

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: **PREMIER COOPERATIVE**

Address: **5371 COMMERCIAL RD**

LANCASTER, WI 53813

Email: **ROD.REDMAN@PREMIERCOOPERATIVE.COM**

Office use only:

RECEIVED

September 1, 2021

**Municipal Boundary Review
Wisconsin Dept. of Admin.**

1. Town where property is located: **NORTH LANCASTER**

2. Petitioned City or Village: **CITY OF LANCASTER**

3. County where property is located: **GRANT**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **5**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **044-00811-0000**

Petitioners phone:

(608) 723-7023

Town clerk's phone:

608-723-4914

City/Village clerk's phone:

608-723-7445

Contact Information if different than petitioner:

Representative's Name and Address:

ROD REDMAN

5371 COMMERCIAL RD

LANCASTER, WI 53813

Phone: **(608) 723-7023**

E-mail: **rod.redman@premiercooperative.com**

Surveyor or Engineering Firm's Name & Address:

DELTA 3

DAN DREESSENS

875 SOUTH CHESTNUT

PLATTEVILLE, WI 53818

Phone: **608-348-5355**

E-mail: **DreesSENSD@delta3eng.biz**

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

\$350 Initial Filing Fee (required with the first submittal of all petitions)

\$200 – 2 acres or less

\$350 – 2.01 acres or more

\$600 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

~~\$950~~ 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: 9-1-2021

Payee: City of Lancaster

Check Number: 51573

Check Date: 8-27-21

Amount: \$950⁰⁰

FORM 15

**PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL PUR-
SUANT TO SECTION 66.021(12), WISCONSIN STATUTES
WHERE ELECTORS RESIDE IN TERRITORY**

We, the undersigned, constituting all of the electors and all of the owners of real property in the following territory of the town(s) of North Lancaster, Grant County, Wisconsin, lying contiguous to the (city) (village) of Lancaster petition the (common council) (~~village board~~) of the (city) (village) of Lancaster to annex the territory described below and shown on the attached scale map to the (city) (~~village~~) of Lancaster, Grant, County, Wisconsin:

[Legal description of proposed territory to be annexed] - *see attached*

The current population of such territory is -0-

We, 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.

Signature of Petitioner	Date of Signing	Owner*	Elector*	Address or Description of Property
1. <i>[Signature]</i> CEO/Treas.	8/23/21	owner	<i>[Signature]</i>	5371 Commercial Rd Lancaster WI 53813
2.				

* If elector, write "elector" in the appropriate box; if owner, write "owner" in the appropriate box.

ANNEXATION MAP

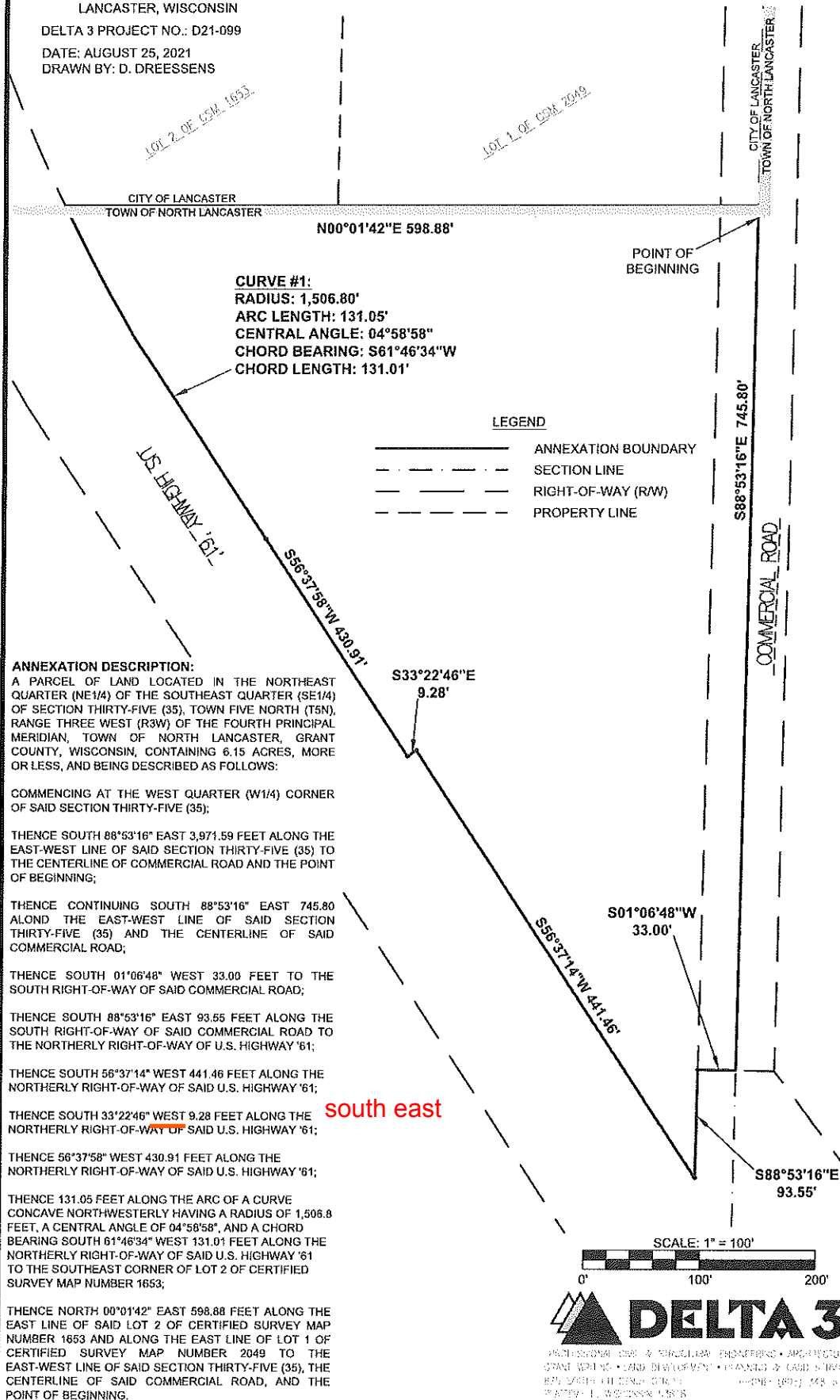
LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 35, T5N, R3W OF THE
4th PRINCIPAL MERIDIAN, TOWN OF NORTH LANCASTER, GRANT
COUNTY, WISCONSIN

FOR: PREMIER COOPERATIVE
5371 COMMERCIAL ROAD
LANCASTER, WISCONSIN

DELTA 3 PROJECT NO.: D21-099

DATE: AUGUST 25, 2021

DRAWN BY: D. DREESSENS



Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Premier Cooperative**

Petition Number: **14438**

1. Territory to be annexed: From **TOWN OF NORTH LANCASTER** To **CITY OF LANCASTER**

2. Area (Acres): 5

3. Pick one: ☐ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 2,833.98

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$14,169.90

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: _____% Commercial: _____% Industrial: 100%

Undeveloped: _____%

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

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

Other: _____%

Comments: N/A

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?

Industrial

In the town?: Ag

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 & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☒ Yes ☐ No

b. How is the annexation territory now zoned? Not Zoned

c. How will the land be zoned and used if annexed? Industrial

12. Elections: ☐ New ward or ☒ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

None

Prepared by: ☐ Town ☒ City ☐ Village

Name: DAVID KURINARA

Email: davidk@lancoinc.com

Phone: (608) 723-7445

Date: 9/8/2021

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Part NE SE Section 35	From Town of: North Lancaster	To City/Village of: Lancaster
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2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

Location and Position

☐ Y (1) Location description by government lot, recorded private claim, 1/4 - 1/4 section, section, township, range and county

☐ Y (2) Contiguous with existing village/city boundaries

☐ N (3) Creates an island area in Township (completely surrounded by city)

☐ N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

☐ Y (1) Identify owner(s) of annexed land

☐ Y (2) Identify parcel ID numbers included in annexation.

☐ NA (3) Identify parcel ID numbers being split by annexation

☐ Y (4) North arrow

☐ Y (5) Graphic Scale

☐ Y (6) Streets and Highways shown and identified

☐ Y (7) Legend

☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

We currently have this parcel listed at 5.00 acres being the NE SE north of Hwy 61. That matches the most recent deed we show attached to the parcel – recorded in 2008. I reviewed TPP 1650-01-22-4.01 and it appears to match up with the attached annexation map done by Delta 3. The map appears to represent that part N & W of Hwy 61. It looks like we'll be adjusting the acreage to 6.15 acres based on the annexation map.

****There is STATE ASSESSED Personal Property for Premier Cooperative under Parcel #044-10012-0000 for property at 5371 Commercial Rd; which is the same address of the Real Estate for the proposed annexation. The total 2020 value of the Personal Property was \$344.100.****

Prepared by: Tammy Hampton_____
 Title: Real Property Specialist_____
 Phone: 608-723-2666_____
 Date: 9/8/2021_____

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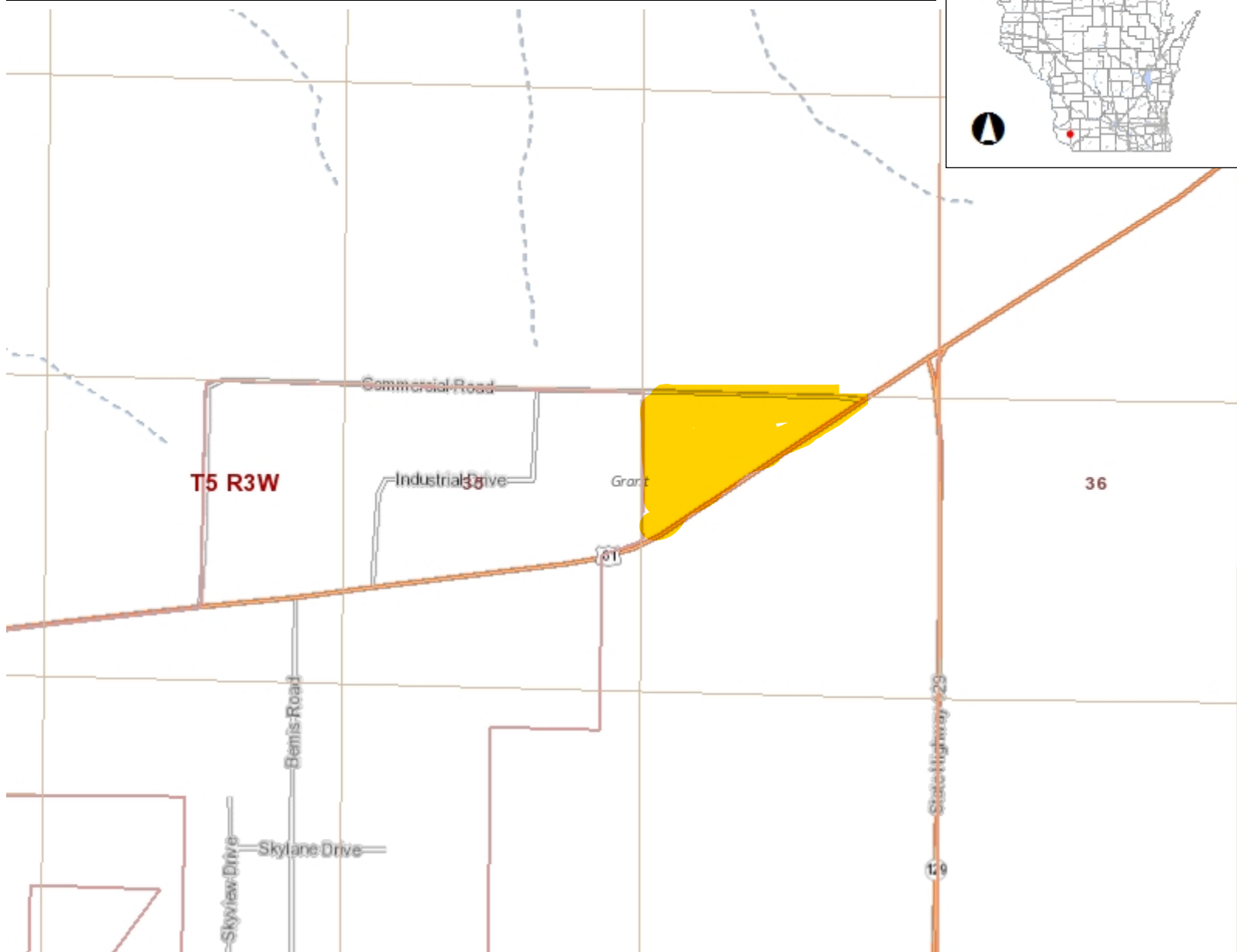


Surface Water Data Viewer Map



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



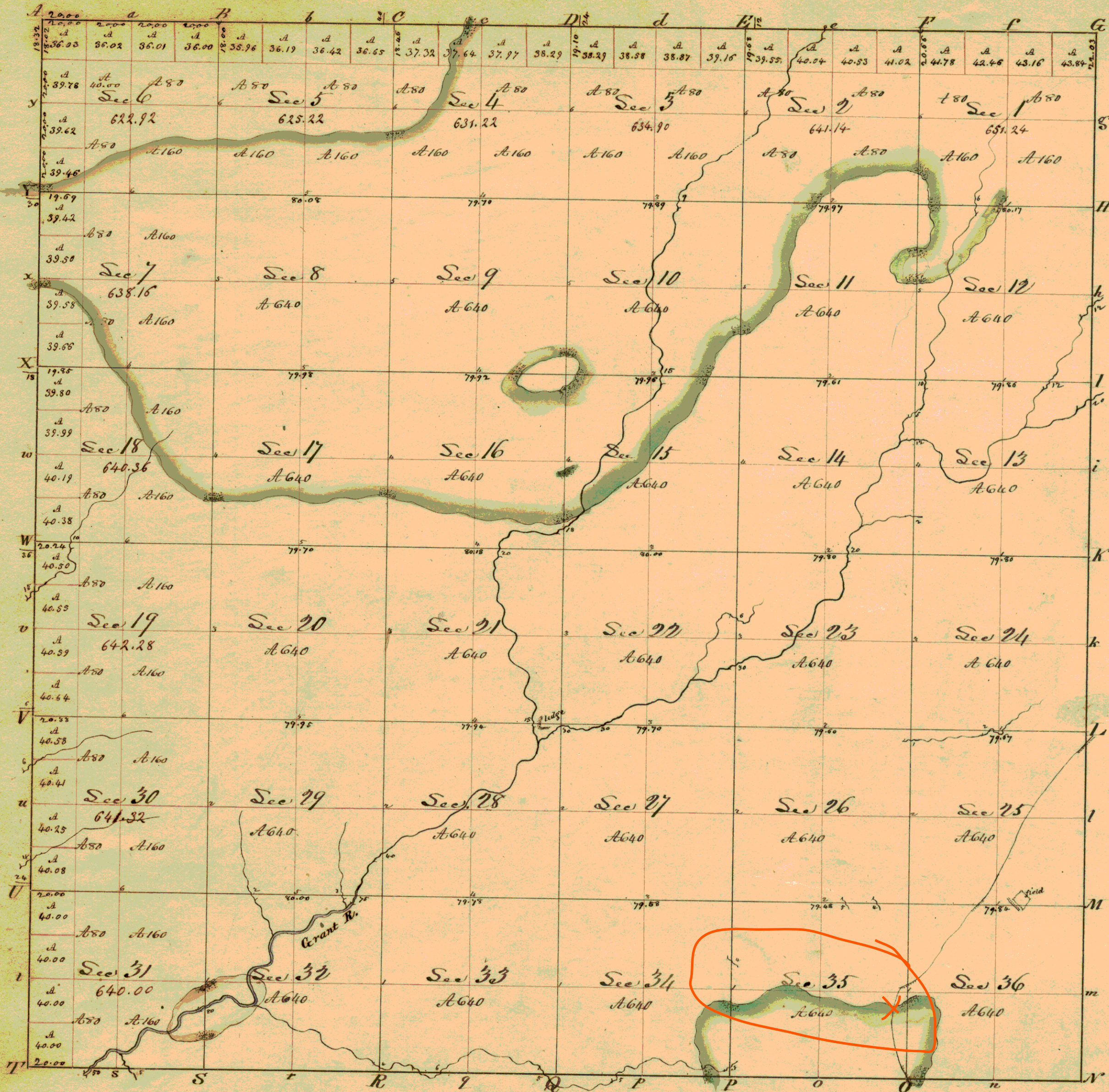
0.3 0 0.13 0.3 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,920

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/>

Notes



Total number of Acres 23,008.76					
Surveys Designated	By whom Surveyed	Date of Contract	Am't. of Survey	When Surveyed	When Surveyed
Subdivisions	Henry Parker	4 th of 1832	59.76.07	4 th of 1832	3 rd of 1833
Town lines	Lucius Lyon				

The above Map of Township N^o 5, Range N^o 3 west 4th Meridian North West Territory, is strictly Conformable to the field Notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office
Cincinnati May 27, 1834

M. J. Williams
Sur Genl.



TONY EVERS

GOVERNOR

JOEL BRENNAN

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>

September 20, 2021

PETITION FILE NO. 14438

DAVID KURIHARA, CLERK
CITY OF LANCASTER
206 S MADISON ST
LANCASTER, WI 53813-1762

LINDA A SCHWAB, CLERK
TOWN OF NORTH LANCASTER
10853 BORAH RD
LANCASTER, WI 53813-9549

Subject: PREMIER COOPERATIVE ANNEXATION

The proposed annexation submitted to our office on September 01, 2021, 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 LANCASTER**, which is able to provide needed municipal services.

Note: The course South 33deg 22min 46sec West 9.28' in the legal description should be shown South 33deg 22min 46sec East to agree with the scale map.

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 14438 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=2512>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner