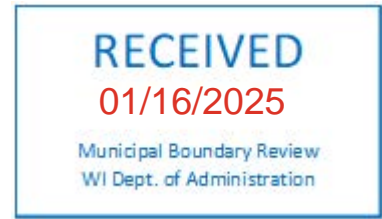


**ANNEXATION CERTIFICATE REVISION**


ORD11895

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




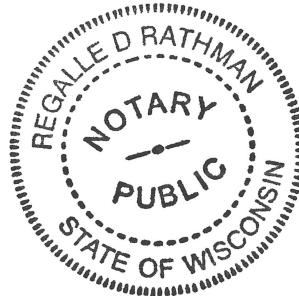
I, Lisa A McClyman, City Clerk for the City of Wisconsin Dells, Counties of Columbia, Sauk, Adams & Juneau, State of Wisconsin, **DO HEREBY CERTIFY** that the territory described in the attached ordinance was detached from the Town of Dell Prairie, County of Adams, and annexed to the said City of Wisconsin Dells pursuant to Section 66.0217(2) of the Wisconsin Statutes, by Ordinance A-915, adopted by the Common Council at a regular meeting held December 16, 2024. Population of said territory is zero (0). Total number of electors in said territory is zero (0). The attached is a true and complete copy of said ordinance as adopted and effective after publication date of December 26, 2024.

Scrivener’s Errors Corrected: Upon the City’s initial statutory filing submittal to the WI DOA, it was discovered that the ordinance’s SECTION 1-cited an “Exhibit A” document as containing the annexed territory’s required complete legal description, but there was no “Exhibit A”-labeled document included within the filing submittal packet. The annexed territory’s complete legal description is actually contained within the lower-right quadrant of the map page document titled “ANNEXATION PLAT” and the annexed territory’s complete legal description is hereby corrected to be described as being contained within the “ANNEXATION PLAT” document accordingly. Additionally, the ordinance’s SECTION 1 cited an “Exhibit B” document as being the ordinance’s required map page document, but there was no document labeled as “Exhibit B.” The annexed territory’s map page document is actually the document titled “ANNEXATION PLAT” and the ordinance’s statutory map page is hereby corrected to be described as being the “ANNEXATION PLAT” document accordingly.

  
\_\_\_\_\_  
Lisa A McClyman  
City Clerk/Treasurer  
City of Wisconsin Dells

Dated: January 15, 2025  
Subscribed and sworn to before me  
this 16<sup>th</sup> day of January, 2025.

  
\_\_\_\_\_  
Regalle D. Rathman  
Notary Public, Sauk, Columbia, Adams & Juneau  
Counties, State of Wisconsin  
My Commission Expires 02/17/2025.



**CITY OF WISCONSIN DELLS**  
**ORDINANCE NO. A-915**  
**(Chula Vista Annexation)**

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

SECTION 1: TERRITORY ANNEXED BY DIRECT ANNEXATION

Pursuant to Wis. State Statute Sec. 66.0217(2) and the Petition for Direct Annexation by Unanimous Consent filed with the City Clerk by property owners 4JJB and Dells Holdings the property described in Exhibit A attached is hereby annexed to the City of Wisconsin Dells, Wisconsin. The annexation boundary map is attached as Exhibit B.

This is Adams County Tax Parcel No. 008-00771-0025 and 008-00776-0010 (Dell Prairie) and contains 22.46 acres. The property will be made part of Ward 5.

SECTION 2: EFFECT OF ANNEXATION

From and after the effective date of this ordinance, the territory described in Section 1 will 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 will be zoned PDD-1.

SECTION 4: SEVERABILITY

All ordinances in conflict with any provisions of this ordinance are hereby repealed.

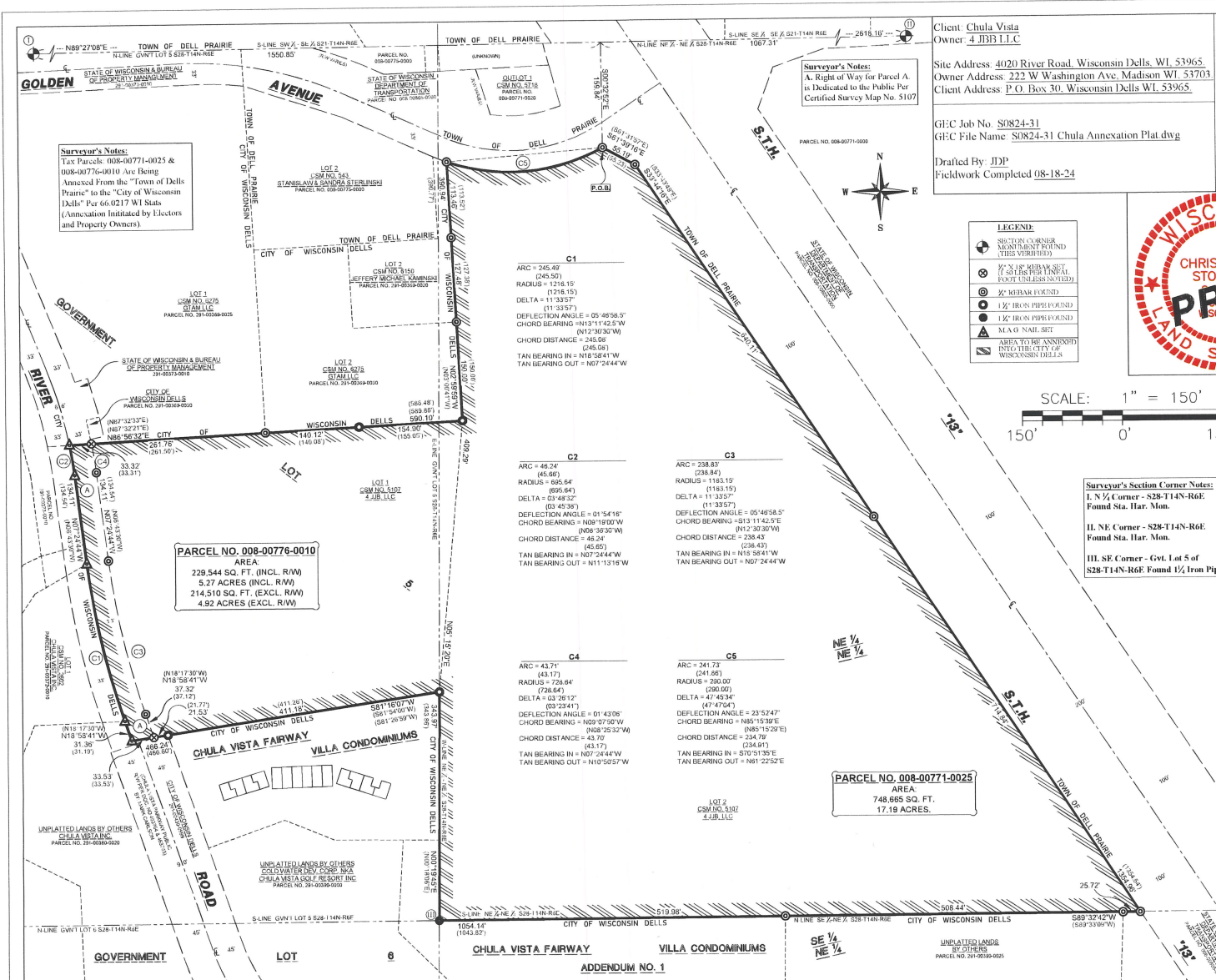
SECTION 5: EFFECTIVE DATE

This ordinance will be in force from and after its introduction and publication as provided by statute.

  
Edward Wojnicz, Mayor

ATTEST:   
Lisa A. McClyman, Clerk/Treasurer

Introduced: November 18, 2024  
Second Reading: December 16, 2024  
Published: December 26, 2024



**ANNEXATION PLAT**

**DESCRIPTION OF LANDS BEING LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 5107 LOCATED IN PART OF GOVERNMENT LOT 5 AND IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 14 NORTH, RANGE 6 EAST, TOWN OF DELL PRAIRIE, ADAMS COUNTY, WISCONSIN.**

Bearings are referenced to the North line of the Northeast 1/4 of Section 28, T14N. R6E, per Wisconsin County Coordinate System (Adams County Zone) with a bearing of N89° 27' 08" E, NAD 83(91).

**Client:** Chula Vista  
**Owner:** 4 JBB LLC

**Site Address:** 4020 River Road, Wisconsin Dells, WI, 53965  
**Owner Address:** 222 W Washington Ave, Madison WI, 53703  
**Client Address:** P.O. Box 30, Wisconsin Dells WI, 53965

**GEC Job No.:** S0824-31  
**GEC File Name:** S0824-31 Chula Annexation Plat.dwg

**Drafted By:** JDP  
**Fieldwork Completed:** 08-18-24

**WISCONSIN LAND SURVEYOR**  
**CHRISTOPHER STOLINAS**  
 State of Wisconsin License No. 3239  
 Dated this 8th Day of November, 2024

**General Engineering Company**  
 P.O. Box 340 716 Silver Lake Dr., Portage, WI 53901  
 608-742-2169 (Portage Office) 920-294-6666 (Green Lake Office)  
 www.generalengineering.net

**SURVEYOR'S CERTIFICATE:**

\*\*\*\*\*

I, Donald W. Incz, Professional Land Surveyor, hereby certify that I have surveyed, monumented and mapped a parcel of land being Lots 1 and 2 of Certified Survey Map No. 5107 as recorded on the 2nd of April, 2007 in the Office of the Register of Deeds Office for Columbia County in Volume 25, on Pages 281-183, as Document No. 46-1107, located in part of Government Lot 5 and in part of the Northeast 1/4 of the Northeast 1/4 of Section 28, Town 14 North, Range 6 East, Town of Dell Prairie, Adams County, Wisconsin, being more particularly described as follows:

Commencing at the North 1/4 corner of said Section 28;  
 thence North 89° 27' 08" East along the North line of the Northeast 1/4 of said Section 28, 1550.83 feet;  
 thence South 00° 32' 52" East, 159.84 feet to the Southerly right-of-way line of State Trunk Highway "13" and to the Point of Beginning of lands hereinafter described;  
 thence South 61° 39' 16" East along said Southerly right-of-way line, 55.19 feet;  
 thence South 33° 44' 16" East along said Southerly right-of-way line, 1354.96 feet to the South line of Northeast 1/4 of the Northeast 1/4 of said Section 28;  
 thence South 89° 32' 42" West along said South line, 1034.14 feet to the West line Northeast 1/4 of the Northeast 1/4 of said Section 28;  
 thence North 00° 19' 45" East along said West line, 343.97 feet to the Southerly line of said Lot 1;  
 thence South 81° 16' 07" West along said Southerly line, 466.24 feet to the centerline of River Road;  
 thence North 18° 58' 41" West along said centerline, 31.36 feet;  
 thence Northwesterly along said centerline, 245.49 feet along a curve to the right, having a radius of 1216.15 feet, a central angle of 11° 33' 57" and a chord that bears of North 13° 11' 43" West for 245.08 feet;  
 thence North 07° 24' 44" West along said centerline, 134.11 feet;  
 thence Northwesterly along said centerline, 46.24 feet along a curve to the left, having a radius of 695.64 feet, a central angle of 03° 48' 32" and a chord that bears of North 09° 19' 00" West for 46.24 feet to the Northerly line of said Lot 1;  
 thence North 86° 56' 32" East along said North line, 590.10 feet to the Westerly line of said Lot 2;  
 thence North 02° 59' 59" West along said Westerly line, 390.94 feet to the Southerly right-of-way line of Golden Avenue;  
 thence Northwesterly along said Southerly right-of-way line, 241.73 feet along a curve to the left, having a radius of 290.00 feet, a central angle of 47° 49' 34" and a chord that bears of North 85° 15' 39" East for 234.79 feet to the Point of Beginning

Said described area contains 978,209 sq. ft. or 22.46 acres.

I have made such survey under the direction of 4 JBB LLC, 222 W Washington Ave, Madison WI, 53965.

*Christopher J. Stolinas*  
 Christopher J. Stolinas WI Pl S No. 3239  
 Dated this 8th Day of November, 2024