

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following described territory located in the Town of Oconomowoc, Waukesha County, lying contiguous to the City of Oconomowoc, petition the Honorable Mayor and Common Council of said City to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Oconomowoc, Waukesha County, Wisconsin.

LEGAL DESCRIPTION

Being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 34, Town 8 North, Range 17 East, in the Town of Oconomowoc, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the Northwest 1/4 of said Section 34; Thence South $00^{\circ}29'45''$ East and along the East line of the said Northwest 1/4 Section, 982.05 feet to the place of beginning of lands hereinafter described;

Continuing thence South $00^{\circ}29'45''$ East and along the said East line of the said Northwest 1/4 Section, 1611.87 feet to a point marking the Center of said Section 34; Thence North $89^{\circ}36'30''$ West and along the South line of the said Northwest 1/4 Section, 1698.09 feet to a point, said point being South $89^{\circ}36'30''$ East, 30.00 feet more or less from the shoreline of the "Oconomowoc River"; Thence North $25^{\circ}30'15''$ West and along a Meander Line along the shore of said "Oconomowoc River", 598.15 feet to a point on the East Right-of-Way line of S.T.H. "16" and "67", said point being North $08^{\circ}54'31''$ West, 44.11 feet more or less and North $59^{\circ}17'24''$ East, 185.18 feet from the said shoreline of said "Oconomowoc River"; Thence North $59^{\circ}17'24''$ East and along the said East Right-of-Way line, 84.08 feet to a point; Thence North $08^{\circ}54'31''$ West and along the said East Right-of-Way line, 600.00 feet to a point; Thence North $46^{\circ}47'53''$ West and along the said East Right-of-Way line, 231.97 feet to a point; Thence Northwesterly 661.83 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 7399.44 feet, whose central angle is $05^{\circ}07'30''$, and whose chord bears North $02^{\circ}24'04''$ West, 661.61 feet to a point of tangency; Thence North $00^{\circ}09'40''$ East and along the said East Right-of-Way line, 286.70 feet to a point; Thence South $89^{\circ}50'20''$ East and along the said East Right-of-Way line, 100.00 feet to a point; Thence North $00^{\circ}09'40''$ East and along the said East Right-of-Way line, 272.80 feet to a point; Thence North $00^{\circ}10'03''$ East and along the said East Right-of-Way line, 33.00 feet to a point on the North line of the said Northwest 1/4 Section and the Centerline of "Lisbon Road"; Thence South $89^{\circ}50'57''$ East and along the said North line and Centerline, 572.26 feet to a point; Thence South $00^{\circ}09'03''$ West, 50.00 feet to a point on the South Right-of-Way line of said "Lisbon Road"; Thence South $28^{\circ}39'23''$ East and along the Southwesterly line of Lot 1 of Certified Survey Map No. 11727, 270.38 feet to a point; Thence South $78^{\circ}08'49''$ East and along the said Southwesterly line, 138.46 feet to a point; Thence South $89^{\circ}50'57''$ East and along the said Southwesterly line, 242.05 feet to a point; Thence South

37°33'10" East and along the said Southwesterly line, 847.92 feet to a point; Thence North 89°40'13" East and along the South line of said Lot 1, 461.29 feet to the point of beginning of this description.

Said Parcel contains 4,305,136 Square Feet (or 98.8323 Acres) of land, more or less to the shoreline of the said "Oconomowoc River". Said Parcel contains 4,276,586 Square Feet (or 98.1769 Acres) of land, more or less to said Meander Line.

There are zero people residing in the territory.

Dated this 3rd day of December, 2024



By: Woods View Preserve, LLC
Matthew Neumann, Managing Member

ANNEXATION EXHIBIT "B"

LEGAL DESCRIPTION:

Being a part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northwest 1/4 of Section 34, Town 8 North, Range 17 East, in the Town of Oconomowoc, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Northeast Corner of the Northwest 1/4 of said Section 34; Thence South 00°29'45" East and along the East line of the said Northwest 1/4 Section, 982.05 feet to the place of beginning of lands hereinafter described;

Continuing thence South 00°29'45" East and along the said East line of the said Northwest 1/4 Section, 1611.87 feet to a point marking the Center of said Section 34; Thence North 89°36'30" West and along the South line of the said Northwest 1/4 Section, 1698.09 feet to a point, said point being South 89°36'30" East, 30.00 feet more or less from the shoreline of the "Oconomowoc River"; Thence North 25°30'15" West and along a Meander Line along the shore of said "Oconomowoc River", 598.15 feet to a point on the East Right-of-Way line of S.T.H. "16" and "67", said point being North 08°54'31" West, 44.11 feet more or less and North 59°17'24" East, 185.18 feet from the said shoreline of said "Oconomowoc River"; Thence North 59°17'24" East and along the said East Right-of-Way line, 84.08 feet to a point; Thence North 08°54'31" West and along the said East Right-of-Way line, 600.00 feet to a point; Thence North 46°47'53" West and along the said East Right-of-Way line, 231.97 feet to a point; Thence Northwesterly 661.83 feet along the said East Right-of-Way line and the arc of a curve, whose center lies to the Northeast, whose radius is 7399.44 feet, whose central angle is 05°07'30", and whose chord bears North 02°24'04" West, 661.61 feet to a point of tangency; Thence North 00°09'40" East and along the said East Right-of-Way line, 286.70 feet to a point; Thence South 89°50'20" East and along the said East Right-of-Way line, 100.00 feet to a point; Thence North 00°09'40" East and along the said East Right-of-Way line, 272.80 feet to a point; Thence North 00°10'03" East and along the said East Right-of-Way line, 33.00 feet to a point on the North line of the said Northwest 1/4 Section and the Centerline of "Lisbon Road"; Thence South 89°50'57" East and along the said North line and Centerline, 572.26 feet to a point; Thence South 00°09'03" West, 50.00 feet to a point on the South Right-of-Way line of said "Lisbon Road"; Thence South 28°39'23" East and along the Southwesterly line of Lot 1 of Certified Survey Map No. 11727, 270.38 feet to a point; Thence South 78°08'49" East and along the said Southwesterly line, 138.46 feet to a point; Thence South 89°50'57" East and along the said Southwesterly line, 242.05 feet to a point; Thence South 37°33'10" East and along the said Southwesterly line, 847.92 feet to a point; Thence North 89°40'13" East and along the South line of said Lot 1, 461.29 feet to the point of beginning of this description.

Said Parcel contains 4,305,136 Square Feet (or 98.8323 Acres) of land, more or less to the shoreline of the said "Oconomowoc River". Said Parcel contains 4,276,586 Square Feet (or 98.1769 Acres) of land, more or less to said Meander Line.

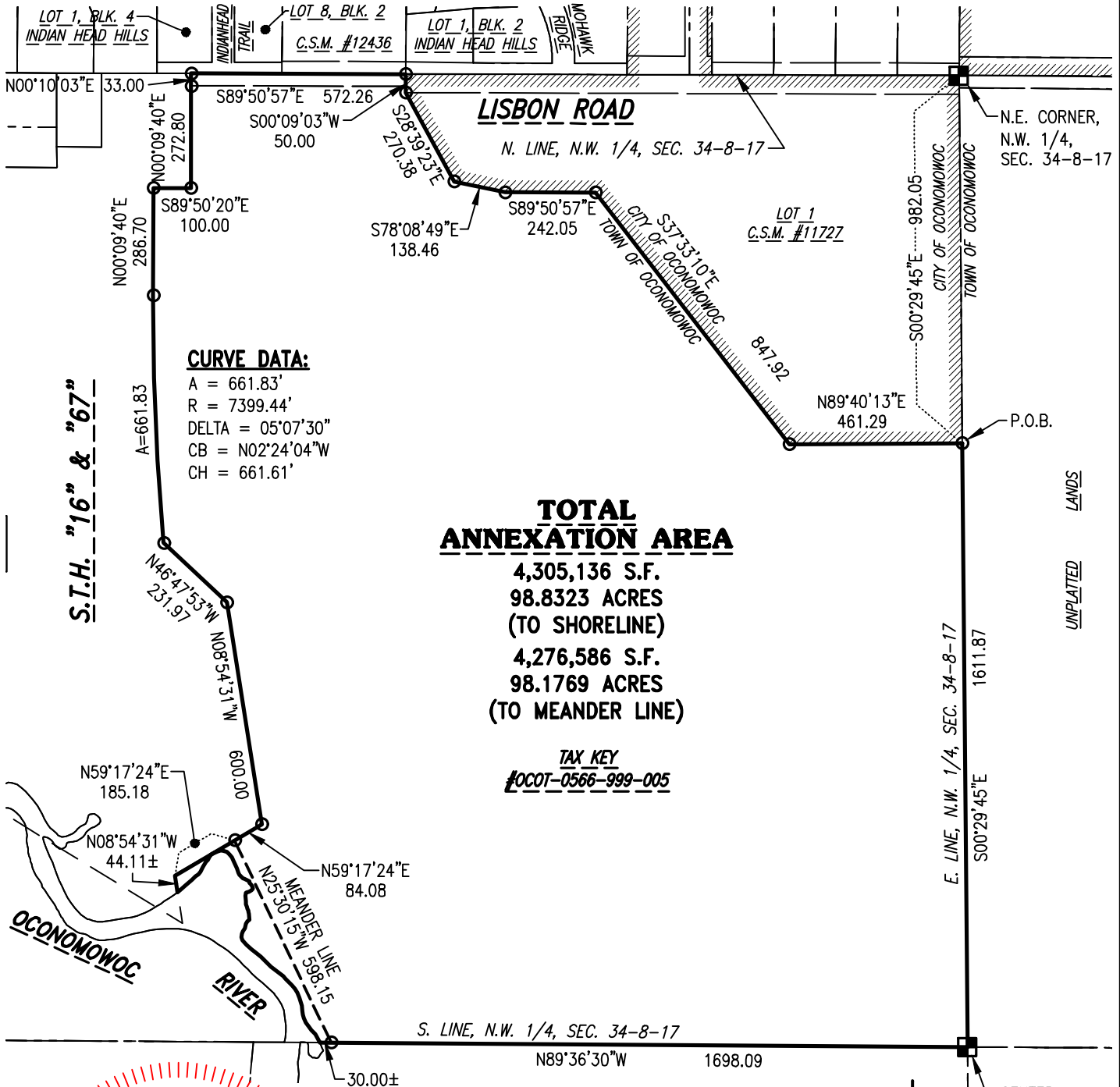
Date: 11/27/24



Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Drive, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

ANNEXATION EXHIBIT "A"

BEING A PART OF THE NORTHWEST 1/4, NORTHEAST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, IN TOWN 8 NORTH, RANGE 17 EAST, IN THE TOWN OF OCONOMOWOC, WAUKESHA COUNTY, WISCONSIN.



CURVE DATA:

A = 661.83'
 R = 7399.44'
 DELTA = 05°07'30"
 CB = N02°24'04"W
 CH = 661.61'

S.T.H. "16" & "67"

TOTAL ANNEXATION AREA

4,305,136 S.F.

98.8323 ACRES
 (TO SHORELINE)

4,276,586 S.F.

98.1769 ACRES
 (TO MEANDER LINE)

TAX KEY

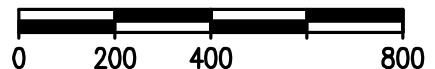
#OCOT-0566-999-005

UNPLATTED LANDS

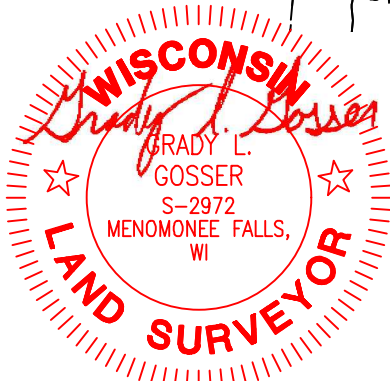
UNPLATTED LANDS



SCALE: 1" = 400'



DATE: 11/27/24
 SHEET 1 OF 1



THIS EXHIBIT WAS PREPARED BY GRADY L. GOSSER, P.L.S. (S-2972)

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: Woods View Preserve LLC

Petition Number: 14720

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

2. Area (Acres): 98.8323 TO SHORELINE

3. Pick one: Property Tax Payments OR Boundary Agreement

a. Annual town property tax on territory to be annexed: \$ 577.33

a. Title of boundary agreement _____

b. Total that will be paid to Town (annual tax multiplied by 5 years): \$2886.65

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: 20% Recreational: 30% Commercial: _____% Industrial: _____%

Other: 50%

Comments: APPROXIMATELY HALF THE SITE IS WETLANDS AND WILL REMAIN UNDEVELOPED

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?

ELDERLY CARE & ELDERLY INDEPENDENT LIVING UNITS

In the town?: RESIDENTIAL / GOLF COURSE / UNDEVELOPED

9. What are the basic service needs that precipitated the request for annexation?

Sanitary sewer Water supply Storm sewers

Police/Fire protection EMS Zoning

Other _____

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

City/Village Yes No Town Yes No

If yes, approximate timetable for providing service:

Sanitary Sewers Immediately City/Village Town
or, write in number of years. _____

Water Supply Immediately City/Village Town
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? URBAN RESERVE / FARMING / RECREATIONAL

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

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

Prepared by: Town City Village

Name: JASON GALLO / CITY PLANNER / ZONING ADMINISTRATOR

Email: jgallo@economowoc-wi.gov

Phone: (262) 569-2166

Date: DECEMBER 17, 2024

(March 2018)

Please RETURN PROMPTLY to:

wlmunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104



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: **Woods View Preserve LLC**

Petition Number: **14720**

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

2. Area (Acres): 98.74

3. Pick one: Property Tax Payments

OR Boundary Agreement

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

\$ 577.33

b. Total that will be paid to Town

(annual tax multiplied by 5 years): 2,886.65

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

Other: _____%

Comments: UNKNOWN

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?

ELDERLY CARE facility

In the town?: CONSERVANCY

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? H-G High Groundwater / Conservancy

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>

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

LAND PROPOSED TO BE ANNEXED IS CONSERVANCY LANDS AND UNDEVELOPABLE FOR MOST USES.

Prepared by: Town City Village

Name: JEFFREY HEILMANN

Email: JHEILMANN@TOWNOFCANOMOWOC-WI.GOV

Phone: 920-474-4449

Date: 12/29/2024

Please RETURN PROMPTLY to:

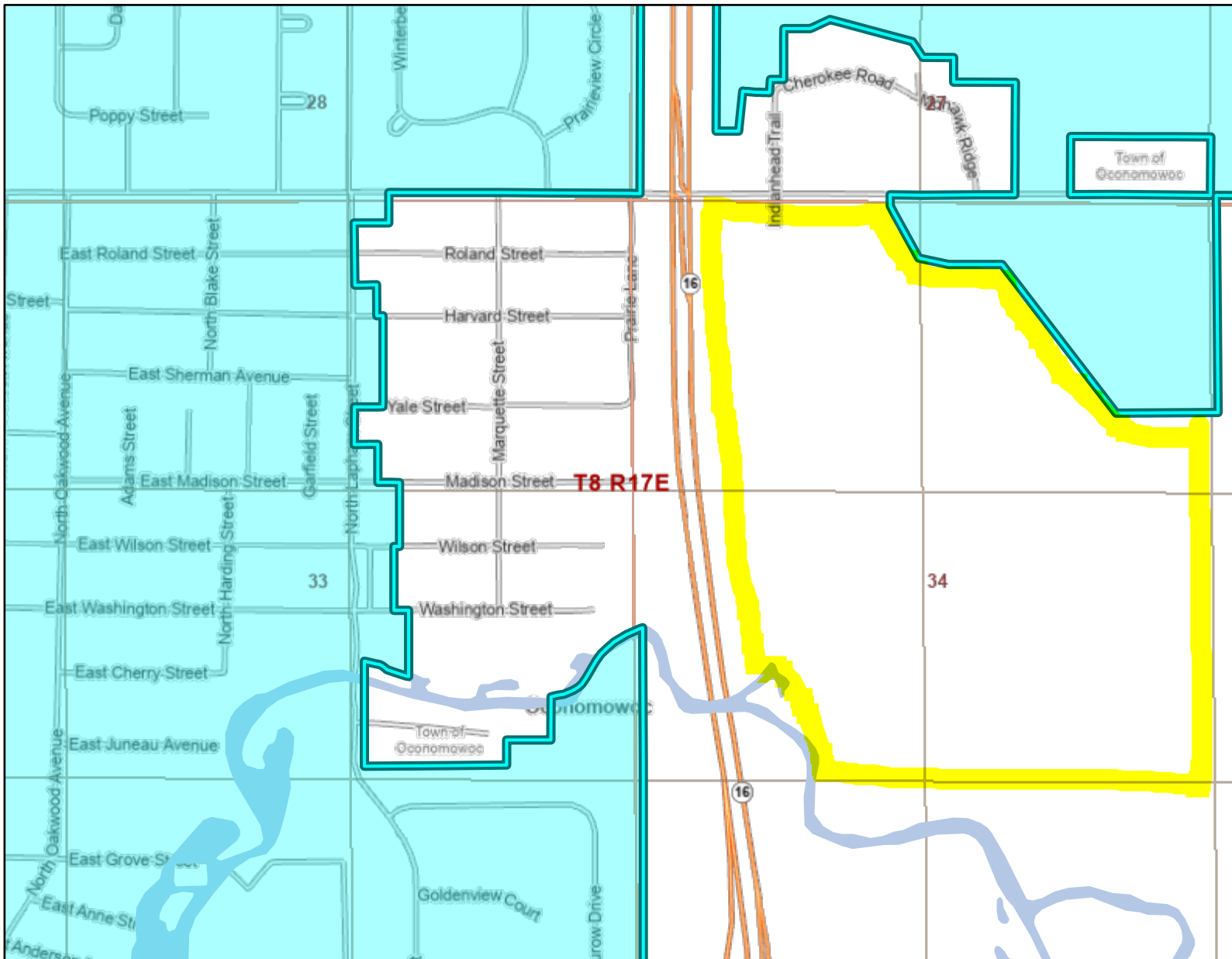
wimunicipalboundaryreview@wi.gov

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

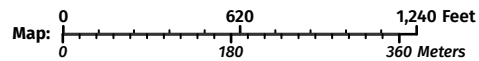
(March 2018)



Legend: (some map layers may not be displayed)

- 24K Lakes and Open Water
- 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
- County and Local Roads
- County HWY

Notes:



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

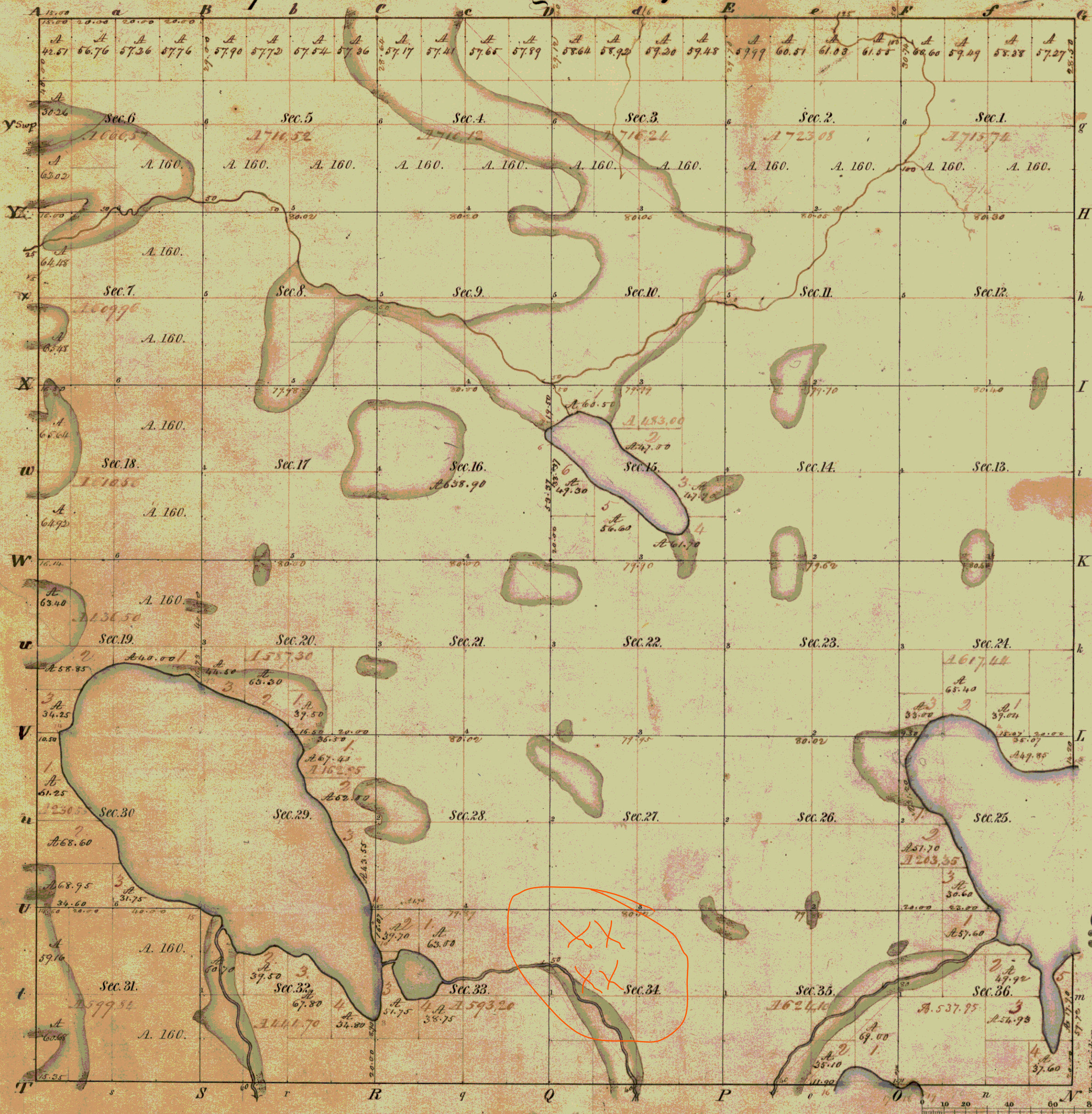
Map projection: NAD 1983 HARN Wisconsin TM

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: 1/3/2025 3:05 PM

Township No 8, Range No 17 East 4th Mer. Wis. Ter.



Meanders of Lakes			
Posts	Courses	Ch. Lk.	Posts
Lake in Section 17	N 78 E 1.50	1.50	N 56 E 23.00
	S 80 E 5.00	5.00	N 44 E 17.00
	S 97 E 3.00	3.00	N 72 E 9.00
	N 41 E 1.50	1.50	N 57 E 7.50
	N 25 E 9.00	9.00	N 24 E 15.00
	N 12 E 4.50	4.50	N 19 E 20.00
	S 57 E 4.12	4.12	N 57 E 14.50
	S 89 E 9.00	9.00	N 24 E 13.00
	N 71 E 10.00	10.00	N 72 E 18.00
Lake in Section 16	N 61 E 5.00	5.00	N 50 E 14.00
	S 52 E 5.00	5.00	N 59 E 2.50
	S 88 E 4.00	4.00	South 4.00
	S 53 E 2.50	2.50	N 51 E 2.80
	N 43 E 9.00	9.00	
	S 63 E 10.50	10.50	
	N 30 E 3.50	3.50	
	S 39 E 10.50	10.50	
	N 53 E 9.10	9.10	
	N 8 E 16.50	16.50	
	N 2 E 10.50	10.50	
	N 24 E 2.00	2.00	
	N 23 E 3.50	3.50	
	N 26 E 3.00	3.00	
	N 11 E 8.80	8.80	
	N 17 E 7.60	7.60	
	N 23 E 14.00	14.00	
	N 32 E 7.50	7.50	
	N 22 E 9.50	9.50	
	N 22 E 7.50	7.50	
	N 15 E 8.50	8.50	
	N 30 E 5.50	5.50	
	N 55 E 5.00	5.00	
	N 20 E 5.50	5.50	
	N 32 E 7.50	7.50	
	N 36 E 8.50	8.50	
	N 33 E 7.60	7.60	
	N 53 E 9.60	9.60	
	N 63 E 9.50	9.50	
	N 72 E 9.50	9.50	
	N 66 E 9.50	9.50	
	N 50 E 16.60	16.60	
	N 33 E 5.60	5.60	
	N 84 E 8.00	8.00	
	N 68 E 11.50	11.50	
	N 75 E 12.90	12.90	
	South 11.50	11.50	
	S 65 E 17.00	17.00	
	N 25 E 22.00	22.00	
	N 11 E 5.00	5.00	
	N 11 E 11.50	11.50	
	N 26 E 12.30	12.30	
Lake in Section 30	N 25 E 9.50	9.50	
	N 57 E 11.00	11.00	
	N 45 E 10.50	10.50	
	N 21 E 7.50	7.50	
	N 35 E 8.00	8.00	
	N 56 E 12.30	12.30	
	N 26 E 12.40	12.40	
	N 9 E 4.00	4.00	
	N 9 E 4.00	4.00	
	N 30 E 7.50	7.50	
	N 35 E 22.00	22.00	
	N 47 E 10.00	10.00	
	N 4 E 10.00	10.00	
	N 35 E 9.50	9.50	
	N 50 E 12.00	12.00	
	N 52 E 15.00	15.00	
	N 66 E 8.80	8.80	
	N 56 E 2.50	2.50	

Total number of Acres 21,222.57

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p ^d for and ch ^d in the Sur. Gen. acc ^t
Township lines	Mullett & Runk	17 Aug. 1835	M. Ch. Lks. 23-76-53	1 st of 1836	2 ^d of 1836
Subdivisions	James H. Mullett	13 April 1836	70-66-57	4 th of 1836	1 st of 1837

The above Map of Township No 8 of Range No 17 E of the 4th 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. 1st 1836

Robt. S. Lytle Sur. Gen.



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

Municipal Boundary Review

PO Box 1645, Madison WI 53701

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

Email: wimunicipalboundaryreview@wi.gov

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

January 7, 2025

PETITION FILE NO. 14720

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: WOODS VIEW PRESERVE LLC ANNEXATION

The proposed annexation submitted to our office on December 06, 2024, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the City of Oconomowoc, which is able to provide needed municipal services.

Notes:

- 1) 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).
- 2) 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 14720 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=2794>
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