



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/>

September 08, 2015

PETITION FILE NO. 13887

TERI LEHRKE, CLERK
CITY OF LA CROSSE
400 LA CROSSE ST
LA CROSSE, WI 54601-3396

TERRY J HOULIHAN, CLERK
TOWN OF MEDARY
N3393 SMITH VALLEY RD
LA CROSSE, WI 54601-2988

Subject: KWIK TRIP 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 MEDARY to the CITY OF LA CROSSE (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 September 28, 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



C: Plng w/ Questionnaire

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: Kwik Trip Inc.

Petition Number: 13887

1. Territory to be annexed: From TOWN OF MEDARY To CITY OF LA CROSSE

2. Area (Acres): _____

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

a. Title of boundary agreement _____

\$ _____

b. Year adopted _____

b. Total that will be paid to Town

c. Participating jurisdictions _____

(annual tax multiplied by 5 years): _____

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: _____ Total: _____

5. Approximate present land use of territory:

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

Undeveloped: _____%

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

Residential: _____% 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?: _____

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village Town

_____ _____

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? \$ _____

c. How is the annexation territory now zoned? _____

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: Town City Village

Name: _____

Email: _____

Phone: _____

Date: _____

Please RETURN PROMPTLY to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

Request for Annexation Review

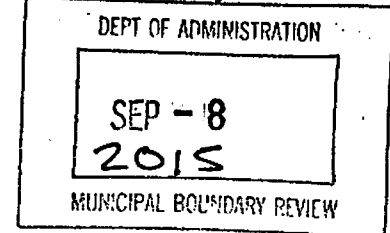
13887

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Wisconsin Department of Administration

Petitioner Information

Office use only:



Name: **KWIK TRIP INC.**

Address: **1626 OAK ST.**

LA CROSSE, WI 54602

Email: **HZIETLOW@KWIKTRIP.COM**

Petitioners phone:

608 793 6200

Town clerk's phone:

608 781 2275

City/Village clerk's phone:

608 789 7510

1. Town where property is located: **TOWN OF MEDARY**

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

3. County where property is located: **LA CROSSE**

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

5. Area (in acres) of the territory to be annexed: **10.37**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **9-1010-000,
9-1015-000, 9-1009-001, 9-1009-000, 9-1009-002, 1-1012-001,
9-1006-001, 9-1014-000, 9-1011-000, 9-1012-000**

Contact Information if different than petitioner:

Representative's Name and Address:

Hans Zietlow - Kwik Trip Inc.

1626 OAK ST.

LA CROSSE, WI 54602

Phone: **608 793 6200**

E-mail: **HZIETLOW@KWIKTRIP.COM**

Surveyor or Engineering Firm's Name & Address:

**JEFFREY S. MOORHOUSE, PRESIDENT
PARAGON ASSOCIATES, INC.**

632 COPELAND AVE.

LA CROSSE, WI 54603

Phone: **608 781 3110**

E-mail: **JEFFM@PARAGON-ASSOC.BIZ**

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]

PETITION FOR DIRECT ANNEXATION
BY ONE-HALF APPROVAL
PURSUANT TO SEC. 66.0217(3)(a), WIS. STATS

13887

We, the undersigned, constituting the owners of not less than one-half of land in area within the following territory of the Town of Medary, La Crosse County, Wisconsin, lying contiguous to the City of La Crosse, and in which no electors reside, petition the Common Council of the City of La Crosse to annex the territory described below and shown on the attached scale map to the City of La Crosse, La Crosse County, Wisconsin.


Legal description of territory annexed is attached hereto as Exhibit "A."

We state the said territory has a population of zero.

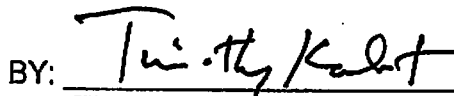
We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

SIGNATURES:

KWIK TRIP, INC. (10.5 acres)

BY: 
Hans Zietlow, Director of Real Estate
Date: 8-20-15

CITY OF LA CROSSE (6.5 acres)

BY: 
Timothy Kabat, Mayor
Date: 08/21/2015

Annexation of Kwik Trip – Strupp Medary Parcels

A part of the SE ¼ of the NW ¼ and the NE ¼ of the SW ¼ of Section 21, Township 16 North, Range 7 West, La Crosse County, Wisconsin more particularly described as follows:

Commencing at the Northwest Corner of Section 21; thence S 0°13'57" E, 2643.75' to the West ¼ Corner of Section 21; Thence N 45°14'03" E, 1849.22' to the Northwest Corner of the SE ¼ of the NW ¼ of Section 21 and the Point of Beginning of this annexation description; thence S 89°09'37" E, 446.90' along the North line of the SE ¼ of the NW ¼ of Section 21 to the West line of Lot 2 of a Certified Survey Map found in Volume 12, Page 187 (Document #1450872) of County Records; thence along the West line of said Lot 2, S 15°12'47" E, 8.75' to the beginning of a 458.35' radius curve concave to the West; thence continuing along the West line of Lot 2, 294.87' along the arc of said curve the chord of which bears S 2°52'09" W, 289.81'; thence along the South line of said Lot 2, S 88°29'43" E, 393.08'; thence along the Southeasterly line of said Lot 2, N 50°34'56" E, 11.28' to the West Right of Way line of River Valley Drive; thence Southerly on a line parallel to the East line of the Northwest ¼ of Section 21, 1040' more less to the South line of said Northwest ¼ of Section 21; thence East along said South line of the Northwest ¼ of Section 21, 360' more or less to the prolonged East Right of Way line of River Valley Drive described in Volume 824, Page 303 of County Records with a bearing of N 26°26'36" E; thence S 26°26'36" W, 220' more or less to a line lying parallel and 200' South of the North line of the Southwest ¼ of Section 21; thence West along said parallel line 590' more or less to a line lying parallel and 500' Easterly of the West line of the NE ¼ of the SW ¼ of Section 21; thence Northerly 200' more or less on said parallel line lying 500' Easterly of the West line of the NE ¼ of the SW ¼ of Section 21 to the North line of the Southwest ¼ of Section 21; thence West along the South line of the NW ¼ of Section 21, 500' more or less to the Southwest Corner of the SE ¼ of the NW ¼ of Section 21; thence North, 1320' more or less along the West line of the SE ¼ of the NW ¼ of Section 21 to the Point of Beginning.

Drafted by: JMC 8/24/2015

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