

14121

Hammer Kavazanjian Farms

14121	Date Sent	Reply	Status
Town Quest	6/5		
Muni Quest	6/5	6-18	
Prop. Lister	6/5		

TOWN OF BEAVER DAM
CITY OF BEAVER DAM
06/25/2018

OK 6-25-18

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

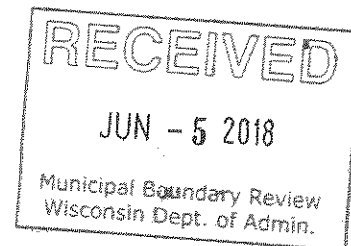
Name: **CHARLES W. HAMMER & NANCY
KAVAZANJIAN**

Address: **W7503 COUNTRY DRIVE**

BEAVER DAM, WI 53916

Email: **CHARLESHAMMER@ME.COM**

Office use only:



1. Town where property is located: **BEAVER DAM**
2. Petitioned City or Village: **CITY OF 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: **73.327**
6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **004-1214-2622-
000, 004-1214-2623-002**

Petitioners phone:

(920) 887-2471

Town clerk's phone:

(920) 887-0791 EXT. 13

City/Village clerk's phone:

(920) 887-4600 EXT. 349

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
MSA PROFESSIONAL SERVICES, INC.

201 CORPORATE DRIVE

BEAVER DAM, WI 53916

Phone:

Phone: **(920) 887-4242**

E-mail:

E-mail: **MLAUE@MSA-PS.COM**

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

\$1000 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

\$1350 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: _____

Payee: _____

Check Number: _____

Check Date: _____

Amount: _____

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- ☒ State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- ☒ Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- ☒ State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

☒ The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

☐ If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

☐ The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

☒ The map shall be an **accurate reflection** of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

☒ The map must include a **graphic scale**.

☒ The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

☒ The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

☐ If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4).

☒ If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

Hammer & Kavazanjian

W7503 Country Dr., Beaver Dam, WI 53916

Phone: 920-887-2471 nkavy55@gmail.com Charleshammer@me.com

March 26, 2018

City of Beaver Dam Engineering
C/O Ritchie Piltz
205 S. Lincoln Avenue
Beaver Dam, WI 53916

To whom it may concern:

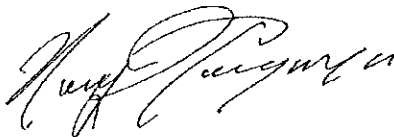
We would like to have our property, as described in the attached plat of survey prepared by MSA professional services, annexed into the City of Beaver Dam, Wisconsin, from its current location in the town of Beaver Dam.

This letter serves as intent of notice to this effect. Please let us know what else is required and, or if you have any questions.

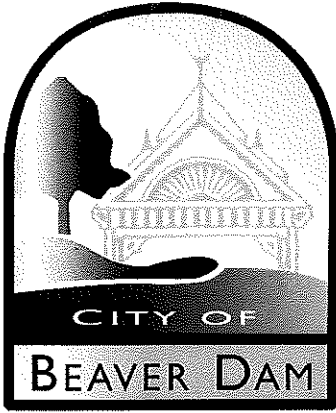
Respectfully yours,



Charles W. Hammer



Nancy Kavazanjian



City of Beaver Dam
205 South Lincoln Avenue
Beaver Dam, Wisconsin 53916

Phone: (920) 887-4600
Fax: (920) 887-4605

June 1, 2018

Erich Schmidtke
Municipal Boundary Review
101 East Wilson Street, 10th Floor
Madison, WI 53702-0001

Re: Request for Annexation Review

Enclosed please find a Request for Annexation Review form, Petition for Annexation, legal description, and scale map relating to the annexation of lands located in the Town of Beaver Dam to the City of Beaver Dam. I have also enclosed a check for annexation review fees in the amount of \$1,350.00.

If you have any questions, please feel free to call me at (920) 887-4600.

Sincerely,

City of Beaver Dam

A handwritten signature in black ink, which appears to read "John Somers". The signature is fluid and cursive, with a large initial "J" and "S".

John Somers
Director of Administration



ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
201 Corporate Drive Beaver Dam, WI 53916
(920) 887-4242 (800) 552-6330
www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 2555001

DRAWN BY: B. BUCHDA

CHECKED BY: M. LAUE

FILE: HAMMER CSM.DWG

SHEET NO. 2 OF 2

PLAT OF SURVEY

SURVEYOR'S CERTIFICATION

I, Michael J. Laue, Professional Land Surveyor of the State of Wisconsin do hereby certify that by order of Charles Hammer, I have made a survey of part of the NW 1/4 of the NW 1/4 and part of the SW 1/4 of NW 1/4 of Section 26, Town 12 North, Range 14 East in the Town of Beaver Dam, Dodge County, Wisconsin and being more particularly described as follows:

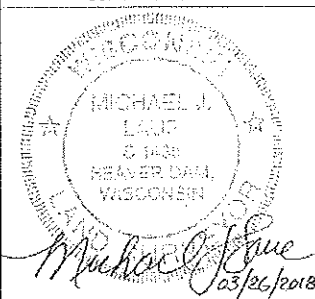
LEGAL DESCRIPTION

POINT OF BEGINNING at the West 1/4 corner of Section 26, Town 12 North, Range 14 East, in the Town of Beaver Dam, Dodge County Wisconsin; thence N 00°41'18" W, 852.12 feet along the west line of NW 1/4 of said Section 26 to the southwest corner of Lot 1 CSM # 1125; thence N 89°18'43" E, 375.13 feet along the south line of CSM #1125 to the southeast corner of CSM #1125; thence N 00°41'17" W, 398.39 feet along the east line of said Lot 1 and the east line of Doc. No. 1160418 to a point on the southern right of way of C.T.H. B; thence S 89°27'12" E, 12.81 feet along the southern right of way; thence N 80°58'55" E, 101.44 feet along the southern right of way; thence N 00°37'48" E, 66.00 feet to a point on the northern right of way of C.T.H. B; thence N 79°43'19" W, 101.44 feet along the northern right of way; thence N 89°22'12" W, 142.33 feet along said right of way to the southeast corner of lands described in Doc. No. 1187422; thence N 00°41'08" W, 197.09 feet along the east line of said Doc. No. 1187422; thence N 89°23'30" W, 248.01 feet along the north line of said Doc. No. 1187422 to the northwest corner of said Doc. No. 1187422 and the west line of the NW 1/4 of said Section 26; thence N 00°41'18" W, 1116.10 feet along the west line to the NW 1/4 corner of said Section 26; thence S 88°24'27" E, 1333.77 feet along the north line of the NW 1/4 of said section to northeast corner of the NW 1/4 - NW1/4; thence S 00°39'18" E, 2665.20 feet along the east line of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 to the southeast corner of the SW1/4 - NW1/4; thence N 88°42'31" W, 1331.96 feet along the south line of the NW 1/4 to the West 1/4 corner of said Section and the **POINT OF BEGINNING**. OK

Said parcel contains 3,307,498 sq ft / 75.929 acres more or less

I further certify that this map is a correct representation of all of the exterior boundaries of the land surveyed and the division of that land, that I have complied with the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Provisions of the Dodge County land use code in surveying and mapping the same to the best of my knowledge and belief.

"SURVEYOR'S SEAL"



CLIENT:

CHARLES HAMMER
N7503 COUNTRY DRIVE
BEAVER DAM, WI 53916



ARCHITECTURE | ENGINEERING | ENVIRONMENTAL
FUNDING | PLANNING | SURVEYING
201 Corporate Drive Beaver Dam, WI 53916
(920) 887-4242 (800) 552-6330
www.msa-ps.com
© MSA Professional Services, Inc.

PROJECT NO. 2555001

DRAWN BY: B. BUCHDA

SURVEYOR: M. LAUE

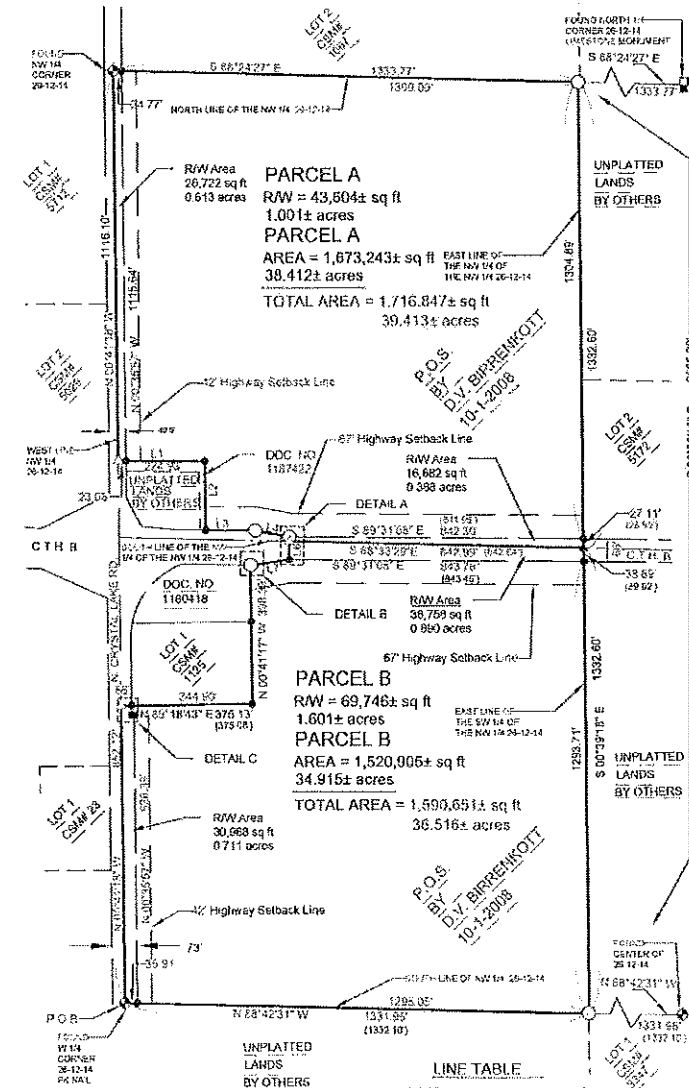
FILE NO. HAMMER CSM DWG

SHEET NO. 1 OF 2

OWNER:
CHARLES HAMMER
N7603 COUNTRY DRIVE
BEAVER DAM, WI 53916

PLAT OF SURVEY

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND
PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 26, T12N, R14E, TOWN OF BEAVER DAM, DODGE
COUNTY, WISCONSIN.



LEGEND

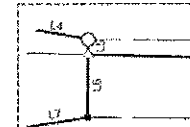
- FD B/CAM
- FD 1" IRON PIPE
- SET 3/4" IRON REBAR
- SET PK NAIL
- FOUND PK NAIL
- FD LIMESTONE MONUMENT

BEARINGS ARE REFERENCED TO THE
DODGE COUNTY COORDINATE SYSTEM

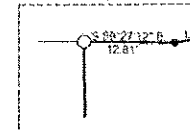
SAID PARCEL IS SUBJECT TO ALL EASEMENTS
AND AGREEMENTS RECORDED AND UNRECORDED

TOTAL AREA
3,307,498± sq. ft.
75.929± acres

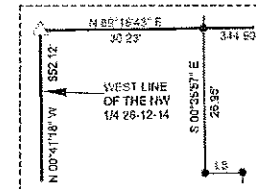
DETAIL A



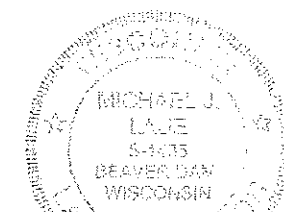
DETAIL B



DETAIL C



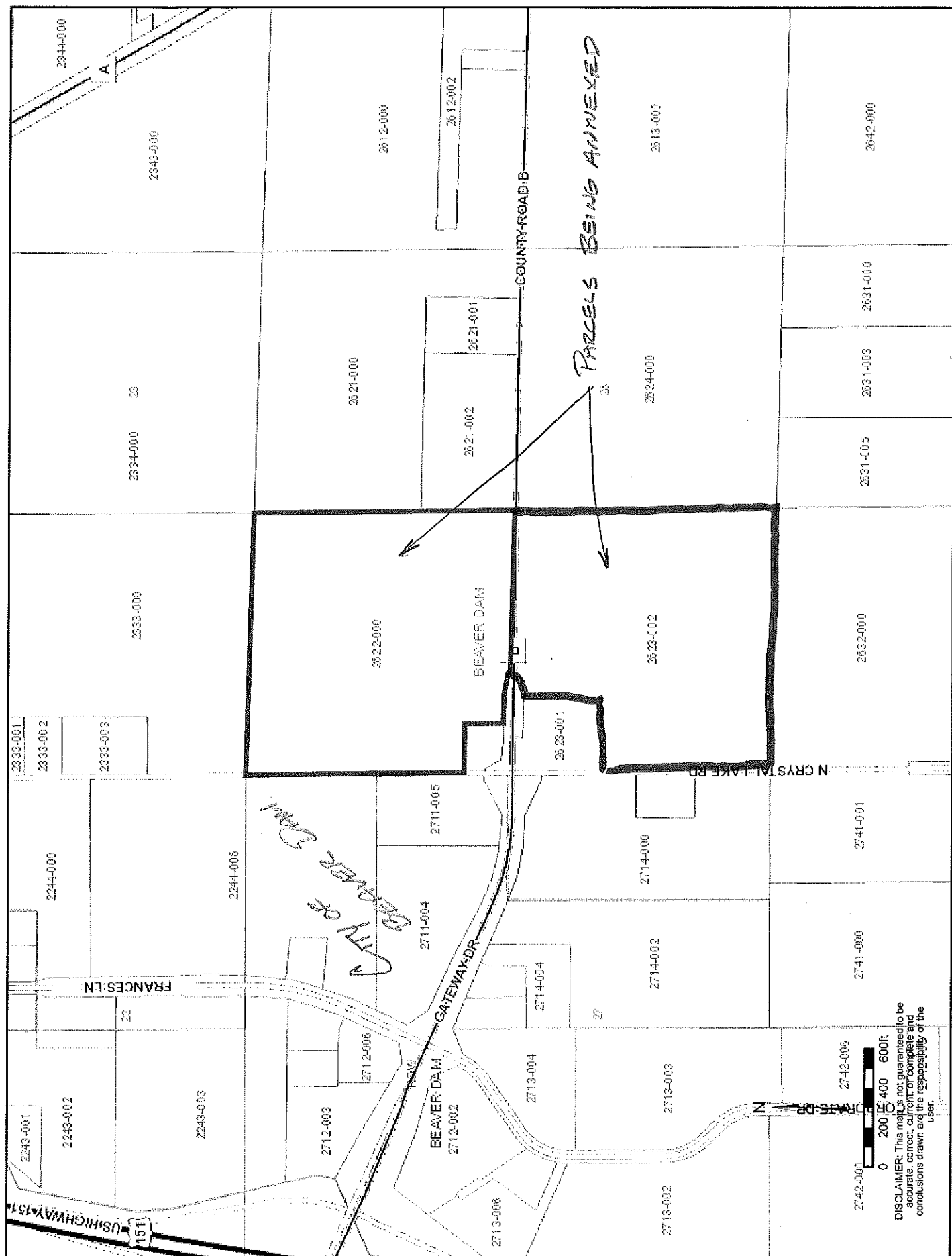
SURVEYOR'S SEAL



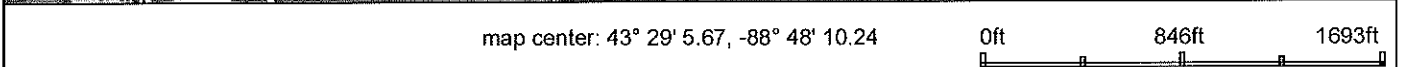
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 69° 23' 30\"/>	248.01'
L2	N 00° 41' 08\"/>	197.06'
L3	N 89° 22' 12\"/>	142.23'
L4	N 79° 43' 19\"/>	101.44'
L5	N 80° 57' 46\"/>	12.07'
L6	N 00° 37' 48\"/>	53.02'
L7	N 80° 58' 55\"/>	101.44'
L8	S 68° 24' 03\"/>	7.00'





Aerial Map



11/9/2017



SCOTT WALKER
GOVERNOR
ELLEN NOWAK
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>

June 05, 2018

PETITION FILE NO. 14121

JOHN SOMERS, CLERK
CITY OF BEAVER DAM
205 S LINCOLN AVE
BEAVER DAM, WI 53916-2323

KRISTINE KLODOWSKI, CLERK
TOWN OF BEAVER DAM
W8540 COUNTY RD W
BEAVER DAM, WI 53916-9422

Subject: HAMMER KAVAZANJIAN FARMS 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.

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 25, 2018. 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
PO Box 1645
Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: Hammer Kavazanjian Farms

Petition Number: 14121

1. Territory to be annexed: From TOWN OF BEAVER DAM To CITY OF BEAVER DAM

2. Area (Acres): 74.328

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 11.73 + 14.10 = 25.83

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 129.15

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: _____ %

Undeveloped: 100 %

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

Residential: 80 % Recreational: _____ % Commercial: 20 % 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?

COMMERCIAL

In the town?: RESIDENTIAL / FARM

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

☒ Sanitary sewer ☒ Water supply ☒ Storm sewers

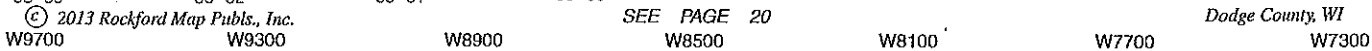
☐ Police/Fire protection ☐ EMS ☐ Zoning

Other _____

Refer to page 78 for keyed parcels

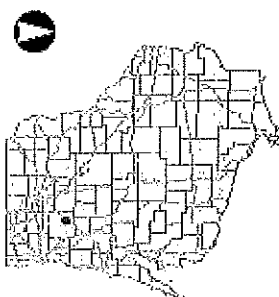
T.11-12N.-R.14E.

SEE PAGE 52





14121



NAD_1983_HARN_Wisconsin_TM

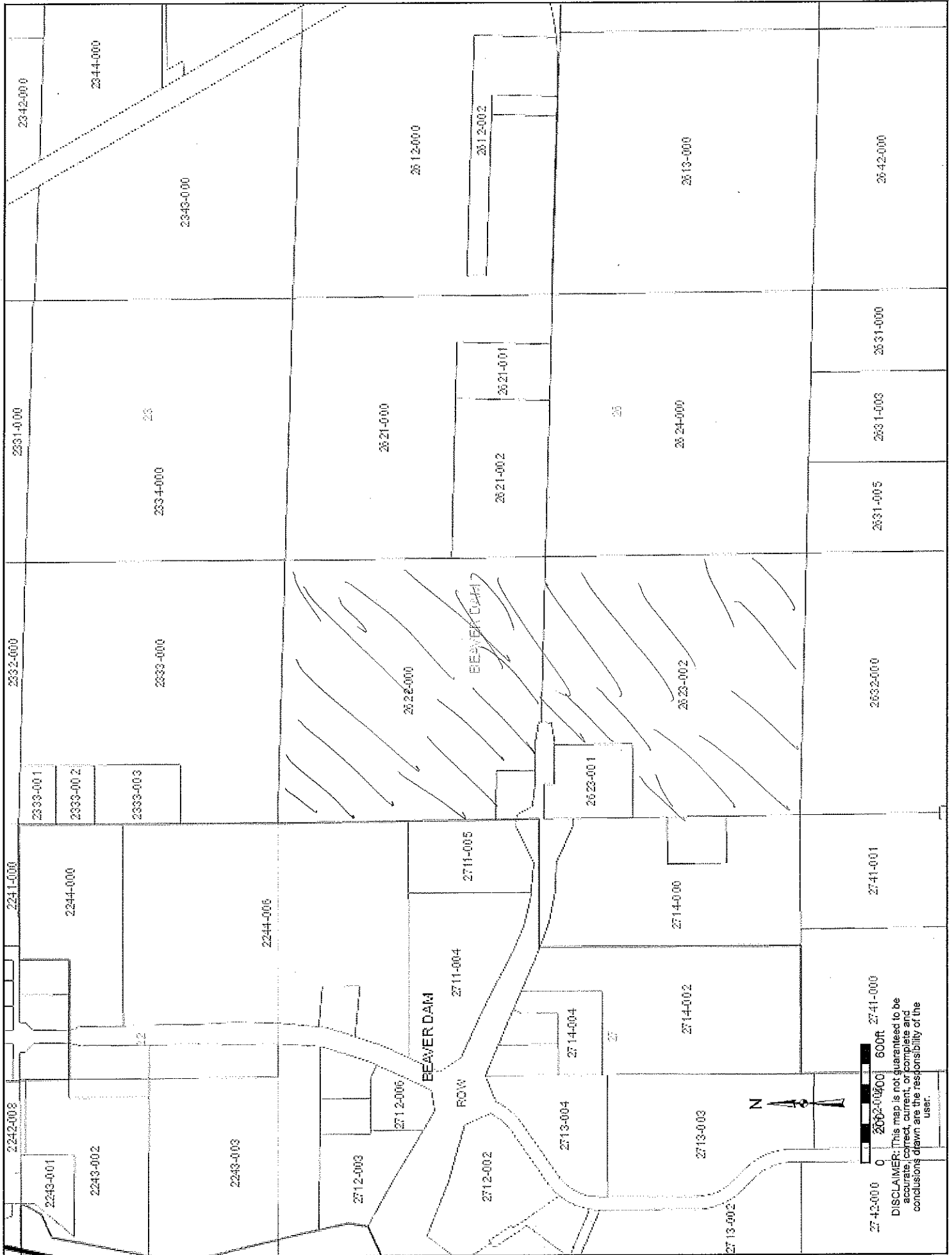
1 : 7,920

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/>

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 HWY
 - Local Road
- ☐ County and Local Roads
- ☐ Railroads
- ☐ Tribal Lands
- ☐ Rivers and Streams
- ☐ Intermittent Streams
- ☐ Lakes and Open water
- ☐ Index to EN_Image_Basemap_Leaf Off

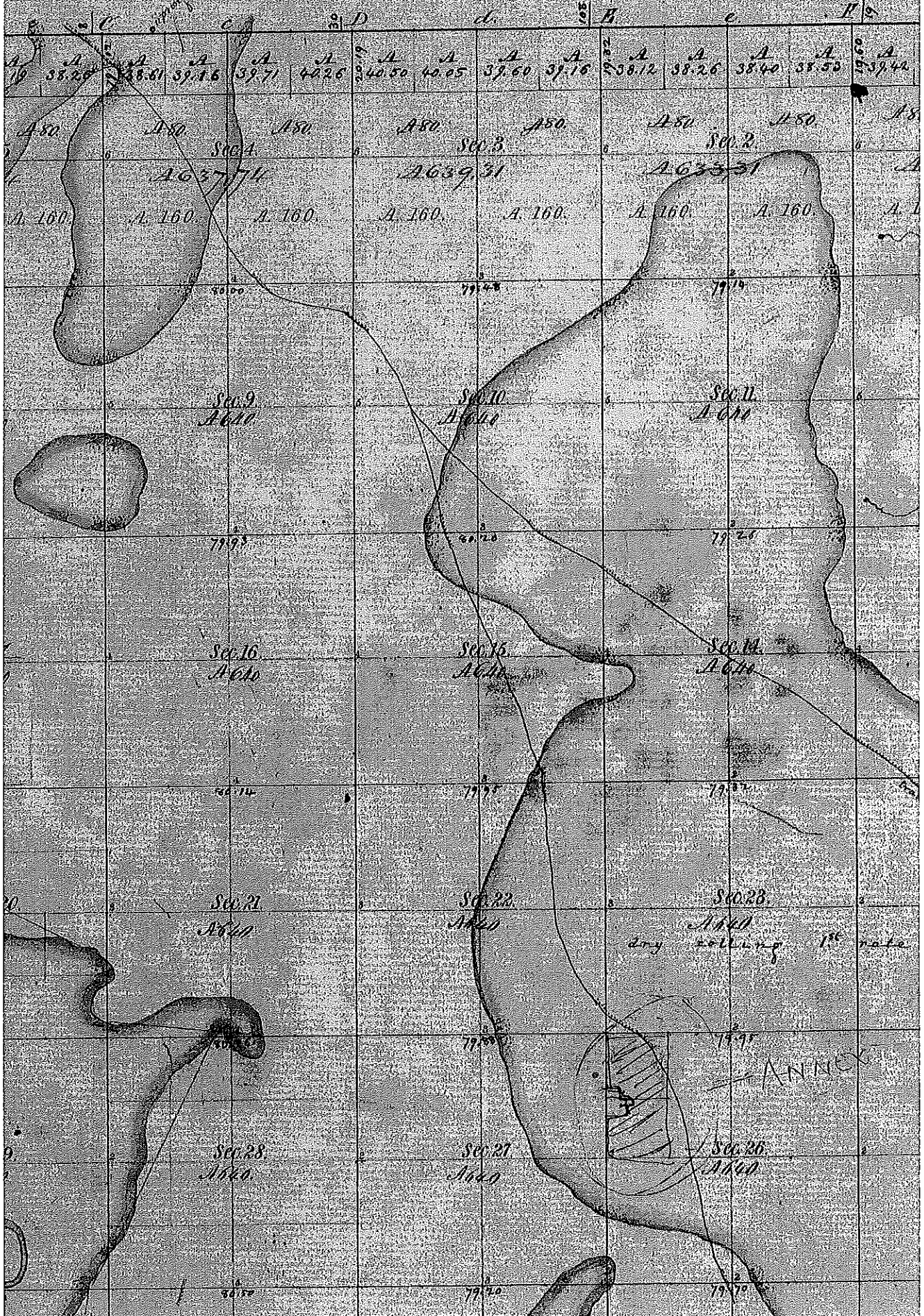
Notes



2742-000 0 200 400 600 ft

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

No. XII N. Range No. XIV E. 4th Mer. Wis.





SCOTT WALKER
GOVERNOR
ELLEN NOWAK
SECRETARY

Municipal Boundary Review
PO Box 1645, Madison WI 53701
Voice (608) 264-6102 Fax (608) 264-6104
Email: wimunicipalboundaryreview@wi.gov
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June 25, 2018

PETITION FILE NO. 14121

JOHN SOMERS, CLERK
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205 S LINCOLN AVE
BEAVER DAM, WI 53916-2323

KRISTINE KLODOWSKI, CLERK
TOWN OF BEAVER DAM
W8540 COUNTY RD W
BEAVER DAM, WI 53916-9422

Subject: HAMMER KAVAZANJIAN FARMS ANNEXATION

The proposed annexation submitted to our office on June 05, 2018, 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 BEAVER DAM**, which is able to provide needed municipal services.

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 14121 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=2194>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner