

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: VINCE ANEWENTER, STEVE GROTH &
BIELINSKI INVESTMENTS, LLC

Address: ANEWWENTER & GROTH / BIELINSKI
INVESTMENTS, LLC

931 W. WHITEFISH RD. / 1830 MEADOW LANE
SUITE A

PORT WASHINGTON, WI 53074 / PEWAUKEE, WI
53072

Email: VINCE_ANEWENTER@MSN.COM /
JDONOVAN@BIELINSKI.COM

Office use only:

RECEIVED

May 20, 2022

Municipal Boundary Review
Wisconsin Dept. of Admin.

1. Town where property is located: TRENTON, WI

2. Petitioned City or Village: WEST BEND, WI

3. County where property is located: WASHINGTON

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 104.9810 ACRES

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): 0174, 017200A &
017400J (3) TOTAL PARCELS

Petitioners phone:

VINCE 262-385-7471

BIELINSKI (JOHN) 262-548-
5570

Town clerk's phone:

TRENTON 262-675-6009 X101

City/Village clerk's phone:

WEST BEND 262-335-5100

Contact Information if different than petitioner:

Representative's Name and Address:
JOHN DONOVAN

BIELINSKI DEVELOPMENT, 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. SUITE 300

BROOKFIELD, WI 53005

Phone: 262-790-1480

E-mail: jpudelko@trioeng.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]

(2012)

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

\$1,400. 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

\$1,750. 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

5-19-2022

Bielinski Homes Inc

36548
5-13-22
\$1,750.00

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

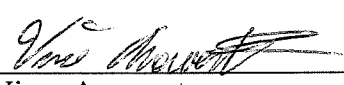

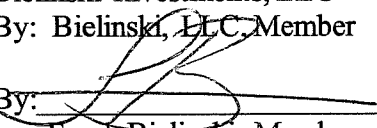
We the undersigned, constituting all of the electors and owners of certain real property in the Town of Trenton, Washington County, Wisconsin (the "Territory"), petition the Common Council of the City of West Bend to annex the territory described below and shown on the attached Legal Description & scale map to the City of West Bend, Washington County, Wisconsin:

Legal Description & scale map of the Territory is attached as ANNEXATION EXHIBIT A & 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
 Vince Anewenter	4/27/22	X		931 W. Whitefish Rd. Port Washington, WI 53074
 Steve Groth	4/27/22	X		1905 Blue Spruce Ct. Grafton, WI 53024
Bielinski Investments, LLC By: Bielinski, LLC Member		X		1830 Meadow Lane Suite A Pewaukee, WI 53072
By:  Frank Bielinski, Member	4/27/22			



**DEPARTMENT OF DEVELOPMENT
ANNEXATION APPLICATION**

FOR OFFICE USE ONLY

Date Received: _____
 File: _____
 Fee Paid: _____ Ck. #: _____
 Special Charges Required: Yes ___ No ___
 Property Taxes Paid: \$ _____
 CC: Admin. Finance, Clerk, Engineering & GIS, Assessor

**NOTE: AN ANNEXATION PETITION IN ACCORDANCE WITH WISCONSIN STATUTES
66.0217 MUST BE SUBMITTED WITH THIS APPLICATION**

Property Owner (Please Type or Print)

Owner's Agent (Please Type or Print)

Name Vince Anewenter / Steve Groth / Bielinski Investments, LLC
Address Vince: 931 Whitefish Rd. / Bielinski INVE, LLC; 1830 Meadow Lane Suite A,
City State Zip Code Vince: Port Washington, WI 53074 / Bielinski: Pewaukee, WI 53072
Telephone(s) Vince: 262-385-7471 / Bielinski-John: 262-548-5570
Mobil No. Vince: 262-385-7471 John: 414-587-8081
Fax No. Bielinski: 262-547-6697
E-Mail vince_anewenter@msn.com / bielinski.com

Name Bielinski Homes, Inc., John Donovan, Dev. Manager
Address 1830 Meadow Lane Suite A
City State Zip Code Pewaukee, WI 53072
Telephone(s) 262-548-5570
Mobil No. 414-587-8081
Fax No. 262-547-6697
E-Mail jdonovan@bielinski.com

1. Annexations (Attachments) from the Town of West Bend.

Town of West Bend annexations are reviewed according to the procedures contained in the October 29, 2001 Cooperative Boundary Plan between the City of West Bend and the Town of West Bend.

Annexations from the Towns of Barton, Trenton, Jackson or Farmington.

Pursuant to Wisconsin Statutes an annexation petition should be submitted to the City of West Bend in accordance to 66.0217. In accordance with 66.0217(14), the City of West Bend is required to pay annually to the town, for 5 years, an amount equal to the amount of property taxes that the town levied on the annexed territory, as shown by the tax roll under §70.65, in the year in which the annexation is final. As a condition of the annexation, the petitioner will need to pay the city the required property tax amount as calculated in part 2 of this application.

2. List the property location, Town Tax Key number(s), acreage, and equalized (full) value of each parcel as last assessed by the township.

Property Location: NE ¼, Section 7, T 11 N, R 20 E, Town of Trenton, Washington County, WI.

Parcel	Town Tax Key #	Acreage	Assessed Land Value	Assessed Value of Improvements	Total Assessed	Taxing Jurisdiction (Town Tax Only)
1	0174	24.48	\$10,500.	0	\$10,500.	
2	017400J	1.14	\$54,900.	0	\$54,900.	
3	017200A	77.52	\$26,500.	0	\$26,500	
4						
					Annual Total	\$
					5 X Total	\$

3. List the population of the parcel(s) proposed to be annexed.

Adults (18 years and over) 0 Children (5-17 years) 0
Children (1-4 years) 0 Total 0

4. List the current use(s) of the land proposed to be annexed. If there is more than one general use, record the acreage (or sq. ft.) of each listed use: Agricultural.

5. Explain the purpose of the Annexation (or Attachment): To provide planned single family residential subdivision for the City of West Bend.

6. What are the existing town zoning district(s) of the parcel(s): Agricultural

7. List the requested temporary zoning district(s) pursuant to the City Zoning Code: Residential RS-3

8. Does this property contain Washington County Shoreland and Wetland zoning? ☒ Yes ☐ No

If yes, the annexation map submittal to staff must identify all County Shoreland and Wetland boundaries.

9. Does the property contain floodplain? ☒ Yes ☐ No

10. Is this land zoned "exclusive agriculture" by the Town? ☐ Yes ☒ No

Has the property owner participated in a Farmland Preservation Program? ☐ Yes ☒ No

If yes, see acknowledgement B.

ACKNOWLEDGEMENTS

A. Prior to City Council action on an annexation, the City of West Bend must obtain the following materials from all landowners, 1) the dedication by deed of any required street or highway right-of-way in accordance with the City of West Bend Official Map, 2) the payment of any existing special assessments or charges and, 3) the submission of a Consent and Waiver for Special Assessments for future city improvements affecting the annexed property. These requests may be incorporated into an Annexation Agreement.

B. Pursuant to the Wisconsin Department of Agriculture, Trade, and Consumer Protection, when land zoned for exclusive agricultural use is rezoned, tax credits paid out previously must be paid back to the State of Wisconsin. Please complete and submit to the Department of Agriculture, Trade, and Consumer Protection, a Notice of Rezoning or Conditional Use/Special Exception.

C. The annexation application fee includes the cost of the publications for the annexation ordinance and the cost of the zoning amendment for the city to follow-up with the assignment of permanent zoning.

D. The Department of Development staff has advised the owner/applicant if special assessments or charges are or are not due upon the annexation of this property. ☐ Yes ☒ No


NOTE: In addition to the above basic land development fee, the city reserves the right to charge additional fees for the actual costs to the city to review, process, and to record development project documents and plans. The applicant will be billed, and payment shall be received, prior to the approval of the annexation.

I acknowledge that the attached annexation petition and map have been prepared per Wisconsin Statutes 66.0217, and that I have read and understand the city's annexation procedures.


The application and plan set can be submitted electronically in a PDF format to: citydcd@ci.west-bend.wi.us.

The application must be signed by the property owner and can be emailed, faxed, or mailed to the DOD. Fees can be mailed to the DOD within three working days.

Upon annexation to the City of West Bend, you will be notified of your new city address, city ward, and polling place. Emergency responders (Fire and Police) will be notified of the new address change as well as the United States Post Office, Public Works, Water and Sewer Utilities, West Bend School District and the West Bend Daily News.


Signature of PROPERTY OWNER (Required)


Signature of AGENT

Vince 
Printed name of Property Owner (Required) Frank Belinski

John DONOVAN
Printed Name of Agent

Date: 5-13-22 5/16/22

Date: 5/16/22

ANNEXATION PROCEDURES CITY OF WEST BEND

The Department of Development (“DOD”) uses a two-step application process for an annexation (AX) to be acted upon by the city.

STEP 1: Initial Contacts with City Planning Office

The annexation proposal must be reviewed with DOD staff prior to submission. This initial meeting is to insure that both the applicant (property owner and/or agent) and DOD staff have a proper understanding of what is being requested by the applicant and the steps and approvals necessary for the city to proceed with the request, including Wisconsin Statutes 66.021.

STEP 2: Official Submission

The materials requested are as follows:

- An Annexation Application,
- An Annexation Petition,
- The submission fee (see the “Development Fee Schedule”),
- Separate payment for the required property taxes
- A copy of the scaled annexation map,
- A legal description of all lands proposed to be annexed. The legal description should be conveyed via email in a word document format.
- A copy of the affidavit of mailing to the township, State of Wisconsin, and the School District.

After staff has reviewed the submittal, the applicant will be notified of the meeting dates for City Council and Plan Commission and what materials are needed for those meetings. Procedurally, the annexation petition will first be presented to the City Council for its approval and referral to the Plan Commission. If Council approves the referral, Plan Commission will act to either approve or deny the petition for annexation. If approved by Plan Commission, the petition will be referred to Council for final consideration of the petition and the temporary zoning of the lands.

All applicants and agents listed on the application will receive a copy of the Plan Commission agenda and staff memo prior to the Plan Commission meeting date. Staff will also notify the applicants and agents of the meeting date for City Council and a copy of the staff memo will be provided prior to the meeting date. It is recommended that at least one representative for the annexation be present at the city meetings to answer any questions the city may have.

FEES: The Annexation Petition fee includes the cost of publication of an annexation ordinance, the cost of the zoning amendment for the city to publish a public hearing, and any follow-up with the assignment of permanent zoning. Additional charges that may be incurred for any documents needing to be recorded at the Washington County Register of Deeds Office will be charged to the applicant.

The Zoning Code (Chapter 17 of the Municipal Code) and other valuable information can be accessed on the City’s Website at www.ci.west-bend.wi.us.

Contact information: Department of Development
1115 S. Main Street
West Bend, WI 53095
Phone: 262-335-5122
Fax: 262-335-5182
Email: citydcd@ci.west-bend.wi.us

REQUIREMENTS FOR ANNEXED SHORELAND AND FLOODPLAIN AREAS

Please consult the applicable statutes for the specific legal requirements regarding annexed shoreland and floodplain areas. The following descriptions are only a summary of the requirements and are for informational purposes only.

Annexed Shoreland Areas

(see s. 59.971(7), Wis. Stats., as amended by 1993 Wisconsin Act 329)

The intent of the annexed shoreland statute is to assure that the county shoreland regulations, which are designed for navigable water protection purposes (protection of water quality, natural shoreline aesthetics, etc.), are not bypassed simply by a municipality annexing land. The statute requires that when a city or village annexes shoreland, that the provisions of the county's shoreland zoning ordinance continue in effect and must be administered and enforced by the city or village unless the annexing municipality enacts, administers and enforces a zoning ordinance for the annexed area, that "complies with the shoreland zoning standards and that is at least as restrictive as the county shoreland zoning ordinance".

Examples of the county's shoreland zoning standards that must be continued to be administered by the annexing municipality include setback requirements for structures from waterways, grading provisions, vegetative cutting standards and minimum lot size requirements. A recent revision to s. 59.971(7), Wis. Stats. (1993 Wis. Act 329) now makes it possible for the annexing municipality to modify shoreland provisions which are not necessary for protecting navigable waters, such as land use designations, after annexation, by petitioning the county to amend certain county shoreland regulations for the annexed area. The county would enact the amendment as it applies to the annexed area, and the city or village would administer and enforce the amended ordinance as it applies to the annexed area.

