

# The State of Wisconsin

Office of the Secretary of State

## **CITY 152**

CITY OF WISCONSIN DELLS

COUNTY OF SAUK

ANNEXATION ORDINANCE NUMBER A-602

FILED JUNE 26, 2006

C-152

# CITY OF WISCONSIN DELLS

DALE D. DARLING  
CLERK/TREASURER

300 LaCrosse St.  
PO Box 655  
Wisconsin Dells, WI 53965  
608-254-2012  
FAX 608-254-7329

June 22, 2006

Mr. Douglas LaFollette  
Secretary of State  
PO Box 7848  
Madison, WI 53707-7848

**RE: Annexation to City of Wisconsin Dells from Town of Newport**

Enclosed please find a copy of City of Wisconsin Dells Ordinance No. A-602 that was adopted on June 19, 2006, along with related documents pertaining to the annexation into the City of Wisconsin Dells, real property previously located in the Town of Newport, Columbia County, Wisconsin. Said population of this land is zero (0). Please contact this office should you have any questions.

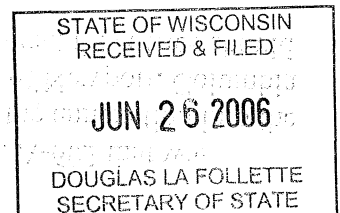
Respectfully,  
CITY OF WISCONSIN DELLS



Nancy R. Holzem  
Administrative Deputy Clerk-Treasurer

Enclosures

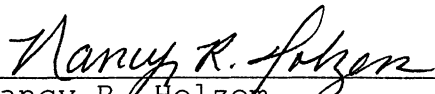
cc: Columbia County Register of Deeds  
Columbia County Treasurer  
Columbia County Clerk  
Newport Town Clerk  
Tony Robley-Associated Appraisal  
Verizon-Service Manager  
Wisconsin Dells School District  
Wisconsin Power & Light  
Attorney Joseph Hasler



CERTIFICATE

CITY OF WISCONSIN DELLS )  
COUNTIES OF COLUMBIA, SAUK, ADAMS & JUNEAU )SS  
STATE OF WISCONSIN )

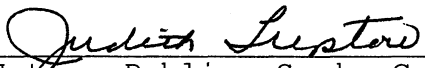
I, Nancy R. Holzem, duly appointed Administrative Clerk/Treasurer of the City of Wisconsin Dells, Counties of Columbia, Sauk, Adams & Juneau, State of Wisconsin, **DO HEREBY CERTIFY** that the attached is a true and accurate copy of **ORDINANCE NO. A-602** that was adopted by the Common Council of the City of Wisconsin Dells on June 19, 2006 and will become effective upon the publication date of June 28, 2006.

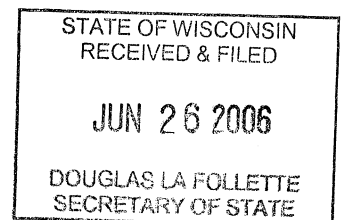
  
Nancy R. Holzem  
Admin. Clerk/Treasurer  
City of Wisconsin Dells

(SEAL)

Dated June 22, 2006

Subscribed and sworn to before me  
this day 22<sup>nd</sup> day of June, 2006.

  
Notary Public, Sauk, Columbia, Adams and Juneau  
Counties, State of Wisconsin.  
My Commission expires: 1-18-09



**ORDINANCE NO. A-602**  
**(Cambrian Development LLC Annexation)**  
**MBR No. 12840**

The Common Council of the City of Wisconsin Dells, Columbia, Sauk, Adams, and Juneau Counties, Wisconsin, does hereby ordain as follows:

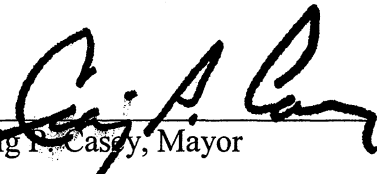
SECTION 1. Territory Annexed by Petition for Annexation. In accordance with Wis. State Statute sec. 66.0217(3)(a) and the petition for Direct Annexation filed with the City Clerk/Treasurer on the 4<sup>th</sup> day of April, 2006, the following described territory in the Town of Newport, Columbia County, Wisconsin, is annexed in to the City of Wisconsin Dells, Wisconsin, and the zoning map as set forth in section 19.03(2) of the City of Wisconsin Dells Code is hereby permanently amended to include the property set forth below. Population of said property is zero (0). Number of electors in said property is zero (0). Total acreage is 61.70 acres more or less. Legal description attached as Exhibit A.

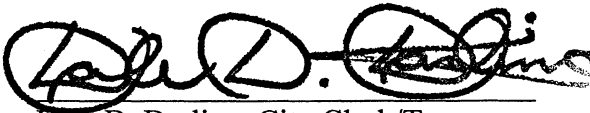
SECTION 2. Effect of Annexation. From and after the effective date of this ordinance, the territory described in Section 1 shall be a part of the City of Wisconsin Dells for any and all purposes provided by law, and all persons residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Wisconsin Dells.

SECTION 3. Zoning Classification. The territory annexed to the City of Wisconsin Dells, Wisconsin, by this ordinance shall be zoned **A Commercial West**.

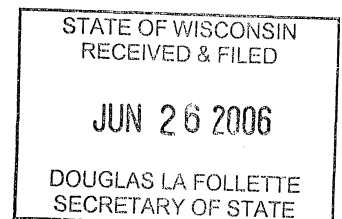
SECTION 4. Severability. Should any section, clause or provision of the ordinance be declared by the courts to be invalid, the same shall not affect the validity of the ordinance as a whole or any part thereof, other than the part so declared to be invalid.

SECTION 5. Effective Date. This ordinance shall take effect upon passage and publication as provided by law and becomes part of the Zoning Map for the City of Wisconsin Dells.

  
\_\_\_\_\_  
Craig P. Casey, Mayor

  
\_\_\_\_\_  
Dale D. Darling, City Clerk/Treasurer

First & Second Readings  
INTRODUCED: June 19, 2006  
PASSED: June 19, 2006  
PUBLISHED: June 28, 2006

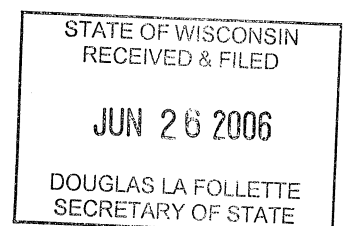


**PETITION FOR DIRECT ANNEXATION**

Under Section 66.0217(3)(a), Wis. Stats.

**TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WISCONSIN DELLS, COLUMBIA COUNTY, WISCONSIN:**

1. The undersigned, Cambrian Development, LLC, hereby petitions for direct annexation of the territory described on Exhibit A hereto to the City of Wisconsin Dells, Columbia County, Wisconsin, and the detachment of said territory from the Town of Newport, Columbia County, Wisconsin pursuant to Section 66.0217(3)(a), Wis. Stats.
2. Attached hereto as Exhibit B, is a scale map which accurately reflects the legal description of the property described on Exhibit A to be annexed and the boundary of the annexing City of Wisconsin Dells and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is: Zero (0).
4. This Petition has been signed by the owner of more than one-half (1/2) of the land in the area within the territory proposed to be annexed.
5. On the 25<sup>th</sup> day of March, 2006, a Notice of Intent to Circulate Annexation Petition under Section 66.0217(3)(a), Wis. Stats., accompanied by a legal description of the territory to be annexed and a copy of a scale map of said territory, as described in Section 66.0217(1)(g), Wis. Stats., was published by Cambrian Development, LLC in the Wisconsin Dells Events, a newspaper covering the territory proposed to be annexed, as a Class-1 Notice under Chapter 985, Wis. Stats., as required by law.
6. As required by Section 66.0217(4)(b), Wis. Stats., on March 28, 2006, Cambrian Development, LLC caused to be served a copy of the Notice of Intent to Circulate Annexation Petition under Section 66.0217(3)(a), Wis. Stats., along with a copy of the legal description and scale map as defined in Section 66.0217(1)(g), Wis. Stats., upon the Clerk of the City of Wisconsin Dells, the Clerk of the Town of Newport, the Clerk of the Wisconsin Dells School District, the State of Wisconsin Department of Administration, and each owner of land in the Town of Newport included within the area proposed to be annexed which would be in City of Wisconsin Dells after annexation, all by certified mail, return receipt requested, as required by law.



The owners of the land within the territory proposed to be annexed which were served are:

- 1) Cambrian Development LLC  
c/o Mac R. McDonald, Managing Member  
W11068 Deer Run Drive  
Lodi, Wisconsin 53555
  
- 2) Alliant Energy Corporation  
c/o F. J. Buri, Registered Agent  
4902 North Biltmore Lane  
P. O. Box 77007  
Madison, WI 53703

or

Wisconsin Power and Light Company  
c/o F. J. Buri, Registered Agent  
4902 North Biltmore Lane  
P. O. Box 77007  
Madison, WI 53703

- 3) Canadian Pacific Railway  
c/o C.T. Corporation Systems, Registered Agent  
8025 Excelsior Drive, Suite 200  
Madison, WI 53717

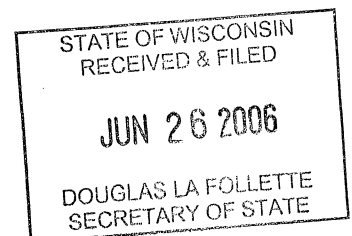
7. The undersigned respectfully requests that the lands to be annexed be rezoned "A" Commercial (West) District under the City Zoning Code.

CAMBRIAN DEVELOPMENT, LLC

Dated: 4-4-06



Mac R. McDonald, Managing Member  
W11068 Deer Run Drive  
Lodi, WI 53555




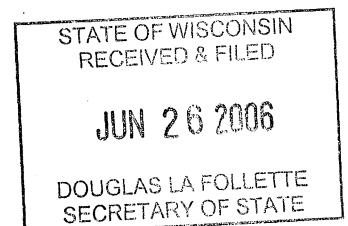
**NOTICE OF INTENT TO CIRCULATE**  
**PETITION FOR DIRECT ANNEXATION**  
Under Section 66.0217(3)(a), Wis. Stats.

**PLEASE TAKE NOTICE** that not less than ten (10) days nor more than twenty (20) days from the date of publication of this Notice, the undersigned intends to circulate a Petition for Direct Annexation of the territory described on Exhibit A hereto to the City of Wisconsin Dells, Columbia County, Wisconsin, thereby detaching said territory from the Town of Newport, Columbia County, Wisconsin under Section 66.0217(3)(a), Wis. Stats. A scale map of the territory proposed to be annexed is attached hereto as Exhibit B. This notice is published by the owner of a portion of the real property described in this Notice proposed to be annexed, and whose post office address is set forth following its name below. A copy of the scale map may be inspected at the Office of the Town Clerk for the Town of Newport and the Office of the City Clerk for the City of Wisconsin Dells.

Dated this 20<sup>th</sup> day of March, 2006.

CAMBRIAN DEVELOPMENT, LLC

By:   
Mac R. McDonald , Managing Member  
W11068 Deer Run Drive  
Lodi, Wisconsin 53555



**LEGAL DESCRIPTION**

**Cambrian Development LLC Property  
Town of New Port, Columbia County, WI**

**Land To Be Annexed To The City of Wisconsin Dells:**

Being a part of the Southeast Quarter of the Southeast Quarter of Section 10, Government Lot 5, Section 14 and a part of the Northeast Quarter of the Northeast Quarter of Section 15 all located in Town 13 North, Range 6 East, Town of Newport, Columbia County, Wisconsin, described as follows:

Beginning at the southeast corner of said Section 10;  
Thence South 00°03'59" East along the west line of Government Lot 5, 36.78 feet to a point in the south right-of-way line of the Canadian Pacific Railway;  
thence South 41°52'05" East along the south right-of-way line of the Canadian Pacific Railway, 836.33 feet;  
thence South 48°07'55" West, 25.00 feet;  
thence South 41°52'05" East along the south line of lands owned by Alliant Energy, 315.12 feet;  
thence North 45°36'34" East along the south line of lands owned by Alliant Energy, 70.07 feet;  
thence South 41°52'05" East along the south line of lands owned by Alliant Energy, 449.96 feet;  
thence South 45°36'34" West, along the south line of lands owned by Alliant Energy, 150.00 feet;  
thence South 41°52'05" East along the south line of lands owned by Alliant Energy, 509.11 feet to a point in the east line of Government Lot 5;  
thence South 00°13'32" East along the east line of Government Lot 5, 169.54 feet to a point which bears North 00°13'32" West, 39 feet more or less from the water's edge of the Wisconsin River and the beginning of a meander line along said river;  
thence North 37°13'32" West along said meander line, 89.73 feet;  
thence North 87°57'11" West along said meander line, 198.80 feet;  
thence North 18°53'42" East along said meander line, 157.21 feet;  
thence South 88°52'06" West along said meander line, 423.78 feet;  
thence South 41°54'49" West along said meander line, 1,055.31 feet to a point in the west line of Government Lot 5, said point bearing North 00°03'59" West, 209 feet more or less from the water's edge of the Wisconsin River and the end of this meander line along said river;  
thence North 00°03'59" West along the west line of Government Lot 5, 2,003.50 feet;  
thence North 89°06'16" West, 1,175.39 feet;  
thence North 02°22'12" West, 411.43 feet to a point in the north line of the Northeast Quarter of Section 15;  
thence North 89°14'14" West along the north line of the Northeast Quarter of said Section 15, 130.56 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15;  
thence North 00°01'51" West along the west line of the Southeast Quarter of the Southeast Quarter of Section 10, 351.36 feet;  
thence North 61°51'35" East, 378.94 feet;  
thence South 72°25'27" East, 577.67 feet;  
thence North 15°42'01" East, 398.22 feet to a point in the north right-of-way line of the Canadian Pacific Railway;  
thence Southeasterly along a 3,519.09 foot radius curve to the right in the north right-of-way line of the Canadian Pacific Railway having a central angle of 04°23'01" and whose long chord bears South 46°51'11" East, 269.17 feet to a point in the west right-of-way line of Lynch Road;  
thence South 44°02'38" East along the north right-of-way line of the Canadian Pacific Railway, 78.18 feet;  
thence Southeasterly along a 2,915.00 foot radius curve to the right in the north right-of-way line of the Canadian Pacific Railway having a central angle of 02°21'24" and whose long chord bears South 41°11'58" East, 119.89 feet to a point in the east line of the Southeast Quarter of said Section 10;  
thence South 00°01'05" East along the east line of the Southeast Quarter of said Section 10, 426.23 feet to the point of beginning.  
Containing 2,687,538 square feet, (61.70 acres), more or less. And intending to include all lands lying between the meander line herein described and the water's edge of the Wisconsin River lying between true southerly extensions of the easterly and westerly lines herein described.

**THIS DESCRIPTION WAS PREPARED BY:**

**GROTHMAN & ASSOCIATES, S.C.  
JAMES R. GROTHMAN  
Registered Land Surveyor, No. 1321  
Dated: March 15, 2006  
File No.: 306-164**

**THIS DESCRIPTION WAS PREPARED FOR:**

**Cambrian Development LLC  
Attn: Mr. Mac McDonald  
W11068 Deer Run Drive  
Lodi, WI 53555**

STATE OF WISCONSIN  
RECEIVED & FILED

JUN 26 2006

DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

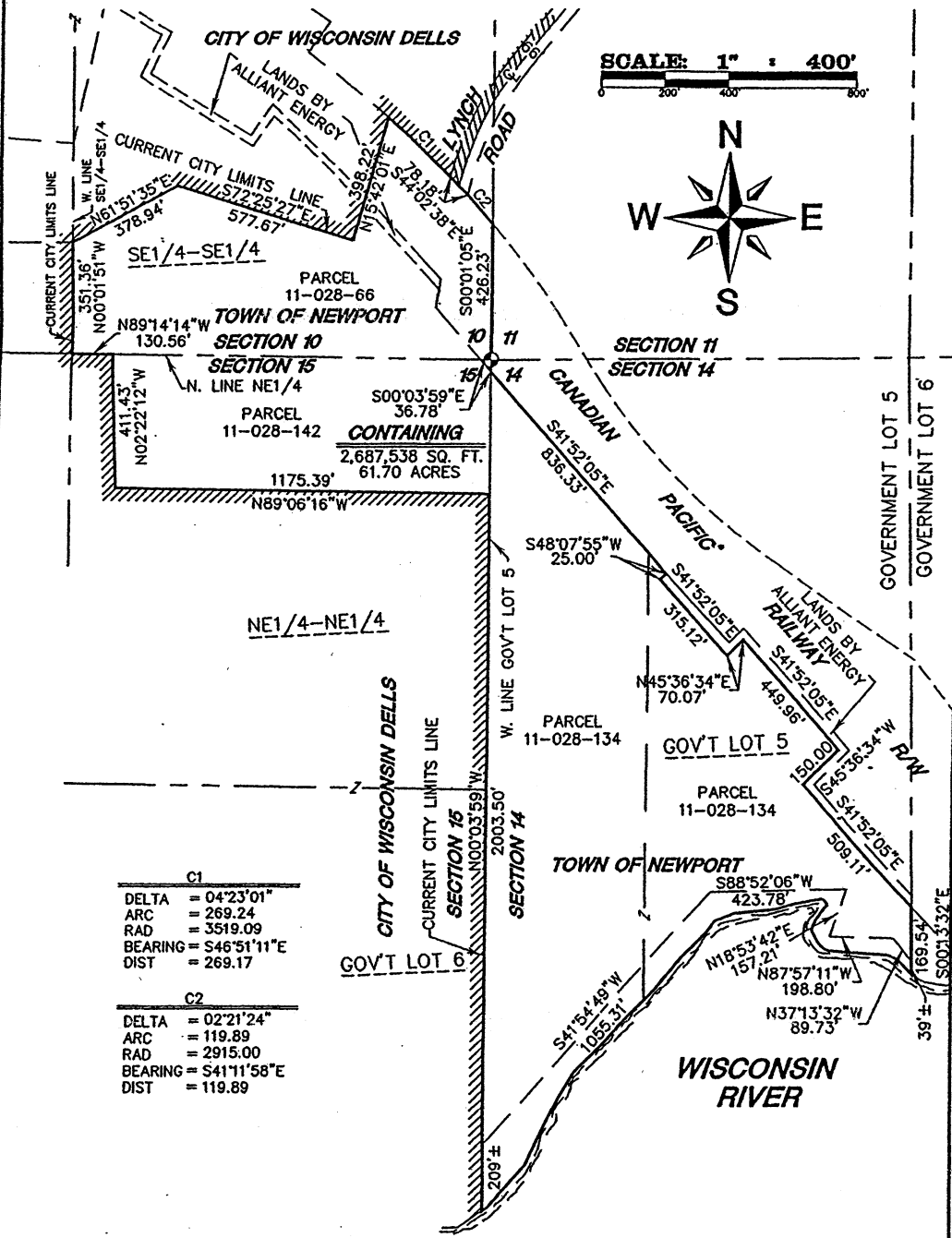
**EXHIBIT**

A

# ANNEXATION EXHIBIT

## GENERAL LOCATION

BEING PART OF THE SE1/4 OF THE SE1/4, SECTION 10, GOVERNMENT LOT 5, SECTION 14, AND THE NE1/4 OF THE NE1/4, SECTION 15, T. 13 N., R. 6 E., TOWN OF NEWPORT, COLUMBIA COUNTY, WISCONSIN.



<b>C1</b>	
DELTA	= 04°23'01"
ARC	= 269.24
RAD	= 3519.09
BEARING	= S46°51'11"E
DIST	= 269.17
<b>C2</b>	
DELTA	= 02°21'24"
ARC	= 119.89
RAD	= 2915.00
BEARING	= S41°11'58"E
DIST	= 119.89



**CLIENT:**  
 CAMBRIAN DEVELOPMENT, LLC  
 W11068 DEER RUN DRIVE  
 LODI, WI 53555

As prepared by:  
**GROTHMAN & ASSOCIATES, S.C.**  
 LAND SURVEYORS  
 PO BOX 373 PORTAGE, WI 53901  
 Phone Portage (608) 742-7788  
 Phone Sauk (608) 644-8877  
 Fax (608) 742-0434  
 e-mail [surveying@grothman.com](mailto:surveying@grothman.com)

**FILE NO.** 308-164  
 DRAFTED BY: J. ABEGGLEN  
 CHECKED BY: J.R.G.  
 PROJ. 305-130  
 DWG. 306164\_A1

STATE OF WISCONSIN  
 RECEIVED & FILED

EXHIBIT B

JUN 26 2006  
 DOUGLAS LA FOLLETTE  
 SECRETARY OF STATE



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

JIM DOYLE  
GOVERNOR

STEPHEN BABLITCH  
SECRETARY

Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 267-6917  
<http://www.doa.wi.gov/>

April 18, 2006

DOA PETITION FILE NO. 12840

DALE DARLING, CLERK  
CITY OF WISCONSIN DELLS  
PO BOX 655  
WIS DELLS, WI 53965

HIROSHI KANNO, CLERK  
TOWN OF NEWPORT  
N9947 THOMPSON DR  
WIS DELLS, WI 53965

Subject: CAMBRIAN DEVELOPMENT LLC ANNEXATION

The proposed annexation submitted to our office on March 29, 2006, has been reviewed and found to be in the public interest.

The subject petition is for territory that is reasonably shaped and contiguous to the City of Wisconsin Dells. The City states it can provide municipal sewer and water utilities to the subject territory within one year.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of state a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 12840


The address of the Office of the Secretary of State is:

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
P.O. Box 7848  
Madison, WI 53707-7848

I am enclosing a copy of 2003 Act 317 with this annexation review letter as this Act could affect passage of any annexation ordinance.

Please call me at (608) 266-0683, should you have any questions concerning this annexation review letter.

Sincerely,



George Hall  
Municipal Boundary Review

Cc: Attorney Jeffrey P. Clark  
Attorney Paul A. Johnson

