

# City of Lodi Extraterritorial Land Division Application

♦ 130 South Main Street, Lodi, WI 53555 ♦ Phone (608) 592-3247 ♦ Fax (608) 592-3271 ♦ [www.cityoflodi.us](http://www.cityoflodi.us) ♦

**Land Division Application:**

- Applicants are encouraged to present a preliminary sketch plan to the Plan Commission for discussion prior to commencing professional services for the creation of a Certified Survey Map or preliminary plat
- Requires this form be submitted with the **application fee** to the City Clerk (*See Fee Schedule Outlined in Checklist Below*)
- Requires application be submitted at least **28 days prior to the Plan Commission Meeting** for staff review and agenda placement
- Requires approval of the City of Lodi Plan Commission (meets second Tuesday of month/6:30 PM in Council Chambers)
- Requires one hard copy, and one digital version of the items listed in the checklist below
- Requires applicant or their agent to attend Plan Commission meeting to explain & answer questions
- All land divisions within one and one-half miles of the City's corporate boundary shall comply with the requirements of Chapter 300 of the City Code
- City action on the application will be based on the requirements of Section 300-7.1 (Standards for subdivisions and minor subdivisions in the extraterritorial area)

If you have questions, please contact Steve Tremlett, Zoning Administrator, at (608) 242-6621 or [stremlett@msa-ps.com](mailto:stremlett@msa-ps.com).

<b>Owner Name(s):</b>	
<b>Applicant Name (if different than above):</b>	
<b>Project Address:</b>	<b>Parcel #(s):</b>
<b>Applicant Address (if different than above):</b>	
<b>Applicant Email:</b>	<b>Surveyor:</b>
<b>Surveyor Phone:</b>	<b>Surveyor Email:</b>
<b>Current Zoning:</b>	<b>Existing Use of Property:</b>
<b>Development Size:</b> _____ acres and _____ lots	<b>Acres Remaining in Parent Parcel:</b>
<b>Proposed Zoning:</b>	<b>Plat Name:</b>

<b>Extraterritorial Land Division Submittal Checklist:</b>	
Fee (see information at right)	<ul style="list-style-type: none"> <li>• Sketch Plan: No fee.</li> <li>• CSM: \$100 plus \$100 per lot over 2 lots.</li> <li>• Preliminary Plat: \$200 plus \$40 per lot.</li> <li>• Final Plat: \$150 plus \$40 per lot.</li> <li>• The City may, under §300-10, require establishment of an escrow fund to pay for review costs.</li> </ul>
Complete Application (this page)	
Sketch plan/CSM/Plat (one hard copy)	
Letter of Intent/Project Description (one hard copy)	
<b>The City Clerk will distribute materials to the Zoning Administrator, City Attorney and Plan Commission members upon receipt of a complete application. One copy will remain on record at City Hall.</b>	

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

<b>For Staff Use Only</b>		
<b>Date Received:</b>	<b>Fee Amount:</b>	<b>Amount Paid:</b>
<b>Project to Appear before Plan Commission on:</b>		
<b>Plan Commission Recommendation:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved <b>Subject to:</b>		
<b>City Council Decision:</b> <input type="checkbox"/> Denied <input type="checkbox"/> Approved (Res # _____) <b>Subject to:</b>		

**§ 300-7.1. Standards for subdivisions and minor subdivisions in the extraterritorial area.**

In addition to complying with all other standards and requirements of this chapter, subdivisions and minor subdivisions within 1-1/2 miles of the corporate limits of the City shall comply with the following procedures and standards:

- A. At the start of City review of such subdivisions, the City Attorney or legal counsel shall advise the Plan Commission as to the regulatory standards of this chapter that can legally be applied in light of current statutory and case law, and only those regulatory standards shall be applied.
- B. The following standards addressing appropriateness of land use shall apply to all subdivisions and land divisions in the extraterritorial jurisdiction established by this chapter:
  - 1. Based upon consideration of applicable plans and zoning, the stated intent of the applicant (a statement of intent as to land use shall be a required part of the application for City approval), and other relevant information, the Plan Commission shall adopt a finding of probable use for the lots, outlots and land dedications proposed to be created.
  - 2. As a mandatory precondition of approval, the Common Council, upon advice from the Plan Commission, shall affirmatively find that the probable use or uses identified by the Plan Commission are compatible with present and projected uses of nearby lands, and reasonably consistent with planned land use patterns, and that the projected development represents logical, sequential land use transition, and that agreements are in place between the subdivider-developer and all relevant agencies and entities that have responsibility for providing the proposed development with public services and utility services by which services will be extended and public and utility costs within and beyond the proposed subdivision will be recovered.
  - 3. If the findings called for in Subsection B(2) cannot be made, the City shall deny approval of the proposed subdivision or minor subdivision, unless the size of all parcels in the proposed subdivision or land division is 20 acres or larger.