



## Technical Engineering Consultants, LLC

622 E Anne Street • Oconomowoc, Wisconsin 53066

Phone (414) 791-5373 • Email: trdaf@msn.com

August 7, 2023

Ms. Michelle Luedtke  
City Clerk  
City of Brookfield  
2000 N Calhoun Road  
Brookfield, Wisconsin 53005-5095

**VIA HAND DELIVERY & EMAIL**

RE: Request for Annexation by Universal Approval  
Agrawal Property  
Tax Key No.: BKFT1029999001

Dear Ms. Luedtke:

I am submitting the attached petition on behalf of Mr. Rupesh Agrawal for the annexation of land currently located in the Town of Brookfield. Annexation of the attached parcel will allow the extension of City limits to provide sanitary sewer, water, fire protection, and police services. There are no persons/electors living on the property.

Included with this request is:

- Petition for Annexation
- Legal Description of the Territory to be Annexed
- Scaled Map of the Territory to be Annexed
- Transmittal Letter to the Town of Brookfield
- Wisconsin Department of Administration Request for Annexation Review

By this submittal, we are herewith requesting placement on the next available Plan Commission Agenda.

If you should have any questions or require additional information, please feel free to contact me at your earliest convenience.

Sincerely,

A handwritten signature in black ink that reads "Dean A. Frederick". The signature is written in a cursive style with a large, looping 'D' at the beginning.

Dean A Frederick, P.E.

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located the Town of Brookfield, Waukesha County, Wisconsin lying contiguous to the City of Brookfield, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Brookfield, Waukesha County, Wisconsin.

A parcel of land located:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, NOW BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SAID NORTHEAST 1/4 SECTION; SAID POINT BEING THE PLACE OF BEGINNING OF LANDS HEREINAFTER DESCRIBED;

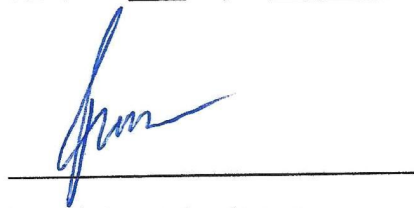
THENCE SOUTH 00°07'22" WEST AND ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 SECTION, 591.34 FEET TO A POINT; THENCE SOUTH 87°50'29" WEST AND ALONG THE NORTH LINE OF LANDS DESCRIBED IN DOCUMENT NO. 4240985, 364.91 FEET TO A POINT; THENCE SOUTH 00°09'10" WEST AND ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN SAID DOCUMENT NO. 4240985, 39.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SAID NORTHEAST 1/4 OF THE SAID NORTHEAST 1/4 SECTION; THENCE SOUTH 87°50'39" WEST AND ALONG THE SAID SOUTH LINE OF THE SAID NORTH 1/2, 962.11 FEET TO A POINT ON THE WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SAID NORTHEAST 1/4 SECTION; THENCE NORTH 00°43'24" EAST AND ALONG THE SAID WEST LINE OF THE SAID NORTHEAST 1/4 OF THE SAID NORTHEAST 1/4 SECTION, 650.48 FEET TO A POINT ON THE NORTH LINE OF THE SAID NORTHEAST 1/4 SECTION; THENCE NORTH 88°41'46" EAST AND ALONG THE SAID NORTH LINE OF THE SAID NORTHEAST 1/4 SECTION, 1296.38 FEET TO A POINT MARKING THE SOUTHEAST CORNER OF SECTION 31, TOWN 8 NORTH, RANGE 20 EAST; THENCE NORTH 89°02'50" EAST AND ALONG THE SAID NORTH LINE OF THE SAID NORTHEAST 1/4 SECTION, 23.20 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID PARCEL CONTAINS 832,715 SQUARE FEET (OR 19.1165 ACRES) OF LAND, MORE OR LESS.

Annexation of the territory will allow for the extension of city limits to provide sanitary sewer, water, fire protection, and police services.

There are no persons residing in the territory.

Dated this 5 day of June, 2023



Rupesh Agrawal, sole owner

(Attached Annexation Exhibit)

# ANNEXATION EXHIBIT "A"

SITUATED ON WEST SIDE OF LANNON ROAD (SOUTH OF LISBON ROAD), IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN.

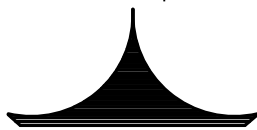
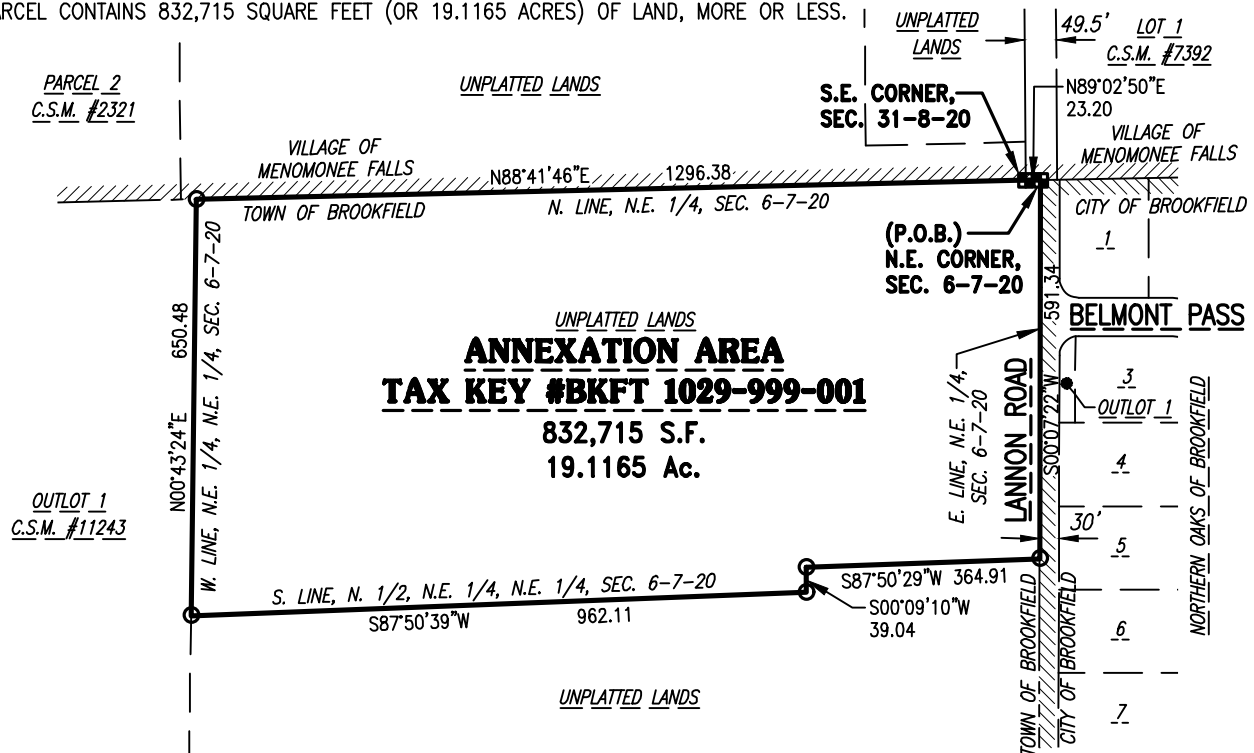
## LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 20 EAST, IN THE TOWN OF BROOKFIELD, WAUKESHA COUNTY, WISCONSIN, NOW BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

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SAID PARCEL CONTAINS 832,715 SQUARE FEET (OR 19.1165 ACRES) OF LAND, MORE OR LESS.



**NORTH**

SCALE: 1"=300'

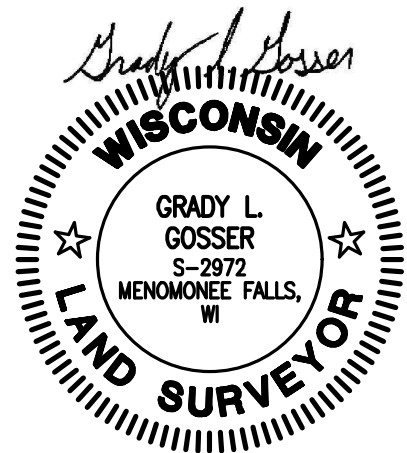


## NOTE:

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-83(11)), IN WHICH THE EAST LINE OF THE N.E. 1/4 OF SECTION 6, TOWN 7 NORTH, RANGE 20 EAST, BEARS N00°07'22"E.



**4100 N. Calhoun Road  
Suite 300  
Brookfield, WI 53005  
Phone: (262) 790-1480  
Fax: (262) 790-1481**



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

DATE: 06/05/23

# 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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Agrawal**

Petition Number: **14613**

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

2. Area (Acres): 19.1165

3. Pick one: ☐ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \_\_\_\_\_

c. Paid by: ☐ Petitioner ☐ City ☐ Village

☐ Other: \_\_\_\_\_

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

4. Resident Population: \_\_\_\_\_ Electors: \_\_\_\_\_ Total: \_\_\_\_\_

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

Residential: \_\_\_\_\_% 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: \_\_\_\_\_

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

Residential

In the town?: \_\_\_\_\_

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 \_\_\_\_\_

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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
<u>Sanitary Sewers</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
or, write in number of years.	_____	_____

<u>Water Supply</u> immediately	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: \_\_\_\_\_

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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? \_\_\_\_\_

c. How will the land be zoned and used if annexed? R-2 Single-family residential and floodway, flood fringe, and wetland preservation overlay districts, as appropriate.

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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](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

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Prepared by: ☐ Town ☒ City ☐ Village

Name: Daniel Ertl, Director of Community Development

Email: [ertl@ci.brookfield.wi.us](mailto:ertl@ci.brookfield.wi.us)

Phone: 262-796-3509

Date: August 28, 2023

(March 2018)

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Please **RETURN PROMPTLY** to:

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

Municipal Boundary Review

PO Box 1645, Madison WI 53701

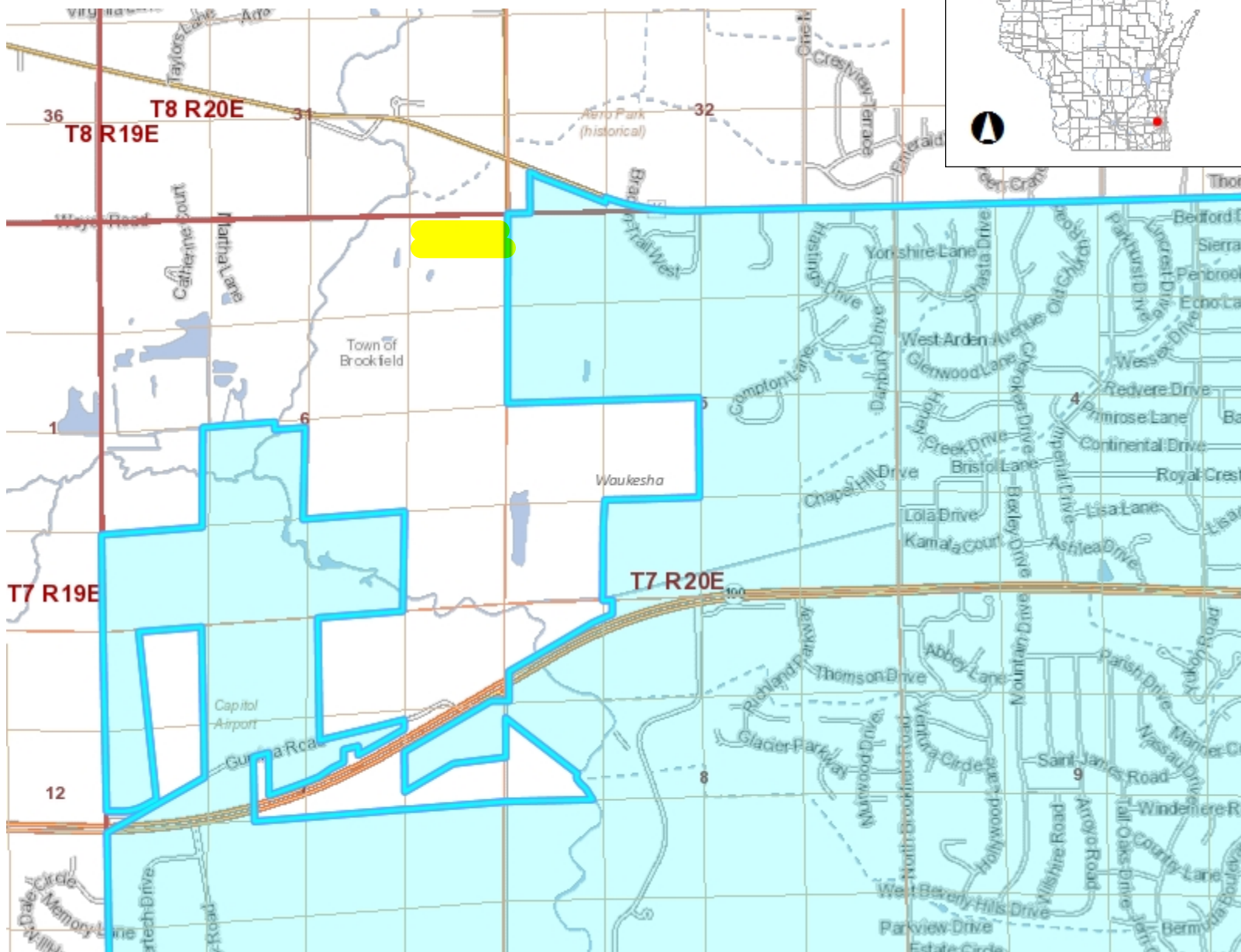
Fax: (608) 264-6104

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# Surface Water Data Viewer Map



## 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 and Local Roads
  - County HWY
  - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water

0.8 0 0.38 0.8 Miles

NAD\_1983\_HARN\_Wisconsin\_TM

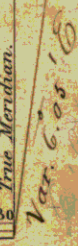
1: 23,760

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/>

## Notes



Wisconsin



Scale 40 Chains to an Inch.

The above Map of Township No 7 North of Range No 20 E. of the 4<sup>th</sup> 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 } *Robt. S. Lytle* Sur: Genl

[illegible]





TONY EVERS

GOVERNOR

KATHY BLUMENFELD

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>

August 31, 2023

PETITION FILE NO. 14613

MICHELLE LUEDTKE, CLERK  
CITY OF BROOKFIELD  
2000 N CALHOUN RD  
BROOKFIELD, WI 53005-5095

TOM HAGIE (INTERIM CLERK), CLERK  
TOWN OF BROOKFIELD  
645 N JANACEK RD  
BROOKFIELD, WI 53045-6052

Subject: AGRAWAL ANNEXATION

The proposed annexation submitted to our office on August 11, 2023, 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 Brookfield, 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 14613 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](mailto: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=2687>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner