

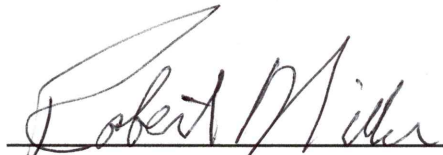
PETITION OF PROPERTY OWNER  
FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

The undersigned, constituting the manager of the owner of the property located in the Town of Oconomowoc, Waukesha County, Wisconsin, respectfully petition the Common Council of the City of Oconomowoc to annex to the City of Oconomowoc, Waukesha County, Wisconsin, the territory described below and shown on the attached map.

The parcel of land is located in the southwest  $\frac{1}{4}$  of Section 21, Town 8N, Range 17E, in the Town of Oconomowoc, Waukesha County, State of Wisconsin bounded and described as follows: Commencing in the southwest corner of Section 21, Town 8N, Range 17E; thence north along the west line 1314.73 feet to the northwest corner; thence west along the north line 3833.67 feet to the northeast corner; thence south along the east line 1333.85 feet to the southeast corner; thence west along the south line 3842.43 feet to the place of beginning.

Tax key OCOT 0515998 and OCOT 0516998

There are no persons residing in the territory.

  
\_\_\_\_\_  
Robert Miller  
Manager

Dated 12-6-24

**Property Details**

Tax Key: **OCOT0515998**

Tax Year: **2024**

**12/1/2024 2:53:53 PM**  
**WAUKESHA COUNTY**  
**TOWN OF OCONOMOWOC**

**OWNER NAME AND MAILING ADDRESS**

L.&N.M. ENTERPRISES LLC  
 N68W35460 COUNTY ROAD K  
 OCONOMOWOC, WI 53066-1210

**PROPERTY ADDRESS**

W379N6502 N LAKE RD  
 OCONOMOWOC, WI 53066-5903

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

**LEGAL DESCRIPTION**

S1/2 SW1/4 SEC 21 T8N R17E :: EX HWY :: DOC# 4290682

**ASSESSMENT STATUS**

**OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS**

Assessment Year:	2024	DEED	DOC	4290682
Assessment Status:	ACTIVE			
Assessment Attributes:	NONE			
Deeded Acres:	0.000			

**ASSESSMENT INFORMATION**

Assessed By: CATALIS TAX AND CAMA INC  
 262-253-1142  
[kelly.osterman@catalisgov.com](mailto:kelly.osterman@catalisgov.com) /  
[raykoscak@catalisgov.com](mailto:raykoscak@catalisgov.com)

**Links to WI Dept of Revenue Resources:**  
[Guide for Property Owners](#)  
[Board of Review Calendar](#)

Board of Review Date: 8/27/2024

**PROPERTY VALUES**

Property Class	Acres	Land	Improvement	Total
UNDEVELOPED	4.810	\$2,700.00	\$0.00	\$2,700.00
AGRICULTURAL	72.000	\$23,700.00	\$0.00	\$23,700.00
RESIDENTIAL	2.000	\$94,700.00	\$205,700.00	\$300,400.00
<b>Total:</b>	<b>78.810</b>	<b>\$121,100.00</b>	<b>\$205,700.00</b>	<b>\$326,800.00</b>

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 OCONOMOWOC	022
SCHOOL	SCHOOL REFERENDUM 2441	
SCHOOL	OCONOMOWOC SCHL 4060	4060
SCHOOL	SCHOOL REFERENDUM 5512	
SCHOOL	SCHOOL REFERENDUM 4049	
TCDB	WAUKESHA TECH COLLEGE	08
FIRE	WESTERN LAKES FIRE DEPT	
UTIL	GARBAGE / RECYCLING	

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](mailto:taxlisting@waukeshacounty.gov).**

The following browsers are supported:  This page run 12/1/2024 2:53:53 PM.

# ANNEXATION MAP - OCOT 0516998

I want to...

☆ TaxKey: OCOT0516998

[Link to Tax File](#)

[Register of Deeds Images](#)

**Mapped Acreage:** 39.4935,

**Property Address:** NOT ASSIGNED

**School Taxing District:** Oconomowoc School District

**Owner and Mailing Address:**

L.&N.M. ENTERPRISES LLC  
N68W35460 COUNTY ROAD K  
OCONOMOWOC, WI 53066-1210

[Metadata](#)

\*Ownership information current to 11/17/2024, for most current info click the [Link to Tax File](#) link.

[Add to Results](#) [View Additional Details](#)

[Run a Report](#)

Tools



Parcel\_Ba...

# ANNEXATION MAP - OCOT 0515 998

I want to...

☆ TaxKey: OCOT0515998

[Link to Tax File](#)

[Register of Deeds Images](#)

**Mapped Acreage:** 76.6112

**Property Address:** W379N6502 N LAKE RD

**School Taxing District:** Oconomowoc School District

**Owner and Mailing Address:**

L.&N.M. ENTERPRISES LLC

N68W35460 COUNTY ROAD K

OCONOMOWOC, WI 53066-1210

[Metadata](#)

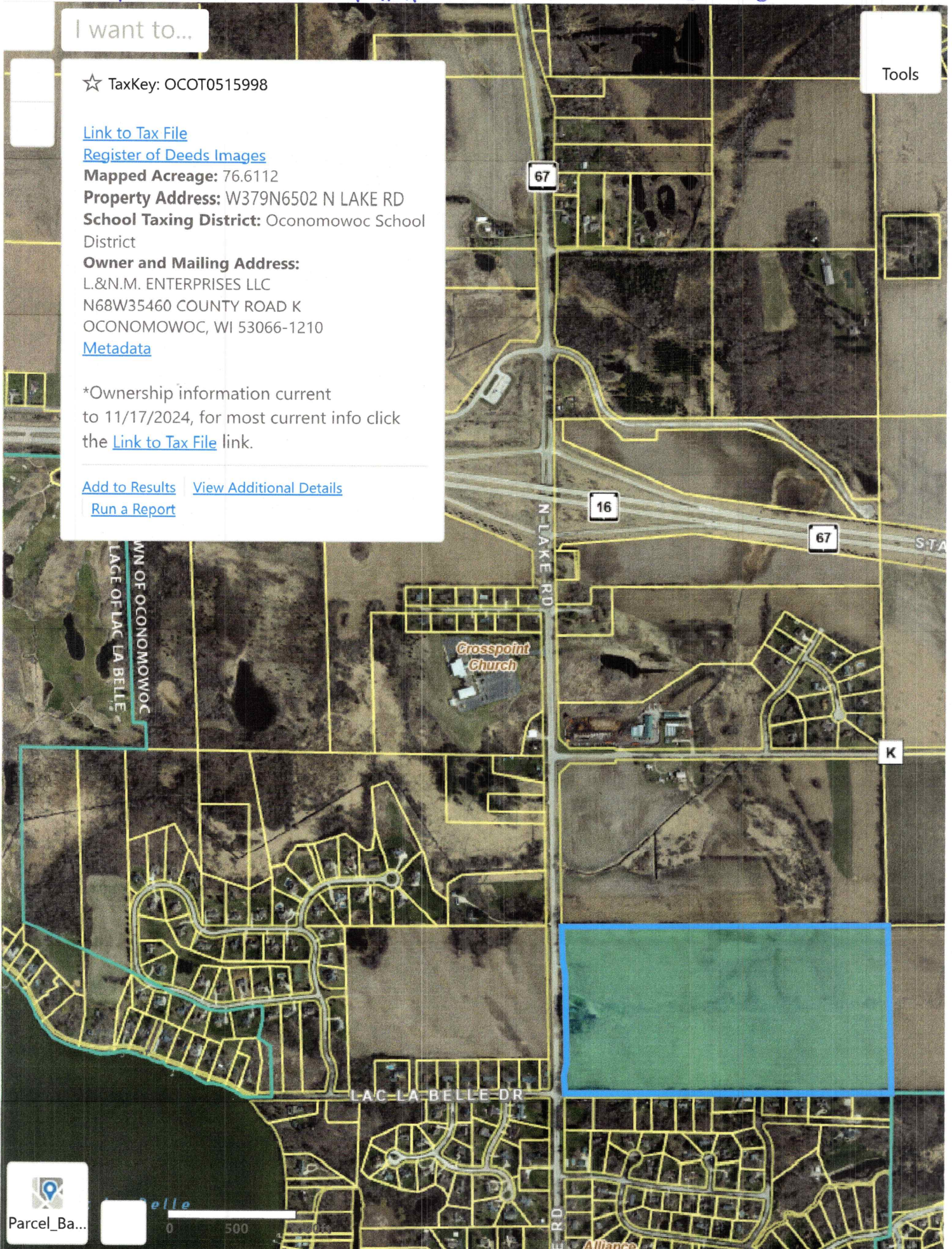
\*Ownership information current to 11/17/2024, for most current info click the [Link to Tax File](#) link.

[Add to Results](#)

[View Additional Details](#)

[Run a Report](#)

Tools



# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **L & N.M Enterprises**

Petition Number: **14719**

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

2. Area (Acres): **116.1047**

3. Pick one:  Property Tax Payments **OR**  Boundary Agreement

a. Annual town property tax on territory to be annexed:  
\$ **798.13**

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

b. Total that will be paid to Town  
(annual tax multiplied by 5 years): **\$3990.65**

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

c. Paid by:  Petitioner  City  Village

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

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

d. Statutory authority (pick one)  
 s.66.0307  s.66.0225  s.66.0301

4. Resident Population: \_\_\_\_\_ Electors: \_\_\_\_\_ Total: **0**

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

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

Undeveloped: **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?  
**VACANT / UNDEVELOPED**

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 \_\_\_\_\_

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. 5 \_\_\_\_\_  
Water Supply immediately    
or, write in number of years. 5 \_\_\_\_\_

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: NEW LIFT STATION / \$100,000

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? RESIDENTIAL

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

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

Prepared by:  Town  City  Village Please RETURN PROMPTLY to:  
Name: JASON GALLO / CITY PLANNER / ZONING ADMINISTRATOR [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
Email: jgallo@oconomowoc-wi.gov Municipal Boundary Review  
Phone: (262) 569-2166 PO Box 1645, Madison WI 53701  
Date: DECEMBER 17, 2024 Fax: (608) 264-6104

(March 2018)



# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **L & N.M Enterprises**

Petition Number: **14719**

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

2. Area (Acres): **39.4935**  $\times$  **76.6112**

3. Pick one:  Property Tax Payments **OR**  Boundary Agreement

a. Annual town property tax on territory to be annexed:  
\$ **108.29**  $\times$  **689.84**  
(**0516998**) (**0515998**)

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

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

b. Total that will be paid to Town  
(annual tax multiplied by 5 years): **\$3990.65**

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: **0** Total: **0**

5. Approximate **present land use** of territory:  
Residential: **100** % **tax key 0515998** Commercial: \_\_\_\_\_ % Industrial: \_\_\_\_\_ %  
Undeveloped: **100** % = **tax key 0516998** Undeveloped **98%** = **tax key 0515998**

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?  
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 **LETTER FROM City of Oconomowoc**

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? A-T Agricultural Land Transition + HG High Ground Water

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

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

THERE ARE TWO (2) SEPARATE PARCELS. THE ANNEXATION SHOULD INCLUDE THE AREA TO THE CENTERLINE OF THE ROAD (N. LAKE ROAD)

Prepared by:  Town  City  Village

Name: JEFFREY HEARMAN

Email: JHEARMAN@TOWNOFGONOMAUC-WI.GOV

Phone: 920-474-4449

Date: 12/29/2024

Please RETURN PROMPTLY to:

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

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

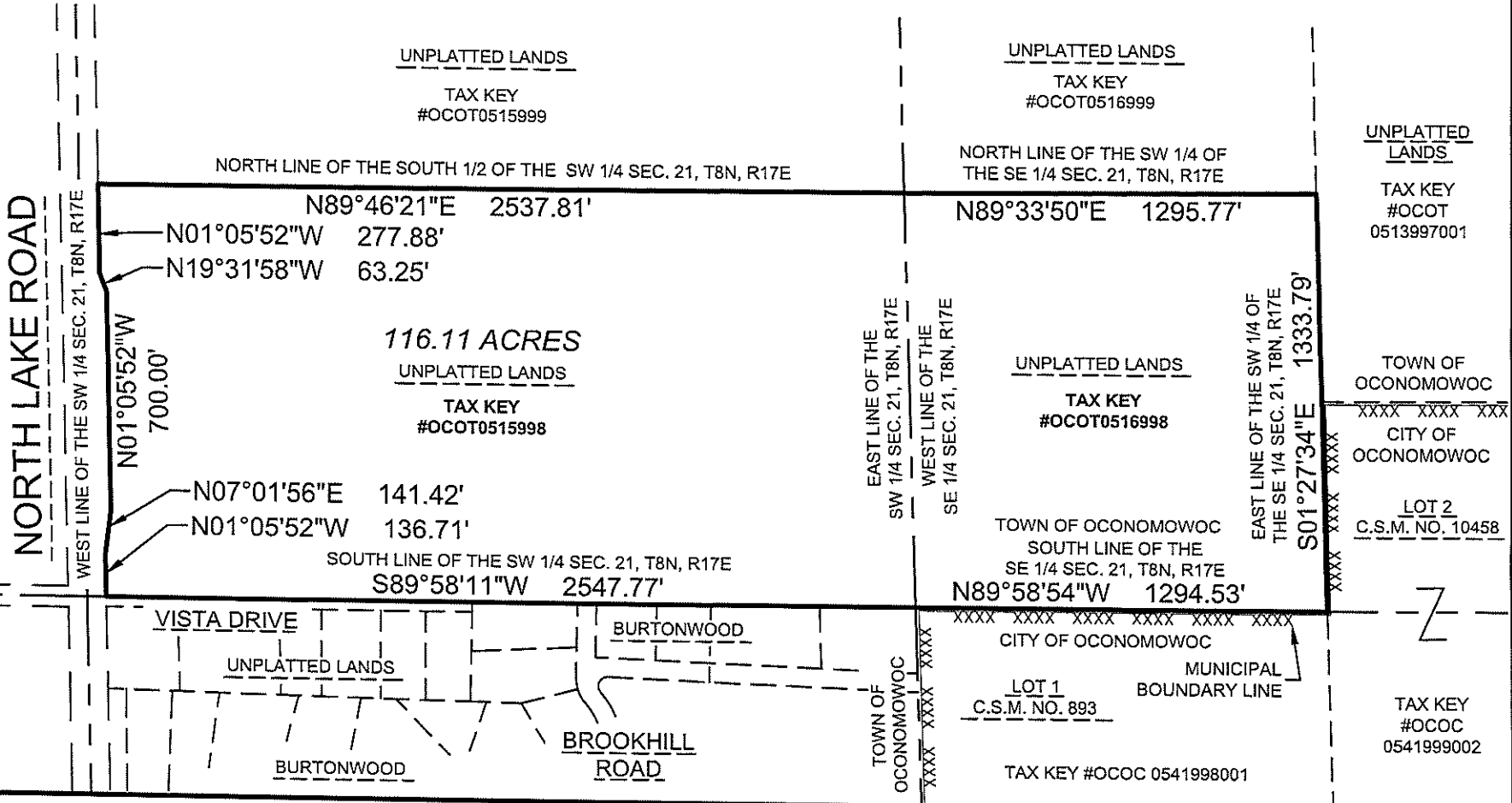
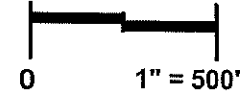
(March 2018)



**LEGAL DESCRIPTION PER TRUSTEE'S DEED DOCUMENT NO. 4290682:**

The South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 North, Range 17 East, in the Town of Oconomowoc, County of Waukesha, State of Wisconsin. EXCEPTING therefrom the part thereof conveyed to Waukesha County in Warranty Deed dated February 12, 1962 and recorded on February 22, 1962 in Volume 908 of Deeds, on Page 175, as Document No. 560781.

GRAPHICAL SCALE (FEET)



**ANNEXATION EXHIBIT**

**PINNACLE ENGINEERING GROUP**

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

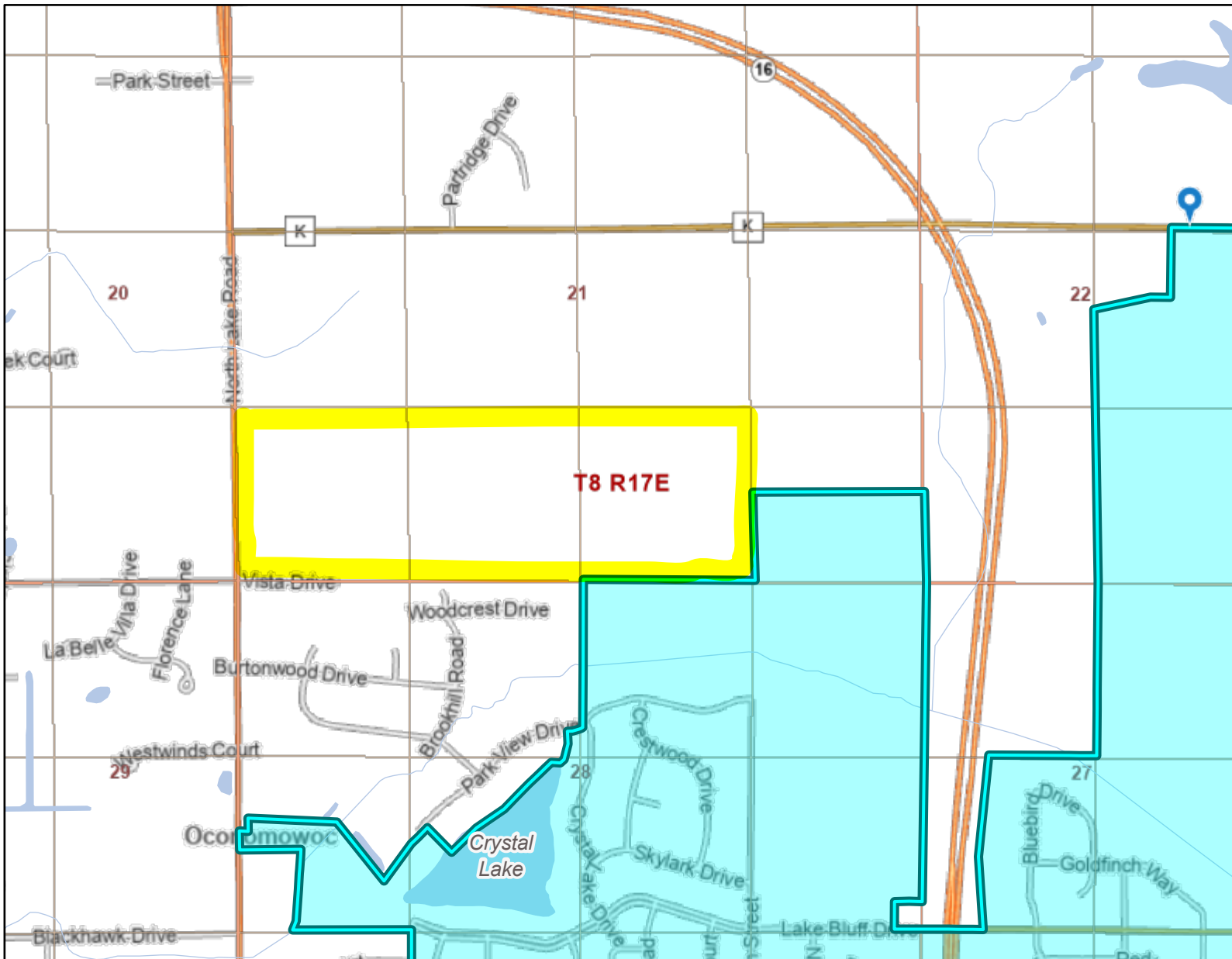
DRAFTED BY: ST

12/23/2024

**PLAN | DESIGN | DELIVER**

WWW.PINNACLE-ENGR.COM

PEG JOB#6086.00



- Legend:** (some map layers may not be displayed)
- 24K Lakes and Open Water
  - 24K Streams and Rivers
  - 24K Intermittent Streams
  - Township
  - Section
  - Quarter-Quarter
  - Cities, Towns & Villages
  - City
  - Civil Town
  - City or Village
  - State Boundaries
  - County Boundaries
  - Major Roads
  - Interstate Highway
  - State Highway
  - US Highway

**Notes:**



Service Layer Credits:  
EN Basic Basemap WTM Ext: , Cadastral:

Map projection: NAD 1983 HARN Wisconsin TM

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

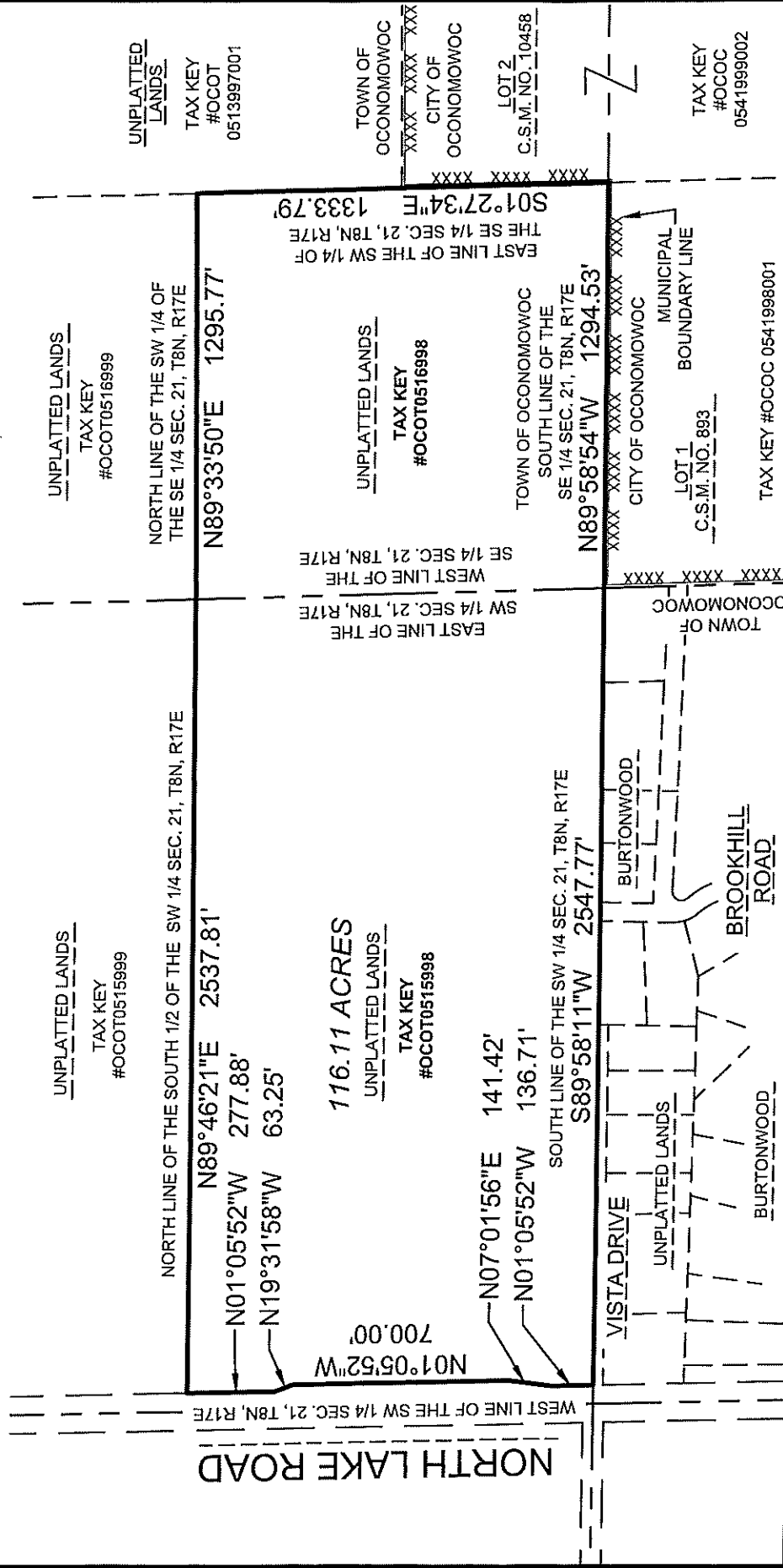
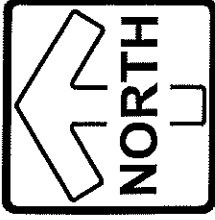
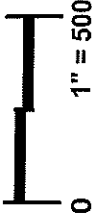
This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound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

Date Printed: 1/4/2025 9:00 AM

### LEGAL DESCRIPTION PER TRUSTEE'S DEED DOCUMENT NO. 4290682:

The South 1/2 of the Southwest 1/4 and the Southwest 1/4 of the Southeast 1/4, all in Section 21, Town 8 North, Range 17 East, in the Town of Oconomowoc, County of Waukesha, State of Wisconsin. EXCEPTING therefrom the part thereof conveyed to Waukesha County in Warranty Deed dated February 12, 1962 and recorded on February 22, 1962 in Volume 908 of Deeds, on Page 175, as Document No. 560781.

GRAPHICAL  
SCALE (FEET)



## ANNEXATION EXHIBIT

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186

DRAFTED BY: ST

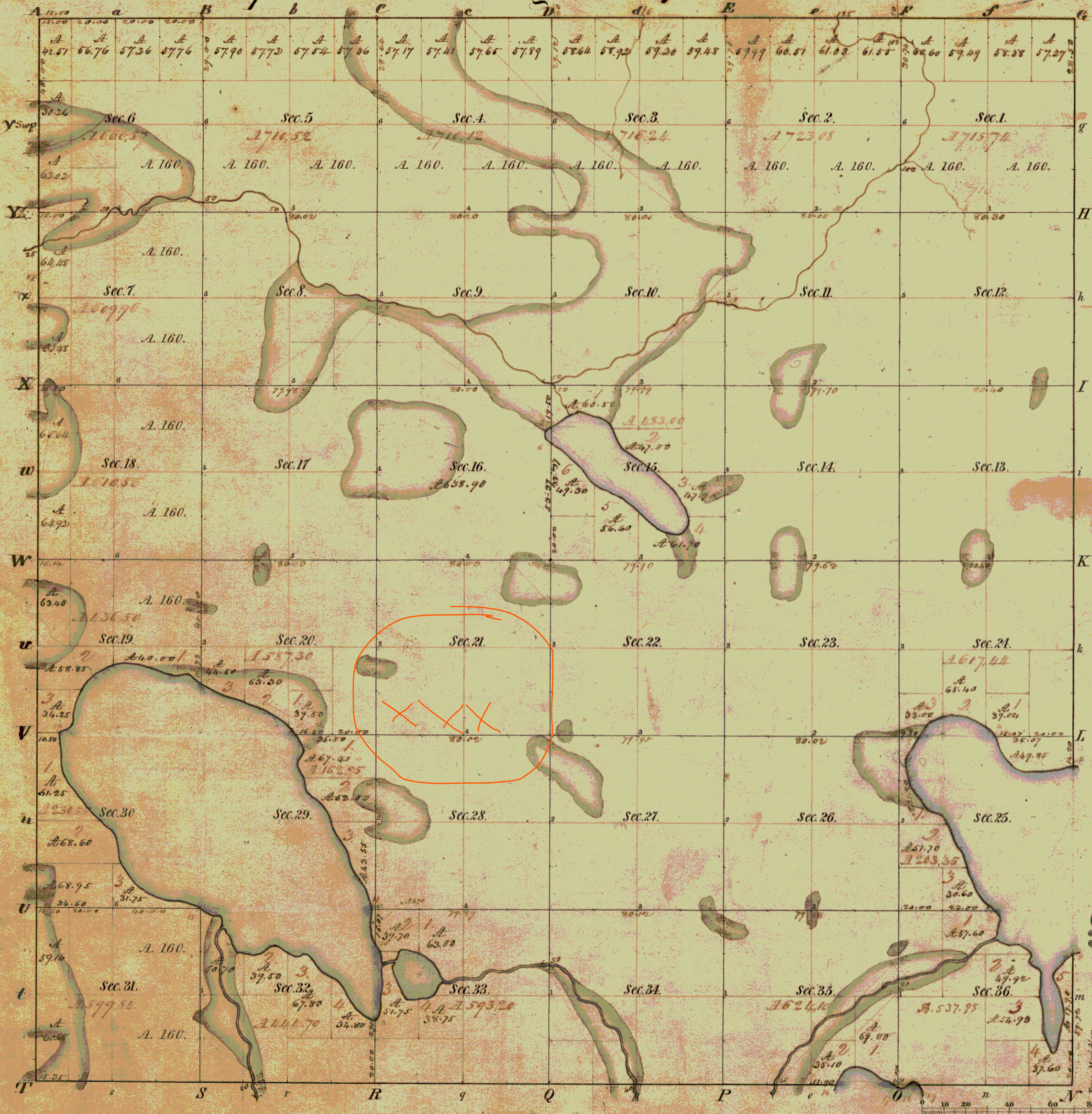
12/23/2024

PLAN | DESIGN | DELIVER

WWW.PINNACLE-ENGR.COM

PEG JOB # 6086.00

Township No 8, Range No 17 East 4<sup>th</sup> Mer. Wis. Ter.



Total number of Acres 21,222.57

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p <sup>d</sup> for and ch <sup>d</sup> in the Sur. Gen <sup>l</sup> acc <sup>t</sup>
Township lines	Mullett & Runk	17. Aug. 1835	M. Ch. Lks.	1 <sup>st</sup> of 1836	2 <sup>d</sup> of 1836
Subdivisions	James H. Mullett	13. April 1836	70. 66. 57	4 <sup>th</sup> of 1836	1 <sup>st</sup> of 1837

The above Map of Township No 8 of Range No 17 E of the 4<sup>th</sup> Principal Meridian Wisconsin Terr. 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<sup>st</sup> 1836

Robt. S. Lytle Sur. Genl.

Meanders of Lakes			
Posts	Courses	Ch. Lk.	Posts
Lake in Section 17	178 E	1.50	156 E
	180 E	5.70	144 E
	197 E	3.00	172 E
	141 E	1.50	157 E
	125 E	9.00	124 E
	112 E	4.50	119 E
	157 E	6.00	157 E
	189 E	9.00	124 E
	171 E	10.00	172 E
Lake in Section 16	161 E	5.00	150 E
	152 E	5.00	159 E
	188 E	4.00	South
	153 E	2.50	151 E
	131 E	5.50	
	163 E	10.50	
	130 E	3.50	
	139 E	10.50	
	153 E	9.10	
	18 E	16.50	
	12 E	10.50	
	147 E	2.00	
	123 E	3.50	
	170 E	8.00	
	190 E	14.00	
	117 E	8.50	
	127 E	11.00	
	115 E	9.50	
	129 E	9.50	
	115 E	11.80	
	144 E	4.00	
	126 E	1.50	
	127 E	2.00	
	113 E	1.50	
	117 E	1.00	
	127 E	1.50	
	118 E	2.00	
	136 E	2.00	
	141 E	2.00	
	115 E	5.00	
	186 E	4.00	
	150 E	4.00	
	137 E	2.50	
	124 E	7.50	
	177 E	7.50	
	177 E	12.00	
	South	11.50	
	132 E	13.00	
	117 E	17.50	
	111 E	11.50	
	126 E	11.50	
	140 E	12.30	
Lake in Section 25	125 E	9.50	
	157 E	11.00	
	145 E	10.50	
	121 E	7.50	
	137 E	8.00	
	110 E	4.00	
	147 E	3.00	
	19 E	4.00	
	130 E	7.50	
	135 E	22.00	
	147 E	10.00	
	14 E	10.00	
	135 E	9.50	
	150 E	12.00	
	152 E	15.00	
	166 E	8.50	
	156 E	2.50	
Lake in Section 36	157 E	11.00	
	145 E	10.50	
	121 E	7.50	
	137 E	8.00	
	110 E	4.00	
	147 E	3.00	
	19 E	4.00	
	130 E	7.50	
	135 E	22.00	
	147 E	10.00	
	14 E	10.00	
	135 E	9.50	
	150 E	12.00	
	152 E	15.00	
	166 E	8.50	
	156 E	2.50	

53 53-4



**TONY EVERS**

GOVERNOR

**KATHY BLUMENFELD**

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

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

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

January 6, 2025

PETITION FILE NO. 14719

GINA KOZLIK, CLERK  
CITY OF OCONOMOWOC  
PO BOX 27  
OCONOMOWOC, WI 53066-0027

LORI OPITZ, CLERK  
TOWN OF OCONOMOWOC  
W359 N6812 BROWN ST  
OCONOMOWOC, WI 53066-1108

Subject: L & N.M ENTERPRISES ANNEXATION

The proposed annexation submitted to our office on December 9, 2024 and supplemented on January 3, 2025 has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, § 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 Oconomowoc, which is able to provide needed municipal services.

Notes:

- 1) Pursuant to § 66.0217(1)(c) & (g), Wis. Stats. the territory to be annexed must be described by metes and bounds commencing from a monumented corner of the ¼ section in which the territory lies.
- 2) The Department is aware of a pending intergovernmental cooperation agreement between the Town of Oconomowoc, Town of Oconomowoc Utility District No. 1, and the Village of Lac La Belle that includes boundary change provisions permitted under Wis. Stat. § 66.301(6). At the time this petition was filed with the Department, the pending intergovernmental agreement has not yet impacted the Town's status as unincorporated territory. While the common law doctrine in this area of the law referred to as the Rule of Prior Precedent may at some point sort out these potential boundary conflicts, the Department is required by Wis. Stat. § 66.0217(6) to review and apply the statutory standards to petitions proposed within populous counties, such as Waukesha, and determine if the petition is found to be "in the public interest" or "against the public interest" based on the specific definition contained in Wis. Stat. § 66.0217(6)(c).
- 3) The Town asks the Department to apply the Rule of Reason test to this annexation to determine whether the City of Oconomowoc abused its discretion in soliciting this annexation. However, the Rule of Reason is a creation and test applied by Wisconsin Courts over many years of caselaw. It is not a test found within the Department's statutory review criteria in § 66.0217(6), Wis. Stats. Therefore, the Department declines to apply the Rule of Reason test.

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 14719 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to [mds@wi.gov](mailto:mds@wi.gov) or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2793>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

A handwritten signature in black ink, appearing to read "Erich Schmidtke". The signature is fluid and cursive, with a prominent initial "E".

Erich Schmidtke, Municipal Boundary Review

cc: petitioner