.92 feet to the Southeast corner of said Lot 2;

Thence S88°03'25"W, 1324.24 feet along the South line of Lot 2 and Lot 1 of said Certified Survey Map Number 3752 to the Southwest corner of said Lot 1 and the West line of the Northwest Quarter of said Section 30;

Thence N00°08'40"W, 1286.60 feet along the West line of said Certified Survey Map Number 3752 to the Northwest corner of said Section 30;

Thence N00°02'14"W, 537.22 feet along said West line and a northerly extension thereof to the West line of Certified Survey Map Number 339 recorded in Volume 2 of Certified Survey Maps on Page 115-116, and a northwesterly extension of the Northerly right-of-way line of County Highway "KB" also known as Nine Mile Creek Road;

Thence S68°34'23"E, 121.00 feet along said right-of-way line and a northwesterly extension thereof;

Thence S74°17'11"E, 201.00 feet along said right-of-way line to the Southwest corner of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Page 208- 209 as Document Number 617948;

Thence S68°38'21"E, 402.23 feet along the South line of said Certified Survey Map Number 823 and said right-of-way line;

Thence S62°42'17"E, 196.25 feet along said south line and said right-of-way line;

Thence S70°10'26"E, 77.88 feet along said south line and said right-of-way line to the Southeast Corner of said Certified Survey Map Number 823;

Thence N00°41'44"E, 1175.13 along the East line of said Certified Survey Map Number 823;

Thence S87°56'25"W, 45.38 feet to a southerly extension of the East line of Pinewood Acres recorded in Volume 11 of Plats on Page 91A as Document Number 482463;

Thence N00°16'20"W, 450.15 feet along the East line of said Pinewood Acres and a southerly extension thereof to the South line of Certified Survey Map Number 1511 recorded in Volume 8 of Certified Survey Maps on Pages 121-122 as Document Number 745248;

Thence N87°58'12"E, 40.06 feet to the Southeast corner of said Certified Survey Map Number 1511;

Thence N00°19'14"W, 414.41 feet along said East line of said Certified Survey Map number 1511 and the East line of Certified Survey Map Number 3483 recorded in Volume 19 of Certified Survey Maps on Pages 316-319 as Document Number 1177920 to the Southwest corner of Certified Survey Map Number 1648 recorded in Volume 9 on Pages 39-40;

Thence N88°03'25"E, 269.26 feet to the Southeast corner of said Certified Survey Map Number 1648;

Thence N00°12'56"W, 133.97 feet along the East line of said Certified Survey Map Number 1648 to the South right-of-way line of Red Pine Drive;

Thence N88°00'26"E, 66.03 feet along said right-of-way line to the Northwest corner of Certified Survey Map Number 2019 recorded in Volume 11 of Certified Survey Maps on Pages 59-60 as Document Number 854120;

Thence S00°13'14"E, 334.59 feet to the Southwest corner of said Certified Survey Map Number 2019;

Thence N87°56'33"E, 296.57 feet to the Southeast corner of said Certified Survey Map Number 2019 to the West line of Whitetail Ridge recorded in Volume 11 of Plats on Pages 189 A & B as Document Number 719442;

Thence S00°29'47"E, 663.16 to the West corner of said Whitetail Ridge;

Thence N87°56'57"E, 1348.91 feet along the South line of said Whitetail Ridge;

Thence S00°46'41"E, 1285.51 feet along the West line of said Whitetail Ridge to a point on the Northerly right-of-way of Nine Mile Creek Rd;

Thence S88°29'15"W, 677.82 feet along said right-of-way line to the North-South Quarter line of said Section 19;

Thence N00°39'46"W, 387.07 feet along said North-South Quarter line;

Thence S87°49'53"W, 676.45 feet;

Thence S00°28'45"E, 450.61 feet to a point on the South right-of-way line of County Road "SS" also known as Nine Mile Creek Rd;

Thence N88°02'39"E, 677.01 feet along said South right-of-way line to the Point of Beginning,

Said Parcel contains 5,319,853-square feet or 122.13 total acres, more or less.

All nine parcels currently have a total of 2 residents. Eau Claire County has a total population of 104,646 as of 2019.

**Section 3:** **Effect of Annexation.** From and after the date of this ordinance, the territory described in Section 2 shall be part of the City of Altoona for 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 Altoona.

- Section 4:** Ward Designation. Eau Claire County parcels 024108007000, 024107901000, and 024108003000, are hereby made part of Ward 11. Eau Claire County parcels 024110302030, 024110302040, and 024108001570 are hereby made part of Ward 15. Eau Claire County parcels 024110303030, 024110302050, and 024108001570 are hereby made part of Ward 16.
- Section 5:** Temporary Zoning Classification. The territory hereafter annexed to the city shall be temporarily designated as a R-1 One Family Dwelling District consistent with Section 19.24.030 of the Altoona Municipal Code, upon recommendation of the Altoona Plan Commission consistent with Wis Stats. § 66.0217(8)(a), and subject to all provisions of the zoning ordinance of the City of Altoona relating to such district classification and to zoning in the city. A permanent zoning classification shall be later established for the territory. The Common Council hereby refers this matter to the Plan Commission for their recommendation consistent with the procedures for rezoning provided by Ordinance.
- Section 6:** Notification. That the City Clerk shall file one (1) certified copy of this ordinance with the Wisconsin Department of Administration, together with one (1) survey map of the territory annexed hereinunder to the City, and shall, additionally, provide a copy of each company providing utility services in the annexed territory as well as to the Clerk of the School District of Altoona, and shall cause it to be recorded by the Eau Claire County Register of Deeds.
- Section 7:** Codification. This ordinance shall not be codified.
- Section 8:** Agreement to Pay Property Taxes. Pursuant to Wis. Stat. §66.0217(14), the City of Altoona does hereby agree to pay annually to the Town of Washington, for five (5) years, an amount equal to the property taxes that the Town of Washington levied on the herein described territory in the year in which the annexation is final.
- Section 9:** Severability. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

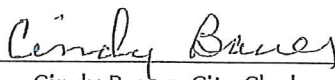
Dated this 11th day of May, ~~2022~~ 2023

CB

CITY OF ALTOONA

By:   
Brendan Pratt, Mayor

ATTEST:

By:   
Cindy Bauer, City Clerk

Approved: 5/11/2023  
Published: 5/19/2023  
Adopted: 5/11/2023

*Effective Date: May 11, 2023*

Drafted by Taylor Greenwell, Planning Director



# THE CITY of *Altoona*

1303 Lynn Avenue  
Altoona, WI 54720

PH: 715-839-6092  
Fax: 715-839-1800  
www.ci.altoona.wi.us

**ORD11679**

June 20, 2023

Wisconsin Department of Administration  
Municipal Boundary Review  
P.O. Box 1645  
Madison, WI 53707-1645



MBR #14574

Dear Secretary of Administration:

Enclosed please find a corrected certified copy of City of Altoona Ordinance 5A-23 which was adopted by the Altoona Common Council on May 11, 2023, to annex property to the City of Altoona Pursuant to Petition for Direct Annexation by One-Half Approval, Dale G. Planert, Frank and Jennifer Lippert, Petitioners (MBR #14574) and to specify that the current population of the annexed area is 2. A corrected Certification along with the corrected instrument of Ordinance 5A-23 was recorded at the Eau Claire County Register of Deeds on June 15, 2023 per your suggested errors and omissions.

I have re-sent the corrected Ordinance 5A-23 to the Clerk of the Altoona School District, Chippewa Valley Technical College, the Eau Claire County Clerk, the Clerk of the Town of Washington, Xcel Energy, Eau Claire Energy Cooperative, and Charter Communications for their records.

Please contact my office at (715) 839-6092 if you should have any questions, Thank you.

Sincerely,

Cynthia M. Bauer  
City Clerk

# THE CITY of *Altoona*

1303 Lynn Avenue  
Altoona, WI 54720

PH: 715-839-6092  
Fax: 715-839-1800  
[www.ci.altoona.wi.us](http://www.ci.altoona.wi.us)

## Certification

I, Cynthia M. Bauer, am the duly qualified and acting City Clerk of the City of Altoona, Eau Claire County, Wisconsin. I hereby certify that the foregoing ordinance is a true and correct copy of Ordinance 5A-23 adopted by the Common Council of the Common Council meeting of May 11, 2023.

I further certify that the following corrections were made to Original Ordinance 5A-23 as follows (highlighted the corrections and added in red on the original ordinance):

1. Section 2: Territory Annexed, Paragraph 5, first sentence "Thence...feet along East-West Quarter" should be North-South Quarter, not East-West.
2. Under Attest: Cindy Bauer, City Clerk, after title ADD "Effective Date: May 11, 2023"
3. On the attached Annexation Boundary Map: Unplatted lands (middle of page to the right) NW-NW, should be NE-NW (not NW-NW).

IN WITNESS WHEREOF, I have executed this Certificate in my official capacity on June 20, 2023.

(SEAL)



*Cynthia M. Bauer*  
Cynthia M. Bauer  
City Clerk



DocId:8327637

Tx:4247357

1244663

TINA K. POMMIER  
EAU CLAIRE COUNTY WI  
REGISTER OF DEEDS  
RECORDED ON  
06/15/2023 08:51 AM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #:  
PAGES: 8

## State Bar of Wisconsin Form 00-2011

## CORRECTION INSTRUMENT

Under Wis. Stat. § 706.085

Document Number

Document Name

Undersigned hereby states that a certain document ("conveyance") titled as  
Ordinance No. 5A-23, Annexing Territory \_\_\_\_\_ (type of document), and  
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County, Wisconsin, on May 18 \_\_\_\_\_, 2023, in volume \_\_\_\_\_, page  
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2. Under Attest: Cindy Bauer, City Clerk, after title ADD "Effective Date: May 11, 2023"
3. On the attached Annexation Boundary Map: Unplatted lands (middle of page to the right) NW-NW, should be NE-NW (not NW-NW).

Recording Area

Name and Return Address

City of Altoona  
1303 Lynn Avenue  
Altoona, WI 54720

Undersigned makes this Correction Instrument for the purpose of correcting the  
conveyance as follows:

The basis for Undersigned's personal knowledge is (check one):

- ☐ Undersigned is the Grantor/Grantee of the property described in the conveyance.
- ☐ Undersigned is the drafter of the conveyance that is the subject of the Correction Instrument
- ☐ Undersigned is the settlement agent in the transaction that is the subject of this Correction Instrument
- ☒ Other (Explain):

Parcel Identification Number (PIN)

Errors and omissions as noted above.

A copy of the conveyance (in part or whole) ☒ is ☐ is not attached to this Correction Instrument (if a copy of the conveyance is not  
attached, attach the legal description).

Undersigned has sent notice of the execution and recording of this Correction Instrument by 1<sup>st</sup> class mail to all parties to the  
transaction that was the subject of the conveyance at their last known addresses.

Dated 6/14/2023 \_\_\_\_\_.

Cynthia M. Bauer (SEAL)  
\* Cynthia M. Bauer

## AUTHENTICATION

Signature of \_\_\_\_\_

authenticated on \_\_\_\_\_.

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. §706.06)

THIS INSTRUMENT DRAFTED BY:  
Cynthia M. Bauer, Altoona City Clerk

## ACKNOWLEDGMENT

STATE OF WISCONSIN )  
 ) ss  
Eau Claire COUNTY )

Personally came before me on June 14, 2023  
the above-named Cynthia M. Bauer  
to me known to be the person who executed the foregoing  
instrument and acknowledged the same.

\* Ann M. Lein  
Notary Public, State of Wisconsin  
My Commission (is permanent) (expires 11-25-2025)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

CORRECTION INSTRUMENT

STATE BAR OF WISCONSIN

FORM NO. 00-2011

\* Type name below signatures.





DocId:30327810

Tax:4245606

1243776

TINA K. POMMIER  
EAU CLAIRE COUNTY WI  
REGISTER OF DEEDS  
RECORDED ON  
05/18/2023 12:44 PM  
REC FEE: 30.00  
TRANS FEE:  
EXEMPT #:  
PAGES: 7

**Ordinance No. 5A-23**

- Ordinance Annexing Territory to the City of Altoona

Dale G. Planert, Frank and Jennifer Lippert, Petitioners (MBR #14574)

Approved 5/11/2023 by Altoona City Council

**Document Number**

**Document Title**

**Recording Area**

**Name and Return Address**

CITY OF ALTOONA  
1303 LYNN AVENUE  
ALTOONA, WI 54720

**Parcel Identification  
Number (PIN)**

This instrument drafted by Planning Director Taylor Greenwell

**ORDINANCE NO. 5A -23**

**ORDINANCE ANNEXING TERRITORY TO THE CITY OF ALTOONA**

Pursuant to Petition for Direct Annexation by One-Half Approval,  
Dale G. Planert, Frank and Jennifer Lippert, Petitioners (MBR #14574)

**THE COMMON COUNCIL OF THE CITY OF ALTOONA  
DOES ORDAIN AS FOLLOWS:**

**Section 1: Petition Received**

Pursuant to Wis. Stat. § 66.0217(3)(a)(2)(a) the city received a petition for direct annexation signed by more than one-half of all owners of real property by land area within such territory, including survey description and scale map. The petition is filed with the City Clerk requesting the annexation of the territories described herein and visually depicted in Exhibit A consistent with Wis. Stat. § 66.0217(5), to the City of Altoona, Eau Claire County, Wisconsin from the Town of Washington, Eau Claire County, Wisconsin.

Notice has been provided by the petitioners to all owners of real property within the territory, the Town of Washington, School District of Altoona, and State of Wisconsin Department of Administration consistent with Wis. Stats. §66.0217(4).

The Department of Administration having performed its review under Wis. Stats. §66.0217(6), and, in accord with Wis. Stats. §66.0217(6)(a), the Common Council has completed review of the Department of Administration letter before considering this ordinance. The Department of Administration stated within the letter that they found the annexation to be within the public interest.

The Common Council accepts the petition as complete and sufficient, and determines that said annexation proceedings meet the requirements of Wis. Stats. §66.0217.

**Section 2: Territory Annexed**

The below described territory be and is hereby annexed to and incorporated to the City of Altoona and detached from the Town of Washington pursuant to Wis Stats. §66.0217(8):

Part of the Southwest Quarter of the Southeast Quarter, and part of the fractional Southwest Quarter of the Southwest Quarter, and the Southeast Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter Section 19, Township 27 North, Range 8 West, and part of the fractional Northwest Quarter of the Northwest Quarter, and the Northeast Quarter of the Northwest Quarter, Section 30,

Township 27 North, Range 8 West, Town of Washington, Eau Claire County, Wisconsin, including part of Lot 4 of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Pages 208-209 as Document Number 617948 and all of Lot 1 and Lot 2 of Certified Survey Map Number 3752 recorded in Volume 22 of Certified Survey Maps on Page 45-46 as Document Number 1229611.

Commencing at the North Quarter Corner of Section 30;  
Thence S00°46'10"W, 33.12 feet along the North-South Quarter Line of said Section 30 and the West line of Otto's Acres recorded in Volume 12 of Plats on Page 71 A & B as Document Number 889604 to the Southerly right-of-way line of County Road "SS" also known as Nine Mile Creek Road and the Point of Beginning;

Thence continuing S00°46'10"W, 655.27 feet along said ~~East-West~~ <sup>North-South</sup> Quarter line and said West line Otto's Acres and a southerly extension thereof to a southeasterly extension of the Southerly right-of-way line of County Road "SS" also known as Nine Mile Creek Road;

Thence N70°54'19"W, 963.12 feet along said right-of-way and the southeasterly extension thereof to the Northeast corner of Lot 2 Certified Survey Map Number 3752 recorded in Volume 22 on Pages 45-47 as Document number 1229611;

Thence S00°45'57"W, 953.92 feet to the Southeast corner of said Lot 2;

Thence S88°03'25"W, 1324.24 feet along the South line of Lot 2 and Lot 1 of said Certified Survey Map Number 3752 to the Southwest corner of said Lot 1 and the West line of the Northwest Quarter of said Section 30;

Thence N00°08'40"W, 1286.60 feet along the West line of said Certified Survey Map Number 3752 to the Northwest corner of said Section 30;

Thence N00°02'14"W, 537.22 feet along said West line and a northerly extension thereof to the West line of Certified Survey Map Number 339 recorded in Volume 2 of Certified Survey Maps on Page 115-116, and a northwesterly extension of the Northerly right-of-way line of County Highway "KB" also known as Nine Mile Creek Road;

Thence S68°34'23"E, 121.00 feet along said right-of-way line and a northwesterly extension thereof;

Thence S74°17'11"E, 201.00 feet along said right-of-way line to the Southwest corner of Certified Survey Map Number 823 recorded in Volume 4 of Certified Survey Maps on Page 208- 209 as Document Number 617948;

Thence S68°38'21"E, 402.23 feet along the South line of said Certified Survey Map Number 823 and said right-of-way line;

Thence S62°42'17"E, 196.25 feet along said south line and said right-of-way line;

Thence S70°10'26"E, 77.88 feet along said south line and said right-of-way line to the Southeast Corner of said Certified Survey Map Number 823;

Thence N00°41'44"E, 1175.13 along the East line of said Certified Survey Map Number 823;

Thence S87°56'25"W, 45.38 feet to a southerly extension of the East line of Pinewood Acres recorded in Volume 11 of Plats on Page 91A as Document Number 482463;



Thence N00°16'20"W, 450.15 feet along the East line of said Pinewood Acres and a southerly extension thereof to the South line of Certified Survey Map Number 1511 recorded in Volume 8 of Certified Survey Maps on Pages 121-122 as Document Number 745248;

Thence N87°58'12"E, 40.06 feet to the Southeast corner of said Certified Survey Map Number 1511;

Thence N00°19'14"W, 414.41 feet along said East line of said Certified Survey Map number 1511 and the East line of Certified Survey Map Number 3483 recorded in Volume 19 of Certified Survey Maps on Pages 316-319 as Document Number 1177920 to the Southwest corner of Certified Survey Map Number 1648 recorded in Volume 9 on Pages 39-40;

Thence N88°03'25"E, 269.26 feet to the Southeast corner of said Certified Survey Map Number 1648;

Thence N00°12'56"W, 133.97 feet along the East line of said Certified Survey Map Number 1648 to the South right-of-way line of Red Pine Drive;

Thence N88°00'26"E, 66.03 feet along said right-of-way line to the Northwest corner of Certified Survey Map Number 2019 recorded in Volume 11 of Certified Survey Maps on Pages 59-60 as Document Number 854120;

Thence S00°13'14"E, 334.59 feet to the Southwest corner of said Certified Survey Map Number 2019;

Thence N87°56'33"E, 296.57 feet to the Southeast corner of said Certified Survey Map Number 2019 to the West line of Whitetail Ridge recorded in Volume 11 of Plats on Pages 189 A & B as Document Number 719442;

Thence S00°29'47"E, 663.16 to the West corner of said Whitetail Ridge;

Thence N87°56'57"E, 1348.91 feet along the South line of said Whitetail Ridge;

Thence S00°46'41"E, 1285.51 feet along the West line of said Whitetail Ridge to a point on the Northerly right-of-way of Nine Mile Creek Rd;

Thence S88°29'15"W, 677.82 feet along said right-of-way line to the North-South Quarter line of said Section 19;

Thence N00°39'46"W, 387.07 feet along said North-South Quarter line;

Thence S87°49'53"W, 676.45 feet;

Thence S00°28'45"E, 450.61 feet to a point on the South right-of-way line of County Road "SS" also known as Nine Mile Creek Rd;

Thence N88°02'39"E, 677.01 feet along said South right-of-way line to the Point of Beginning;

Said Parcel contains 5,319,853-square feet or 122.13 total acres, more or less.

All nine parcels currently have a total of 2 residents. Eau Claire County has a total population of 104,646 as of 2019.

**Section 3:** **Effect of Annexation.** From and after the date of this ordinance, the territory described in Section 2 shall be part of the City of Altoona for 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 Altoona.

- Section 4:** **Ward Designation.** Eau Claire County parcels 024108007000, 024107901000, and 024108003000, are hereby made part of Ward 11. Eau Claire County parcels 024110302030, 024110302040, and 024108001570 are hereby made part of Ward 15. Eau Claire County parcels 024110303030, 024110302050, and 024108001570 are hereby made part of Ward 16.
- Section 5:** **Temporary Zoning Classification.** The territory hereafter annexed to the city shall be temporarily designated as a R-1 One Family Dwelling District consistent with Section 19.24.030 of the Altoona Municipal Code, upon recommendation of the Altoona Plan Commission consistent with Wis Stats. § 66.0217(8)(a), and subject to all provisions of the zoning ordinance of the City of Altoona relating to such district classification and to zoning in the city. A permanent zoning classification shall be later established for the territory. The Common Council hereby refers this matter to the Plan Commission for their recommendation consistent with the procedures for rezoning provided by Ordinance.
- Section 6:** **Notification.** That the City Clerk shall file one (1) certified copy of this ordinance with the Wisconsin Department of Administration, together with one (1) survey map of the territory annexed hereinunder to the City, and shall, additionally, provide a copy of each company providing utility services in the annexed territory as well as to the Clerk of the School District of Altoona, and shall cause it to be recorded by the Eau Claire County Register of Deeds.
- Section 7:** **Codification.** This ordinance shall not be codified.
- Section 8:** **Agreement to Pay Property Taxes.** Pursuant to Wis. Stat. §66.0217(14), the City of Altoona does hereby agree to pay annually to the Town of Washington, for five (5) years, an amount equal to the property taxes that the Town of Washington levied on the herein described territory in the year in which the annexation is final.
- Section 9:** **Severability.** If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or application of this ordinance which can be given effect without the invalid or unconstitutional provisions or applications.

Dated this 11th day of May, ~~2022~~ 2023

CB

CITY OF ALTOONA

By: Brendan Pratt  
Brendan Pratt, Mayor

ATTEST:

By: Cindy Bauer  
Cindy Bauer, City Clerk

Approved: 5/11/2023  
Published: 5/18/2023  
Adopted: 5/11/2023

*Effective Date: May 11, 2023*

Drafted by Taylor Greenwell, Planning Director