Annexed Floodplain Areas

(see s. 59.97(7), Wis. Stats.)

When a city or villages annexes land, all of the county's zoning ordinance regulations continue in effect, without change, and must be enforced by the annexing village or city until such time as the regulations are officially changed by the municipal governing body. If there is a floodplain area present within the annexed parcel, the annexing municipality essentially "inherits" the county's floodplain zoning regulations until the municipality adopts and enforces an ordinance which meets the requirements of Ch. NR 116, Wis. Adm. Code.

Applicable Terminology

Shorelands means lands within the following distances from the ordinary high water mark of navigable waters: 1,000 feet from a lake, pond or flowage; and 300 feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

The **floodplain** is that land which has been or may be covered by floodwater during the regional flood.

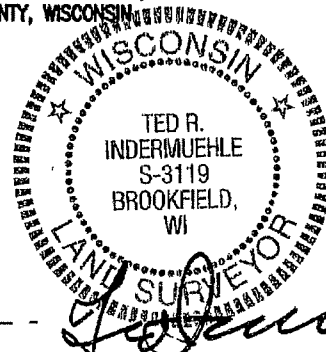
Generally a waterway is "navigable" if it has a bed and banks and can float a canoe at some time each year--even if only during spring floods. Even small intermittent streams that are seasonally dry may meet the test of navigability. Navigable lakes and streams are public waterways protected by law for all citizens.

ANNEXATION EXHIBIT "A"

(P.O.C.)

N.W. CORNER OF THE
N.W. 1/4
SEC. 7-11-20

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 8052, AND LANDS LOCATED IN THE
NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 11 NORTH, RANGE 20
EAST, IN THE TOWN OF TRENTON, WASHINGTON COUNTY, WISCONSIN



TAX KEY #
TRENTT 017400C

UNPLATTED LANDS

N88°53'30"E 949.68

P.O.B.

W. LINE, N.W. 1/4, SEC. 7-11-20

N01°46'36"W 992.34

TOTAL ANNEXATION AREA

4,539,701 S.F.
104.2172 Ac.

TAX KEY #
TRENTT 0174

UNPLATTED LANDS

TAX KEY #
TRENTT 017400F001
PARCEL 1, CSM 180

TAX KEY #
TRENTT 017400F
UNPLATTED LANDS

TAX KEY #
TRENTT 017400K
UNPLATTED LANDS

N88°59'51"E 252.47

N88°48'04"E
256.14

N. RIVER RD.

S00°47'39"E
116.57

TOWN OF TRENTON
S88°54'34"W 2784.69

TAX KEY #
TRENTT 017400J
UNPLATTED LANDS

LIBERTY CREEK
CONDOMINIUM

WOODSIDE MANOR
ADDITION NO. 1

SCHOENHAAR
DRIVE

LOT 1, CSM 4165

OUTLOT 1, CSM 4165

S.W. CORNER OF THE
N.W. 1/4
SEC. 7-11-20

NORTH

SCALE: 1"=200'



ANNEXATION EXHIBIT "A"

TOWN OF TRENTON
JAMESTOWN EAST CONDO.

S00°40'46"E 1327.37

E. LINE, W. 1/2 OF THE N.E. 1/4, SEC. 7-11-20

TAX KEY #
TRENT 017200A

LOT 1, CSM 6502

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER
6052, AND LANDS LOCATED IN THE NORTHWEST 1/4
AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 11
NORTH, RANGE 20 EAST, IN THE TOWN OF TRENTON,
WASHINGTON COUNTY, WISCONSIN



SCALE: 1"=300'



TOTAL ANNEXATION AREA

N.E. CORNER OF THE
N.W. 1/4
SEC. 7-11-20

4,539,701 S.F.
104.2172 Ac.

E. LINE, N.W. 1/4, SEC. 7-11-20

TAX KEY #
TRENT 017200A

LOT 1, CSM 6502

TAX KEY #

TRENT 017200B

N00°47'39"W
300.00

TAX KEY #
TRENT 017200B

LOT 2, CSM 6502

N. RIVER RD.

N00°47'39"W 831.84

S88°54'44"W
331.00

S. LINE, N. 1/2 OF THE N.W. 1/4, SEC. 7-11-20

S88°54'44"E
331.00

S00°47'39"E
116.57

CITY OF WEST BEND

O.L. 1

10

46

47

60

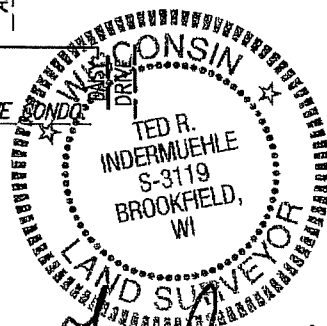
WILLOWVIEW ESTATES

WILLOWVIEW ESTATES
ADDITION NO. 2

SUNFLOWER
AVENUE

DAISY DRIVE

STEEL STREET



PAGE 2 OF 3

DATE: 4/21/22

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

ANNEXATION EXHIBIT "B"

LEGAL DESCRIPTION:

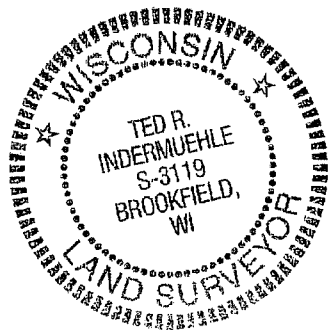
All of Lot 1 of Certified Survey Map Number 6052 and lands located in the Northwest 1/4 and the Northeast 1/4 of Section 7, Town 11 North, Range 20 East, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of the Northwest 1/4, Section, ⁷ Thence South 01°46'36" East along the West line of said Northwest 1/4, 330.02 feet to the place of beginning of the lands hereinafter described.

Thence North 88°53'30" East 949.68 feet to a point on the West line of Certified Survey Map Number 180; Thence South 02°03'37" East along said West line and it's extension, 595.18 feet to a point; Thence North 88°59'51" East 252.47 feet to a point; Thence South 01°11'56" East 90.00 feet to a point; Thence North 88°48'04" East 256.14 feet to a point on the Centerline of "N. River Road"; Thence South 00°47'39" East along said Centerline, 116.57 feet to a point on the South line of Lot 2 of said Certified Survey Map Number 6052 and it's extension; Thence North 88°54'44" East along said South line, 331.00 feet to a point on the East line of said Lot 2; Thence North 00°47'39" West along said East line, 300.00 feet to a point on the North line of said Lot 2 and it's extension; Thence South 88°54'44" West along said North line, 331.00 feet to the Centerline of "N. River Rd."; Thence North 00°47'39" West along said Centerline, 831.84 feet to a point on the North line of the Northwest 1/4; Thence North 88°53'16" East along said North line, 1331.48 feet to the Northeast corner of said Northwest 1/4; Thence North 88°23'57" East along the North line of said Northeast 1/4, 1325.61 feet to a point on the East line of the West 1/2 of said Northeast 1/4; Thence South 00°40'46" East along said East line, 1327.37 feet to a point on the South line of the North 1/2 of said Northeast 1/4; Thence South 88°34'20" West along said South line, 1324.76 feet to a point on the South line of North 1/2 of said Northwest 1/4; Thence South 88°54'34" West along said South line, 2784.69 feet to a point on the West line of said Northwest 1/4; Thence North 01°46'36" West along said West line, 992.34 feet to the point of beginning of this description.

Said Lands contains 4,572,974 Square Feet (or 104.9810 Acres) of land, more or less.

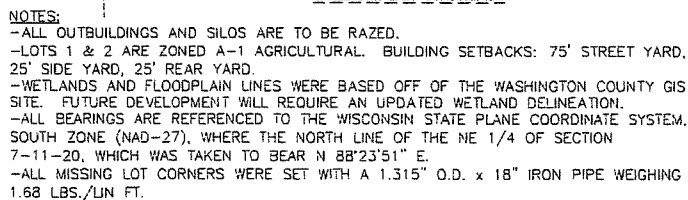
should match map



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

A PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 7, IN TOWNSHIP 11 NORTH, RANGE 20 EAST, IN THE TOWN OF TRENTON, WASHINGTON COUNTY, WISCONSIN.



PREPARED FOR:
WATER STREET LAND LLC
770 N WATER ST.
MILWAUKEE, WI 53202

REVISED 5/4/12
DATED 4/12/12
JOB #12026
SHEET 1 OF 3

CERTIFIED SURVEY MAP

A PART OF THE NE 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE NE 1/4 OF SECTION 7, IN TOWNSHIP 11 NORTH, RANGE 20 EAST, IN THE TOWN OF TRENTON, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

WATER STREET LAND LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this map to be surveyed, divided, mapped, and dedicated, as represented on this map.

WATER STREET LAND LLC, does further certify that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Town of Trenton and the City of West Bend (extraterritorial).

IN WITNESS WHEREOF, the said WATER STREET LAND LLC has caused these presents to be signed by _____, its president, and countersigned by _____, its secretary, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this ____ day of _____, 20__.

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this ____ day of _____, 20__, _____, President, and _____, Secretary of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public
My commission expires:_____

PLAN COMMISSION APPROVAL

Approved by the Planning Commission of the Town of Trenton, this ____ day of _____, 20__.

Chairman -- Joseph Gonnering _____ Date _____

Secretary -- Barb Davies _____ Date _____

TOWN BOARD APPROVAL

Approved by the Town Board of the Town of Trenton, this ____ day of _____, 20__.

Chairman -- Joseph Gonnering _____ Date _____

Town Clerk -- Cindy Komro _____ Date _____

CITY OF WEST BEND PLAN COMMISSION (EXTRATERRITORIAL)

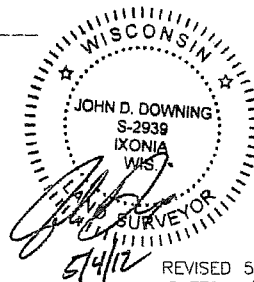
Resolved that this Certified Survey Map, in the Town of Trenton, WATER STREET LAND LLC, owner, is hereby approved by the City of West Bend Plan Commission on this ____ day of _____, 20__.

Mayor

City Clerk



LAND TECH SURVEYING, LLC
LAND SURVEYING & LAND PLANNING
P.O. BOX 16, HARTLAND, WI 53029
www.wisconsinlandtechsurveying.com landtechsurveying@gmail.com
(262) 367-7599



Washington County

Ascent Land Records Suite

User: Choose Category:
Public

What do you want to do?
v <Select Task>

Help
v ?

[Browser Setup Help](#)

[Return to search results](#)

Property Summary

Owner (s): ANEWENTER, VINCE GROTH, STEVE		Location: Sect. 7, T11N,R20E	
Mailing Address: VINCE ANEWENTER STEVE GROTH 931 W WHITEFISH RD PORT WASHINGTON, WI 53074-0000 Request Mailing Address Change		School District: 6307 - WEST BEND SCHOOL	
Tax Parcel ID Number: 0174	Tax District: T11-TOWN OF TRENTON	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 24.4800	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PT OF NW NW DOC 1333106 SEC 7-11-20 24.48 AC			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.) RIVER RD			

[Printer Friendly Page](#)

[View Interactive Map](#)

[Assessments](#)

[Attachments](#)

[Districts](#)

[Documents](#)

[Notes](#)

[Parcel History](#)

[Permits](#)

[Sales History](#)

[Survey History](#)

0 Lottery credits claimed

Print tax
bills:

2021 2020 2019 2018 2017 2016 2015

Prior
to
2015

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2021		\$111.74	\$111.74	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020		\$126.20	\$126.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$116.52	\$116.52	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$109.92	\$109.92	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017		\$108.65	\$108.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$110.85	\$110.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015		\$109.87	\$109.87	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014		\$109.53	\$109.53	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013		\$110.85	\$110.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

Washington County

Ascent Land Records Suite

User: Choose Category:
Public

What do you want to do?

v <Select Task>

Help

v ?

Browser Setup Help

[Return to search results](#)[Property Summary](#)

Owner (s): ANEWENTER, VINCE GROTH, STEVE		Location: NW-NE, Sect. 7, T11N, R20E	
Mailing Address: VINCE ANEWENTER STEVE GROTH 931 W WHITEFISH RD PORT WASHINGTON, WI 53074-0000 Request Mailing Address Change		School District: 6307 - WEST BEND SCHOOL	
Tax Parcel ID Number: 017200A	Tax District: T11-TOWN OF TRENTON	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 77.5200	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PT OF NW NE CSM 6502 LOT 1 DOC 1333106			
Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)			

[Printer Friendly Page](#)[View Interactive Map](#)[Assessments](#)[Attachments](#)[Districts](#)[Documents](#)[Notes](#)[Parcel History](#)[Permits](#)[Sales History](#)[Survey History](#)[Parcel](#)

0 Lottery credits claimed

Print tax
bills:

2021 2020 2019 2018 2017 2016 2015

Prior
to
2015**Tax History**

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2021		\$283.20	\$283.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020		\$324.13	\$324.13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$299.85	\$299.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$282.82	\$282.82	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017		\$279.55	\$279.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$287.39	\$287.39	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015		\$284.90	\$284.90	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014		\$284.03	\$284.03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

If your taxes are 3 years or more delinquent, please contact the Treasurer's Office for additional fees due. (262) 335-4324.

Washington County

Ascent Land Records Suite

User: Choose Category:
PublicWhat do you want to do?
v <Select Task>Help
v ?[Browser Setup Help](#)[Return to search results](#)[Property Summary](#)

Owner (s): BIELINSKI INVESTMENT LLC		Location: NW-NW,Sect. 7,T11N,R20E	
Mailing Address: BIELINSKI INVESTMENTS LLC 1830 MEADOW LN STE A PEWAUKEE, WI 53072-0000		School District: 6307 - WEST BEND SCHOOL	
Request Mailing Address Change			
Tax Parcel ID Number: 017400J	Tax District: T11-TOWN OF TRENTON	Status: Active	
Alternate Tax Parcel Number:	Government Owned:	Acres: 1.1400	
Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.): PT OF NW NW DOC 1068897			
Site Address (es): <i>(Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)</i> 6797 N RIVER RD WEST BEND, WI 53090			

[Printer Friendly Page](#)[View Interactive Map](#)[Assessments](#)[Attachments](#)[Districts](#)[Documents](#)[Notes](#)[Parcel History](#)[Permits](#)[Sales History](#)[Survey History](#)

0 Lottery credits claimed

Print tax
bills:

2021 2020 2019 2018 2017 2016 2015

Prior
to
2015**Tax History**

* Click on a Tax Year for detailed payment information.

Tax Year*	Omitted	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Fees	Total Payoff
2021		\$607.35	\$607.35	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020		\$644.27	\$644.27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019		\$635.02	\$635.02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2018		\$598.98	\$598.98	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2017		\$592.07	\$592.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2016		\$625.07	\$625.07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2015		\$619.61	\$619.61	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2014		\$617.73	\$617.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2013		\$748.01	\$748.01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2012		\$918.86	\$918.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total								\$0.00

AFFIDAVIT OF MAILING

In Re: Annexation Petition of: Vince Anewenter, Steve Groth and Bielsinski Investments, LLC.

STATE OF WISCONSIN)
)
 WAUKESHA COUNTY)

I, John Donovan, on behalf of the above named Vince Anewenter, Steve Groth and Bielinski Investments, LLC in the above titled action, being first sworn, depose and states that on the 16th day of May, 2022, mailed a true and correct copy of the Petition for Annexation of Property in the above matter, by mail securely enclosed, with postage prepaid thereon and addressed to:


Wisconsin Dept. of Administration
Municipal Boundary Review
PO Box 1645
Madison, WI 53701

Town of Trenton
Joseph Gonnering, Chairperson
1071 STH 33 East
P.O. Box 259
Newburg, WI 53060-0259

West Bend School District
Jennifer Wimmer, Superintendent
735 South Main Street
West Bend, WI 53095

I declare to the best of my knowledge and belief, the information herein is true, correct, and complete.

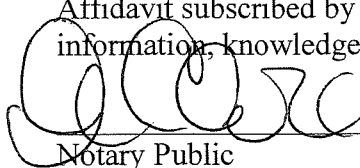
Executed this 16th day of May, 2022


John Donovan, Development Manager
Bielinski Homes, Inc.
Pewaukee, WI

NOTARY ACKNOWLEDGEMENT

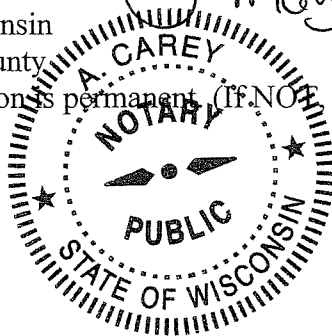
STATE OF WISCONSIN, WAUKESHA COUNTY, ss:

This Affidavit was acknowledged before me on this by John Donovan, who, being first Duly sworn on oath according to law, deposes and says that he has read the forgoing Affidavit subscribed by him, and that the matters stated herein are true to the best of his information, knowledge and belief.

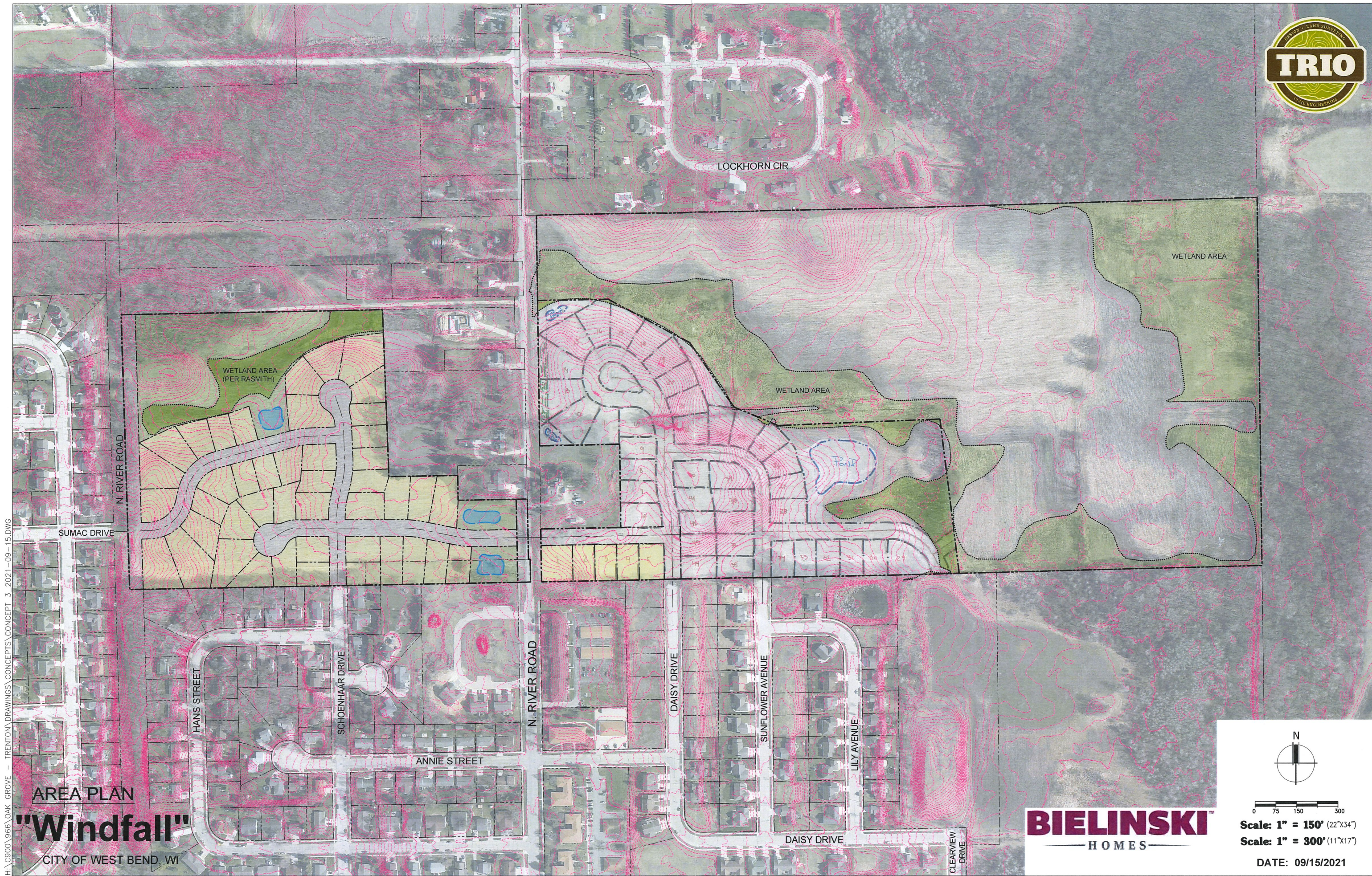
 A. Carey
Notary Public
State of Wisconsin
Waukesha County
May 16, 2022

My Commission is permanent (If Not, expiration date is:)

December 13, 2024



H:\C900\966\OAK GROVE - TRENTON\DRAWINGS\CONCEPTS\CONCEPT 3_2021-09-15.DWG



AREA PLAN

"Windfall"

CITY OF WEST BEND, WI

BIELINSKI
HOMES



0 75 150 300

Scale: 1" = 150' (22"x34")

Scale: 1" = 300' (11"x17")

DATE: 09/15/2021

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: **Anewenter Groth & Bielinski Investments**

Petition Number: **14505**

1. Territory to be annexed: From **TOWN OF TRENTON** To **CITY OF WEST BEND**

2. Area (Acres): **1.05 ACRES**

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

TAXKEY 0174 → \$16.20
\$ TAXKEY 0174005 → \$83.63
TAXKEY 017200A → \$41.05

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **\$726.40**

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: **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: **88** % Recreational: _____% Commercial: _____% Industrial: _____%

Other: **12** %

Comments: **The "other" use is ENVIRONMENTAL CORRIDOR, Flood plain; Wetlands.**

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?: **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 **GENERAL DEVELOPMENT**

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? AGRICULTURAL

c. How will the land be zoned and used if annexed? SINGLE-FAMILY 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:

THIS ANNEXATION IS CONSISTANT WITH OUR COMPREHENSIVE PLAN AND WITHIN THE CITY'S SANITARY SEWER SERVICE BOUNDARY.

Prepared by: ☐ Town ☒ City ☐ Village

Name: JAMES REINKE

Email: reinkej@ci.west-bend.wi.us

Phone: (262) 335-5122

Date: 5/25/2022

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)

REAL PROPERTY LISTERS ANNEXATION REVIEW

1. Territory to be annexed:	From Town of:	To City/Village of:
T11-017200A, T11-0174 AND T11-017400J	TRENTON	CITY OF WEST BEND

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

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

Y (2) Identify parcel ID numbers included in annexation.

Y(3) Identify parcel ID numbers being split by annexation

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:

THERE IS A TYPO IN LINE ONE OF PARAGRAPH THREE OF THE LEGAL DESCRIPTION. A SECTION NUMBER IS MISSING AFTER THE WORD SECTION.

Prepared by: BRIANBRAITHWAITE
Title: REAL PROPERTY LISTER
Phone: 262.335.4370
Date: 5-31-2022

Please **RETURN PROMPTLY** to:
Municipal Boundary Review
PO Box 1645
Madison WI 53701
(608) 264-6102 **FAX** (608) 264-6104
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: **Anewenter Groth & Bielinski Investments**

Petition Number: **14505**

1. Territory to be annexed: From **TOWN OF TRENTON** To **CITY OF WEST BEND**

2. Area (Acres): _____

3. Pick one: ☒ Property Tax Payments

OR ☐ Boundary Agreement

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

\$ 1002.29

a. Title of boundary agreement _____

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 5011.45

b. Year adopted _____

c. Participating jurisdictions _____

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: 3751 Total: 4856

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

Residential: 1 % Recreational: _____ % Commercial: _____ % Industrial: _____ %

Undeveloped: 99 %

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?: 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 unknown

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

City/Village ☐ Yes ☐ No

Town ☐ Yes ☐ No

unknown

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?

Residential + Ag

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

unknown

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>

unknown

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

Prepared by: ☒ Town ☐ City ☐ Village

Name:

Cindy Komro

Email:

clerk@townoftrenton.wi.gov

Phone:

262.675.6009

Date:

6/8/2022

(March 2018)

Please **RETURN PROMPTLY** to:

wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2021
REAL ESTATE

ANEWENTER, VINCE
GROTH, STEVE

Parcel Number: T11 0174
Bill Number: 395515

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

RIVER RD
Sec. 7, T11N, R20E
PT OF NW NW DOC 1333106 SEC 7-11-20 24.48 AC
24.480 ACRES

395515/T11 0174

VINCE ANEWENTER
STEVE GROTH
931 W WHITEFISH RD
PORT WASHINGTON WI 53074

Ag + Forest

Please inform treasurer of address changes.

ASSESSED VALUE LAND 10,100	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 10,100	AVERAGE ASSMT. RATIO 0.998597591	NET ASSESSED VALUE RATE 0.01106268 (Does NOT reflect credits)	NET PROPERTY TAX 111.74
ESTIMATED FAIR MARKET VALUE LAND 5,600	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 5,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 13.33	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	115,183	112,732	26.91	22.86	-15.1%
TOWN OF TRENTON	236,485	240,816	19.98	16.20	-18.9%
WEST BEND SCHOOL	4,067,386	3,909,242	72.67	67.25	-7.5%
MOR PARK TECH COLL	523,761	536,462	6.64	5.43	-18.2%
TOTAL	4,942,815	4,799,252	126.20	111.74	-11.5%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			126.20	111.74	-11.5%
TOTAL DUE: \$111.74					
FOR FULL PAYMENT					
PAY BY:					
JANUARY 31, 2022					
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$56.74

BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

PIN# T11 0174
ANEWENTER, VINCE
BILL NUMBER: 395515

PAY 2ND INSTALLMENT OF: \$55.00

BY JULY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

PIN# T11 0174
ANEWENTER, VINCE
BILL NUMBER: 395515

PAY FULL AMOUNT OF: \$111.74

BY JANUARY 31, 2022

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

PIN# T11 0174
ANEWENTER, VINCE
BILL NUMBER: 395515



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2021
REAL ESTATE

ANEWENTER, VINCE
GROTH, STEVE

Parcel Number: T11 017200A
Bill Number: 395513

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description
Sec. 7, T11N, R20E
PT OF NW NE CSM 6502 LOT 1 DOC 1333106
77.520 ACRES

395513/T11 017200A
VINCE ANEWENTER
STEVE GROTH
931 W WHITEFISH RD
PORT WASHINGTON WI 53074

Ag + Undeveloped

Please inform treasurer of address changes.

ASSESSED VALUE LAND 25,600	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 25,600	AVERAGE ASMT. RATIO 0.998597591	NET ASSESSED VALUE RATE 0.01106268 (Does NOT reflect credits)	NET PROPERTY TAX 283.20
ESTIMATED FAIR MARKET VALUE LAND 16,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS See Reverse, Use Value Assessment	TOTAL ESTIMATED FAIR MARKET VALUE 16,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 33.78	
TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	115,183	112,732	69.12	57.93	-16.2%
TOWN OF TRENTON	236,485	240,816	51.32	41.05	-20.0%
WEST BEND SCHOOL	4,067,386	3,909,242	186.63	170.46	-8.7%
MOR PARK TECH COLL.	523,761	536,462	17.06	13.76	-19.3%
TOTAL	4,942,815	4,799,252	324.13	283.20	-12.6%
FIRST DOLLAR CREDIT			0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%
NET PROPERTY TAX			324.13	283.20	-12.6%
TOTAL DUE: \$283.20					FOR FULL PAYMENT PAY BY: JANUARY 31, 2022
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.					

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$142.20
BY JANUARY 31, 2022

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

PIN# T11 017200A
ANEWENTER, VINCE
BILL NUMBER: 395513

PAY 2ND INSTALLMENT OF: \$141.00
BY JULY 31, 2022

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

PIN# T11 017200A
ANEWENTER, VINCE
BILL NUMBER: 395513

PAY FULL AMOUNT OF: \$283.20
BY JANUARY 31, 2022

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

PIN# T11 017200A
ANEWENTER, VINCE
BILL NUMBER: 395513



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

WASHINGTON COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2021
REAL ESTATE

BIELINSKI INVESTMENT LLC



Parcel Number: T11 017400J
Bill Number: 395524

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

395524/T11 017400J
BIELINSKI INVESTMENTS LLC
1830 MEADOW LN STE A
PEWAUKEE WI 53072

Location of Property/Legal Description
6797 N RIVER RD
Sec. 7, T11N, R20E
PT OF NW NW DOC 1068897
1.140 ACRES

Residential

Please inform treasurer of address changes.

ASSESSED VALUE LAND 54,900	ASSESSED VALUE IMPROVEMENTS 0	TOTAL ASSESSED VALUE 54,900	AVERAGE ASSESSMENT RATIO 0.998597591	NET ASSESSED VALUE RATE 0.01106268 (Does NOT reflect credits)	NET PROPERTY TAX 607.35
ESTIMATED FAIR MARKET VALUE LAND 55,000	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 0	TOTAL ESTIMATED FAIR MARKET VALUE 55,000	<input type="checkbox"/> A star in this box means unpaid prior year taxes.	School taxes also reduced by school levy tax credit 72.44	

TAXING JURISDICTION	2020 EST. STATE AIDS ALLOCATED TAX DIST.	2021 EST. STATE AIDS ALLOCATED TAX DIST.	2020 NET TAX	2021 NET TAX	% TAX CHANGE
WASHINGTON COUNTY	115,183	112,732	137.39	124.23	-9.6%
TOWN OF TRENTON	236,485	240,816	102.00	88.03	-13.7%
WEST BEND SCHOOL	4,067,386	3,909,242	370.96	365.57	-1.5%
MOR PARK TECH COLL	523,761	536,462	33.92	29.52	-13.0%
TOTAL	4,942,815	4,799,252	644.27	607.35	-5.7%

TOTAL DUE: \$607.35

FOR FULL PAYMENT

PAY BY:

JANUARY 31, 2022

Warning: If not paid by due dates,
installment option is lost and total tax is
delinquent subject to interest and, if
applicable, penalty.
Failure to pay on time. See reverse.

FIRST DOLLAR CREDIT	0.00	0.00	0.0%
LOTTERY AND GAMING CREDIT	0.00	0.00	0.0%
NET PROPERTY TAX	644.27	607.35	-5.7%

FOR INFORMATION PURPOSES ONLY - Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
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PAY 1ST INSTALLMENT OF: \$304.35

BY JANUARY 31, 2022

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

PIN# T11 017400J
BIELINSKI INVESTMENT LLC
BILL NUMBER: 395524

PAY 2ND INSTALLMENT OF: \$303.00

BY JULY 31, 2022

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

WASHINGTON COUNTY TREASURER
432 E WASHINGTON ST, PO BOX 1986
WEST BEND, WI 53095-7986

PIN# T11 017400J
BIELINSKI INVESTMENT LLC
BILL NUMBER: 395524

PAY FULL AMOUNT OF: \$607.35

BY JANUARY 31, 2022

AMOUNT ENCLOSED

MAKE CHECK PAYABLE AND MAIL TO:

TOWN OF TRENTON
ATTN TREASURER
PO BOX 259
NEWBURG WI 53060-0259

PIN# T11 017400J
BIELINSKI INVESTMENT LLC
BILL NUMBER: 395524



INCLUDE THIS STUB WITH YOUR PAYMENT



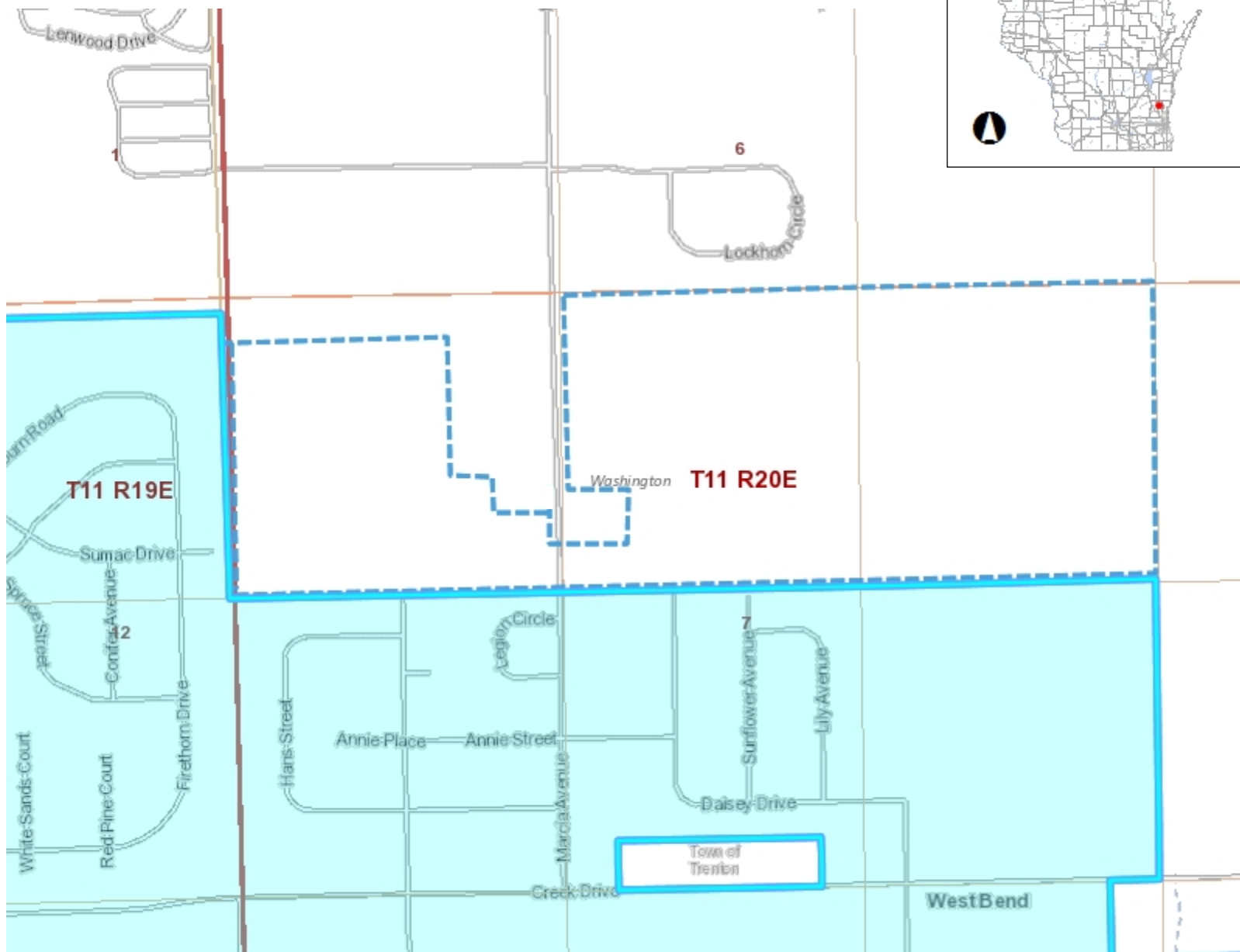
INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



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

0.3 0 0.13 0.3 Miles

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

Sept 17-20 E
4 killed. N.H.



Scale 40 Chains to an Inch.

The above Map of Township No 11 North, of Range No 20 E. of the 4th Principal Meridian N.W. Lee 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, Sept. 14, 1835



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY-DESIGNEE

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>

June 09, 2022

PETITION FILE NO. 14505

KASIE MILLER, CLERK
CITY OF WEST BEND
1115 S MAIN ST
WEST BEND, WI 53095-4605

CINDY KOMRO, CLERK
TOWN OF TRENTON
PO BOX 259
NEWBURG, WI 53060-0259

Subject: ANEWENTER GROTH & BIELINSKI INVESTMENTS ANNEXATION

The proposed annexation submitted to our office on May 20, 2022, 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 West Bend, which is able to provide needed municipal services.

Note: In the legal description, the area of the territory to be annexed should match that shown on the scale map; It appears that the Section number (7) should be added to the description of the Point of Commencement.

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 14505 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=2579>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner