



Dane County Department of Planning & Development
Application for Determination of Parcel Status

Date: 2/20/15

Receipt #

Landowner information:

Name: MICHAEL AND JEAN MITCHELL
Address: 6014 MATHEWSON RD City: MAZDAMANIE Zip Code: 53560
Daytime phone: 608-206-4240
Fax: E-mail: mitche985@aol.com
mmitchell@bsgc-wi.com

Applicant information (if different from landowner):

Name:
Address: City: Zip Code:
Daytime phone:
Fax: E-mail:
Relationship to landowner:
Are you submitting this application as an authorized agent for the landowner? Yes No

Property information (be as specific as possible):

Property address: REEVE ROAD
Tax Parcel ID #: 080620182707; 080620194605;
080620195015; 080620182609
Legal description of property:
1/4 of 1/4, Section, Town of BLACK EARTH OR
Lot(s), Block, Plat of
Sketch map provided? Yes No

Additional information (optional):

Name(s) of previous owner(s) (if known): BONNIE OLSON

Comments: 4 - TAX PARCELS like to rezone & sub-divide
1 - RH4 1 - RH4
1 - RH3 or 1 - RH3 } if two buildable
2 - RH1 1 - RH1 } lots

prefer
3 buildable
lots

Important Notice: A Dane County parcel status determination is preliminary in nature and only determines if a parcel of land was created in accordance with Dane County ordinance provisions. Additional title history research conducted by a title company may be necessary to verify parcel status. Dane County and its staff are not responsible for any misrepresentation or mischaracterization of the information contained in the parcel status determination.

Please allow 1-3 weeks to process your request. A copy of the report will be mailed to the landowner, the applicant (if different from the landowner) and the town clerk.



## Dane County Planning & Development Land Division Review

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February 23, 2015

Michael and Jean Mitchell  
6014 Mathewson Rd.  
Mazomanie, WI 53560

Re: Parcel status determination  
Town of Black Earth, Section 20  
Parcels # 0806-201-8270-7, 0806-201-9460-5, 0806-201-9501-5, 0806-201-8260-9 (32 acres)

*Current zoning of subject parcels are RH-4 (Rural Homes).*

Dear Mrs. Mitchell,

I have reviewed all four tax parcels and it is apparent that the subject land parcels, described in recorded document #5039041 of the Dane County Registry were properly created as two ownership parcels prior to the effective date of the Dane County Land Division Regulations.

The first one being the 1.4 acre parcel, described as parcel #0806-201-8260-9 was created on June 15, 1959 and then the remaining parcels are described as one legal parcel of record for conveyance purposes. However, the current zoning of the parcels were changed in 1990 from the A-1EX District (agricultural) to the Rural Homes District, specifically RH-4 which requires a minimum parcel size of 16.0 acres, excluding the road right-of-way. Therefore, the 1.4 acre parcel would be considered to be non-conforming and the current zoning would be required to be changed in order to build on that parcel. The remaining parcels are valid since the combined acreage is over 16 acres.

Also, please keep in mind that any further division of this parcel or additional lands added to beyond what is present is subject to Town Comprehensive Plan policies and conditions of approval for zoning map amendments and will be required to conform to current standards.

Please contact myself with any questions regarding this letter,.

Sincerely,

Daniel Everson  
Assistant Zoning Administrator  
267.1541

CC: Clerk, Town of Black Earth, Halverson Surveying, Curt Kodl, Dane County Senior Planner

## Dane County Zoning & Land Division Regulations

- Effective May 1, 1970, a certified survey map required for parcels of 5 acres or less.
- Effective December 4, 1974, a certified survey map required for parcels of 15 acres or less.
- Town of Black Earth adopted A-1Exclusive Zoning on August 15, 1981.

## Public Search and history of parcels

### Parcel #0806-201-8260-9

Document #981673 *Deed*

Grantor – Oscar and Susan Reeve

Grantee – Erna Hermann

*Recorded – June 15, 1959 - this is when the subject parcel was created.*

Document #1251470 *Warranty Deed*

Grantor – Erna Hermann

Grantee – Milford and Bonnie Olson

*Recorded – September 30, 1969*

### Lands under the ownership of Oscar Reeve, excluding the 1.4 acre parcel.

Document #1094274 *Administrators Deed*

Grantor – Oscar Reeve

Grantee – Milford and Bonnie Olson

*Recorded – February 13, 1964*

### Current four subject tax parcels.

Document #5039041 *Warranty Deed*

Grantor – Bonnie Olson

Grantee – Michael and Jean Mitchell

*Recorded – November 19, 2013*



This indenture, Made this 1st day of June, A. D. 1959, between Oscar E. Reeve and Susan Reeve, his wife, part 1.08 of the first part, and Erna A. Hermann, part .Y. of the second part.

Witnesseth, That the said part 1.08 of the first part, for and in consideration of the sum of One dollar and other good and valuable consideration Dollars, to her in hand paid by the said part .Y. of the second part, the receipt whereof is hereby confessed and acknowledged, he .V.S. given, granted, bargained, sold, remised, released and quit-claimed, and by these presents do give, grant, bargain, sell, remise, release and quit-claim unto the said part .Y. of the second part, and to her heirs and assigns forever, the following described real estate, situated in the County of Dane, State of Wisconsin, to-wit:

Part of the Northeast quarter (NE 1/4) Northeast Quarter (NE 1/4) of Section Twenty (20), Town 8 North, Range 6 East, Township of Black Earth, Dane County, Wisconsin, more fully described as follows: Commencing at the Northeast (NE) Corner of Section 20, Thence West 841.7 feet along the Town Line to the center of a town road, Thence South 13°18'W 717.2 feet along the center of said road to the Point of Beginning: Thence South 20°30'W 68.7 feet along said centerline, Thence South 29°47'W 621.3 feet along said centerline to the South Line of the Northeast Quarter (NE 1/4) Northeast Quarter (NE 1/4), Thence North 89°05'E 177.9 feet along said South Line, Thence North 8°10'E 624.5 feet, Thence North 78°45'W 30.0 feet to the Point of Beginning. Containing 1.4 Acres.

The parties of the first part hereby grant to the party of the second part as a part of this conveyance all the stone, which the party of th second part requires for the construction of a nursing home upon the above described premises, such stone to be obtained from the pit which the party of the second part shall open on the lands of the parties of the first part across the highway above the home of the parties of the first part and above the orchard of the parties of the first part, such stone to be removed from the said premises of the parties of the first part within two years from the date of this conveyance.

Consideration less than one hundred dollars; no documentary stamps required.

We have and to hold the same, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said part 1.08 of the first part, either in law or equity, either in possession or expectancy of, to the only proper use, benefit and behoof of the said part .Y. of the second part, her heirs and assigns FOREVER.

In Witness Whereof, the said part 1.08 of the first part ha .V.S. hereunto set their hand.s and seal.s this 1st day of June, A. D. 1959.

SIGNED AND SEALED IN PRESENCE OF

Thomas H. Winch
Betty E. Winch

Oscar E. Reeve (SEAL)
Susan Reeve (SEAL)

STATE OF WISCONSIN,

Dane County, ss.

Personally came before me, this 1st day of June, A. D. 1959, the above named Oscar E. Reeve and Susan Reeve

to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Received for Record this 15 day of June, A. D. 1959 at 1:15 o'clock P.M.

Harold K. Hill
Deputy Register of Deeds



Thomas H. Winch
Notary Public, Dane County, Wis.
My Commission expires Dec. 30, A. D. 1962

This instrument was drafted by Attorney Thomas H. Winch, Mazomanie, Wisconsin









TO HAVE AND TO HOLD the above bargained real estate to the said Milford J. Olson and Bonnie L. Olson, husband and wife as joint tenants, with full right of survivorship their heirs and assigns forever.

IN WITNESS WHEREOF, I, the said Marian H. Astle as administratrix aforesaid, have hereunto set my hand and seal this 7th day of February, 1964.

Signed, Sealed and Delivered in Presence of

Thomas H. Winch  
Betty E. Winch  
 Thomas H. Winch  
 Betty E. Winch

Marian H. Astle (Seal)  
 Marian H. Astle

administratrix of the Estate of Oscar E. Reeve, Deceased.

State of Wisconsin,  
 Dane County, ss.

On this 7th day of February, 1964, before me personally appeared Marian H. Astle, known to me to be the administratrix of the estate of Oscar E. Reeve, deceased, late of Dane County, Wisconsin, mentioned in the within conveyance, and acknowledged that she executed the same as such administratrix, freely and voluntarily, for the uses and purposes therein expressed.

Thomas H. Winch  
 Thomas H. Winch



Notary Public, Dane County, Wisconsin.

My Commission is permanent.

This instrument was drafted by Attorney Thomas H. Winch, Mazomanie, Wisconsin.

(N.B.—Ch. 59 Wis. Stats. provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)

1094274 INDEXED COPIED Marian H. Astle, Administratrix of the Estate of Oscar E. Reeve, Deceased. to Milford J. Olson and Bonnie L. Olson 39	ADMINISTRATRIX! Executrix Administratrix's Deed	This instrument should be immediately placed upon record to avoid future trouble and litigation.	STATE OF WISCONSIN, Office of Register of Deeds, Dane County, Wis.	Received for Record this 13 day of February, 1964 at 11:15 o'clock A.M., and recorded in Vol. 772 Deed on page 438 Harold R. Hill Register of Deeds.	Deputy Registrar Ph. D. 00
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WARRANTY DEED
STATE OF WISCONSIN-FORM 9
Office of Register of Deeds
Dane County, Wisconsin

