

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

**NOTICE OF PUBLIC HEARING**

PLEASE TAKE NOTICE that the Village Board of the Village of Dousman will hold a public hearing on the 8<sup>th</sup> of November, 2021 at 6:00 p.m., or soon thereafter as the matter will be heard, at the Village Hall located at 118 S. Main Street, Dousman, Wisconsin.

The purpose of the meeting will be to hold the following public hearing:

Pursuant to State of Wisconsin Statutes Section 66.1001, to consider a proposal to amend the text and proposed land use map of the Land Use Plan of the Village of Dousman (a/k/a Comprehensive Plan), in accordance with a request from MLG Capital representing Lad Lake, owner of the of subject properties included within the amendment area. The area subject to the amendment totals approximately 150 acres, and is generally located at the southeast corner of the intersection of Highways 18 and 67. Five separate parcels are included in the amendment, three currently within the Village of Summit and two within the Town of Ottawa. The Tax Key Parcels are SUMT 0715-998, SUMT 0715-999, SUMT 0716-999, OTWT 1590-999 and a portion of OTWT 1589-999-001. The parcels within the Village of Summit are subject to the Summit-Dousman Boundary Agreement which requires the parcels to be attached to the Village of Dousman when developed, subdivided or at the request of the property owner. The parcels within the Town of Ottawa are included at the request of MLG Capital that could be potentially developed along with the aforementioned Lad Lake parcels currently in the Village of Summit, in accordance to the Village of Dousman's extraterritorial comprehensive planning authority as granted by State Law.

The proposal amends the Dousman Comprehensive Plan across the subject properties for mixed-use development with a combination of Business, High-Density Multi-Family and Small-Lot Single-Family land use designations, along with a detailed written plan description of the proposed land uses and design considerations. The amendment designates for preservation the Primary Environmental Corridor and other environmental features within the subject properties.

In addition, the text amendment includes a proposal to increase the maximum allowed density within the High-Density Multi-Family land use designation from 10 to 15 dwelling units per acre. The proposed increase applies to all areas within the Village of Dousman planned for High-Density Multi-Family.

This proposed Village of Dousman Comprehensive Plan amendment is the first step of many required approvals to allow development of the Lad Lake properties that may include a Tax Incremental District, zoning code amendments, rezoning of properties, land divisions and conditional use permits.

The Village Board may take action on the proposed amendment immediately following the hearing or at a future meeting date.

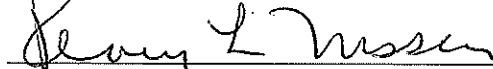
A copy of the full proposal may be viewed at Dousman Village Hall during normal business hours. Questions can be directed to Village Planner Bruce Kaniewski at [bkkaniewski@bkplanning.com](mailto:bkkaniewski@bkplanning.com). Written comments will be accepted, and all people wishing to speak will be heard.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Penny Nissen at 262-965-3792.

Date: 11/4/2021

BY THE VILLAGE BOARD:



Penny L. Nissen, Clerk

(262) 965-3792

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