

14012

Lodi Ag Fair Inc

14012	Date Sent	Reply	Status
Town Quest	4/5		
Muni Quest	4/5	4/4	
Prop. Lister			

TOWN OF LODI
CITY OF LODI
04/25/2017

OK 4/25/17

Request for Annexation Review

14012

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 Information

Name: **LODI AGRICULTURAL FAIR INC**

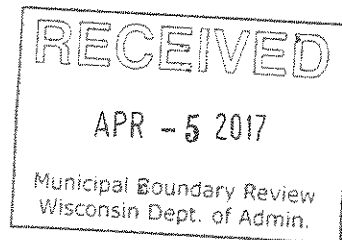
Address: **206 STRANGWAY AVE**

LODI, WI 53555

TERRY QUAM OR NICK CABLE

Email: **VERNSAPPLIANCE@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: **0**
5. Area (in acres) of the territory to be annexed: **36.91**
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **11022-521,
11022-526, 11022-528**

Petitioners phone:

608-635-6992

Town clerk's phone:

608-592-4868

City/Village clerk's phone:

608-592-3247 x203

Contact Information if different than petitioner:

Representative's Name and Address:

Phone:

E-mail:

Surveyor or Engineering Firm's Name & Address:
**WILLIAMSON SURVEYING &
ASSOCIATES LLC**

104A W. MAIN ST

WAUNAKEE, WI 53597

Phone: **608-255-5705**

E-mail:

CHRIS@WILLIAMSONSURVEYING.COM

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

1. ☒ Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
2. ☒ Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
3. ☒ Signed Petition or Notice of Intent to Circulate is included
4. Indicate Statutory annexation method used:
 - ☒ Unanimous per s. 66.0217 (2), or,
 - OR
 - ☐ Direct by one-half approval per s. 66.0217 (3)
5. ☒ 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

14012

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

\$800 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

\$1150 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: 4/5/17

Payee: LUDE AGRICULTURAL FAIR, INC.

Check Number: 9382

Check Date: 3/31

Amount: 1150

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

14012

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]



WILLIAMSON SURVEYING & ASSOCIATES, LLC

104A WEST MAIN STREET, WAUNAKEE, WI 53597

NOA T. PRIEVE and CHRIS W. ADAMS

PHONE: 1-608-255-5705 WEB: WILLIAMSONSURVEYING.COM

Patty Pence, City Clerk
City of Lodi
130 S. Main St.
Lodi, WI 53555

April Goeske, Clerk-Treasurer
Town of Lodi
P.O. Box 310
Lodi, WI 53555-0310

Petition for Annexation to the City of Lodi
Lodi Agricultural Fair Inc., remaining property

Dear Ms. Clark and Ms. Goeske:

Enclosed is a signed Petition for Annexation for filing with the City of Lodi and the Town of Lodi. At the same time, I am mailing a copy of the Petition to the Department of Administration for its review. Please contact me if you have any questions.

Chris Adams

Williamson Surveying and Associates LLC
104A W. Main St
Waunakee, WI 53597

PETITION FOR DIRECT ANNEXATION PURSUANT
TO SECTION 66.0217 OF THE WISCONSIN STATUTES
CITY OF LODI, COLUMBIA COUNTY, WISCONSIN

To: City Council
City of Lodi
Columbia County, Wisconsin

The undersigned petitioners, being all the owners of the land area, all the owners of the real property in assessed value of the territory within the description hereinafter set forth, and there being no electors residing in said territory described in the description hereinafter set forth, said territory being situated in the town of Lodi, Columbia county, Wisconsin, and lying contiguous to the city of Lodi, do hereby petition the City Council of Lodi to annex to the City of Lodi the territory described and as shown on the scaled map which is attached hereto and made a part hereof and marked Exhibit A.

The undersigned elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation incorporation, or consolidation proceedings, if any, and make the following representations:

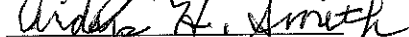
1. It is the purpose of this petition to request annexation of said territory to and that it be made a part of the city of Lodi, Columbia county, Wisconsin.
2. Said territory is not part of an aldermanic voting district
3. Said real estate is a uniform area and continuous to the city of Lodi, Columbia county, Wisconsin.
4. The population of the area is zero (0) persons, and therefore, the area itself should have no impact on school populations.
5. This petition for said annexation is made pursuant to section 66.0217 of the Wisconsin statutes and section 66.0217(2) of the Wisconsin statutes.
6. Copies of this petition and exhibits are being filed with the clerk of the city of Lodi, the clerk of the town of Lodi, and the Wisconsin department of administration.

Date this 31 day of Mar, 2017.

Larry & Ardis Smith Living Trust dated 6/15/1992



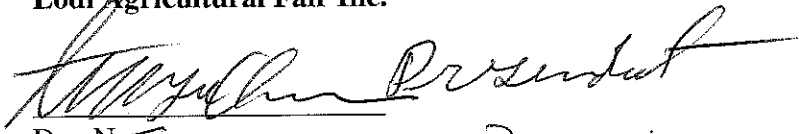
Larry L. Smith



Ardis H. Smith

Ardis

Lodi Agricultural Fair Inc.



Don Ness

Terry Guam - President



**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/>

April 05, 2017

PETITION FILE NO. 14012

PATTY SPENCE, 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: LODI AG FAIR INC 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 April 25, 2017. 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: Lodi Ag Fair Inc

Petition Number: 14012

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

2. Area (Acres): 36.91

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 109.48

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$547.40

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: 0 Total: 0

5. Approximate present land use of territory:

Residential: _____ % Recreational: 15 % Commercial: _____ % Industrial: _____ %

Undeveloped: 85 %

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

Residential: 5 % Recreational: 25 % Commercial: _____ % Industrial: _____ %

Other: 70 %

Comments: A portion of the annexation area is planned to be combined with a

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

Plat Name: CSM for Reach Out Lodi has been submitted

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

Recreational (Lodi Fair Grounds), Single family Residential & nursing home facility (Good Sam)

In the town?: Agriculture, Single family Residential, Airport (Lodi Lakeland)

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 _____

community non-profit property, Reach-Out Lodi.

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: Annexed areas are planned for Low Density Residential + Agricultural Transition

b. Annual appropriation for planning? \$ 20,000

c. How is the annexation territory now zoned? R-1

d. How will the land be zoned and used if annexed? R-1 Single Family, potential for portion to be A Agriculture

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

The Ardis Trust is selling their parcel to Lodi Fair in exchange for Lodi Fair providing portions of their property to Reachout Lodi to allow for a future expansion of this non-profit community service organization. Reachout Lodi could not expand on their property without the annexation.

Prepared by: ☐ Town ☒ City ☐ Village

Name: Patty Spence

Email: pspence@wppienergy.org

Phone: 608.592.3247

Date: 4/11/17

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

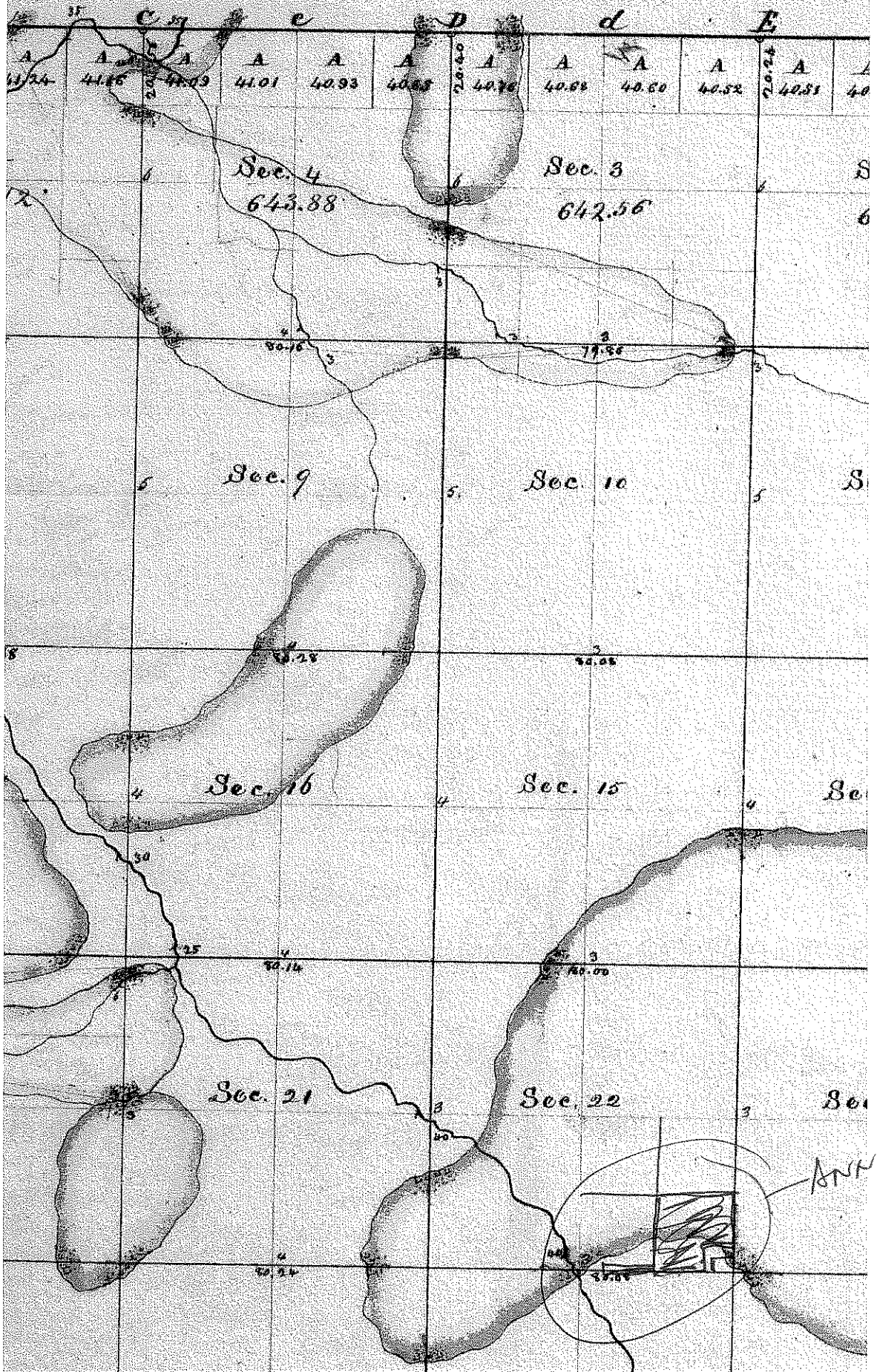
Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

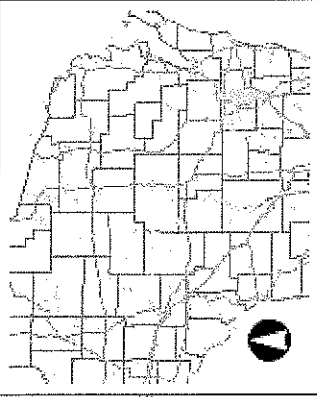
Holding, pending final zoning approval.

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





14012



Legend

- Township
- Section
- Quarter-Quarter
- County Boundary
- Cities, Towns & Villages
- City
- Village
- Civil Town
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
- Interstate Highway
- State Highway
- US Highway
- County and Local Roads
- County HWY
- Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

Notes

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

0.3 Miles

0 0.13

0

0.3

NAD_1983_HARN_Wisconsin_TM

1: 7,920

A 5x5 grid with a black square at (3,1) and a white square at (3,2).

T.10N.-R.8E.

© 2014 Rockford Map Pubs., Inc.
1700 W11300

W10900

DANE COUNTY

W10500

W10100

Columbia County, WI
W9700



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

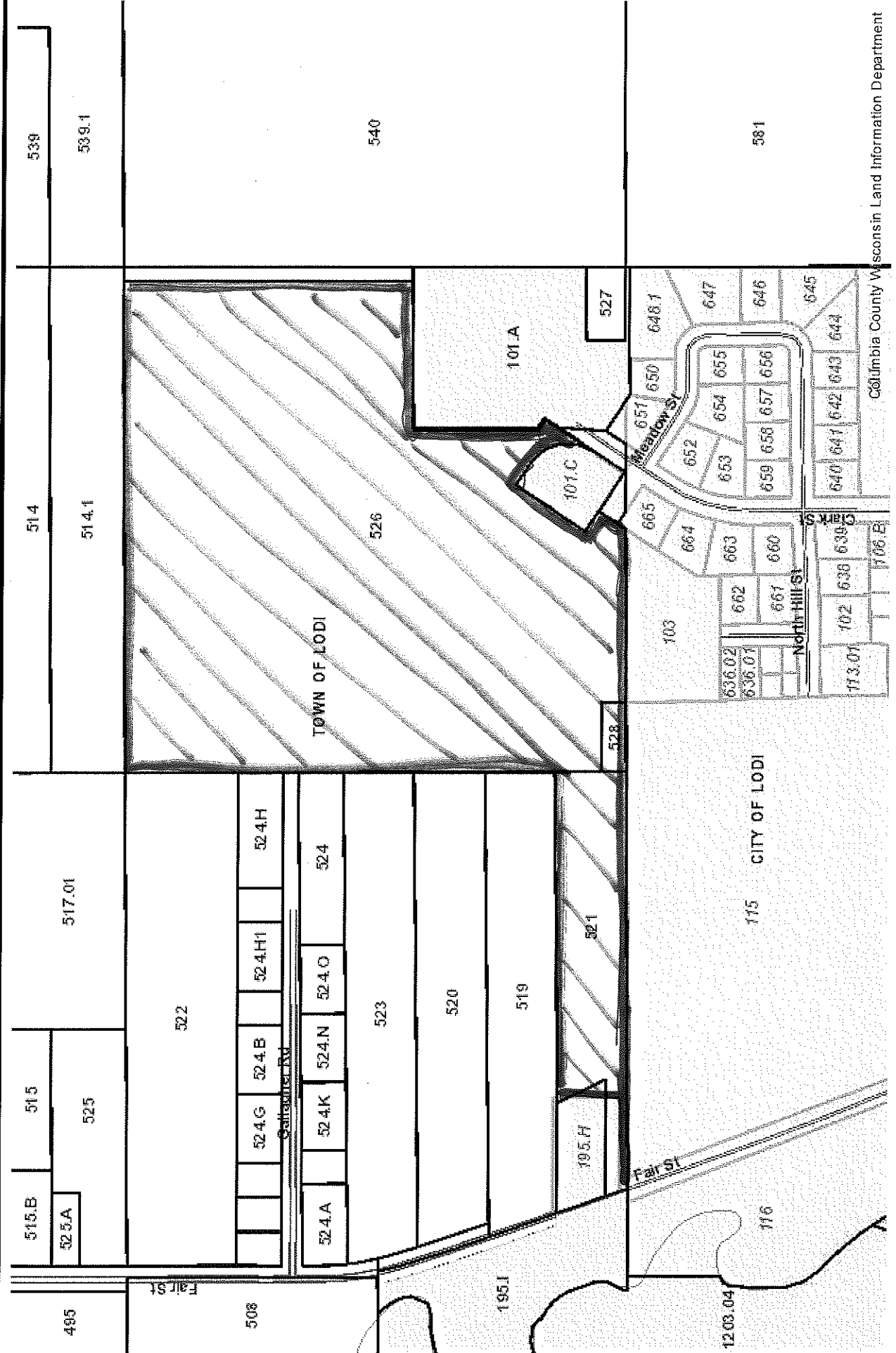
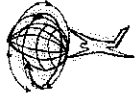


Tax Parcel Map

MAP SCALE 1:4,255

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

DATE April 25, 2017





**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/>

April 25, 2017

PETITION FILE NO. 14012

PATTY SPENCE, CLERK
CITY OF LODI
130 S MAIN ST
LODI, WI 53555-1119

APRIL GOESKE, CLERK
TOWN OF LODI
W10919 COUNTY ROAD V
LODI, WI 53555-9660

Subject: LODI AG FAIR INC ANNEXATION

The proposed annexation submitted to our office on April 05, 2017, 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...." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF LODI**, which is able to provide needed municipal services.

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 include your MBR number 14012 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to mds@wi.gov or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2082>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner

DESCRIPTION OF AREA TO BE ANNEXED:

A parcel of land located in part of the SE ¼ and SW ¼ of the SE ¼, in Section 22, T10N, R8E, Town of Lodi, Columbia County, Wisconsin more particularly described as follows:

commencing at the Southeast corner of said Section 22; thence S 89°34'38" W, 687.31 feet to the northwesterly line of Lot 30, North Hill plat being the current City of Lodi limits and the point of beginning.

thence continue along said City limits line for the next 4 courses S 89°34'38" W, 1730.58 feet to the centerline of Fair Street; thence N 18°59'08" W along said centerline, 21.10 feet; thence N 89°34'38" E, 240.00 feet; thence N 00°25'22" W, 178.00 feet; thence N 89°34'38" E, 862.76 feet; thence N 00°04'46" W along a line that is the extension of the east line of Certified Survey Map No. 4027 and the eastern line of Gallagher Way, 1124.29 feet; thence N 89°31'55" E, 1289.45 feet; thence S 00°01'05" E, 763.29 feet to the current City of Lodi limits; thence along said City limits for the next 9 courses S 89°32'55" W, 392.02 feet; thence S 00°10'25" W, 328.95 feet; thence S 56°16'01" E, 33.81 feet; thence S 33°43'48" W, 146.80 feet to the boundary of Certified Survey Map No. 585; thence said boundary and the arc of a curve concaved southwesterly having a radius of 117.00 feet and a long chord bearing N 11°16'07" W, a distance of 165.46 feet; thence N 56°16'07" W, 68.00 feet; thence S 33°43'53" W, 220.00 feet; thence S 56°16'07" E, 65.00 feet to the northwesterly right of way line of Meadow Street; thence S 33°44'55" W along said right of way and the northwesterly line of Lot 30 North Hill plat, 87.70 feet to the point of beginning. This description contains 36.91 acres and is subject to a road right of way of 33.0 feet over the most westerly part thereof.

LEGEND

⊙ = FOUND ALUM. MONUMENT

===== CITY/TOWN LIMITS LINE

GALLAGHER WAY

LOT 1
C.S.M.
4027

TOWN OF LODI

862.76
N 89°34'38" E

N 00°25'22" W
178.00

N 18°59'08" W
21.10

OUTLOT
106

CITY OF LODI

NOTES:

1.) THIS IS NOT INTENDED TO BE A SURVEY OF THE PROPERTY LINES. THIS ANNEXATION MAP IS DONE FOR VISUAL PURPOSES IN ORDER TO CLARIFY THE DESCRIPTIONS PER THE CORRESPONDING DOCUMENTS.

SOUTH ¼ COR.
SECTION 22
T10N, R8E

PREPARED FOR:

LODI AGRICULTURAL FAIR INC.
206 STRANGWAY AVE
LODI, WI 53555

AREA TO BE ANNEXED INTO LODI

AREA = 36.91 ACRES OR 1,607,977 SQ. FT.

SCALE 1" = 200'



1289.45
N 89°31'55" E

BEARINGS ARE REFERENCE TO
THE SOUTH LINE OF THE SE ¼
OF SECTION 22, LINE TO
BEAR S 89°34'38" W

Z

35.0
763.29
S 00°01'05" E

N 11°16'07" W 165.46
DELTA 89°59'53"
ARC 183.78
RAD. 117.00

N 56°16'07" W
68.00

S 89°32'55" W
392.02

S 00°10'25" W
328.95

S 56°16'01" E
33.81
S 33°43'48" W
146.80

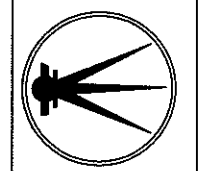
S 89°34'38" W
687.31

SOUTHEAST COR.
SECTION 22
T10N, R8E

ANNEXATION MAP

A parcel of land located in part of the SE ¼ and SW ¼ of the SE ¼, in Section 22, T10N, R8E, Town of Lodi, Columbia County, Wisconsin.

DATE	REVISION DATE	CHECK BY	N.T.P.
MARCH 22, 2017			
SCALE	DRAWING NO.	SHEET	1 OF 1
1" = 200'	16W-420		
DRAWN BY	CHRIS ADAMS		



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUNAKEE, WISCONSIN, 53597.
NDA T. PRIEVE & CHRIS W. ADAMS
PROFESSIONAL LAND SURVEYORS

PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

SURVEYORS SEAL