

ORD11780



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04/10/2024

Municipal Boundary Review
Wisconsin Dept. of Administration

CERTIFICATE OF CITY CLERK


STATE OF WISCONSIN)

COUNTY OF PIERCE)

I, Kristi McKahan, hereby certify that I am the duly appointed, qualified and acting Deputy City Clerk of the City of River Falls, Pierce and St. Croix Counties, State of Wisconsin, and as such have charge of the official records of the City:

I further certify that this is a true and correct copy of Ordinance No. 2024-01 and the original is on file in the City Clerk's office. The Common Council approved the Annexation Ordinance at their meeting held on April 9, 2024. The ordinance will be published in the newspaper on April 17, 2024. The population of the territories being attached is two (2) persons.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the City of River Falls, this 10th day of April, 2024.


Kristi McKahan
Deputy Clerk



**CITY OF RIVER FALLS
ORDINANCE NO. 2024-01**

**AN ORDINANCE ANNEXING CERTAIN TERRITORY
OF THE TOWN OF RIVER FALLS TO THE CITY OF RIVER FALLS, WISCONSIN**

RECITALS

A. On January 16, 2024, a petition for annexation via unanimous approval, a copy of which is attached hereto as Exhibit A, was filed with the City Clerk of the City of River Falls seeking to annex the territory legally described the attached Exhibit B (the "Territory") to the City of River Falls, Wisconsin from the Town of River Falls, Pierce County, Wisconsin pursuant to Wis. Stat. § 66.0217(2).

B. A copy of the petition was filed with the Town Clerk of the Town of River Falls.

C. Two electors currently reside within the Territory, both of which signed the petition.

D. The City's Comprehensive Plan designates the Future Land Use classification of the Territory as Medium Density Residential.

E. The City's Common Council has referred the annexation for Plan Commission review and recommendation back to Common Council.

F. The City's Plan Commission has recommended a zoning classification of the Territory as R-2 Multiple Family (Medium Density) Residence District.

ORDINANCE

NOW, THEREFORE, pursuant to Wis. Stat. § 66.0217(2), the Common Council of the City of River Falls, St. Croix County and Pierce County, Wisconsin, do ordain as follows:

1. Territory Annexed. The Territory is annexed to the City of River Falls.
2. Scale Map. The scale map, attached as Exhibit B, shows the Territory to be annexed and its relationship to the boundaries of the City of River Falls and the Town of River Falls.
3. Effect of Annexation. From and after the effective date of this Ordinance, the Territory shall be a part of the City of River Falls for any and 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 River Falls.
4. Ward Designation. Upon the effective date of this Ordinance the Territory shall be part of Ward No. 14 in the City of River Falls.

5. Clerk Duties. The City Clerk is directed to file and record copies of this Ordinance as required by statute.

6. Payment to Town of River Falls. Pursuant to section 66.0217(14)(a)1. of the Wisconsin Statutes, the City agrees to pay the Town of River Falls for five years an amount equal to the amount of property taxes that the Town of River Falls levied on the Territory, as shown by the tax roll prepared under Wis. Stat. § 70.65, in the year in which the annexation of the Territory is final.

7. Future Land Use Classification. The Territory has a Future Land Use classification of Medium Density Residential.

8. Zoning. Upon recommendation of the Plan Commission per Wis. Stat. § 66.0217(8)(a), the Territory is assigned a zoning classification of R-2 Multiple Family (Medium Density) Residence District.

9. 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.

10. Effective Date. This Ordinance shall take effect upon adoption and publication.

The above and foregoing Ordinance was duly adopted by the Common Council of the City of River Falls at a meeting held on April 9, 2024, by a two-thirds vote of the elected members of the Common Council.

APPROVED:

By: 

Dan Toland, Mayor

ATTEST:



Amy White, City Clerk

Adopted: April 9, 2024
Published: April 17, 2024

EXHIBIT A

PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

We, the undersigned, constituting all the electors and all the owners of the real property in the following territory of the Town of River Falls, Pierce County, Wisconsin, lying contiguous to the City of River Falls, Pierce County, Wisconsin, petition the City Council of the City of River Falls to annex the territory described below, and shown on the attached scale map, to the City of River Falls, Pierce County, Wisconsin.

Lot 1 and Outlot 1 of Certified Survey Map No. 2433 recorded in Volume 15 of Certified Survey Maps, page 154 in the office of the Register of Deeds for Pierce County as Document No. 604872, Town of River Falls, Pierce County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 12; thence North 89°52'49" West along the south line of said Southeast 1/4, 1314.96 feet to the Point of Beginning;

Thence continuing North 89°52'49" West along said south line, 699.41 feet to the east right of way line of State Trunk Highway "29"; thence North 35°22'10" East along said east right of way line, 1.15 feet; thence North 08°09'09" West along said east right of way line, 47.26 feet to a point on a curve; thence northwesterly 867.53 feet along the arc of said curve to the left, whose radius is 1727.02 feet and whose chord bears North 03°44'22" West, 858.43 feet; thence North 19°59'48" West along said east right of way line, 428.64 feet; thence North 25°26'40" West along said east right of way line, 14.70 feet to the south line of Outlot 1 of Certified Survey Map Volume 4 Page 105; thence South 89°56'23" East along said south line, 926.42 feet to the west line of South Ridge Addition, a recorded subdivision; thence South 00°31'28" West along said west line, 1320.94 feet to the Point of Beginning.

Outlot 1: Parcel 022011410640


Outlot 1 of Certified Survey Map Volume 255, Page 834, Document Number 336583

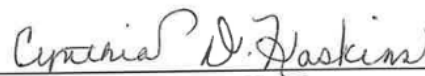
Lot 1: Parcel 022011410630


Lot 1 of Certified Survey Map Volume 15, Page 154, Document Number 604872

The current population of such territory is two (2).

Pierce County Parcel IDs: 022011410640 and 022011410630

	12/20/23	X		623 Mayflower Avenue Sheboygan, WI 53083
KEVIN P. HASKINS	Date	Owner	Elector	Address

		X		623 Mayflower Avenue Sheboygan, WI 53083
CYNTHIA D. HASKINS	Date	Owner	Elector	Address

	12/20/23	X	X	N8118 State Road 29 River Falls, WI 54022
ANDREA G. CHAFFEE	Date	Owner	Elector	Address

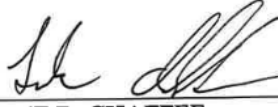
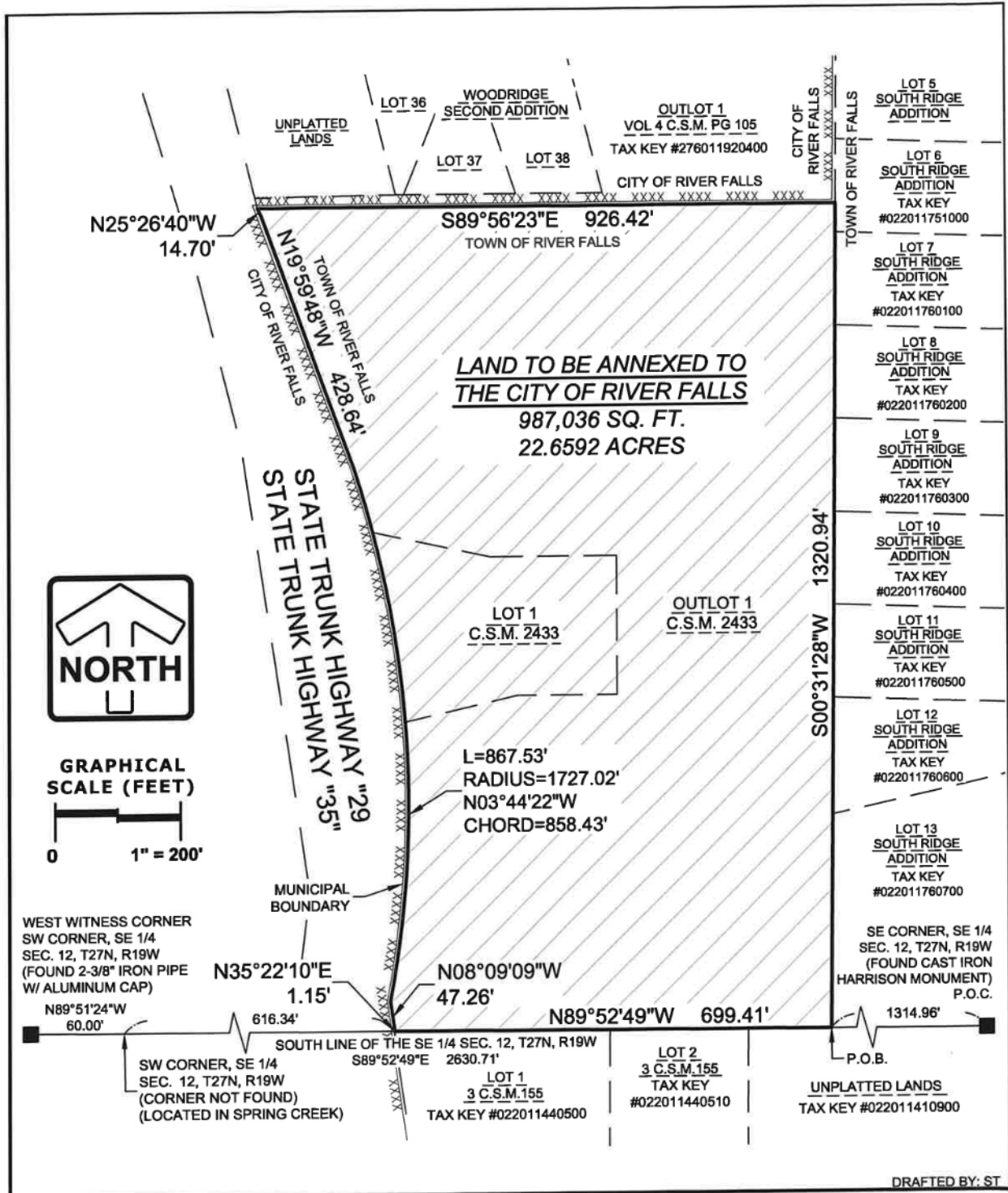
	12/28/2023	X	X	N8118 State Road 29 River Falls, WI 54022
LUKE B. CHAFFEE	Date	Owner	Elector	Address

EXHIBIT B



LEGAL DESCRIPTION:

Lot 1 and Outlot 1 of Certified Survey Map No. 2433 recorded in Volume 15 of Certified Survey Maps, page 154 in the office of the Register of Deeds for Pierce County as Document No. 604872, Town of River Falls, Pierce County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southeast 1/4 of said Section 12; thence North 89°52'49" West along the south line of said Southeast 1/4, 1314.96 feet to the Point of Beginning;

Thence continuing North 89°52'49" West along said south line, 699.41 feet to the east right of way line of State Trunk Highway "29"; thence North 35°22'10" East along said east right of way line, 1.15 feet; thence North 08°09'09" West along said east right of way line, 47.26 feet to a point on a curve; thence northwesterly 867.53 feet along the arc of said curve to the left, whose radius is 1727.02 feet and whose chord bears North 03°44'22" West, 858.43 feet; thence North 19°59'48" West along said east right of way line, 428.64 feet; thence North 25°26'40" West along said east right of way line, 14.70 feet to the south line of Outlot 1 of Certified Survey Map Volume 4 Page 105; thence South 89°56'23" East along said south line, 926.42 feet to the west line of South Ridge Addition, a recorded subdivision; thence South 00°31'28" West along said west line, 1320.94 feet to the Point of Beginning.



EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

SHEET 2 OF 2

WWW.PINNACLE-ENGR.COM

09/08/2023

PLAN | DESIGN | DELIVER

PEG JOB #2889.10



April 10, 2024

Wisconsin Department of Administration
Municipal Boundary Review
P.O. Box 1645
Madison, WI 53701-1645

Re: Annexation certain territory of the Town of River Falls to the City of River Falls

To Whom It May Concern,

The City of River Falls City Council adopted at their April 9, 2024, regular scheduled meeting Ordinance 2024-01 – “An Ordinance Annexing Certain Territory of the Town of River Falls to the City of River Falls.”

Enclosed with this letter are the Wisconsin Department of Administration Annexation/ Detachment Ordinance Checklist and Submittal Form and copies of this ordinance with the legal description and scaled map.

If you have any questions or need additional information, please contact me at my direct phone number at (715) 426-3403 or email at kmckahan@RFCITY.ORG.

Sincerely,

A handwritten signature in blue ink that reads 'Kristi McKahan' followed by a horizontal line.

Kristi McKahan
Deputy Clerk
City of River Falls, Wisconsin

Enclosures

Cc: Town of River Falls Clerk (without checklist)
School Board Clerk (without checklist)



Wisconsin Annexation/Attachment/Detachment Ordinance Filing Checklist

(This form is NOT the statute, it is a guide to the filing requirements in the statute.)

Email a **legible PDF** of required materials to **mds@wi.gov**

If scanning use color for pages and maps containing color. Also, scan large maps at full size.

*If emailing a pdf of materials is not possible,
mail one copy of the required materials to the address below.
Please do not send both pdf and mailed materials.*

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

Please include the following information with your ordinance filing.

(Missing items may cause a delay in filing. Contact us if you have questions)

☒ List type of Land Transfer and associated statute number on your submittal:

See Section 1:

Annexation by: Unanimous Approval ([s. 66.0217 \(2\) Wis.Stats.](#))

One-half Approval ([s. 66.0217 \(3\) \(a\) Wis.Stats.](#))

Referendum ([s. 66.0217 \(3\) \(b\) Wis.Stats.](#))

See Section 2:

Annexation of Territory Owned by a City or Village ([s. 66.0223 Wis.Stats.](#))

Detachment ([s. 66.0227 Wis. Stats.](#))

Annexation/Attachment resulting from Cooperative Boundary Plan [s. 66.0307 Wis. Stats.](#)

Annexation/Attachment resulting from Boundary Agreement [s. 66.0301 Wis. Stats.](#)

Annexation resulting from court stipulations and orders ([s. 66.0225 Wis. Stats.](#))

Annexation by City or Village Initiated Referendum ([s. 66.0219 Wis.Stats.](#))

Annexation of Town Islands ([s. 66.0221 Wis. Stats.](#))

See Section 3 for additional filing requirements for all land transfers:

Wisconsin Elections Commission Requirements

Filing with County Clerk Requirements

Wisconsin Annexation/Attachment/Detachment Ordinance Filing Checklist
(This form is NOT the statute, it is a guide to the filing requirements in the statute.)

Section 1

In addition to the type of land transfer, the following items MUST be included with your filed ordinance:

- ☒ **Clerk's certification** of documents with original signature. (See Examples)
- ☒ **Copy of the ordinance and Ordinance Effective Date.** *April 9, 2024*
- ☒ **Population:** Include the number of all people living on the transferred land. If transferring from more than one municipality, include population for each affected municipality. *2*
- ☒ **Complete Legal Description** which includes the following:
 - The ordinance must include a legal description of the land to be transferred. The land must be described by reference to the government lot, private claim, quarter-section, section, town, and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR
 - If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.
 - The land may NOT be described only by:
 - Aliquot part;
 - Reference to any other document (plat of survey, deed, etc.);
 - Exception or Inclusion;
 - Parcel ID or tax number.
- ☒ **Map.** The scale map shall be an **accurate reflection** of the legal description of the parcel being transferred. As such, it must show:
 - A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
 - Bearings and distances along all parcel boundaries as described.
 - All adjoining parcels/land as referenced in the description.
 - The map must include a **graphic scale**.
 - **The map must show and identify the existing municipal boundary, in relation to the parcel being transferred.**
[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]
- ☐ **See Section 3 for additional filing requirements for all land transfers.**

Please include the following information with your filed ordinance:

- ☐ **Municipal Boundary Review (MBR) Number** assigned to petition when reviewed by DOA. *NA*
- ☒ **Square feet or acres-** please list the area of the land transferred. If land comes from multiple municipalities show separate areas for each. *987,036 Sq. ft. / 22.6592 acres*
- ☒ **Parcel Number(s)**, if available (if only part of a tax parcel is being transferred, include the number of that parcel) *Parcel 1 = 022011410640*
Lot 1 = 022011410630

Wisconsin Annexation/Attachment/Detachment Ordinance Filing Checklist
(This form is NOT the statute, it is a guide to the filing requirements in the statute.)

Section 2 NA

In addition to the type of land transfer, the following items **MUST** be included with your filed ordinance:

- ☐ Clerk's certification of documents with original signature. (See Examples)
- ☐ Copy of the ordinance and Ordinance Effective Date
- ☐ **Population:** Include the number of all people living on the transferred land. If transferring from more than one municipality, include population for each affected municipality
- ☐ **Accurate Legal Description** of the territory being transferred.
- ☐ **Map of the territory** being transferred that reflects the legal description.
- ☐ See Section 3 for additional filing requirements for all land transfers.

Please include the following information with your filed ordinance:

- ☐ **Square feet or acres-** please list the area of the land transferred. If land comes from multiple municipalities show separate areas for each.
- ☐ **Parcel Number(s)**, if available (if only part of a tax parcel is being transferred, include the number of that parcel)

Section 3

The following items **MUST** be also be filed:

Additional filing requirements for all land transfers:

Wisconsin Elections Commission Requirements

- ☒ Will the annexation territory join an existing ward or necessitate the creation of a new ward? For more information, please contact the Wisconsin Elections Commission at (608) 266-8005 or elections@wi.gov or see their annexation checklist here: [WEC Annexation Checklist http://elections.wi.gov/forms/el-100](http://elections.wi.gov/forms/el-100). ward 14

Filing with County Clerk Requirements

- ☒ The city or village shall also file with the county clerk or board of election commissioners the report required by s.5.15(4)(b). ([s.66.0217\(9\) Wis. Stats.](#)) [See s.5.15(4)(b) below.]

[Within 5 days after adoption or enactment of an ordinance or resolution under this section or any amendment thereto, the municipal clerk shall transmit one copy of the ordinance or resolution or the amendment to the clerk of each county in which the municipality is contained, accompanied by the list and map specified in par. (a), together with a report confirming the boundaries of the municipality and all of the wards in the municipality.] ([s.5.15\(4\)\(b\) Wis. Stats](#))