

John Donovan

From: John Donovan
Sent: Thursday, August 29, 2024 11:50 AM
To: wimunicipalboundaryreview@wi.gov
Cc: jessica@eagle-wi.gov
Subject: Request for Annexation Review Parcel Attached to Eagle Pointe Subdivision, Village of Eagle, WI.
Attachments: WIAnnexReviewRequest Form & All Documents 8.29.24.pdf; SITE PLAN_MARKHAM RD_2024-08-26.pdf; Boundary Map Identifying Parcel.pdf

Hello DOA Reviewer,

Here is the Petition for Direct Annexation signed by the owner and Municipal Boundary Review application form for this 60-acre parcel of land that Bielinski Homes, Inc. would develop into a 64-lot subdivision. We know the annexation will need to take place first, but the Town, Village or State may want a temporary zoning placed on the parcel being annexed. Once the annexation is completed, we then would proceed with rezoning the parcel to RS-2 (Single Family), that would allow for this subdivision to be constructed. Below are all the documents needed for the annexation review. I will be mailing them out today, the Request for Annexation Review application form with a check. Please email receipt confirmation.

Attached Annexation Documents in one pdf:

- WI Dept. of Administration Request for Annexation Review Form
- Copy of check for DOA
- Annexation Petition signed by the owner
- Annexation Exhibit "A" & Legal Description Exhibit "B"

Other Documents Attached:

- Municipal Boudnary Map Identifying the Parcel
- 64 Lot Subdivision Site Plan

If you have any questions, please do not hesitate to contact me.

John Donovan

Acquisitions & Development Manager

Bielinski Homes

Office - 262.548.5570

Cell - 414-587-8081

bielinski.com



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: MICHAEL F. GORMAN

Address: N2311 HAVEN HEIGHTS RD.

FORT ATKINSON WI 53538

Email: mgorman@fortcommunity.com

Office use only:

Petitioners phone:

920-650-3342

Town clerk's phone:

262-594-5800

City/Village clerk's phone:

262-594-3400

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: 60.2616

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): EGLT1830999

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 or NICK DUERR

TRIO ENGINEERING

4100 N CALHOUN RD.

BROOKFIELD, WI 53005

Phone: 262-790-1480

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

\$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

**\$1,350.
00** 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: 09/03/24

Payee: Bielinski Homes Inc.

Check Number: 46427

Check Date: 08/29/24

Amount: *1,350.⁰⁰

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 annexe (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

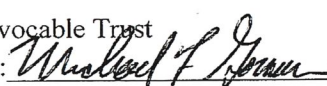
We the undersigned, constituting all of the electors and owners of certain real property in the Town of Eagle, Waukesha County, Wisconsin (the "Territory"), petition the Village Board of the Village of Eagle to annex the territory described below and shown on the attached scale map to the Village of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

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

The total population in the Territory is 0.

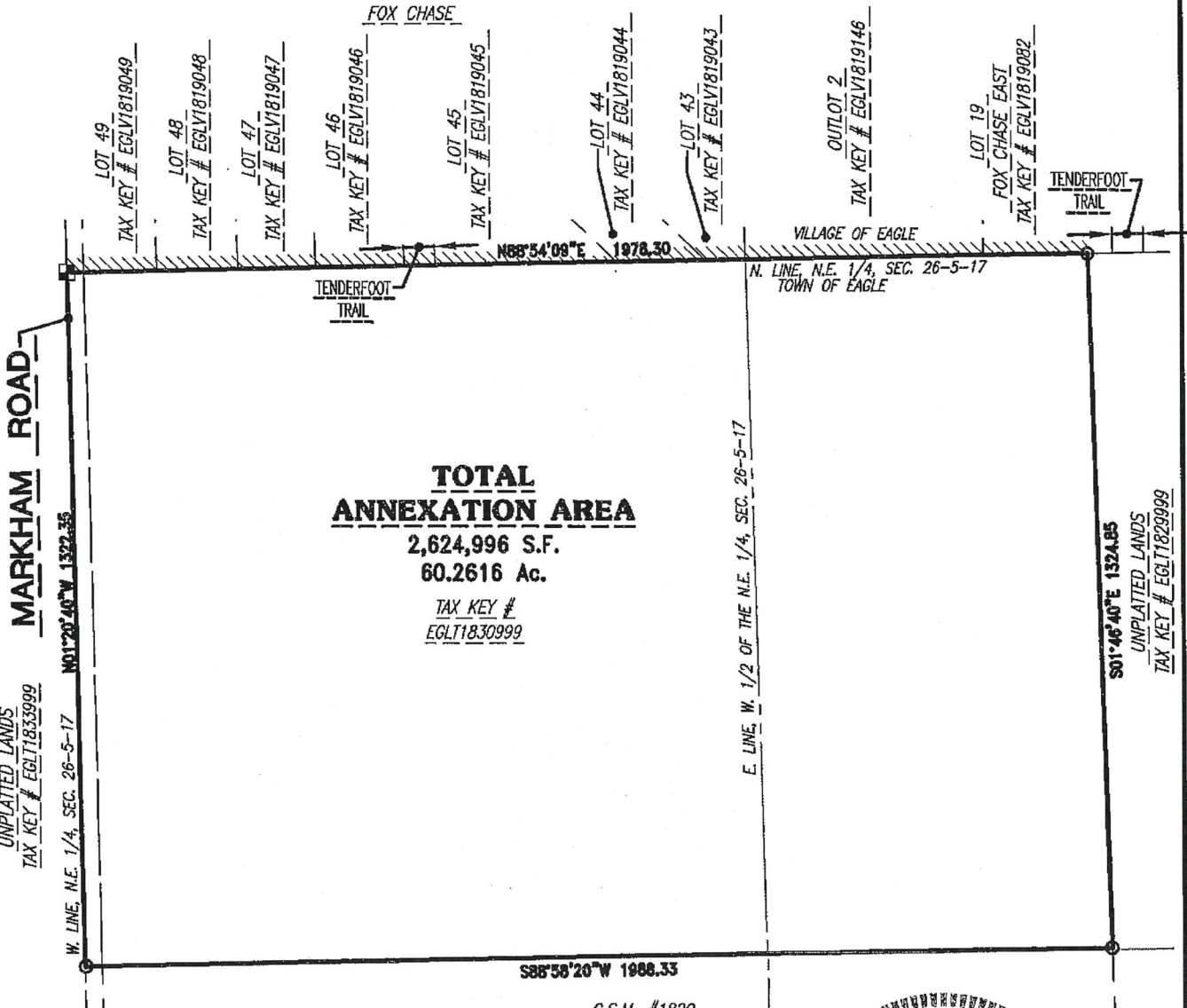
The total number of qualified electors residing in the Territory is 0.

We, the undersigned, elect that this annexation shall take effect to 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
Michael F. Gorman, Trustee of the Judson H. & Jeanne L. Doman Revocable Trust By:  Michael F. Gorman, Trustee	8/29/2024	X		N2311 Haven Heights Rd Fort Atkinson, WI, 53538

ANNEXATION EXHIBIT "A"

THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 26, IN TOWNSHIP 5 NORTH, RANGE 17 EAST, IN THE TOWN OF EAGLE, WAUKESHA COUNTY, WISCONSIN.



TOTAL ANNEXATION AREA

2,624,996 S.F.
60.2616 Ac.

TAX KEY #
EGLT1830999

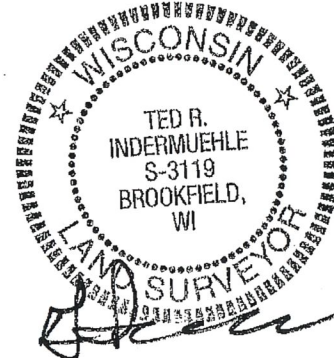
S01°46'40"E 1324.85
UNPLATTED LANDS
TAX KEY # EGLT1829999

S88°58'20"W 1988.33

C.S.M. #1820
TAX KEY # EGLT1830997



SCALE: 1" = 300'



THIS EXHIBIT WAS PREPARED BY TED R. INDERMUEHLE, P.L.S. (S-3119)

DATE: 8/27/24

ANNEXATION EXHIBIT "B"

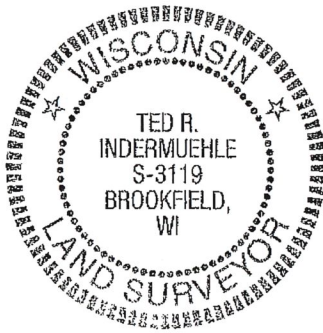
LEGAL DESCRIPTION:

The Northwest 1/4 and the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 26, Town 5 North, Range 17 East, in the Town of Eagle, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Beginning at the Northwest corner of the said Northwest 1/4; Thence North 88°54'09" East along the North line of said Northwest 1/4 Section, 1978.30 feet to a point; Thence South 01°46'40" East 1324.85 feet to a point on the North line of Certified Survey Map Number 1820; Thence South 88°58'20" West along said North line and it's extension, 1988.33 feet to a point on the West line of said Northwest 1/4; Thence North 01°20'40" West along said West line, 1322.35 feet to the point of beginning of this description.

Said Parcel contains 2,624,996 Square Feet (or 60.2616 Acres) of land, more or less.

Date: 8-27-24



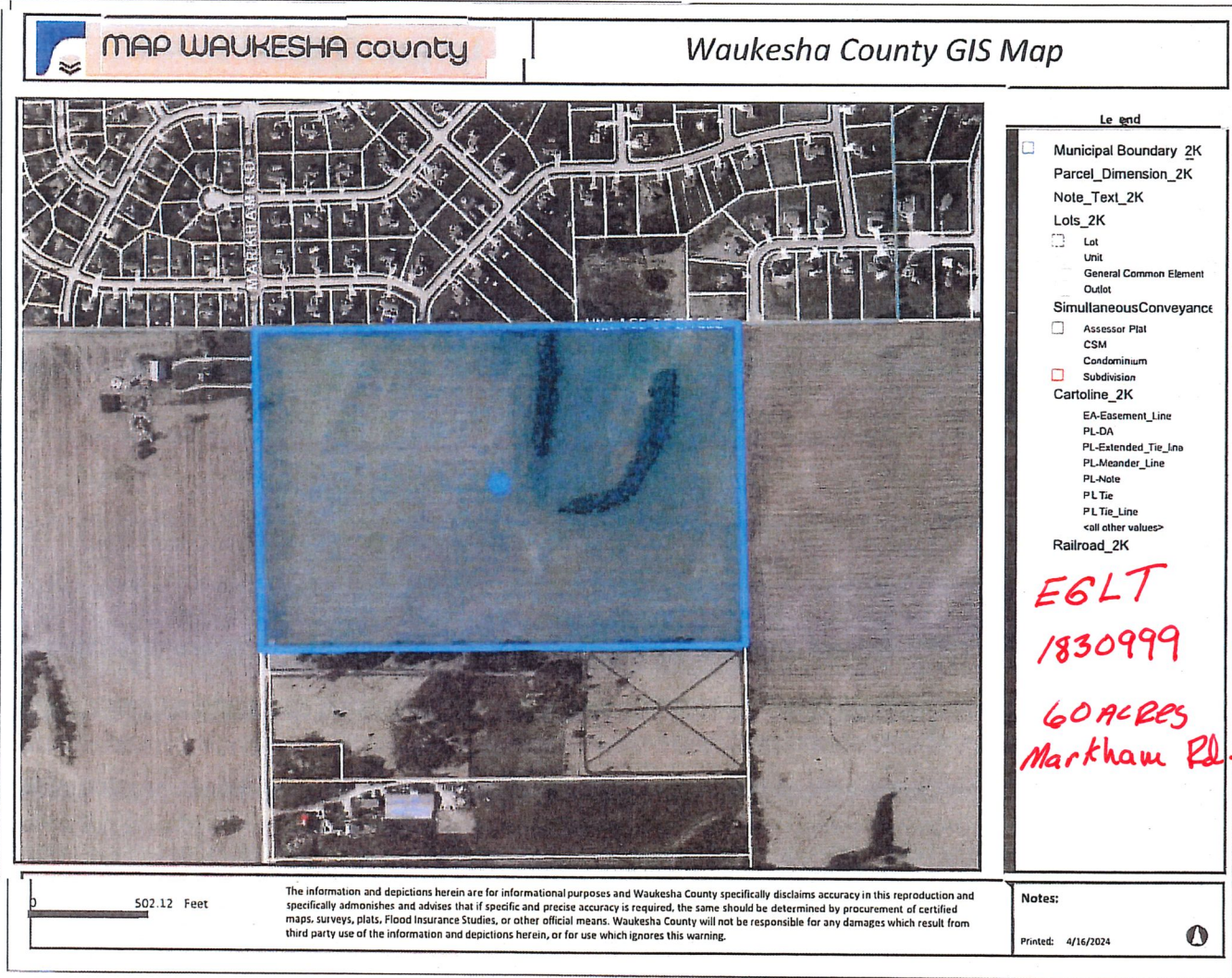
A handwritten signature in black ink, appearing to read "Ted R. Indermuehle".

