

13904

Landon & Rachel Breunig

13904	Date Sent	Reply	Status
Town Quest	11/18	11/23	
Muni Quest	11/18		
Prop. Lister	—		

TOWN OF LODI
CITY OF LODI
12/07/2015

OK 12/7/15

Request for Annexation Review

Wisconsin Department of Administration

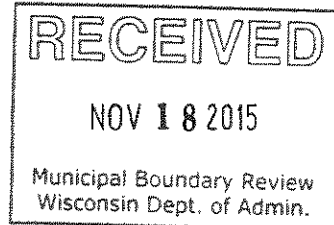
WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

13904

Petitioner Information

Name: Landon & Rachel Breunig
Address: 201 Sunset
Lodi, WI 53555
Email: rbreunig29@gmail.com

Office use only:



1. Town where property is located: Lodi
2. Petitioned City or Village: Lodi
3. County where property is located: Columbia
4. Population of the territory to be annexed: Ø
5. Area (in acres) of the territory to be annexed: .904
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 11022 693.03

Petitioners phone:

608-712-3942

Town clerk's phone:

608-592-4868

City/Village clerk's phone:

608-592-3247

Contact Information if different than petitioner:

Representative's Name and Address:

BEAU LAMB
154 S. Main St
Lodi WI 53555
Phone: 608-628-0298
E-mail: lamb@firstwebster.com

Surveyor or Engineering Firm's Name & Address:

Gregory A. Knuteson
N3995 WELDON ROAD
Poyntelle, WI 53955
Phone: 608-635-4059
E-mail:

Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or,
OR
 - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]

Annexation Review Fee Schedule

A Guide for Calculating the Fee Required by ss.16.53 (4) and 66.0217, Wis. Stats.

Required Fees

There is an initial filing fee and a variable review fee

\$200 **Initial Filing Fee** (required with the first submittal of all petitions)
 \$200 – 2 acres or less
 \$350 – 2.01 acres or more

\$200 **Review Fee** (required with all annexation submittals except those that consist ONLY of road right-of-way)
 \$200 – 2 acres or less
 \$600 – 2.01 to 10 acres
 \$800 – 10.01 to 50 acres
 \$1,000 – 50.01 to 100 acres
 \$1,400 – 100.01 to 200 acres
 \$2,000 – 200.01 to 500 acres
 \$4,000 – Over 500 acres

\$400 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Attach check or money order here, payable to: Department of Administration

THE DEPARTMENT WILL NOT PROCESS
 AN ANNEXATION PETITION THAT IS NOT ACCOMPANIED
 BY THE REQUIRED FEE.

THE DEPARTMENT'S 20-DAY STATUTORY REVIEW PERIOD
 COMMENCES UPON RECEIPT OF THE PETITION AND REVIEW FEE

Shaded Area for Office Use Only

Date fee received: 11/18/15

Payee: LANDON BREUNIG

Check Number: 4821

Check Date: 11/15

Amount: 400

13904

November 3, 2015

Landon & Rachel Breunig

201 Sunset Drive

Lodi, WI 53555

Petition For Annexation

To Whom It May Concern,

Please accept this letter as our petition for annexation for a piece of vacant land that we currently own in the Town of Lodi. We would like to annex this property into the City of Lodi and combine it with another parcel that we own in the City. Our intention for this is to make one parcel that is suitable for a single family residence. The current Parcel 521 that we own does not allow for a suitable building site. With the addition and combination of the .904 acre parcel in the Town of Lodi we would have the necessary space to build a home. The existing city of Lodi lot is currently served with a sewer and water lateral to the lot line and has recently had gutter installed with a curb cut. Both parcels are currently vacant. Below are the legal descriptions of the two parcels.

Town of Lodi Parcel 693.03 to be Annexed.

Sec. 34, T10N, R8E Lot 1, CSM 3045-20-42

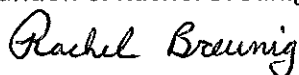
Current City of Lodi Parcel 521

PART OF OUT LOT 213 Revised & Consolidated Plat City of Lodi, described as follows: Beg at intersection of Lodi St with S ln of S 27; N34-9E 177.7'; S55-51E 172.6'; S33-17W 66.6' to corner fence post; W on S ln of Section 209' to POB. Except: Beg at a pt 177.7' N34E of intersection of Lodi St & S ln S 27; S55E 172.6'; S33W 16.5; N55W 172.6' to SWLY margin of Lodi St; N34E 16.5' to POB

Thank you,



Landon & Rachel Breunig



COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. 3045

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, T10N, R8E, TOWN OF LODI, COLUMBIA COUNTY, WISCONSIN.

PARCEL NO. 623

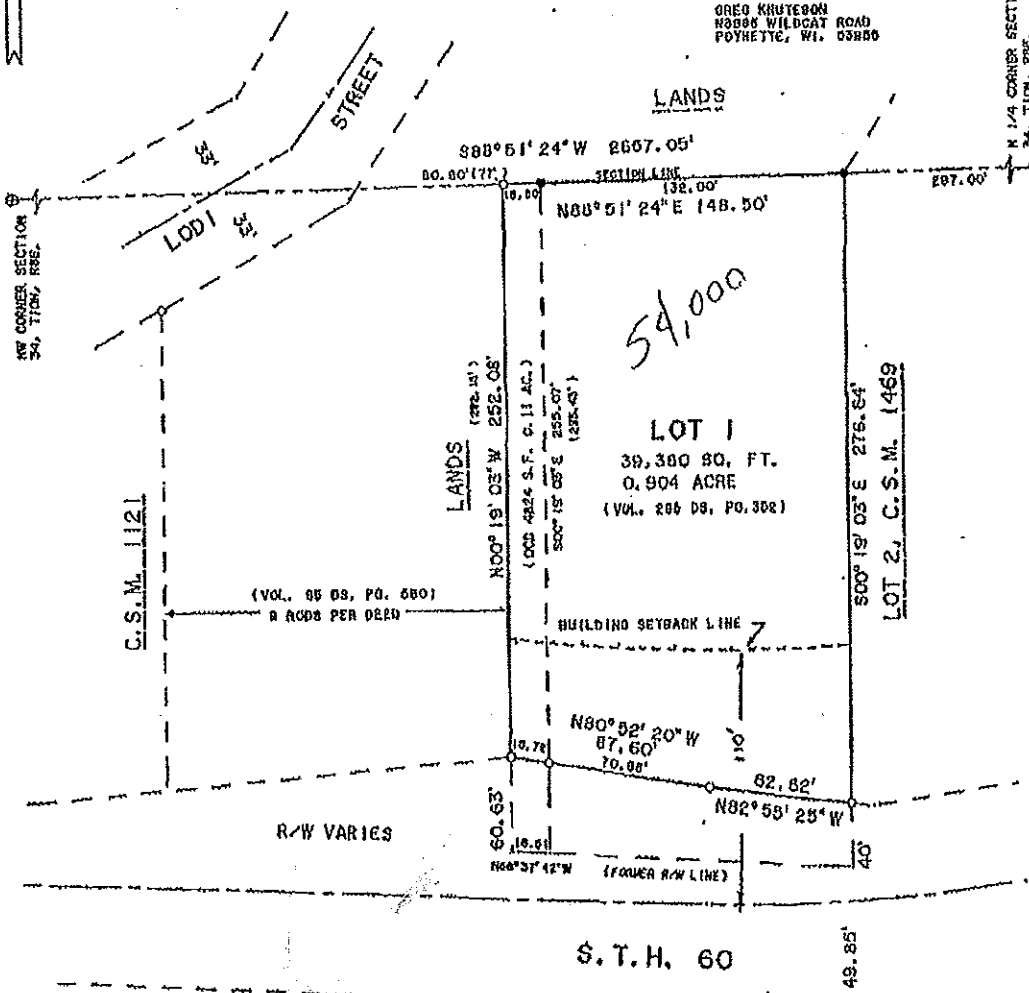


BASE OF BEARINGS IS GRID NORTH, WISCONSIN SOUTH ZONE.

OWNER:
 WISCONSIN DOT
 C/O MICHELLE BROKAW
 HIGHWAY DISTRICT NO. 1
 2101 WRIGHT ST.
 MADISON, WI, 53704-2588

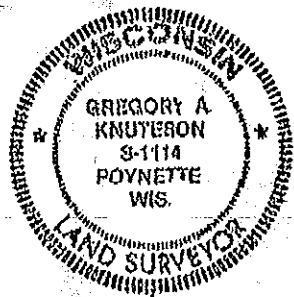
SURVEYOR:
 GREG KRUTERSON
 8000 WILDCAT ROAD
 POYNETTE, WI, 53880

N 1/4 CORNER SECTION 34, T10N, R8E.



LEGEND

- ⊙ COLUMBIA CO. ALUMINUM MONUMENT FOUND
- ⊙ 3/4" ROUND IRON BAR FOUND
- ⊙ 3/4" X 24" ROUND IRON BAR SET (WT. 1.6 LBS./FT.)
-) PREVIOUSLY RECORDED INFORMATION IN PARENTHESES.

