

The State of Wisconsin

Office of the Secretary of State

CITY 152

CITY OF WISCONSIN DELLS

COUNTY OF COLUMBIA, SAUK AND ADAMS

ANNEXATION ORDINANCE NUMBER A-540

FILED JANUARY 28, 2004

C-152

CITY OF WISCONSIN DELLS

DALE D. DARLING
CLERK/TREASURER

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

January 26, 2004

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

RE: Annexation to City of Wisconsin Dells from Town of Delton and Town of Lyndon

Enclosed please find a copy of City of Wisconsin Dells Ordinance No. A-540 which passed on January 19, 2004, 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 and the Town of Lyndon, Juneau County, Wisconsin as described in aforesaid Ordinance No. A-540. Said population of this land is zero. Please contact this office should you have any questions.

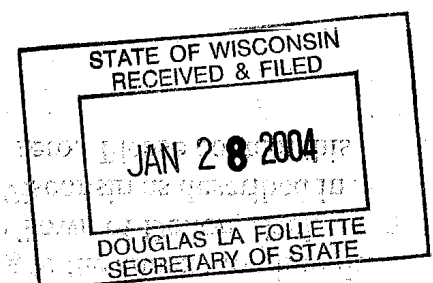
Respectfully,
CITY OF WISCONSIN DELLS

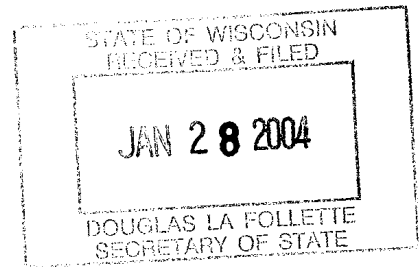


Nancy R. Holzem
Admin. Deputy Clerk-Treasurer

Enclosures

cc: Brent Bailey, Sauk County Register of Deeds
Jolene M. Crowley, Sauk County Treasurer
Beverly J. Mielke, Sauk County Clerk
Deborah Kowalke, Delton Town Clerk
Christie Bender, Juneau County Register of Deeds
Ann Marie Vinopal, Juneau County Treasurer
Kathleen Kobylski, Juneau County Clerk
Denise Giebel, Lyndon Town Clerk
Tony Robley-Associated Appraisal
GTE-Service Manager
Wisconsin Dells School District
Wisconsin Power & Light
James P. Gerlach





ORDINANCE NO. A-540

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

SECTION I: PURPOSE

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 as petitioned for Direct Annexation by Unanimous Consent of property owners Robert E. Francis and Patricia P. Francis.

SECTION II: PROVISION AMENDED

Wisconsin Dells Code sec. 19.03(2) is amended.

SECTION III: PROPERTY ANNEXED

Pursuant to Wis. Stat. sec. 66.0217, the following described property is hereby annexed to the City of Wisconsin Dells from the Town of Delton, Sauk County, Wisconsin and the Town of Lyndon, Juneau County, Wisconsin. Population of said territory is zero (0):

A parcel of land located in the Northeast and Southeast Quarters of the Southeast Quarter of Section 32, and the Southeast and Southwest Quarters of the Southwest Quarter of Section 33, Township 14 North, Range 6 East, Town of Lyndon, Juneau County, Wisconsin, and in the Northeast, Northwest, Southeast, and Southwest Quarters of the Northwest Quarter of Section 4, and the Northeast Quarter of the Northeast Quarter of Section 5, Township 13 North, Range 6 East, Town of Delton, Sauk County, Wisconsin.

SECTION IV: VALIDITY

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 V: CONFLICTING PROVISIONS REPEALED

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

SECTION VI: EFFECTIVE DATE


The provisions of this ordinance shall be in force from and after their introduction and publication as provided by statute.

SECTION VII:

This ordinance becomes a part of the Zoning Map for the City of Wisconsin Dells.



Ben C. Borchers, Mayor



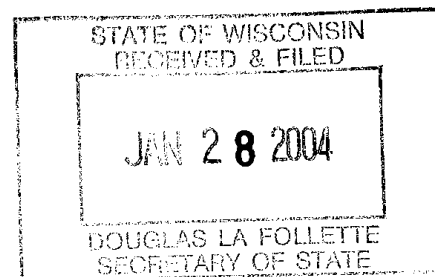
Dale D. Darling, City Clerk/Treasurer

FIRST & SECOND READINGS

Introduced: January 19, 2004

Passed: January 19, 2004

Published: January 28, 2004



**PETITION FOR DIRECT ANNEXATION
UNDER WIS. STATS. § 66.0217(2)**

To the City Council of the City of Wisconsin Dells:

1. The undersigned hereby petitions for direct annexation of the territory described on Exhibit A attached hereto to the City of Wisconsin Dells, Sauk County, Wisconsin, whereby said territory would be detached from the Town of Delton, Sauk County, Wisconsin, and the Town of Lyndon, Juneau County, Wisconsin, pursuant to Wis. Stats. § 66.0217(2).
2. Attached hereto as Exhibit B is a scale map which accurately reflects the legal description of the property to be annexed and the boundary of the annexing City and includes a graphic scale on the face of the map.
3. The current population of the territory proposed to be annexed is zero.
4. This Petition is signed by the owner of all of the real property within the territory proposed to be annexed. There are no electors residing in the territory proposed to be annexed. This is a unanimous Petition.

Owner of All Lands Within the Territory Proposed to be Annexed:

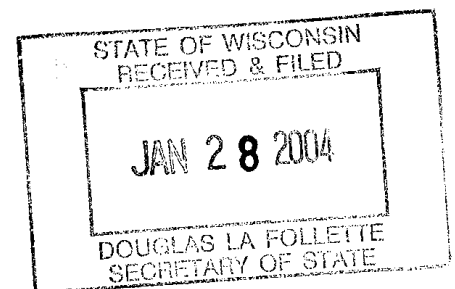
BREW FARM, LLC

Date of Signing: Sept 18, 2003

By: Robert E. Francis
Robert E. Francis, Common Member

Date of Signing: 9/18/2003

By: Patricia P. Francis
Patricia P. Francis, Common Member



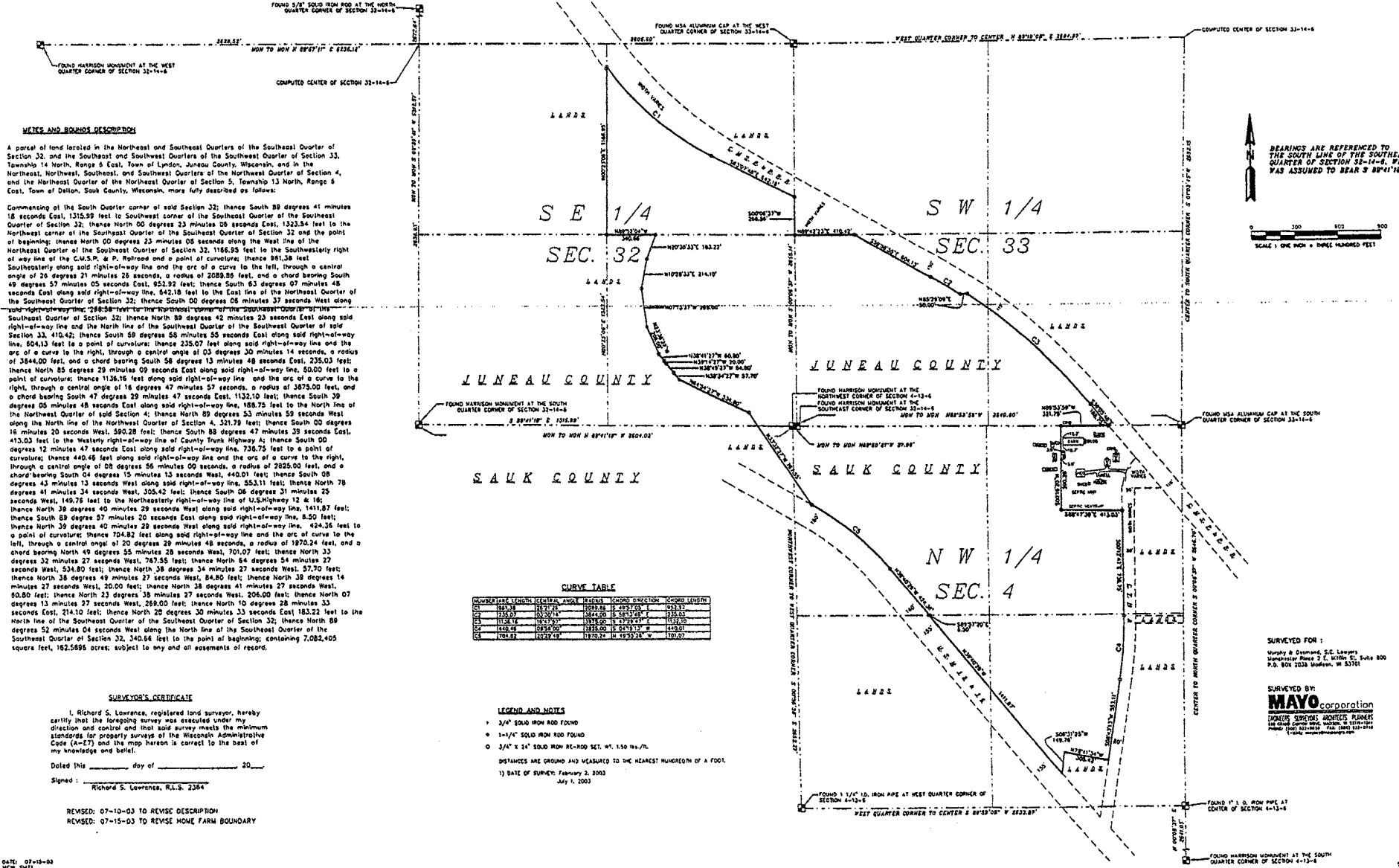
JAN 28 2004

DOUGLAS LA FOLLETTE
SECRETARY OF STATE

EXHIBIT B

PLAT OF SURVEY

PART OF THE SOUTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 32 AND PART OF THE SOUTHWEST AND SOUTHWEST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 14 NORTH, RANGE 6 EAST, TOWNSHIP OF LYNDON, JUNEAU COUNTY, WISCONSIN, AND PART OF THE NORTHWEST, NORTHEAST, SOUTHWEST AND SOUTHWEST QUARTERS OF THE NORTHWEST QUARTER OF SECTION 4 AND PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 13 NORTH, RANGE 6 EAST, TOWN OF DELTON, SAUK COUNTY, WISCONSIN.



NOTES AND BOUNDS DESCRIPTION

A parcel of land located in the Northeast and Southeast Quarters of the Southwest Quarter of Section 32, and the Southeast and Southwest Quarters of the Southwest Quarter of Section 33, Township 14 North, Range 6 East, Town of Lyndon, Juneau County, Wisconsin, and in the Northeast, Northwest, Southeast, and Southwest Quarters of the Northwest Quarter of Section 4, and the Northeast Quarter of the Northeast Quarter of Section 5, Township 13 North, Range 6 East, Town of Delton, Sauk County, Wisconsin, more fully described as follows:

Commencing at the South Quarter corner of said Section 32; thence South 89 degrees 41 minutes 18 seconds East, 1315.99 feet to South quarter corner of the Southwest Quarter of the Southwest Quarter of Section 32; thence North 00 degrees 23 minutes 23 seconds East, 1323.54 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 32 and the point of beginning; thence North 00 degrees 23 minutes 05 seconds along the West line of the Northeast Quarter of the Southwest Quarter of Section 32, 1166.93 feet to the Southwesterly right of way line of the C.W.S.P. & P. Railroad and a point of curvature; thence 981.28 feet Southeast along said right-of-way line and the arc of a curve to the left, through a central angle of 26 degrees 21 minutes 26 seconds, a radius of 2089.86 feet, and a chord bearing South 49 degrees 57 minutes 05 seconds East, 652.92 feet; thence South 63 degrees 07 minutes 48 seconds East along said right-of-way line, 642.18 feet to the East line of the Northeast Quarter of the Southwest Quarter of Section 32; thence South 00 degrees 05 minutes 37 seconds West along said right-of-way line, 218.58 feet to the Northeast corner of the Southwest Quarter of the Southwest Quarter of Section 32; thence North 89 degrees 42 minutes 23 seconds East along said right-of-way line and the North line of the Southwest Quarter of the Southwest Quarter of said Section 33, 410.42 feet; thence South 89 degrees 58 minutes 55 seconds East along said right-of-way line, 604.13 feet to a point of curvature; thence 235.07 feet along said right-of-way line and the arc of a curve to the right, through a central angle of 03 degrees 30 minutes 14 seconds, a radius of 384.00 feet, and a chord bearing South 58 degrees 13 minutes 48 seconds East, 235.03 feet; thence North 85 degrees 29 minutes 09 seconds East along said right-of-way line, 50.00 feet to a point of curvature; thence 1136.16 feet along said right-of-way line and the arc of a curve to the right, through a central angle of 16 degrees 47 minutes 57 seconds, a radius of 3873.00 feet, and a chord bearing South 47 degrees 29 minutes 47 seconds East, 1132.10 feet; thence South 39 degrees 08 minutes 48 seconds East along said right-of-way line, 188.75 feet to the North line of the Northeast Quarter of said Section 4; thence North 89 degrees 53 minutes 59 seconds West along the North line of the Northeast Quarter of Section 4, 521.39 feet; thence South 00 degrees 16 minutes 20 seconds West, 590.28 feet; thence South 88 degrees 47 minutes 39 seconds East, 413.03 feet to the Westerly right-of-way line of County Trunk Highway A; thence South 00 degrees 12 minutes 47 seconds East along said right-of-way line, 738.75 feet to a point of curvature; thence 440.48 feet along said right-of-way line and the arc of a curve to the right, through a central angle of 08 degrees 56 minutes 00 seconds, a radius of 2826.00 feet, and a chord bearing South 04 degrees 15 minutes 13 seconds West, 440.01 feet; thence South 08 degrees 43 minutes 13 seconds West along said right-of-way line, 553.11 feet; thence North 78 degrees 41 minutes 04 seconds West, 356.42 feet; thence South 08 degrees 31 minutes 25 seconds West, 149.78 feet to the Northeast right-of-way line of U.S. Highway 12 & 16; thence North 39 degrees 40 minutes 29 seconds West along said right-of-way line, 1411.87 feet; thence South 89 degrees 37 minutes 20 seconds East along said right-of-way line, 830.00 feet; thence North 39 degrees 40 minutes 29 seconds West along said right-of-way line, 424.36 feet to a point of curvature; thence 704.82 feet along said right-of-way line and the arc of curve to the left, through a central angle of 20 degrees 39 minutes 48 seconds, a radius of 1870.24 feet, and a chord bearing North 48 degrees 53 minutes 28 seconds West, 703.07 feet; thence North 33 degrees 32 minutes 27 seconds West, 787.55 feet; thence North 64 degrees 54 minutes 27 seconds West, 534.80 feet; thence North 38 degrees 34 minutes 27 seconds West, 57.70 feet; thence North 38 degrees 49 minutes 27 seconds West, 84.80 feet; thence North 38 degrees 14 minutes 27 seconds West, 20.00 feet; thence North 38 degrees 41 minutes 27 seconds West, 80.80 feet; thence North 23 degrees 38 minutes 27 seconds West, 206.00 feet; thence North 07 degrees 13 minutes 27 seconds West, 269.00 feet; thence North 10 degrees 28 minutes 33 seconds East, 214.10 feet; thence North 78 degrees 30 minutes 13 seconds East 183.22 feet to the North line of the Southwest Quarter of the Southwest Quarter of Section 32; thence North 89 degrees 52 minutes 04 seconds West along the North line of the Southwest Quarter of the Southwest Quarter of Section 32, 340.66 feet to the point of beginning, containing 7,082,405 square feet, 162,5695 acres, subject to my and all easements of record.

CURVE TABLE

CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE	RADIUS	CORDS PER SECTION	CHORD BEARING
S 49° 57' 05" E	652.92	26° 21' 26"	2089.86	15	S 49° 57' 05" E
S 58° 13' 48" E	235.03	03° 30' 14"	384.00	15	S 58° 13' 48" E
S 47° 29' 47" E	1132.10	16° 47' 57"	3873.00	15	S 47° 29' 47" E
S 04° 15' 13" W	440.01	08° 56' 00"	2826.00	15	S 04° 15' 13" W
N 39° 40' 29" W	1411.87	20° 39' 48"	1870.24	15	N 39° 40' 29" W
N 48° 53' 28" W	703.07	20° 39' 48"	1870.24	15	N 48° 53' 28" W
N 33° 32' 27" W	787.55	20° 39' 48"	1870.24	15	N 33° 32' 27" W
N 64° 54' 27" W	534.80	20° 39' 48"	1870.24	15	N 64° 54' 27" W
N 38° 34' 27" W	57.70	20° 39' 48"	1870.24	15	N 38° 34' 27" W
N 38° 49' 27" W	84.80	20° 39' 48"	1870.24	15	N 38° 49' 27" W
N 38° 14' 27" W	20.00	20° 39' 48"	1870.24	15	N 38° 14' 27" W
N 38° 41' 27" W	80.80	20° 39' 48"	1870.24	15	N 38° 41' 27" W
N 07° 13' 27" W	269.00	20° 39' 48"	1870.24	15	N 07° 13' 27" W
N 10° 28' 33" E	214.10	20° 39' 48"	1870.24	15	N 10° 28' 33" E
N 89° 52' 04" W	340.66	20° 39' 48"	1870.24	15	N 89° 52' 04" W

LEGEND AND NOTES

- 1/4" SOLID IRON ROD FOUND
 - 1/4" x 1/4" SOLID IRON ROD FOUND
 - 3/4" x 1/4" SOLID IRON ROD SET, W/ 1.50 IN. DIAM.
- DISTANCES ARE GROUND AND MEASURED TO THE NEAREST HUNDRETH OF A FOOT.
1) DATE OF SURVEY: February 2, 2003
July 1, 2003

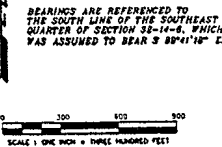
SURVEYOR'S CERTIFICATE

I, Richard S. Lawrence, registered land surveyor, hereby certify that the foregoing survey was executed under my direction and control and that said survey meets the minimum standards for property surveys of the Wisconsin Administrative Code (Chs. AT 11 and 12) and that the map hereon is correct to the best of my knowledge and belief.

Dated this _____ day of _____ 20____

Signed: _____
Richard S. Lawrence, R.L.S. 2364

REVISED: 07-10-03 TO REVISE DESCRIPTION
REVISED: 07-15-03 TO REVISE HOME FARM BOUNDARY



SURVEYED FOR:
Murphy & Desmond, S.C. Levey
Manufacture Area 212, Route 15, Suite 800
P.O. Box 2038 Madison, WI 53701

SURVEYED BY:
MAYO corporation
REGISTERED PROFESSIONAL SURVEYORS
1400 Central Expressway, Suite 200
Madison, Wisconsin 53703
www.mayo-surveyors.com