

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

## Petitioner Information

Name: **BIELINSKI HOMES, INC.**

Address: **1830 MEADOW LANE, SUITE A**

**PEWAUKEE, WI 53072**

Email: **BIELINSKI.COM**

Office use only:

**RECEIVED**

**January 3, 2024**

Municipal Boundary Review  
Wisconsin Dept. of Admin.

1. Town where property is located: **EAGLE, WI**

2. Petitioned City or Village: **VILLAGE OF EAGLE**

3. County where property is located: **WAUKESHA**

4. Population of the territory to be annexed: **0**

5. Area (in acres) of the territory to be annexed: **.6715**

6. Tax parcel number(s) of territory to be annexed  
(if the territory is part or all of an existing parcel):  
**EGLT1812992001**

Petitioners phone:

**262-542-9494**

Town clerk's phone:

**262-594-5800**

City/Village clerk's phone:

**262-594-3400**

## Contact Information if different than petitioner:

Representative's Name and Address:  
**JOHN DONOVAN**

**BIELINSKI HOMES, INC.**

**1830 MEADOW LANE, SUITE A**

**PEWAUKEE, WI 53072**

Phone: **262-548-5570**

E-mail: **jdonovan@bielinski.com**

Surveyor or Engineering Firm's Name & Address:  
**JOSH PUDELKO**

**TRIO ENGINEERING**

**4100 N CALHOUN RD.**

**BROOKFIELD, WI 53005**

Phone: **262-7901480**

E-mail: **jpudelko@trioeng.com**

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

- Legal Description meeting the requirements of [s.66.0217 \(1\) \(c\)](#) [see attached annexation guide]
- Map meeting the requirements of [s. 66.0217 \(1\) \(g\)](#) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
  - Unanimous per [s. 66.0217 \(2\)](#), or,  
OR
  - Direct by one-half approval per [s. 66.0217 \(3\)](#)
- 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

**\$200. Initial Filing Fee** (required with the first submittal of all petitions)  
\$200 – 2 acres or less  
\$350 – 2.01 acres or more

**\$200. 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

**\$400.0**  
**0**  
**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: 1-3-24

Payee: Bielinski Homes Inc

Check Number: 43653

Check Date: 12-27-23

Amount: \$400.00

## 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 BY UNANIMOUS APPROVAL**

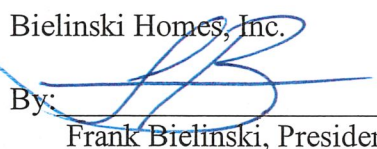
We the undersigned, constituting all of the electors and owners of certain real property in the Town of Eagle, Waukesha County, Wisconsin (the "Territory"), petition the Village Board of the Village of Eagle to annex the territory described below and shown on the attached scale map to the Village of Eagle, Waukesha County, Wisconsin:

Legal Description and scale map of the Territory is attached as Annexation Exhibit A and B.

The total population in the Territory is 0.

The total number of qualified electors residing in the Territory is 0.

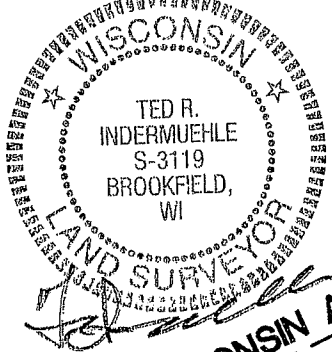
We, the undersigned, elect that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.

Signature of Petitioner(s) and Electors	Date of Signing	Owner	Elector	Address
Bielinski Homes, Inc. By:  Frank Bielinski, President	12/28/23	X		1830 Meadow Lane, Suite A Pewaukee, Wisconsin 53072

# ANNEXATION EXHIBIT "A"

ALL THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 9371, BEING LOCATED IN A PART OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN

(P.O.C.)  
N.E. CORNER OF THE  
S.E. 1/4  
SEC. 21-5-17



TED R.  
INDERMUEHLE  
S-3119  
BROOKFIELD,  
WI

WISCONSIN AND SOUTHERN RAILROAD

S01°12'34"E  
959.92

N63°45'31"E  
33.35

P.O.B.

150.21

E. LINE, S.E. 1/4, SEC. 21-5-17

**CURVE DATA:**

A = 150.21'  
R = 4944.07'  
DELTA = 01°44'27"  
CB = N64°37'44"E  
CH = 150.20"

**TOTAL ANNEXATION AREA**

29,251 S.F.  
0.6715 Ac.

TAX KEY #  
EGLT1812992001

LOT 1, CSM 9371

TAX KEY #  
EGLV1815965003

LOT 1, CSM 9371

N25°16'21"W 160.00

TOWN OF EAGLE

VILLAGE OF EAGLE

S01°12'34"E 287.45

UNPLATTED LANDS

TAX KEY #  
EGLT1812994003

N58°23'58"W 121.38

LOT 2, CSM 9371

TAX KEY #  
EGLT1812992002

TOWN OF EAGLE

VILLAGE OF EAGLE

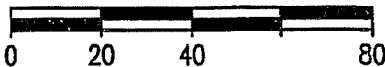
TAX KEY #  
EGLV1815965004

LOT 2, CSM 9371



**NORTH**

SCALE: 1" = 40'



x:\2021\21-055-966-01 Bialinski Eagle WI Drawings Survey EXHIBITS ANNEXATION.dwg

# ANNEXATION EXHIBIT "B"

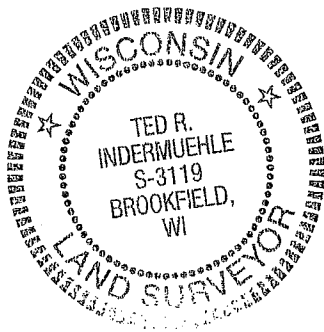
## LEGAL DESCRIPTION:

All that part of Lot 1 of Certified Survey Map Number 9371, being located in a part of the Southeast 1/4 of Section 21, Township 5 North, Range 17 East, in the Town of Eagle, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

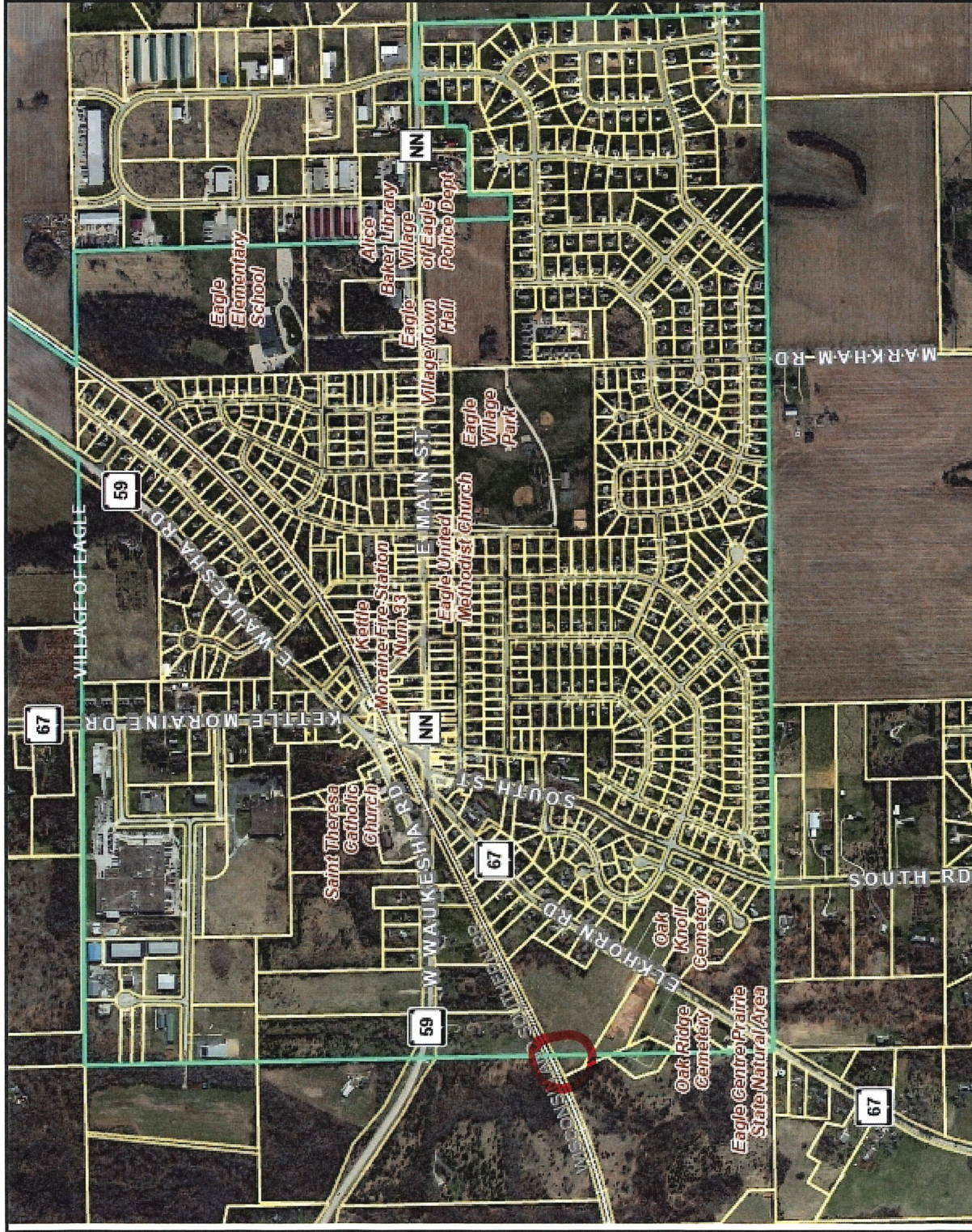
Commencing at the Northeast corner of said Southeast 1/4 Section, Thence South  $01^{\circ}12'34''$  East along the East line of said Southeast 1/4, 959.92 feet to the place of beginning of the lands hereinafter described.

