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 ¼ 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 /2-6-24

Property Del	ails									
		Тах	Key: OCOT0515998 Tax Year: 2024		12/1/2024 2:53:53 PM WAUKESHA COUNTY TOWN OF OCONOMOWOO					
	OWNER NAME A	ND MAILING ADDRESS	5	PROPERT	Y ADDRESS					
&N.M. ENTERP	RISES LLC		W379N6	502 N LAKE RD						
58W35460 COL	JNTY ROAD K		OCONOM	OCONOMOWOC, WI 53066-5903						
CONOMOWOC,	WI 53066-1210									
lick Here to P	rovide Updated Ma	ailing Address	Sur	γ						
	~~~~		LEGAL DESCRIPTIO	N						
L/2 SW1/4 SEC	21 T8N R17E :: EX	HWY :: DOC# 4290682	/ h							
100		MENT STATUS	01	WNERSHIP/LEGAL DESCRIP	PTION EXCEPTION DOCUMENTS					
ssessment Year	:	2	.024 DEED	DOC	4290682					
ssessment Stat			CTIVE	200						
ssessment Attri	butes:	Ν	IONE							
Deeded Acres:		0	.000							
			ASSESSMENT INFORMA	TION						
ssessed By:	CATALIS TAX AND	CAMA INC	Links to	WI Dept of Revenue Resou	irces:					
,	262-253-1142			or Property Owners						
		@catalisgov.com /	Board o	f Review Calendar						
	raykoscak@cat	alisgov.com								
Board of Review Date:	8/27/2024									
			PROPERTY VALUES	5						
Prop	erty Class	Acres	Land	Improvement	Total					
	EVELOPED	4.810	\$2,700.00	\$0.00	\$2,700.00					
AGR	ICULTURAL	72.000	\$23,700.00	\$0.00	\$23,700.00					
	SIDENTIAL	2.000	\$94,700.00	\$205,700.00	\$300,400.00					
	Total:	78.810	\$121,100.00	\$205,700.00	\$326,800.00					
The property val	ues displayed are fin	alized and will be used for	r the calculation of this year's p DISTRICTS	roperty tax bills.						
	istrict Tupo		District Nam		DOR Code					
U	istrict Type TOWN		TOWN OF OCONOM		022					
	SCHOOL		SCHOOL REFEREND							
····	SCHOOL		OCONOMOWOC SC		4060					
	SCHOOL		SCHOOL REFEREND							
	SCHOOL		SCHOOL REFEREND	A service of the serv						
an a	TCDB		WAUKESHA TECH C		08					
n tin kan kan kan kan kan kan kan kan kan ka	FIRE		WESTERN LAKES FI							
	UTIL		GARBAGE / RECY	CI TN C						

depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

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

The following browsers are supported:

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## ANNEXATION MAP- OCOT 0516998

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## 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



Parcel_Ba.





Tools

## ANNEXATION MAP- OCOT 0515 998

I want to ...

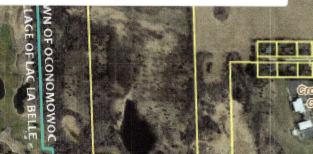
🛣 TaxKey: OCOT0515998

#### 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 <u>Link to Tax File</u> link.

Add to Results View Additional Details
Run a Report





16

Tools

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## 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: L & N.M Enterprises	Petition Number: 14719						
1. Territory to be annexed: From TOWN OF OCONOMOWO	To CITY OF OCONOMOWOC						
2. Area (Acres): 116.1047							
3. Pick one: Y Property Tax Payments C	R D Boundary Agreement						
a. Annual town property tax on territory to be annexed:	a. Title of boundary agreement						
\$ 798.13	b. Year adopted						
b. Total that will be paid to Town	c. Participating jurisdictions						
(annual tax multiplied by 5 years): <u>\$3990, 65</u>	d. Statutory authority (pick one)						
c. Paid by: 🗆 Petitioner 🛛 Kity 🗖 Village	🗆 s.66.0307 🗆 s.66.0225 🛛 s.66.0301						
□ Other:							
4. Resident Population: Electors: Total:	0						
5. Approximate present land use of territory:							
Residential:% Recreational:% Com	mercial:% Industrial:%						
Undeveloped: <u>100</u> %							
6. If territory is undeveloped, what is the anticipated use?							
Residential: <u>\6</u> % Recreational:% Com	mercial:% Industrial:%						
Other:%							
Comments:							
7. Has a □ preliminary or □ final plat been submitted to the Pla	n Commission: 🗆 Yes 🛺 No						
Plat Name:	1						
8. What is the nature of land use adjacent to this territory in th							
VACANT/UNDEVELOP							
In the town?: RESIDENTIM							
9. What are the basic service needs that precipitated the reque							
Sanitary sewer 🔍 Water supply 🗆 St	orm sewers						
Police/Fire protection A EMS  C Zo	ning						
Other							

10. Is the city/villag	ge or town c	apable of prov	iding needed u	tility services?	
City/Village	Yes	□ No	Town	Yes	No
If you oppro	vimata timat	table for provid		CityAllere	Tours
ii yes, appro		table for provid	-	City/Village	Town
		r <u>y Sewers</u> imm		5	
	or, writ	e in number of	<u> </u>		
	Water	<u>Supply</u> immedi	iately		
	or, writ	e in number of	years.	5	
Will provision of	sanitary sev	wers and/or wa	ater supply to th	ne territory propo	osed for annexation require capital
1 10 10 10 10 10 10 10 10 10 10 10 10 10	10 B				sewers, wells, water storage facilities)?
Yes 🗆	No				
lf yes, identify th	e nature of	the anticipated	l improvements	and their proba	ble costs: NEW LIFE STATION \$ 700,000
11. Planning & Zor	the second s		·····	· · · ·	
a. Do you have	a comprehe	nsive plan for t	the City/Village/	Town? 🔀	Yes 🗆 No
Is this annexa	ation consist	ent with your c	omprehensive	plan? 🙀	Yes 🗆 No
b. How is the an	nexation ter	ritory now zon	ed? AG	RICULTU	IRAL
c. How will the la	and be zone	d and used if a	annexed?	RESIDE	NTIAL
12. Elections: N more information, annexation checkli	please conta	act the Wiscons	sin Election Col	mmission at (60	a new ward or join an existing ward? For 8) 266-8005, <u>elections@wi.gov</u> or see their
13. Other relevant	information	and comments	bearing upon	the public intere	st in the annexation:
		/			
Prepared by:	Town	City D Villa	•		RETURN PROMPTLY to:
Name:	SON G	ALLO ZONI	Y PLANNER NG ADMINIS	(AKer wimunic	ipalboundaryreview@wi.gov
Email: 190	211000	conomower	e-wi.gov		Boundary Review
Phone: (ZG	2) 569	1-2166	3	PO Box 1	645, Madison WI 53701
Date: DEC	CEMBE	r 17,20	124	Fax: (608	3) 264-6104
(March 2018)	los	and	QB		
	- To		-0		

# Annexation Review Questionnaire

## Wisconsin Department of Administration

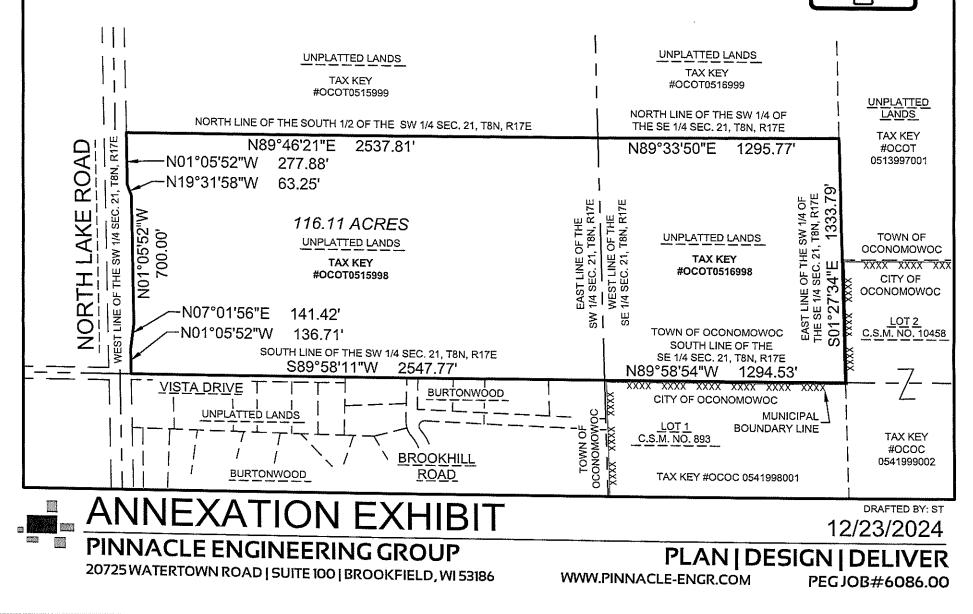
WI Dept. of Administration Municipal Boundary Review PO Box 1645 Madison WI 53701 608-264-6102 Fax: 608-264-6104 wimunicipalboundaryreview@wi.gov http://doa.wi.gov/municipalboundaryreview

Petitioner: L & N.M Enterprises	Petition Number: 14719
1. Territory to be annexed: From TOWN OF OCONOMOWO	C To CITY OF OCONOMOWOC
2. Area (Acres): <u>39.49</u> 35 و الماركة	
3. Pick one: 🕅 Property Tax Payments O	R D Boundary Agreement
a. Annual town property tax on territory to be annexed:	a. Title of boundary agreement
* 108.29 そし89.84 (0516998) b. Total that will be paid to Town	b. Year adopted
b. Total that will be paid to Town	c. Participating jurisdictions
(annual tax multiplied by 5 years): _ \$ 3990. いろ	d. Statutory authority (pick one)
c. Paid by: 🗆 Petitioner 🛛 Kity 🗆 Village	□ s.66.0307 □ s.66.0225 □ s.66.0301
□ Other:	
4. Resident Population: Electors: Total:	
5. Approximate present land use of territory: Residential: <u>120</u> % Recreational: <u>%</u> Com Undeveloped: <u>100</u> % = tax Kay 0516998	mercial:% Industrial:%
6. If territory is undeveloped, what is the <b>anticipated use</b> ?	
Residential:% Recreational:% Com	mercial:% Industrial:%
Other:%	
Comments:	
7. Has a  preliminary or  final plat been submitted to the Pla	n Commission: 🗆 Yes 🛛 No
Plat Name:	
8. What is the nature of land use adjacent to this territory in th	e city or village?
In the town?: Residential	
9. What are the basic service needs that precipitated the reque	est for annexation?
💆 Sanitary sewer 🛛 🛛 Water supply 🔲 St	orm sewers
Police/Fire protection     EMS     Zo	ning
Other LETTEN From City of Ocon	10 M D W O C

			5 1 <u>8</u>	-		ervices?			
City/Village		Yes	🗆 No	Town		Yes	X	No	
lf ves, appro	ximate	timeta	able for providi	ing service.	City	//Village		Town	
,,			<u>/ Sewers</u> imme			, thisge			
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	W	ater S	upply immedia	ately					
	or	, write	in number of	years.	~			-	
	e. treati					5500 S2	10	l for annexation require capital vers, wells, water storage facilities)?	
If yes, identify th	ie natui	re of th	he anticipated	improvement	s and t	neir prot	bable	costs:	
1. Planning & Zor	ning:	III K. TATIYA							
<b>D</b> 1									
a. Do you have a	a comp	rehen	sive plan for t	he City/Village	Town	2	¶ Y€	s 🗆 No	
a. Do you have a Is this annexa					-		¶ Y€ ∃Y€		
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## 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.



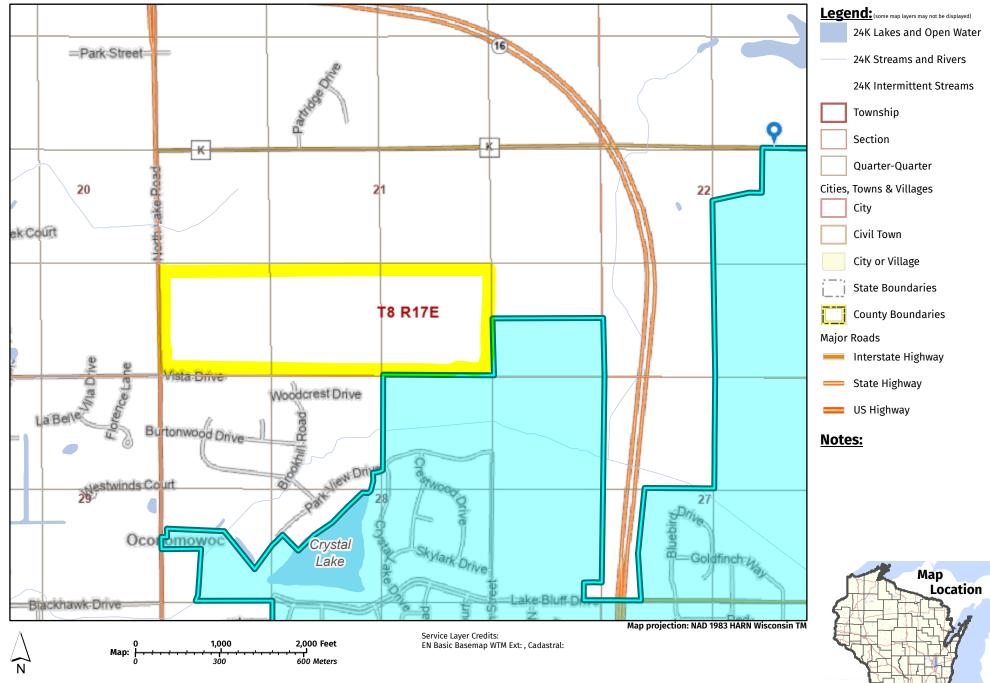
GRAPHICAL

SCALE (FEET)

1" = 500'

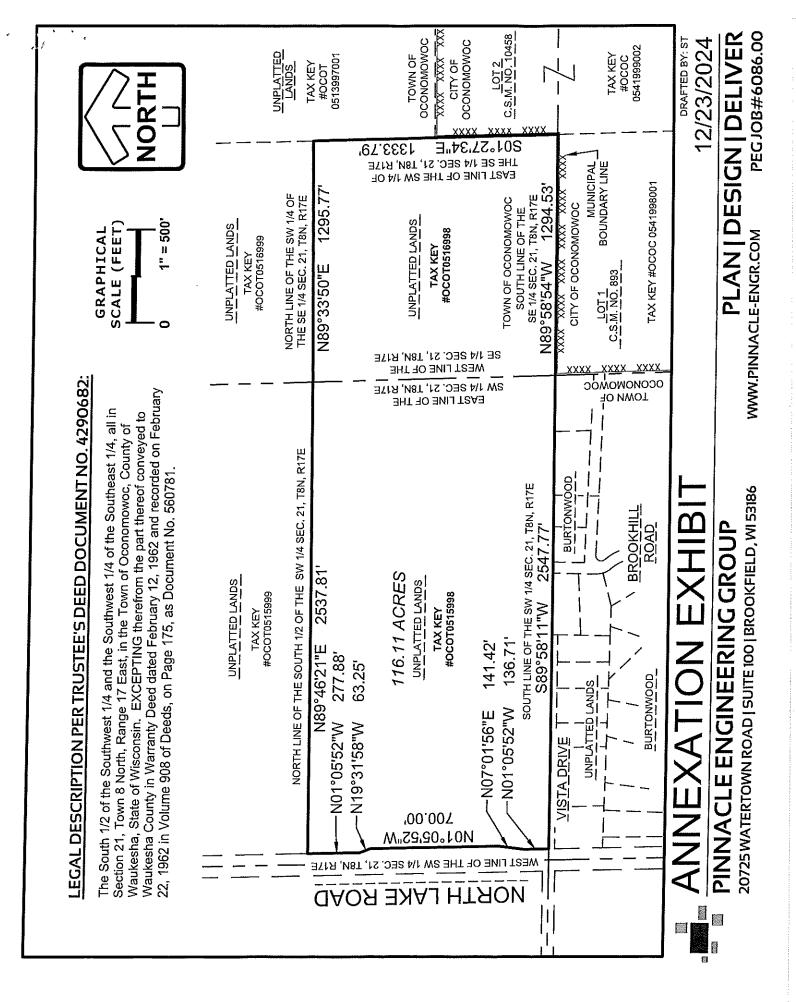
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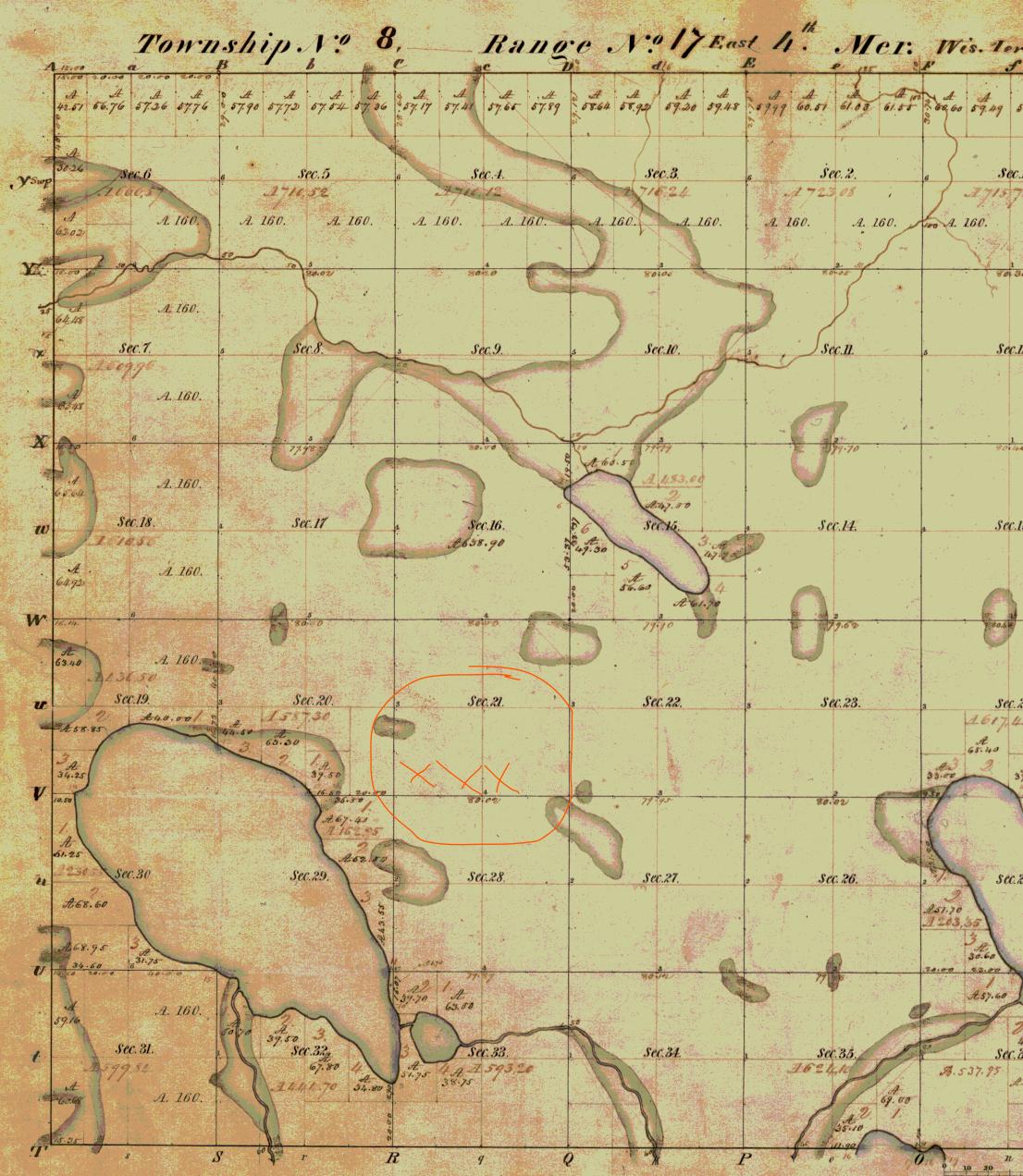




#### This map is a product generated by a DNR web mapping application.

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: <u>https://dnr.wisconsin.gov/legal</u>.





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TONY EVERS GOVERNOR KATHY BLUMENFELD SECRETARY Municipal Boundary Review PO Box 1645, Madison WI 53701 Voice (608) 264-6102 Fax (608) 264-6104 Email: <u>wimunicipalboundaryreview@wi.gov</u> Web: <u>http://doa.wi.gov/municipalboundaryreview</u>

January 6, 2025

GINA KOZLIK, CLERK CITY OF OCONOMOWOC PO BOX 27 OCONOMOWOC, WI 53066-0027 PETITION FILE NO. 14719

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 ¹/₄ 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 <u>http://mds.wi.gov/</u>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to <u>mds@wi.gov</u> 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: <u>http://mds.wi.gov/View/Petition?ID=2793</u> Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

wh Standle

Erich Schmidtke, Municipal Boundary Review

cc: petitioner