



DocId:6054591

Tx:4038580

Ordinance 2026-03

Annexation of Property from Riverdale School to
Village of Muscoda

Document Number

Document Title

ORD12088

RECEIVED

06/04/2026

Municipal Boundary Review
Wisconsin Dept. of Admin.

857181
GRANT COUNTY, WI
RECEIVED FOR RECORD
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ANDREA NOETHE, REGISTER
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Recording Area

Name and Return Address

Wood Law Firm, LLC
1180 Jackson Street
PO Box 16
Fennimore, WI 53809

042-00617-0000 (pt)

Parcel Identification Number (PIN)

THIS INSTRUMENT DRAFTED BY:

Wood Law Firm, LLC
Benjamin R. Wood, Attorney
1180 Jackson Street, PO Box 16
Fennimore, WI 53809

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

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ORDINANCE NO. 2026- 03

AN ORDINANCE ANNEXING PROPERTY OWNED BY THE RIVERDALE SCHOOL DISTRICT, LOCATED IN THE TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN.

The Riverdale School District owns certain real estate in the Town of Muscoda and now annexes it to the Village of Muscoda.

The Village of Muscoda Village Board, Grant County, Wisconsin, does now ordain as follows:

Section I: Pursuant to Wisconsin Statute §66.0217(2), the following described real estate (the Territory) which is owned by the Riverdale School District, is now detached from the Town of Muscoda, Grant County, Wisconsin, and it is annexed to the Village of Muscoda, Grant County, Wisconsin. A scale map of the territory, Certified Survey Map No. 2354, recorded as Document No. 855772, Grant County, WI, is attached as Exhibit A and incorporated into this Ordinance.

Section II: Territory Annexed. The territory being annexed is described as Lot 1 of Certified Survey Map 2354, recorded as Document No. 855772, Grant County, WI, and further described as:

A parcel of land located in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4), of Section Thirteen (13), Town Eight North (T 8 N), Range One West (R 1 W) of the Fourth Principal Meridian, Town of Muscoda, Grant County, Wisconsin, containing 3.00 acres, more or less, and being described as follows:

Commencing at the Northeast (NE) corner of said Section Thirteen (13) and the point of beginning;
Thence South 00° 07' 50" East 366.08 feet along the East line of the Northeast Quarter (NE 1/4) of said Section 13 and the centerline of Old County Road P;
Thence South 88° 39' 52" West 357.47 feet to a set 3/4" rebar;
Thence North 00° 07' 50" West 366.08 feet to the North line of the Northeast Quarter (NE 1/4) of said Section 13;
Thence North 88° 39' 52" East 357.47 feet to the point of beginning and being subject to any and all easements of record and/or usage.

Grant County Tax Parcel: 042-00617-0000 (pt).

Total Acres: approximately 3 acres

Municipal Boundary Review Number: 14840

Section III: From and after the attachment of the Territory to the Village, it shall be part of the Village for all purposes provided by law, and all persons coming into such

Territory shall be subject to all laws, ordinances, resolutions, rules and regulations of the Village of Muscodá.

Section IV: The territory annexed is contiguous to the Village of Muscodá.

Section V: The territory has a population of zero (0).

Section VI: The territory annexed is primarily vacant land with one outbuilding located in the southwest quarter of the territory which is used by the school's agricultural education program.

Section VII: The territory will be part of the Village of Muscodá Ward 2 voting district.

Section VIII: The territory annexed shall be made part of the Residential District with a Conditional Use Permit under the Village's Zoning Ordinance as a temporary zoning classification in the Village of Muscodá.

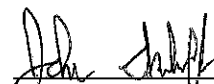
Section IX: This Ordinance shall take effect upon adoption and publication, and upon the filing of seven certified copies of this Ordinance and the attached Exhibit with the Department of Administration.

Section X: The Village Clerk is directed to file a certified copy of this Ordinance and the attached Exhibit showing the boundaries of the Territory annexed and attached to the Village with the Secretary of the Department of Administration (DOA), 101 E. Wilson Street, 10th Floor, P. O. Box 7864, Madison, WI 53707, via online submission as required by the DOA.

Section XI: If any provision of this Ordinance is declared invalid by any court with jurisdiction to so rule, or the application of this Ordinance to any person or circumstance is ruled invalid by any court with jurisdiction to so rule, that invalidity shall not affect the other provisions of this Ordinance which may be given effect without the invalid provision or application.

Adopted and approved this 12 day of May, 2026 by the Village Board of the Village of Muscodá, Grant County, Wisconsin.

VILLAGE OF MUSCODA BY:



John Imhoff, President

ATTEST: I, Carla Doudna, Village Administrator, do hereby certify that this "Ordinance Annexing Property Owned by the Riverdale School District, Located in the Town of Muscoda, Grant County, Wisconsin" has been approved by the Village Board of the Village of Muscoda, Grant County, Wisconsin, at a meeting held on May 12th, 2026.

Carla Doudna
Carla Doudna, Village Administrator

Date Adopted: May 12, 2026

Effective Date: May 13, 2026

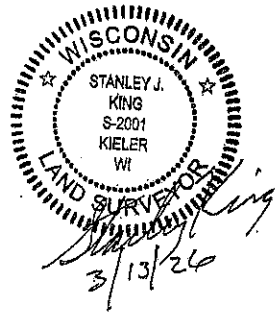
EXHIBIT A

CERTIFIED SURVEY MAP NO. 2354

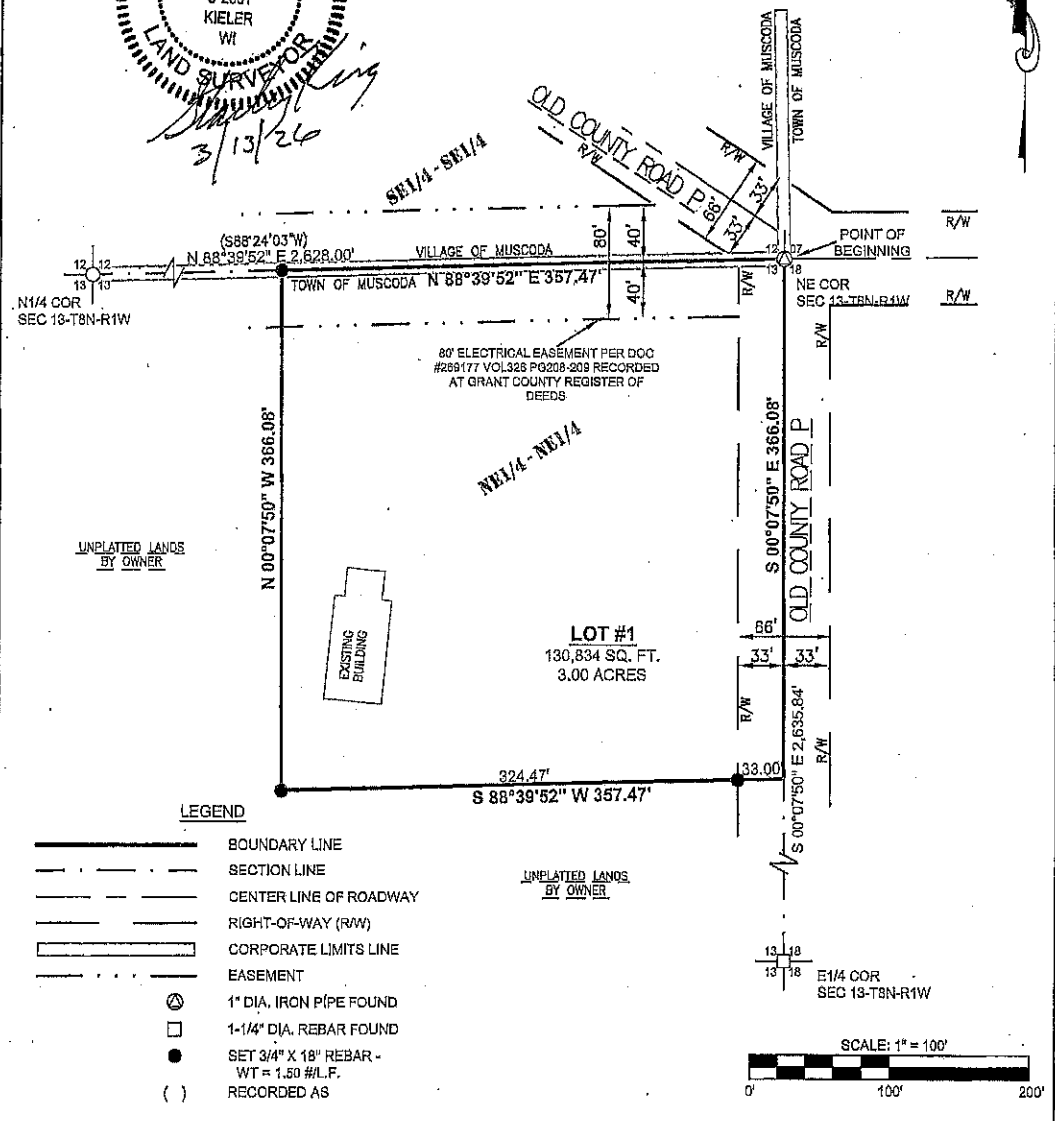
LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
T8N, R1W OF THE 4TH P.M.,
TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN

855772
GRANT COUNTY, WI
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03/13/2026 03:57:33 PM
ANDREA NOETHE, REGISTER
BOOK: 23 PAGE: 129
PAGES RECORDED: 3

FOR RECORDING PURPOSES



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE 1/4 OF SECTION 13-T8N-R1W, WHICH BEARS S 00°07'50" E IN THE GRANT COUNTY COORDINATE SYSTEM (NAD 83(2011)).



DELTA 3
PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANNING • CADD SERVICES
875 SOUTH CHESTNUT STREET PLATTEVILLE, WISCONSIN 53818
PHONE: (608) 248-5355

FOR: RIVERDALE SCHOOL DISTRICT
747 N 8TH ST
MUSCODA, WI 53573

DELTA 3 PROJECT NO.: D25-142
DATA LOCATION: D25-142\PROJECT FILES\CIVIL\CADD\CSM

DATE(S) OF FIELDWORK: 06/13/2025,
07/29/2025, 08/08/2025
FIELD CREW: AWL, JL, CD, TH
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

CERTIFIED SURVEY MAP NO. 23541

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
T8N, R1W OF THE 4TH P.M.,
TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, STANLEY J. KING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THIS CERTIFIED SURVEY MAP, LOCATED IN THE NORTHEAST QUARTER (NE1/4) OF THE NORTHEAST QUARTER (NE1/4), OF SECTION THIRTEEN (13), TOWN EIGHT NORTH (T8N), RANGE ONE WEST (R1W) OF THE FOURTH PRINCIPAL MERIDIAN, TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN, CONTAINING 3.00 ACRES, MORE OR LESS, AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF SAID SECTION THIRTEEN (13) AND THE POINT OF BEGINNING;

THENCE SOUTH 00°07'50" EAST 366.08 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13 AND THE CENTERLINE OF OLD COUNTY ROAD P;

THENCE SOUTH 88°39'52" WEST 357.47 FEET TO A SET 3/4" REBAR;

THENCE NORTH 00°07'50" WEST 366.08 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 13;

THENCE NORTH 88°39'52" EAST 357.47 FEET TO THE POINT OF BEGINNING AND BEING SUBJECT TO ANY AND ALL EASEMENTS OF RECORD AND/OR USAGE.

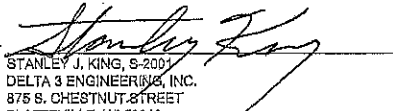
THAT I HAVE MADE SUCH SURVEY, LAND DIVISION, AND MAP BY THE DIRECTION OF RIVERDALE SCHOOL DISTRICT.

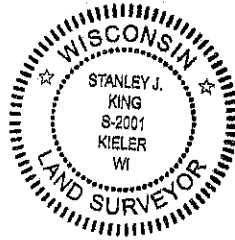
THERE IS NO WARRANTY WITH RESPECT TO LOCAL ORDINANCES.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF s. 236.34, Stats. AND THE SUBDIVISION REQUIREMENTS OF THE TOWN OF MUSCODA, IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 13th DAY OF March, 2026


STANLEY J. KING, S-2001
DELTA 3 ENGINEERING, INC.
875 S. CHESTNUT STREET
PLATTEVILLE, WI 53818
(608) 348-8365
KINGS@DELTA3ENG.BIZ



PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANNING • CADD SERVICES

875 SOUTH CHESTNUT STREET PHONE: (608) 348-8365
PLATTEVILLE, WISCONSIN 53818

FOR: RIVERDALE SCHOOL DISTRICT
747 N 6TH ST
MUSCODA, WI 53673

DATE(S) OF FIELDWORK: 08/13/2025,
07/28/2025, 08/08/2025
FIELD CREW: AWL, JL, CD, TH
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D26-142
DATA LOCATION: D26-142\PROJECT FILES\CIVIL\CADD\CSM

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. 2354

LOCATED IN THE NE 1/4 OF THE NE 1/4 OF SECTION 13,
T8N, R1W OF THE 4TH P.M.,
TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN

OWNER'S CERTIFICATE:

AS OWNER, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS MAP. I ALSO CERTIFY THAT THIS MAP IS REQUIRED TO BE SUBMITTED TO THE TOWN OF MUSCODA FOR APPROVAL.

Jeffrey A. Campbell DATED THIS 19 DAY OF December, 2025.
SIGNATURE

Jeffrey A. Campbell District Administrator
PRINTED NAME (& TITLE)

STATE OF WISCONSIN
Grant COUNTY ss

PERSONALLY CAME BEFORE ME THIS 19 DAY OF December, 2025 THE ABOVE NAMED
Jeffrey Campbell TO ME KNOWN TO BE THE PERSON WHO
EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

Leah L Boebel NOTARY PUBLIC, Grant Co WISCONSIN
(NOTARY NAME)

MY COMMISSION EXPIRES November 5, 2029

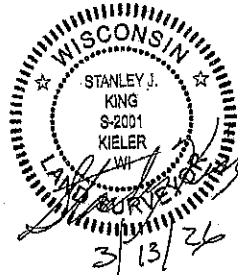
LEAH L BOEBEL
Notary Public
State of Wisconsin

TOWN BOARD APPROVAL CERTIFICATE:

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE TOWN OF MUSCODA, IS HEREBY APPROVED BY THE TOWN BOARD THIS

11th DAY OF MARCH, 2026

Becky Ryan
SIGNATURE
Becky Ryan Chairperson
PRINTED NAME AND TITLE



REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORD THIS 13 DAY OF March, 2026 AT O'CLOCK, M.
AND RECORDED IN VOLUME 23 OF CERTIFIED SURVEY MAPS ON PAGE(S) 129-131

Mackenzie Welber - Deputy ROD
ANDREA NOETHE, REGISTER OF DEEDS

SURVEYOR'S NOTES:

SURVEYOR HAS MADE NO INVESTIGATION FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OR OWNERSHIP TITLE EVIDENCE, EXCEPT AS SPECIFICALLY SHOWN ON THIS CERTIFIED SURVEY MAP. NO DISTANCE SHOULD BE ASSUMED BY SCALING, NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS SHOWN AND NOTED. NO REPRESENTATION AS TO OWNERSHIP, USE OR POSSESSION, SHOULD BE HEREON IMPLIED. REFER TO ABSTRACT, TITLE, OR LOCAL ORDINANCES FOR ANY ADDITIONAL RESTRICTION, EASEMENTS, OR BUILDING SETBACK LINES. NO ABSTRACT, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. THERE MAY EXIST DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PARCEL.

DELTA 3
PROFESSIONAL CIVIL, MUNICIPAL, & STRUCTURAL ENGINEERING
SURVEYING • GRANT WRITING • PLANNING • CAD SERVICES
878 SOUTH CHESTNUT STREET PHONE: (608) 349-8355
PLATTEVILLE, WISCONSIN 53816

FOR: RIVERDALE SCHOOL DISTRICT
747 N 8TH ST
MUSCODA, WI 53673

DATE(S) OF FIELDWORK: 08/13/2025,
07/28/2026, 08/08/2025
FIELD CREW: AWL, JL, CD, TH
DRAWN BY: A. LOEFFELHOLZ
REVIEWED BY: S. KING, A. LOEFFELHOLZ

DELTA 3 PROJECT NO.: D25-142
DATA LOCATION: D25-142\PROJECT FILES\CIVIL\CAD\CDSM

SHEET 3 OF 3

WISCONSIN DEPARTMENT OF ADMINISTRATION
Remedy To Omission Of Land Transfer Type

ORDINANCE NO. 2026-03

Ordinance 2026-03, AN ORDINANCE ANNEXING PROPERTY OWNED BY THE RIVERDALE SCHOOL DISTRICT, LOCATED IN THE TOWN OF MUSCODA, GRANT COUNTY, WISCONSIN, adopted and approved May 12, 2026, by the Village Board of the Village of Muscoda, Grant County, Wisconsin, and recorded as Document Number 857181 in the office of the Register of Deeds, Grant County, Wisconsin.

Section I of the Ordinance cited the Statute number but omitted the type of land transfer. This document is to remedy the requirements of the Wisconsin Department of Administration with the following statement:

The Ordinance #2026-03 is adopted pursuant to Wis. Stats. s.66.0217(2); Direct Annexation By Unanimous Approval.

CERTIFICATION OF VILLAGE ADMINISTRATOR

I, Carla Doudna, the duly selected and acting Village Administrator of the Village of Muscoda certify that the foregoing is a true, correct and accurate, statement of Remedy to the Ordinance No. 2026-03 that was adopted by a unanimous vote of the Village of Muscoda Village Board on May 12, 2026, and recorded as Document number 857181 in the office of the Register of Deeds, Grant County, Wisconsin.

In witness whereof, I set my hand and seal this 4 day of June, 2026.

VILLAGE OF MUSCODA by:



Carla Doudna, Village Administrator