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

EXHIBIT A

PROPERTY

EGLT 1830999 60 Acres



Property Details

Tax Key: **EGLT1830999**
Tax Year: **2023**

11/16/2023 10:31:10 AM
WAUKESHA COUNTY
TOWN OF EAGLE

OWNER NAME AND MAILING ADDRESS

JUDSON H AND JEANNE L DOMAN REVOCABLE TRUST
N2311 HAVEN HEIGHTS RD
FORT ATKINSON, WI 53538-9675

PROPERTY ADDRESS

MARKHAM RD
EAGLE, WI 53119

[Click Here to Provide Updated Mailing Address](#)

LEGAL DESCRIPTION

NW1/4 NW1/4 & W1/2 NE1/4 NW1/4 SEC 26 T5N R17E

ASSESSMENT STATUS

Assessment Year: 2023
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres: 0.000

OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

DEED DOC 1815450

ASSESSMENT INFORMATION

Assessed By: MAGNAN ASSESSMENT SERVICE
262-542-3332
MAGNANASSESSMENT@TDS.NET

Links to WI Dept of Revenue Resources:
Guide for Property Owners
Board of Review Calendar

Board of Review Date: 5/15/2023

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
UNDEVELOPED	3.900	\$2,900.00	\$0.00	\$2,900.00
AGRICULTURAL	56.100	\$14,700.00	\$0.00	\$14,700.00
Total:	60.000	\$17,600.00	\$0.00	\$17,600.00

The property values displayed are finalized and will be used for the calculation of this year's property tax bills.

DISTRICTS

District Type	District Name	DOR Code
TOWN	TOWN OF EAGLE	006
SCHOOL	PALMYRA EAGLE SD 4221	4221
TCDB	WAUKESHA TECH COLLEGE	08

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

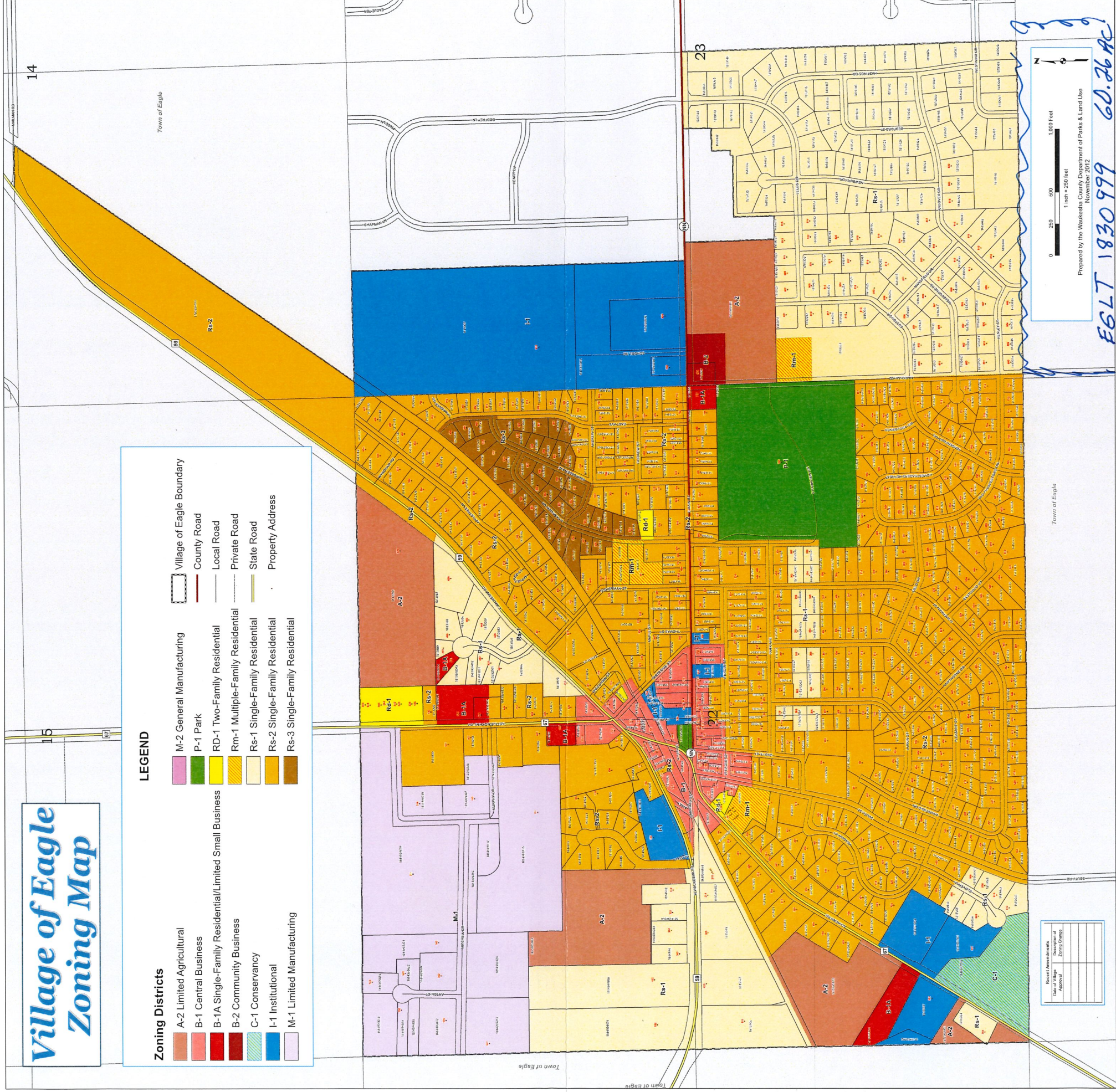
For Tax Listing and GIS Viewer related issues, please see our FAQs [click here](#). If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov.

The following browsers are supported:  This page run 11/16/2023 10:31:10 AM.

Village of Eagle Zoning Map

LEGEND

Zoning Districts		Village of Eagle Boundary	
A-2 Limited Agricultural	M-2 General Manufacturing		Village of Eagle Boundary
B-1 Central Business	P-1 Park		County Road
B-1A Single-Family Residential/Limited Small Business	RD-1 Two-Family Residential		Local Road
B-2 Community Business	Rm-1 Multiple-Family Residential		Private Road
C-1 Conservancy	Rs-1 Single-Family Residential		State Road
I-1 Institutional	Rs-2 Single-Family Residential		Property Address
M-1 Limited Manufacturing	Rs-3 Single-Family Residential		



Recent Amendments	Date of Village Approval	Description of Zoning Change	Approval

Prepared by the Waushara County Department of Parks & Land Use
November 2012

EGLT 1830999 60.76 AC
Doman Trust

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: **Doman Revocable Trust**

Petition Number: **14698**

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

2. Area (Acres): 60.4471

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 24.92

a. Title of boundary agreement _____

b. Year adopted _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 124.60

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

Other: _____%

Comments: _____

7. Has a preliminary or final plat been submitted to the Plan Commission: Yes No

Plat Name: Markham Road - Doman Parcel

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

Residential

In the town?: Ag, Undeveloped, Ag Forest, 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

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? undeveloped, Agricultural

c. How will the land be zoned and used if annexed? RS-2 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>

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
Email: clerk@townofeaglewi.us
Phone: 262-594-5800
Date: 9/12/24

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

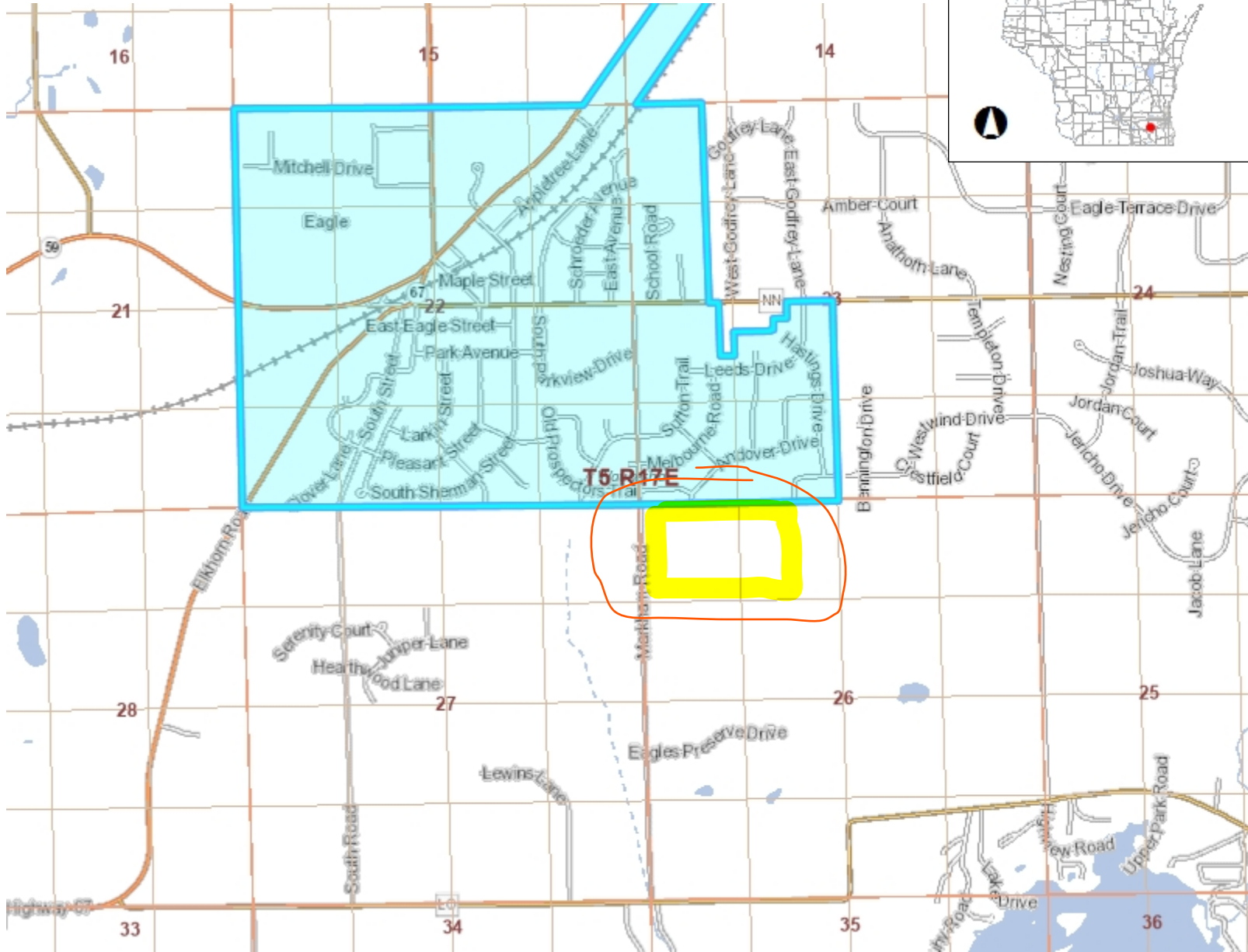
Fax: (608) 264-6104

(March 2018)

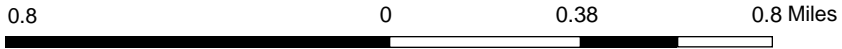
Village Jessica Wood
jessica@eagle-wi.gov
262-594-3400



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



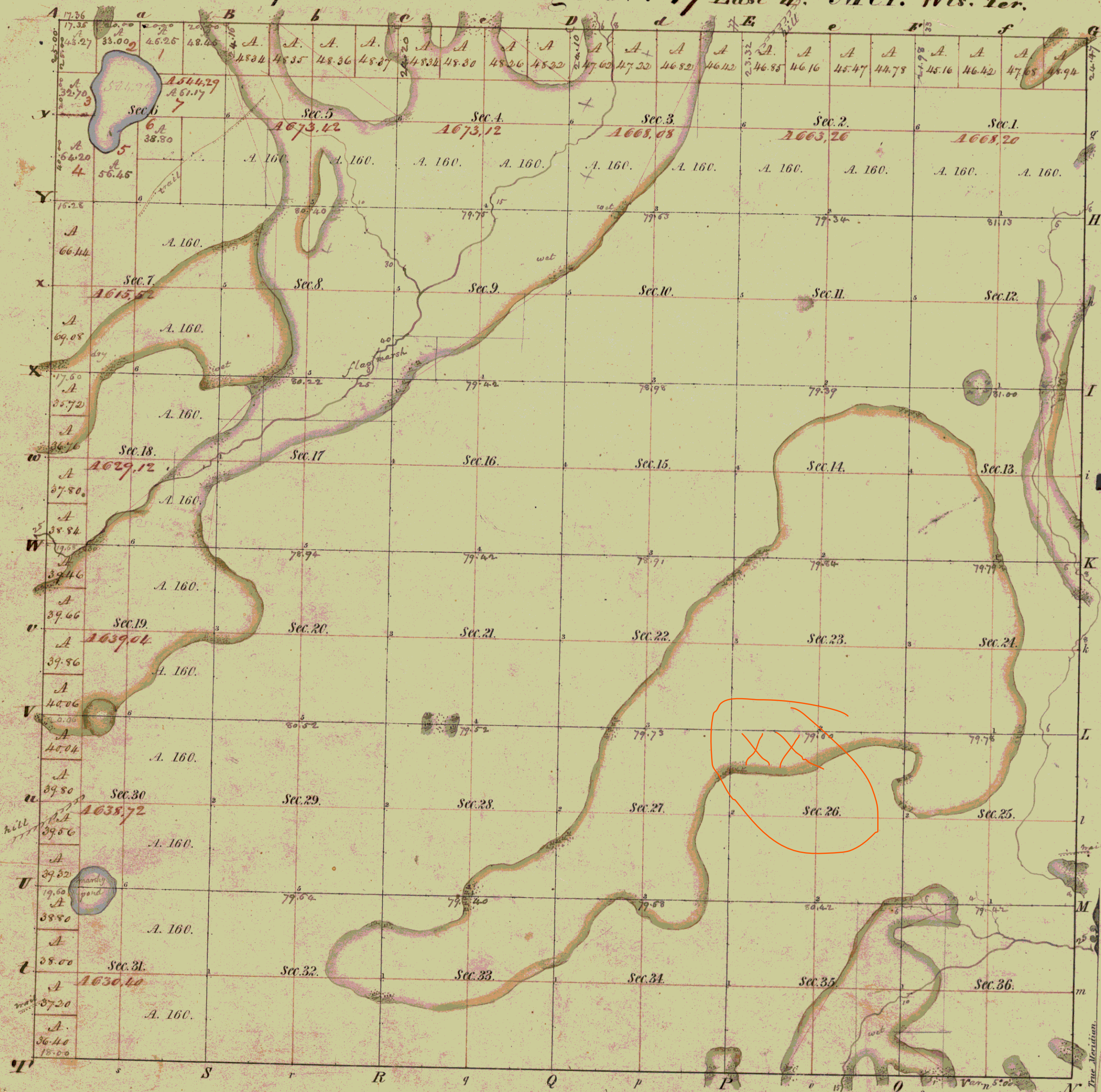
NAD_1983_HARN_Wisconsin_TM

1: 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

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 12 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 paid for and ch. in the Sur. Gen. acc.
Township lines	Mullett & Smith	Aug 17, 1833	M. Ch. Lks. 24,04.63	4 th mo. 1835	2 nd mo. 1836
Subdivisions	R. B. Cook Jr.	Jan. 19, 1836	61 - 79.33	2 nd mo. 1836	3 rd mo.

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.



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

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

September 24, 2024

PETITION FILE NO. 14698

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: DOMAN REVOCABLE TRUST ANNEXATION

The proposed annexation submitted to our office on September 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 14698 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=2772>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner