

**PETITION FOR ANNEXATION  
BY UNANIMOUS CONSENT**  
(Section 66.0217(2), Wis. Stats.)

TO:

Clerk, Village of North Fond du Lac  
16 Garfield Street  
North Fond du Lac, WI 54937

Clerk, Town of Friendship  
1000 Wisconsin Avenue  
North Fond du Lac, WI 54937

The undersigned, "**Owner**", constituting all of the Owners of the Real Property located within the territory described below, do hereby unanimously petition the Village of North Fond du Lac, a municipal corporation located in Fond du Lac County, Wisconsin, to annex the territory described below from the Town of Friendship, located in Fond du Lac County, Wisconsin, to the Village of North Fond du Lac. There are no electors residing in the aforesaid territory as of the date hereof.

The territory proposed for annexation from the Town of Friendship to the Village of North Fond du Lac is more particularly described on Exhibit A, and is shown on the scale map attached as Exhibit B (collectively the "**Territory**"). The tax parcel numbers of the Territory are: T11-16-17-31-13-001-00; T11-16-17-32-07-003-00; and T11-16-17-32-10-003-0.

As part of this annexation, the undersigned petitions the Village of North Fond du Lac to permit the existing use of the golf course located on the Territory to continue as a pre-existing non-conforming use following the annexation until such time as a building permit is obtained for Phase 1 of the development of the Territory by The Link Residences, LLC or its affiliates and/or assigns.

The undersigned requests that this annexation be approved and take effect in the manner provided for by law.

This Petition for Annexation is being signed by all of the Owners of all of the Real Property in area within the territory described in Exhibit A; and is filed pursuant to Section 66.0217(2), Wis. Stats.

**OWNER:**     **Oakgreen, Inc.**

By: David Blumke  
David Blumke, President

Date: 4/9/2025

## EXHIBIT A

### Territory Description

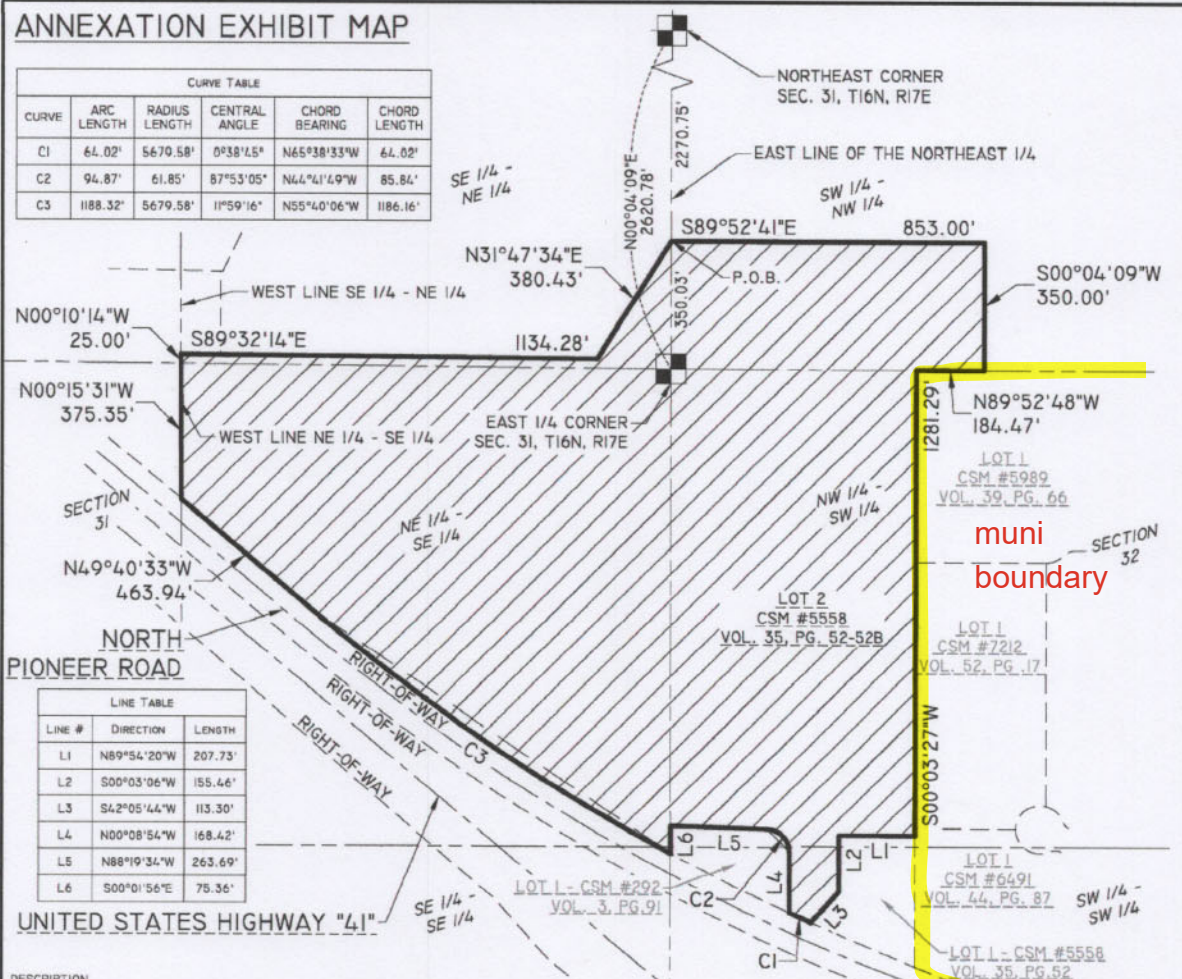
Part of the Southeast 1/4 of the Northeast 1/4, Southeast 1/4 of the Southeast 1/4, and the Northeast 1/4 of the Southeast 1/4 of Section 31, part of the Southwest 1/4 of the Northwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southwest 1/4 of Section 32, and all of Lot 2 of Certified Survey Map Number 5558, recorded in Volume 35 of Certified Survey Maps, on Page 52-52b, as Document Number 647128, filed in the office of the Register of Deeds for Fond du Lac County; located in said Northwest 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Southwest 1/4 of Section 32, all in Township 16 North, Range 17 East, Town of Friendship, Fond du Lac County, Wisconsin, more particularly described as follows:

Commencing at the East 1/4 corner of said Section 31; thence North 00°04'09" East, coincident with the East line of said Northeast 1/4 of Section 31, 350.03 feet to the point of beginning; thence South 89°52'41" East, 853.00 feet; thence South 00°04'09" West, 350.00 feet to the North line of Lot 1 of Certified Survey Map Number 5989, recorded in Volume 39, on Page 66, as Document Number 700134, filed in the Fond du Lac County Register of Deeds Office; thence North 89°52'48" West, coincident with said North line of Lot 1 of Certified Survey Map Number 5989, 184.47 feet to the Northwest corner of said Lot 1 of Certified Survey Map Number 5989 and the Northeast corner of said Lot 2 of Certified Survey Map Number 5558; thence South 00°03'27" West, coincident with the East line of said Lot 2 of Certified Survey Map Number 5558, the West line of said Lot 1 of Certified Survey Map Number 5989, the West line of Lot 1 of Certified Survey Map Number 7212, recorded in Volume 52, on Page 17, as Document Number 894387, and the West line of Lot 1 of Certified Survey Map Number 6491, recorded in Volume 44, on Page 87, as Document Number 783552, all filed in the Fond du Lac County Register of Deeds Office, 1281.29 feet to the Northeast corner of Lot 1 of said Certified Survey Map Number 5558; thence North 89°54'20" West, coincident with the North line of said Lot 1 of Certified Survey Map Number 5558, 207.73 feet to the Northwest corner of said Lot 1 of Certified Survey Map Number 5558; thence South 00°03'06" West, coincident with the West line of said Lot 1 of Certified Survey Map Number 5558, 155.46 feet; thence South 42°05'44" West, coincident with said West line of Lot 1 of Certified Survey Map Number 5558, 113.30 feet to the North right-of-way line of North Pioneer Road and the beginning of a curve concave to the Northeast; thence 64.02 feet, coincident with said North right-of-way line and the arc of said curve, said curve having a radius length 5679.58 feet, a central angle of 0°38'45", and a chord that bears North 65°38'33" West for a distance of 64.02 feet to the Southeast corner of Lot 1 of Certified Survey Map Number 292, recorded in Volume 3, on Page 91, as Document Number 261019, filed in the Fond du Lac County Register of Deeds Office; thence North 00°08'54" West, coincident with the East line of said Lot 1 of Certified Survey Map Number 292, 168.42 feet to the beginning of a curve concave to the Southwest; thence 94.87 feet, coincident with said East line of Lot 1 of Certified Survey Map Number 292 and the arc of said curve, said curve having a radius length of 61.85 feet, a central angle of 87°53'05", and a chord that bears North 44°41'49" West for a distance of 85.84 feet to the North line of said Lot 1 of Certified Survey Map Number 292; thence North 88°19'34" West, coincident with said North line of Lot 1 of Certified Survey Map Number 292, 263.69 feet to the Northwest corner of said Lot 1 of Certified Survey Map Number 292; thence South 00°01'56" East, coincident with the West line of said Lot 1 of Certified Survey Map Number 292, 75.36 feet to said North right-of-way line of North Pioneer Road and the beginning of a curve concave to the Northeast; thence 1188.32 feet, coincident with said North right-of-way line of North Pioneer Road and the arc of said curve, said curve having a radius length of 5679.58 feet, a central angle of 11°59'16", and a chord that bears North 55°40'06" West for a distance of 1186.16 feet; thence North 49°40'33" West, coincident with said North right-of-way line, 463.94 feet to the West line of said Northeast 1/4 of the Southeast 1/4; thence North 00°15'31" West, coincident with said West line of the Northeast 1/4 of the Southeast 1/4 375.35 feet to the Northwest corner of said Northeast 1/4 of the Southeast 1/4; thence North 00°10'14" West, coincident with the West line of said Southeast 1/4 of the Northeast 1/4, 25.00 feet; thence South 89°32'14" East, 1134.28 feet; thence North 31°47'34" East, 380.43 feet to said East line of the Northeast 1/4 of Section 31 and the point of beginning.

# EXHIBIT B

## ANNEXATION EXHIBIT MAP

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	64.02'	5670.58'	0°38'15"	N65°38'33"W	64.02'
C2	94.87'	61.85'	87°53'05"	N44°41'49"W	85.84'
C3	1188.32'	5679.58'	11°59'16"	N55°40'06"W	1186.16'



**REI Engineering, Inc.**  
 4080 N. 20th AVENUE  
 WAUSAU, WISCONSIN 54981  
 PHONE: 715.675.9784  
 EMAIL: MAIL@REIENGINEERING.COM

**SCALE**  
 0 400

**DATE:** 12-16-2024  
**DRAWN BY:** JLR  
**SURVEY DATE:** NA

**EXHIBIT**  
 TWALL ENTERPRISES LLC  
 N7405 NORTH PIONEER ROAD  
 FOND DU LAC, WISCONSIN

**REI No.** 10965  
**SHEET** 1 OF 1

**DRAWING FILE:** Q:\10965-10995\10965 - TWALL ENTERPRISES LLC - OAKGREEN GOLF COURSE - FOND DU LAC - FOND DU LAC COUNTY\DRAWING\10965 ANNEXATION EXHIBIT.DWG  
**LAYOUT:** 1 OF 1  
**PLOTTED:** Dec 16, 2024 - 10:56 AM  
**PLOTTED BY:** JESSIEP

PETITION # \_\_\_\_\_

**REAL PROPERTY LISTERS ANNEXATION REVIEW**

1. Territory to be annexed:	From Town of:	To City/ <b><u>Village</u></b> of:
T11-16-17-31-13-001-00	FRIENDSHIP	NORTH FOND DU LAC
T11-16-17-32-07-003-00		
T11-16-17-32-10-003-00		

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

☐ N (7) Legend

☐ N (8) Total area/acreage of annexation

3. Other relevant information and comments:

There appears to be a typo on the map page in the curve data table. Please review the radius length of curve 1. I believe it should read 5679.58 feet instead of 5670.58 feet. **it does, just not very legible**

Prepared by: Lisa Vercauteren  
Title: Real Property Lister  
Phone: 920-929-7021  
Date: 04/14/2025

Please **RETURN PROMPTLY** to:  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
(608) 264-6102 **FAX** (608) 264-6104  
[wimunicipalboundaryreview@wi.gov](mailto: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](mailto:wimunicipalboundaryreview@wi.gov)  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Oakgreen**

Petition Number: **14754**

1. Territory to be annexed: From **TOWN OF FRIENDSHIP** To **VILLAGE OF NORTH FOND DU LAC**

2. Area (Acres): 55.34

3. Pick one: ☒ Property Tax Payments

OR

☐ Boundary Agreement

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

\$ 449.75

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

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

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$2,248.75

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

d. Statutory authority (pick one)

c. Paid by: ☐ Petitioner ☐ City ☒ Village

☐ s.66.0307 ☐ s.66.0225 ☐ s.66.0301

☐ Other: \_\_\_\_\_

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

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

Residential: \_\_\_\_\_% Recreational: 100 % Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: \_\_\_\_\_%

6. If territory is undeveloped, what is the **anticipated use**?

Residential: 80 % Recreational: \_\_\_\_\_% Commercial: 20 % 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?

BUSINESS PARK, COMMERCIAL, RESIDENTIAL

In the town?: MOBILE HOME PARK

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

☒

☐

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? \_\_\_\_\_

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

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

Name: NICK LEONARD

Email: nleonard@nfdl.org

Phone: 920-929-3765

Date: 4/25/25

Please **RETURN PROMPTLY** to:

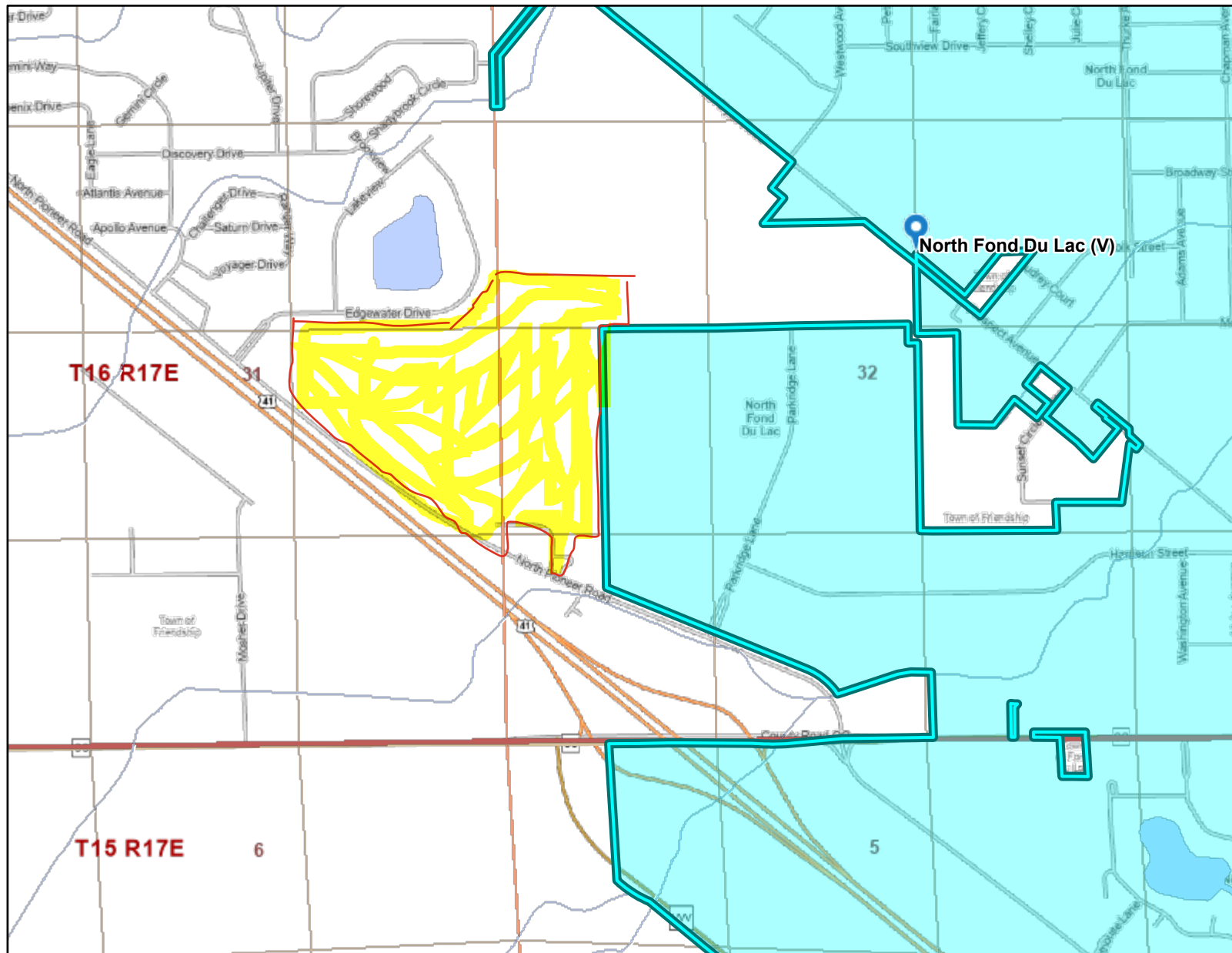
[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

(March 2018)



**Legend:** (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- State Highway
- US Highway
- County and Local Roads
- County HWY
- Local Road

**Notes:**



Map: 0 860 1,720 Feet  
0 250 500 Meters

Service Layer Credits:  
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

Map projection: NAD 1983 HARN Wisconsin TM

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

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

Date Printed: 5/1/2025 8:53 AM

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Meander of Lake Nimneta go		
Posts	Courses	Ch'Ln
10	14 W	11.00
	153 E	12.00
7	184 E	3.73
	184 E	5.5
	164 E	12.50
	144 E	11.50
9	121 E	5.60
8	16 W	12.50
	117 E	18.00
	137 W	10.00
	134 W	31.50
	150 W	2.00
6	112 W	13.25
	110 W	6.00
	135 E	19.00
	116 W	12.50
	132 W	15.50
	138 W	26.00
5	141 W	7.57
	114 W	11.50
	13 W	14.50
	112 E	21.00
4	115 W	35.00
	129 E	20.00
	110 W	12.00
	119 W	34.00
3	South	18.54
	13 E	44.00
2	113 W	37.00
	116 W	11.00
	147 W	6.00
	18 W	20.00
	13 W	22.00
	149 W	10.00
1	18 E	9.50
	150 E	11.79
11	162 W	6.50
	185 W	3.08
	159 W	4.81
	177 W	8.02
	174 W	10.00
12	184 W	4.75

Total number of Acres 12,190.61					
Surveys designated	By whom surveyed	Date of contract	Am't of Surveys	When surveyed	When paid for
Tract Map line	Mullet & Brink	9. July 1833	M. C. L. 12.35.50	2. gr. 1834	3. gr. 1834
Subdivisions	John Brink	4. Sep. 1834	39.51.44	1. gr. 1835	3 gr. 1835

The above Map of Township No 16 North, of Range No 11 East of the 4th Principal Meridian, N. W. Territory, is strictly conformable to the full notes of the Survey thereon file in this Office, which have been examined and approved.  
 Surveyor General's Office,  
 Cincinnati, 23. Oct. 1835

Robt. F. Lytle Secy. Genl.



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>

May 1, 2025

PETITION FILE NO. 14754

NICK LEONARD, CLERK  
VILLAGE OF NORTH FOND DU LAC  
16 GARFIELD ST  
N FOND DU LAC, WI 54937-1387

SANDY KOLLMANN, CLERK  
TOWN OF FRIENDSHIP  
W6416 LINCOLN RD  
VAN DYNE, WI 54979-9705

Subject: OAKGREEN ANNEXATION

The proposed annexation submitted to our office on April 11, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of North Fond du Lac, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed must clearly show the existing Village of North Fond du Lac municipal boundary in relation to the territory.

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 14754 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=2828>

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

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner