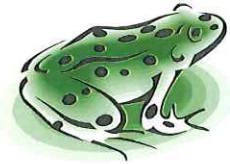
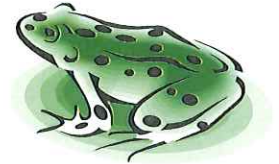


Village of Dousman



118 S. Main Street, Dousman, WI 53118

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



Certificate of Village Clerk

I, Gina Kozlik, hereby certify that I am the duly appointed, qualified and acting VILLAGE CLERK of the VILLAGE OF DOUSMAN, Waukesha County, State of Wisconsin and as such have charge of the official records of the Village.

I further certify that the attached is a true and correct copy of Ordinance No. 406 approved on January 9, 2023, and related to the attachment of certain properties to the Village of Dousman from the Town of Ottawa.

The population of the territories being attached is zero (0) persons.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Village of Dousman, this 24th day of July, 2024.

ORD11878




Gina Kozlik
Village Administrator/Clerk/Treasurer



STATE OF WISCONSIN TOWN OF OTTAWA WAUKESHA COUNTY

RESOLUTION NO. 1-23

STATE OF WISCONSIN VILLAGE OF DOUSMAN WAUKESHA COUNTY

ORDINANCE NO. 406

**APPROVING THE DETACHMENT AND ATTACHMENT OF
PROPERTY, FROM THE TOWN OF OTTAWA TO THE VILLAGE OF
DOUSMAN, PER THE MUNICIPAL BOUNDARY AGREEMENT
BETWEEN THE TOWN OF OTTAWA AND THE VILLAGE OF
DOUSMAN**

WHEREAS, the Village of Dousman (the "Village") and the Town of Ottawa (the "Town") entered into a Municipal Boundary Agreement ("Agreement") on June 3, 2004, pursuant to §66.0225; and

WHEREAS, the Agreement provides in Section 6, a process by which property owners may detach from the Town of Ottawa and attach to the Village of Dousman; and

WHEREAS, the Town and the Village have received a petition for detachment and attachment from Lad Lake, Inc., owner of the property located at addresses not assigned, Tax Key Nos. OTWT 1590 999 and part of OTWT 1589 999 001 (which will change upon recording the Ottawa CSM), as shown and described on the petition, legal description and map attached hereto and incorporated herein by reference as Exhibit A (the Subject Property), and;

WHEREAS, the Town hereby intends to detach the Subject Property from the Town and the Village hereby intends to attach the Subject Property to the Village, as described herein; and

WHEREAS, the Town and the Village have agreed to this transfer of jurisdiction as described herein independently of their legal counsel, and have asked Municipal Law & Litigation Group, S.C. to prepare the necessary legal documents to accomplish their mutual intent, and the Village and Town waive any conflict of interest that Municipal Law & Litigation Group, S.C. may have in representing both municipalities in the matter; and

WHEREAS, subject to the terms described herein, the Village shall pay annually to the Town, for 15 consecutive years commencing in the Payment Commencement Year described below, the approximate amount the Subject Property would have generated had the development that will occur on the Subject Property been done in the Town, which is calculated as follows:

- The determination of assessed value is based upon the value assigned by the Village pursuant to the Village's ordinary assessment procedures, in compliance with law, for lots 49-79, 115-118, and 133-142 as identified on the preliminary plat attached hereto and incorporated herein by reference as Exhibit B. (The total assessment of all such lots is the

“Assessed Value,” as used herein.) If the lots within the Subject Property area are configured in the final plat substantially different than as shown in Exhibit B, the Town and Village shall determine which lots are to be used in the calculation of Assessed Value, preserving the intent that the Town is paid based upon the lots fully within the Subject Property area, plus certain lots which are partially within the Subject Property Area as follows: Half of such lots located partially within the Subject Property area (or half plus one if there are an odd number of such lots) are used in the calculations of Assessed Value.

- The Town and the Village shall jointly determine annually the percentage of completion of the development on the Subject Property. The Payment Commencement Year shall be the year in which the development of the residential units within the Subject Property is at least eighty-percent (80%) complete, as mutually determined by the Town Board and the Village Board. (For example, if there are 8 single family residential lots, and 1 lot with 50 residential units as a planned unit development, there are a total of 58 units, and the threshold is met when 47 units are complete.) In the event of dispute as to the percentage of completion of the development of the Subject Property, the parties agree to negotiate in good faith, and agree to engage in non-binding mediation if they are not able to agree independently.
- The Town’s mill rate (the amount of Town property tax payable per dollar of the assessed value of a property) is determined per the Town’s ordinary taxation procedures pursuant to State laws, for the Payment Commencement Year (the “Mill Rate”). Once the Mill Rate is established pursuant to this paragraph, that Mill Rate remains in effect for all subsequent applicable years, without change.
- The Village owes the Town, for each of the 15 applicable years, a payment (the “Payment Amount”) equal to the Mill Rate multiplied by the Assessed Value.
- Payment is due from the Village to the Town as follows: half of the Payment Amount is due on or before February 1, and half the Payment Amount is due on or before August 1, for each applicable year.

WHEREAS, notwithstanding the foregoing, under no circumstance shall the Village be obligated to pay the Town a Payment Amount that exceeds the amount of tax revenue (or payment in lieu of tax amount, if the property is exempt) the Subject Property generates for the Village; and

NOW, THEREFORE BE IT RESOLVED, by the Town Board of the Town of Ottawa, Waukesha County, Wisconsin, that the foregoing recitals are incorporated herein, and the Subject Property is hereby detached from the Town of Ottawa and attached to the Village of Dousman as described herein, subject to the effective date described below.

NOW, THEREFORE the Village Board of the Village of Dousman, Waukesha County, Wisconsin, DOES HEREBY ORDAIN that the foregoing recitals are incorporated herein, and the Subject Property is hereby attached to the Village of Dousman from the Town of Ottawa as described herein, subject to the effective date described below.

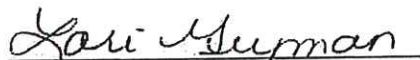
EFFECTIVE DATE. This Ordinance for the Village of Dousman, and Resolution for the Town of Ottawa shall take effect on the date of the last to occur of the following events: the Village of Dousman enters a development agreement with the developer of the Subject Property and receives a financial guarantee for completion of the development project, and the preliminary plat of the Subject Property has received approval of both the Village and Town, with a copy of the preliminary plat attached hereto and incorporated herein as Exhibit B, and this Ordinance and Resolution is duly posted and/or published as required by law. This executed document shall be held by an escrow agent until all of the foregoing conditions are met, at which time the escrow agent shall release the document for completion of the attachment, and for publication and/or posting as required by law. The Town and Village agree to complete all necessary administrative details to accomplish the attachment upon the effective date.

Dated this 11th day of January, 2023

TOWN OF OTTAWA


Cheryl Rupp, Town Chair

Attest:


Lori Geyman, Town Clerk

Dated this 9th day of January, 2023

VILLAGE OF DOUSMAN


Jack Nissen, Village President

Attest:


Penny Nissen, Village Clerk

Effective July 31, 2024

Population: ZERO

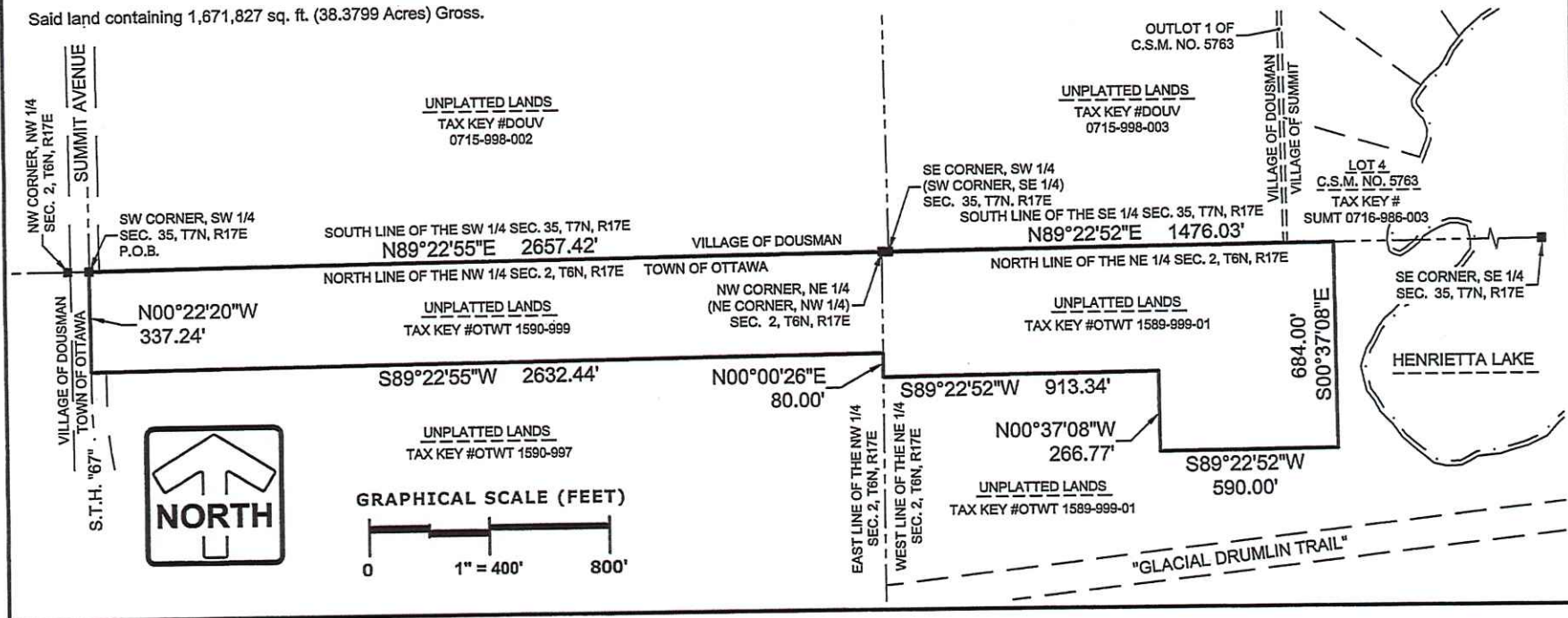
Exhibit A

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 Northwest 1/4 of Section 2, all in Township 6 North, Range 17 East, Town of Ottawa, Waukesha 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 89°22'55" East along the south line of said Southwest 1/4, 2657.42 feet to the southeast corner of said Southwest 1/4; thence North 89°22'52" East along the south line of the Southeast 1/4 of said Section 35 and then along the south line of Lot 4 of Certified Survey Map No. 5763, 1476.03 feet; thence South 00°37'08" East, 684.00 feet; thence South 89°22'52" West, 590.00 feet; thence North 00°37'08" West, 266.77 feet; thence South 89°22'52" West, 913.34 feet to the west line of the Northeast 1/4 of said Section 2; thence North 00°00'26" East along said west line, 80.00 feet; thence South 89°22'55" West, 2632.44 feet to the centerline of State Trunk Highway "67"; thence North 00°22'20" West along said centerline, 337.24 feet to the Point of Beginning.

Said land containing 1,671,827 sq. ft. (38.3799 Acres) Gross.





NOTE: SEE SHEET I FOR NOTES AND VICINITY SKETCH.

Pinnacle Engineering Group
 PLAN | DESIGN | DELIVER
 ENGINEERING | NATURAL RESOURCES | SURVEYING

TALBOT'S WOODS
 PART OF THE NE 1/4 AND NW 1/4 OF THE NE 1/4 AND THE NE 1/4 AND NW 1/4 OF THE NW 1/4 OF SEC. 2, T8N, R17E, AND THE SE 1/4 AND SW 1/4 OF THE SE 1/4 AND THE SE 1/4 AND SW 1/4 OF THE SW 1/4 OF SEC. 35, T7N, R17E, TOWN OF OTTAWA AND VILLAGE OF DOUGMAN, WALKESHA COUNTY, WISCONSIN

PRELIMINARY PLAT

REVISIONS	
1. DOT COMMENTS & WEST	08-13-22

NO.	DATE	BY	CHKD.	SCALE	SHEET
1	08-13-22	J. COOPER	J. COOPER	AS SHOWN	C-2
2					C-2

PRELIMINARY PLAT

www.pinnacle-engr.com



TOWN OF OTTAWA

W360 S3337 HIGHWAY 67 • DOUSMAN, WISCONSIN 53118
PHONE: (262) 965-3228 • FAX: (262) 965-5131

Certificate of Town Clerk

I, Lori Geyman, hereby certify that I am the duly appointed, qualified and acting TOWN CLERK of the TOWN OF OTTAWA, Waukesha County, State of Wisconsin and as such have charge of the official records of the Town.

I further certify that the attached is a true and correct copy of Resolution No. 1-23 approved on January 11, 2023, and related to the attachment of certain properties to the Village of Dousman from the Town of Ottawa.

The population of the territories being attached is zero (0) persons.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Town of Ottawa this 26th day of November, 2024.



Lori Geyman

Lori Geyman
Clerk/Treasurer

July 30, 2024

Wisconsin Department of Administration
101 E. Wilson Street
Madison, WI 53703

RE: Detachment of Land from the Town of Ottawa and Attachment to the Village of Dousman

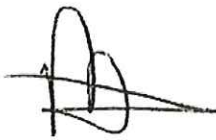
To Whom it Concern:

MLG Dousman Investment LLC (“MLG”) is the owner of land currently situated in the Town of Ottawa shown in yellow on the enclosed Preliminary Plat for Talbot’s Woods. The land is specifically south of the North line of the NE ¼ of Sec. 2, TN6 R17 E and south of the North line of the NW ¼ of Sec. 2, T6N, R17E (“Parcel”). The Parcel is the subject of a detachment/attachment action the Village of Dousman is submitting for approval. The action is being taken pursuant to a boundary agreement between the Town and the Village.

As owner of the Parcel, MLG would like to voice its full support of the attachment of the Parcel to the Village of Dousman. As you can see from the enclosed preliminary plat attached as Exhibit A, the Parcel is an integral part of a larger subdivision development known as Talbot’s Woods. The Parcel will include residential lots as well as water retention ponds and conservancy areas. MLG would be most appreciative if the Department of Administration would promptly review and approve the request so the project is able to proceed as planned.

If there are any questions, please feel free to contact the undersigned at 414-254-3094 or MLG’s engineer, Joe Bukovich, at 262-938-4423. Thank you very much for your prompt attention to this matter.

Sincerely,



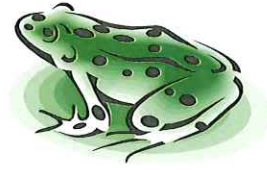
Paul J. Hinkfuss
Deputy General Counsel

CC: Gina Kozik, Village of Dousman Clerk

Village of Dousman



118 S. Main Street, Dousman, WI 53118
* 262-965-3792 * Fax 262-965-4286 *



November 25, 2024

Wisconsin Department of Administration
Municipal Boundary Review
PO Box 1645
Madison, WI 53701

**RE: Town of Ottawa; Village of Dousman; Annexation
Ordinance Filing**

To Whom It May Concern:

I. Background

The Town of Ottawa and the Village of Dousman, pursuant to Wis. Stat. § 66.0225, entered into a Municipal Boundary Agreement on June 3, 2004. Section 6 of the Boundary Agreement provides the following:

Territory Outside the Ultimate Village Boundary. Village agrees that any lands lying outside of the ultimate Village boundary described above shall not be annexed into the Village unless detachment is first approved by Resolution of the Town Board. If approved, such detachment shall be deemed to be made pursuant to this Agreement, and no court action or referendum shall be required.

On January 11, 2023, the Town of Ottawa passed a resolution approving the detachment of property from the Town of Ottawa to be attached to the Village of Dousman. The same document was adopted by the Village of Dousman as an ordinance on January 9, 2023. The effective date for both the resolution and the ordinance was dependent upon the occurrence of a series of events. All required events have now taken place, and the original document containing the resolution and ordinance has been released from escrow for the completion of the attachment.

II. Required Submittals

Attached please find the required documents for filing an attachment in the State of Wisconsin per the [“Wisconsin Annexation/Attachment/Detachment Ordinance Filing Checklist”](#) provided by the Department of Administration.

As the attachment is the result of a stipulated boundary agreement in a contested boundary action pursuant to Wis. Stat. § 66.0225, the following information required by Section 2 of the Wisconsin Annexation/Attachment/Detachment Ordinance Filing Checklist is being submitted:

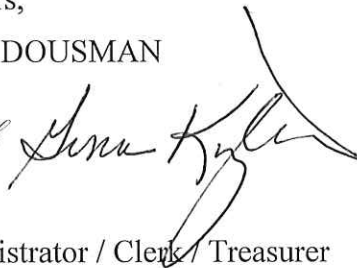
- Clerk's Certification of Documents with Original Signature
 - See attached.
- Copy of the Ordinance
 - See attached.
- Ordinance Effective Date
 - July 31, 2024
 - See page 3 of the attached ordinance.
- Population Living on Transferred Land
 - Zero (0)
- Accurate Legal Description
 - See Exhibit A of the attached ordinance.
- Map of the Territory
 - See Exhibit A of the attached ordinance.
- Area of Transferred Land
 - 1,671,827 square feet (38.3799 acres)
 - See Exhibit A of the attached ordinance.
- Parcel Numbers of Transferred Land
 - OTWT 1590 999 and part of OTWT 1589 999 001
 - See Page 1 of the attached ordinance.

In addition to the enclosed Wisconsin Department of Administration submittal, the required submittals to the Wisconsin Elections Commission and the County Clerk have also been made.

If you should have any questions or concerns regarding these matters, please do not hesitate to contact me.

Very truly yours,
VILLAGE OF DOUSMAN

Gina Kozlik



Gina Kozlik
Village Administrator / Clerk / Treasurer
(262) 965-3792
gina.kozlik@villageofdousman.gov