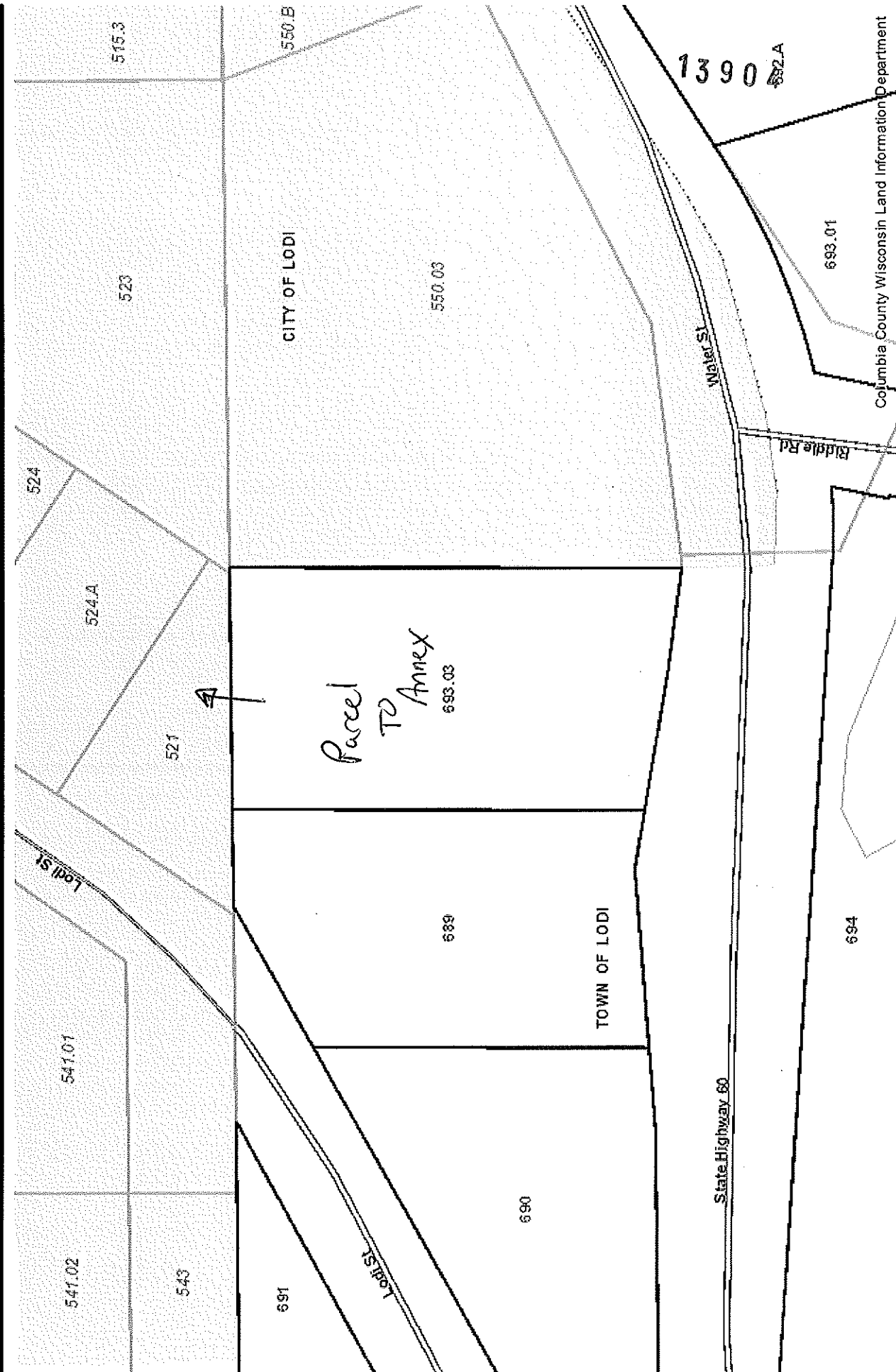
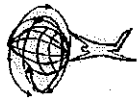


Tax Parcel Map

MAP SCALE 1:1,000

SOURCE Columbia County Land Information
www.cc.columbia.wi.us/ColumbiaCounty/LandInformation

DATE November 3, 2015



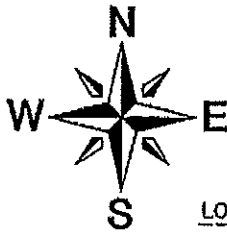
COPY

13904

PLAT OF SURVEY

GENERAL LOCATION

BEING A PART OF OUTLOT 213, REVISED AND CONSOLIDATED PLAT OF THE VILLAGE OF LODI, NOW CITY OF LODI, LOCATED IN THE SE 1/4 OF THE SW 1/4, SECTION 27, T. 10 N, R. 8 E, CITY OF LODI, COLUMBIA COUNTY, WISCONSIN.

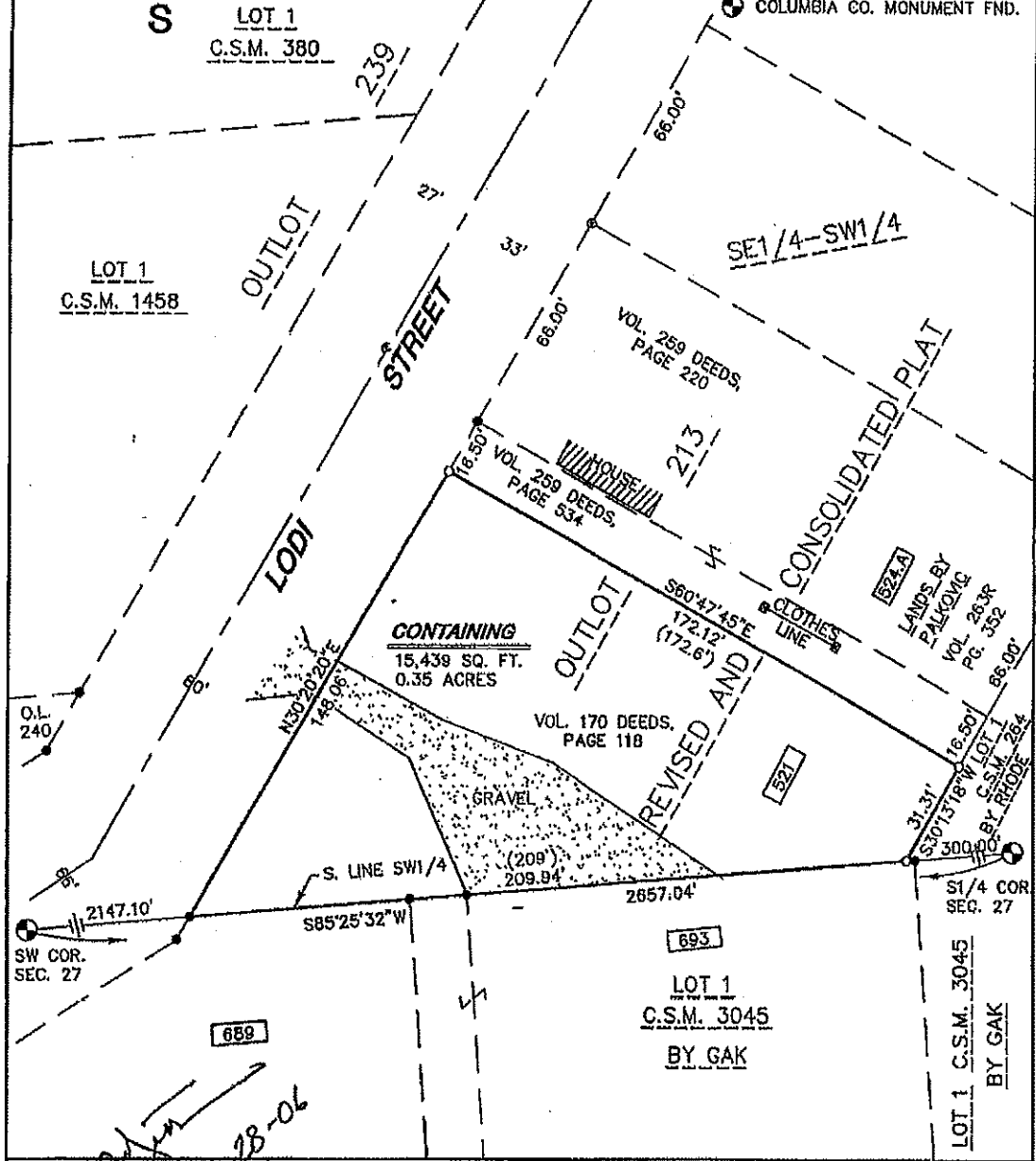


BASIS OF BEARINGS: IS THE SOUTH LINE OF THE SW 1/4, SECTION 27, WHICH IS ASSUMED TO BEAR S85°25'32"W.

SCALE: 1" = 40'

LEGEND

- 3/4" X 24" IRON ROD SET (WT. = 1.5 LBS/LF.)
- ◆ 3/4" IRON ROD FND.
- ⊙ 1" IRON PIPE FND.
- () PREVIOUS SURVEY OR RECORD DATA
- ▣ TAX PARCEL NO.
- ⊙ COLUMBIA CO. MONUMENT FND.



City of Lodi See 27-10-8 SE SW # 521

SEAL: 28-06

OWNER:
COLUMBIA COUNTY
P.O. BOX 198
PORTAGE, WI 53901

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

CLIENT:
GENE HARBORT
2622 C.T.H. "T"
SUN PRAIRIE, WI 53590

G & A FILE NO. 706-616

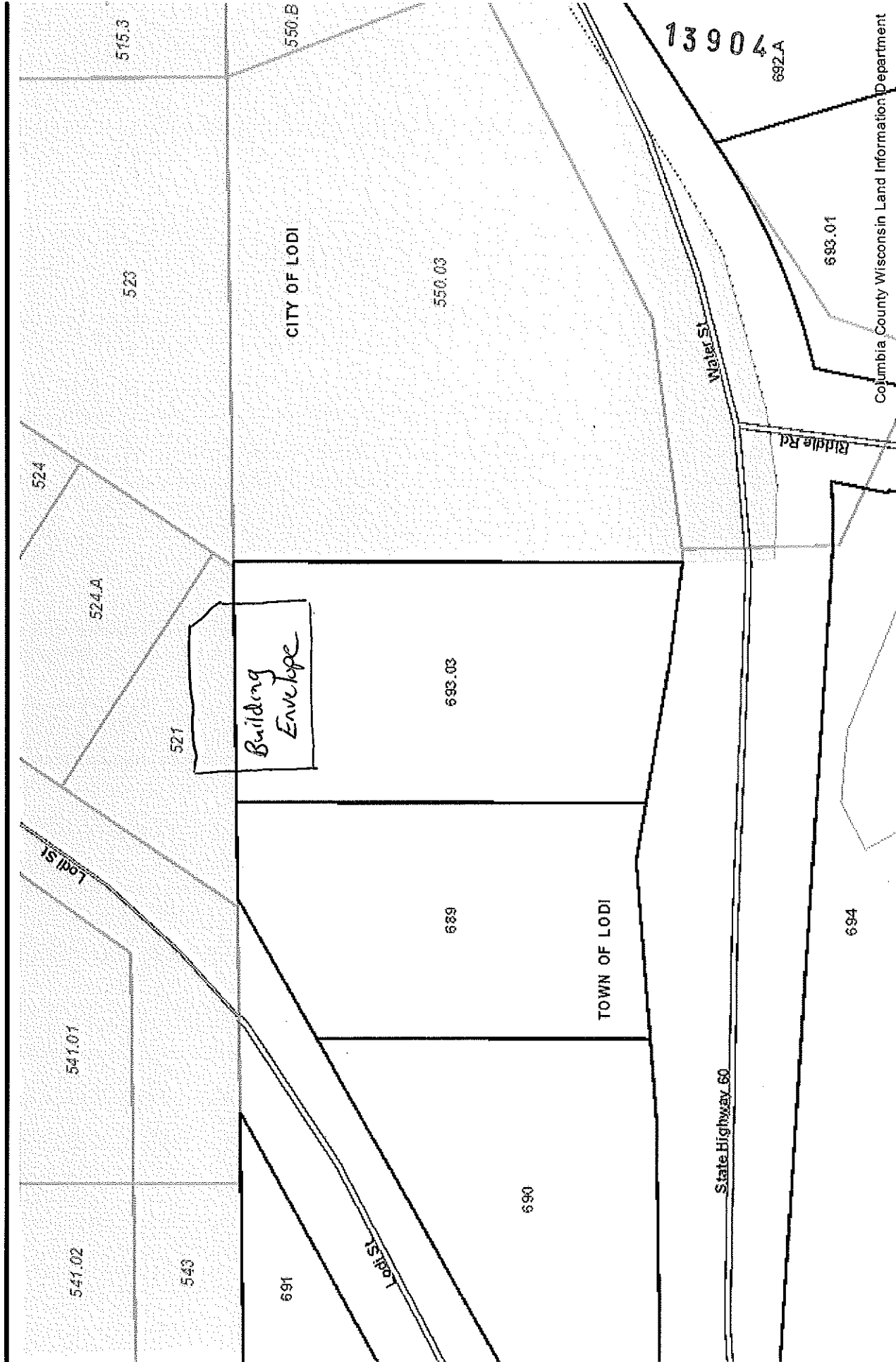
DRAFTED BY: D. ABLEMAN
CHECKED BY: J.R.G.
PROJ. 795-398
DWG. 706516 SHEET 1 OF 2

Tax Parcel Map

MAP SCALE 1:1,000

SOURCE Columbia County Land Information
www.co.columbia.wi.us/ColumbiaCounty/LandInformation

DATE November 3, 2015



TOWN OF LODI
 P O BOX 310
 LODI, WI 53555-0310

STATE OF WISCONSIN
2014 Real Estate Tax Bill
 Town of Lodi
 Columbia County

Breunig, Landon **13904**
 Breunig, Rachel
 Parcel Number: 11022 693.03
 Bill Number: 715068



Full Payment of:	\$ 771.13
Or First Installment of:	\$ 385.57
Due on or Before:	January 31, 2015
Make Check Payable to:	Town of Lodi

Please Write in the
 Amount Enclosed

\$

715068/11022 693.03
 LONDON BREUNIG
 BREUNIG, RACHEL
 201 SUNSET DRIVE
 LODI WI 53555

Please inform Treasurer of address changes

Tear at Perforation: Return Top Portion With Payment

2014 Real Property Tax Bill

Town of Lodi

Parcel #11022 693.03

Assessed Value Land 45,000	Assessed Value Improvements 0	Total Assessed Value 45,000	Ave. Assmt Ratio 1.051443744	Net Assessed Value Ratio (Does NOT Reflect Credits) 0.01713620
Est. Fair Mkt. Land 42,800	Est. Fair Mkt. Improvements 0	Est. Fair Mkt. 42,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes	School taxes reduced by school levy tax credit 81.68

Taxing Jurisdiction	2013		2014		% Tax Change
	Est. State Aids Allocated Tax District	Est. State Aids Allocated Tax District	2013 Net Tax	2014 Net Tax	
State of Wisconsin	0	0		7.25	
Columbia County	321,390	323,670		225.02	
Town of Lodi	105,348	108,068		69.82	
Lodi School	2,591,045	2,733,452		429.13	
MATC	80,064	75,695		39.91	
Total	3,097,847	3,240,885	0.00	771.13	0.0%
		First Dollar Credit	0.00	0.00	0.0%
		Lottery and Gaming Credit	0.00	0.00	0.0%
		Net Property Tax	0.00	771.13	0.0%

When paying on or before January 31, 2015 Make Check Payable to: TOWN OF LODI P O BOX 310 LODI, WI 53555-0310	Full Payment Due On or Before January 31, 2015 \$771.13	O T H E R
	First Installment Due On or Before January 31, 2015 \$385.57	
When paying after January 31, 2015 Make Check Payable to: Columbia County Treasurer PO Box 198 Portage, WI 53901	Second Installment Due On or Before July 31, 2015 \$385.56	
Payments after 1/31 can be made to Columbia County using: www.co.columbia.wi.us <small>There will be a nominal fee charged for this service</small>		TOTAL DUE FOR FULL PAYMENT PAY BY January 31, 2015 \$771.13

IMPORTANT: For recorded legal description, contact the Register of Deeds. See reverse side for more information

Sec. 34, T10N, R8E
 Lot 1, CSM 3045-20-42

0.904 ac

Parcel #11022 693.03
 Landon Breunig
 Breunig, Rachel
 201 Sunset Drive
 Lodi WI 53555

Warning: If not paid by due date, installment option is lost and total tax is delinquent & subject to interest & penalty (See Reverse).

Bill Number: 715068



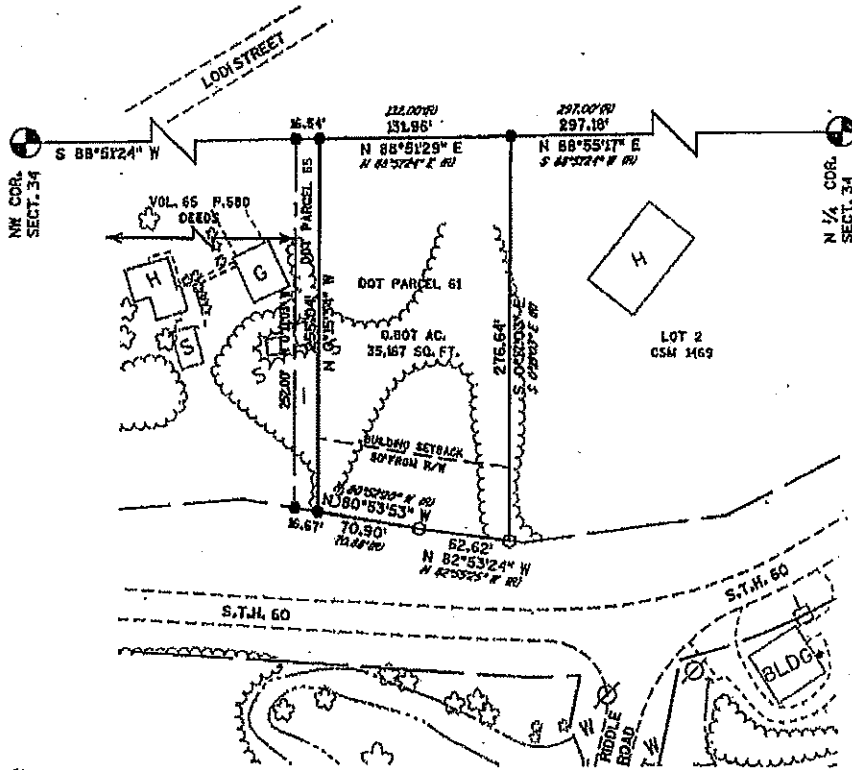
Wisconsin Department of Transportation
Plat of Survey

Part of the NE1/4 of the NW1/4 of Section 34,
T.10N. R.8E., Township of Lodi, Columbia County, Wisconsin.
Owner(s): State of Wisconsin, Department of Transportation

Date: April 4, 2002

13904

Township of Lodi
Sec 34-16-8 NE 1/4



SCALE
0 50 100

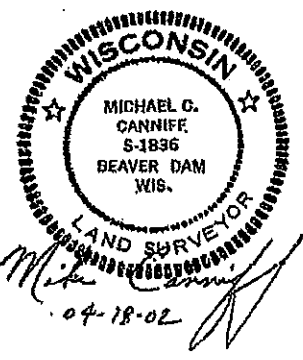
SURVEY CREW

Karl S. Colloway
John R. Johnson
Russ J. Moser

DRAFTED BY

Berno Gehrman

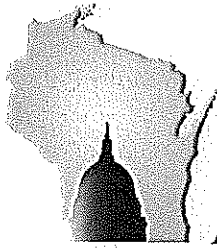
- 3/4" X 24" REBAR/RW CAP SET
- 3/4" REBAR/RW CAP FOUND
- ⊙ ALUMINUM MONUMENT



693

I, Michael C. Canniff, Wisconsin Registered Land Surveyor, do hereby certify that by the order of Jay Buchtle - WI Department of Transportation, District 1, I have resurveyed, monumented, and mapped the following:
Part of Certified Survey Map No. 3045, Vol. 20 P. 41-42, Township of Lodi, Columbia County, Wisconsin.
This parcel contains 35,167 sq. ft., or 0.807 acres, more or less excluding all right of way. I do hereby certify that this surveying and mapping is in compliance with Wisconsin Administrative Code AE 7 and that it is a true and correct representation of the boundaries of the land surveyed to the best of my knowledge and belief. This survey correctly represents the parcel (Vol. 529 P. 872 of Deeds, also shown as Parcel 61 on DOT RW Plat 5271-08-21) as owned by the State of Wisconsin Department of Transportation which was incorrectly combined with a Parcel owned by Patricia A. Christer (shown as Parcel 65 on DOT RW Plat 5271-08-21.)

09.0640



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER
GOVERNOR
SCOTT A. NEITZEL
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
Web: <http://doa.wi.gov/municipalboundaryreview/>

November 18, 2015

PETITION FILE NO. 13904

KATHLEEN L CLARK, CLERK
CITY OF LODI
130 S MAIN ST
LODI, WI 53555-1119

APRIL GOESKE, CLERK
TOWN OF LODI
PO BOX 310
LODI, WI 53555-0310

Subject: LANDON & RACHEL BREUNIG ANNEXATION

Section 66.0217 (6), Wis. Stats., provides that the annexation of lands to cities and villages within a county having a population of 50,000 or more shall be reviewed by the Department of Administration in order to determine if the proposed annexation is in the public interest or against the public interest. The proposed annexation from the TOWN OF LODI to the CITY OF LODI (see attached description) must be reviewed pursuant to the statute.

To assist us in making this determination, we urge that you promptly supply the data requested on the enclosed questionnaire (where possible) and return the questionnaire to the department.

The purpose of this questionnaire is to assist the department in determining "Whether the governmental services, including zoning, to be supplied to the territory could clearly be better supplied by the town...." The statute further stipulates that the department shall study the "shape of the proposed annexation and the homogeneity of the territory with the annexing municipality." In addition, we would appreciate receiving from you any comments or information bearing on governmental services or shape and homogeneity that would indicate whether the annexation is in or against the public interest.

Please return the questionnaire as soon as possible so that the information can be reviewed prior to the department's statutory deadline of December 07, 2015. Direct any questions and comments to Erich Schmidtke at (608) 264-6102. Thank you for your cooperation.

For additional information on annexation or other land use issues, visit our web site at <http://doa.wi.gov/municipalboundaryreview/>.

Sincerely,

Erich Schmidtke

Enclosures

Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
101 E. Wilson Street, 9th Floor
Madison WI 53703
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: Landon & Rachel Breunig

Petition Number: 13904

1. Territory to be annexed: From TOWN OF LODI To CITY OF LODI

2. Area (Acres): 0,904

3. Pick one: Property Tax Payments

OR Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 69,922

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 349,10

c. Participating jurisdictions _____

d. Statutory authority (pick one)

c. Paid by: Petitioner City Village

s.66.0307 s.66.0225 s.66.0301

Other: _____

4. Resident Population: Electors: 2,244 Total: 3307 TOWN OF LODI

5. Approximate present land use of territory:

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

6. If territory is undeveloped, what is the anticipated use?

Residential: 100 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Other: _____ %

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: _____

8. What is the nature of land use adjacent to this territory in the city or village?

In the town?: RESIDENTIAL

9. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other: _____

10. Is the city/village or town capable of providing needed utility services?

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service: City/Village Town

Sanitary Sewers immediately
or, write in number of years. _____

Water Supply immediately
or, write in number of years. _____

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes No

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning:

a. Do you have a comprehensive plan for the City/Village/Town Yes No
Is this annexation consistent with your comprehensive plan? Yes No

Describe: _____

b. Annual appropriation for planning? \$ 4,500⁰⁰

c. How is the annexation territory now zoned? RESIDENTIAL

d. How will the land be zoned and used if annexed? _____

12. Other relevant information and comments bearing upon the public interest in the annexation:

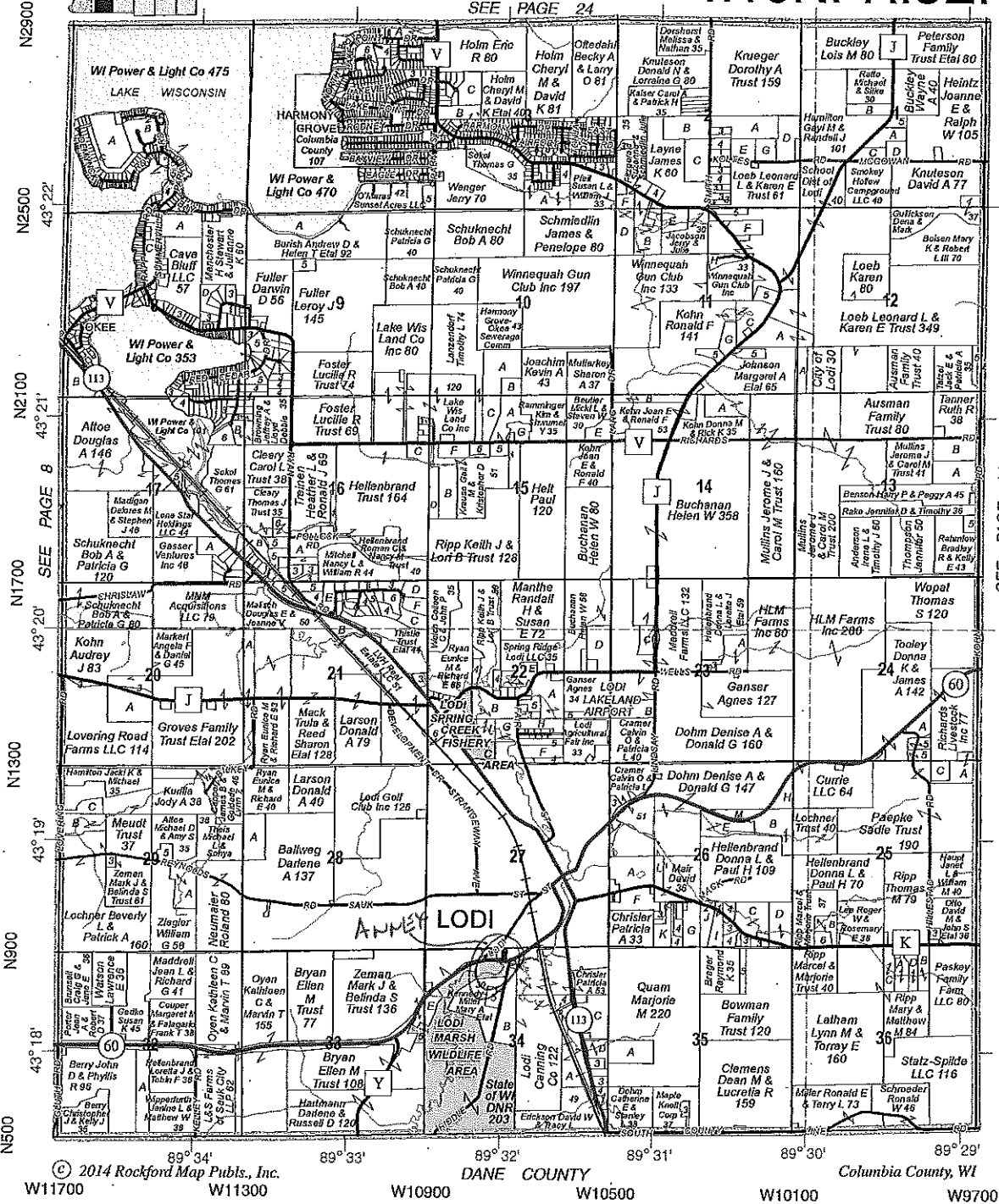
Prepared by: <input checked="" type="checkbox"/> Town <input type="checkbox"/> City <input type="checkbox"/> Village	Please RETURN PROMPTLY to:
Name: <u>APRIL GOESKE, CLERK-TREASURER</u>	<u>wimunicipalboundaryreview@wi.gov</u>
Email: <u>A.GOESKE@TOWNLODI.COM</u>	Municipal Boundary Review
Phone: <u>608-592-4868</u>	PO Box 1645, Madison WI 53701
Date: <u>11-23-2015</u>	Fax: (608) 264-6104

LODI

Refer to page 62 for keyed parcels

T.10N.-R.8E.

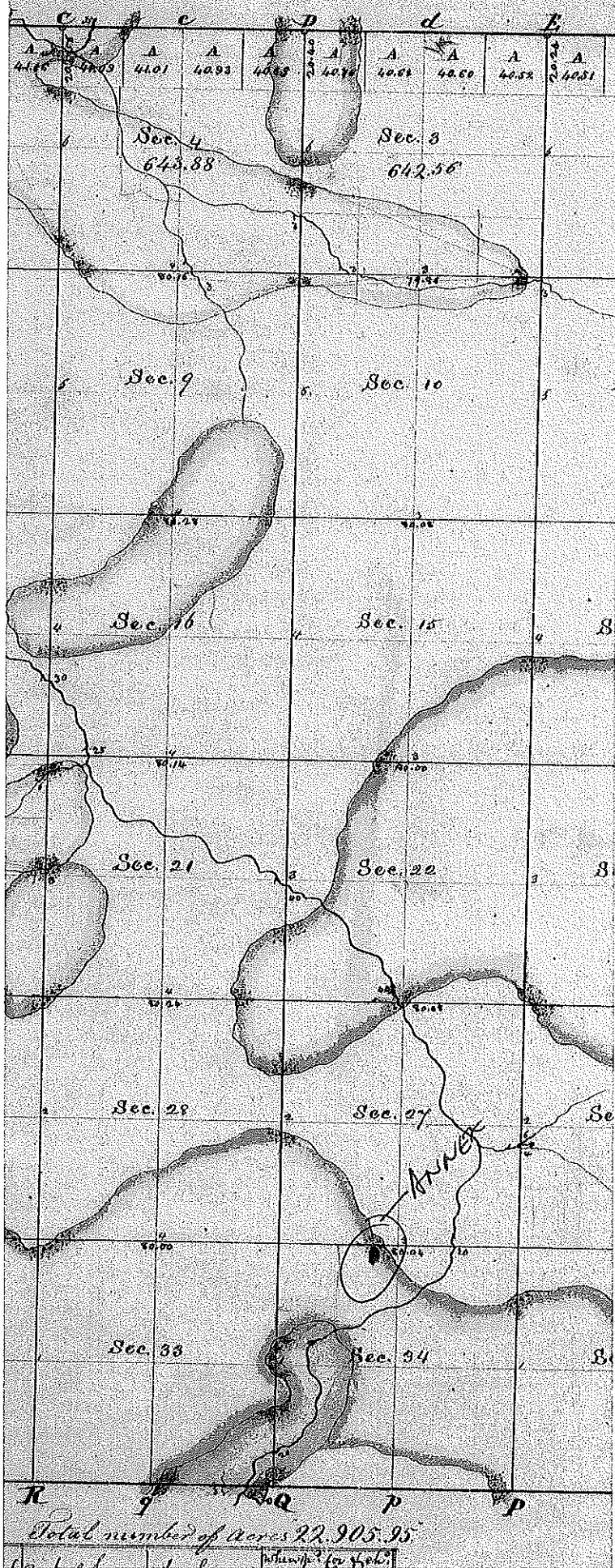
SEE PAGE 24



RE/MAX® PREFERRED
JUDY FISH & ASSOCIATES
JUDY@LAKEWISCONSIN.COM
"YOUR LAKE WISCONSIN AREA SPECIALISTS"
N3485 COUNTY ROAD V - POYNETTE, WI 53955
OFFICE: 608-635-4610 FAX: 608-635-4033
www.lakewisconsin.com



N^o 10 N. Range N^o 8 East 4





**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

SCOTT WALKER

GOVERNOR

SCOTT A. NEITZEL

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: wimunicipalboundaryreview@wi.gov

Web: <http://doa.wi.gov/municipalboundaryreview/>

December 07, 2015

PETITION FILE NO. 13904

KATHLEEN L CLARK, CLERK
CITY OF LODI
130 S MAIN ST
LODI, WI 53555-1119

APRIL GOESKE, CLERK
TOWN OF LODI
PO BOX 310
LODI, WI 53555-0310

Subject: LANDON & RACHEL BREUNIG ANNEXATION

The proposed annexation submitted to our office on November 18, 2015, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city and any other contiguous village or city...." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF LODI**.

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 administration 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 Department of Administration. 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: 13904**

Mail these documents to:

Wisconsin Department of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701-1645

Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner