

# The State of Wisconsin

## Office of the Secretary of State

C152

CITY OF WISCONSIN DELLS

COLUMBIA, SAUK, ADAMS & JUNEAU COUNTIES

ANNEXATION ORDINANCE A-749

FILED JUNE 23, 2014

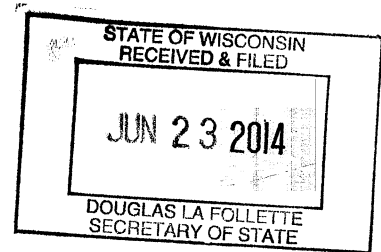
# CITY OF WISCONSIN DELLS

NANCY R. HOLZEM  
CITY CLERK / ADMINISTRATIVE COORDINATOR

300 LaCrosse Street  
Wisconsin Dells, WI 53965

June 19, 2014

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



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

Enclosed please find a copy of City of Wisconsin Dells Ordinance No. A-749 which passed on June 2, 2014 together with related documents pertaining to the annexation into the City of Wisconsin Dells, real property previously located in the Town of Delton, Sauk County, Wisconsin. Said population of this land is zero (0). Please contact this office should you have any questions.

Respectfully,  
CITY OF WISCONSIN DELLS

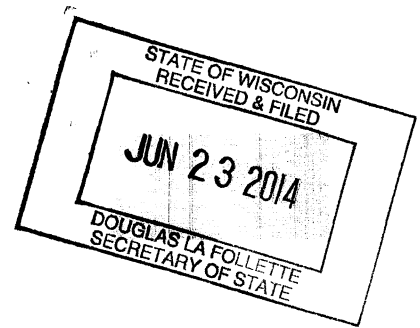
A handwritten signature in cursive script that reads "Nancy R. Holzem".

Nancy R. Holzem  
City Clerk/Coordinator

Enclosures

cc: Sauk County Register of Deeds  
Sauk County Treasurer  
Sauk County Clerk  
Delton Town Clerk  
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 )

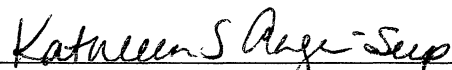
I, Nancy R. Holzem, duly appointed City Clerk of the City of Wisconsin Dells, Counties of Columbia, Sauk, Adams & Juneau, State of Wisconsin, **DO HEREBY CERTIFY** that the attached is a true and accurate copy of **ORDINANCE NO. A-749** that was adopted by the Common Council of the City of Wisconsin Dells on June 2, 2014.

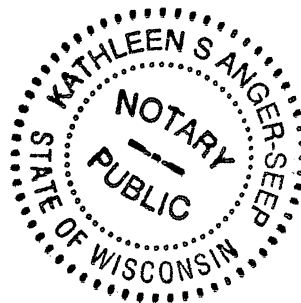
  
\_\_\_\_\_  
Nancy R. Holzem  
City Clerk

Dated this 5<sup>th</sup> day of June.

(SEAL)

Subscribed and sworn to before me  
this 5<sup>th</sup> day of June, 2014.

  
\_\_\_\_\_  
Kathleen S. Anger-Seep  
Notary Public, Sauk, Columbia, Adams and Juneau  
Counties, State of Wisconsin.  
My Commission expires: 5-29-16



**ORDINANCE NO. A-749**  
**A & J Entertainment Annexation**  
**MBR No. 13767**



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

SECTION 1: Territory Annexed by Direct Annexation.

In accordance with Wis. State Statute sec. 66.0217(2) and the Petition for Direct Annexation by Unanimous Consent filed with the City Clerk on the 14<sup>th</sup> day of April, 2014 by property owner A & J Entertainment LLC (Adam Seymer and Jason Field), the following described territory in the Town of Delton, Sauk County, Wisconsin is annexed in to the City of Wisconsin Dells, Wisconsin and the zoning map as set forth in section 19.612 of the Wisconsin Dells Municipal Code is hereby permanently amended to include the property set forth below. Population of said property is 0. Number of Electors is 0. Legal description is Lot 1 of Sauk County Certified Survey Map 867 and is attached as **Exhibit A**. Boundary Map is attached is **Exhibit B**. Current Tax Parcels number is 008-0455-00000.

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. Temporary Zoning Classification.

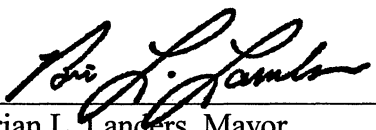
The territory annexed to the City of Wisconsin Dells shall by this ordinance be temporarily zoned C-4 Commercial-Large Scale.

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.

  
Brian L. Landers, Mayor

  
Nancy R. Holzem, City Clerk

FIRST READING PASSED: June 2, 2014  
SECOND READING PASSED: June 2, 2014  
PUBLISHED: June 7, 2014

A

CLIENT: RUSSELL TOLLANEN  
STREET: 201 WASHINGTON AVE.  
CITY: WISCONSIN DALES, WISCONSIN

SALE 174 100  
100

STATE OF WISCONSIN  
RECEIVED & FILED

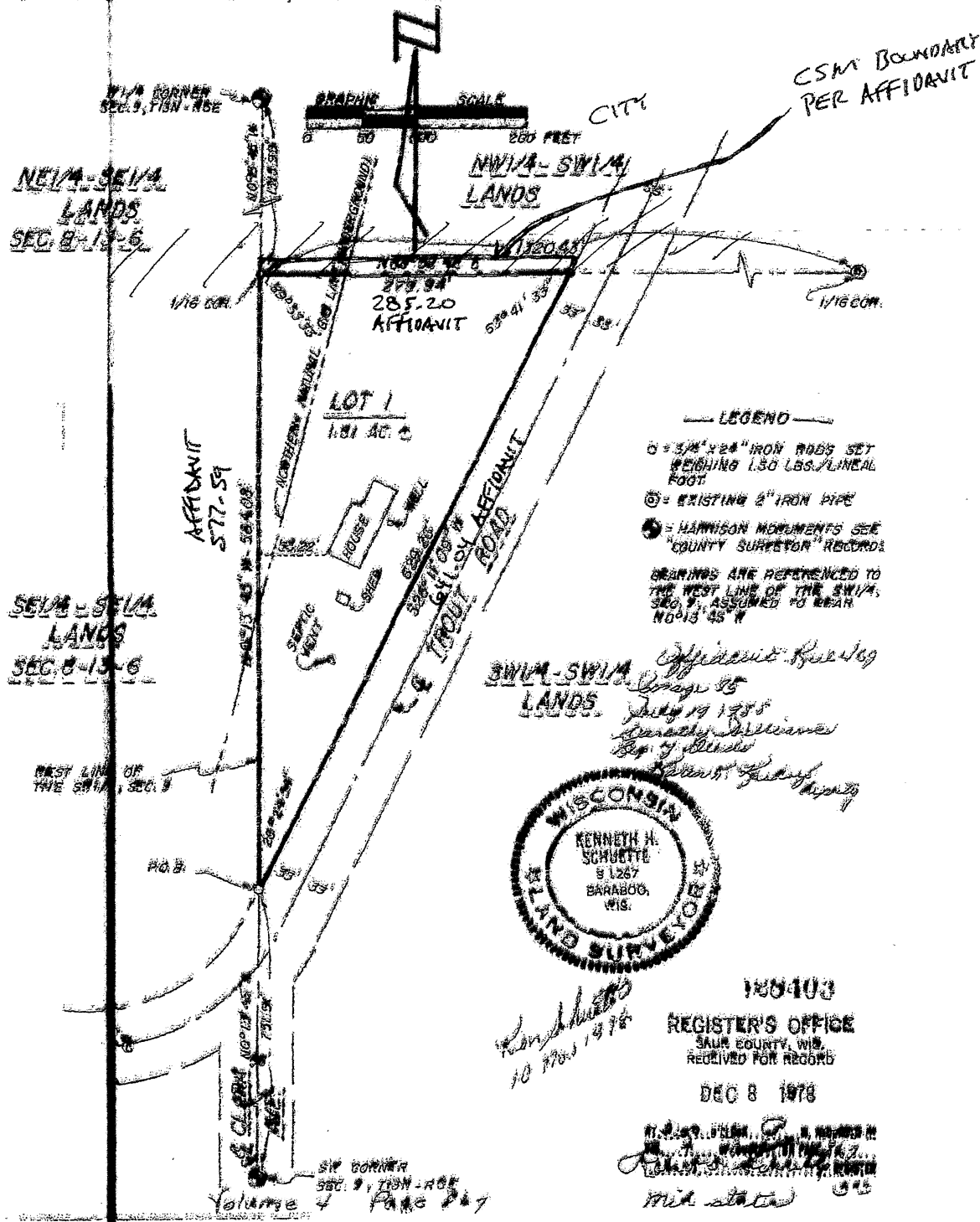
JUN 23 2014

DOUGLAS LA FOLLETTE  
SECRETARY OF STATE

**MID-STATE ASSOCIATES INC. BARABOO, WISCONSIN 53913**

SAUK COUNTY CERTIFIED SURVEY MAP NO. 162

LOCATED IN THE SW1/4-SW1/4, SECTION 9, T13N-R6E. TOWN OF  
DELTON, SAUK COUNTY, WISCONSIN.



SURVEYOR'S AFFIDAVIT  
999700

AT 10<sup>22</sup> O'CLOCK A.M. ✓  
ON July 19, 1988  
Kenneth H. Schuette  
REGISTRAR

STATE OF WISCONSIN )  
COUNTY OF SAUK ) SS

I, Kenneth H. Schuette, Registered Land Surveyor whose place of business is at Mid-State Associates, Inc., Baraboo, Wisconsin, hereby depose and say:

That I have surveyed and mapped Sauk County Map #867 as recorded in Volume 4, Page 867, and that on such map I show:

In the first sentence of the third paragraph: (thence N0°13'45"W, 564.08 feet) when in fact it should read: thence N0°13'45"W, 577.59 feet;

In the first sentence of the third paragraph: (thence N89°52'42"E, 279.94 feet) when in fact it should read: thence S89°31'49"E, 285.20 feet;

In the second sentence of the third paragraph: (thence S26°11'09"W, 629.26 feet) when in fact it should read: thence S26°11'09"W, 641.04 feet;

In the first sentence of the fourth paragraph: (contains 1.81 acres) when in fact it should read: contains 1.89 acres;

Date 18 July 1988 Kenneth H. Schuette  
Kenneth H. Schuette, R.L.S. #S-1267

STATE OF WISCONSIN )  
COUNTY OF SAUK )

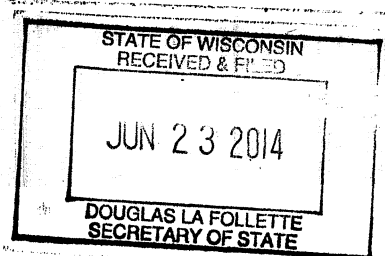
Personally came before me this 18th of July, 1988, the above named person(s), to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Gregory Caparaso  
Notary Public, Sauk County, Wisconsin  
My commission Expires: 4-7-91

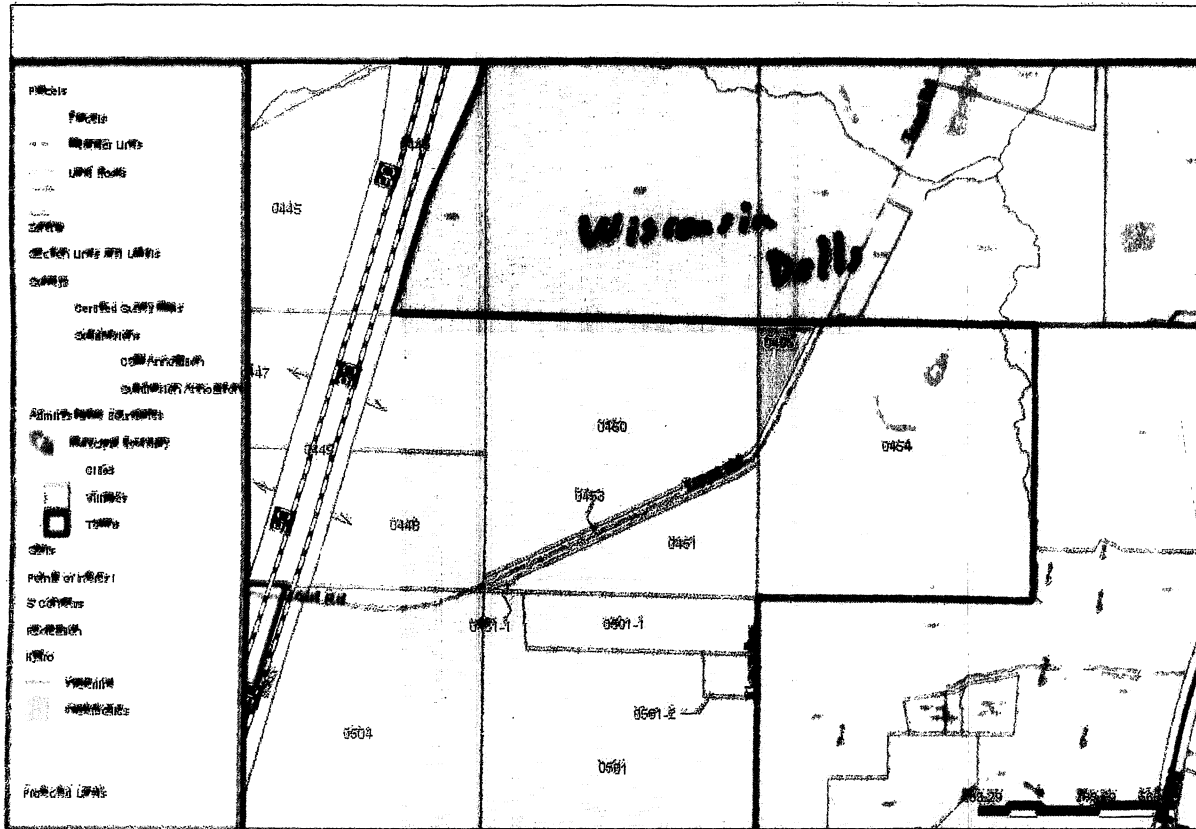
This instrument drafted by Kenneth H. Schuette

Owner: John Tollaksen

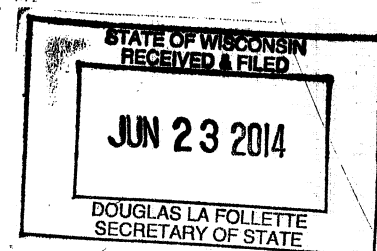
Return:  
Kenneth Schuette  
Mid-States Associates  
Baraboo, WI 53913



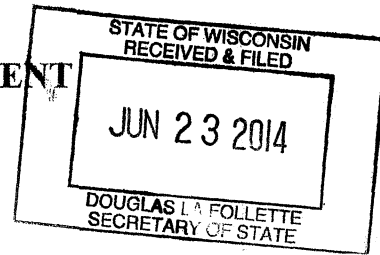
# EXHIBIT B



This map was compiled using data believed to be accurate; however, a degree of error is inherent in all maps. This map was distributed "AS-IS" without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability to a particular purpose or use. No attempt has been made in either the design or production of the maps to define the limits or jurisdiction of any federal, state, or local government. Detailed on-the-ground surveys and historical analyses of sites may differ from the maps.



**PETITION FOR ANNEXATION OF LANDS  
TO THE CITY OF WISCONSIN DELLS  
DIRECT ANNEXATION BY UNANIMOUS CONSENT**



**TO: City of Wisconsin Dells**

**TO: Town of** Delton

1. Pursuant to Section 66.0217 of the Wisconsin State Statues, I/we the undersigned, being the sole owner(s) and elector(s) of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Delton, in Sauk County, Wisconsin, to the City of Wisconsin Dells.
2. The population of said land is 0. The number of electors that reside on the lands to be annexed is 0.
3. Said land is contiguous to the City of Wisconsin Dells and is presently part of the Town of Delton, in Sauk County, Wisconsin.
4. I/We, the undersigned request that upon annexation, the land as described in Exhibit "A" be zoned as Commercial.
5. Area of lands to be annexed contains 1.81 acres.
6. Tax Parcel number(s) of lands to be annexed: 0455-00000

- Attach a copy of a complete legal description of the property.
- Attach a copy of a scale map of the property.
- Attach a copy of the most recent real estate tax bill.

Dated this 10 day of April, 2014

PROPERTY OWNER SIGNATURE(S):

Adam Seymer  
Adam Seymer

Jason Field  
Jason Field