

# Village of Dousman

118 S. Main Street, Dousman, WI 53118

\* 262-965-3792 \* Fax 262-965-4286 \*

ORD11385

RECEIVED

November 30, 2021

Municipal Boundary Review  
Wisconsin Dept. of Admin.

November 30, 2021

Erich Schmidtke  
Municipal Boundary Review  
Office of Land Information Services  
P.O. Box 1645  
Madison, WI 53701-1645

RE: Ordinance #384

The Village of Dousman recently submitted an Ordinance for an Attachment of property from the Village of Summit. The population for that property is Zero (0). This is all vacant land.

Please add this cover letter to the previous submittal per your e-mail.

Sincerely,



Penny Nissen, Clerk  
Village of Dousman

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

ORD11385

RECEIVED

October 19, 2021

Municipal Boundary Review  
Wisconsin Dept. of Admin.

October 18, 2021

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 #384- 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

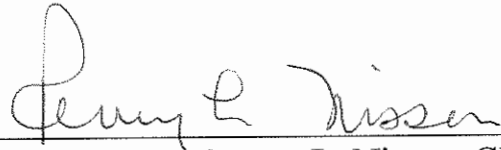
Enclosures

(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 #384 An Ordinance to Attach Property from the Village of Summit Pursuant to the Municipal Boundary Agreement with the Village of Summit



Penny L. Nissen, Clerk  
Village of Dousman

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

## VILLAGE OF DOUSMAN

## ORDINANCE NO. 384

**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 Lad Lake Property; Daniel O Magnuson; Chief Executive Offer, 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.

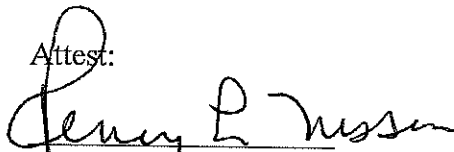
SECTION 3: EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 11 day of October, 2021.

VILLAGE OF DOUSMAN

  
Jack Nissen, President

Attest:

  
Penny L. Nissen, Village Clerk

Published and/or posted this 11 day of October, 2021.

**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 the duly authorized representative of Lad Lake, Inc., the Corporation that owns the property described in the attached Exhibit A, which includes both a legal description and map, hereby petitions 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 <sup>111.59</sup>~~114.56~~ acres consisting of Tax Key Nos. SUMT 0715999, SUMT 0715998 and SUMT 0716999.

There are no people residing within the property to be detached from the Village of Summit and attached to the Village of Dousman.

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 21 day of September, 2021.

DocuSigned by:  
*Daniel Magnuson*  
By: \_\_\_\_\_  
Print Name: Daniel O. Magnuson  
Title: Chief Executive Officer

**LEGAL DESCRIPTION OF LANDS IN THE VILLAGE OF SUMMIT:**

Being Outlot 1 of Certified Survey Map No. 5763, as recorded in the Register of Deeds office for Waukesha County as Document No. 1523370, and additional lands in the Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 35, all in Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 35; thence North 89°22'55" East along the south line of said Southwest 1/4, 33.00 feet to the Point of Beginning;

Thence North 00°29'53" West along the east right of way line of State Trunk Highway "67", 1308.32 feet; thence North 49°33'14" East, 235.17 feet to the south right of way line of Sunset Drive - State Trunk Highway "18"; thence the following courses along said south right of way line:

South 80°25'40" East, 1275.23 feet to a point of curvature; southeasterly 351.88 feet along the arc of said curve to the left, whose radius is 2897.78 feet and whose chord bears South 83°54'24" East, 351.66 feet; South 87°23'07" East, 650.32 feet to a point of curvature; Southeasterly 381.38 feet along the arc of said curve to the left, whose radius is 5762.57 feet and whose chord bears South 89°16'53" East, 381.31 feet; North 88°49'22" East, 1107.89 feet to the west line of Certified Survey Map No. 5496;

Thence South 00°59'06" East along said west line, 17.00 feet to the north line of Outlot 1 of Certified Survey Map No. 5763; thence North 88°49'22" East along said north line, 16.00 feet to the east line of said Outlot 1; thence South 00°50'03" East along said east line, 1140.63 feet to the south line of the Southeast 1/4 of said Section 35; thence South 89°22'52" West along said south line, 1322.03 feet to the southwest corner of said Southeast 1/4; thence South 89°22'55" West along the south line of the Southwest 1/4 of said Section 35, 2624.42 feet to the Point of Beginning.

Said land containing 4,860,893 sq. ft. (111.5907 Acres) Gross.

**LEGAL DESCRIPTION OF STATE TRUNK HIGHWAY "18":**

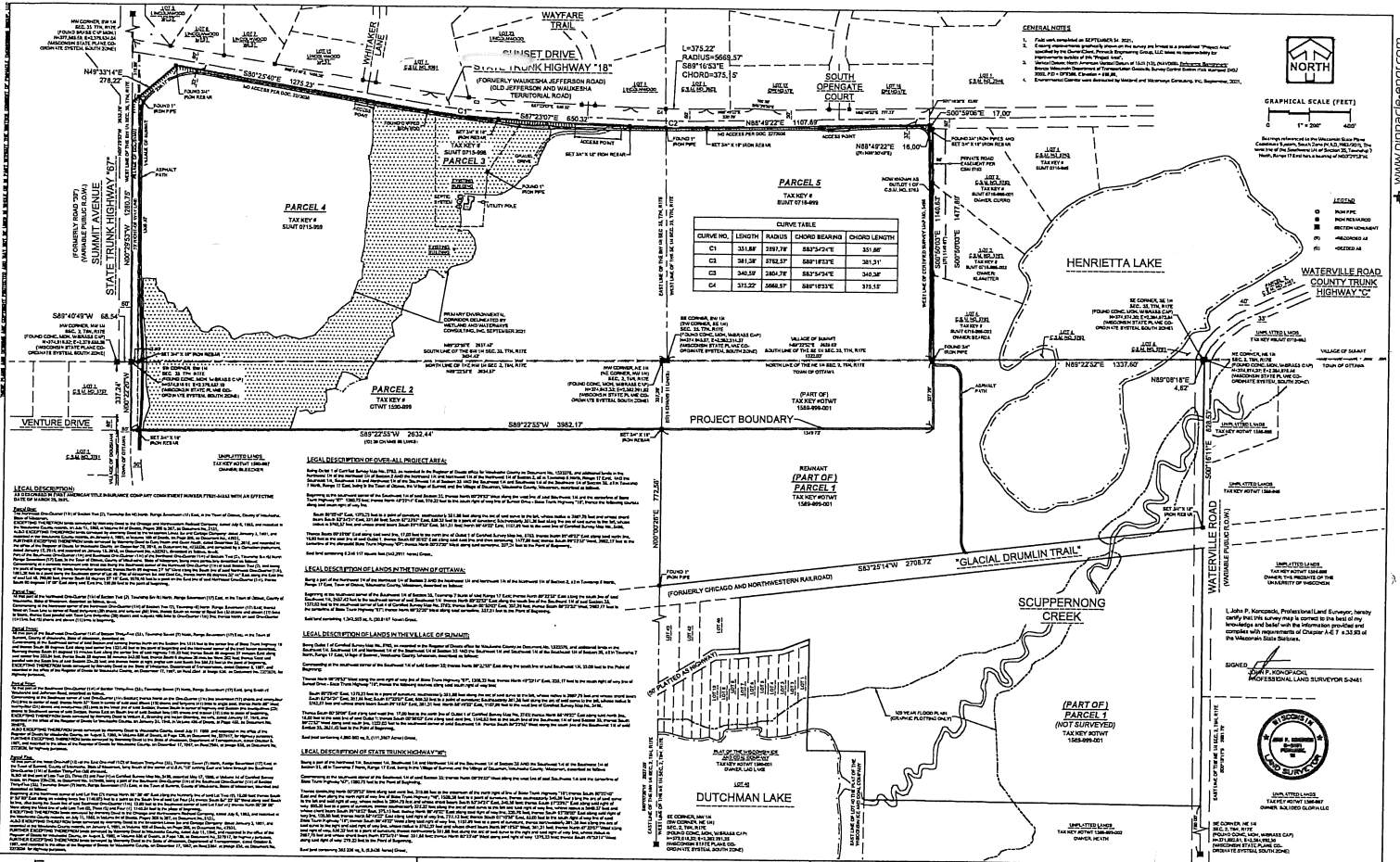
Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southwest 1/4 of the Southeast 1/4 of Section 35, all in Township 7 North, Range 17 East, being in the Village of Summit and the Village of Dousman, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 35; thence North  $00^{\circ}29'53''$  West along the west line of said Southwest 1/4 and the centerline of State Trunk Highway "67", 1280.75 feet to the Point of Beginning;

