

Memorandum

Date: January 18, 2024
To: School District Boundary Appeal Board (SDBAB)
From: Office of Legal Services (OLS)
Subject: Request for Resolution filed by School District of Oakfield

BRIEF BACKGROUND

The School District of Oakfield (Oakfield) has filed with the SDBAB a Request for Resolution of a boundary dispute in relation to two parcels currently identified by Dodge County as belonging in the School District of Lomira (Lomira).

In a review of its land records, Dodge County discovered an apparent error in the coding of the two parcels in question. Prior to 1982, the parcels were coded as belonging in Oakfield. [A007-008.] Circa 1982, the parcels were updated as belonging in Lomira. [A007-008.] Dodge County has speculated that the recoding was the result of human error that occurred during the data entry process of entering information from hard copies into an electronic program. [A008.]

DPI staff have confirmed that no district reorganization records relating to these parcels exists. [A0011.] Based on the information available to DPI staff, these parcels have always belonged in Oakfield.

Dodge County brought this matter to the attention of both districts. Lomira and Oakfield originally agreed to voluntarily resolve this boundary dispute. [See A0023]. That agreement fell through. Oakfield also requested that Dodge County act to correct the error it had discovered, but Dodge County declined. [A0012-0013.] Oakfield subsequently filed the Request for Resolution before you now.

QUESTIONS TO BE RESOLVED BY THE SDBAB

1. Do the two parcels belong in Oakfield or Lomira?
2. In the event of a “reorganization” of the parcels from Lomira to Oakfield, should such reorganization take effect on: July 1, 2024; or July 1, 2025?
3. In the event of a reorganization of the parcels from Lomira to Oakfield, and an order that will take effect on July 1, 2024, may pupils residing in the disputed territory continue to attend Lomira until July 1, 2025?

APPLICABLE LAW

Wis. Stat. § 117.35(2) provides that, if there is a boundary dispute between school districts, any interested district may submit a request to the SDBAB for resolution of the dispute.

To resolve the dispute, the SDBAB “shall consider and give the greatest weight to decisions made previously by the board or any predecessor body.” Wis. Stat. § 117.35(3)(b). The SDBAB shall also consider the following criteria [Wis. Stat. § 117.35(2)(b)], “as they affect the educational welfare of all of the children residing in all of the affected school districts”:

(1) The geographical and topographical characteristics of the affected school districts, including the estimated travel time to and from school for pupils in the school districts.

(2) The educational needs of all of the children residing in the affected school districts, the educational programs currently offered by each affected school district and the ability and commitment of each school district to meet those needs and continue to offer those educational programs.

(2m) If territory is proposed to be detached from one school district and attached to an adjoining school district or proposed to be included in a new school district under s. 117.105, whether the proposed detachment will have any adverse effect on the program currently offered by the school district from which the territory is proposed to be detached, including both curricular and extracurricular aspects of that program.

(3) The testimony of and written statements filed by the residents of the affected school districts.

(4) The estimated fiscal effect of the proposed reorganization on the affected school districts, including the effect of the apportionment of assets and liabilities.

(5) Whether the proposed reorganization will make any part of a school district's territory noncontiguous.

(6) The socioeconomic level and racial composition of the pupils who reside or will reside in territory proposed to be detached from one school district and attached to an adjoining school district, in territory proposed to be included in a new school district under s. 117.105 or in school districts proposed to be consolidated or in a school district proposed to be dissolved; the proportion of the pupils who reside in such territory who are children at risk, as defined under s. 118.153 (1) (a); and the effect that the pupils described in this paragraph will have on the present and future socioeconomic level and racial composition of the affected school districts and on the proportion of the affected school districts' enrollments that will be children at risk.

(7) The results of any referendum held under s. 117.10.

Wis. Stat. § 117.15. The SDBAB shall also consider “other evidence, including applicable property tax records” [Wis. Stat. § 117.35(b)] and “may consider other appropriate factors” [Wis. Stat. § 117.15].

An order resolving a boundary dispute “shall take effect on the following July 1 unless the [SDBAB] stays the effective date of the order until the 2nd following July 1.” Wis. Stat. § 117.35(3)(a).

If the order resolving the boundary dispute takes effect on the following July 1, the SDBAB:

may specify in the order that pupils residing in the disputed territory may continue to attend school in the school district that they are attending before the order takes effect until the July 1 following the effective date of the order. The [SDBAB] shall

base its decision on the estimated fiscal and other effects of the decision on the interested school districts.

Wis. Stat. § 117.35(3)(c).

UPCOMING MEETINGS

The SDBAB will meet twice in the coming weeks related to this Request for Resolution.

The meeting on January 24, 2024, will be held for the purpose of general orientation for SDBAB members (both old and new) to the specific process identified in Wis. Stat. § 117.35 related to boundary disputes between districts. This process is seldom used and distinct in certain ways from other appeals to the SDBAB, which are generally heard by smaller panels and not the full SDBAB. An attorney from the Office of Legal Services and other DPI staff will be present to review this memo with the SDBAB and answer any procedural questions. While members of the SDBAB will have already been provided the materials related to this specific Request for Resolution, no substantive discussion of the specific facts of this Request by SDBAB members will occur at this first meeting. DPI staff, if able, may provide clarification on information presented in the material.¹

The meeting on January 31, 2024, will be held for the purpose of considering, discussing and resolving the boundary dispute presented by this Request for Resolution. The SDBAB will consider all written testimony and the criteria set forth in statute to resolve the three questions identified above in “Questions to be Resolved by the SDBAB”. While this meeting (and the meeting on January 24, 2024) will be open the public, no live testimony or public comment will be taken or considered by the SDBAB. The SDBAB’s decisions on the three questions will be determined by vote(s) at the meeting; a simple majority of the members present and voting at the meeting is required to pass any motion.

SUPPORTING DOCUMENTS – TABLE OF CONTENTS

A. Documents filed by Oakfield	
• Request for Resolution from Oakfield to DPI, dated November 9, 2023 [with attachments].....	1 - 16
• Clerk Certification (regarding two parcels at issue).....	17 - 19
• Written testimony.....	20 - 23
B. Documents filed by Lomira	
• Initial response, dated December 8, 2023.....	1
• Written testimony.....	2 - 4
C. Documents filed by Landowski Family (parcel owners)	
• Written testimony submitted January 8, 2024.....	1 - 5
• Additional written testimony submitted January 11, 2024.....	6 - 7

¹ If any member who plans to attend the January 31, 2024, meeting is unavailable on January 24, 2024, DPI staff is available to meet with the member individually to provide necessary guidance. DPI also intends to record the January 24, 2024, meeting and make it available for review.

D. Document filed by W.C. Ott (parcel owner)

- Written testimony.....1

CONCLUSION

Thank you for your service on the SDBAB. If you have any questions or concerns that cannot be addressed in the January 24, 2024, meeting, please feel free to contact the following DPI staff: Attorney Kari Race, 608-264-6711, kari.race@dpi.wi.gov; and/or Ms. Kathleen Fry, Consultant – School Finance and Secretary, SDBAB, 608-224-5343, kathleen.fry@dpi.wi.gov.



VIA U.S. MAIL AND E-MAIL (Kathleen.Fry@dpi.wi.gov)

November 9, 2023

School District Boundary Appeal Board
Attn: Kathy Fry, Chair
Wisconsin Department of Public Instruction
P.O. Box 7841
Madison, WI 53707-7841

RE: Request for Resolution Pursuant to Wis. Stat. § 117.35(2)

Dear Ms. Fry:

The School District of Oakfield (“Oakfield”) submits this request for resolution of a boundary dispute under Wis. Stat. § 117.35(2).

FACTUAL HISTORY

On March 17, 2023, David Addison, Manager of Land Information/LIO, Dodge County, Wisconsin, notified Oakfield and the School District of Lomira (“Lomira”), in relevant part, as follows:

I am sending this email to you as School Board Chairs and District Administrators of your respective districts. My department keeps track of all the real estate in Dodge County and that information is used by our municipal assessors to assist in valuation of property. Ultimately those values are used by all taxation districts to calculate and prepare property tax bills.

We have become aware of two properties in your districts (Lomira and Oakfield) that we believe are assigned to the wrong school districts (at least in the county records). Our research has been validated by DPI who looked thru their records to arrive at the same conclusion. I can provide supporting information. I believe the discrepancies occurred as a result of clerical errors and originated between

1981 and 1982 when the county converted from paper to digital records. The specific properties are located at N11911 West Line Road (Parcel ID Number 028-1316-0114-000) currently owned by **Wanda C Ott** and N11925 West Line Road (028-1316-0114-001) currently owned by **Adam Landowsky**. Both (pictured below) are shown in the county records as being in the Lomira School District but our historic files as well as DPI records indicate BOTH should likely be in the Oakfield School District.

Given the length of time I am hesitant to make any changes OR leave as is without consensus. A change would affect tax bills to some degree (different districts, different mill rates). Also as a former school board member (Dodgeland) and parent of former students I am sensitive to the implications that might come from being located in a particular district (I have no personal knowledge if there are or have been students at these locations). Another factor in today's political climate one must be sensitive to any perceived irregularities in voting. This would affect who a person is able to vote for AND where a person can serve ... as a school board member for example. In the spirit of transparency and doing due diligence we've really no choice but to open this possible "can of worms" even after this many years.

If you are able to check your records and find **both districts** believe the parcels belong to Oakfield it makes changing much easier. If unsure (or hesitant to change a situation that has been in place for the last 40 years) then I believe this could be considered a "boundary dispute" and best resolved under the process described under **Wis. Stat. 117.35 (School district boundary disputes)**.

On March 27, 2023, Mr. Addison stated:

As a follow-up to my March 17th email (I have only heard back from Tracey) I am attaching documentation supporting that the two parcels in question should be listed in the Oakfield School District. The supporting documentation consists of county records dating back to 1980 and forward as well as an email from DPI. I am also VERY interested in which district each of you had BELIEVED the property to be in up to this point and if there are or have been students. I want to be aware of those things as well as we work thru this.

Enclosed are the documents that Mr. Addison provided to Oakfield, which included correspondence between Mr. Addison and Shelley Witte, GIS Technician/Data Warehouse & Decision Support, Wisconsin Department of Public Instruction.

Oakfield met with Lomira and Mr. Addison on or about April 13, 2023, to discuss the matter. I attended the meeting on behalf of Oakfield, along with Oakfield's Board President. Mr. Breitlow, District Administrator, attended the meeting on behalf of Lomira, along with Lomira's Board

President. Mr. Addison attended the meeting virtually on behalf of the Dodge County Land Office. At the meeting, there was a consensus that the issue stemmed from a clerical error on the part of Dodge County and that the properties should be re-coded to Oakfield.

After the meeting, Oakfield made multiple requests to Dodge County to correct its error. Oakfield explained the numerous negative impacts on Oakfield as a result of Dodge County's failure to address the matter, including as it relates to property tax revenue, school funding, elections, and student enrollment.¹ Despite Oakfield's efforts, Dodge County has refused to correct its error by re-coding the properties, thereby forcing Oakfield to submit this request. Enclosed is a copy of a letter dated June 2, 2023, from Oakfield to Dodge County.

LEGAL DESCRIPTION

The properties are located at:

1. N11911 West Line Road (Parcel ID Number 028-1316-0114-000), legally described as (deed enclosed):

A part of the Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to wit:

Commencing at the Southeast corner of the Northeast 1/4 of said Section; thence West 64 rods; thence North 25 rods; thence East 64 rods; thence South 25 rods to the place of beginning.

EXCEPT premises described in Warranty Deed recorded in Volume 352 of Deeds, at page 204; and further described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East; thence North 25 rods to the point of beginning; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the point of beginning.

ALSO EXCEPT premises described in Warranty Deed recorded in Volume 394 of Deeds, at Page 379; and further described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, and more particularly described as follows:

Commencing at the Southeast corner of said Northeast 1/4 (East 1/4 Post) of Section 1 and running thence North 00° East, 262.50 feet along the East line of

¹ Oakfield also worked with Lomira to address potential concerns regarding the impact on the students who reside on one of the properties.

said Northeast 1/4; thence North 89° 07' 33" West, 150.00 feet along a line parallel with the South line of said Northeast 1/4 to the place of beginning for the description of this parcel, which runs as follows:

- 1. Thence continuing North 89° 07' 33" West, 145.20 feet parallel with said South line.
- 2. Thence North 00° 01' East, 150.00 feet parallel with said East line.
- 3. Thence South 89° 07' 33: East, 145.20 feet parallel with said South line.
- 4. Thence South 00° 01' West, 150.00 feet, parallel with said South line, to the place of beginning

- 2. N11925 West Line Road (Parcel ID Number 028-1316-0114-001), legally described as (deed enclosed):

PARCEL I:

A part of the South East 1/4 of the North East 1/4 of Section 1, Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the Southeast corner of said North East ¼ (East 1/4 post) of Section 1; thence North 0 degrees 01 minutes East, 262.50 feet along the East line of said North East 1/4; thence North 89 degrees 07 minutes 33 seconds West, 150.00 feet, along a line parallel with the South line of said North East 1/4 to the place of beginning; thence continuing North 89 degrees 07 minutes 33 seconds West, 145.20 feet parallel with said South line; thence North 0 degrees 01 minutes East, 150.00 feet parallel with said East line; thence South 89 degrees 07 minutes 33 seconds East 145.20 feet parallel with said South line; thence South 0 degrees 01 minutes West, 150.00 feet, parallel with said South line to the place of beginning.

PARCEL II:

That portion of the South East 1/4 of the North East 1/4 of Section 1, Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the Southeast corner of said North East 1/4; thence North 25 rods to the point of beginning; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the point of beginning.

NAMES OF ALL INTERESTED SCHOOL DISTRICTS

The interested school districts are Oakfield and Lomira.

Oakfield respectfully requests that the School District Boundary Appeal Board resolve the matter. Should you need any additional information, please contact me at (920) 583-4117 or tconners@oakfield.k12.wi.us.

Sincerely,

A handwritten signature in blue ink that reads "Tracey Conners". The signature is written in a cursive style with a large initial "T" and a long, sweeping underline.

Tracey Conners, District Administrator

Enclosure(s)

cc: Mr. Ty Breitlow, District Administrator (via U.S. Mail and E-Mail)

This is the earliest record we maintain at the county that are able to check. It is "pre-1981" when records maintained and bills printed on an "addressograph". This is just prior to the records being first converted in 1981 tax roll. The "O" indicates Oakfield School District. You can see others with "L" for Lomira.

This shows Oakfield

1978
PAID
330040

1978
PAID
330040

NAME OF OWNER	DESCRIPTION	VOL & PAGE
1 DALE L. SMITH & WF D JT 1 O	1 SEC 1 T13N R16E LEROY N 990' OF FRAC NW¼ OF NW¼	59.26
2 RALPH G. MITTELSTADT OAKFIELD, WIS. 53065	2 SEC 1 T13N R16E LEROY S 20.15 ACRES OF FRAC NW¼ OF NW¼	20.15
3 DALE L. SMITH & WF D JT 1 O	3 SEC 1 T13N R16E LEROY N 990' OF FRAC NW¼ OF NW¼	59.24
4 RALPH G. MITTELSTADT OAKFIELD,	4 SEC 1 T13N R16E LEROY S 20.15 ACRES OF FRAC NW¼ OF NW¼	20.15
5 ADAM CAUDER & WF R. 1 BROWNSVILLE, WIS. 53006	5 SEC 1 T13N R16E LEROY N 27½ ACRES OF SW¼ OF NW¼	27.50
6A JOSEPH W. WISNIEWSKI R. 1 BROWNSVILLE, WIS. 53006	6A THE S. 418.5' OF NW¼ EX D. 1056' THEREOF SEC 1 T13N R16E LEROY	15.
7 JOSEPH W. WISNIEWSKI D JT 1 O	7 1.1056' OF S. 418.5' OF NW¼ EX N. 150' OF S. 203.2' THEREOF SEC 1 T13N R16E LEROY	9.
7A RONALD E. SCHMIDT & WF R. 1 BROWNSVILLE, WIS. 53006	7A 1.095.20' OF N. 150' OF S. 418.5' OF NW¼ SEC 1 T13N R16E LEROY	1.
8 ADAM CAUDER & WF R. 1 BROWNSVILLE, WIS. 53006	8 THE SOUTH 27.50 ACRES OF NW¼ EX S. 425' OF S. 990' THEREOF SEC 1 T13N R16E LEROY	23.70
9A RICHARD H. MC CORMACK & WF D JT 5 L	9A PT OF SW¼ NW¼ BEING LOT 2 IN 6/84 OF SURVEYS SEC 1 T13N R16E LEROY	2.19
9 RALPH G. MITTELSTADT OAKFIELD, WIS. 53065	9 SEC 1 T13N R16E LEROY FRAC NW¼ OF NW¼	50.87
10 SPANDE CHEESE CO. R. 1 BROWNSVILLE, WIS. 53006	10 SEC 1 T13N R16E LEROY FRAC NW¼ OF NW¼	51.55
11 RALPH G. MITTELSTADT OAKFIELD, WIS. 53065	11 SEC 1 T13N R16E LEROY SW¼ OF NW¼	40.
12 RALPH G. MITTELSTADT OAKFIELD, WIS. 53065	12 SEC 1 T13N R16E LEROY SW¼ OF NW¼	40.
13 ETHEL H. SNAPFAD S R	13 SEC 1 T13N R16E LEROY NW¼ OF SW¼	40.
9A.1 JERRY D. MC CORMACK & WF R. 1 BOX 6 BROWNSVILLE, WI 53006	9A.1 PT OF SW¼ NW¼ BEING LOT 1 IN 6/84 OF SURVEYS SEC 1 T13N R16E LEROY	1.61

RALPH G. MITTELSTADT

DONALD E. SCHMIDT

JERRY A. HARRER

Donald A. Collier

BOOK	STATE NO.	PAGE	YEAR
1	14-028	1	1981

LIST OF TAXABLE REAL ESTATE IN THE

TOWN OF LEROY

REAL ESTATE TAX ROLL

KEY TO CODES →

L - LAND	T - TOTAL TAX	A - SPEC. ASSESS	F - FOREST
I - IMPROVEMENT	S - STATE CREDIT	C - SPEC. CHARGE	W - W.T.L.
T - TOTAL	N - NET GEN. TAX	D - DEL. UTIL. CHG.	T - TOTAL
	P - PAYMENT	P - PAYMENT	P - PAYMENT

COMPUTER NUMBER PARCEL NUMBER	SCHOOL DIST.	VOL/PAGE - REG. DEEDS	TOTAL ACRES				
NAME & ADDRESS		SEC. TN. RANGE DESCRIPTION OF PRO					
1402813160111001 DALE L. & WIFE SMITH R. 1 BROWNSVILLE WI 53006	4025	028-0001-000 01 N 990 FT OF FRAC N NE1/4					
1402813160111002 RALPH G. MITTELSTADT R. 1 OAKFIELD WI 53065	4025	028-0002-000 01 S 20.15 ACS OF FRA NE1/4					
1402813160112001 DALE L. & WIFE SMITH R. 1 BROWNSVILLE WI 53006	4025	028-0003-000 01-13N-16E N 990 FT OF FRAC NW1/4 OF NE1/4	11040	T	28.05	N	665.20
1402813160112002 RALPH G. MITTELSTADT R. 1 OAKFIELD WI 53065	4025	028-0004-00000 01-13N-16E S 20.15 ACS OF FRAC NW1/4 OF NE1/4	7160	T	449.61	S	18.19
			7160	N			431.42
1402813160113001 ADAM & WIFE GAUDER R. 1 BROWNSVILLE WI 53006	3171	028-0005-00000 01-13N-16E N 27 1/2 ACS OF SW1/4 OF NE1/4	9875	T	479.39	S	23.32
			9875	N			456.07
1402813160113002 RALPH G. MITTELSTADT R. 1 OAKFIELD WI 53065	3171	028-0006-00100 01-13N-16E THE S 412.5 FT OF NE1/4 EX E 1056 FT THEREOF	5250	T	254.86	S	12.40
			5250	N			242.46
1402813160114002 DONALD E. SONNENBERG R. 1 BROWNSVILLE WI 53006	4025	028-0007-00000 01-13N-16E E 1056 FT OF S 412.5 FT OF SE1/4 NE1/4 EX N 150 295.2 FT THEREOF	4500	T	784.93	S	31.75
			8000	I			
			12500	N			753.18
1402813160114005 JOEL A. BARBER R. 1 BROWNSVILLE WI 53006	4025	028-0007-00100 01-13N-16E E 295.20 FT OF N 150 FT OF S 412.50 FT OF SE1/4 NE1/4	1600	T	1155.41	S	46.74
			16800	I			
			18400	N			1108.67
1402813160114001 ADAM & WIFE GAUDER R. 1 BROWNSVILLE WI 53006	3171	028-0008-00000 01-13N-16E THE N 27.50 ACS OF SE1/4 NE1/4 EX S 425 FT OF E 390 FT THEREOF	8320	T	403.90	S	19.64
			8320	N			384.26

After first converted in 1981 the parcels were coded as being in Oakfield (4025).

In speaking with former employee Sue Boda (she worked in the office for 38 years. I worked with her from 1993 thru 2015) the county hired several girls right out of HS (Sue was one of them) to simply do data entry into the county's first "assessment/tax program". She told me much of the data was NOT verified when first entered.

Please note acreage/documents missing from this tax roll.

Oakfield School Code

KEY TO CODES →

L - LAND
 I - IMPROVEMENT
 T - TOTAL

T - TOTAL TAX
 S - STATE CREDIT
 N - NET GEN. TAX
 P - PAYMENT

A - SPEC. ASSESS.
 C - SPEC. CHARGE
 D - DEL. UTIL. CHG.
 T - TOTAL
 P - PAYMENT

F - FOREST
 W - W.T.L.
 T - TOTAL
 P - PAYMENT

COMPUTER NUMBER PARCEL NUMBER	SCHOOL DIST.	VOL/PAGE-REG. DEEDS	TOTAL ACRES OF DESC.	VALUE	TOTAL	SPECIAL	FOREST CROD D W TA
NAME & ADDRESS	SEC. TN. RANGE DESCRIPTION OF PROPE						
1 DALE L. & WIFE SMITH R. 1 BROWNSVILLE 01-13N-16E	WI 53006	4025 028-0001-00000 396-187/363-098/216- N 990 FT OF FRAC NE1 NE1/4					
2 RALPH G. MITTELSTADT R. 1 OAKFIELD 01-13N-16E	WI 53065	4025 028-0002-00000 547-786/387-186/034- S 20.15 ACS OF FRAC NE1/4					
3 DALE L. & WIFE SMITH R. 1 BROWNSVILLE 01-13N-16E	WI 53006	4025 028-0003-00000 396-187/363-098/216- N 990 FT OF FRAC NW1 NE1/4					
4 RALPH G. MITTELSTADT R. 1 OAKFIELD 01-13N-16E	WI 53065	4025 028-0004-00000 547-786/387-186/034- S 20.15 ACS OF FRAC NE1/4					
13160113001 ADAM & WIFE GAUDER R. 1 BROWNSVILLE 01-13N-16E	WI 53006	3171 028-0005-00000 389-098/389-097/336-574 N 27 1/2 ACS OF SW1/4 OF NE1/4	27.500	9875	T 499.31 S 64.11 N 435.20		
6A RALPH G. MITTELSTADT R. 1 OAKFIELD 01-13N-16E	WI 53065	3171 028-0006-00100 547-786/483-263/386-619 THE S 412.5 FT OF NE1/4 EX ET 1056 FT THEREOF	15.000	5250	T 265.46 S 34.09 N 231.37		
7 DONALD E. SONNENBERG R. 1 BROWNSVILLE 01-13N-16E	WI 53006	3171 028-0007-00000 485-711/365-150/092-549 E 1056 FT OF S 412.5 FT OF SE1/4 NE1/4 EX N. 150 FT OF 295.2 FT THEREOF	9.000	7200	T 743.27 I 7500 S 95.44 T 14700 N 647.83		
7A JOEL A. BARBER R. 1 BROWNSVILLE 01-13N-16E	WI 53006	3171 028-0007-00100 540-614/483-933/394-379 E 295.20 FT OF N 150 FT OF ST 412.50 FT OF SE1/4 NE1/4	1.000	2500	T 1051.71 I 18300 S 135.04 N 916.67		
8 ADAM & WIFE GAUDER R. 1 BROWNSVILLE 01-13N-16E	WI 53006	3171 028-0008-00000 389-098/389-097/336-574 THE N 27.50 ACS OF SE1/4 NE1/4 EX S 425 FT OF E 390 FT THEREOF	23.700	8320	T 420.68 S 54.02 N 366.66		
NO. OF PARCELS	9	TOTALS	176.000	12,220	6,317.02		

The 1982 tax roll then shows as Lomira (3171).

Please note acres and documents from 1981 roll are now shown. I suspect that data entry, verification and corrections were a multi-year process.

We have records from the State Appeal Board dating back to 1981 (we do have order from 1976 but not certain of that means there were none in between or if did not regularly receive or keep the records in the years between). When I first started this process I did match up our records with a list of orders from DPI.

There were no orders in 1981 and 1982 for these parcels that would explain the change. I SUSPECT that when entering the other data SOMEONE thought these should match the parcels that show before and after and changed them to Lomira. I am unaware of a boundary

Lomira School Code

BOOK	STATE NO	PAGE	YEAR
01	028	1	2013

REAL ESTATE ASSESSMENT ROLL FOR T

2013 roll (when I first suspected but was not yet able to confirm) still shows Lomira (that is what our current records show in 2023)

DODGE

PARCEL IDENTIFICATION NUMBER (PIN)	DOC # - REG.DEEDS	TOTAL ACRES OF DESC.	C 04 05 07 *	AC	1.A-Res 2.B-Co 3.C-Ma 4.D-Ag				1. Federal 2. State 3. County 4. Other	1. Federal 2. State 3. County 4. Other	TOTAL
					VALUE	CODE	ACRES	THIS LINE			
04 028-1316-0111-000 4025 DALE L SMITH TRUST SHIRLEY A SMITH TRUST N2580 MILL POND RD BROWNSVILLE WI 53006	028000100000 N12087 WEST LINE RD N 990 FT FRAC NE1/4 NE1/4 SEC 1 (ACREAGE INCL AREA OF GAP) DOC 1159797 565715 525024	30.108	04 05 07 *	27							27.848 .260 2.000 30.108
04 028-1316-0111-001 4025 RALPH G MITTELSTADT N11976 COUNTY ROAD YY OAKFIELD WI 53065	028000200000 THAT PT OF S 40.30 AC OF N1/2 NE1/4 SEC 1 LYG IN NE1/4 NE1/4 (ACREAGE INCL AREA OF GAP) DOC 645621 553279 506117	20.241	04 05 *	19.741 .500 20.241	5400 100 5500						19.741 .500 20.241
04 028-1316-0112-000 4025 DALE L SMITH TRUST SHIRLEY A SMITH TRUST N2580 MILL POND RD BROWNSVILLE WI 53006	028000300000 N 990 FT FRAC NW1/4 NE1/4 SEC 1 (ACREAGE INCL AREA OF GAP) DOC 1159797 565715 525024	30.343	02 04 *	.540 29.803 30.343	13500 8100 21600						.540 29.803 30.343
04 028-1316-0112-001 4025 RALPH G MITTELSTADT N11976 COUNTY ROAD YY OAKFIELD WI 53065	028000400000 THAT PT OF S 40.30 AC OF N1/2 NE1/4 SEC 1 LYG IN NW1/4 NE1/4 (ACREAGE INCL AREA OF GAP) DOC 645621 553279 506117	20.399	04	20.399	5800						20.399
01 028-1316-0113-000 3171 KATHARINA ROSARIO PO BOX 270176 HARTFORD WI 53027	028000500000 THAT PT N 55 AC OF S1/2 NE1/4 SEC 1 LYG IN SW1/4 SD NE1/4 DOC 1108107 883197 555899	27.500	04	27.500	7600						27.500
01 Lomira code 01 3171 RALPH G MITTELSTADT N11976 COUNTY ROAD YY OAKFIELD WI 53065	028000600100 S 412.5 FT NE1/4 SEC 1 EX E 1056 FT DOC 645621 605081 552828	15.000	04	15.000	3800						15.000
01 028-1316-0114-000 3171 WANDA C OTT N11911 WEST LINE RD BROWNSVILLE WI 53006	028000700000 N11911 WEST LINE RD PT OF SE1/4 NE1/4 SEC 1 COM SE COR TH W 1056 FT TH N 412.5 FT TH E 1056 FT TH S 412.5 FT TO POB EX PARC DESC IN V352 P204 EX PARC DESC IN V394 P379 DOC 1046160 767977 747291	9.000	01 05 *	1.000 8.000 9.000	20000 14000 34000	99700 99700					1.000 8.000 9.000
01 028-1316-0114-001 3171 ADAM J LANDOWSKI N11925 WEST LINE RD BROWNSVILLE WI 53006	028000700100 N11925 WEST LINE RD E 295.20 FT OF N 150 FT OF S 412.50 FT SE1/4 NE1/4 SEC 1 DESC AS PARCELS I & II IN V540 P614 DOC 1163109 973189 641232	1.000	01	1.000	20000	139400	159400				1.000

TOTALS >

BOOK	STATE NO	PAGE	YEAR
1	14-028	2	2022

KEY TO CODES

- 1. A - RESIDENTIAL
- 2. B - COMMERCIAL
- 3. C - MANUFACTURING
- 4. D - AGRICULTURAL
- 5. E - UNDEVELOPED 5m - AGRICULTURAL FOREST
- 6. F - PRODUCTIVE FOREST LANDS
- 7. G - OTHER

- 1. PFC REG. ENTERED BEFORE 1-1-72
- 2. PFC REG. ENTERED AFTER 12-31-71
- 3. PFC SPECIAL CLASSIFICATION
- 4. COUNTY FOREST CROP
- 5. MFL OPEN ENTERED AFTER 2004
- 6. MFL CLOSED ENTERED AFTER 2004
- 7. MFL OPEN ENTERED BEFORE 2005
- 8. MFL CLOSED ENTERED BEFORE 2005
- 9. FERROUS MINING

- 1. FEDERAL
- 2. STATE
- 3. COUNTY
- 4. OTHER

EXEMPT FROM GENERAL PROPERTY TAX

TOTAL ACRES THIS LINE

COMPUTER NUMBER PARCEL NUMBER	SCHOOL DIST.	VOL/PAGE - REG. DEEDS	TOTAL ACRES OF DESC	ACREAGE AND VALUE OF DESCRIPTION SUBJECT TO GENERAL PROPERTY TAX					C O D E	ACRES	VALUE	C O D E	ACRES	TOTAL ACRES THIS LINE
				C O D E	ACRES	LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE						
028-1316-0113-001 028000600100 1 MITTELSTADT FAMILY TRUST DATED OCTOBER 24 1996, RALPH G N11976 COUNTY ROAD YY OAKFIELD WI 53065 LOMIRA SCHOOL 3171 MPTC FOND DU LAC 1000		1239067 645621 605081 552828 01-13N-16E SW NE 15.000 S 25 AC NE1/4 SEC 1 EX THAT PT DESC IN V238 P207	15.000	4	15.000	4400		4400						15.000
028-1316-0114-000 028000700000 2 OTT, WANDA C N11911 WEST LINE RD BROWNSVILLE WI 53006 LOMIRA SCHOOL 3171 MPTC FOND DU LAC 1000		1046160 767977 747291 606657 01-13N-16E SE NE 9.000 N11911 WEST LINE RD PT OF SE1/4 NE1/4 SEC 1 COM SE COR TH W 1056 FT TH N 412.5 FT TH E 1056 FT TH S 412.5 FT TO POB EX PARC DESC IN V352 P204 EX PARC DESC IN V394 P379	9.000	1	9.000	53000	106000	159000						9.000
028-1316-0114-001 028000700100 3 LANDOWSKI, ADAM J N11925 WEST LINE RD BROWNSVILLE WI 53006 LOMIRA SCHOOL 3171 MPTC FOND DU LAC 1000		1163109 973189 641232 605574 01-13N-16E SE NE 1.000 N11925 WEST LINE RD E 295.20 FT OF N 150 FT OF S 412.50 FT SE1/4 NE1/4 SEC 1 DESC AS PARCELS I & II IN V540 P614	1.000	1				900						1.000
028-1316-0114-002 028000800000 4 ROSARIO, KATHARINA PO BOX 270176 HARTFORD WI 53027 LOMIRA SCHOOL 3171 MPTC FOND DU LAC 1000		1108107 883197 555899 555898 01-13N-16E SE NE 23.700 THAT PT OF N 55 AC OF S1/2 NE1/4 SEC 1 LYG IN SE1/4 SD NE1/4 EX PARC DESC IN V362 P379	23.700	4 5	23.000 0.700	6700 100		6700 100						23.700
028-1316-0114-003 028000800100 5 SCHAUMBERG, JOHN R 21 N HIGH ST MAYVILLE WI 53050 LOMIRA SCHOOL 3171 MPTC FOND DU LAC 1000		1204819 1174797 1174796 01-13N-16E SE NE 2.190 N11951 WEST LINE RD LOT 2 CSM 340 IN V6 P84 BEING PT SE1/4 NE1/4 SEC 1	2.190	1	2.190	29000	28300	57300						2.190

Current records/current database shows Lomira

NO. OF PARCELS	5	TOTALS	50.890	296,200	115,200	411,400	0.000	0.000	50.890
----------------	---	--------	--------	---------	---------	---------	-------	-------	--------

Addison, David

From: Witte, Shelley M. DPI <Shelley.Witte@dpi.wi.gov>
Sent: Wednesday, March 8, 2023 4:30 PM
To: Addison, David
Subject: T. Leroy 028-1316-0114-000 and 028-1316-0114-001

EXTERNAL EMAIL: Verify sender before opening links and attachments.

Hi David,

Got another one figured out. A very straightforward one without any ambiguity. Feels like a rarity these days!

Based on the reorganization orders, Parcels 1316-0114-000 and 028-1316-0114-001 should be in Oakfield like they were in the tax rolls through 1982.

History:

- Section 1 initially in Jt. 1 Towns of Leroy and Lomira
- Order 14-124: Jt. 1 Towns of Leroy and Lomira was dissolved and its territory was put in Jt. 5 Towns of Leroy and Lomira
 - Section 1 was specifically listed
- Order 20-172: detachment from Jt. 5 Towns of Leroy and Lomira and attachment to Jt. 1 Village of Oakfield et. al
 - In Section 1: NW1/4, the N1/2-NE, and **“1056 ft. by 412.5 ft. off the southeast corner of the SE1/4 of the NE1/4 of Section 1”** (aka the parcels in question)
- Order 14-161: Jt. 5 Towns of Leroy and Lomira was dissolved and most of its territory was split between Jt. 5 Villages of Lomira and Brownsville et. al and Jt. 5 Jt. 5 City of Mayfield et. al
 - Section 1
 - To Lomira: E1/2-SE and the S1/2-NE **except for “a 10 acre piece 1056 x 412.5 feet in the SE corner”**
 - To Mayville: SW1/4 and the W1/2-SE

If Dodge County decides to recode these parcels back to Oakfield, please let me and Greg Grube from WEC know so we can update our respective datasets. Based on another email from you regarding school district changes to tax parcels, you do notify landowners of these changes. I think that’s a good thing to do given how long these parcels have been in Lomira. I don’t have a conclusive answer whether or not there are children living at either of those addresses who would be affected by a school district change.

Best,
Shelley

Shelley Witte
GIS Technician | Data Warehouse & Decision Support
Wisconsin Department of Public Instruction
shelley.witte@dpi.wi.gov
608.266.3939
she, her, hers



**RENNING
LEWIS & LACY**

WWW.LAW-RLL.COM

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Toll Free: 844-833-0830

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Suite 303
Madison, WI 53703
Toll Free: 844-626-0901

OSHKOSH OFFICE:

43 W. 6th Ave.
Oshkosh, WI 54902
Toll Free: 833-654-1180

VIA E-MAIL

June 2, 2023

David Addison, Manager of Land Information/LIO
Dodge County Land Information Office
127 East Oak Street
Juneau, WI 53039

RE: Oakfield School District

Dear Mr. Addison:

This firm represents the Oakfield School District, including with regard to the school boundary matter related to two (2) properties¹ that Dodge County miscoded in approximately 1981 or 1982.

As you know, Dodge County has determined that two (2) properties are currently assigned to the wrong school district (the School District of Lomira) in the County’s records due to a clerical error and are actually located within the boundaries of the Oakfield School District. In addition, you confirmed that the Wisconsin Department of Public Instruction (DPI) validated this conclusion.

This letter is a formal demand to correct the County’s records immediately. Based upon our recent telephone discussion, it is my understanding that the County is currently holding off on re-coding one or both of the properties because one of the property owners stated that they would challenge it (without any specificity as to how). That is not a valid reason to delay correction of the error to some unspecified date in the future (or until some unspecified event occurs, if at all), however.

Both school districts, the County, and DPI have all arrived at the same conclusion. Indeed, this is not a situation where there is conflicting evidence or a dispute between school districts as to whether certain property is located within a particular school district. The properties are located within the boundaries of the Oakfield School District.


It is imperative that the County correct the miscoding immediately given the numerous negative impacts on the Oakfield School District and others, including as it relates to property tax revenue, school funding, elections, and student enrollment.

¹ The specific properties are located at N11911 West Line Road (Parcel ID Number 028-1316-0114-000), currently owned by Wanda C. Ott, and N11925 West Line Road (028-1316-0114-001), currently owned by Adam Landowski.

Although the County may not have a sense of urgency regarding correction of its error, the longer the County delays this matter, the more likely it will significantly impact the Oakfield School District (and others) in a negative manner.

I look forward to your confirmation that the County will be re-coding the properties to the Oakfield School District immediately. Should you wish to discuss this further, I can be reached at 920.283.0708 or jrousseau@law-rl.com.

Sincerely,
RENNING, LEWIS & LACY, S.C.



Jenna E. Rousseau, Shareholder Attorney

cc: Tracey Conners, District Administrator (via E-Mail)
Attorney Kimberly Nass, Dodge County Corporation Counsel (via E-Mail)

4



QUIT CLAIM DEED

Document Number

1046160

Document Number

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

May 17, 2005

at 2:14 o'clock P. M.

Chris Planasch

CHRIS PLANASCH - Registrar

FEE
EXEMPT

8m

Recording Area

Name and Return Address

WANDA C. OTT
N11911 WESTLINE ROAD
BROWNSVILLE, WI 53006

028-1316-0114-00

Parcel Identification Number (PIN)

This IS _____ homestead property.
(is) (is not)

00170

This Deed, made between CHRIS H. PEDERSEN, A SINGLE PERSON Grantor,
and WANDA C. OTT, A SINGLE PERSON Grantee.

Grantor quit claims to Grantee the following described real estate in DODGE County, State of Wisconsin:
A part of the Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to wit:

Commencing at the Southeast corner of the Northeast 1/4 of said Section; thence West 64 rods; thence North 25 rods; thence East 64 rods; thence South 25 rods to the place of beginning.

EXCEPT premises described in Warranty Deed recorded in Volume 352 of Deeds, at page 204; and further described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East; thence North 25 rods to the point of beginning; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the point of beginning.

ALSO EXCEPT premises described in Warranty Deed recorded in Volume 394 of Deeds, at Page 379; and further described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, and more particularly described as follows:

Commencing at the Southeast corner of said Northeast 1/4 (East 1/4 Post) of Section 1 and running thence North 00° East, 262.50 feet along the East line of said Northeast 1/4; thence North 89° 07' 33" West, 150.00 feet along a line parallel with the South line of said Northeast 1/4 to the place of beginning for the description of this parcel, which runs as follows:

1. Thence continuing North 89° 07' 33" West, 145.20 feet parallel with said South line.
2. Thence North 00° 01' East, 150.00 feet parallel with said East line.
3. Thence South 89° 07' 33: East, 145.20 feet parallel with said South line.
4. Thence South 00° 01' West, 150.00 feet, parallel with said South line, to the place of beginning

Together with all appurtenant rights, title and interests.

Dated this 27th day of April, 2005.

Chris Pedersen

* CHRIS H. PEDERSEN

AUTHENTICATION

Signature(s) _____

authenticated this _____ day of _____, _____

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by §706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
WEHNER LAW OFFICE

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
FOND DU LAC County.)

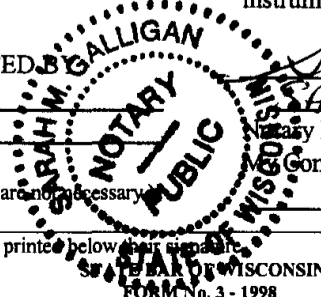
Personally came before me this 27th day of April, 2005 the above named CHRIS H. PEDERSEN

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Sarah M. Galligan

Notary Public, State of WISCONSIN

Commission is permanent. (If not, state expiration date: 12/10/06.)



* Names of persons signing in any capacity must be typed or printed below their signature.

State Bar of Wisconsin Form 1-2003
WARRANTY DEED

DOCUMENT # 1163109

Office of Register of Deeds
Dodge County, Wisconsin
RECEIVED FOR RECORD

June 01, 2011 1:58 PM

CHRIS PLANASCH - Registrar
Fee Amount: \$30.00
of Pages 2
Transfer Fee \$495.00



Document Number | Document Name

THIS DEED, made between
DANIEL J. GULLICKSON, a married man

("Grantor," whether one or more), and
ADAM J. LANDOWSKI

("Grantee," whether one or more)

Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in DODGE County, State of Wisconsin ("Property")(If more space is needed, please attach addendum):

PARCEL 1:

A part of the South East 1/4 of the North East 1/4 of Section 1, Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the Southeast corner of said North East 1/4

continued

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in the year of closing.

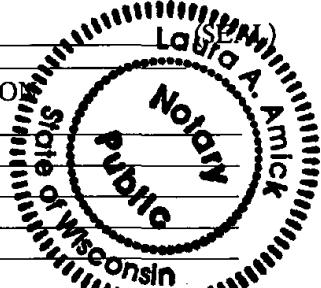
Dated May 27, 2011

Julie A. Gullickson joins in this deed solely to validate the conveyance pursuant to Wisconsin's homestead veto provision, 706.02(1)(f), and does not, by signing this instrument, claim an ownership interest in the property.

Daniel J. Gullickson (SEAL)
* DANIEL J. GULLICKSON

Julie A. Gullickson (SEAL)
* JULIE A. GULLICKSON

* _____ (SEAL)
AUTHENTICATION
Signature(s) _____
authenticated on _____
* _____



* _____ (SEAL)

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, _____
authorized by Wis. Stat. S706.06)

THIS INSTRUMENT DRAFTED BY:
ATTORNEY JEFFREY P. PATTERSON

ACKNOWLEDGMENT
STATE OF WISCONSIN
Washington COUNTY } ss.

Personally came before me on 5/27/11
the above named DANIEL J. GULLICKSON AND JULIE A. GULLICKSON

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Laura A. Amick
* _____

Notary Public, State of Wisconsin
My commission (is permanent) (expires: _____)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.
WARRANTY DEED 2003 STATE BAR OF WISCONSIN FORM NO. 1-2003

*Type name below signatures

094

Legal Description Continued

Order No: 100071

(East 1/4 post) of Section 1; thence North 0 degrees 01 minutes East, 262.50 feet along the East line of said North East 1/4; thence North 89 degrees 07 minutes 33 seconds West, 150.00 feet, along a line parallel with the South line of said North East 1/4 to the place of beginning; thence continuing North 89 degrees 07 minutes 33 seconds West, 145.20 feet parallel with said South line; thence North 0 degrees 01 minutes East, 150.00 feet parallel with said East line; thence South 89 degrees 07 minutes 33 seconds East 145.20 feet parallel with said South line; thence South 0 degrees 01 minutes West, 150.00 feet, parallel with said South line to the place of beginning.

PARCEL II:

That portion of the South East 1/4 of the North East 1/4 of Section 1, Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the Southeast corner of said North East 1/4; thence North 25 rods to the point of beginning; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the point of beginning.

TAX KEY NO.: 028-1316-0114-001

ADDRESS: N11925 WEST LINE ROAD

095

Clerk Certification Pursuant to Wis. Stat. § 117.35(2)

Section 1 – Legal Description

The territory involved in the School District of Oakfield Request for Resolution is as follows:

1. N11911 West Line Road (Parcel ID Number 028-1316-0114-000), legally described as:

A part of the Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to wit:

Commencing at the Southeast corner of the Northeast 1/4 of said Section; thence West 64 rods; thence North 25 rods; thence East 64 rods; thence South 25 rods to the place of beginning.

EXCEPT premises described in Warranty Deed recorded in Volume 352 of Deeds, at page 204; and further described as follows:

Commencing at the Southeast corner of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East; thence North 25 rods to the point of beginning; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the point of beginning.

ALSO EXCEPT premises described in Warranty Deed recorded in Volume 394 of Deeds, at Page 379; and further described as follows:

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 1, in Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, and more particularly described as follows:

Commencing at the Southeast corner of said Northeast 1/4 (East 1/4 Post) of Section 1 and running thence North 00° East, 262.50 feet along the East line of said Northeast 1/4; thence North 89° 07' 33" West, 150.00 feet along a line parallel with the South line of said Northeast 1/4 to the place of beginning for the description of this parcel, which runs as follows:

1. Thence continuing North 89° 07' 33" West, 145.20 feet parallel with said South line.
2. Thence North 00° 01' East, 150.00 feet parallel with said East line.
3. Thence South 89° 07' 33: East, 145.20 feet parallel with said South line.
4. Thence South 00° 01' West, 150.00 feet, parallel with said South line, to the place of beginning

2. N11925 West Line Road (Parcel ID Number 028-1316-0114-001), legally described as:

PARCEL I:

A part of the South East 1/4 of the North East 1/4 of Section 1, Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the Southeast corner of said North East ¼ (East 1/4 post) of Section 1; thence North 0 degrees 01 minutes East, 262.50 feet along the East line of said North East 1/4; thence North 89 degrees 07 minutes 33 seconds West, 150.00 feet, along a line parallel with the South line of said North East 1/4 to the place of beginning; thence continuing North 89 degrees 07 minutes 33 seconds West, 145.20 feet parallel with said South line; thence North 0 degrees 01 minutes East, 150.00 feet parallel with said East line; thence South 89 degrees 07 minutes 33 seconds East 145.20 feet parallel with said South line; thence South 0 degrees 01 minutes West, 150.00 feet, parallel with said South line to the place of beginning.

PARCEL II:

That portion of the South East 1/4 of the North East 1/4 of Section 1, Township 13 North of Range 16 East, Town of LeRoy, Dodge County, Wisconsin, described as follows, to-wit:

Commencing at the Southeast corner of said North East 1/4; thence North 25 rods to the point of beginning; thence West 150 feet; thence South 150 feet; thence East 150 feet; thence North 150 feet to the point of beginning.

Section 2 – Certification

SECTION 2 – TO BE COMPLETED BY THE CLERK OF THE MUNICIPALITY IN WHICH THE TERRITORY IS LOCATED - (please print or type)			
The legal description of the territory is sufficient to identify its location and value.		YES	NO
School District where territory is located		Value of Property	
Municipality where territory is located		Year Value was Determined	
County where territory is located		Assessment Ratio	
I, the undersigned, certify that the property description in Section 1 is sufficient to determine its location and value and that the information entered above in Section 2 is correct.			
SIGNATURE OF MUNICIPAL CLERK			Date:
Name of Clerk (please print)			
Mailing Address			
Phone Number		E-mail Address	

Section 2 - Certification

These properties are owned by two different people so I will certify for each property

PER TAX RECORDS

SECTION 2 - TO BE COMPLETED BY THE CLERK OF THE MUNICIPALITY IN WHICH THE TERRITORY IS LOCATED - (please print or type)				
The legal description of the territory is sufficient to identify its location and value. 028-1316-0119-000			YES <input checked="" type="checkbox"/>	NO
School District where territory is located	Lomira S.D.	Value of Property ASSESSED - 159,000 Est FMV	211,500	
Municipality where territory is located	Town of Leroy	Year Value was Determined	2023	
County where territory is located	Dodge	Assessment Ratio	.7519	
I, the undersigned, certify that the property description in Section 1 is sufficient to determine its location and value and that the information entered above in Section 2 is correct.				
SIGNATURE OF MUNICIPAL CLERK			Date:	
Sandra Porter			12/6/2023	
Name of Clerk (please print)		SANDRA PORTER		
Mailing Address	N10725 Hwy YY, Lomira, WI 53048			
Phone Number	920-583-0201	E-mail Address	clerk@townofleroywi.gov	

Section 2 - Certification

SECTION 2 - TO BE COMPLETED BY THE CLERK OF THE MUNICIPALITY IN WHICH THE TERRITORY IS LOCATED - (please print or type)				
The legal description of the territory is sufficient to identify its location and value. 028-1316-0114-001			YES <input checked="" type="checkbox"/>	NO
School District where territory is located	Lomira S.D.	Value of Property ASSESSED 183,900 Est FMV	244,600	
Municipality where territory is located	Town of Leroy	Year Value was Determined	2023	
County where territory is located	Dodge	Assessment Ratio	.7519	
I, the undersigned, certify that the property description in Section 1 is sufficient to determine its location and value and that the information entered above in Section 2 is correct.				
SIGNATURE OF MUNICIPAL CLERK			Date:	
Sandra Porter			12/6/2023	
Name of Clerk (please print)		SANDRA PORTER		
Mailing Address	N10725 Co Rd YY, Lomira WI			
Phone Number	920-979-3487	E-mail Address	clerk@townofleroywi.gov	



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LEWIS & LACY

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Madison, WI 53703
Toll Free: 844-626-0901

OSHKOSH OFFICE:

43 W. 6th Ave.
Oshkosh, WI 54902
Toll Free: 833-654-1180

VIA E-MAIL

January 12, 2024

School District Boundary Appeal Board

Attn: Ms. Kathleen Fry

E-Mail: kathleen.fry@dpi.wi.gov

RE: School District of Oakfield Request for Resolution

Dear Ms. Fry:

This firm represents the School District of Oakfield (“Oakfield”) with regard to the above-referenced matter. In addition to the information and documents that Oakfield submitted with its request filed on November 9, 2023, which show that the two (2) properties are in Oakfield, Oakfield respectfully requests that the School District Boundary Appeal Board (“SDBAB”) consider the following:


- Criteria specified in Wis. Stat. § 117.15:
 - (1) The geographical and topographical characteristics of the affected school districts, including the estimated travel time to and from school for pupils in the school districts.
 - There are no significant differences between Oakfield and the School District of Lomira (“Lomira”).
 - (2) The educational needs of all of the children residing in the affected school districts, the educational programs currently offered by each affected school district and the ability and commitment of each school district to meet those needs and continue to offer those educational programs.
 - There are no significant differences between Oakfield and Lomira with regard to the educational needs of all children residing in the school districts and the educational programs currently offered. Oakfield is fully committed to meeting the needs of all students and continuing to offer a variety of quality educational programs for its students.
 - (2m) If territory is proposed to be detached from one school district and attached to an adjoining school district or proposed to be included in a new school district under s. 117.105, whether the proposed detachment will have any adverse effect on the program currently offered by the school district from which the territory is proposed to be detached, including both curricular and extracurricular aspects of that program.

- There will not be an adverse effect on the programs currently offered by Lomira if the SDBAB determines that the two (2) properties are in Oakfield.
 - (3) The testimony of and written statements filed by the residents of the affected school districts.
 - Oakfield submitted information from David Addison, Manager of Land Information/LIO, Dodge County, with its request for resolution.
 - (4) The estimated fiscal effect of the proposed reorganization on the affected school districts, including the effect of the apportionment of assets and liabilities.
 - The estimated fiscal effect of this resolution is minimal; however, when considering the past effect on Oakfield going back to 1981, when Dodge County made its error, Oakfield's loss in tax revenue and per pupil aid is very significant.
 - The 2023 school district tax revenue for the two (2) properties was \$2,653.39.
 - There are two (2) children residing in the area, such that there would also be an impact on per pupil aid.
 - (5) Whether the proposed reorganization will make any part of a school district's territory noncontiguous.
 - No; the two (2) properties are contiguous to Oakfield's boundary.
 - (6) The socioeconomic level and racial composition of the pupils who reside or will reside in territory proposed to be detached from one school district and attached to an adjoining school district, in territory proposed to be included in a new school district under s. 117.105 or in school districts proposed to be consolidated or in a school district proposed to be dissolved; the proportion of the pupils who reside in such territory who are children at risk, as defined under s. 118.153 (1) (a); and the effect that the pupils described in this paragraph will have on the present and future socioeconomic level and racial composition of the affected school districts and on the proportion of the affected school districts' enrollments that will be children at risk.
 - There are no significant differences between Oakfield and Lomira.
 - (7) The results of any referendum held under s. 117.10.
 - Not applicable.
- Other Information/Materials
 - Enclosed is a copy of correspondence that Oakfield and Lomira jointly provided to the parents of the two (2) children residing in the area. In that correspondence, Oakfield and Lomira informed the parents, in part, as follows: "...we wish to limit the disruption to any current school-age students living within the affected parcels. To that end, if you wish to remain in Lomira schools for the 2023-2024 school year and beyond, you must apply via the alternate open enrollment process. Information on this process can be found at <https://dpi.wi.gov/open-enrollment/applications/alternative> or please contact the District Office for additional support. The Districts have agreed to allow busing and other ancillary educational services you are currently receiving. We understand that this is a unique situation and our goal is to limit the disruption to your family while the County corrects its records. Should you have any questions or need additional information, please reach out to either school's District Administrator."

- The parents of the two (2) students who currently reside in the affected area previously open enrolled one (1) of the students into Oakfield during the 2012-2013 school year. However, due to lack of transportation directly from their residence, they chose to enroll the student in Lomira. Upon resolution of this matter in favor of Oakfield, transportation would not be an issue.
- Effective Date of SDBAB Order
 - Oakfield requests that the Order take effect on July 1, 2024. Oakfield made numerous attempts to resolve this matter with Dodge County prior to submitting this request for resolution. Based upon the significant financial impact on Oakfield as a result of this error since 1981, as well as Oakfield's efforts to reduce the impact on the students residing in the area, it would not be reasonable to delay the effective date.

Based upon the foregoing, as well as the information and documents contained within Oakfield's request dated November 9, 2023, the overwhelming evidence shows that the two (2) properties are within Oakfield. Therefore, Oakfield respectfully requests that the SDBAB issue an order finding that the two (2) properties are within Oakfield, with an effective date of July 1, 2024.

Very truly yours,
Renning, Lewis & Lacy, s.c.



Jenna E. Rousseau, Shareholder Attorney

May 3, 2023

N11925 WESTLINE RD
BROWNSVILLE WI 53006

Mr. & Mrs. Landowski,

On or about March 17, 2023, the Manager of Land Information/LIO for Dodge County ("County") notified the School District of Oakfield ("Oakfield") and the School District of Lomira ("Lomira") that the County had discovered an error with regard to two (2) properties: (1) N11911 West Line Road (Parcel ID Number 028-1316-0114-000) currently owned by Wanda C Ott; and (2) N11925 West Line Road (028-1316-0114-001) currently owned by Adam Landowsky.

The County stated that it believes the properties were mistakenly assigned to Lomira in the County's records instead of Oakfield due to clerical errors that originated between 1981 to 1982 when the County converted from paper to digital records. According to the LIO, David Addison, the discrepancies occurred as a result of hiring high school age employees to do data entry into their first electronic assessment/tax program. He states, "...that much of this data was not verified."

The Districts have agreed the County should recode the two (2) properties to Oakfield beginning with the 2023 tax year. This directly and indirectly affects your family in a number of areas. Among them on County-wide basis are property taxes, elections, and polling locations or ballot. From a local impact, your resident school district assignment changes, school board of education elections and busing availability will change. However, we wish to limit the disruption to any current school-age students living within the affected parcels.

To that end, if you wish to remain in Lomira schools for the 2023-2024 school year and beyond, you must apply via the alternate open enrollment process. Information on this process can be found at <https://dpi.wi.gov/open-enrollment/applications/alternative> or please contact the District Office for additional support. The Districts have agreed to allow busing and other ancillary educational services you are currently receiving. We understand that this is a unique situation and our goal is to limit the disruption to your family while the County corrects its records. Should you have any questions or need additional information, please reach out to either school's District Administrator.

Respectfully Yours in Education,

Tracey Conners
District Administrator
School District of Oakfield
920.583.4117

Ty Breitlow
District Administrator
School District of Lomira
920.269.4396

VIA ELECTRONIC MAIL: kari.race@dpi.wi.gov

December 8, 2023

Attorney Kari H. Race
Office of Legal Services
Wisconsin Department of Public Instruction
P.O. Box 784
Madison, WI 53707-7841

RE: School District of Oakfield Request For Resolution

Dear Attorney Race:

In response to your letter dated December 5, 2023, the District responds as follows:

1. The Lomira School Board is not willing to adopt a resolution as set forth in § 117.35(1)(a) of the Wisconsin Statutes.
2. The description of the territory in dispute, as set forth in the documents filed by the School District of Oakfield, is correct. As you have already received a certification from the Clerk of the Town of Leroy, we do not believe another certification is needed.
3. There are two students living in the territory in question. They both live in the parcel owned by the Landowskis. The students in question have been enrolled in the Lomira School District since 2011. They include Breanna Landowski, currently in Grade 11. She attended the Theresa School from 2011/2012 to 2017/2018 and the Lomira School from 2018/2019 to the present. Weston Landowski is currently in Grade 4. He attended Lomira in 2016 for Pre-K and Theresa School from 2017 to the present. The students reside at N11925 Westline Road, Brownsville, Wisconsin 53006. Their parents are Adam and Maggie Landowski. They can be reached at

Please let me know if you need any additional information.

Sincerely,

BOARDMAN & CLARK LLP

/s/ Douglas E. Witte

Douglas E. Witte

VIA ELECTRONIC MAIL: Kathleen.fry@dpi.wi.gov

January 12, 2024

Ms. Kathleen Fry
Secretary of the SDBAB
Wisconsin Department of Public Instruction
125 South Webster Street
Madison, WI 53713

RE: School District of Oakfield Request For Resolution

Dear SDBAB:

I write on behalf of the School District of Lomira (Lomira) with respect to the above-referenced matter.

Unlike most boundary disputes, this dispute did not arise upon the petition of a resident or group of residents seeking to detach from a school district and move to another district. Rather, the issue arose upon notice from the Manager of Land Information for Dodge County who claimed that the County's records and research show that two parcels of land, which are currently assigned to the School District of Lomira, should possibly be in the School District of Oakfield. Once informed of this issue, the two landowners (the Landowski's and Ott's) have made it clear to the School District of Lomira that they wish their land to remain in the School District of Lomira rather than be detached and sent to the School District of Oakfield.

Because of the wishes of the landowners, the School District of Lomira has not agreed to voluntarily have the land transferred and, thus, the School District of Oakfield filed the current Request for Resolution under Wis. Stats. § 117.35. As outlined in Chapter 117, and as requested by DPI, the District will confine its comments to the criteria identified under Wis. Stats. §§ 117.15 and 117.35(3).

Under Chapter 117.15, it states that "a school board, the board and an appeal panel shall consider the following factors as they affect the educational welfare of all of the children residing in all of the affected school districts, and may consider other appropriate factors."

This is an important policy that should not be lost on the Appeal Panel. There are two parcels of land, only one of which currently has students who are attending the School District of Lomira. That family was not the family seeking to detach from the School District of Lomira. To the contrary, all communications Lomira has had with the Landowski family have confirmed that they wish their property to remain in the School

District of Lomira and, in particular, have their children continue to attend the School District of Lomira. The clerical error, which allegedly was made in transferring property, occurred more than 40 years ago. The entire time the Landowski family has owned the land, they have considered themselves to be part of the School District of Lomira and part of that school community. Based on that factor alone, the School District of Lomira believes that the educational welfare of those children would dictate that the land remains in the School District of Lomira.

With respect to the specific factors under § 117.15:

(1). The School District of Lomira believes the travel time to and from school is similar and that there are no geographical or topographical characteristics which would weigh in favor of either school district. (6.1miles to Lomira and 5.0 to Oakfield)

(2). The educational needs of all the children residing in the affected school districts can likely be met by either school district. However, given the fact two children (currently in 11th and 4th grade) are already enrolled in the School District of Lomira, there would be greater continuity for their education and path to keep them in the School District of Lomira. This would also include extra-curricular activities they are involved in.

(2m). Because the proposed territory is relatively small, even though both Districts are relatively small, the financial impact on either District would be limited by any transfer. It is unlikely the movement of one or two students would have an adverse effect or a positive effect on any program currently offered by either District. This would include any curricular or extra-curricular aspects of either District.

(3). The two families have been given the opportunity to submit written statements and we anticipate they will do so and speak for themselves. However, both the Landowski and Ott families expressed interest in remaining in the School District of Lomira at a Board meeting held on July 6, 2023. The Landowski family specially made their housing purchase based on the fact the property was in the Lomira School District.

(4). The estimated fiscal effect of the proposed reorganization would be relatively small due to the fact only two parcels are involved. However, even small economic impacts can affect small school districts when it comes to budgeting and planning. The budgets and plans have been made for the last 40 years with the properties being included in the Lomira School District.

(5). If the property is moved from the School District of Lomira to the School District of Oakfield, it will not make any part of the School District's territory non-contiguous.

(6). The socioeconomic level and racial composition of the pupils or student bodies will not result in one school district or the other being greatly affected.

(7). There was no referendum held on under § 117.10.

With respect to the remaining issues under § 117.35, the District responds as follows:

- 117.35(3)(b). The Board should consider applicable property tax records. The property tax records in this case show that the land is currently in the School District of Lomira. The dispute, as identified by Dodge County, is whether the error was made and whether the land was originally in the School District of Oakfield.
- 117.35(3)(a). If the Appeal Panel determines the land should be moved from the School District of Lomira to the School District of Oakfield, the School District of Lomira believes a delay in the movement until the second following July 1st would be more appropriate as it would give the family and students more time to prepare.
- 117.35(3)(c). If the Appeal Panel determines that the land should be moved from the School District of Lomira to the School District of Oakfield, the School District believes it would be appropriate to allow the students to continue to attend school in the School District of Lomira if they so wish. The School District of Lomira would welcome the students as open enrolled students. The District is not certain whether the Boundary Appeal Board has the authority to order a school district to enroll somebody as a resident of that school district when they do not reside in that school district. As DPI and the Appeal Board are aware, there are differences between the rights of open enrolled students and resident students in a particular school district.

Thank you for the opportunity to allow the School District of Lomira to present its position. The School District of Lomira believes it is in the best interests of the two landowners and particularly the educational welfare of the children in these properties and the School District of Lomira to leave the two parcels in the School District of Lomira.

Sincerely,

BOARDMAN & CLARK LLP

/s/ Douglas E. Witte

Douglas E. Witte

xc: School District of Lomira

Adam and Margaret Landowski
N11925 Westline Road
Brownsville, WI 53006

Wisconsin Department of Public Instruction
Kathy Fry, Chair
P.O. Box 7841
Madison, WI 53707-7841

RE: Landowski's Written Testimony for Consideration from the SDBAB

Friday, January 5, 2024

Dear Ms. Kathleen Fry and SDBAB,

We (Adam and Margaret (Maggie) Landowski) have moved to Theresa, WI (Lomira School District) in 2005 (19 years ago) knowing that we wanted to build a family as Adam's dad had built his home in Theresa several years prior. Adam was moved from school to school as a child so we promised to each other as we planted our new family roots in Theresa that no matter what our children would never change schools as it negatively impacted Adam. We also knew we would be volunteering and involved in the community.

Breanna (Bre) Landowski was born in 2006 in Theresa, WI where we had rented from Craig and Anita Ruffing and later rented from Carl and Kathy Benter before purchasing our forever home in Brownsville, WI in 2011(13 years ago). We knew we wanted to keep our promise and keep our children in the Lomira School District, so it was very important our home was purchased in the Lomira School District. Bre attended Theresa Elementary School and is currently a Junior at Lomira High School.

During Bre's early years of elementary school (Kindergarten we believe) we school choiced her to Oakfield due to daycare limitations in the area at the time. Oakfield refused to pick Bre up and after a few short months, we decided it was not a good fit and knew we were meant to stay in the Lomira School District and found alternative means of daycare in the district where we have stayed since. Our sitter for Wes who is only 10 is located in the Lomira School District. It is there he sometimes gets on and off the bus and goes on his days off of school. He has used his sitter Lisa for over 8 years now.

Weston (Wes) Landowski was born in 2013 in our current home in Brownsville, WI and is a fourth grader at Theresa Elementary School which is part of the Lomira School District.

The Landowski family is very involved within the Lomira community since moving into the Lomira School District over 19 years ago. Lomira has become family, we live, work, volunteer and spend a lot of time here and have been raising our children here. We are a typical Middle Class, Blue-collar hard-working family trying to raise good, respectful and hard-working responsible children in this difficult world.

Here are some ways the Landowski Family is involved in the Lomira School District and part of this community.

Wes (10):

- Grade 4 at Theresa Elementary School
- Baseball
- Football
- Basketball
- Soccer
- Bowling
- Lomira Community Theatre
- 4-H member of LOMIRA CLOVER LEAVES

Wes is a very kind and sweet kid with a heart of gold. Truly a little helper like his mother and has a lot of close friends that he thinks he will 'marry one day'.

Bre (17):

- Grade 11 at Lomira High School
- Honor roll student, top 10 of her class
- Basketball
- Basketball team manager going on 3 years now
- Volleyball
- Track
- Cross Country
- FFA
- Outdoor Club
- Student Council
- Band
- President of International Club
- President for 3rd year in a row for LOMIRA CLOVER LEAVES 4-H club
- Accelerated in English
- Accelerated in Math
- Working every morning 7am-9am at SSM hospital through Lomira Apprenticeship Program
- Has her CNA and plans to continue in the medical field to pursue her Doctorate

Bre is a very hard working, smart, kind and a well-loved student with many friends within the Lomira community. She is very involved and is very driven in all that she does including in numerous AP classes with no study halls to get as many college credits as she can. She is the only Junior Female going to Spain/Germany this summer for Spanish class and in turn our home will be hosting a Foreign Exchange Student as Bre is president of the International Club.

Maggie:

- Volunteered countless hours in the Lomira community
- Built a great rapport and relationship with the teachers and staff within the community
- Spear headed and collected items for Big Brothers Big Sisters of FDL County winter clothing drive
- Leader of LOMIRA CLOVER LEAVES 4-H club for 6+ years and current
- Big supporter of kids in the Lomira community. Ex: Went to 8 Lemonade Day stands in the community just to support the little entrepreneurs.
- QPR certified (suicide prevention)
- First Aid Certified
- Work for local business that heavily support the Lomira School District with initiative I spearhead (Michels Corporation) for 16 years.
- On Sustainability Committee for Michels
- Prior member of the Fond du Lac Area Women's Fund
- Volunteered and assisted for Band trip to Disney on day off
- Volunteer for a number of chaperoning trips over the years, including Bre's trip to Washington, D.C. in September 2023
- Taught Junior Achievement for over 5 years in the Lomira and Theresa Elementary Schools and in spring of 2023 taught both 4th grade classes in Theresa for JA
- Member of Lomira Area Community Theatre and was nominated to be on the board in 2023 but declined due to prior engagements.
- Active Michels Corporation Scholarship Fund Board member for 6 years until termed out and currently committee member for 4+ years and current.
- Spearhead the Michels Giving Tree with Anne Millane and the Lomira School District to get 150+ gifts to the children in need within the community for every Christmas for 10+ years to current.
- American Red Cross blood donor over 20 years.

- Member of Springfield Community Church in Lomira, WI

Maggie is a very active member of the Lomira Community where she volunteers her spare time supporting her children and volunteering her time within the community. She has gained many friendships within the community over the years they have lived in the Lomira School District and is always willing to help others when she can.

Adam:

Adam attends his children's games, programs, and events as often as he can and is a very supportive father and husband within the Lomira community. He works many hours but when he can be right there to cheer on his children and help assist his wife, Maggie in volunteering when he has the chance.

The Landowski family has moved to Theresa and Brownsville knowing we wanted to be part of not just the Lomira School District but part of this community.

School choice would feel like our voice is being ripped away from us as we are very involved in this (Lomira)community. Bre is in numerous AP classes and Maggie plans to run for the school board in the future as she finds it very important to stand up for the kids and families in this community.

Other things to consider under Statues 117.15

117.15 Criteria for school district reorganizations. In making any decision under ss. [117.08](#) to [117.132](#), a school board, the board and an appeal panel shall consider the following factors as they affect the educational welfare of all of the children residing in all of the affected school districts, and may consider other appropriate factors:

(1) The geographical and topographical characteristics of the affected school districts, including the estimated travel time to and from school for pupils in the school districts.

N11925 Westline Road, Brownsville, WI 53006 to Oakfield HS= 5.3miles

N11925 Westline Road, Brownsville, WI 53006 to Lomira HS= 6.1 miles

Even though the route to Oakfield is 1.2 miles closer to the Landowski home, the roads are very different when traveled. Westline Road which turns into Millpond Road in Fond du Lac County is seldom plowed and is often dangerous driving conditions for the children and parents to commute back and forth to the Oakfield school.

The current route Bre drives to school is main roads as she gets on Hwy 49 and then Hwy 175 so no twisting and turning roads that may be a safety issue in the cold, winter months.

(2) The educational needs of all of the children residing in the affected school districts, the educational programs currently offered by each affected school district and the ability and commitment of each school district to meet those needs and continue to offer those educational programs.

Bre is currently in AP classes and Wes was in speech therapy in 4k. These are programs that have worked well and alongside our children when needed. We have a good working relationship with the Lomira School District.

OTHER:

Adam and Maggie Landowski didn't vote on Oakfield's referendum, we voted on Lomira's a number of years ago and pay our taxes to Lomira.

We purchased our home in LOMIRA, not Oakfield. We have paid our taxes to Lomira, vote in Leroy and live in Dodge County.

Both neighbors directly North of our Landowski home and Ott's home are closer to the Oakfield School District but aren't being questioned and can stay part of the Lomira School District? It's a straight line.

Landowski property is with red ping above it. Ott's property is below (South) of that. Both properties just North of Landowski's are considered Lomira and they are connected right to one another.



Below is what is currently being suggested and it's on the same road right alongside each other. How does the property just move out around 2 houses (Landowski and Ott's) on a straight road? See photo below.



Moving our home to the Oakfield School District would make it so you know who and what my family is voting on with just our property and Ott's being singled out.

We have heard from previous land/homeowners in the area, the way things were done in early 1980's the homeowners could choose the school district they wanted at the time. Just happens that the previous owners didn't have school aged children at the time but sounds like they had chosen Lomira and perhaps if it was accidentally switched, it could have been during this time.

After 41 years this is happening. Shouldn't there be a Grandfather Clause at this point?

Why disrupt a happy home with a family that has morals and values and has done nothing but good in the community?

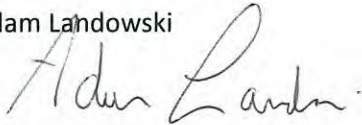
The countless hours that the Landowski Family has put into just trying to keep their home in Lomira where they purchased it is beyond comprehension. Nights only sleeping a few hours and waking up to try and research something else, contacting attorney after attorney, reaching out to school board members and the county seeking answers. Our family has been through a lot of stress since receiving the letters in May of 2022. Stress that could have been easily avoided if we were approached in the first placed and asked what we thought, cared about the children involved and knowing how much we are involved in this community.

In closing, we (Adam, Maggie, Bre and Wes Landowski) would greatly appreciate if you consider our wishes in keeping our property and home at N11925 Westline Road, Brownsville, WI 53006 in the Lomira School District and part of the Lomira community permanently and going forward. This will not only benefit the children which should be considered the upmost importance but also benefit Lomira as the Landowski family wishes to continue supporting and serving the community for years to come and long after the children have graduated.

Sincerely,

The Landowski Family.

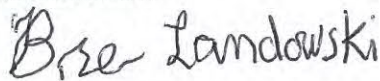
Adam Landowski



Maggie Landowski



Bre Landowski



Wes Landowski



Wisconsin DPI
Kathy Fry
P.O Box 7841
Madison, WI 53707

January 11, 2024

RE: Landowski – N11925 Westline Rd. Brownsville, WI 53006

To Whom It May Concern:

I am writing to you today regarding the school district boundary dispute consideration that the board is considering at the request of the Oakfield School District. I am a member of the Board of Education for the School District of Oakfield.

I am NOT in support of making a change to the school district boundary.

The reasons for my opposition to making a change are based on facts of how this process has been handled, the lack of procedural following of the law, the lack of communication and lack of attempts to resolve this matter in a way that would have eliminated the need for this situation to reach your board in the first place.

First, this is an issue that stemmed from a “potential” error in record keeping that took place over 40 years ago. This issue was brought to the attention of a government official over 13 years ago, who “was too busy” to thoroughly research and review information that now has the potential to adversely affect residents and children of the public educational system. This issue was not in any way created by the Landowski family. This issue was entirely created by governmental agencies and is now being exasperated by the public school system. The Oakfield School Administration is expecting the board, and DPI, along with the Landowski’s to accept that an error was made, DPI has documents which show a change is possible, and that Dodge County is at fault for “loosing or misplacing” the proper documentation. My issue with this is: is it at all possible that DPI and/or Dodge County misplaced or lost the documentation that supports that the Landowski property is in the correct district? Why should it be considered plausible that one mistake was possible in the favor of disrupting a family as opposed to accepting that mistake was made that would leave this family in their current district after 40 years!

As a member of the School District of Oakfield Board, I do not feel that ss117.35 has been properly followed. Notification to the residents of the affected properties were never notified of the dispute via certified mail. There were conversations about this situation at board meetings prior to notification to the families being notified of those meetings. The only reason the Landowski family was ever notified about a meeting to speak at the board meetings was at their request. After it was evident that the families affected would not agree with the change did Oakfield’s board began to hide conversations behind closed meetings, and lawyers’ privilege to keep information even from its own board. To this day, the school boards have not been allowed to meet to reach resolution, and both Administrators are keeping their boards only partially informed regarding their actions and discussions. The board was not offered an opportunity to come to a resolution with the Lomira School Board until the 11th hour of this process, and that effort was initiated by Lomira. Oakfield’s greed for money over people was again displayed by their unwillingness to be reasonable about finding resolution.

C0006

There has only been one brief discussion allowed with the Oakfield Board by the affected property owners, and that discussion was abruptly ended by the District Administrator, Board President and Vice-President indicating that discussion was closed – and the Oakfield District has been financially wronged! Public education is a people business, and for a comment like that to come from a school board to a family being threatened with a district change is highly inappropriate. The Landowski's have paid their taxes, and in NO WAY financially wronged the Oakfield School District. The lack of compassion, or willingness to understand how this entire ordeal is affecting the affected property owner's children is concerning. The Oakfield School District has shown zero compassion, or understanding in this situation and is only interested in how much money they will make if they get these properties. To the Oakfield School District this is more about money than it is about the welfare of the students being affected. This is just another reason this process will not foster trust in the district if the Landowski's are forced to switch to the Oakfield District.

Making a change to a school district boundary that will directly affect students, through no fault of their own is a mistake. Forcing a change on a family is a mistake. The handling of this entire process by the Administration of the Oakfield School District has been wrong. The lack of attempts to understand and resolve this matter in ways that would not affect the students by the Oakfield School board is wrong. This has been a low priority for resolution and was assumed by the Administration as a non-issue – because it does not affect them or their families.

I am pleading with the Department of DPI to be reasonable and understand how this is more about people than it is money! And as a member of the Board of Education I am begging to please **NOT change** the school district boundary. I cannot express enough how much making a change will negatively affect the property owners emotionally, mentally, and physically change their daily lives. Making a change at this point will only create a high distrust for the public education system. This will undoubtedly have a negative effect on the educational needs of the students involved.

My priority is making sure the students that live in my community are treated fairly and receive the best educational experience possible. Allowing the residents in question to be allowed to remain in the school district that they call home is necessary for the well-being of the students. The residents and students are deeply connected with their school district, have voted for that school board, have voted for that school's referendums and have been engrained within their existing school district. Making a change at this point will have an unraveling impact on students directly affected by this governmental mistreatment, as well as many other families in the community that call these students friends, classmates, teammates, and neighbors. This matter has far reaching ramifications. Far more than has been considered by the Administration of Oakfield.

I can not express highly enough that I encourage DPI to leave this family in their current district!

Sincerely,

Timothy Wiese
Oakfield School Board Member

January 11, 2024

Dear School District Boundary Appeals Board,

I, Wanda Christina Ott, am writing to strongly express my reasons for not wanting to join the Oakfield School District and remain a Lomira Lion. We bought our home knowing that it was Lomira School District, otherwise we would not have bought it. We heavily researched school districts when moving to the area and found that Lomira was top of the valley at the time and remains a quality education. Also, we were assured that the soccer program was starting at the Kindergarten level, which Oakfield did not have. I even coached Soccer for the Lomira School District. In purchasing the house, we learned that the school bus for Oakfield would not pick up our children, but Lomira would. In attending Lomira School District, my children received a top quality education and loved their teachers. Both of my children were involved in Lomira co-curricular activities and American Sign Language in Lomira schools, which my daughter still uses as a first-grade teacher in Journey Charter School in Ripon. My son went on to be Head Varsity Coach for soccer in Lomira eight years after graduating and as the new stadium and girls soccer program were being built. I was glad to pay the extra \$100 in taxes to pay for the stadium. To say the least, we experienced a top-notch education, an excellent co-curricular program, and my son still coaches co-curricular activities. My son took all the state records in Soccer at Lomira. Our whole life has been as Lomira Lions. We were glad that for 32 years of home ownership our taxes went to Lomira School District.

If you decide to move my property to Oakfield, it will create a financial hardship. I am 65 years old and as a self-employed hairdresser make the least amount of social security. The over \$300 tax impact of Oakfield's mill rate will be a hardship on my flat income. Moreover, if I was to sell my property, the higher taxes, less co-curricular options at Oakfield and school quality, I would not realize as much equity as I could as part of Lomira School District. In the past, I have voted to pass Lomira School District referendums and believe I should continue to pay for what I voted for. I have built one school, I don't need the financial burden of building another. I have invested time and money in Lomira for 32 years and could not imagine being part of another school district that I have no affiliation to. We know that Oakfield's mill rate will continue to increase due to their new school and operating referendum. I cannot afford these increases.

We still come to games to support the Lions. If you were to assign my property to Oakfield, I will petition Oakfield for small parcel detachment, which they will likely deny, and then I will appeal to you, again, because I am not going to stop fighting this; it means that much to me. Our whole life has been Lomira. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Wanda Christina Ott". The signature is written in black ink and is positioned above the typed name.

Wanda Christina Ott