

ORD11929

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04/14/2025

Municipal Boundary Review  
WI Dept. of Administration

CERTIFICATE


STATE OF WISCONSIN)

COUNTY OF WAUPACA) SS

VILLAGE OF FREMONT)

I, Megan Wunderlich do hereby certify that I am the duly appointed, qualified and acting Clerk for the Village of Fremont, Waupaca County, Wisconsin, that attached hereto is a true copy of the annexation ordinance of said territory and which ordinance was duly adopted by the Village Board at a regular meeting held on April 8, 2025 and that the same appears in the minutes of said meeting, and that said ordinance is in full force and effect; Village Ordinance No. 25-02 was published and became effective on 04/10/2025. Upon the Village's initial filing submittal to the WI DOA, a scrivener's error was discovered related to the omission of identifying the ordinance's cited "Exhibit A" documents. The cited Exhibit A documents have been corrected to include the "Exhibit A" labels in red text to clearly identify them as corrected documents in the Village's official records and within the corrected filing submittal to the WI DOA herein. I further certify that the population of the annexed territory is 0 attached hereto is the annexation map pertaining to said annexation; all of which are on file in my office. The DOA MBR # is 14745.

Dated this 14th day of April 2025

  
Megan Wunderlich, Clerk/Treasurer

Drafted by Megan Wunderlich

**ORDINANCE #25-02**

**AN ORDINANCE ANNEXING TERRITORY  
TO THE VILLAGE OF FREMONT,  
WAUPACA COUNTY, WISCONSIN**

WHEREAS, Dumas Cousins, LLC, is the sole owner of real property located within the Town of Fremont, Waupaca County, Wisconsin, as further described and shown in the attached Exhibit A;

WHEREAS, on or about December 2, 2024, Dumas Cousins, LLC initiated a Petition for Direct Annexation by Unanimous Approval (Exhibit A) to annex the Property to the Village of Fremont, Waupaca County, Wisconsin, pursuant to Wis. Stat. sec. 66.0217(2) (“the Petition”);

WHEREAS, the Property is contiguous to the current boundaries of the Village of Fremont;

WHEREAS, there are no electors residing within the boundaries of the Property and Dumas Cousins, LLC is the sole owner of the Property and, therefore, no notice or publication is required pursuant to Wis. Stat. sec. 66.0217(4);

WHEREAS, Dumas Cousins, LLC has signified that it has notified the Department of Administration of the desired Direct Annexation by Unanimous Approval pursuant to Wis. Stat. sec. 66.0217(2), and that no advice has been received by the Village Board of Trustees for the Village of Fremont from the Department of Administration for its consideration.

NOW, THEREFORE, the Village Board of Trustees for the Village of Fremont, Waupaca County, Wisconsin, does hereby ordain as follows:

Section 1. Territory Annexed. In accordance with Section 66.0217(2) of the Wisconsin Statutes, and the Petition for direct annexation filed with the Village Clerk on December 2, 2024, signed by all the electors and owners of the real Property in the territory, the following described territory of the Town of Fremont, Waupaca County, Wisconsin, is annexed to the Village of Fremont, Waupaca County, Wisconsin as described and shown in the Petition, attached hereto as Exhibit A.

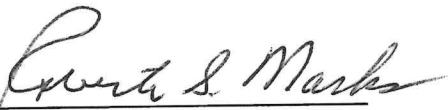
Section 2. Effect of Annexation. From and after the date of this Ordinance, the territory described in Section 1 shall be a part of the Village of Fremont, Waupaca County, Wisconsin, for any and all purposes provided by law, and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations of the Village of Fremont.

Section 3. Severability. If any provision of this Ordinance is invalid or unconstitutional, or if the application of this Ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 4. Effective Date. This Ordinance shall take effect upon passage and publication, as provided by law.

Adopted this 8th day of April 2025.

Attest:



Roberta Marks  
Village President



Megan Wunderlich  
Clerk/Treasurer

**Legal Description**

Lot 1, Volume 26 Certified Survey Maps, Page 158, Map No. 7054, Document No. 774693; said map being part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 21 North, Range 14 East, Town of Fremont, Waupaca County, Wisconsin.

Lot 1 more particularly being described as follows:

That part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 21 North, Range 14 East, Town of Fremont, Waupaca County, Wisconsin described as follows:

Commencing at the Center of said Section 30; thence S 01°12'43" W along the North – South 1/4 line a distance of 525.03 feet to the point of beginning of the following described parcel; thence S 01°12'43" W along the North – South 1/4 line 795.17 feet; thence N 89°58'35" W 1326.54 ft along the south line of the Northeast 1/4 of the Southwest 1/4 to the West line of the Northeast 1/4 of the Southwest 1/4; thence N 01°23'05" E along the West line, 994.86 feet; thence S 89°56'00" E, 521.61 feet; thence S 24°17'14" E, 434.95 feet; thence N 70°35'16" E, 647.38 feet to the Point of Beginning.

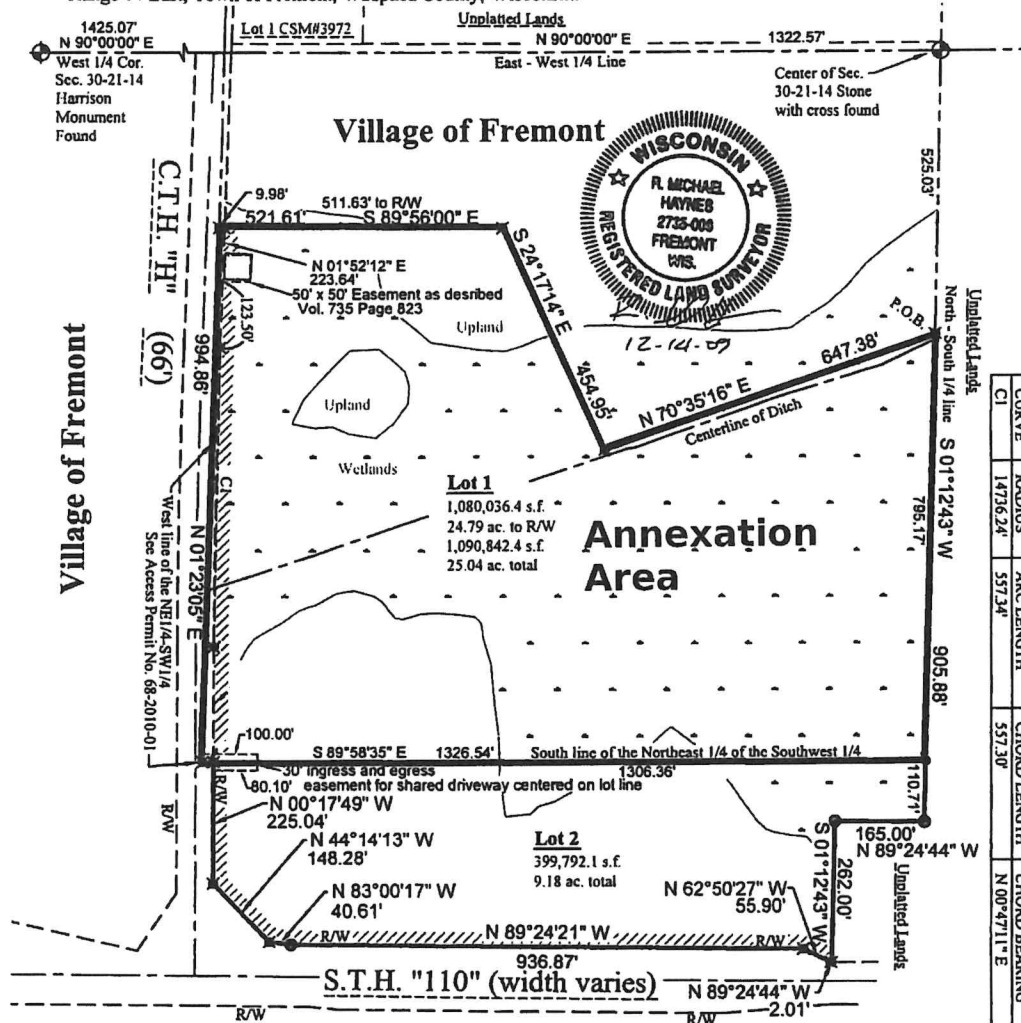
The area to be annexed consists of 1,090,842.4 sq.ft., 25.04 acres in total.

Exhibit A

# Annexation Exhibit

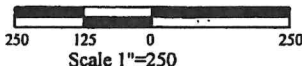
## Dumas Cousins, LLC

Located in Part of the Northeast 1/4 of the Southwest 1/4 and part of the Southeast 1/4 of the Southwest 1/4 of Section 30, Township 21 North, Range 14 East, Town of Fremont, Waupaca County, Wisconsin.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	14736.24'	557.34'	557.30'	N 00°47'11" E	02°10'01"

**Note:**  
Access to C.T.H. "H" is regulated by the Waupaca County Highway Department, any changes to access usage must be approved and permitted by the Highway Department. Permits are required for work within the Right-of-Way. Only existing driveway access points are accepted as of the date of this survey. All other frontage on C.T.H. "H" is considered "No Access".



Bearings are Referenced to the north line of the southwest 1/4, recorded to bear N90°00'00"E



### Boundary Legend

- 1" Iron Pipe Found
- 3/4" x 24" Iron Rod Set (Wt. 1.50 lbs/ft)
- Section Corner
- 3/4" Rebar Found
- Boundary Line
- Lotline
- Right-of-Way
- Adjacent Property
- Fenceline
- Recorded As
- No Access



## PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

TO: Village Clerk/Treasurer  
Village of Fremont  
PO Box 278  
Fremont, WI 54940

Town Clerk  
Town of Fremont  
PO Box 450  
Fremont, WI 54940

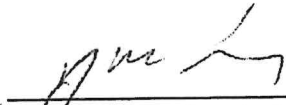
The undersigned members of Dumas Cousins, LLC, do hereby respectively petition the Village of Fremont, Wisconsin, to annex the real estate described hereinafter (the "Property") to the Village of Fremont, which is to be detached from the Township of Fremont, County of Waupaca, Wisconsin to the Village of Fremont and that the subject property be zoned C-2 Highway Commercial upon annexation.

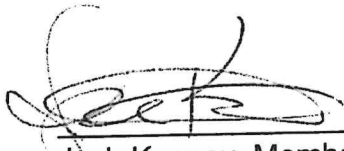
The Property, which is the subject of this petition, is contiguous to the current boundaries of the Village of Fremont. A complete and accurate legal description and scaled map of the Property is attached hereto and incorporated herein.

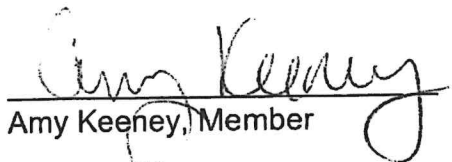
This instrument constitutes a Petition for direct annexation pursuant to § 66.0217(2), Wis. Stats. There are no electors residing within the boundaries of the property and the undersigned are all of the members of Dumas Cousins, LLC which is the sole owner and fee title holder to the Property. Pursuant to § 66.0271(4), Wis. Stats., no notice or publication is required.

A copy of this Petition is being mailed to the State of Wisconsin, Department of Administration, for review as required by § 66.0217(6), Wis. Stats., along with the requisite Wisconsin Department of Administration Annexation

Dumas Cousins LLC, By:

  
\_\_\_\_\_  
Jeremy Griesbach, Member

  
\_\_\_\_\_  
Josh Keeney, Member

  
\_\_\_\_\_  
Amy Keeney, Member