

# 13779

Matt & Minal Hahm

13779	Date Sent	Reply	Status
Town Quest	5/19		
Muni Quest	5/19	5/27	
Prop. Lister			

Town of CEDARBURG  
City of CEDARBURG  
06/04/2014

OK/COMMENTS 6/4/14

# Request for Annexation Review

Wisconsin Department of Administration

Division of Intergovernmental Relations  
Municipal Boundary Review  
101 E. Wilson Street, 10<sup>th</sup> Floor  
Madison, WI 53702-0001

608-264-6102 Fax: 608-267-6917  
Erich.Schmidtke@Wisconsin.gov

13779

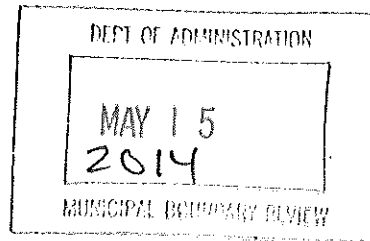
## Petitioner's Name and Address

Matt & Minal Hahm

2035 Blacksmith Road

Cedarburg WI 53012

## Office use only:



262-385-6031

Petitioner's phone #

262-377-4509

Town Clerk's phone #

262-375-7606

City/Village Clerk's phone #

1. Town where property is located Cedarburg
2. Petitioned City or Village Cedarburg
3. County where property is located Ozaukee
4. Population of the territory to be annexed 0
5. Area (in acres) of the territory to be annexed 5.007
6. Tax parcel number(s) of territory to be annexed 03-033-02-026.01  
(if the territory is part or all of an existing parcel)

## Contact Information if different than petitioner:

### Representative's Name and Address:

Phone 262-385-6031

E-mail hahms@msquaredengineering.com

### Surveyor or Engineering Firm's Name and Address:

M Squared Engineering, LLC

W62N215 Washington Ave

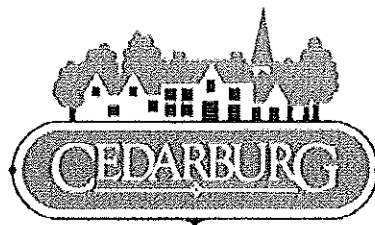
Cedarburg, WI 53012

Phone 262-376-4246

E-mail matt@msquaredengineering.com

## 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 boundary of the annexing city of village & Territory is contiguous..... ☒
3. Signed Petition or Notice of Intent to Circulate is included ..... ☐
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..... ☒



Print Form

Reset Form

13779

**LAND DEVELOPMENT APPLICATION**

City of Cedarburg

APPLICANT: Minal Hahm TELEPHONE: 262-376-4246  
ADDRESS: 2035 Blacksmith Road Cedarburg WI 53012  
(Street) (City) (State) (Zip)  
PROPERTY OWNER: Matt & Minal Hahm TELEPHONE: 262-385-6031  
ADDRESS: 2035 Blacksmith Road Cedarburg WI 53012  
(Street) (City) (State) (Zip)

REQUEST FOR:

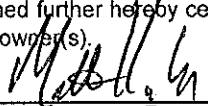
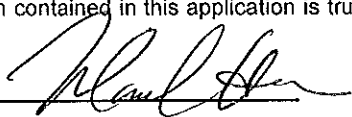
- |  |  |
|--|--|
| <input type="checkbox"/> Concept Review                    | <input type="checkbox"/> Conditional Use Zoning    |
| <input type="checkbox"/> Site/Architectural Plan Approval  | <input type="checkbox"/> Annexation Request        |
| <input type="checkbox"/> Subdivision Plat or C.S.M. Review | <input type="checkbox"/> Variance/Board of Appeals |
| <input type="checkbox"/> Zoning District Change            | <input type="checkbox"/> Other                     |

STATUS OF APPLICANT: ☒ OWNER ☐ AGENT ☐ BUYER ☐ OTHERPROJECT NAME: TBDPRESENT ZONING: AG ZONING REQUESTED: RS-3LOCATION: Western Avenue / Ridgeway Lane / Prairie View Road ACREAGE: 5.007

USES PROPOSED AND DESCRIBE REQUEST: RS-3 - Single Family Residential homes similar to adjacent development named  
Prairie View Subdivision. Anticipate approximately 10 - 12 lots. Conceptual lot and roadway layout as previously approved by  
City is attached.

NOTE: Please attach a one-page (minimum) written description of your proposal or request and drawings, sketches, or survey maps as appropriate, preferably no larger than 11" x 17" (if readable).

The undersigned certifies that he/she has familiarized himself/herself with the State and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct. This application shall be signed by the property owner(s).

SIGNED BY:   DATE: 05/08/2014  
Property Owner(s)

- |            |                                   |
|------------|-----------------------------------|
| \$ 35      | Concept Review                    |
| * Fee Sch. | Site/Architectural Plan Approvals |
| * Fee Sch. | C.S.M. Review                     |
| * Fee Sch. | Subdivision Plat                  |
| \$ 150     | Zoning District Change            |
| \$ 250     | Conditional Use Zoning            |
| \$ 150     | Annexation Request                |
| \$ 150     | Variance/Board of Appeals         |
| * Fee Sch. | Other                             |

\$ 150 TOTAL FEE

Application Submittal Date: \_\_\_\_\_

Date Fees Paid: \_\_\_\_\_

Plan Submittal Date: \_\_\_\_\_

Confirm Plans Submitted: \_\_\_\_\_

1st Plan Commission Appearance: \_\_\_\_\_

APPLICATION AND FEE RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

\*See Fee Schedule on back of this form.

Plan Commission File No.: \_\_\_\_\_

Land Development Application - 12/22/2004

PETITION FOR DIRECT ANNEXATION  
PURSUANT TO SECTION 66.0217(2), WISCONSIN STATUTES  
WHERE OWNERS DO NOT RESIDE IN TERRITORY

13779

We, the undersigned, constituting all of the owners not residing in the territory to be annexed and all of the owners of the real property in the territory described below currently located in the Town of Cedarburg, Ozaukee County, Wisconsin, lying contiguous to the City of Cedarburg, Ozaukee County, Wisconsin, petition the City of Cedarburg to annex to the City of Cedarburg the territory described as follows:

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 21 EAST, TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST 1/4; THENCE N 87°54'18" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, 589.23 FEET; THENCE S 00°33'16" E 329.99 FEET; THENCE N 87°51'20" E 87.17 FEET TO THE POINT OF BEGINNING; OK

THENCE CONTINUING N 87°51'20" E 638.54 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 33; THENCE S 02°40'17" E ALONG SAID EAST LINE 341.39 FEET TO A NORTHERLY LINE OF PRAIRIE VIEW BEING A SUBDIVISION RECORDED IN THE OZAUKEE COUNTY COURTHOUSE; THENCE S 87°55'43" W ALONG SAID NORTHERLY LINE 640.70 FEET; THENCE N 02°18'34" W 340.56 FEET TO THE POINT OF BEGINNING;

PARCEL CONTAINS 5.007 ACRES (218,090 SQUARE FEET).

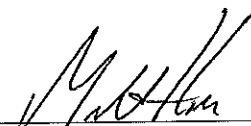
And as shown on the attached scale map, marked Exhibit "ANNEXATION MAP", and incorporated herein by reference.

The current population of such territory is zero (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.

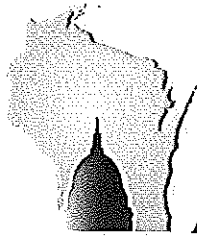
ESTATE OF MATTHEW HAHM & MINAL HAHM  
Owner

By:

  
Matthew Hahm, Owner

By:

  
Minal Hahm, Owner



**WISCONSIN DEPARTMENT OF  
ADMINISTRATION**

**SCOTT WALKER**  
GOVERNOR

**MIKE HUEBSCH**  
SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview/>

May 19, 2014

PETITION FILE NO. 13779

CONSTANCE K. MCHUGH, CLERK  
CITY OF CEDARBURG  
PO BOX 49  
CEDARBURG, WI 53012

DEBRA OTTO, CLERK  
TOWN OF CEDARBURG  
1293 WASHINGTON AVE  
CEDARBURG, WI 53012

Subject: MATT & MINAL HAHM 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 CEDARBURG to the City of CEDARBURG (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 June 4, 2014. 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, 9<sup>th</sup> Floor  
Madison WI 53703  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview/>

Petitioner: **Matt & Minal Hahm** Petition Number: **13779**

1. Territory to be annexed: Outlot 1 CS113841 From Town of: **Town of CEDARBURG** To City/Village of: **City of CEDARBURG**

2. Area (Acres): 5.007 ac

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. Total that will be paid to Town (annual tax multiplied by 5 years): \_\_\_\_\_ b. Year adopted \_\_\_\_\_

c. Paid by: ☒ Petitioner ☐ City ☐ Village c. Participating jurisdictions \_\_\_\_\_

☐ Other: \_\_\_\_\_ d. Statutory authority (pick one)

☐ s. 66.0307 ☐ s. 66.0225 ☐ s. 66.0301

4. Resident Population: Electors: Total: **0**

5. Approximate **present land use** of territory:

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: 100 %

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

Residential: 100 % 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? RESIDENTIAL

In the town?: RESIDENTIAL

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 time table 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:

1. Do you have a comprehensive plan for the City/Village/Town?

☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan?

☒ Yes ☐ No

Describe: \_\_\_\_\_

2. Annual appropriation for planning? \$ 41,000

3. How is the annexation territory now zoned? AG

4. How will the land be zoned and used if annexed? RS-3, Single Family Residential

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

*The subject property is immediately adjacent to a subdivision in the city which is currently under development where sewer, water and public road facilities are available.*

Prepared by: ☐ Town ☒ City ☐ Village

Name: Jonathan Censky

Email: Planner@ci.cedarburg.wi.us

Phone: 262-375-7610

Date: 5/21/2014

(April 2013)

Please RETURN PROMPTLY to:

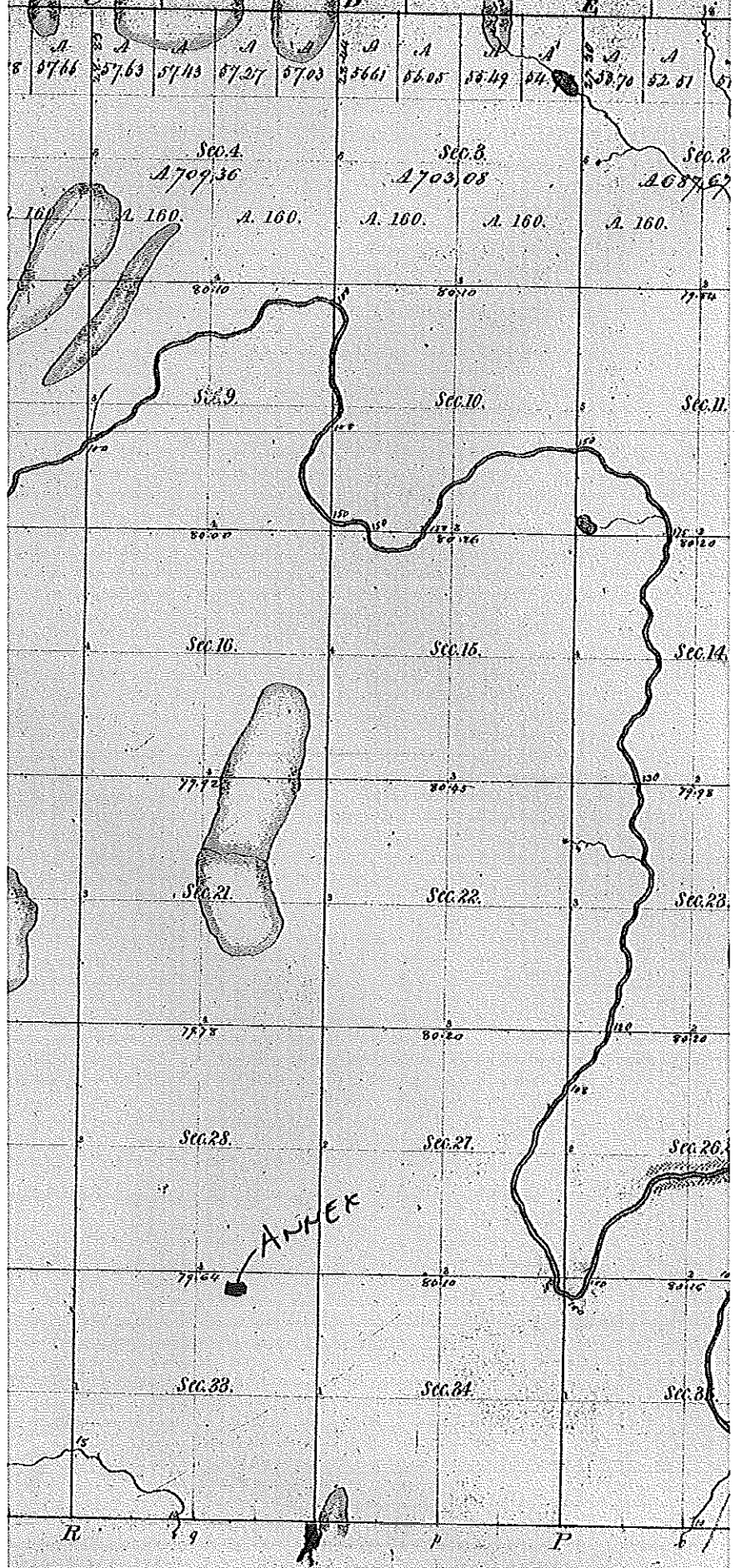
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

10, Range No 21 East 4.



Total number of Acres: 23,000.00





13779



### Legend

- Quarter-Quarter
- Cities, Towns & Villages
- City
- Village
- Civil Town
- Rivers and Streams
- Open Water
- 2010 Air Photos (WROC)



1: 10,032

0.3 Miles

0.16

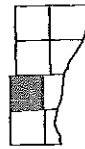
0

0.3

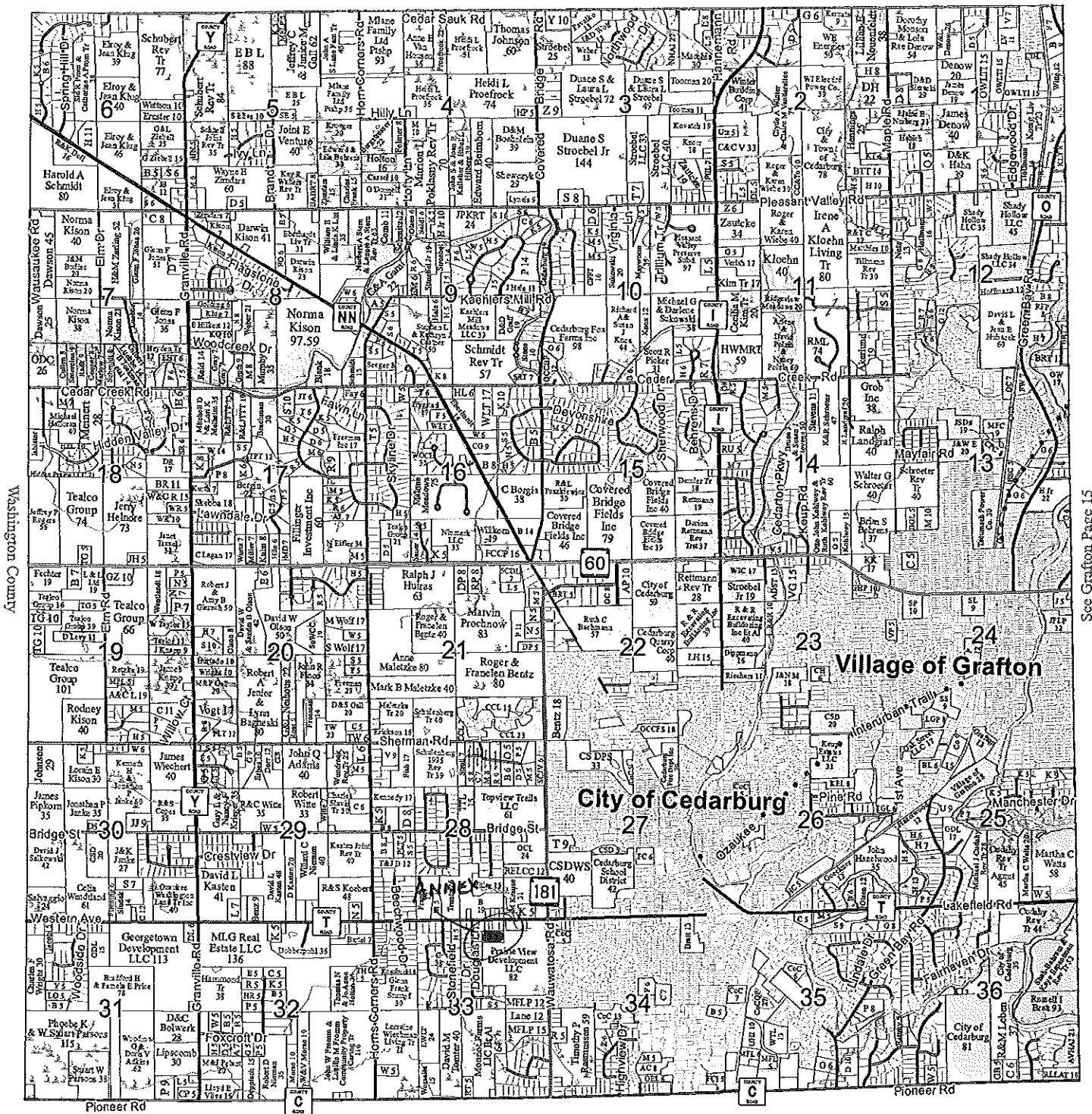
DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No 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/org/legal/>

NAD\_1983\_HARN\_Wisconsin\_TM  
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Notes



See Saukville Page 16



See Grafton Page 15

See Mequon (West) Page 12



## Ozaukee County GIS



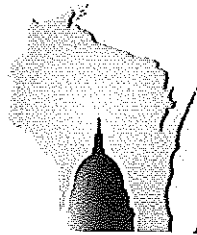
## Ozaukee County

121 W Main St P.O. Box 994  
Port Washington WI 53074  
262-284-9411

DISCLAIMER: Ozaukee County does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

SCALE: 1" = 1311'

Print Date: 6/4/2014



WISCONSIN DEPARTMENT OF  
ADMINISTRATION

SCOTT WALKER  
GOVERNOR  
MIKE HUEBSCH  
SECRETARY

**Municipal Boundary Review**  
PO Box 1645, Madison WI 53701  
Voice (608) 264-6102 Fax (608) 264-6104  
Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
Web: <http://doa.wi.gov/municipalboundaryreview/>

June 4, 2014

PETITION FILE NO. 13779

CONSTANCE K. MCHUGH, CLERK  
CITY OF CEDARBURG  
PO BOX 49  
CEDARBURG, WI 53012

DEBRA OTTO, CLERK  
TOWN OF CEDARBURG  
1293 WASHINGTON AVE  
CEDARBURG, WI 53012

Subject: MATT & MINAL HAHM ANNEXATION

The proposed annexation submitted to our office on May 15, 2014, 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 and any other contiguous village or city...." so as unincorporated land transitions to city or village status, the resulting boundaries are rational and easy for jurisdictions and residents to follow. The subject petition is for territory that is reasonably shaped and contiguous to the **CITY OF CEDARBURG**.

Note: The scale map included with the ordinance that annexes this territory must clearly show and identify the existing municipal boundary in relation to the territory being annexed.

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. **Please also include the MBR number with your ordinance as this assists with record keeping. Your MBR number is: 13779**

The address of the Office of the Secretary of State is:

Annexations and Railroads  
Division of Government Records  
Office of the Secretary of State  
PO Box 7848  
Madison WI 53707-7848

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

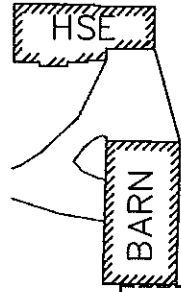
cc: petitioner

# ANNEXATION MAP 1379

OUTLOT 1 OF CERTIFIED SURVEY MAP 3841, AS RECORDED IN THE OZAUKEE COUNTY COURTHOUSE AS DOCUMENT 0975680 AND BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 10 NORTH, RANGE 21 EAST, TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL CONTAINS 5.007 ACRES (218,090 SQUARE FEET).

NW COR OF  
THE NE 1/4  
SECTION 33  
TION, R21E  
ALUM. CAP  
MONUMENT



LOT 1  
CSM 3841

03-033-02-023.00

UNPLATTED

LANDS

03-033-02-022.00

NORTH LINE OF THE NORTHEAST 1/4 33-10-21

N2° 18' 34\"/>

S87° 55' 43\"/>

640.70'

OUTLOT 1  
CSM 3841  
5.007 AC  
218,090 S.F.

UNPLATTED

LANDS

03-033-02-005.00

03-033-02-004.00

03-033-02-003.00

03-033-02-002.00

03-033-02-001.00

N87° 51' 20\"/>

S87° 54' 18\"/>

1320.59'

S2° 40' 17\"/>

670.65'

S2° 40' 17\"/>

341.39'

P.O.B.

RIDGEWAY  
LANE

NE COR OF  
THE NE 1/4  
SECTION 33  
TION, R21E  
ALUM. CAP  
MONUMENT



CITY OF  
CEDARBURG

BEARINGS ARE REFERENCED  
TO WISCONSIN STATE PLANE  
COORDINATE SYSTEM SOUTH ZONE  
NORTH LINE OF THE NE 1/4  
RECORDED AS S 87° 54' 18\"/>

1"=100'



THIS INSTRUMENT WAS DRAFTED BY ANTHONY J. GROMACKI, RLS-2090