

## 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

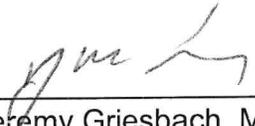
The undersigned members of Dumas Cousins, LLC, do hereby respectively petition the Village of Fremont, Wisconsin, to annex the real estate described hereinafter (the "Property") to the Village of Fremont, which is to be detached from the Township of Fremont, County of Waupaca, Wisconsin to the Village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

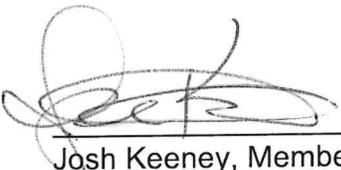
The Property, which is the subject of this petition, is contiguous to the current boundaries of the Village of Fremont. A complete and accurate legal description and scaled map of the Property is attached hereto and incorporated herein.

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

### 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; ~~thence N 89°58'35" W, 20.18 feet~~ 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", 647.38 feet to the Point of Beginning.

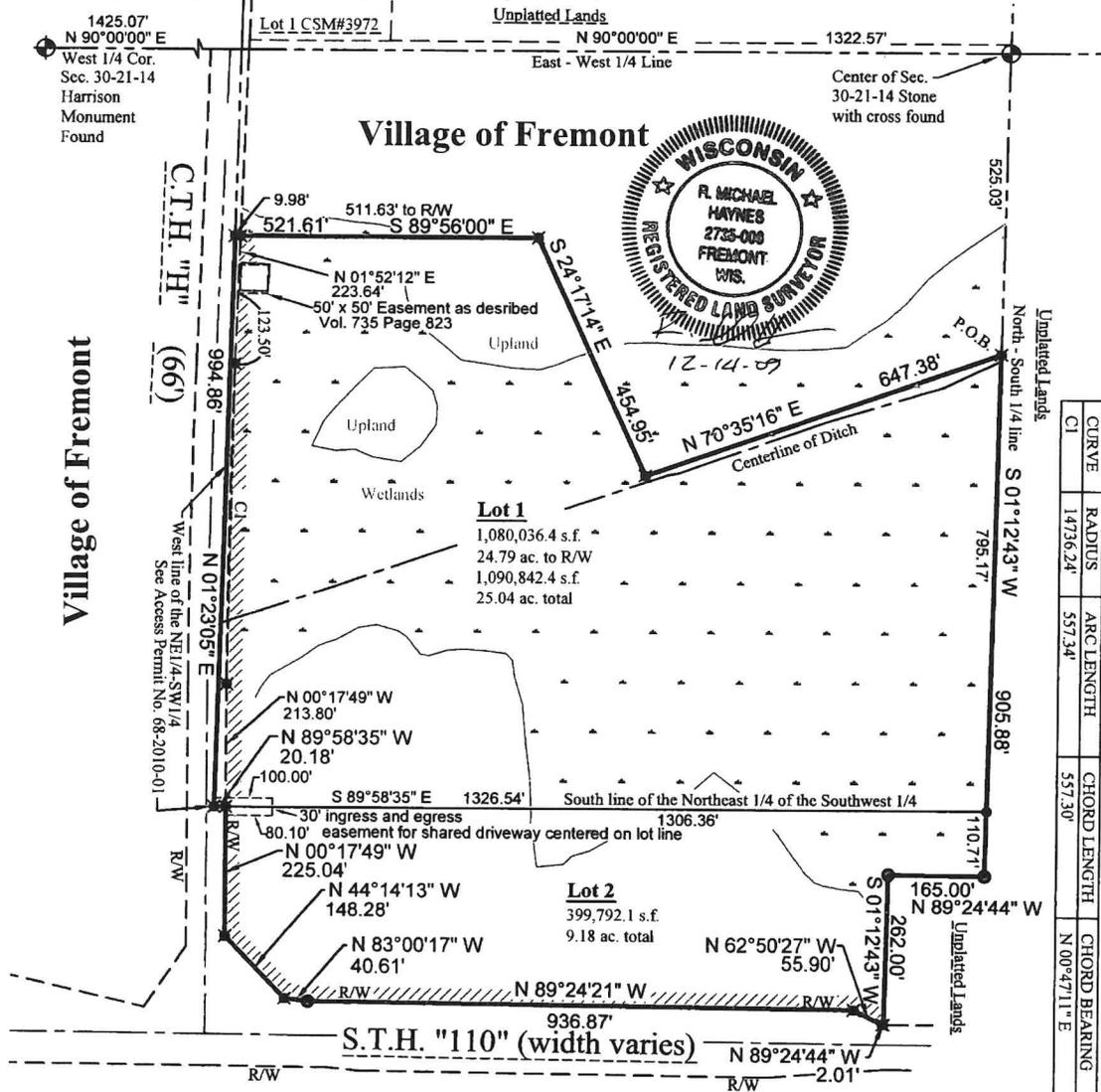
E

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

# Annexation Exhibit

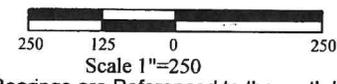
## Dumas Cousins, LLC

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



(xxx.xx')

# Annexation Review Questionnaire

Wisconsin Department of Administration

WI Dept. of Administration  
Municipal Boundary Review  
PO Box 1645  
Madison WI 53701  
608-264-6102 Fax: 608-264-6104  
wimunicipalboundaryreview@wi.gov  
<http://doa.wi.gov/municipalboundaryreview>

Petitioner: **Dumas Cousins LLC**

Petition Number: **14745**

1. Territory to be annexed: From **TOWN OF FREMONT**

To **VILLAGE OF FREMONT**

2. Area (Acres): **25.04 acres**

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ **82.40**

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): **412**

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

c. Paid by:  Petitioner  City  Village

s.66.0307  s.66.0225  s.66.0301

Other: \_\_\_\_\_

4. Resident Population: Electors: **531** Total: **1085**

5. Approximate **present land use** of territory:

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: **100** %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: \_\_\_\_\_% Recreational: **70** % Commercial: **30** % Industrial: \_\_\_\_\_%

Other: \_\_\_\_\_%

Comments: \_\_\_\_\_

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: \_\_\_\_\_

8. What is the **nature of land use adjacent** to this territory in the city or village?

**The petitioner's Bar, grill + Campground is adjacent to this parcel.**

In the town?: **Annexed into the Village in 2022.**

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other **Town of Fremont zoning does not allow campgrounds with a bar + restaurant. Petitioner purchased this parcel to expand current campground.**

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No      Town  Yes  No

If yes, approximate timetable for providing service:      City/Village      Town

Sanitary Sewers immediately    
or, write in number of years.      \_\_\_\_\_      \_\_\_\_\_

Water Supply immediately    
or, write in number of years.      N/A      \_\_\_\_\_

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

b. How is the annexation territory now zoned? Agricultural

c. How will the land be zoned and used if annexed? commercial / agricultural

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Name: Megan Wunderlich

Email: clerk@villageoffremont.wi.gov

Phone: (920) 446-2411

Date: 3/13/2025

(March 2018)

Please **RETURN PROMPTLY** to:

[wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Municipal Boundary Review

PO Box 1645, Madison WI 53701

Fax: (608) 264-6104

# Annexation Review Questionnaire

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2. Area (Acres): 25.04

3. Pick one:  Property Tax Payments

OR  Boundary Agreement

a. Annual town property tax on territory to be annexed:

\$ 82.40

a. Title of boundary agreement \_\_\_\_\_

b. Year adopted \_\_\_\_\_

b. Total that will be paid to Town

(annual tax multiplied by 5 years): \$412.00

c. Participating jurisdictions \_\_\_\_\_

d. Statutory authority (pick one)

c. Paid by:  Petitioner  City  Village

s.66.0307  s.66.0225  s.66.0301

Other: \_\_\_\_\_

4. Resident Population: Electors: 489 Total: 630

5. Approximate **present land use** of territory:

Residential: \_\_\_\_\_% Recreational: \_\_\_\_\_% Commercial: \_\_\_\_\_% Industrial: \_\_\_\_\_%

Undeveloped: 100 %

6. If territory is undeveloped, what is the **anticipated use**?

Residential: \_\_\_\_\_% Recreational: 70 % Commercial: 30 % Industrial: \_\_\_\_\_%

Other: \_\_\_\_\_%

Comments: This information is what the Village questionnaire shows.

7. Has a  preliminary or  final plat been submitted to the Plan Commission:  Yes  No

Plat Name: Responsibility of other party.

8. What is the **nature of land use adjacent** to this territory in the city or village?

In the town?: A small oil depot located just to the east of this parcel.

9. What are the **basic service needs** that precipitated the request for annexation?

Sanitary sewer  Water supply  Storm sewers

Police/Fire protection  EMS  Zoning

Other The town of Fremont's zoning currently does not allow for bars or restaurants at campgrounds.

10. Is the city/village or town capable of providing needed utility services?

City/Village  Yes  No      Town  Yes  No

If yes, approximate timetable for providing service:      City/Village      Town

Sanitary Sewers immediately              
or, write in number of years.      \_\_\_\_\_      N/A

Water Supply immediately              
or, write in number of years.      \_\_\_\_\_      N/A

Will provision of sanitary sewers and/or water supply to the territory proposed for annexation require capital expenditures (i.e. treatment plant expansion, new lift stations, interceptor sewers, wells, water storage facilities)?

Yes  No

If yes, identify the nature of the anticipated improvements and their probable costs: \_\_\_\_\_

11. Planning & Zoning:

a. Do you have a comprehensive plan for the City/Village/Town?  Yes  No

Is this annexation consistent with your comprehensive plan?  Yes  No

b. How is the annexation territory now zoned? Agricultural

c. How will the land be zoned and used if annexed? Up to the Village as to how they zone it

12. Elections:  New ward or  Existing ward? Will the annexation create a new ward or join an existing ward? For more information, please contact the Wisconsin Election Commission at (608) 266-8005, [elections@wi.gov](mailto:elections@wi.gov) or see their annexation checklist here: <http://elections.wi.gov/forms/el-100>

13. Other relevant information and comments bearing upon the public interest in the annexation:

Prepared by:  Town  City  Village

Name: Patricia Grunwald

Email: clerk@townfremont.wi.gov

Phone: 920-446-2777

Date: 3/19/2025

(March 2018)

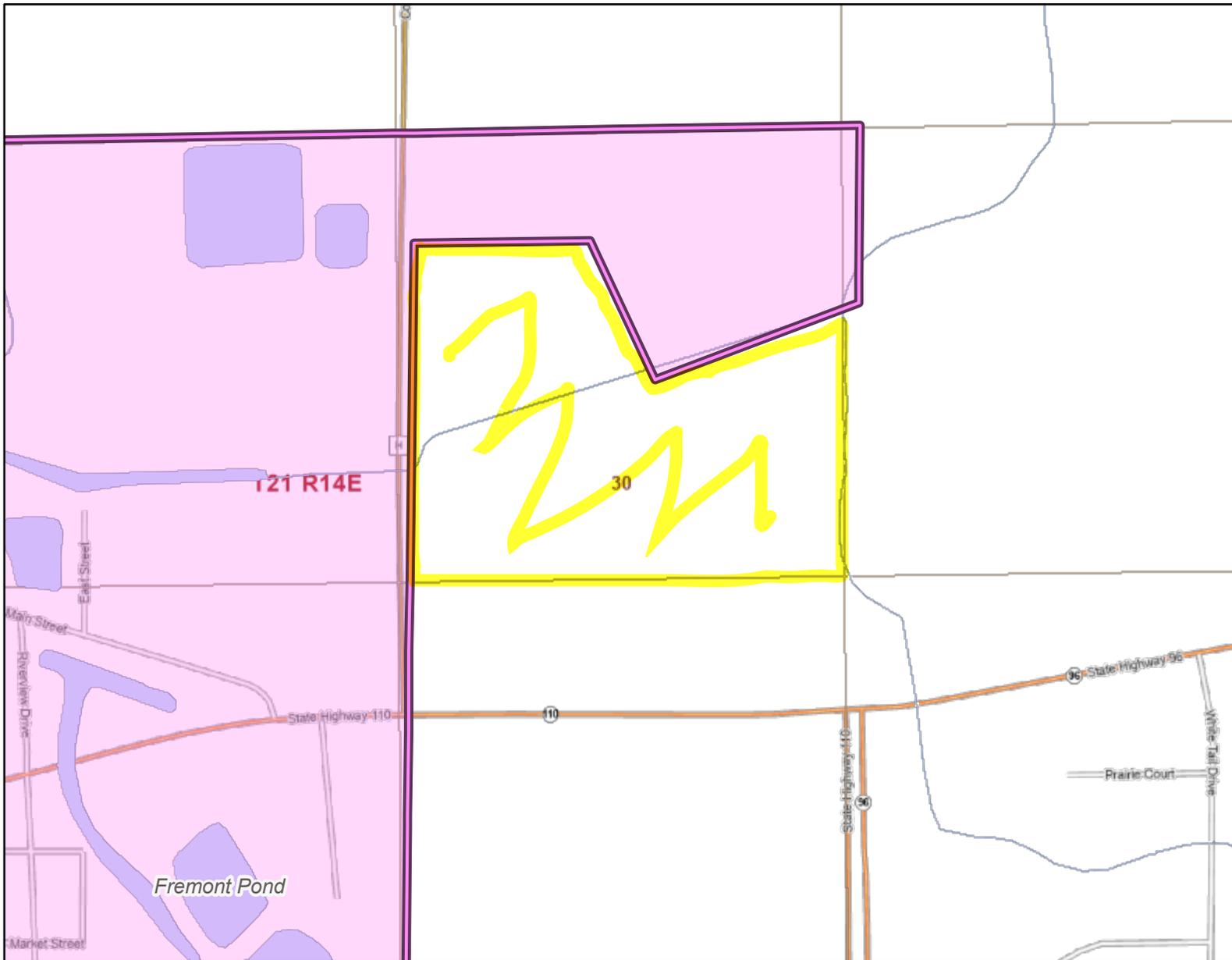
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Municipal Boundary Review

PO Box 1645, Madison WI 53701

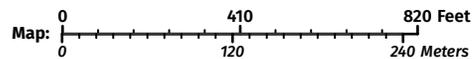
Fax: (608) 264-6104



**Legend:** (some map layers may not be displayed)

- Rivers and Streams
- Intermittent Streams
- Open Water
- 24K Intermittent Streams
- 24K Lakes and Open Water
- 24K Streams and Rivers
- Township
- Section
- Quarter-Quarter
- Cities, Towns & Villages
- Village
- Civil Town
- City or Village
- County Boundaries
- Major Roads
- State Highway
- County and Local Roads
- County HWY
- Local Road

**Notes:**



Service Layer Credits:  
Cadastral: , Cities, Roads & Boundaries: , Surface Water (Cached): WiDNR, USGS, and other data

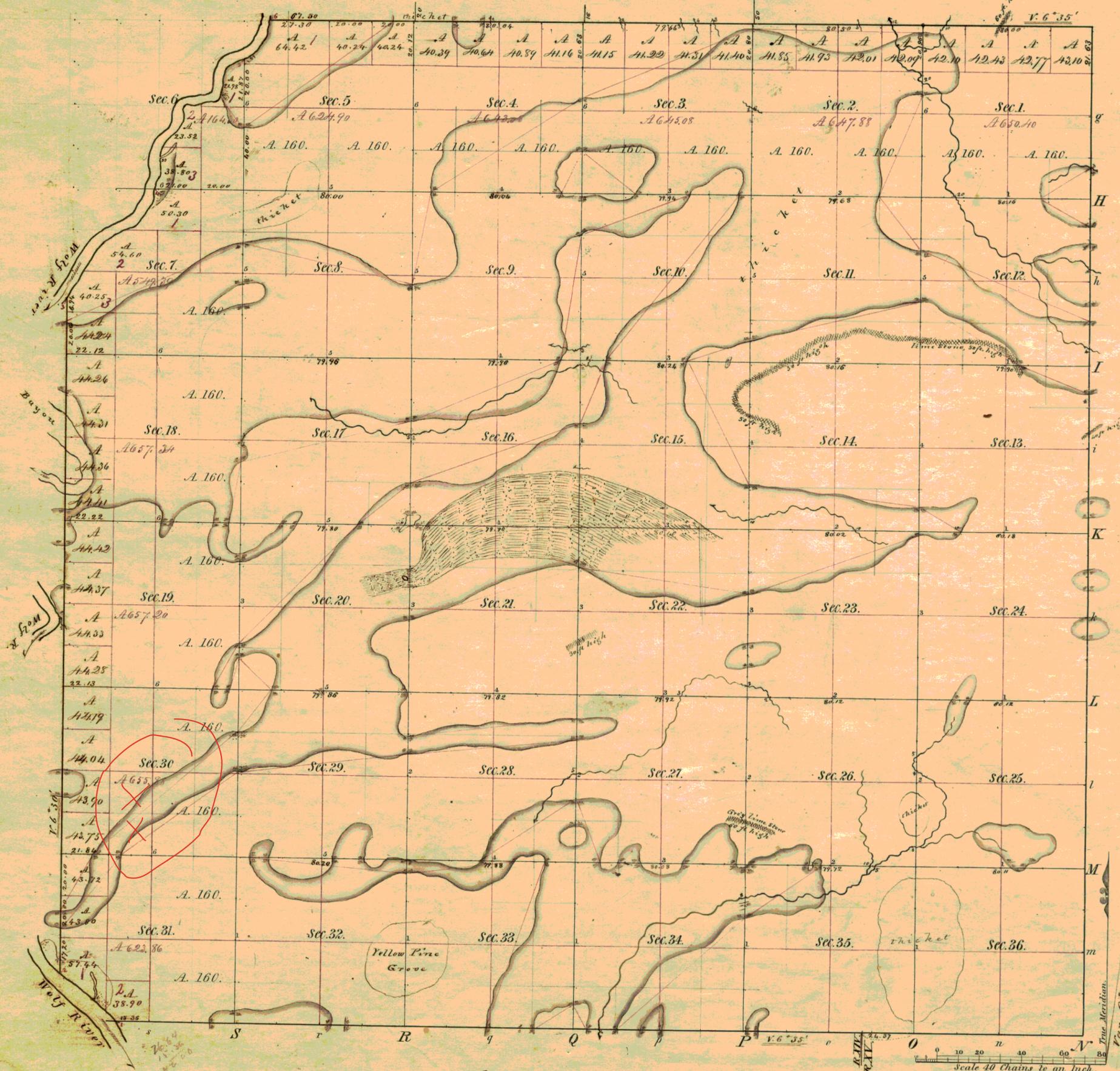
Map projection: NAD 1983 HARN Wisconsin TM

**This map is a product generated by a DNR web mapping application.**

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: <https://dnr.wisconsin.gov/legal>

Date Printed: 3/27/2025 12:02 PM

Township N<sup>o</sup> 21 N; Range N<sup>o</sup> 14 East, 4<sup>th</sup> Mer.



Meanders of Wolf River								
Posts	Courses	Ch <sup>s</sup> Lk <sup>s</sup>	Posts	Courses	Ch <sup>s</sup> Lk <sup>s</sup>	Posts	Courses	Ch <sup>s</sup> Lk <sup>s</sup>
Left bank up stream								
1	N. 62 <sup>o</sup> W.	4.50						
	N. 46 <sup>o</sup> 44' W.	11.50						
	N. 51 <sup>o</sup> 12' W.	16.50						
2	N. 44 <sup>o</sup> 10' W.	2.00						
3	N. 22 <sup>o</sup> E.	5.50						
	N. 23 <sup>o</sup> E.	12.00						
	N. 23 <sup>o</sup> E.	17.00						
	N. 55 <sup>o</sup> E.	4.50						
	N. 69 <sup>o</sup> W.	14.00						
	N. 37 <sup>o</sup> E.	14.00						
	N. 41 <sup>o</sup> E.	7.00						
4	N. 91 <sup>o</sup> E.	4.00						
	N. 191 <sup>o</sup> E.	4.00						
	N. 29 <sup>o</sup> W.	9.50						
	N. 29 <sup>o</sup> E.	7.00						
	N. 46 <sup>o</sup> E.	6.50						
	N. 30 <sup>o</sup> E.	6.00						
	North	7.00						
	N. 89 <sup>o</sup> E.	2.50						
	S. 36 <sup>o</sup> E.	3.50						
	N. 70 <sup>o</sup> E.	4.50						
	N. 88 <sup>o</sup> E.	4.50						
	N. 32 <sup>o</sup> E.	5.50						
	N. 6 <sup>o</sup> E.	10.00						
	N. 17 <sup>o</sup> E.	2.00						
	N. 64 <sup>o</sup> E.	9.98						
5	N. 60 <sup>o</sup> E.	6.00						
	N. 38 <sup>o</sup> E.	9.00						
6	N. 12 <sup>o</sup> E.	8.98						

Total number of Acres. 22,519.21

Surveys Designated	By Whom Surveyed	Date of Contract	Amount of Surveys	When Surveyed	When p <sup>d</sup> for and ch <sup>d</sup> in the Sur <sup>r</sup> Gen <sup>l</sup> acc <sup>t</sup>
S. Township line	David Giddings	Jan <sup>y</sup> 24. 1839	M. Ch <sup>s</sup> Lks. 5. 55. 36	April 1839	3 <sup>rd</sup> Q <sup>r</sup> 1839
Subdivisions	Theodore Conkey	Aug. 8. 1843	62. 08. 75	4 <sup>th</sup> Q <sup>r</sup> 1843	4 <sup>th</sup> Q <sup>r</sup> 1844
E. W. & N. Township lines	A. G. Ellis	May 18. 1843	14. 73. 27	3 <sup>d</sup> q <sup>r</sup> 1843	1 <sup>st</sup> Q <sup>r</sup> 1844

The above Map of Township N<sup>o</sup> 21 North, of Range N<sup>o</sup> 14 East, 4<sup>th</sup> Principal Meridian Wisconsin Territory is strictly conformable to the field notes of the survey thereof on file in this Office, which have been examined and approved.

Surveyor General's Office.  
 Dubuque, December 31. 1844  
 James Wilson Sur<sup>r</sup> Gen<sup>l</sup>



TONY EVERS

GOVERNOR

KATHY BLUMENFELD

SECRETARY

**Municipal Boundary Review**

PO Box 1645, Madison WI 53701

Voice (608) 264-6102 Fax (608) 264-6104

Email: [wimunicipalboundaryreview@wi.gov](mailto:wimunicipalboundaryreview@wi.gov)

Web: <http://doa.wi.gov/municipalboundaryreview>

March 27, 2025

PETITION FILE NO. 14745

MEGAN WUNDERLICH, CLERK  
VILLAGE OF FREMONT  
PO BOX 278  
FREMONT, WI 54940-0278

PAT GRUNWALD, CLERK  
TOWN OF FREMONT  
PO BOX 450  
FREMONT, WI 54940-0450

Subject: DUMAS COUSINS LLC ANNEXATION

The proposed annexation submitted to our office on March 07, 2025, has been reviewed and found to be in the public interest. In determining whether an annexation is in the public interest, s. 66.0217 (6), Wis. Stats. requires the Department to examine "[t]he shape of the proposed annexation and the homogeneity of the territory with the annexing village or city..." so as, to ensure the resulting boundaries are rational and compact. The statute also requires the Department to consider whether the annexing city or village can provide needed municipal services to the territory. The subject petition is for territory that is reasonably shaped and contiguous to the Village of Fremont, which is able to provide needed municipal services.

Note: The scale map of the territory to be annexed should clearly identify the boundary of the territory. The N 89deg 58min 35sec W, 20.18' course of the legal description of the territory should be removed; the bearing of the last course of the description should be shown as N 70deg 35min 16sec E.

The Department reminds clerks of annexing municipalities of the requirements of s. 66.0217 (9)(a), Wis. Stats., which states:

"The clerk of a city or village which has annexed shall file immediately with the secretary of administration a certified copy of the ordinance, certificate and plat, and shall send one copy to each company that provides any utility service in the area that is annexed. The clerk shall record the ordinance with the register of deeds and file a signed copy of the ordinance with the clerk of any affected school district..."

State and federal aids based on population and equalized value may be significantly affected through failure to file with the Department of Administration. Please file a copy of your annexing ordinance, including a statement certifying the population of the annexed territory. **Please include your MBR number 14745 with your ordinance.** Ordinance filing checklist available at <http://mds.wi.gov/>, click on "Help on How to Submit Municipal Records". Email scanned copy of required materials (color scan maps with color) to [mds@wi.gov](mailto:mds@wi.gov) or mail to: Wisconsin Department of Administration, Municipal Boundary Review, PO Box 1645, Madison WI 53701-1645.

The petition file is available for viewing at: <http://mds.wi.gov/View/Petition?ID=2819>  
Please call me at (608) 264-6102, should you have any questions concerning this annexation review.

Sincerely,

Erich Schmidtke, Municipal Boundary Review

cc: petitioner