

PETITION FOR DIRECT ANNEXATION OF TERRITORY TO THE CITY OF BEAVER  
DAM, DODGE COUNTY, WISCONSIN

The undersigned, consisting of owner of all real property in the following territory in the Town of Beaver Dam, Dodge County, Wisconsin, lying contiguous to the City of Beaver Dam, in Dodge County, Wisconsin, respectfully petition the Common Council of the City of Beaver Dam to annex the territory described below and shown on the attached scale map to the City of Beaver Dam, Dodge County, Wisconsin:

Parcel 004-1214-3441-004 and described as: that part of the easterly 33 of the NE ¼ of the SE ¼ of Sec. 34 lying in the ROW of N. Crystal Lake Road and lying south of CSM 3297 in V19 P238.

A scale map of the territory proposed for annexation is attached hereto.

There are no electors and there is no resident population in the territory proposed for annexation.

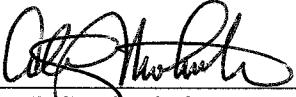
Signature of Petitioning  
Property Owner  
Petitioner

Date of Signing

Address of

Caroline Strohschein  
Alan J. Strohschein  
Power of Attorney for Finances

By:

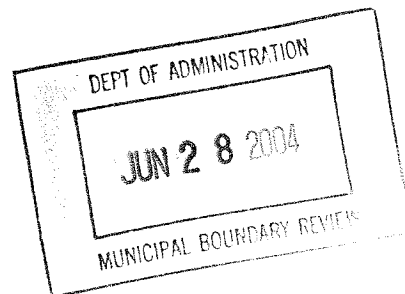
  
\_\_\_\_\_  
Alan J. Strohschein  
Power of Attorney for Finances

June 21 2004

PO Box 440  
Columbus, WI 53925

Subscribed and sworn before me this  
21st day of June 2004.

  
\_\_\_\_\_  
Notary Public State of Wisconsin  
My commission expires 9/5/07.





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DAM, DODGE COUNTY, WISCONSIN

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**Beginning** at the Southeast corner of said C.S.M. No. 4017, said point also being the Southeast Corner of said Section 34; thence S. 89°43'41" W. along the centerline of Prospect Road and the South line of the Southeast ¼, 677.04 feet to the west line of said C.S.M. No. 4017; thence N. 00°53'00" W. along west line of said C.S.M., 33.00 feet to the northerly right-of way line of Prospect Road; thence N. 89°43'41" E. along said northerly right-of-way line, 659.50 feet to the westerly right-of-way line of North Crystal Lake Road; thence N. 01° 46'31" W. along said westerly right-of-way line, 1102.36 feet; thence continuing along said westerly right-of-way line N. 00°58'07" W., 211.57 feet to the North line of the Southeast ¼ of the Southeast ¼ of said Section 34 and the northerly line of said C.S.M. No. 4017; thence N. 89°26'28" E. along said North line and northerly line of said C.S.M., 33.00 feet to the East line of the Southeast ¼ of the Southeast ¼ of said Section 34; thence S. 00°58'07" E. along said East line, 1346.81 feet to the **Point of Beginning**.

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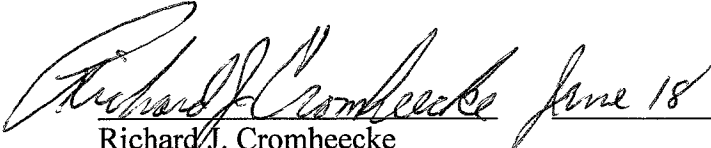
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Signature of Petitioning  
Property Owner

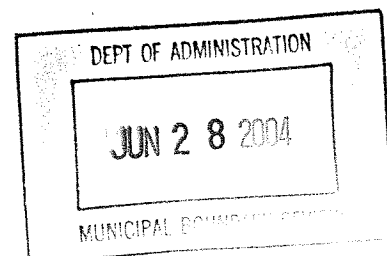
Date of Signing

Address of Petitioner

Tri-C Developing, Inc.  
By:

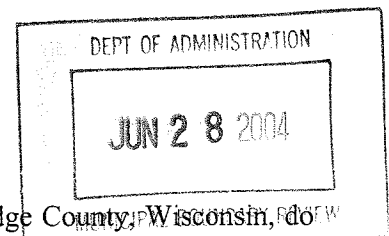
 June 18, 2004  
Richard J. Cromheecke  
President

200 E. Maple Avenue  
Beaver Dam, WI 53916





## POWER OF ATTORNEY - FINANCIAL



I, Caroline L. Strohschein of 609 E. Burnett Street, Beaver Dam, Dodge County, Wisconsin, do hereby appoint Alan J. Strohschein of 620 Park Avenue, Columbus, WI 53925, with a telephone number of (920)623-2809, my attorney-in-fact upon execution of this document. If he is ever unable or unwilling to do so, I hereby designate Mark P. Strohschein of 823 Ernst Street, Green Bay, Wisconsin 54304 - with a telephone number of (920)469-8244 to be my alternate attorney-in-fact.

### A. POWERS OF MY ATTORNEY-IN-FACT

I give and grant my attorney-in-fact full power:

1. To sell, convey, lease, insure, transfer, mortgage, pledge, transfer homestead rights and marital property rights, gift, exchange or otherwise dispose of and/or encumber any and all of my real, personal or mixed property, and to execute and deliver deeds or other instruments for the lease, conveyance, mortgage or transfer of the same;

2. To collect, sue for, compromise or otherwise dispose of any claim, debt, rents, or share in an estate in which I now or hereafter may have an interest;

3. To eject or remove tenants or other persons from and recover possession of any real, personal or mixed property in which I now have or hereafter may have an interest;

4. To buy, receive, lease, accept or otherwise acquire in my name and for my account real, personal or mixed property upon such terms, considerations and conditions as my said attorney-in-fact shall think proper;

5. To institute, maintain, defend, compromise, arbitrate or otherwise dispose of any and all actions, lawsuits or other legal proceedings for or against me;

6. To deposit in my name and for my account with any bank, trust company or other banking or savings and loan institution all monies which may come into his/her hands as such attorney-in-fact and all bills of exchange, drafts, checks, promissory notes and other securities or money payable or belonging to me and for that purpose to sign my name and endorse the same for deposit or collection, and from time to time to withdraw any and all monies deposited with such bank, trust company or other banking institution that has monies belonging to me and for that purpose to draw checks and drafts thereon in my name in the manner provided herein;

7. To borrow money in my name when deemed necessary by my said attorney-in-fact upon such terms as appears proper to my attorney-in-fact and to execute such instruments as may be required for such purpose;

8. To make and verify income tax returns, to represent me in all income tax matters before any office of the Internal Revenue Service and to receive confidential information and to perform any and all acts that I may perform including receiving refund checks and signing of returns;

9. To execute and deliver any and all documents, instruments and papers necessary to effect proper registration of any automobile in which I now or may hereafter have an interest or the sale thereof and transfer of legal title thereto as required by law and to collect and receipt for all monies paid in consideration of such sale and transfer;

10. To buy, sell assign and transfer in his/her discretion, stocks and bonds; and to draw, execute, sign and deliver for me and in my name all orders, checks or other instruments in writing, whatsoever, which shall or may in his/her discretion be necessary in the conducting, carrying on and transacting of the business of buying and selling stocks and bonds on speculation or otherwise;

11. To sell, transfer and assign as my said attorney-in-fact shall think expedient either by public auction or private sale any shares of stock I now hold or may hereafter hold in any business corporation or any bonds or securities of the United States or of any state or municipal corporation or private company and to receive the consideration money for the sale thereof, and for me and in my name to execute such transfers or assignments as shall be necessary to assign my said shares, bonds or securities to the purchaser or purchasers thereof;

12. To enter any safety deposit box rented in my name as sole or joint owner, for the purpose of depositing and removing property from such safety deposit box;

13. My attorney-in-fact shall have the right to seek appropriate court orders mandating acts deemed appropriate if a third party refuses to comply with actions taken by my attorney-in-fact which are authorized by this document, or enjoining acts by third parties which my attorney-in-fact has not authorized. In addition, my attorney-in-fact may bring legal action against any third party who fails to comply with such actions and demand damages, including punitive damages, on my behalf for such non-compliance.

14. To obtain or terminate on my behalf health, life or such other policies of insurance as my attorney-in-fact deems appropriate.

15. To apply on my behalf for any federal, state or county aid or assistance which may be of benefit to me including but not limited to Social Security Disability Benefits, Supplementary Security Income, Medicaid (Title XIX), or General Assistance and to perform all acts necessary to obtain me such benefits.

16. To represent me and act for me before the Social Security Administration of the United States, to collect all social security benefits due me and to make such arrangements in connection with social security as will facilitate its application to my care and support.

17. To retain attorneys on my behalf, to appear for me in all actions and proceedings to which I may be a party; to commence actions and proceedings in my name, to sign and verify in my name all documents or pleadings of every description;

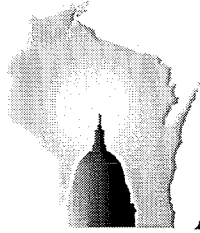
18. To hire accountants, attorneys at law, clerks, workmen and others, as my attorney-in-fact requires for the management, preservation and protection of my property and estate;

19. To pay any and all expenses for care and support rendered to me by third parties and to pay any and all amounts for my benefit;

20. To pay, compromise, adjust, settle and satisfy any and all claims made against me of whatever type or nature;

21. To do every act and thing whatsoever to be done as fully as I might do personally, with full power of substitution and revocation, hereby ratifying all that my said attorney-in-fact or his/her substitute shall lawfully do or cause to be done by virtue thereof;





WISCONSIN DEPARTMENT OF  
ADMINISTRATION

JIM DOYLE  
GOVERNOR  
MARK J. MAROTTA  
SECRETARY

Division of Intergovernmental Relations  
101 E. Wilson St, 10<sup>th</sup> Floor, Madison, WI 53702-0001  
Phone (608)266-0288  
Fax (608) 266-5519  
<http://www.doa.state.wi.us>

June 28, 2004

Richard Cromheecke  
Cromheecke Custom Homes, LLC  
200 E. Maple Avenue  
Beaver Dam, WI 53916

Re: Annexation of Territory from the Town of Beaver

Dear Mr. Cromheecke:

We received a letter on June 24 from Cromheecke Custom Homes containing two annexation petitions, one on which you are the petitioner and one on which Alan Strohschein is the petitioner. These annexations are on hold because no fee was included.

Enclosed please find a *Request for Annexation Review* form that sets fees for the review of municipal annexations pursuant to section 16.53 (14) of the Wisconsin Statutes and that became effective September 1, 2001. As noted on the fee schedule, the annexation fee includes an initial filing fee of \$200 **and** review fee based on acreage of the territory. Please complete the information on the enclosed submittal form and attach a check or money order payable to Wisconsin Department of Administration. Our 20-day review period will commence upon receipt of your completed form and fee. Because it appears that both annexations are intended to be adopted as a single ordinance, you need pay only one fee (so just one \$200 initial fee and one review fee based on the sum of the acreage of both petitions).

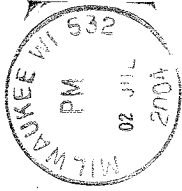
It appears that both annexations are for road right of way of Crystal Lake Road and Prospect Road. Would it be possible to provide a larger scale map to see these proposed annexations in relation to the rest of Beaver Dam? Should you have any questions, please contact me at (608) 264-6102.

Sincerely,

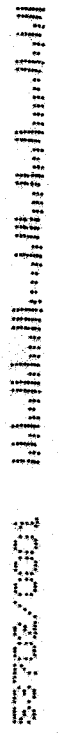
Erich Schmidtke  
Municipal Boundary Review

TRI-C Development, Inc.  
200 E. Maple Ave.  
Beaver Dam, WI 53916

7/2/04



Wisconsin Dept. of Administration  
Div. of Intergovernmental Relations  
101 E. Wilson St., 10th Floor  
Madison, WI 53702-0001



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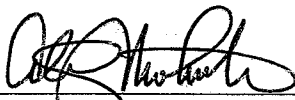
A scale map of the territory proposed for annexation is attached hereto.

There are no electors and there is no resident population in the territory proposed for annexation.

| Signature of Petitioning<br>Property Owner<br>Petitioner | Date of Signing | Address of |
|--|-----------------|------------|
|--|-----------------|------------|

Caroline Strohschein  
Alan J. Strohschein  
Power of Attorney for Finances

By:

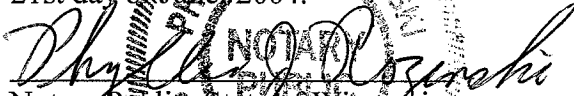


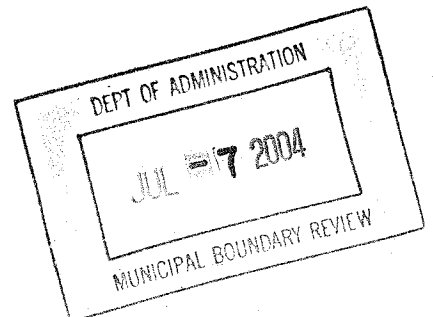
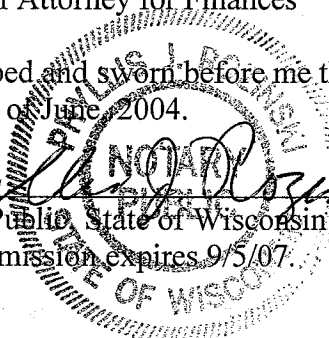
June 21, 2004

PO Box 440  
Columbus, WI 53925

Alan J. Strohschein  
Power of Attorney for Finances

Subscribed and sworn before me this  
21st day of June, 2004.

  
Notary Public, State of Wisconsin  
My commission expires 9/5/07.



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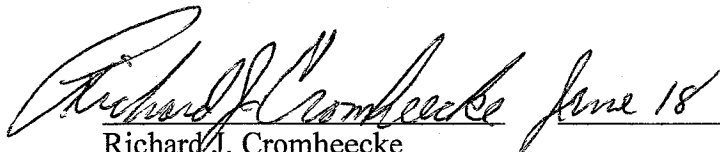
Signature of Petitioning  
Property Owner

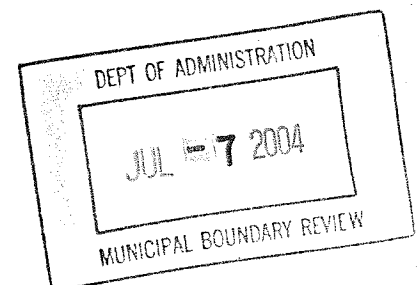
Date of Signing

Address of Petitioner

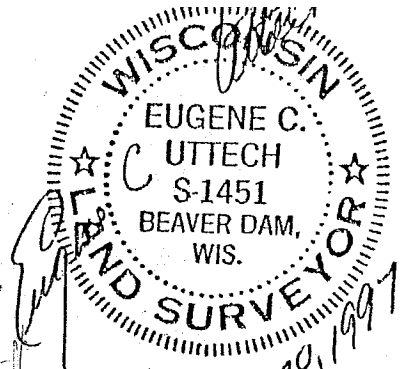
Tri-C Developing, Inc.  
By:

200 E. Maple Avenue  
Beaver Dam, WI 53916

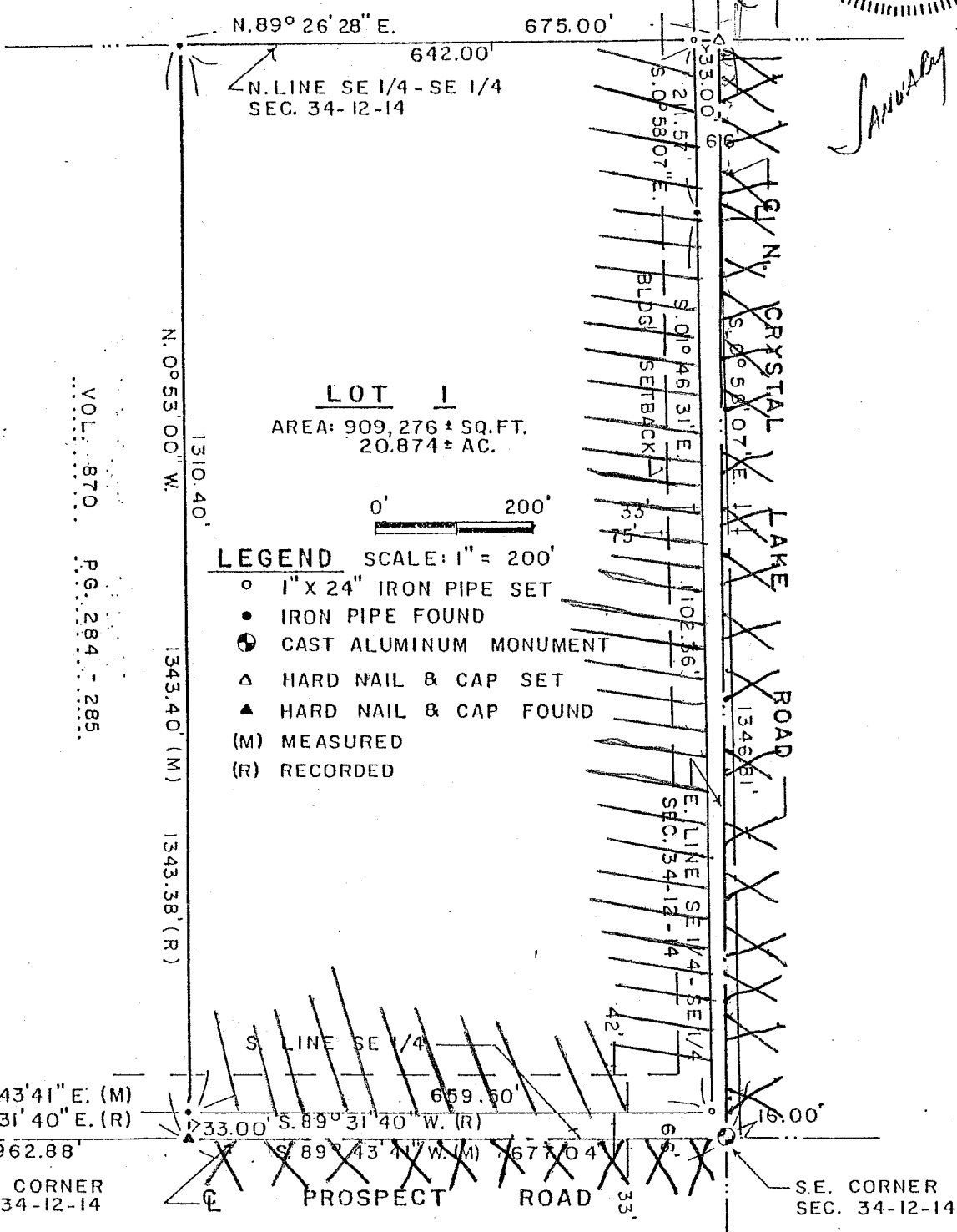
 June 18, 2004  
Richard J. Cromheecke  
President



OWNER: Robert J. and Mildred Eilbes



TO ASSUME N. 89° 43' 41" E. ALONG  
H. LINE OF THE SE 1/4 SEC. 34-12-14



VOL. 870  
PG. 284 - 285

**LOT 1**  
AREA: 909,276 ± SQ. FT.  
20.874 ± AC.



- LEGEND** SCALE: 1" = 200'
- 1" X 24" IRON PIPE SET
  - IRON PIPE FOUND
  - ⊙ CAST ALUMINUM MONUMENT
  - △ HARD NAIL & CAP SET
  - ▲ HARD NAIL & CAP FOUND
  - (M) MEASURED
  - (R) RECORDED

////// = City of Beaver Dam XXXX = Town of Beaver Dam  
VOL. 25 PG. 07



# Request for Annexation Review

Wisconsin Department of Administration

RECEIVED  
AT  
DHIR

JUL -7 04

Shipping Address:

Mailing Address:

Phone:

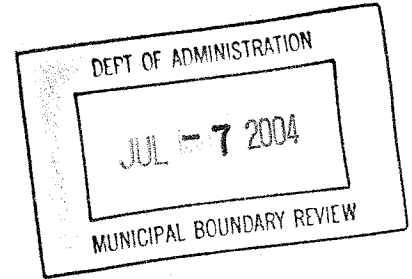
E-mail:

Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
PO Box 1645  
Madison, WI 53701-1645  
Phone: 608-266-0288 Fax: 608-267-6917  
E-mail: George.Hall@doa.state.wi.us

Petitioner's Name and Address

TRI-C Development, Inc. & Alan Strohschein  
200 E. Maple Ave.  
Beaver Dam, WI 53916

**Office use only:**



1. Town where property is located Beaver Dam
2. Petitioned City or Village Beaver Dam
3. County where property is located Dodge
4. Population of the territory to be annexed 0
5. Area (in acres) of the territory to be annexed less than 2

920-885-5100  
Petitioner's phone #  
920-887-0791  
Town Clerk's phone #  
920-887-4600  
City/Village Clerk's phone #

**Contact Information if different than petitioner:**

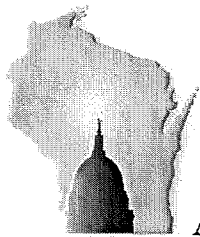
Representative's Name and Address:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Phone \_\_\_\_\_  
E-mail \_\_\_\_\_

Surveyor or Engineering Firm's Name and Address:  
Advantage Engineering  
W7287 Forest Ave.  
Fond du Lac, WI 54937  
Phone 920-922-8662  
E-mail \_\_\_\_\_

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

1. Legal Description meeting the requirements of s.66.0217 (c).....
2. Map meeting the requirements of s. 66.0217 (g)
  - Includes delineating boundary of the annexing city of village on the map.....
  - Territory is contiguous to city or village.....
3. Petition or Notice of Intent to Circulate.....
4. Statutory method used?
  - Unanimous s. 66.0217 (2), or,.....
  - Direct by one-half approval s. 66.0217 (3).....
5. Check or money order covering Department of Administration annexation fee.....





**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 266-5519  
<http://www.doa.wi.gov/>

July 7, 2004

PETITION FILE NO. 12362

GARY DUMMER, CLERK  
CITY OF BEAVER DAM  
205 S LINCOLN AVE  
BEAVER DAM, WI 53916-2323

CHERYL GOODRICH, CLERK  
TOWN OF BEAVER DAM  
W8540 COUNTY W  
BEAVER DAM, WI 53916

Subject: CROMHEECKE 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 Beaver Dam to the City of Beaver Dam (see attached description) must be reviewed pursuant to the statute. This annexation was put on hold on June 28 for lack of a review fee. This fee having been paid, this annexation is now off hold.

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.

Our reply must be prepared within a very limited statutory deadline. Please return the questionnaire no later than July 22, 2004 so that the information can be reviewed prior to the department's statutory deadline of July 27, 2004. Direct any questions and comments to Erich Schmidtke at (608) 264-6102 or George Hall at (608) 266-0683. Thank you for your cooperation.

Enclosed please also find 2003 Wisconsin Act 317 which makes a number of changes to annexation law. In order for this annexation petition to be considered for adoption as an ordinance, the proposed annexation will be need to comply with this law.

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

Sincerely,

Erich Schmidtke  
[erich.schmidtke@doa.state.wi.us](mailto:erich.schmidtke@doa.state.wi.us)  
(608) 264-6102

Enclosures

RECEIVED  
AT  
DHIR

PETITION # 12302

JUL 21 04

ANNEXATION REVIEW QUESTIONNAIRE

MUNICIPAL BOUNDARY REVIEW

1. Territory to be annexed: ROAD RIGHT-OF-WAY | From Town of: BEAVER DAM | To City/Village of: BEAVER DAM

2. Area (Acres): 1.52      Approx. Equalized (full) value: Land:\$ \*      Improvements:\$ \*

3. Property Tax Payments **OR** Boundary Agreement (circle one)

|  |  |
|--|--|
| a. Annual town property tax on territory to be annexed: _____                | a. Title of boundary agreement: _____  |
| b. Total that will be paid to Town (annual tax multiplied by 5 years): _____ | b. Year adopted: _____   |
| c. Paid by:      Petitioner<br>City/Village (circle one)<br>Other            | c. Participating jurisdictions: _____  |
|  | d. Statutory authority (circle one)<br>66.0307                  66.0225                  66.0301 |

4. Approximate present land use of territory: | Resident Population: |

|                           |                      |                    |
|---------------------------|----------------------|--------------------|
| Undeveloped: <u>100</u> % | Residential _____ %  | Electors: <u>0</u> |
| Commercial: _____ %       | Recreational _____ % | Total: <u>0</u>    |
| Industrial: _____ %       |                      |                    |

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

|                     |                      |                     |
|---------------------|----------------------|---------------------|
| Commercial: _____ % | Residential _____ %  | Other: <u>100</u> % |
| Industrial: _____ % | Recreational _____ % |                     |

Comments: STREET RIGHT-OF-WAY

6. Has a preliminary \_\_\_ or final \_\_\_ plat been submitted to the Plan Commission: \_\_\_ Yes X No

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

In the town?: RESIDENTIAL

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

|                                  |                              |
|----------------------------------|------------------------------|
| Sanitary sewer _____             | Police/Fire protection _____ |
| Water supply _____               | EMS _____                    |
| Storm sewers _____               | Zoning _____                 |
| Other <u>STREET RIGHT-OF-WAY</u> |                              |

\* NOT KNOWN

9. Is the city/village or town capable of providing needed utility services?  
City/Village  Yes \_\_\_ No. Town \_\_\_ Yes  No

|   |                  |       |
|---|------------------|-------|
| If yes, approximate time table for providing service:<br>Sanitary Sewers immediately<br>or, write in number of years. | City/Village     | Town  |
|   | <u>IMMEDIATE</u> | _____ |
| Water Supply immediately,<br>or, write in number of years.  | City/Village     | Town  |
|   | <u>IMMEDIATE</u> | _____ |

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: \_\_\_\_\_

10. Parks and Recreation:

Total acreage: 0 Annual park program appropriation: \$ 0

Describe proximity of parks from annexation territory:

MINNIE'S MEADOW PARK - 2100' WEST  
V8-TECH PARK - 1900' WEST  
CRYSTAL LAKE PARK - AT SE CORNER OF N. CRYSTAL LAKE RD. & PROSPECT RD.

11. Schools:

What school district(s) serve the territory to be annexed? BEAVER DAM

12. Planning:

1. Do you have a comprehensive plan for the City/Village/Town?  Yes \_\_\_ No  
If yes, when was it prepared? 1999-2000 When Updated? \_\_\_\_\_  
Who prepared the plan? MSA PROFESSIONAL SERVICES

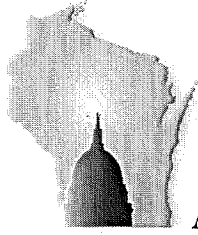
2. Annual appropriation for planning? \$ NOT KNOWN

3. How is the annexation territory now zoned? NOT KNOWN

4. How will the land be zoned and used if annexed? R-1 RESIDENTIAL, STREET RIGHT OF WAY

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

|                                       |  |
|---------------------------------------|--|
| Prepared by: <u>TOM KENNEDY</u>       | Please RETURN PROMPTLY to:                   |
| Title: <u>ENGINEERING COORDINATOR</u> | Division of Intergovernmental Relations      |
| Phone: <u>(920) 887-4600 EXT. 326</u> | Municipal Boundary Review                    |
| Date: <u>7-10-08</u>                  | 101 E. Wilson Street, 10 <sup>th</sup> Floor |
|                                       | Madison, WI 53702-0001                       |



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**JIM DOYLE**  
GOVERNOR

**MARC J. MAROTTA**  
SECRETARY

**Division of Intergovernmental Relations  
Municipal Boundary Review**  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001  
(608) 264-6102, Fax (608) 266-5519  
<http://www.doa.wi.gov/>

July 29, 2004

DOA PETITION FILE NO. 12362

GARY DUMMER, CLERK  
CITY OF BEAVER DAM  
205 S LINCOLN AVE  
BEAVER DAM, WI 53916-2323

CHERYL GOODRICH, CLERK  
TOWN OF BEAVER DAM  
W8540 COUNTY W  
BEAVER DAM, WI 53916

Subject: CROMHEECKE ANNEXATION

The proposed annexation submitted to our office on June 28, 2004, has been reviewed and found to be in the public interest.

The subject petition is for territory that is reasonably shaped and contiguous to the City of Beaver Dam.

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 state 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 Secretary of State. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. The address of the Office of the Secretary of State is:

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
P.O. Box 7848  
Madison, WI 53707-7848

Please call me at (608) 266-0683, should you have any questions concerning this annexation review letter. I am enclosing a copy of Act 317, as this legislation may affect the passage of any annexation ordinance.

Sincerely,

George Hall  
Municipal Boundary Review

Cc: Richard Cromheecke, Cromheecke Custom Homes LLC