Thence continuing South  $01^{\circ}12'34''$  East along said East line, 287.45 feet to a point on the Southerly line of said Lot 1; Thence North  $58^{\circ}23'58''$  West along said Southerly line, 121.38 feet to a point on the West line of said Lot 1; Thence North  $25^{\circ}16'21''$  West along said West line, 160.00 feet to a point on the South Right-of-Way of the "Wisconsin and Southern Railroad"; Thence Northeasterly 150.21 feet along the arc of a curve whose center lies to the Northwest, whose radius is 4944.07 feet, whose central angle is  $01^{\circ}44'27''$  and whose chord bears North  $64^{\circ}37'44''$  East along said South line, 150.20 feet to a point; Thence North  $63^{\circ}45'31''$  East along said South line, 33.35 feet to the point of beginning of this description.

Said Lands contains 29,251 Square Feet (or 0.6715 Acres) of land, more or less.



Ted R. Indermuehle, P.L.S.  
Professional Land Surveyor, S-3119  
**TRIO ENGINEERING, LLC**  
4100 N. Calhoun Rd. Suite 300  
Brookfield, WI 53005  
Phone: (262)790-1480



Legend

- Municipal Boundary\_2K
- Parcel\_Dimension\_2K
- Note\_Text\_2K
- Lots\_2K
- Lot
- Unit
- General Common Element
- Outlot
- Simultaneous Conveyance
- Assessor Plat
- CSM
- Condominium
- Subdivision
- Cartoline\_2K
- EA-Easement\_Line
- PL-DA
- PL-Extended\_Tie\_Line
- PL-Meander\_Line
- PL-Note
- PL-Tie
- PL-Tie\_Line
- <all other values>
- Railroad\_2K

**O =**  
Parcel being Annexed.  
Boundary MAP

The information and depictions herein are for informational purposes and Waukesha County specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Waukesha County will not be responsible for any damages which result from third party use of the information and depictions herein, or for use which ignores this warning.

0 1,186.36feet



**SITE PLAN**

**16 LOTS**  
(1.24 ac/ac)

**SITE DATA**

- Total Area = 12.9 acres
- Open Space = 50%+

**Village Zoning District (Proposed):**

**Requirements:**

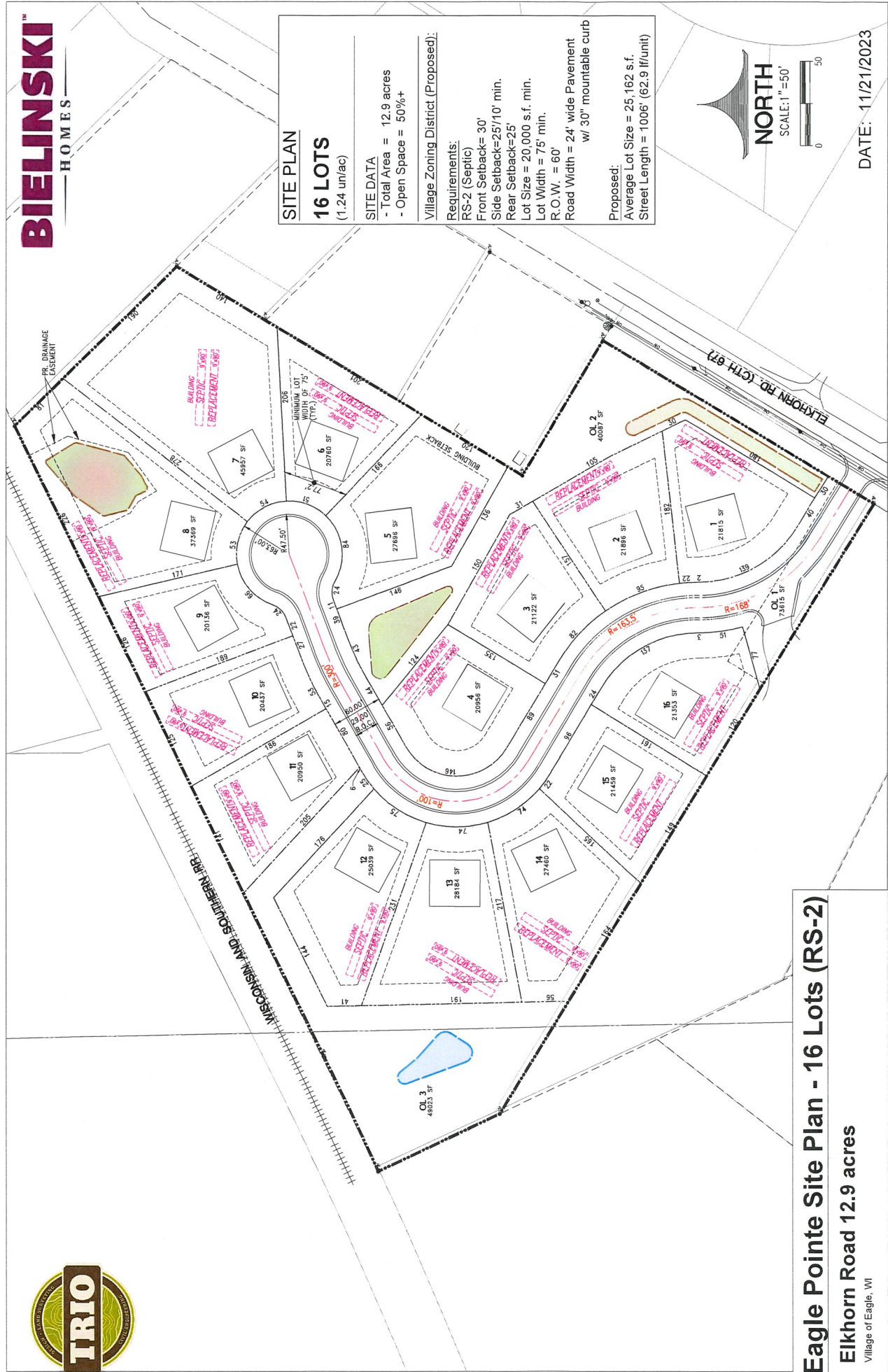
- RS-2 (Septic)
- Front Setback= 30'
- Side Setback=25'/10' min.
- Rear Setback=25'
- Lot Size = 20,000 s.f. min.
- Lot Width = 75' min.
- R.O.W. = 60'
- Road Width = 24' wide Pavement  
w/ 30" mountable curb

**Proposed:**

- Average Lot Size = 25,162 s.f.
- Street Length = 1006' (62.9 lf/unit)



DATE: 1/12/2023



**Eagle Pointe Site Plan - 16 Lots (RS-2)**

Elkhorn Road 12.9 acres

Village of Eagle, WI



**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed:	From Town of:	To City/Village of:
EGLT 1812 992 001	EAGLE	VILLAGE OF EAGLE

2. Checklist: (Y) Yes; (N) No; (NA) Not applicable; (NC) Not checked

**Location and Position**

- \_\_\_\_ (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county
- (2) Contiguous with existing village/city boundaries
- \_\_\_\_ (3) Creates an island area in Township (completely surrounded by city)
- \_\_\_\_ (4) Creates an island area in City (completely surrounded by town)

**Petition and Map Information**

- (1) Identify owner(s) of annexed land
- (2) Identify parcel ID numbers included in annexation.
- (3) Identify parcel ID numbers being split by annexation
- (4) North arrow
- (5) Graphic Scale
- (6) Streets and Highways shown and identified
- (7) Legend
- (8) Total area/acreage of annexation

3. Other relevant information and comments: \_\_\_\_\_

Prepared by: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Date: \_\_\_\_\_

Please **RETURN PROMPTLY** to:  
 Municipal Boundary Review  
 PO Box 1645  
 Madison WI 53701  
 (608) 264-6102 **FAX** (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

# 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: **Bielinski Homes**

Petition Number: **14638**

1. Territory to be annexed: From **TOWN OF EAGLE** To **VILLAGE OF EAGLE**

2. Area (Acres): 6715

3. Pick one:  Property Tax Payments

OR

Boundary Agreement

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

\$ 0

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 0

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:  %

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

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

Other: \_\_\_\_\_%

Comments: will be used for Subdivision Development / part of water retention pond

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 Subdivision and funeral home

In the town?: undeveloped

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 Water retention pond

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No Town  Yes  No

not applicable

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

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

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

Prepared by:  Town  City  Village

Please RETURN PROMPTLY to:

town Name: Mercia Christian

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

Email: Clerk@TownofEagleWI.Us

Municipal Boundary Review

Phone: 262-594-5800

PO Box 1645, Madison WI 53701

Date: 1/23/2024

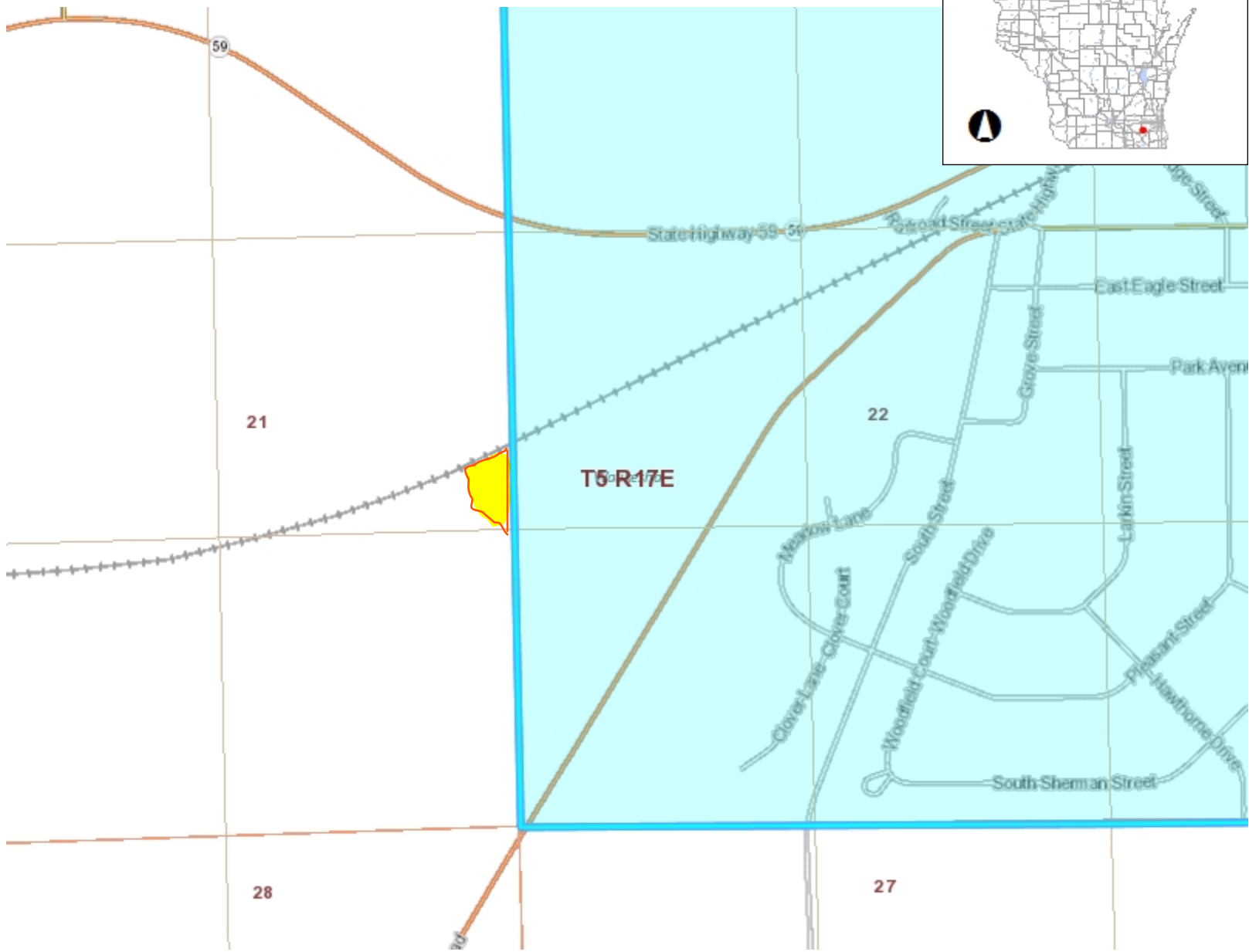
Fax: (608) 264-6104

(March 2018)

Village: Jessica Wood  
jessica@eagle-wi.gov  
262-594-3400



# 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



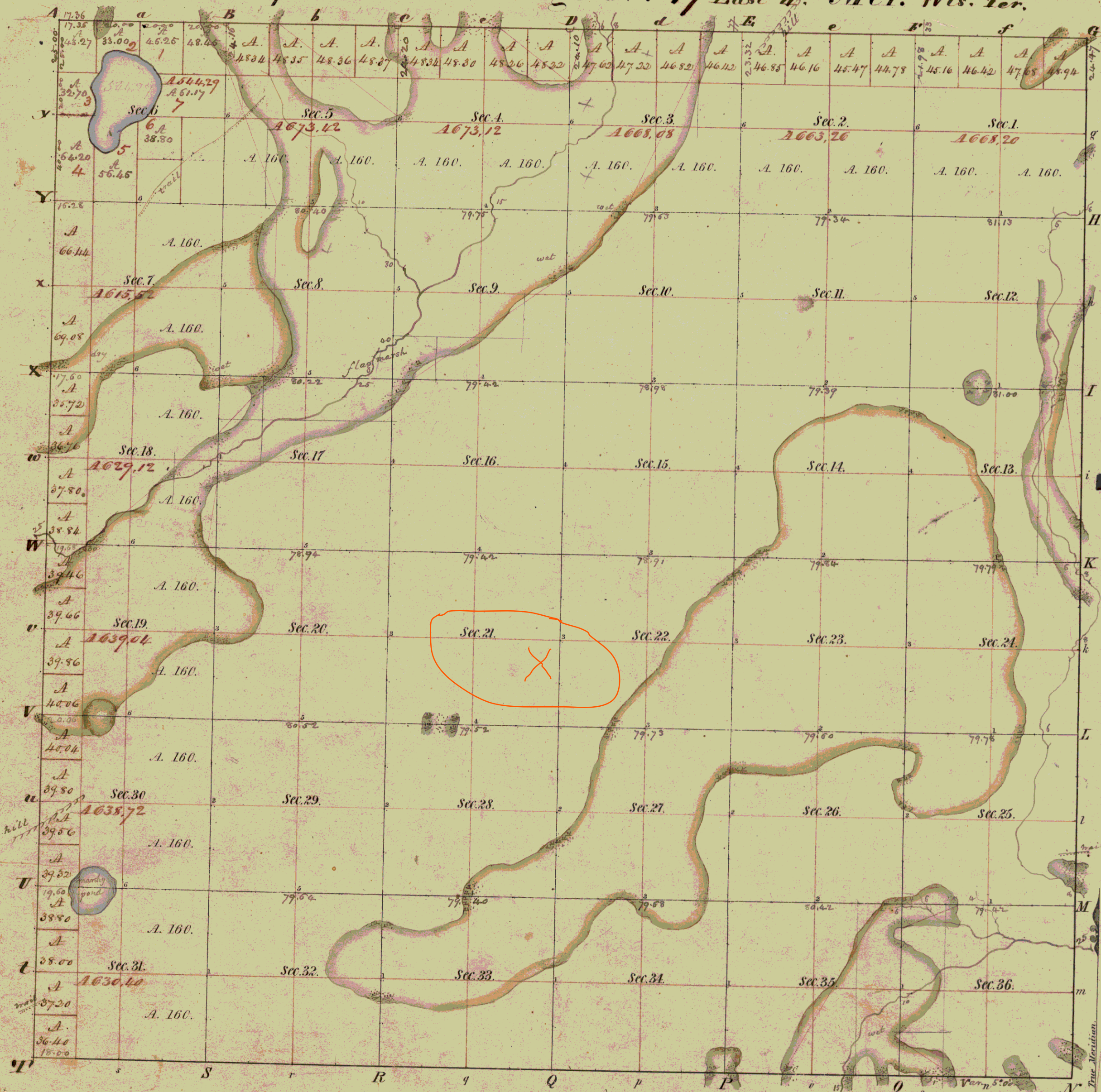
NAD\_1983\_HARN\_Wisconsin\_TM

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/>

## Notes

Township No 5, Range No 17 East 4th Mer. Wis. Ter.



Meanders of Lake in Section 6

Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.	Posts	Courses	Ch. Lk.
From Section post on top line N. 6th of Section 6								
1930 W 17.00 to Lake								
	N 69 W	7.50						
	S 50 W	4.00						
	S 48 W	3.00						
	South	6.00						
	S 34 W	7.50						
	S 15 E	10.00						
	S E	4.00						
	S 24 W	5.00						
	South	5.00						
	S 57 E	5.65						
	N 70 E	9.50						
	N 15 E	10.00						
	N 69 E	15.00						
	N 12 W	13.80						
	N 27 W	6.90						
	N 48 W	8.50						
	N 67 W	5.00						
Compared								

Total number of Acres 23,043.17

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p <sup>d</sup> for and ch <sup>d</sup> in the Sur. Gen <sup>l</sup> acc <sup>t</sup>
Township lines	Muller & Bernh	Aug 17. 1833	M. Ch. Lks. 24. 04. 63	4. 7. 1835	2. 7. 1836
Subdivisions	R. B. Cook Jr.	Jan. 19. 1836	61 - 79. 33	2. 7. 1836	3. 7. 1836

The above Map of Township No 5, of Range No 17 East of 4th 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, Oct. 1. 1836  
*Robt. Lytle* Sur. Gen.

2 Copies made



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>

January 23, 2024

PETITION FILE NO. 14638

JESSICA WOOD, CLERK  
VILLAGE OF EAGLE  
PO BOX 295  
EAGLE, WI 53119-0295

MERCIA CHRISTIAN, CLERK  
TOWN OF EAGLE  
PO BOX 327  
EAGLE, WI 53119-0241

Subject: BIELINSKI HOMES ANNEXATION

The proposed annexation submitted to our office on January 03, 2024, 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 Village of Eagle, 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 14638 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=2712>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner