

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

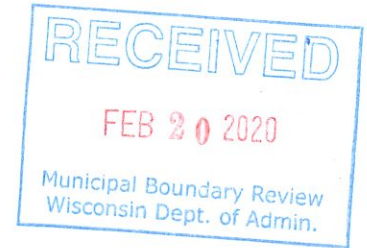
Name: **MATT HAHM (THE HAHM GROUP, LLC)**

Address: **W62N215 WASHINGTON AVE**

CEDARBURG, WI 53012

Email: **HAHMS@MSQUAREDENGINEERING.COM**

Office use only:



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: **3.768**

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): **03-022-14-002.00**

Petitioners phone:

262-385-6031

Town clerk's phone:

262-377-4509

City/Village clerk's phone:

262-275-7606

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
M SQUARED ENGINEERING, LLC

W62N215 WASHINGTON AVE

CEDARBURG, WI 53012

Phone: **262-385-6031**

E-mail:

HAHMS@MSQUAREDENGINEERING.COM

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 (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

\$600 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

\$950 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**

Date fee received: 2-20-20 Shaded Area for Office Use Only

Payee: Hahn Developments LLC

Check Number: 1060

Check Date: 2-7-20

Amount: \$950

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.]

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

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:

PARCEL 1, CERTIFIED SURVEY MAP 341 BEING A OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 10 NORTH, RANGE 21 EAST, RECORDED IN THE OFFICE OF REGISTER OF DEEDS FOR OZAUKEE COUNTY ON JANUARY 15, 1970 IN VOLUME 2 OF CERTIFIED SURVEY MAPS PAGES 3 AND 4, AS DOCUMENT 232642, IN THE TOWN OF CEDARBURG, OZAUKEE COUNTY, WISCONSIN, WHICH IS BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION ; THENCE S02°06'23"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 1006.08 FEET; THENCE S87° 20'04"W 1479.44 FEET TO THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 341 BEING RECORDED IN THE OZAUKEE COUNTY COURTHOUSE IN VOLUME 2, PAGES 3-4 AS DOCUMENT NUMBER 232642 AND BEING THE POINT OF BEGINNING; THENCE S87°20'04"W ALONG THE NORTH RIGHT OF WAY LINE OF SUSAN LANE AND BEING THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP 341 481.07 FEET; THENCE N02°15'59"W 341.02 FEET; THENCE N87°19'19"E 481.39 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID CERTIFIED SURVEY MAP 341; THENCE S02°12'46"E ALONG THE EAST LINE OF SAID CERTIFIED SURVEY MAP 341 341.12 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3.768 ACRES (164,128 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

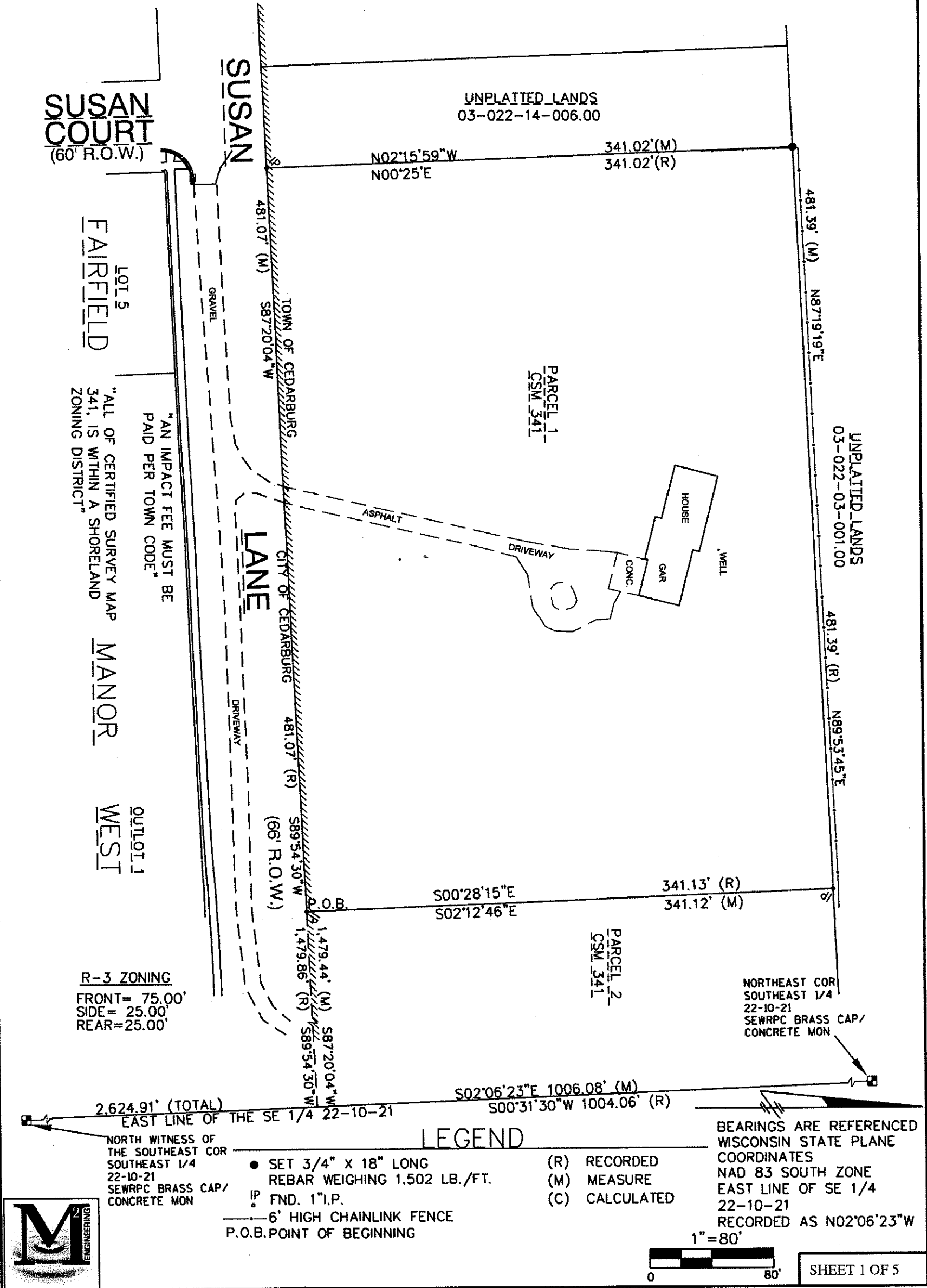
ANNEXATION MAP

LEGAL DESCRIPTION:

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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: **Hahm Group LLC**

Petition Number: **14288**

1. Territory to be annexed: From **TOWN OF CEDARBURG** To **CITY OF CEDARBURG**

2. Area (Acres): **3.768**

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ **616.60**

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **3,093**

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: **100** % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: _____ %

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: **City response**

8. What is the **nature of land use adjacent** to this territory in the city or village?

Residential

In the town?: **Old quarry + 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 timetable for providing service: City/Village Town

Sanitary Sewers immediately ☒ ☐
or, write in number of years. _____

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

city response

If yes, identify the nature of the anticipated improvements and their probable costs: _____

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town? ☒ Yes ☐ No

Is this annexation consistent with your comprehensive plan? ☐ Yes ☐ No

b. How is the annexation territory now zoned? R-3 Single Family Residential

c. How will the land be zoned and used if annexed? Residential

12. Elections: ☐ New ward or ☐ Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, elections@wi.gov or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

city response

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

Prepared by: ☒ Town ☐ City ☐ Village

Name: ERIC RYER

Email: eroyer@town.cedarburg.wi.us

Phone: 262-377-4509

Date: 3-7-2020

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

Township N^o 10, Range N^o 21 East 4th Mer. Wis. Ter.



Meanders of Milwaukee River N. 136. up stream									
Posts	Courses	Ch. ^o Lk. ^s	Posts	Courses	Ch. ^o Lk. ^s	Posts	Courses	Ch. ^o Lk. ^s	
21	N 79 W	3.52		119 W	3.67				
	S 80 W	2.00		112 E	7.42				
	N 71 W	6.19		128 W	4.07				
	N 34 W	4.57		167 W	11.40				
	N 10 W	6.00		139 W	4.00				
	N 45 E	11.00		111 E	2.80				
	N 15 E	4.00		155 E	0.66				
	N 7 W	16.70							
	N 76 E	13.50	7	155 E	7.04				
	N 34 E	16.90		124 E	13.87				
19	N 35 E	1.42	9	130 E	9.50				
			12	153 W	6.65				
18	N 71 W	3.00		114 W	4.80				
	S 87 W	14.70		137 E	9.18				
	N 83 W	7.50	13	117 W	2.45				
	S 39 W	4.50							
	N 69 W	9.00	13	117 W	1.15				
	West	9.00		141 W	9.50				
	N 66 W	8.60		149 W	7.50				
	N 74 W	3.60		112 W	8.87				
	N 15 E	4.64		117 E	15.30				
	N 46 E	14.50		130 W	18.00				
	N 69 E	7.00		19 W	13.00				
	N 17 E	4.60		132 E	7.34				
	N 14 E	13.50		140 W	8.24				
	N 23 E	9.10		139 W	1.49				
16	N 23 E	12.6	15	139 W	2.51				
	N 55 E	4.92		113 W	12.70				
	N 34 E	4.50		119 W	5.00				
	N 2 W	11.30		137 W	7.00				
	N 16 E	5.64		171 W	9.50				
	N 8 W	2.30		247 W	13.66				
	N 22 E	18.00		16 W	3.00				
	N 15 W	8.00		168 E	11.00				
	N 24 W	7.18		N 83 E	10.24				
	N 73 E	11.00		N 55 E	4.56				
	N 49 E	13.50		158 E	5.63				
	N 35 E	3.69		144 E	2.50				
14	N 25 E	1.31	17	N 89 E	22.00				
	N 18 W	12.50	20	131 W	14.50				
	N 40 E	11.00		177 W	11.50				
11	N 66 E	2.78		131 W	4.00				
				147 W	7.00				
10	N 64 W	7.20		14 E	7.25				
	N 35 W	17.00		134 W	11.50				
	N 20 W	12.50		119 W	6.50				
	N 44 W	9.39		138 E	4.50				
				153 E	4.50				
8	N 44 W	2.00	23	N 75 E	22.72				
	N 17 E	8.00							
	N 82 E	7.70							
	N 34 E	5.60							
	N 11 W	7.50							
	N 84 E	4.46							
	N 50 E	5.00							
5	N 58 E	4.92							
4	N 20 W	10.50							
1	N 2 E	2.36							
Left Bank									
Down Stream									
3	137 W	1.50							
3	143 E	6.72							
6	149 W	6.24							

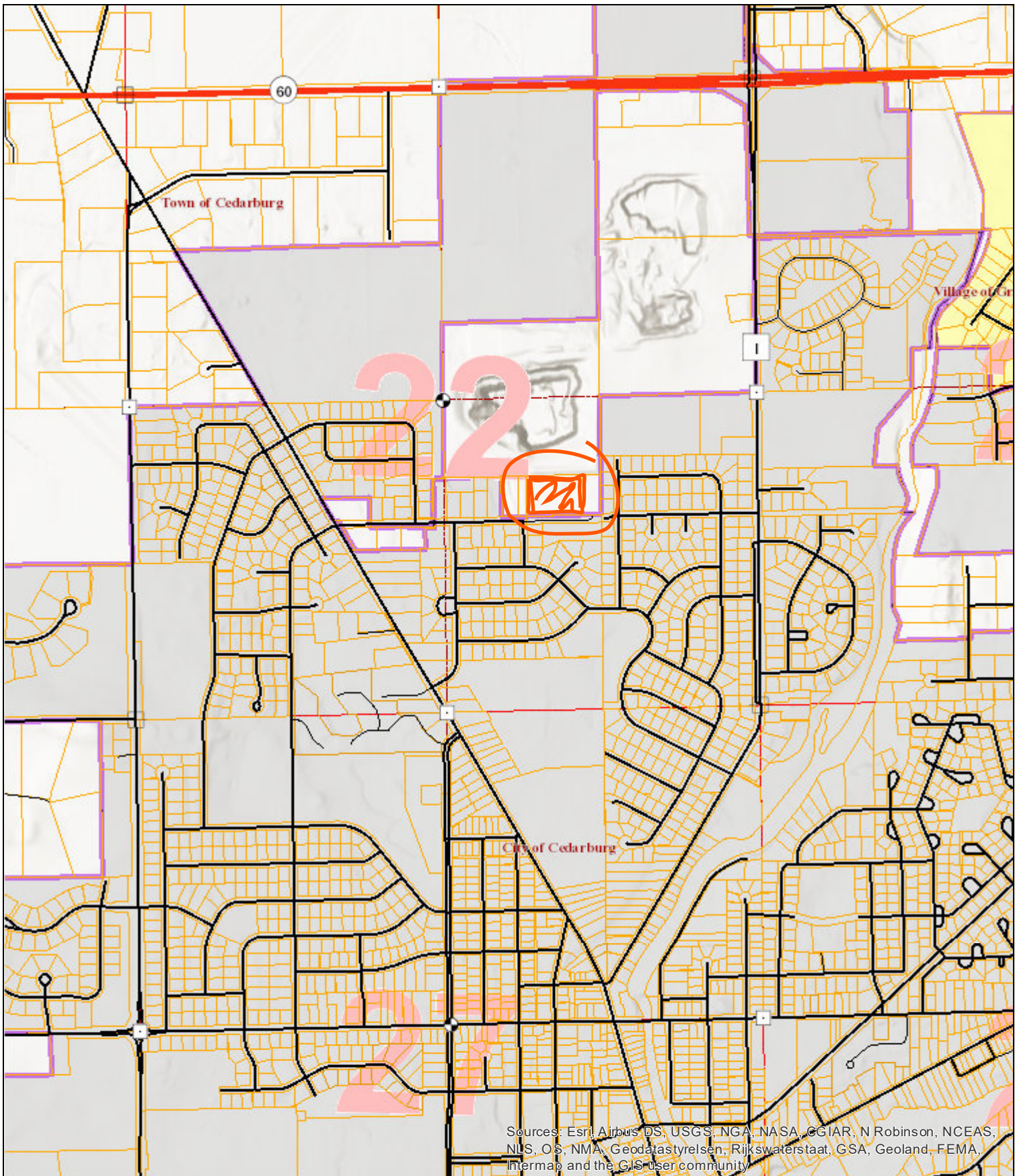
Total number of Acres 23,004.20

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When paid for and ch ^d in the Sur ^g Gen ^l acc ^t
Township lines	Mullett & Smith	17 th Aug 1835	M. Ch ^s Lks.	1 st 1836	2 nd 1836
Subdivisions	M. M. Smith	1 st Jan 1836	10 - 47 - 35	1 st 1836	3 rd 1836

The above Map of Township N^o 10 North of Range N^o 21 E. 4th Mer. Principal Meridian Wisconsin Ter. is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.
Cincinnati, Jan^y 19. 1837
C. C. S. Lytle Sur^g Gen^l

Parcel Information



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS User community

Legend

	Tax Parcel		CSM		US Highway		Town/Public Road
	Gap		Cemetery Plat		State Highway		Railroad Centerline
	Overlap		Condominium Plat		County Road		Ramp
	Historical Parcel Lines		Subdivision Plat		Private Road		
	Assessors Plat		Plat of Survey				

Product of the LAND INFORMATION OFFICE

3/11/2020, 9:11:17 AM

3/11/2020, 9:11:17 AM

0 0.05 0.1 0.2 0.3 0.4
mi



DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled.



TONY EVERS

GOVERNOR

JOEL BRENNAN

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>

March 11, 2020

PETITION FILE NO. 14288

CLAIRE WOODALL-VOGG, CLERK
CITY OF CEDARBURG
PO BOX 49
CEDARBURG, WI 53012-0049

ERIC RYER, CLERK
TOWN OF CEDARBURG
1293 WASHINGTON AVE
CEDARBURG, WI 53012-9304

Subject: HAHM GROUP LLC ANNEXATION

The proposed annexation submitted to our office on February 20, 2020, 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 CEDARBURG**, 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 14288 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=2362>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner