

**VILLAGE OF DOUSMAN  
118 S. MAIN STREET  
DOUSMAN, WI 53118**

January 13, 2020

Wisconsin Department of Administration  
Municipal Boundary Review  
P.O. Box 1645  
Madison, WI 53708-8944

Re: Attaching Property in the Village of Dousman

Enclosed please find a certified copy of our annexation Ordinance #373– AN  
ORDINANCE TO ATTACH PROPERTY FROM THE VILLAGE OF SUMMIT  
PURSUANT TO THE COOPERATIVE BOUNDARY PLAN WITH THE VILLAGE  
OF SUMMIT along with the annexation petition and legal description of the property  
attached.

Sincerely,

Penny L. Nissen, Clerk  
Village of Dousman


Enclosures

**(262) 965-3792 \* FAX (262) 965-4286**

**VILLAGE OF DOUSMAN  
118 S. MAIN STREET  
DOUSMAN, WI 53118**

**CERTIFICATION CERTIFICATE**

This is to certify that this is a true and certified copy of official records of the office of the Village Clerk of the Village of Dousman regarding Ordinance #373 An Ordinance to Attach Property from the Village of Summit Pursuant to the Municipal Boundary Agreement with the Village of Summit



*Penny L. Nissen*

Penny L. Nissen, Clerk  
Village of Dousman

## VILLAGE OF DOUSMAN

## ORDINANCE NO. 373

**AN ORDINANCE TO ATTACH  
PROPERTY FROM THE VILLAGE OF SUMMIT  
PURSUANT TO THE COOPERATIVE BOUNDARY PLAN WITH THE  
VILLAGE OF SUMMIT**

WHEREAS, the Village of Summit and the Village of Dousman entered into a Cooperative Boundary Plan on or about May 28, 2009 pursuant to Section 66.0307, Wisconsin Statutes, which was approved by the State of Wisconsin Department of Administration on or about October 2, 2009, and therefore the Cooperative Boundary Plan is in effect and is binding upon the Village of Summit and the Village of Dousman; and

WHEREAS, the Cooperative Boundary Plan provides in Section 7.6(B), a process by which property owners with property located within the areas described in Section 7.6(B) of the Cooperative Boundary Plan may detach their property from the Village of Summit and attach to the Village of Dousman; and

WHEREAS, the Village of Dousman has received a petition from the **Jodie Wright/Daniel Nettesheim; Sunset Farm Inv. LLC** detach from the Village and attach to the Village of Dousman property that they own which is identified in attached Exhibit A; and

WHEREAS, the petition states the Petitioner's agreement to pay all charges described in Village of Dousman Village Ordinances regarding sewer and water charges at such time as the property is attached to the Village sewer and/or water system and thereafter; and

WHEREAS, pursuant to the Cooperative Boundary Plan entered into between the Village of Dousman and the Village of Summit the property identified in attached Exhibit A is included within the territory that may be detached from the Village of Summit and attached to the Village of Dousman; and

WHEREAS, the Village of Dousman hereby intends to exercise its right pursuant to the Cooperative Boundary Plan to attach the subject property to the Village of Dousman.

**NOW, THEREFORE**, the Village Board of the Village of Dousman, Waukesha County, Wisconsin, **DOES HEREBY ORDAIN AS FOLLOWS:**

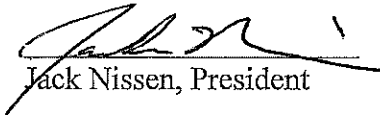
SECTION 1: That the subject property located within the Village of Summit as described in the legal description and map attached as Exhibit "A" is hereby detached from the Village of Summit and attached to the Village of Dousman, immediately upon the Village of Summit adopting an ordinance detaching the property from the Village of Summit, within 45 days from the date of this ordinance, as described in the Cooperative Boundary Plan.

SECTION 2: SEVERABILITY. The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

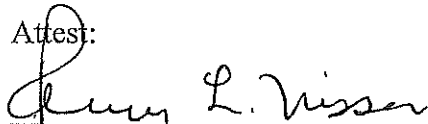
SECTION 3: EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 17<sup>th</sup> day of December, 2019.

VILLAGE OF DOUSMAN

  
Jack Nissen, President

Attest:

  
Penny L. Nissen, Village Clerk

Published and/or posted this 17<sup>th</sup> day of December, 2019.

STATE OF WISCONSIN

WAUKESHA COUNTY

VILLAGE OF SUMMIT

ORDINANCE NO. 75-2020

**AN ORDINANCE TO APPROVE THE DETACHMENT OF PROPERTY  
FROM THE VILLAGE OF SUMMIT TO THE VILLAGE OF DOUSMAN  
PURSUANT TO THE MUNICIPAL BOUNDARY AGREEMENT**

WHEREAS, the Town of Summit and the Village of Dousman (hereinafter Dousman) entered into a Cooperative Boundary Agreement under the provisions of §66.0307, Stats., in April 2009; and,

WHEREAS, the Wisconsin Department of Administration approved this Cooperative Boundary Agreement on October 2, 2009; and,

WHEREAS, the Village of Summit incorporated by State Action on July 29, 2010, and assumed all the responsibilities and obligation of the Town of Summit, including the 2009 Cooperative Boundary Agreement; and,

WHEREAS, the 2009 Cooperative Boundary Agreement provides in Section 7.6 that certain areas of Summit will transfer to Dousman under certain conditions and with certain procedures, and that these areas are described in Exhibit 7-A, mapped as Exhibit 7-B of this Agreement; and

WHEREAS, Dousman and Summit received a petition from Jodie L. Wright and Daniel F Nettesheim to detach from the Village of Summit and attach to the Village of Dousman private property which is identified in attached Exhibit A (subject property); and

WHEREAS, pursuant to the Cooperative Boundary Agreement entered into between Summit and Dousman the subject property identified in attached Exhibit A is included within the territory that may be detached from Summit and attached to Dousman; and

WHEREAS, the Village of Summit has received a copy of the Ordinance adopted by Dousman on December 17, 2019 to attach the subject property to Dousman; and

WHEREAS, Summit hereby intends to exercise its obligation pursuant to the Cooperative Boundary Agreement to detach the subject property from the Village of Summit.

**NOW, THEREFORE**, the Village Board of the Village of Summit, Waukesha County, Wisconsin, **DO HEREBY ORDAIN** as follows:

SECTION 1: That the subject property located within the Village of Summit as described in the legal description and map attached as Exhibit A is hereby detached from the Village of Summit and attached to the Village of Dousman.

**SECTION 2: SEVERABILITY.** The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

**SECTION 3: EFFECTIVE DATE.** This Ordinance shall take effect after the Village of Dousman enacts an Ordinance to attach the property and provides notice of this action to the Village Clerk of the Village of Summit, and posting or publication in the Village of Summit as provided by law.

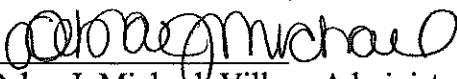
Dated this 9th day of January, 2020.

VILLAGE OF SUMMIT

  
\_\_\_\_\_  
Jack Riley, Village President



Attest:

  
\_\_\_\_\_  
Debra J. Michael, Village Administrator/Clerk-Treasurer

Published and/or posted this 13 day of January, 2020.

Dousman's Ordinance also attached hereto.

**PETITION TO DETACH AND ATTACH PROPERTY**

TO: Village of Summit, Village Clerk  
Village of Dousman, Village Clerk

Pursuant to the Municipal Boundary Agreement between the Village of Summit and the Village of Dousman, the undersigned, being all of the owners of property described in the attached Exhibit A, which includes both a legal description and map, hereby petition the Village of Summit and the Village of Dousman to detach property from Summit and attach it to Dousman. A duplicate original of the Petition shall be filed with both the Village of Summit and the Village of Dousman. The property subject to this Petition is within the area subject to detachment from Summit and attachment to Dousman, as described in Section 2 of the Municipal Boundary Agreement between the Village of Summit and the Village of Dousman.

The total land area to be detached is 76 acres.

The number of people residing within the property to be detached from the Village of Summit and attached to the Village of Dousman is 1.

The legal description of the property and map of the property is attached to this Petition as Exhibit A.

I (We) understand and agree that I (we), or future owners of my property, will be required to pay sewer and/or water charges described in Village ordinances if and when the property is connected to Village sewer and/or water and thereafter, as described in the Village of Dousman Village Code.

Dated this 2nd day of December, 2019.

Signature(s) of all owners:

Jodie Wright  
Print Name: JODIE L WRIGHT MEMBER SUNSET PARRAM INV. LLC

Daniel F. Nettlesheim  
Print Name: DANIEL NETTLESHEIM

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

**Exhibit of Attachment to Village of Dousman from Village of Summit  
Daniel F. Nettesheim and Sunset Farm Investments, LLC Property  
Current Assigned Address: 37930 Sunset Drive  
Current Tax Key No.: SUMT 0707-999**

Close-in View (Property Subject to Attachment Shown in Yellow)



Please note the attached property does not include the narrow swath of land dividing the subject property north of Highway 18 that is part of SUMT 0706-999, owned by Sunset Family Farms, LLC, with an address of 37736 Sunset Drive. The attachment does not include SUMT 0707-996 with address of 37733 Sunset Drive, shown as owned by the State of Wisconsin and Department of Natural Resources, and does not include SUMT 0704-997 with address of 38001 Sunset Drive in a separate, private ownership. However, the attachment includes all adjacent right-of-way of Highway 18.

According to a Plat of Survey submitted by property owner, the size of portions of the property subject to attachment is as follows:

- South Portion: 40.678 Acres
- Northeast Portion: 15.946 Acres
- Northwest Portion: 19.330 Acres

The total property size to be attached is 75.954 Acres, not including the attached right-of-way.



Wide Area View (Property Subject to Attachment Shown in Yellow)



**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION FOR PARCEL A**

UNPLATTED LANDS BEING PART OF THE NW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF DOUSMAN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST; THENCE N 01°57'20" E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4, 1710.47 FEET; THENCE S 53°45'40" E, 55.35 FEET; THENCE N 38°14'20" E, 128.91 FEET TO THE SOUTH RIGHT OF WAY OF HWY "18"; THENCE ALONG THE SOUTH RIGHT OF WAY OF HWY 18 FOR THE FOLLOWING 8 COURSES: COURSE 1: THENCE S 46°29'21" E, 30.03 FEET; COURSE 2: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 246.47 FEET, A RADIUS OF 2897.79 FEET, A DELTA ANGLE OF 04°52'24", AND A CHORD BEARING S 48°55'33" E, 246.40 FEET; COURSE 3: THENCE S 51°21'45" E, 23.98 FEET; COURSE 4: THENCE S 35°38'15" W, 27.00 FEET; COURSE 5: THENCE S 51°21'45" E, 126.15 FEET; COURSE 6: THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 394.52 FEET, A RADIUS OF 2924.79 FEET, A DELTA ANGLE OF 07°43'43", AND A CHORD BEARING S 55°13'37" E, 394.22 FEET; COURSE 7: THENCE S 50°29'57" E, 638.58 FEET; COURSE 8: THENCE S 51°32'20" E, 59.62 FEET TO THE EAST LINE OF THE SW 1/4 OF THE SW 1/4; THENCE S 01°34'05" W, ALONG THE EAST LINE OF THE SW 1/4 OF THE SW 1/4, 835.07 FEET TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, THENCE N 89°00'21" W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, 1332.45 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 1,771,936 SQUARE FEET OR 40.678 ACRES.

Prepared By:



111 W. 2<sup>ND</sup> STREET  
OCONOMOWOC, WI 53066  
262-367-7599

LEGAL DESCRIPTION FOR PARCEL B

UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SW 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF DOUSMAN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 88°40'11" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, 1059.61 FEET; THENCE S 19°49'33" W, 334.82 FEET; THENCE S 27°08'31" W, 932.93 FEET TO THE NORTH RIGHT OF WAY OF HWY "18"; THENCE CONTINUING ALONG THE NORTH RIGHT OF WAY OF HWY "18" FOR THE NEXT 7 COURSES: COURSE 1: ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 59.60 FEET, A RADIUS OF 2804.79 FEET, A DELTA ANGLE OF 01°13'03", AND A CHORD BEARING N 51°58'17" W FEET, 59.60 FEET; COURSE 2: THENCE N 51°21'45" W, 126.15 FEET; COURSE 3: THENCE S 38°38'15" W, 27.00 FEET; COURSE 4: THENCE N 51°21'45" W, 23.98 FEET; COURSE 5: THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 126.47 FEET, A RADIUS OF 2831.70 FEET, A DELTA ANGLE OF 02°33'32", AND A CHORD BEARING N 50°05'00" W FEET, 126.45 FEET; COURSE 6: THENCE N 39°10'09" W, 115.30 FEET; COURSE 7: THENCE N 47°34'59" W, 262.27 FEET TO THE WEST LINE OF THE SW 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST; THENCE N 01°57'20" E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, 713.37 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 842,031 SQUARE FEET OR 19.330 ACRES.

Prepared By:



111 W. 2<sup>ND</sup> STREET  
OCONOMOWOC, WI 53066  
262-367-7599

LEGAL DESCRIPTION FOR PARCEL C

UNPLATTED LANDS BEING PART OF THE NW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF DOUSMAN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST; THENCE S 88°40'11" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, 1094.40 FEET TO THE POINT OF BEGINNING; THENCE S 88°40'11" E, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, 219.67 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SW 1/4; THENCE S 01°34'05" W, ALONG THE EAST LINE OF THE WEST 1/2, 1550.11 FEET TO THE NORTH RIGHT OF WAY OF HWY "18"; THENCE ALONG THE NORTH RIGHT OF WAY OF HWY "18" ON A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 825.73 FEET, A RADIUS OF 2804.79 FEET, A DELTA ANGLE OF 16°52'05", AND A CHORD BEARING N 61°41'54" W FEET, 822.76 FEET; THENCE N 27°08'31" E, 940.82 FEET; THENCE N 19°49'33" E, 347.97 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 694,598 SQUARE FEET OR 15.946 ACRES.

Prepared By:



111 W. 2<sup>ND</sup> STREET

OCONOMOWOC, WI 53066

262-367-7599

LEGAL DESCRIPTION U.S.H. "18"

UNPLATTED LANDS BEING PART OF THE NORTHWEST 1/4 OF THE SW 1/4 OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, VILLAGE OF DOUSMAN, WAUKESHA COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 33, TOWN 7 NORTH, RANGE 17 EAST, THENCE S 01°57'20" W, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION, 713.37 FEET TO THE NORTH RIGHT OF WAY OF U.S.H. "18", ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY OF U.S.H."18" FOR THE FOLLOWING 7 COURSES: (1) THENCE S 47°34'59" E, 262.27 FEET; (2) THENCE S 39°10'09" E, 115.30 FEET; (3) THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 126.47 FEET, A RADIUS OF 2831.79 FEET, A DELTA ANGLE OF 02°33'32", AND A CHORD BEARING S 50°04'59" E, 126.46 FEET; (4) THENCE S 51°21'45" E, 23.98 FEET; (5) THENCE N 38°38'15" E, 27.00 FEET; (6) THENCE S 51°21'45" E, 126.15 FEET; (7) THENCE ALONG A TANGENT CURVE TO THE LEFT HAVING AN ARC LENGTH OF 918.84 FEET, A RADIUS OF 2804.79 FEET, A DELTA ANGLE OF 18°46'12", AND A CHORD BEARING S 60°44'51" E, 914.74 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE S 01°34'05" W ALONG SAID EAST LINE, 315.82 FEET TO THE SOUTH RIGHT OF WAY OF U.S.H. "18"; THENCE ALONG THE SOUTH RIGHT OF WAY OF U.S.H."18" FOR THE FOLLOWING 8 COURSES: (1) THENCE N 51°32'20" W, 59.62 FEET; (2) THENCE N 50°29'57" W, 638.58 FEET; (3) THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 394.52 FEET, A RADIUS OF 2924.79 FEET, A DELTA ANGLE OF 07°43'43", AND A CHORD BEARING N 55°13'37" W, 394.22 FEET; (4) THENCE N 51°21'45" W, 126.15 FEET; (5) THENCE N 35°38'15" E, 27.00 FEET; (6) THENCE N 51°21'45" W, 23.98 FEET; (7) THENCE ALONG A TANGENT CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 246.47 FEET, A RADIUS OF 2897.79 FEET, A DELTA ANGLE OF 04°52'24", AND A CHORD BEARING N 48°55'33" W, 246.40 FEET; (8) THENCE N 46°29'21" W, 193.09 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE N 01°57'20" E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 104.22 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS HAVING AN AREA OF 213,720 SQUARE FEET OR 4.906 ACRES.

Prepared By:



111 W. 2<sup>ND</sup> STREET  
OCONOMOWOC, WI 53066  
262-367-7599