Thence continuing North  $00^{\circ}29'53''$  West along said west line, 310.98 feet to the extension of the north right of line of State Trunk Highway "18"; thence South  $80^{\circ}25'40''$  East and then along the north right of way line of State Trunk Highway "18", 1508.38 feet to a point of curvature; thence southeasterly 340.59 feet along the arc of said curve to the left and said right of way, whose radius is 2804.78 feet and whose chord bears South  $83^{\circ}54'24''$  East, 340.38 feet; thence South  $87^{\circ}23'07''$  East along said right of way, 650.32 feet to a point of curvature; thence southeasterly 375.22 feet along the arc of said curve to the left and said right of way line, whose radius is 5669.57 feet and whose chord bears South  $89^{\circ}16'53''$  East, 375.15 feet; thence North  $88^{\circ}49'22''$  East along said right of way line, 230.76 feet; thence South  $85^{\circ}28'00''$  East along said right of way line, 100.50 feet; thence North  $88^{\circ}49'22''$  East along said right of way line, 777.13 feet; thence South  $01^{\circ}10'38''$  East, 83.00 feet to the south right of way line of said State Trunk Highway "18"; thence South  $88^{\circ}49'22''$  West along said right of way line, 1107.89 feet to a point of curvature; thence northwesterly 381.38 feet along the arc of said curve to the right and said right of way line, whose radius is 5762.57 feet and whose chord bears North  $89^{\circ}16'53''$  West, 381.31 feet; thence North  $87^{\circ}23'07''$  West along said right of way, 650.32 feet to a point of curvature; thence northwesterly 351.88 feet along the arc of said curve to the right and said right of way line, whose radius is 2897.78 feet and whose chord bears North  $83^{\circ}54'24''$  West, 351.66 feet; thence North  $80^{\circ}25'40''$  West along said right of way, 1275.23 feet; thence South  $49^{\circ}33'14''$  West along said right of way, 278.22 feet to the Point of Beginning.

Said land containing 385,226 sq. ft. (8.8436 Acres) Gross.





COPY

STATE OF WISCONSIN

WAUKESHA COUNTY

VILLAGE OF SUMMIT

ORDINANCE NO. 99-2021

**AN ORDINANCE TO APPROVE THE DETACHMENT OF PROPERTY  
FROM THE VILLAGE OF SUMMIT TO THE VILLAGE OF DOUSMAN  
PURSUANT TO THE COOPERATIVE 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., on April 23, 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 Daniel Magnuson, Chief Executive Officer of Lad Lake, Inc., 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 October 11, 2021 to attach the subject property to Dousman, which is identified in attached Exhibit B; 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 11th day of November, 2021.

VILLAGE OF SUMMIT



Jack Riley, Village President



Attest:



Debra J. Michael, Village Administrator/Clerk-Treasurer

Published and/or posted this 16 day of November, 2021.

Exhibit A  
Legal Description and Map of Property  
(see attached)

**LEGAL DESCRIPTION OF LANDS IN THE VILLAGE OF SUMMIT:**

Being Outlot 1 of Certified Survey Map No. 5763, as recorded in the Register of Deeds office for Waukesha County as Document No. 1523370, and additional lands in the Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southeast 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 35, all in Township 7 North, Range 17 East, Village of Summit, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 35; thence North 89°22'55" East along the south line of said Southwest 1/4, 33.00 feet to the Point of Beginning;

Thence North 00°29'53" West along the east right of way line of State Trunk Highway "67", 1308.32 feet; thence North 49°33'14" East, 235.17 feet to the south right of way line of Sunset Drive - State Trunk Highway "18"; thence the following courses along said south right of way line:

South 80°25'40" East, 1275.23 feet to a point of curvature; southeasterly 351.88 feet along the arc of said curve to the left, whose radius is 2897.78 feet and whose chord bears South 83°54'24" East, 351.66 feet; South 87°23'07" East, 650.32 feet to a point of curvature; Southeasterly 381.38 feet along the arc of said curve to the left, whose radius is 5762.57 feet and whose chord bears South 89°16'53" East, 381.31 feet; North 88°49'22" East, 1107.89 feet to the west line of Certified Survey Map No. 5496;

Thence South 00°59'06" East along said west line, 17.00 feet to the north line of Outlot 1 of Certified Survey Map No. 5763; thence North 88°49'22" East along said north line, 16.00 feet to the east line of said Outlot 1; thence South 00°50'03" East along said east line, 1140.63 feet to the south line of the Southeast 1/4 of said Section 35; thence South 89°22'52" West along said south line, 1322.03 feet to the southwest corner of said Southeast 1/4; thence South 89°22'55" West along the south line of the Southwest 1/4 of said Section 35, 2624.42 feet to the Point of Beginning.

Said land containing 4,860,893 sq. ft. (111.5907 Acres) Gross.

**LEGAL DESCRIPTION OF STATE TRUNK HIGHWAY "18":**

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southwest 1/4 of the Southeast 1/4 of Section 35, all in Township 7 North, Range 17 East, being in the Village of Summit and the Village of Dousman, Waukesha County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 35; thence North 00°29'53" West along the west line of said Southwest 1/4 and the centerline of State Trunk Highway "67", 1280.75 feet to the Point of Beginning;

Thence continuing North 00°29'53" West along said west line, 310.98 feet to the extension of the north right of line of State Trunk Highway "18"; thence South 80°25'40" East and then along the north right of way line of State Trunk Highway "18", 1508.38 feet to a point of curvature; thence southeasterly 340.59 feet along the arc of said curve to the left and said right of way, whose radius is 2804.78 feet and whose chord bears South 83°54'24" East, 340.38 feet; thence South 87°23'07" East along said right of way, 650.32 feet to a point of curvature; thence southeasterly 375.22 feet along the arc of said curve to the left and said right of way line, whose radius is 5669.57 feet and whose chord bears South 89°16'53" East, 375.15 feet; thence North 88°49'22" East along said right of way line, 230.76 feet; thence South 85°28'00" East along said right of way line, 100.50 feet; thence North 88°49'22" East along said right of way line, 777.13 feet; thence South 01°10'38" East, 83.00 feet to the south right of way line of said State Trunk Highway "18"; thence South 88°49'22" West along said right of way line, 1107.89 feet to a point of curvature; thence northwesterly 381.38 feet along the arc of said curve to the right and said right of way line, whose radius is 5762.57 feet and whose chord bears North 89°16'53" West, 381.31 feet; thence North 87°23'07" West along said right of way, 650.32 feet to a point of curvature; thence northwesterly 351.88 feet along the arc of said curve to the right and said right of way line, whose radius is 2897.78 feet and whose chord bears North 83°54'24" West, 351.66 feet; thence North 80°25'40" West along said right of way, 1275.23 feet; thence South 49°33'14" West along said right of way, 278.22 feet to the Point of Beginning.

Said land containing 385,226 sq. ft. (8.8436 Acres) Gross.



GRAPHICAL SCALE (FEET)  
0 1" = 200' 400'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 83/2011). The west line of the Southwest 1/4 of Section 35, Township 7 North, Range 17 East has a bearing of N00°29'53"W.

LEGEND  
● IRON PIPE  
○ IRON REBAR  
■ SECTION MONUMENT  
⊙ RECORDED AS  
⊖ DEEDED AS

- GENERAL NOTES**
- Field work completed on SEPTEMBER 26, 2021.
  - Existing Improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of the "Project Area".
  - Vertical Datum: North American Vertical Datum of 1988 (1928) (NAVD83). Reference Benchmark: Bronze Wisconsin Department of Transportation Geospatial Survey Control Station disk stamped 2002. PID = DF858A, Elevation = 899.90.
  - Environmental Corridor was delineated by Wetland and Waterways Consulting, Inc. September, 2021.

**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	351.88'	2897.78'	S83°54'24"E	351.66'
C2	381.38'	5762.57'	S89°16'53"E	381.31'
C3	340.59'	2804.78'	S83°54'24"E	340.38'
C4	375.22'	6869.57'	S89°16'53"E	375.15'

REMNANT  
(PART OF)  
**PARCEL 1**  
TAX KEY #OTWT  
1589-999-001

**LEGAL DESCRIPTION OF OVER-ALL PROJECT AREA:**

Being Outlot 1 of Certified Survey Map No. 5763, as recorded in the Register of Deeds office for Waushara County, Wisconsin, as Document No. 152370, and additional lands in the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 2 AND the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 2, all in Township 6 North, Range 17 East, AND the Southwest 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southwest 1/4 of the Southwest 1/4 of Section 35, all in Township 7 North, Range 17 East, being in the Town of Ottawa, the Village of Summit and the Village of Dousman, Waushara County, Wisconsin, described as follows:

Beginning at the southwest corner of the Southwest 1/4 of said Section 35; thence North 00°29'53" West along the west line of said Southwest 1/4 and the centerline of State Trunk Highway "67", 1590.75 feet; thence North 49°33'14" East, 278.22 feet to the south right of way line of Sunset Drive - State Trunk Highway "18"; thence the following courses along said south right of way line:

South 80°25'40" East, 1275.22 feet to a point of curvature; southeasterly 351.66 feet along the arc of said curve to the left, whose radius is 2897.78 feet and whose chord bears South 83°54'24" East, 351.66 feet; South 87°23'07" East, 650.32 feet to a point of curvature; southeasterly 381.38 feet along the arc of said curve to the left, whose radius is 5762.57 feet and whose chord bears South 89°16'53" East, 381.31 feet; North 88°49'22" East, 1107.89 feet to the west line of Certified Survey Map No. 5496;

Thence South 00°59'00" East along said west line, 17.00 feet to the north line of Outlot 1 of Certified Survey Map No. 5763; thence North 88°49'22" East along said north line, 16.00 feet to the east line of said Outlot 1; thence South 00°29'53" East along said east line and said centerline, 1140.53 feet to the south line of the Southwest 1/4 of said Section 35; thence North 89°22'52" East along said south line, 1337.50 feet; thence South 00°29'53" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

Said land containing 6,297,822 square feet (144,571 Acres) Gross.

**LEGAL DESCRIPTION OF LANDS IN THE TOWN OF OTTAWA:**

Being a part of the Northeast 1/4 and Northwest 1/4 of the Northeast 1/4 of Section 2 AND the Northeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 2, all in Township 6 North, Range 17 East, Town of Ottawa, Waushara County, Wisconsin, described as follows:

Beginning at the southwest corner of the Southwest 1/4 of Section 35, Township 7 North of said Range 17 East; thence North 80°22'00" East along the south line of said Southwest 1/4, 2607.42 feet to the southeast corner of said Southwest 1/4; thence North 89°22'52" East along the south line of the Southwest 1/4 of said Section 35 and then along the south line of Lot 1 of Certified Survey Map No. 5763, 1476.00 feet; thence South 00°29'53" East, 337.24 feet; thence South 88°27'07" West, 1500.47 feet to the west line of the Northeast 1/4 of said Section 2; thence South 89°22'56" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

Said land containing 1,394,210 sq. ft. (32,007 Acres) Gross.

**LEGAL DESCRIPTION OF LANDS IN THE VILLAGE OF SUMMIT:**

Being Outlot 1 of Certified Survey Map No. 5763, as recorded in the Register of Deeds office for Waushara County, Wisconsin, as Document No. 152370, and additional lands in the Northeast 1/4 of Section 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southwest 1/4 of the Southwest 1/4 of Section 35, all in Township 7 North, Range 17 East, Village of Summit, Waushara County, Wisconsin, described as follows:

Beginning at the southwest corner of the Southwest 1/4 of said Section 35; thence North 00°29'53" East along the south line of said Southwest 1/4, 33.00 feet to the Point of Beginning.

Thence North 00°29'53" West along the east right of way line of State Trunk Highway "67", 1309.32 feet; thence North 49°33'14" East, 235.17 feet to the south right of way line of Sunset Drive - State Trunk Highway "18"; thence the following courses along said south right of way line:

South 80°25'40" East, 1275.22 feet to a point of curvature; southeasterly 351.66 feet along the arc of said curve to the left, whose radius is 2897.78 feet and whose chord bears South 83°54'24" East, 351.66 feet; South 87°23'07" East, 650.32 feet to a point of curvature; southeasterly 381.38 feet along the arc of said curve to the left, whose radius is 5762.57 feet and whose chord bears South 89°16'53" East, 381.31 feet; North 88°49'22" East, 1107.89 feet to the west line of Certified Survey Map No. 5496;

Thence South 00°59'00" East along said west line, 17.00 feet to the north line of Outlot 1 of Certified Survey Map No. 5763; thence North 88°49'22" East along said north line, 16.00 feet to the east line of said Outlot 1; thence South 00°29'53" East along said east line and said centerline, 1140.53 feet to the south line of the Southwest 1/4 of said Section 35; thence North 89°22'52" West along said south line, 1337.50 feet; thence South 00°29'53" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

Said land containing 4,850,883 sq. ft. (111,907 Acres) Gross.

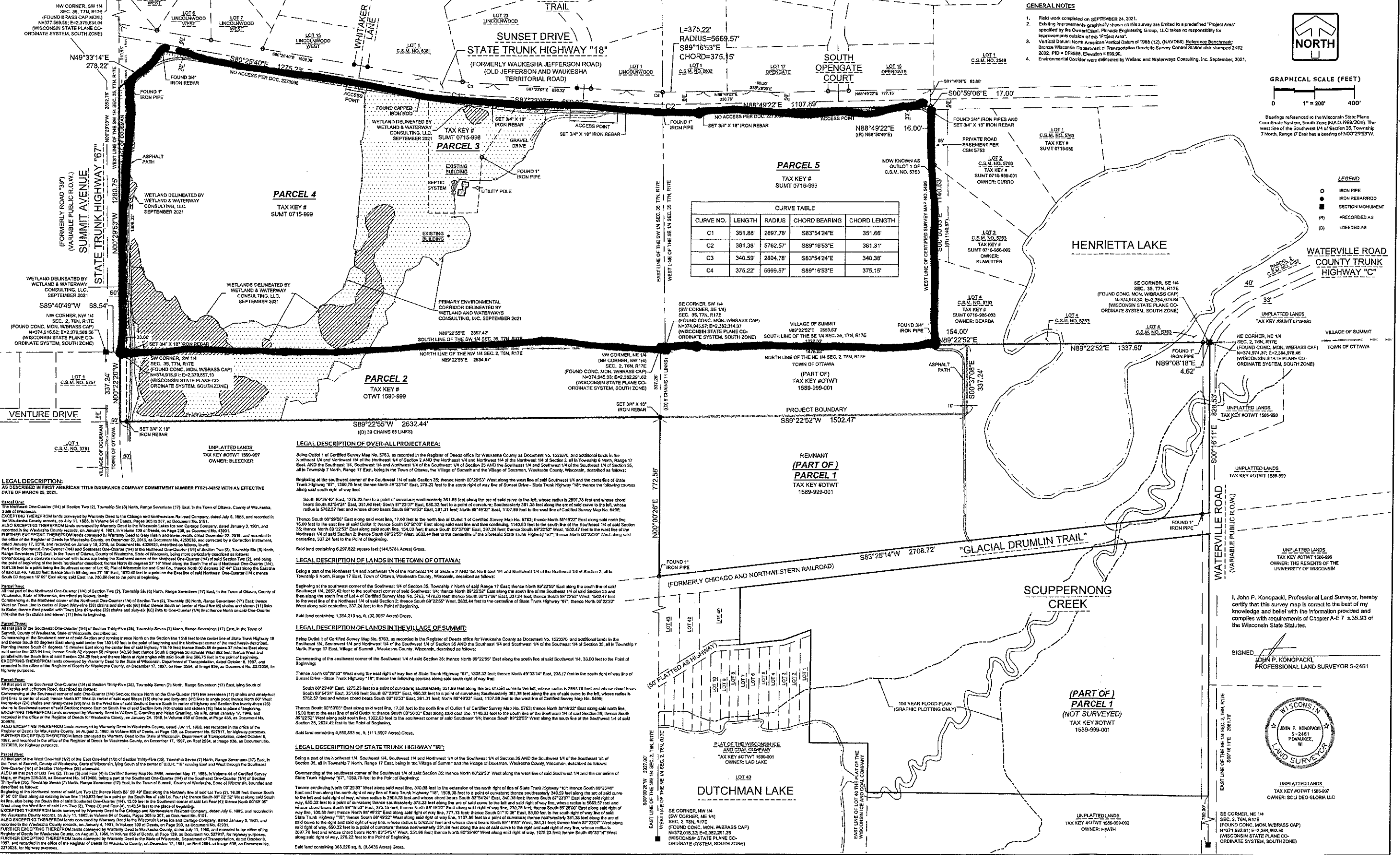
**LEGAL DESCRIPTION OF STATE TRUNK HIGHWAY "18":**

Being a part of the Northeast 1/4, Southeast 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 35 AND the Southwest 1/4 of the Southwest 1/4 of Section 35, all in Township 7 North, Range 17 East, being in the Village of Summit and the Village of Dousman, Waushara County, Wisconsin, described as follows:

Commencing at the southwest corner of the Southwest 1/4 of said Section 35; thence North 00°29'53" West along the west line of said Southwest 1/4 and the centerline of State Trunk Highway "67", 1590.75 feet to the Point of Beginning;

Thence continuing North 00°29'53" West along said west line, 3102.88 feet to the extension of the north right of way line of State Trunk Highway "67"; thence South 80°22'40" East and then along the north right of way line of State Trunk Highway "67", 1328.28 feet to a point of curvature; thence southeasterly 340.38 feet along the arc of said curve to the left and said right of way, whose radius is 2804.78 feet and whose chord bears South 83°54'24" East, 340.38 feet; thence South 87°23'07" East along said right of way, 650.32 feet to a point of curvature; thence southeasterly 375.22 feet along the arc of said curve to the left and said right of way line, whose radius is 5869.57 feet and whose chord bears South 89°16'53" East, 375.22 feet; thence North 88°49'22" East along said right of way line, 2207.75 feet; thence South 87°23'07" East along said right of way line, 1002.00 feet; thence North 88°49'22" East along said right of way line, 777.13 feet; thence South 01°10'38" East, 83.00 feet to the south right of way line of said State Trunk Highway "18"; thence South 89°22'52" West along said right of way line, 1107.89 feet to a point of curvature; thence southeasterly 301.26 feet along the arc of said curve to the right and said right of way line, whose radius is 5762.57 feet and whose chord bears North 89°16'53" West, 301.26 feet; thence North 88°49'22" East along said right of way line, 278.22 feet to the Point of Beginning.

Said land containing 585,226 sq. ft. (13,436 Acres) Gross.



**LEGAL DESCRIPTION:**  
AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER F121-24352 WITH AN EFFECTIVE DATE OF MARCH 25, 2021.

**Parcel One:**  
All that part of the Northeast One-Quarter (1/4) of Section Two (2), Township Six (6) North, Range Seventeen (17) East, in the Town of Ottawa, County of Waushara, State of Wisconsin, EXCEPTING THEREFROM lands conveyed by Warranty Deed to the Chicago and Northwestern Railroad Company, dated July 6, 1886, and recorded in the Waushara County records, as July 11, 1886, in Volume 44 of Deeds, Pages 365 to 367, as Document No. 8191.

**Parcel Two:**  
All that part of the Northwest One-Quarter (1/4) of Section Two (2), Township Six (6) North, Range Seventeen (17) East, in the Town of Ottawa, County of Waushara, State of Wisconsin, EXCEPTING THEREFROM lands conveyed by Warranty Deed to the Wisconsin Lumber and Carriage Company, dated January 3, 1901, and recorded in the Waushara County records, as January 4, 1901, in Volume 100 of Deeds, as Document No. 4391.

**Parcel Three:**  
All that part of the Southwest One-Quarter (1/4) of Section Thirty-Five (35), Township Seven (7) North, Range Seventeen (17) East, in the Town of Summit, County of Waushara, State of Wisconsin, described as follows:  
Commencing at the Southwest corner of said One-Quarter (1/4) Section 35; thence North on the One-Quarter (1/4) line (section line) (17) thence southeasterly (94) links to center of road; thence North 87° West in center of said road 153.14 feet to the point of beginning and the Northwest corner of the tract herein described; thence North 87° West in center of said road 153.14 feet to the center of said road 153.14 feet; thence South 89°22'52" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

**Parcel Four:**  
All that part of the West One-Half (1/2) of the East One-Half (1/2) of Section Thirty-Five (35), Township Seven (7) North, Range Seventeen (17) East, in the Town of Summit, County of Waushara, State of Wisconsin, lying South of the center of U.S.H. "18" running East and West through the Southwest One-Quarter (1/4) of Section 35 and the Southwest 1/4 of Section 35, described as follows:  
Beginning at the Southwest corner of said One-Quarter (1/4) Section 35; thence North on the One-Quarter (1/4) line (section line) (17) thence southeasterly (94) links to center of road; thence North 87° West in center of said road 153.14 feet to the point of beginning and the Northwest corner of the tract herein described; thence North 87° West in center of said road 153.14 feet to the center of said road 153.14 feet; thence South 89°22'52" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

**Parcel Five:**  
All that part of the Southwest One-Quarter (1/4) of Section Thirty-Five (35), Township Seven (7) North, Range Seventeen (17) East, lying South of the center of U.S.H. "18" running East and West through the Southwest One-Quarter (1/4) of Section 35 and the Southwest 1/4 of Section 35, described as follows:  
Beginning at the Southwest corner of said One-Quarter (1/4) Section 35; thence North on the One-Quarter (1/4) line (section line) (17) thence southeasterly (94) links to center of road; thence North 87° West in center of said road 153.14 feet to the point of beginning and the Northwest corner of the tract herein described; thence North 87° West in center of said road 153.14 feet to the center of said road 153.14 feet; thence South 89°22'52" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

**Parcel Six:**  
All that part of the West One-Half (1/2) of the East One-Half (1/2) of Section Thirty-Five (35), Township Seven (7) North, Range Seventeen (17) East, in the Town of Summit, County of Waushara, State of Wisconsin, lying South of the center of U.S.H. "18" running East and West through the Southwest One-Quarter (1/4) of Section 35 and the Southwest 1/4 of Section 35, described as follows:  
Beginning at the Southwest corner of said One-Quarter (1/4) Section 35; thence North on the One-Quarter (1/4) line (section line) (17) thence southeasterly (94) links to center of road; thence North 87° West in center of said road 153.14 feet to the point of beginning and the Northwest corner of the tract herein described; thence North 87° West in center of said road 153.14 feet to the center of said road 153.14 feet; thence South 89°22'52" West, 2624.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'00" West along said centerline, 337.24 feet to the Point of Beginning.

**Pinnacle Engineering Group**  
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:  
20725 WATERDOWN ROAD SUITE 100  
DUNSFIELD, WI 53116  
(262) 754-8888

**35647 SUNSET DRIVE**  
DOUSMAN, WISCONSIN

**PLAT OF SURVEY**

REVISIONS

NO.	DATE	DESCRIPTION
1	10/07/2024	AS SHOWN

SHEET 1 & 1

DATE: 10/07/2024  
SCALE: 1" = 200'

# Exhibit B

STATE OF WISCONSIN

WAUKESHA COUNTY

VILLAGE OF DOUSMAN

ORDINANCE NO. 384

**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 Lad Lake Property; Daniel O Magnuson; Chief Executive Offer, 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.

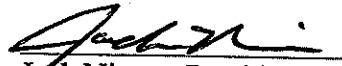


SECTION 2: SEVERABILITY. The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly 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.

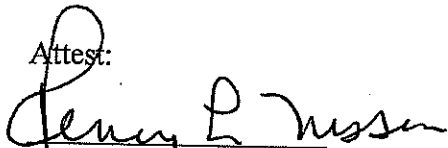
SECTION 3: EFFECTIVE DATE. This Ordinance shall take effect immediately upon passage and posting or publication as provided by law.

Dated this 11 day of October, 2021.

VILLAGE OF DOUSMAN

  
Jack Nissen, President

Attest:

  
Penny L. Nissen, Village Clerk

Published and/or posted this 11 day of October, 2021.