

Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102
wimunicipalboundaryreview@wi.gov
<https://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Name: ELH Trust

Phone: 608-792-6354

Email: holmenmarinelltd@yahoo.com

Contact Information if different than petitioner:

Representative's Name: TERRY W/ELAND

Phone: 608-792-6348

E-mail: TERRY J 40 @ AOL.COM

1. Town where property is located: Onalaska

2. Petitioned City or Village: Onalaska

3. County where property is located: La Crosse

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 16.7 acres

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

*see attached

Include these required items with this form:

- ☒ 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 [see attached annexation guide]
- ☐ 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

\$ 800 **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

\$1150.00

\$ 1150 **TOTAL FEE DUE** (Add the Filing Fee to the Review Fee)

Include check or money order, payable to: **Department of Administration**

DON'T attach the check with staples, tape, ...

**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 & form received: 2-18-25 Shaded Area for Office Use Only

Payer: Terry Weiland Construction

Check Number: 9029

Check Date: 2-29-25

Amount: \$1150



City of Onalaska

Annexation Application

Phone: (608) 781-9590 • Fax: (608) 781-9506

415 Main St. Onalaska, WI 54650

Planning/Zoning: dq-planningzoning@onalaskawi.gov

<http://www.cityofonalaska.com>

To: City Clerk
415 Main Street
Onalaska, WI 54650

We, the undersigned, ELH Trust

do hereby respectively petition the City of Onalaska, Wisconsin, to annex the real estate described hereinafter to the City of Onalaska, which is to be detached from the Township of Onalaska, County of La Crosse, Wisconsin to the City of Onalaska and that the subject property be zoned R-2 District upon annexation.

The property, which is the subject of this petition, is contiguous to the current boundaries of the City of Onalaska. A complete and accurate legal description and a scaled map of the area is attached hereto and incorporated herein.

This instrument constitutes a Petition for direct annexation pursuant to Sec. 66.0217(2), Wis. Stats. The number of electors residing within the boundaries of this property is 0 and the undersigned are the sole owners and fee title holders to this/these property(ies). Therefor, pursuant to Sec. 66.0217(4), Wis. Stats., no notice or publication is required.

A copy of this A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by Sec. 66.0217(6), Wis. Stats., along with the requisite Wisconsin Department of Administration Annexation Fee.

A complete and detailed legal description and map must accommodate this petition at the time of application in order for it to be placed on the Plan Commission Meeting agenda. Short forms or abbreviated legal descriptions will not be accepted. Maps must be to scale and dimensioned.

Tax Parcel #:

Tax Parcel #:

Tax Parcel #:

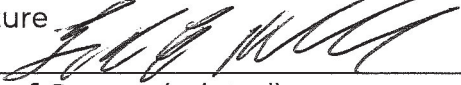
Property Address:

* * see attached * *

Property Address:

Property Address:

CITY OF ONALASKA
REC'D: 8/29/2025 11:50 AM
TRAN: 430 PLANNING & ZONING
OPER: 01 TERM 1
TRBY: 005H 01
ANNEXATION/FEE/LAND: 100.00
PAID BY: BRY BELAND CONSTRUCTION
ON: 300.00 DEF: AL-9030
APPLIED: 300.00
TENDERED: 300.00
CHANGE: 0.00

Name of Owner: (printed) ELH Trust			608-792-6354		
Address PO Box 67		City, State, Zip Holmen, WI		Phone Number 54636	
Signature 		Date 9/10/14		Email holmenmarine1td@yahoo.com	
Name of Owner: (printed)					
Address		City, State, Zip		Phone Number	
Signature:		Date		Email	
Name of Owner: (printed)					
Address		City, State, Zip		Phone Number	
Signature:		Date		Email	
Name of Owner: (printed)					
Address		City, State, Zip		Phone Number	
Signature:		Date		Email	
Name of Owner: (printed)					
Address		City, State, Zip		Phone Number	
Signature:		Date		Email	
Name of Owner: (printed)					
Address		City, State, Zip		Phone Number	
Signature:		Date		Email	

Property Description A

Offer to Purchase includes 43 lots in the Heritage Hills Subdivision, Town of Onalaska, La Crosse County, Wisconsin, as listed below:

Block 2

Lot 12 10-01021-015
 Lot 13 10-01021-016
 Lot 14 10-01021-017

Block 3

Lot 1 10-01021-018
 Lot 2 10-01021-019
 Lot 3 10-01021-020
 Lot 4 10-01021-021

**portions of these parcels*

Block 4

Lot 1 10-01021-022
 Lot 2 10-01021-023
 Lot 3 10-01021-024
 Lot 4 10-01021-025
 Lot 5 10-01021-026
 Lot 6 10-01021-027
 *Lot 7 10-01021-028
 *Lot 8 10-01021-029

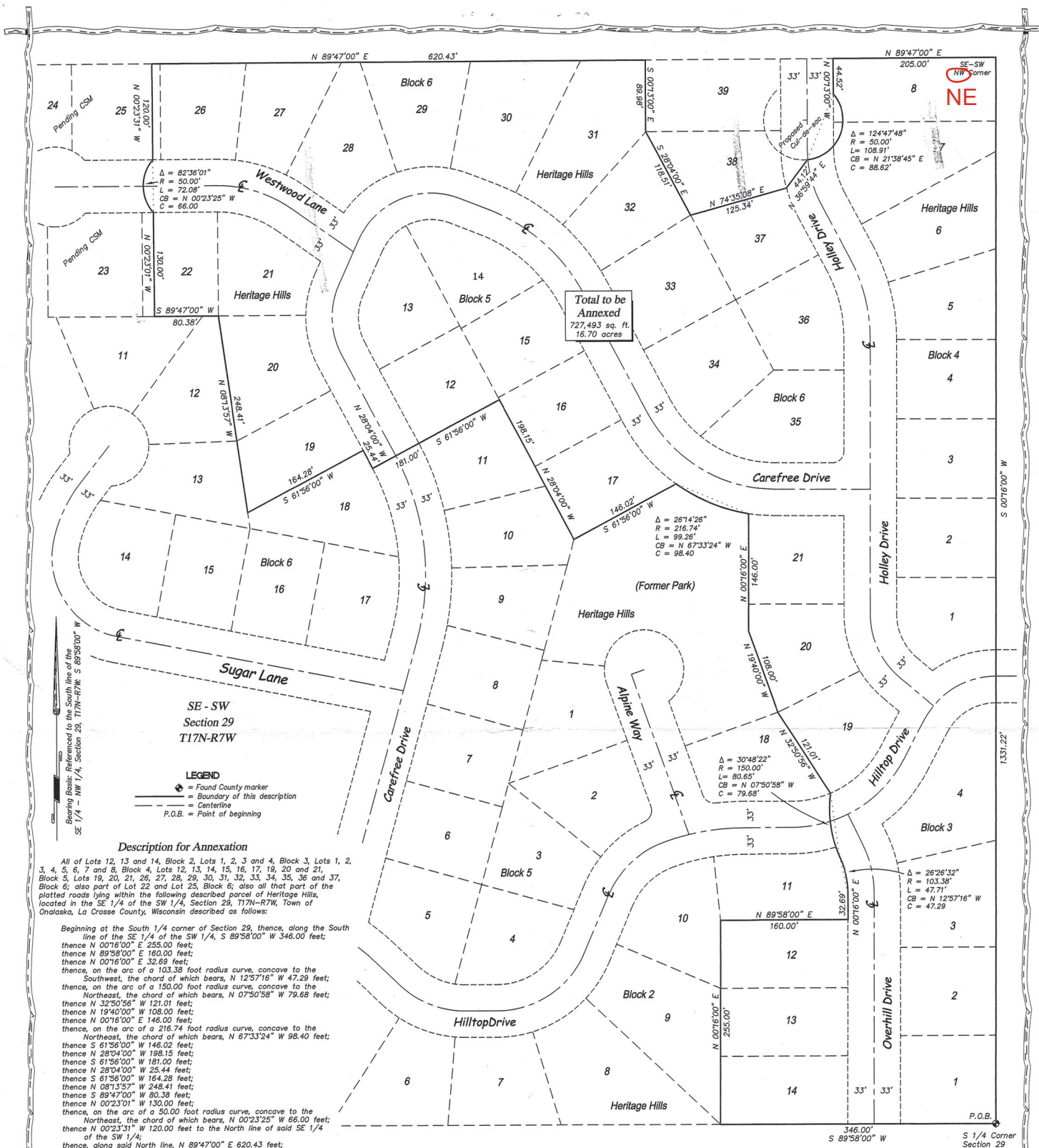
Block 5

Lot 12 10-01021-041
 Lot 13 10-01021-042
 Lot 14 10-01021-043
 Lot 15 10-01021-044
 Lot 16 10-01021-045
 Lot 17 10-01021-046
 Lot 19 10-01021-048
 Lot 20 10-01021-049
 Lot 21 10-01021-050

Block 6

Lot 19	10-01021-070	Lot 31	10-01021-082
Lot 20	10-01021-071	Lot 32	10-01021-083
Lot 21	10-01021-072	Lot 33	10-01021-084
*Lot 22	10-01021-073	Lot 34	10-01021-085
		Lot 35	10-01021-086
		Lot 36	10-01021-087
*Lot 25	10-01021-076	Lot 37	10-01021-088
Lot 26	10-01021-077		
Lot 27	10-01021-078		
Lot 28	10-01021-079		
Lot 29	10-01021-080		
Lot 30	10-01021-081		

ALSO ATTACHED IS A PLAT MAP WITH THE LOTS HIGHLIGHTED IN YELLOW.



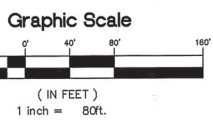
SE - SW
Section 29
T17N-R7W

LEGEND
 • Found County marker
 — Boundary of this description
 — Centerline
 — P.O.B. = Point of beginning

Description for Annexation

All of Lots 12, 13 and 14, Block 2, Lots 1, 2, 3 and 4, Block 3, Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 4, Lots 12, 13, 14, 15, 16, 17, 19, 20 and 21, Block 5, Lots 19, 20, 21, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37, Block 6; also part of Lot 22 and Lot 23, Block 6; also all that part of the platted roads lying within the following described parcel of Heritage Hills, located in the SE 1/4 of the SW 1/4, Section 29, T17N-R7W, Town of Onalaska, La Crosse County, Wisconsin described as follows:

Beginning at the South 1/4 corner of Section 29, thence, along the South line of the SE 1/4 of the SW 1/4, S 89°58'00" W 346.00 feet;
 thence N 00°16'00" E 255.00 feet;
 thence N 89°58'00" E 160.00 feet;
 thence N 00°16'00" E 32.69 feet;
 thence, on the arc of a 103.38 foot radius curve, concave to the Southwest, the chord of which bears, N 12°57'16" W 47.29 feet;
 thence, on the arc of a 150.00 foot radius curve, concave to the Northeast, the chord of which bears, N 07°50'58" W 79.68 feet;
 thence N 32°50'56" W 121.01 feet;
 thence N 19°40'00" W 108.00 feet;
 thence N 00°16'00" E 146.00 feet;
 thence, on the arc of a 216.74 foot radius curve, concave to the Northeast, the chord of which bears, N 67°33'24" W 98.40 feet;
 thence S 61°56'00" W 146.00 feet;
 thence N 28°04'00" W 198.15 feet;
 thence S 61°56'00" W 181.00 feet;
 thence N 28°04'00" W 25.44 feet;
 thence S 61°56'00" W 164.28 feet;
 thence N 08°13'57" W 248.41 feet;
 thence S 89°47'00" W 80.38 feet;
 thence N 00°23'01" W 130.00 feet;
 thence, on the arc of a 50.00 foot radius curve, concave to the Northeast, the chord of which bears, N 00°23'25" W 66.00 feet;
 thence N 00°23'31" W 120.00 feet to the North line of said SE 1/4 of the SW 1/4;
 thence, along said North line, N 89°47'00" E 620.43 feet;
 thence S 00°13'00" E 89.98 feet;
 thence S 28°04'00" E 118.51 feet;
 thence N 74°35'08" E 125.34 feet;
 thence N 36°59'44" E 44.12 feet;
 thence, on the arc of a 50.00 foot radius curve, concave to the Northwest, the chord of which bears, N 21°38'45" E 88.62 feet;
 thence N 00°13'00" W 44.52 feet to said North line;
 thence, along said North line, N 89°47'00" E 205.00 feet to the Northeast corner of said SE 1/4 of the SW 1/4;
 thence S 00°16'00" W 1331.22 feet to the point of beginning of this description.



SURVEYOR'S CERTIFICATE
 I, Christopher W. Fechner, Professional Land Surveyor, hereby certify that the survey shown and represented above is accurate and true to the best of my knowledge and belief and that there are no visible encroachments other than those shown.

Christopher W. Fechner PLS 2448

SURVEY FOR
Terry Weiland
 Part of Heritage Hills, Located in
 SE 1/4 - SW 1/4, Section 29, T17N-R7W;
 Town of Onalaska, La Crosse County, Wisconsin
 Westwood Ln., Carefree Dr., Holley Dr., Hilltop Dr., Overhill Dr.
 SCALE: 1" = 80'
 PROJECT NO.: S-8204
 SHEET 1 OF 1
 DRAWN BY: CF TS
 DATE: 8/28/2025
 REVISED BY: DATE:
 CREW: TS

Annexation to the
 City of Onalaska

C R Coulee Region
L S Land Surveyors
 2845 MIDWEST DRIVE, STE 103
 ONALASKA, WISCONSIN 54650
 PHONE (608) 784-1614
 www.couleeregionlandsurveyors.com

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: **ELH Trust**

Petition Number: **14798**

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

2. Area (Acres): **14.7**

3. Pick one: ☐ Property Tax Payments

OR

☒ Boundary Agreement

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

\$ _____

a. Title of boundary agreement

City of Onalaska, Village of Holman, Onalaska Boundary Agreement

b. Total that will be paid to Town

(annual tax multiplied by 5 years): _____

b. Year adopted **2016**

c. Participating jurisdictions

City of Onalaska, Town of Village of Holman, Onalaska

c. Paid by: ☐ Petitioner ☐ City ☐ Village

d. Statutory authority (pick one)

☐ 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: _____

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

Multi-family Residential, Two-family Residential, Single Family Residential
In the town?: **Single family residential** **Place of worship, parkland**

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:

Sanitary Sewers immediately
or, write in number of years.

City/Village Town

☒ ☐

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?

Residential A

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

Low-Medium Density Residential (R-2)

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

Name: Katie Aspenson

Email: kaspenson@bna.laska-wi.gov

Phone: 608-781-9590

Date: 9/23/25

Please RETURN PROMPTLY to:

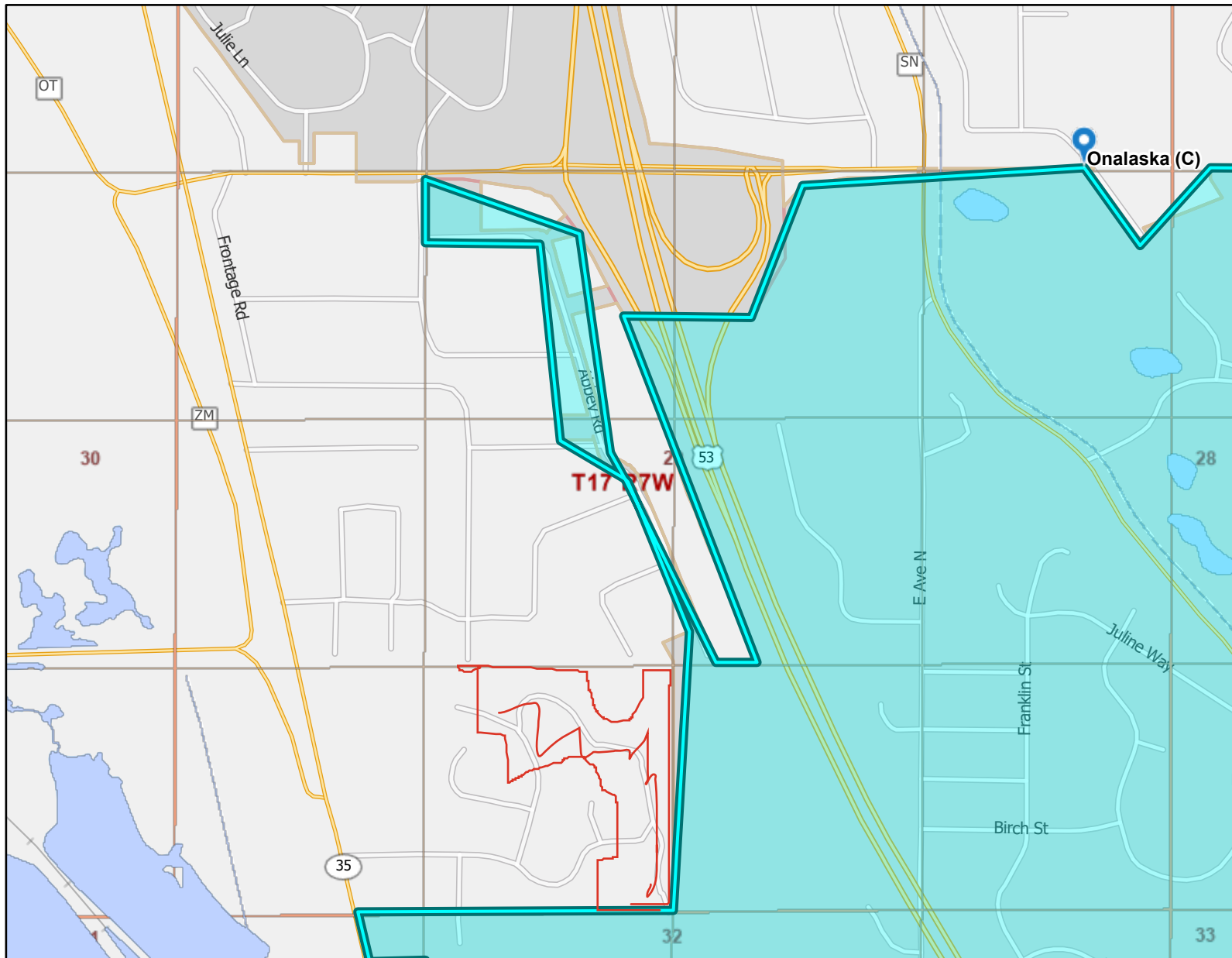
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



Legend: (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- 24K Streams and Rivers
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- City
- Village
- Civil Town

Notes:



Map: 0 725 1,450 Feet
0 210 420 Meters

Service Layer Credits:
DNR Basic Feature Vector Tile Layer WTM: , Cadastral: , Surface Water (Cached): WiDNR, USGS, and other data

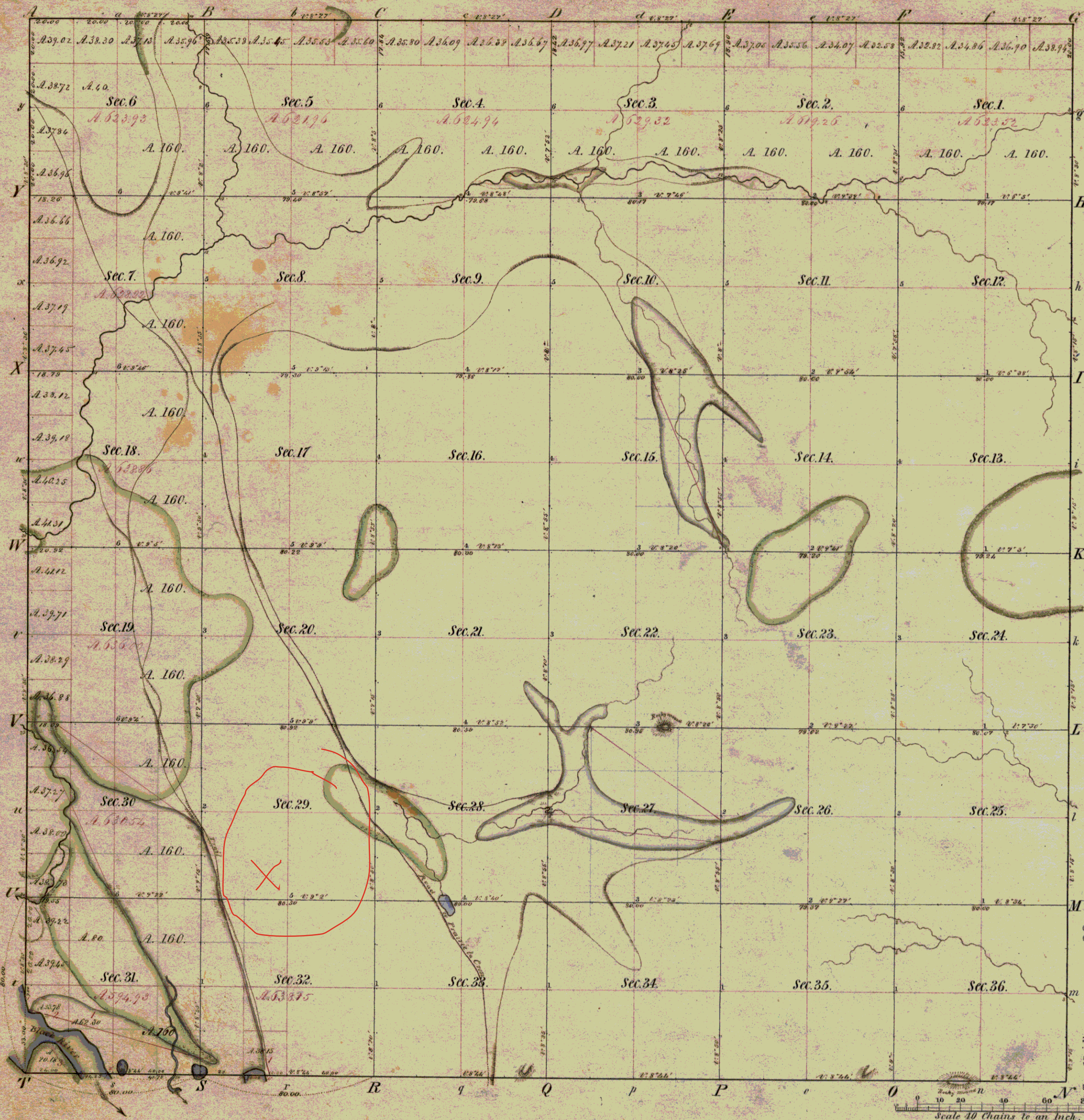
Map projection: NAD 1983 HARN Wisconsin TM

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 10/15/2025 8:42 AM

Township N^o 17 N; Range N^o 7 West, 4th Mer.



Total number of Acres: 22,869.63

Survey Designated	By Whom Surveyed	Date of Contract	Amount of Survey	When Surveyed	When p ^d for and ch ^d in the Sur. Gen ^l acc ^t
Township lines	Wash. Biggs	August 16 th 1845	M. Ch ^s Eks.	November 1845	
Subdivisions	A. H. Brown	October 9 th 1846	61 10 .94	Nov. 23 rd Dec ^r 1846	

The above Map of Township N^o 17 North, of Range N^o 7 West, of the 4th Principal Meridian, Wisconsin Territory 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.

Dubuque, April 8th 1847.

Geo. M. Jones
Sur. Gen^l

Meanders of Black River

Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s	Posts	Courses	Ch ^s Lk ^s
Blk river by old down stream								
1	S. 16° E.	5.50						
	S. 89° E.	5.50						
	S. 17° E.	6.50						
	S. 68° E.	7.00						
	S. 86° E.	10.00						
	S. 20° E.	3.50						
	S. 88° E.	7.50						
	S. 32° E.	10.00						
1	S. 45° E.	2.50						
right bank downstream								
3	S. 20° E.	11.00						
	S. 63° E.	5.50						
	S. 88° E.	4.50						
4	S. 40° E.	17.90						
Head of Lake								
5	S. 64° E.	5.50						
	S. 88° E.	4.50						
6	S. 16° E.	2.50						
Miles Chs Lks								
1. 22. 90								

Comp^d

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed: Prt of	From Town of: Onalaska	To City/Village of: Onalaska
---------------------------------------	---------------------------	---------------------------------

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

Location and Position

- ☐ Y (1) Location description by government lot, recorded private claim, ¼ - ¼ section, section, township, range and county
-Lot and Block of subdivision info
- ☐ Y (2) Contiguous with existing village/city boundaries
- ☐ N (3) Creates an island area in Township (completely surrounded by city)
- ☐ N (4) Creates an island area in City (completely surrounded by town)

Petition and Map Information

- ☐ Y (1) Identify owner(s) of annexed land
-Owner is now Terry Weiland Construction Inc., as of October 15th, 2025
- ☐ Y (2) Identify parcel ID numbers included in annexation.
-Incomplete, see notes below. Not included in documentation received.
- ☐ Y (3) Identify parcel ID numbers being split by annexation.
-Incomplete, see notes below. Not included in documentation received.
- ☐ Y (4) North arrow
- ☐ Y (5) Graphic Scale
- ☐ Y (6) Streets and Highways shown and identified
- ☐ Y (7) Legend
- ☐ Y (8) Total area/acreage of annexation

3. Other relevant information and comments:

- No map attached
- Pg. 5 of Petition says “43 Lots in the Heritage Hills Subdivision” however only 41 are listed. Even with the attached map, I still only count 41 – Typo?
- Pg. 5 does specify which parcels will be partially annexed, with the attached map it is easier to view partial properties now.

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



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>

October 15, 2025

PETITION FILE NO. 14798

JOANN MARCON, CLERK
CITY OF ONALASKA
415 MAIN ST
ONALASKA, WI 54650-2953

MARY RINEHART, CLERK
TOWN OF ONALASKA
N5589 COMMERCE ROAD
ONALASKA, WI 54650-9266

Subject: ELH TRUST ANNEXATION

The proposed annexation submitted to our office on September 18, 2025, 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 Onalaska, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must clearly show and identify the existing City municipal boundary in relation to the territory. The NW corner (of the) SE ¼ of the SW ¼ as noted on the map should be labeled as the NE corner.

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 14798 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=2872>
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner