

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 9, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 9, 2023 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Ross Wilson, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Mike Tzanakis was absent. Also attending were Sean Bohan, Jeremy Skaw and Jordan Crusing of Advanced Engineering Concepts.

1. **Motion** by Varga seconded by Cihasky to approve the minutes of the November 7, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission discussed the attached petition to detach an approximately 13.67 acre parcel from the City of Chippewa Falls. The parcel was annexed in 1972 when the Northern Center annexed to the City of Chippewa Falls. No one appeared to represent the petition or to give a reason for the detachment request. Attorney Ferg has opined that the period to legally contest the 1972 annexation has passed, (see attached).
Motion by Hiess, seconded by Hubbard that the Common Council deny the attached petition to detach an approximately 13.67 acre parcel from the City of Chippewa Falls and to pursue collecting back taxes on the parcel from the Town of Lafayette. **All present voting aye. Motion carried.**

3. The Plan Commission considered revisions to the attached Bike/Pedestrian Path plan as approved in Planned Development Conditional Use Permit Resolution No. 2022-02. Review discussion included why the path along Tropicana Boulevard (crossing County “N” and sidewalk maintenance in the Town of Wheaton) was omitted. Developer Jim Rooney has prepared a sidewalk maintenance agreement for the segment of proposed sidewalk along the North side and “located” inside County “N” right-of-way. In the maintenance agreement, the developer would maintain the sidewalk. Storm sewer best management practices (ponds) did not allow pedestrian path construction north of said County “N” right-of-way. Chippewa County then denied permission to install the sidewalk on County Trunk “N” right-of-way citing liability concerns.
Motion by Hiess, seconded by Varga to approve the attached Pedestrian Path plan for the Park West Subdivision after the connection to Macomber Street has been added. **All present voting aye except Trowbridge who voted nay. The motion was approved on a 9-1 vote.**

4. The Plan Commission considered the attached proposed Final Plat for the Park West III subdivision. This plat would complete the layout of the Park West Townhomes Subdivision.
Motion by Hubbard, seconded by Cihasky to recommend the Common Council approve the attached Park West III plat submitted by Real Land Surveying contingent on;
 - 1) receipt of the plat review fees.
 - 2) submission and approval of a storm water management plan.
 - 3) recording of Park West III plat by the developer.**All present voting aye. Motion carried.**

5. The Plan Commission considered the proposed annexation of an approximately 2.9 acre parcel recently detached from the Village of Lake Hallie. This parcel is proposed for a storm water best management practice for the Chippewa Crossing Development. The Plan Commission discussed the proximity to the former “weigh” station along the then STH #29. Annexation of the parcel would allow approximately three more acres of developable property.
Motion by Hiess, seconded by Hubbard to recommend the Common Council annex approximately 2.9

acre parcel recently detached from the Village of Lake Hallie and assign a C-2 General Commercial zoning district. **All present voting aye. Motion carried.**

6. The Plan Commission considered the attached petition to annex a 0.55 acre parcel in the Town of Eagle Point submitted by Hiess-Loken & Associates LLC on behalf of Dan Estenson and assign a R-1B Single Family Residential zoning district. Director of Public Works Rubenzer noted that Mr. Estenson planned to construct a garage on the lot proposed for annexation. His existing house is the lot adjacent to and east of the proposed annexation and in the City of Chippewa Falls fronting on Pine Needle Drive. **Motion** by Hubbard, seconded by Varga to recommend the Common Council annex a 0.55 acre parcel in the Town of Eagle Point submitted by Hiess-Loken & Associates LLC on behalf of Dan Estenson and assign a R-1B Single Family Residential zoning district. **All present voting aye except Hiess who recused himself and abstained from the vote. Motion passed on a 9-0 vote with one abstention.**
7. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:26 P.M.



Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: January 9, 2023

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Jordan Crosling	AEC	1215 Wilson Dr Evanston		
Jeremy Skew	RLS	1871 186 th CF		
Sean Bohan	AEC	ESS INTERLACHEN BLVD, ELIXA		

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, December 12, 2022 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, DECEMBER 12, 2022

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, December 7, 2022 at 8:30 A.M. by Mary Bowe.


**MINUTES OF THE PLANCOMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 7, 2022-6:30 PM**

The Plan Commission met in City Hall on Monday, November 7, 2022 at 6:30P.M. Present were Commissioners Greg Misfeldt, Ross Wilson, Dan Varga, Beth Arneberg, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Chad Trowbridge, Dave Cihasky and Mike Tzanakis. John Mickesh of Chippewa Surveying Inc. also attended.

1. **Motion** by Hubbard, seconded by Misfeldt to approve the minutes of the October 10, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached two lot Certified Survey Map on Parcel #22808-0722-50040450, located at 975 West River Street, on behalf of Chippewa Falls Suds Hub.LLC, prepared by Chippewa Surveying Inc. Director of Public Works Rubenzer stated that Chippewa County Surveyor Sam Wiess had reviewed the Certified Survey Map and provided eight comments and revisions to Chippewa Surveying. John Mickesh appeared on behalf of Chippewa Surveying and stated that the revisions would be made.
Motion by Hiess seconded by Hubbard to recommend the Common Council approve the attached two lot Certified Survey Map on Parcel #22808-0722-50040450, located at 975 West River Street, on behalf of Chippewa Falls Suds Hub LLC, prepared by Chippewa Surveying Inc. contingent on:
 - 1) Receipt of Certified Survey Map review fees.
 - 2) All revisions being made and comments being addressed.**All present voting aye. Motion carried.**

3. **Motion** by Hiess, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:38 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission



B. JAMES COLBERT
TERESA GERMAIN
TIMOTHY J. PROUE
SUSAN C. VENROOY
JASON W. MARTELL
BENJAMIN J. CONGOS

CHARLES G. NORSENG (RETIRED)
INGOLF E. RASMUS (1906-1996)
MARSHALL A. WILEY (1912-1993)
VICTOR T. WAHL (1925-2000)

December 8, 2022

City of Chippewa Falls
c/o City Clerk Bridget Givens
30 W. Central Street
Chippewa Falls, WI 54729

Sent via email and US Mail.

Town of Lafayette
c/o Laura Konwinski
5765 197th Street
Chippewa Falls, WI 54729

Sent via email and US Mail.

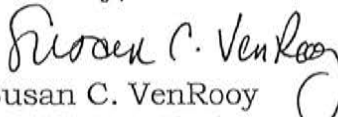
Re: Detachment of land from City of Chippewa Falls to Town of Lafayette

Dear Clerk Givens and Clerk Konwinski:

Enclosed is a Petition for Detachment of Land from the City of Chippewa Falls. A Notice of Intention to Circulate Petition of Detachment was published in the Chippewa Herald on December 1, 2022. We request the detachment be placed on the planning commission agenda and, after approval is received from the Department of Administration, an ordinance be prepared and adopted. It is my understanding the City will file the requisite forms with the State of Wisconsin regarding the payment of real estate taxes for the next five years; if I am mistaken, please correct me on that.

If you need any additional information, please feel free to contact me.

Sincerely,


Susan C. VenRooy
svenrooy@wileylaw.com

Enclosure

cc: William and Barbara Melville (w/encl.)
Wisconsin Dept. of Administration (w/o encl.)

**PETITION FOR DETACHMENT OF LAND FROM THE
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN**

PLEASE TAKE NOTICE that the undersigned owners of the following described property lying and being in the City of Chippewa Falls, Chippewa County, Wisconsin, do hereby petition the City of Chippewa Falls to detach said property from the City of Chippewa Falls and it will then become a part of the Town of Lafayette.

A parcel of land located in the Northwest Quarter of the Southwest Quarter of Section 3, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

Commencing at the West Quarter Corner of Section 3, thence S 1 ° 04' 38" E along the west line of the Southwest Quarter, 679.41 feet, thence S 77° 25' 54" E 1340.34 feet to the point of beginning, thence along the arc of curve to the left with a radius of 661.29 feet and whose chord bears S 73° 49' 19" W 330.25 feet, thence S 59° 21' 44" W 220.00 feet, thence along the arc of a curve to the right with a radius of 558.59 feet and whose chord bears S 71 ° 31' 59" W 235.53 feet, thence S 51 ° 42' 21" E 125.39 feet to the south line of the Northwest - Southwest, thence S 89° 49; 44" E along said line, 635;26 feet, thence N 0° 36' 24" W 358.36 feet to the point of beginning.

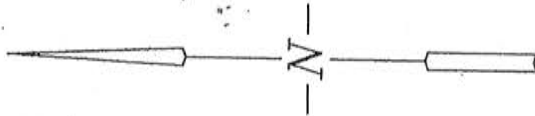
The undersigned verify this property is owned in its entirety by William and Barbara Melville and contains approximately 13.67 acres more or less, with a current population of zero persons. A survey map reasonably showing Lot 2 as the boundaries of said property in relation to the municipalities is attached as Exhibit A.

Dated this 27 day of October, 2022.


William Melville


Barbara Melville

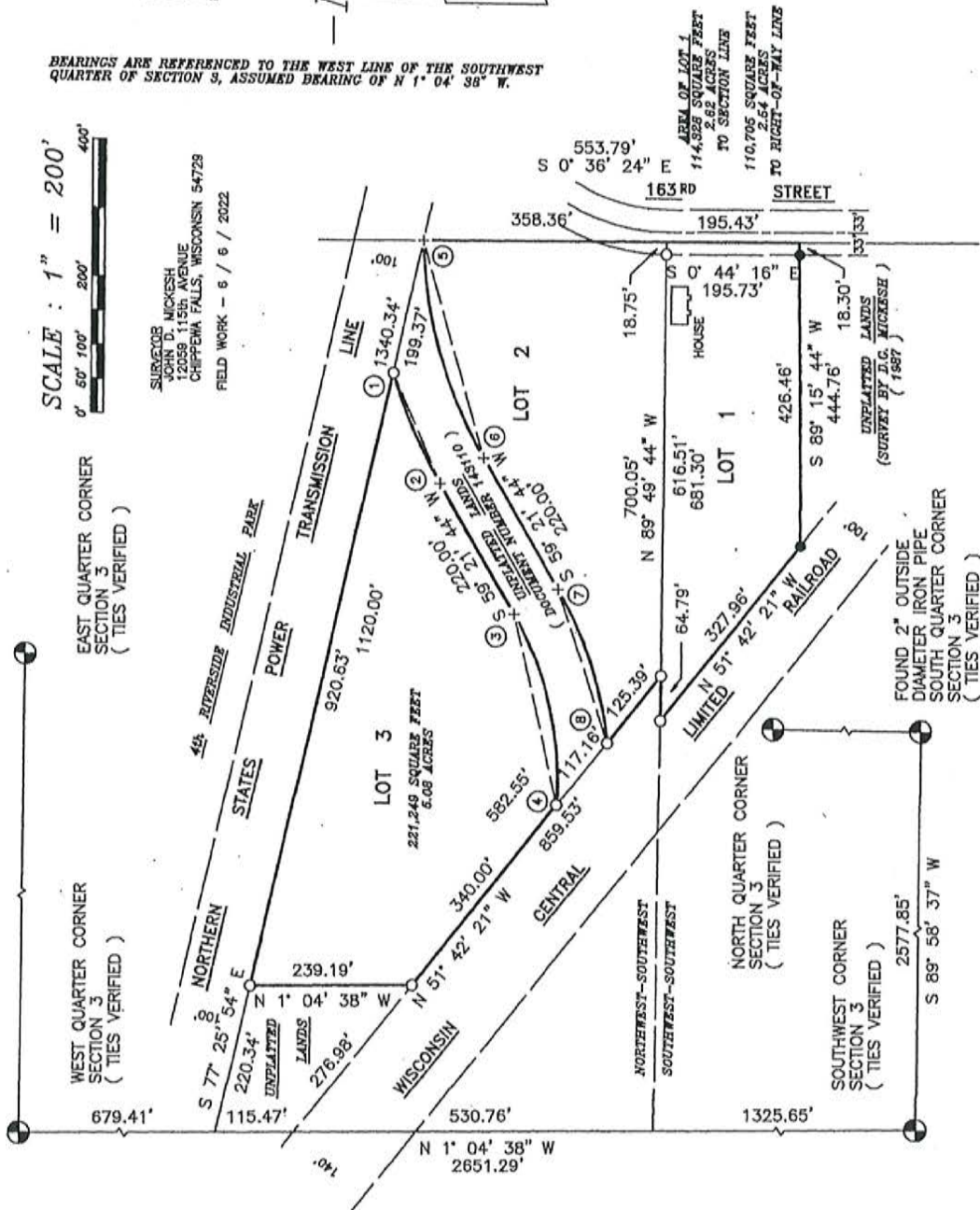
BEING PART OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER AND PART OF THE SOUTHWEST
QUARTER OF THE SOUTHWEST QUARTER OF SECTION
3, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF
CHIPPEWA FALLS AND THE TOWN OF LAFAYETTE,
CHIPPEWA COUNTY, WISCONSIN.



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 3, ASSUMED BEARING OF N 1° 04' 38" W.

SCALE : 1" = 200'

SURVEOR
JOHN D. NICKESH
12059 115th AVENUE
CHIPPEWA FALLS, WISCONSIN 54729
FIELD WORK - 6 / 6 / 2022



Law Offices Of

Ferg & Sinclair, Ltd.

411 North Bridge Street, Suite 201
Chippewa Falls, Wisconsin 54729-2420
Telephone (715) 723-4443
Fax (715) 723-5905

BMO Harris Bank
Enter Back Lobby
Elevator or Stairs
2nd Floor, Suite 201

Robert A. Ferg
Vance L. Sinclair (1915-2007)

November 10, 2020

Mr. William P. Melville
18463 30th Avenue
Chippewa Falls, Wisconsin 54729

RE: October 28, 2020 Petition

Dear Mr. Melville:

I am the City Attorney for the City of Chippewa Falls and, as such, your recent October 28, 2020 Petition was referred to me.

The petition for annexation by the Wisconsin Northern Colony back in 1972 was reviewed and studied by the City of Chippewa Falls. A copy was duly provided to the Town of Lafayette for consideration and the Town of Lafayette did not interpose an objection of any nature. An annexation ordinance was passed by the City of Chippewa Falls on September 5, 1972, over 48 years ago.

Section 66.0217(11)(a), Wis. Stats., provides as follows:

“An action on any grounds, whether procedural or jurisdictional, to contest the validity of an annexation shall be commenced within the time after adoption of the annexation ordinance provided by s. 893.73(2). . . .” (emphasis supplied).

Section 893.73(2), Wis. Stats., provides that an action to contest the validity of an annexation is barred unless brought within 90 days after the adoption of the annexation ordinance.

More than 90 days have elapsed since September 5, 1972. “On any grounds” would include a challenge based upon an error in legal description or ownership, or for that matter any other type of challenge, procedural or jurisdictional.

Thank you.

Very truly yours,
FERG & SINCLAIR, LTD

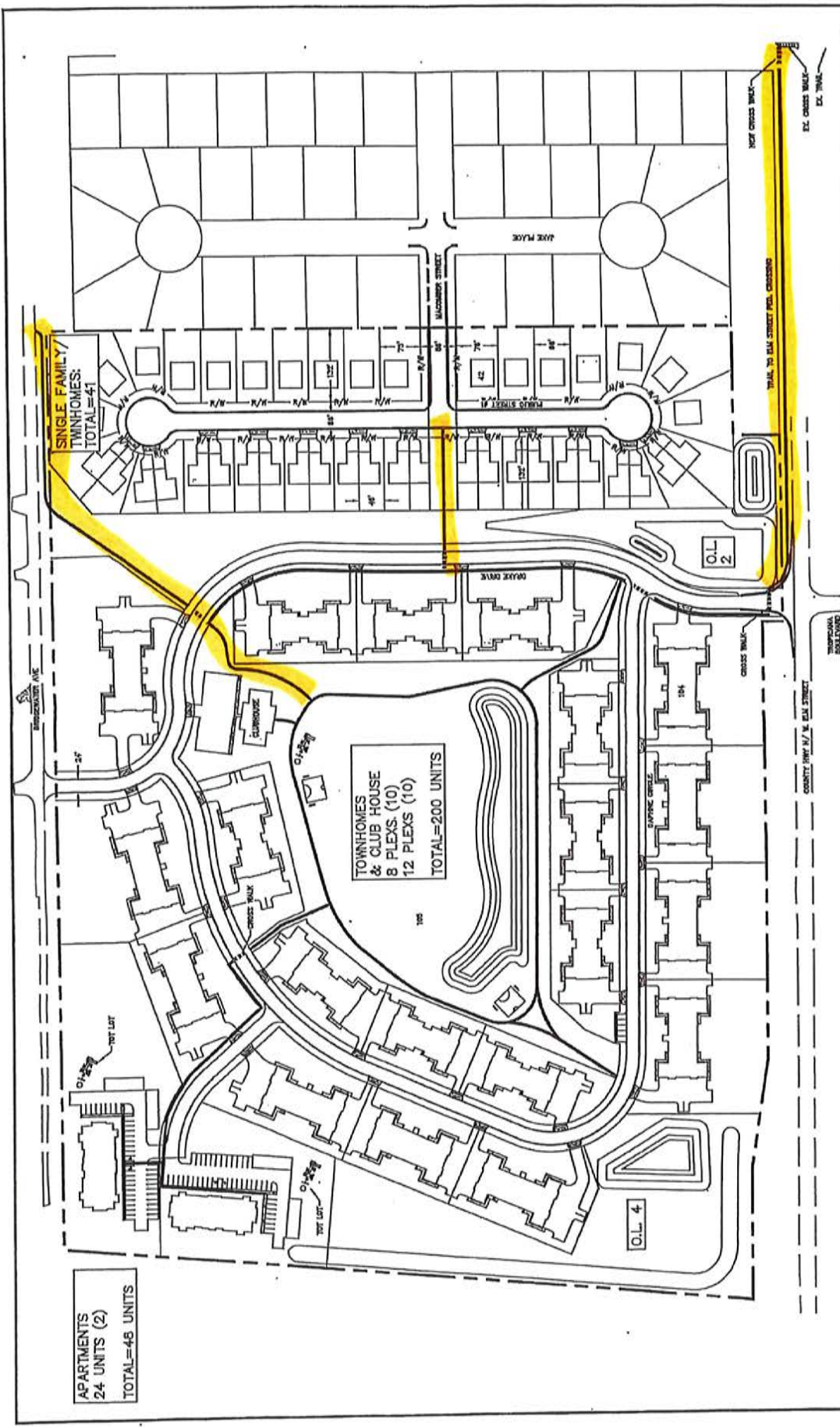


Robert A. Ferg
RAF/hlm

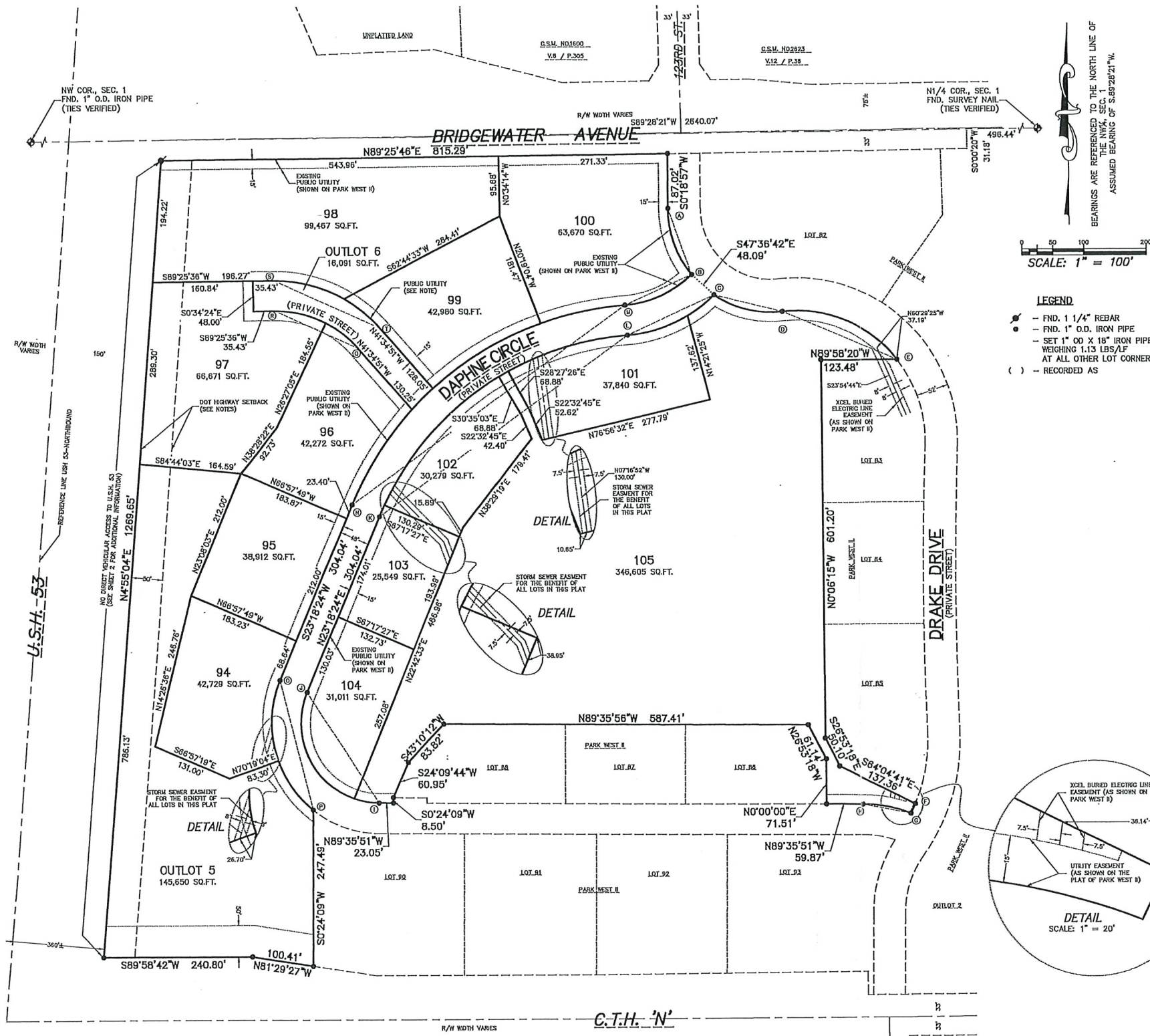
CC: Mayor Gregory Hoffman
Council Members
Engineering Department

1.0m contour lines
January 9, 2023

Park West
Pedestrian Plan as in Approved PC up Kes. 2022-02

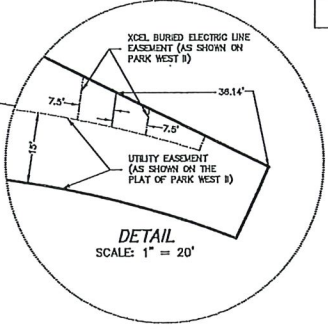


REV.	DATE	DESIGNED BY	DESIGN BY	PROJECT NO.	21000	DATE	1	
<p>AEC ADVANCED ENGINEERING CONSULTANTS 13400 W. WISCONSIN AVE. SUITE 100 WILSON, WI 53190 PH: 773-399-3300 FAX: 773-399-3300 COPYRIGHT 2022 AEC ILL.</p>					<p>SITE PLAN</p>			<p>PARK WEST II ROONEY/CHAM BLVD. CORPORA FALLS, WI</p>
<p>PROF. SEAL</p>					<p>DATE</p>			

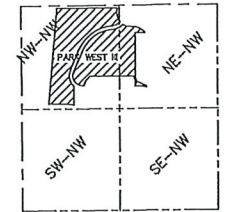


CURVE TABLE								
CURVE	LOT NUMBER	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING	1ST TANGENT	2ND TANGENT
A-B	100	113.75'	164.83'	039°32'21"	111.51'	S19°27'13"E	S00°18'57"W	S39°13'23"E
C-D	105	115.77'	164.83'	040°14'33"	113.41'	S76°07'17"E	S56°00'01"E	N83°45'26"E
D-E	105	207.89'	205.63'	057°55'27"	199.15'	N67°16'50"W	N38°19'08"W	S83°45'26"W
F-G	105	16.64'	261.11'	003°39'05"	16.64'	N24°50'18"E	N26°39'50"E	N23°00'45"E
G-H	105	79.80'	224.00'	020°24'44"	79.38'	N79°23'34"W	N69°11'12"W	N89°35'56"W
I-J		248.29'	126.00'	112°54'15"	210.02'	S33°08'44"E	S23°18'24"W	S89°35'51"E
	105	40.96'	126.00'	018°37'27"	40.78'	S80°17'08"E		
	104	207.33'	126.00'	094°16'48"	184.72'	S23°50'00"E		
K-L		518.99'	476.00'	062°28'14"	493.66'	S54°32'31"W	S85°46'38"W	S23°18'24"W
	103	20.00'	476.00'	002°24'28"	20.00'	S24°30'38"W		
	102	279.98'	476.00'	033°42'05"	275.96'	S42°33'55"W		
	105	17.67'	476.00'	002°07'37"	17.67'	S60°28'46"W		
	101	201.33'	476.00'	024°14'04"	199.84'	S73°39'36"W		
L-C		157.22'	224.00'	040°12'53"	154.01'	N65°40'11"E	N85°46'38"E	N45°33'45"E
	101	103.34'	224.00'	026°26'00"	102.43'	N72°33'38"E		
	105	53.88'	224.00'	013°46'53"	53.75'	N52°27'11"E		
B-M	100	120.87'	176.00'	039°20'52"	118.51'	N66°06'12"E	N85°46'38"E	N46°25'46"E
M-N		571.33'	524.00'	062°28'14"	543.44'	S54°32'31"W	S85°46'38"W	S23°18'24"W
	100	139.01'	524.00'	015°11'57"	138.60'	S78°10'39"W		
	99	202.64'	524.00'	022°09'25"	201.38'	S59°29'58"W		
	O.L. 6	48.07'	524.00'	005°15'21"	48.05'	S45°47'35"W		
	96	181.62'	524.00'	019°51'31"	180.71'	S33°14'09"W		
O-P		228.33'	174.00'	075°11'03"	212.29'	S14°17'08"E	S23°18'24"W	S51°52'40"E
	94	130.55'	174.00'	042°59'20"	127.51'	S01°48'44"W		
	O.L. 5	97.77'	174.00'	032°11'44"	96.49'	S35°46'48"E		
Q-R	O.L. 6	150.49'	176.00'	048°59'33"	145.95'	N66°04'37"W	N41°34'51"W	S89°25'36"W
	96	65.14'	176.00'	021°12'19"	64.77'	N52°11'00"W		
	97	85.36'	176.00'	027°47'14"	84.52'	N76°40'47"W		
S-T	O.L. 6	191.54'	224.00'	048°59'33"	185.76'	N66°04'37"W	N41°34'51"W	S89°25'36"W
	98	117.47'	224.00'	030°02'51"	116.13'	N75°32'58"W		
	99	74.07'	224.00'	018°56'42"	73.73'	N51°03'12"W		

O.L. - OUTLOT



LOCATION SKETCH OF THE NW 1/4 OF SECTION 1



ABBREVIATIONS:
 ALUM. - ALUMINUM
 B.C. - BRASS CAP
 B.V.D. - BOULEVARD
 C.C. - CORNER
 C.S.M. NO. - CERTIFIED SURVEY MAP NUMBER
 C.T.H. - COUNTY TRUNK HIGHWAY
 D.S.F. - DOCUMENT NUMBER
 D.P.T. - DEPARTMENT OF TRANSPORTATION
 D.V. - DRIVE
 E. - EAST
 F.N.D. - FOUND
 LBS./LIN. FT. - POUNDS PER LINEAR FOOT
 M.O. - MONUMENT
 N. - NORTH
 NE - NORTHEAST
 NW - NORTHWEST
 O.D. - OUTSIDE DIAMETER
 P.L.S. - PROFESSIONAL LAND SURVEYOR
 R/W - ROUTE OF WAY
 R/W - RANGE & WEST
 S. - SOUTH
 SE - SOUTHEAST
 SEC. - SECTION
 S.F.T. - SQUARE FEET
 SW - SOUTHWEST
 F.N.D. - FOUND
 U.S.H. - UNITED STATES HIGHWAY
 V. - VOLUME # / PAGE #
 W. - WEST

UTILITY EASEMENTS:
 UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2. NO UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified _____, 20____
 Department of Administration

PREPARED BY:
 REAL LAND SURVEYING LLC
 1360 INTERNATIONAL DRIVE
 EAU CLAIRE, WISCONSIN 54701
 (715) 514-4116
 RLSM.COM

OUTLOT 6 EASEMENTS:
 OUTLOT 6 IS SUBJECT TO AN INGRESS/EGRESS EASEMENT BY THE OWNERS OF LOTS 96-99. IT IS ALSO SUBJECT TO A UTILITY EASEMENT BY THE CITY OF CHIPPEWA FALLS AND A GAS LINE EASEMENT BY XCEL ENERGY

PARK WEST III
 IN THE NW 1/4 OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4,
 SECTION 1, T28N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
 BEING LOT 89 AND OUTLOT 4 OF PARK WEST II

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF PARK WEST III LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW¼-NW¼) AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼-NW¼), SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING LOT 89 AND OUTLOT 4, PARK WEST II.
THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF JIM ROONEY, OWNER OF SAID LAND.
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ DATED THIS ____ DAY OF _____, 2023
PETER J. GARTMANN, P.L.S. No. 2279

CITY COUNCIL RESOLUTION:

RESOLVED THAT THIS THE PLAT OF PARK WEST III, IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

DATE APPROVED: _____ GREGORY S. HOFFMAN, MAYOR

(SIGNATURE) _____ DATE: _____
GREGORY S. HOFFMAN, MAYOR

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY BOARD OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

(SIGNATURE) _____
BRIDGET GIVENS, CITY CLERK

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN SS
COUNTY OF CHIPPEWA

I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS THE ____ DAY OF _____, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PARK WEST III IN THE CITY OF CHIPPEWA FALLS.

(SIGNATURE): _____ DATE: _____
LYNNE BAUER, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN SS
COUNTY OF CHIPPEWA

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS ____ DAY _____, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PARK WEST III.

(SIGNATURE): _____ DATE: _____
PATRICIA SCHIMMEL, COUNTY TREASURER

OWNER'S CERTIFICATE OF DEDICATION:

PARK WEST TOWNHOMES, LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- CITY OF CHIPPEWA FALLS
- DEPARTMENT OF ADMINISTRATION
- DEPARTMENT OF TRANSPORTATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2023

JAMES G. ROONEY, MEMBER

STATE OF WISCONSIN SS
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2023, THE ABOVE NAMED JAMES G. ROONEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE OF DEDICATION:

HEARTLAND CONTRACTORS WI, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- CITY OF CHIPPEWA FALLS
- DEPARTMENT OF ADMINISTRATION
- DEPARTMENT OF TRANSPORTATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2023

JAMES G. ROONEY, MEMBER

STATE OF WISCONSIN SS
COUNTY OF _____

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2023, THE ABOVE NAMED JAMES G. ROONEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE:

CHARTER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF PARK WEST III AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF PARKWEST TOWNHOMES, LLC, OWNERS OF SAID LAND. IN WITNESS THEREOF, THE SAID CHARTER BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) _____ AND (PRINT NAME) _____

AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED

THIS ____ DAY OF _____ 2023

(SIGNATURE) _____ (SIGNATURE) _____

(title) _____ (title) _____


STATE OF WISCONSIN SS
COUNTY OF _____

PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____ 2023, THE ABOVE NAMED

(PRINT NAME) _____ AND (PRINT NAME) _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 20____
Department of Administration 

PREPARED BY:
REAL LAND SURVEYING LLC
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116
RLSW.COM

CADD No. 21008-3 PLAT

UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR SANITARY SEWER, WATER, ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

HEARTLAND CONTRACTORS WI, GRANTORS
PARK WEST TOWNHOMES, LLC, GRANTORS TO
XCEL ENERGY COMPANY, GRANTEE
CITY OF CHIPPEWA FALLS, GRANTEE
CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH SANITARY SEWER, WATER, UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS 'UTILITY EASEMENT' TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE'S AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED 'UTILITY EASEMENT' WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

DEPARTMENT OF TRANSPORTATION RESTRICTIONS AND NOTICES:

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF USH 53; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.

233.08(5) DOT HIGHWAY SETBACK - NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAY'S THROUGH-LANE CAPACITY.

PARK WEST III
IN THE NW¼ OF THE NW¼ AND NE¼ OF THE NW¼,
SECTION 1, T28N, R9W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING LOT 89 AND OUTLOT 4 OF PARK WEST II

PETITION FOR DETACHMENT OF LAND FROM THE VILLAGE OF LAKE HALLIE,
CHIPPEWA COUNTY, WISCONSIN

PLEASE TAKE NOTICE, that the undersigned Owners of the following described Property lying and being in the Village of Lake Hallie, Chippewa County, Wisconsin, do hereby petition the Village of Lake Hallie to detach said Property from the Village of Lake Hallie and it will then become a part of the City of Chippewa Falls.

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 Section 846.03 feet to a point on the North line of State Highway "29" (also known as Business "29"); thence South 89°47'29" East along said North line 170.35 feet to the point of beginning; thence South 89°47'29" East continuing along said North line 846.80 feet to a point; thence South 00°15'19" West 20.00 feet to a point; thence South 89°44'03" East 49.67 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to the point of beginning.

The undersigned verifies that this Property is owned in its entirety by Chippewa Crossing Partners, LLC a 25% interest, TD Chippewa Falls, LLC, a 3% interest, WW Chippewa Falls, LLC a 7.5% interest, and SMW Chippewa Falls, LLC a 64.5% interest, as tenants in common, and contains approximately 2.9446 acres more or less, with a current population of zero (0) persons as defined in Wis. Stats. 66.0227. A survey map reasonably showing the boundaries of said territory in relation of said territory to the municipalities involved is attached hereto as Exhibit A.

(Signatures on following page.)


**SIGNATURE PAGE TO NOTICE OF INTENTION TO CIRCULATE A PETITION
OF DETACHMENT**

Dated this 11th day of October, 2022.

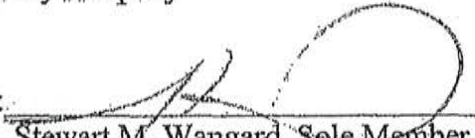
**Chippewa Crossing Partners, LLC, a Wisconsin
limited liability company**

By: 
John L. Bernhardt, Manager

**TD Chippewa Falls, LLC, a Wisconsin limited
liability company**

By: 
Stewart M. Wangard, Sole Member

**WW Chippewa Falls, LLC, a Wisconsin limited
liability company**

By: 
Stewart M. Wangard, Sole Member

**SMW Chippewa Falls, LLC, a Wisconsin limited
liability company**

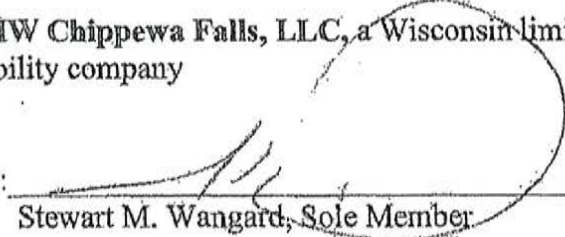
By: 
Stewart M. Wangard, Sole Member

EXHIBIT A

N. LINE OF SW 1/4 SECTION 9 S89°38'04"E 2638.06'

P.O.C.
NW CORNER
OF SW 1/4
SEC. 9-28-8 CHIPPEWA CROSSING BLVD.

LOT 1
CSM 4503

LOT 1
CSM 5665

LOT 2
CSM 5665

Part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 West, in the Village of Lake Hallie, Chippewa County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 Section 846.03 feet to a point on the North line of State Highway "29" (also known as Business "29"); thence South 89°47'29" East along said North line 170.35 feet to the point of beginning; thence South 89°47'29" East continuing along said North line 846.80 feet to a point; thence South 00°15'19" West 20.00 feet to a point; thence South 89°44'03" East 49.67 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to the point of beginning.

Said Lands contain 128,267 square feet or 2.9446 acres.

PROPOSED WDOT ACQUISITION
128,267 SF. OR 2.9446 AC.

S.T.H. "29" EXIT RAMP

W. LINE OF SW 1/4 SEC. 9-28-8
S00°02'25"W 2630.67'

846.03'

S89°47'29"E
170.35'

S89°47'29"E 846.80'

S00°15'19"W
20.00'

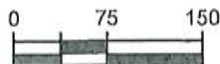
S89°44'03"E
49.67'
S00°15'50"W
92.29'

N64°07'53"W 550.10'

S72°45'43"W 419.83'

SW CORNER
OF SW 1/4
SEC. 9-28-8

GRAPHIC SCALE



(IN FEET)



Ordinance No: 2023-0001

**AN ORDINANCE DETACHING TERRITORY
FROM THE VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN**

The Village Board of the Village of Lake Hallie, Chippewa County, Wisconsin, does ordain as follows:

SECTION 1. Petition Submitted. In accordance with Wis. Stat. § 66.0227, Chippewa Crossing Partners, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC and SMW Chippewa Falls, LLC have submitted a Petition for Detachment, which is attached as "**Exhibit 1**".

Section 2. Publication. In accordance with Wis. Stat. § 66.0227(1), a Class 1 notice, under Wis. Stat. Chapter 985 of the intention to circulate a Petition of Detachment was published in the Chippewa Herald on December 27, 2022, which is attached as "**Exhibit 2**".

Section 3. Territory Detached. In accordance with Wis. Stat. § 66.0227 and the Petition for Detachment filed with the Village of Lake Hallie on December 20, 2022, signed by the Owners of the following territory, is Detached from the Village of Lake Hallie and is therefore attached to the City of Chippewa Falls:

Part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 West, in the Village of Lake Hallie, Chippewa County, Wisconsin which is bounded and described as follows:
COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 Section 846.03 feet to a point on the North line of State Highway "29" (also known as Business "29"); thence South 89°47'29" East along said North line 170.35 feet to the point of beginning; thence South 89°47'29" East continuing along said North line 846.80 feet to a point; thence South 00°15'19" West 20.00 feet to a point; thence South 89°44'03" East 49.67 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to the point of beginning.

SECTION 4. Effect of Detachment. From and after the date of this Ordinance and from the effective date of an Ordinance accepting the attachment of the territory described in Section 3 by the City of Chippewa Falls, the territory described in Section 3 shall be a part of the City of Chippewa 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 Chippewa Falls except for zoning regulations, which shall remain in effect until changed by action of the City of Chippewa Falls Council.

SECTION 5. Severability. If any provision of this Ordinance is deemed 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 6. Passage. This Ordinance shall not be effective unless approved by a vote of three-quarters (3/4) of the members of the Village Board of the Village of Lake Hallie. Notwithstanding the occurrence of such an affirmative vote, if an ordinance accepting the attachment of the territory described in Section 3 is not passed within 60 days of the Effective Date of this Ordinance by the City Council of the City of Chippewa Falls, Chippewa County, Wisconsin, this Ordinance shall be void and have no effect on the territory described in Section 3.

SECTION 7. Effective Date. This Ordinance shall take effect upon passage and publication as provided by law.

SECTION 8. Further Action. Upon passage of this Ordinance, the Village Clerk is hereby directed to provide the Ordinance to the City of Chippewa Falls, so that the City of Chippewa Falls may act upon the Ordinance within

the 60-day time period set forth in Wis. Stat. § 66.0227(2). The Village Clerk is further directed to timely make the mailings required by Wis. Stat. §§ 66.0227(5) and 66.0217(9).

SECTION 9. Electors. There are no electors residing in the territory described in Section 3.

SECTION 10. Acres. The territory described in Section 3 contains approximately 128,267 square feet or 2.9446 acres.

SECTION 11. Population. The territory described in Section 3 has a current population of zero persons.

SECTION 12. Scaled Map. A scaled map showing the boundaries of said territory in relation to the municipal boundary of the City of Chippewa Falls and the Village of Lake Hallie, which is attached as "**Exhibit 3**".

Gary Splide, Village Board President
Lake Hallie, Wisconsin

Kristine Fitzsimmons, Village Clerk/Treasurer
Lake Hallie, Wisconsin

Date Published: December 27, 2022

Date Adopted: January 3, 2023

Date Effective: January 3, 2023

EXHIBIT 1

PETITION FOR DETACHMENT OF LAND FROM THE VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN

PLEASE TAKE NOTICE, that the undersigned Owners of the following described Property lying and being in the Village of Lake Hallie, Chippewa County, Wisconsin, do hereby petition the Village of Lake Hallie to detach said Property from the Village of Lake Hallie and it will then become a part of the City of Chippewa Falls.

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 Section 846.03 feet to a point on the North line of State Highway "29" (also known as Business "29"); thence South 89°47'29" East along said North line 170.35 feet to the point of beginning; thence South 89°47'29" East continuing along said North line 846.80 feet to a point; thence South 00°15'19" West 20.00 feet to a point; thence South 89°44'03" East 49.67 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to the point of beginning.

The undersigned verifies that this Property is owned in its entirety by Chippewa Crossing Partners, LLC a 25% interest, TD Chippewa Falls, LLC, a 3% interest, WW Chippewa Falls, LLC a 7.5% interest, and SMW Chippewa Falls, LLC a 64.5% interest, as tenants in common, and contains approximately 2.9446 acres more or less, with a current population of zero (0) persons as defined in Wis. Stats. 66.0227. A survey map reasonably showing the boundaries of said territory in relation of said territory to the municipalities involved is attached hereto as Exhibit A.

(Signatures on following page.)

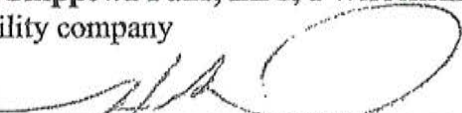
**SIGNATURE PAGE TO NOTICE OF INTENTION TO CIRCULATE A PETITION
OF DETACHMENT**

Dated this 11th day of October, 2022.


Chippewa Crossing Partners, LLC, a Wisconsin
limited liability company

By: 
John L. Bernhardt, Manager

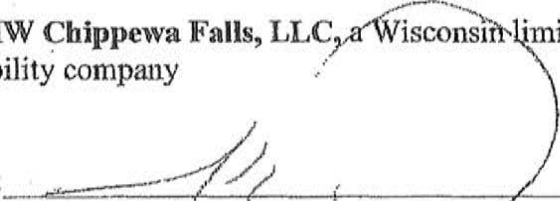
TD Chippewa Falls, LLC, a Wisconsin limited
liability company

By: 
Stewart M. Wangard, Sole Member

WW Chippewa Falls, LLC, a Wisconsin limited
liability company

By: 
Stewart M. Wangard, Sole Member

SMW Chippewa Falls, LLC, a Wisconsin limited
liability company

By: 
Stewart M. Wangard, Sole Member

"EXHIBIT A"

N. LINE OF SW 1/4 SECTION 9 S89°38'04"E 2638.06'

P.O.C.
NW CORNER
OF SW 1/4
SEC. 9-28-8 CHIPPEWA CROSSING BLVD.

LOT 1,
CSM 4503

LOT 1,
CSM 5665

LOT 2,
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Part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 West, in the Village of Lake Hallie, Chippewa County, Wisconsin, which is bounded and described as follows:

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Said Lands contain 128,267 square feet or 2.9446 acres.

PROPOSED WDOT ACQUISITION
128,267 SF. OR 2.9446 AC.

S.T.H. "29" EXIT RAMP

W. LINE OF SW 1/4 SEC. 9-28-8
S00°02'25"W 2630.67'
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SW CORNER
OF SW 1/4
SEC. 9-28-8

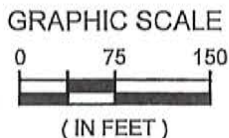


EXHIBIT 2

(Publish – Chippewa Herald – December 27, 2022)

NOTICE OF INTENTION TO CIRCULATE A PETITION OF DETACHMENT

PLEASE TAKE NOTICE, that the Owners of the following described Property will petition the Village of Lake Hallie, Chippewa County, Wisconsin to approve the detachment of part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 West, and then become part of the City of Chippewa Falls:

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 Section 846.03 feet to a point on the North line of State Highway "29" (also known as Business "29"); thence South 89°47'29" East along said North line 170.35 feet to the point of beginning; thence South 89°47'29" East continuing along said North line 846.80 feet to a point; thence South 00°15'19" West 20.00 feet to a point; thence South 89°44'03" East 49.67 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to the point of beginning.

Said parcel contains 128,267 square feet or 2.9446 acres.

This property is owned in its entirety by Chippewa Crossing Partners, LLC a 25% interest, TD Chippewa Falls, LLC, a 3% interest, WW Chippewa Falls, LLC a 7.5% interest, and SMW Chippewa Falls, LLC a 64.5% interest, as tenants in common. There are no residents.

Dated this 20th day of December, 2022.

John L. Bernhardt, Manger
Chippewa Crossing Partners, LLC

Stewart M. Wangard, Sole Member
TD Chippewa Falls, LLC
WW Chippewa Falls, LLC
SMW Chippewa Falls, LLC

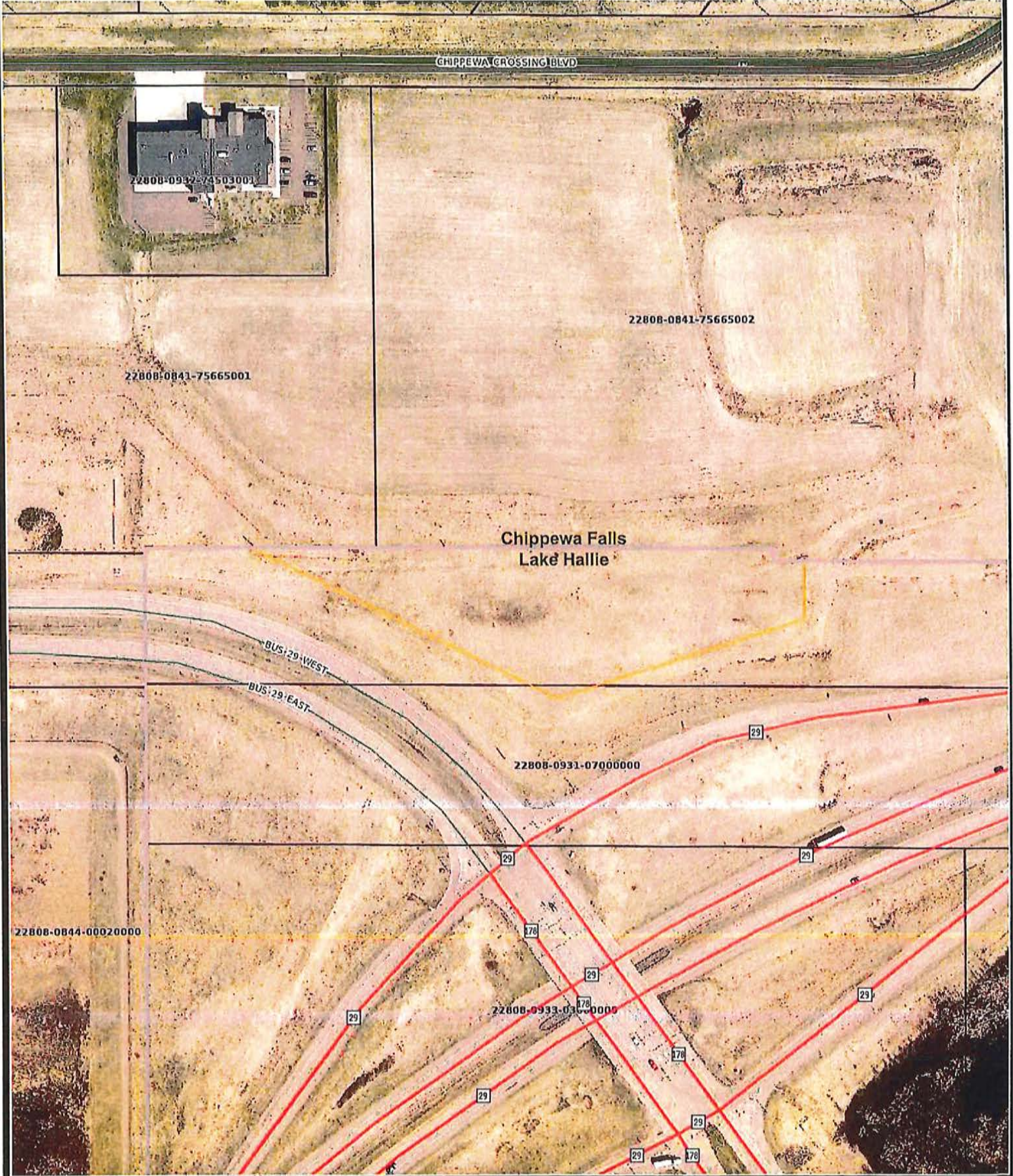
Gray = Municipal Boundary
Orange = Parcel to be Detached
Black = Parcel Tax ID's

EXHIBIT 3



Printed 12/20/2022

Scale = 1:200'



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.

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: **DAN ESTENSON**

Phone: **(715)-864-0572**

Email: **DESTENSON@YAHOO.COM**

Contact Information if different than petitioner:

Representative's Name: **JASON HIESS, HIESS-LOKEN & ASSOC., LLC PROF. LAND SURVEYING**

Phone: **(715)-720-4000**

E-mail: **HLSURVEY@SBCGLOBAL.NET**

1. Town(s) where property is located: **TOWN OF EAGLE POINT**

2. Petitioned City or Village: **CITY OF CHIPPEWA FALLS**

3. County where property is located: **CHIPPEWA**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **0.55**

6. Tax parcel number(s) of territory to be annexed (if the territory is part or all of an existing parcel):
22908-3223-75575001

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)

COPY

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

\$200 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: _____

Payer: _____ Check Number: _____

Check Date: _____

Amount: _____

COPY



PIN: 22908-3223-75575001

Computer Number: 020-1387.1000

Owner Name: DANIEL V & NICOLE F ESTENSON

Owner Address: 920 PINE NEEDLE DR

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address: 7577 141ST ST CHIPPEWA FALLS 54729

GIS Acres: 0.6

Deed Acres: 0.6

School Code: 1092

Assessed Value:

Fair Market Value:

Description: LOT 1 OF CERT SUR MAP #5575 IN V27 P210 DOC #931395 (WAS LOTS 10 & 11 BLK 2 PINE ACRES ADDN) NEW PARCEL FOR 2023 ASSESSMENT

COPY



Scale = 1":50'

Printed 12/27/2022

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.

PETITION FOR DIRECT ANNEXATION
PURSUANT TO SECTION 66.0217(2) WIS. STATS.

I, THE UNDERSIGNED, CONSULTING ALL OF THE ELECTORS AND ALL OF THE OWNERS OF THE REAL PROPERTY IN THE FOLLOWING TERRITORY OF THE TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN, LYING CONTIGUOUS TO THE CITY OF CHIPPEWA FALLS, PETITION THE CITY OF CHIPPEWA FALLS TO ANNEX THE TERRITORY DESCRIBED AS LOT 1, CERTIFIED SURVEY MAP NUMBER 5575, RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGES 210-211 AS DOCUMENT NUMBER 931395 AND SHOW ON ATTACHED SCALED MAP TO THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

PARCEL DESCRIPTION OF THE PROPOSED TERRITORY TO BE ANNEXED IS: LOT 1, CERTIFIED SURVEY MAP NUMBER 5575, RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGES 210-211 AS DOCUMENT NUMBER 931395. PARCEL NUMBER 22908-3223-75575001.

THE CURRENT POPULATION OF SUCH TERRITORY IS 0.

I, THE UNDERSIGNED, ELECTED THAT THIS ANNEXATION SHALL TAKE EFFECT TO THE FULL EXTENT CONSISTENT WITH OUTSTANDING PRIORITIES OF OTHER ANNEXATION, INCORPORATION OR CONSOLIDATION PROCEEDINGS, IF ANY.



DAN ESTENSON

12-6-2002

DATE

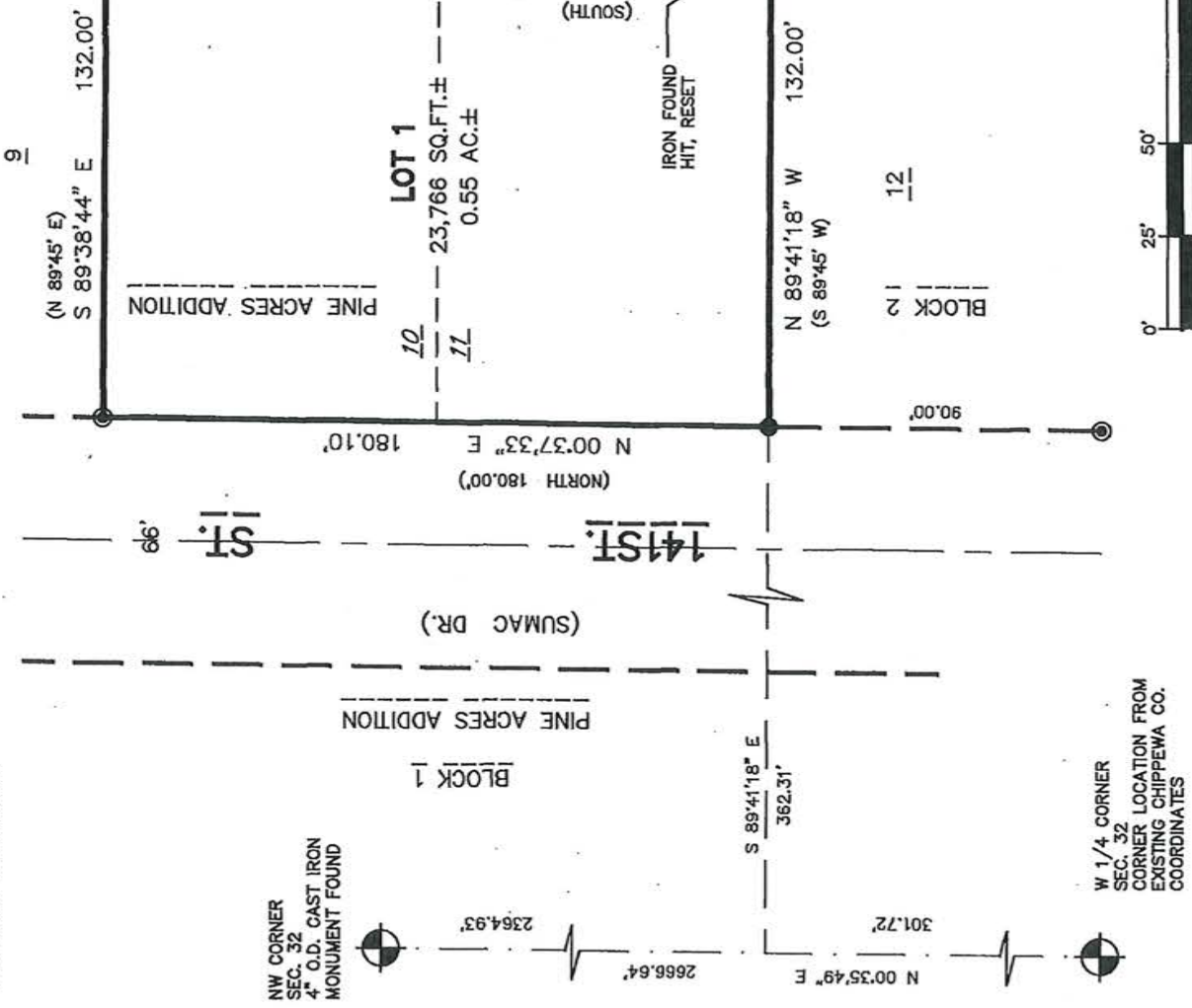
COPY

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 5575

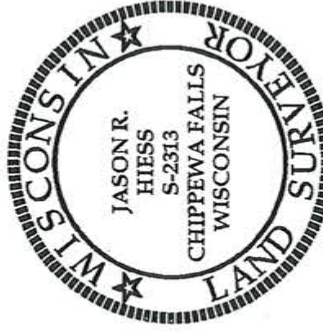
RECORDED IN VOL. 21 OF THE
 CERTIFIED SURVEY MAPS PAGE 210-211

BEING LOTS 10 AND 11, BLOCK 2, PINE ACRES ADDITION,
 RECORDED IN VOL. 5 PLATS, P. 17, AS DOC. NO. 295360
 LOCATED IN THE SW 1/4 OF THE NW 1/4,
 SECTION 32, T29N, R8W, TOWN OF EAGLE POINT,
 CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON221



SCALE 1" = 50'



JR
 JASON R. HIES
 DATED THIS

**NOTE:
 COMPLETION DATE OF FIELD WORK--- 04-11-2022
 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 LOTS
 10 AND 11, BLOCK 2 INTO A SINGLE LOT

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

Chippewa County, WI

Document # 931395

SHEET 1 OF 2 SHEETS
 Page 1 of 2



**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 5575**

RECORDED IN VOL. 217 OF THE
CERTIFIED SURVEY MAPS PAGE 210-211

**BEING LOTS 10 AND 11, BLOCK 2, PINE ACRES ADDITION,
RECORDED IN VOL. 5 PLATS, P. 17, AS DOC. NO. 295360
LOCATED IN THE SW 1/4 OF THE NW 1/4,
SECTION 32, T29N, R8W, TOWN OF EAGLE POINT,
CHIPPEWA COUNTY, WISCONSIN**

CAD NAME: ESTENSON221

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT B
DANIEL ESTENSON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WH
THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS
AND 11, BLOCK 2, PINE ACRES ADDITION, RECORDED IN VOLUME 5 PLATS, PAGE 1
295360, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32,
RANGE 8 WEST, TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN. BEING SU
EASEMENTS.

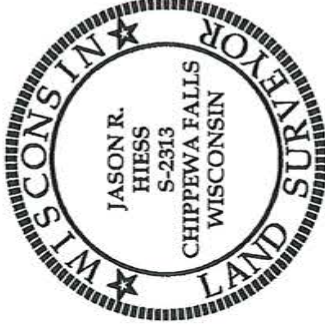
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDAR
SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF
A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND CHAPTER 38, CHIPPEWA COU
ORDINANCE.

Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 13TH DAY OF APRIL, 2022.



COPY

CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING

I, DOUGLAS CLARY, DIRECTOR OF THE CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING, CERTIFY THAT THIS CERTIFIED
SURVEY MAP IS APPROVED OF AS COMPLYING WITH CHAPTER 38
AND OTHER APPLICABLE CHAPTERS OF THE COUNTY CODE OF
GENERAL ORDINANCES.

DATED THIS 29 DAY OF April, 2022.

Douglas Clary
DOUGLAS CLARY, DIRECTOR

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@GLOBALENET

LEGEND
--- 1 ---
--- 1 ---
--- F ---
() ---
N. S. ---
E. W. ---
W. NE ---
NE NW ---
SE SW ---
D M S
T R ---
O.D. ---
LBS. ---
SQ. ---
FT. ---
AC. ---
INCL ---
EXCL ---
R/W ---
C.S.M. ---
NO. ---
AVE. ---
ST. ---
C.T.H. ---
VOL. ---
P. ---
COR. ---
P.L.S. ---
SEC. ---
W. ---
LLC ---
CO. ---
TAN. ---
BEAR. ---