Received for Record... Sept 30
A. D. 1969 at 4:30 o'clock P. M.
and recorded in vol. 136

of Records on page 576
Harold K. Register

THIS SPACE RESERVED FOR RECORDING DATA

RETURN TO
Thomas H. Winch
Attorney at Law
Mazomanie, Wisconsin 53560

pp 2 cc

THIS INDENTURE, Made by Erna A. Hermann, a single man.

grantor of Dane County, Wisconsin, hereby conveys and warrants to Milford J. Olson and Bonnie L. Ols husband and wife as joint tenants with full right of survivorship

grantee(s) of Dane County, Wisconsin, for the sum of one dollar and other good and valuable consideration the following tract of land in Dane County, State of Wisconsin:

Part of the Northeast Quarter of the Northeast Quarter of Section 20, Township 8 North, Range 6 East (Township of Black Earth), Dane County, Wisconsin, more particularly described as follows:

Commencing at the Northeast corner of Section 20, thence West 841.7 feet along the Town line to the center of a town road, thence South 13 degrees 18 minutes West 717.2 feet along the center of said road to the point of beginning; thence South 20 degrees 10 minutes West 606.1 feet along said centerline to the South line of the Northeast Quarter of the Northeast Quarter, thence North 89 degrees 05 minutes East 177.9 feet along said South line, thence North 8 degrees 10 minutes East 624.5 feet, thence North 78 degrees 45 minutes West 30.0 feet to the point of beginning, containing 1.4 acres.

Grantor also conveys hereby any and all interest which she received in the stone upon the lands of Oscar E. Reeve and Susan Reeve by virtue of a certain quit-claim deed from Oscar E. Reeve and Susan Reeve, his wife, to Erna A. Hermann, which deed is dated June 1, 1959, and was recorded June 15, 1959, in Volume 695 of Deeds, Page 131, as instrument Number 981673, Office of the Register of Deeds for Dane County, Wisconsin.

In Witness Whereof, part of the first part has hereunto set her hand and seal this 17th day of September, A. D., 1969

SIGNED AND SEALED IN PRESENCE OF

Thomas H. Winch

Erna A. Hermann Thomas H. Winch

Betty E. Winch

Betty E. Winch

Erna A. Hermann (SEAL)
Erna A. Hermann

(SEAL)

(SEAL)

(SEAL)

STATE OF WISCONSIN,

Dane County, ss.

Personally came before me, this 17th day of September, A. D., 1969 the above named Erna A. Hermann

Erna A. Hermann who executed the foregoing instrument and acknowledged the same.

Thomas H. Winch

Notary Public, State of Wisconsin

My Commission Expires permanent

This instrument drafted by Attorney Thomas H. Winch, Mazomanie, Wisconsin

(Section 59.51 (1) of the Wisconsin Statutes provides that all instruments to be recorded shall have plainly printed or typewritten thereon the names of the grantors, grantees, witnesses and notary.)
WARRANTY DEED-STATE OF WISCONSIN, FORM NO. 9





**APPLICATION FOR:**

File Application and Appropriate Fee with Register of Deeds

- **TRANSFER OF PROPERTY TO SURVIVING JOINT TENANT, LIFE TENANT OR REMAINDERMAN** (Section 867.045, Wis. Statutes), and/or
- **SUMMARY CONFIRMATION OF INTEREST IN PROPERTY** (Section 867.046(2), Wis. Statutes)

VOL 13840 PAGE 21

2184478

RECORDER'S OFFICE  
 DANE COUNTY, WI.  
 JANE LIGHT  
 REGISTER OF DEEDS  
 RECORDED ON  
 Feb 8 12 47 PM '90  
 1990

DOES THE PROPERTY LISTED BELOW CONSTITUTE ALL OF THE PROPERTY IN WHICH THE DECEDENT OWNED ANY INTEREST AT THE DATE OF DEATH?  
 YES  NO

Decedent <b>Milford John Olson a/k/a Milford J. Olson</b>	Date of Death <b>9/13/89</b>	Social Security Number [REDACTED]
Address of Decedent at Date of Death <b>5502 Reeve Rd.</b>	City <b>Mazomanie</b>	State <b>WI</b> Zip Code <b>53560</b>

1. Stocks, bonds, savings and checking accounts, and vendors' interests in land contracts (if more space is needed, attach schedule).	Person Receiving Property (letter a, b or c from line 3)	Serial or Account Number	Full Value At Date of Death Property Transferred Under s. 867.045 or s. 867.046(2)	
			\$	\$
<b>TOTAL VALUES</b>			\$	\$

2. Real Estate	Transferred Under (check one)		Person Receiving Property (letter a, b or c from Line 3 Below)	Assessed Valuation	To Be Completed by Register of Deeds	
	s. 867.045	s. 867.046(2)			Equalized Valuation	Recording Data
		<b>x</b>	<b>a</b>	<b>69,000.00</b>	<b>See attached tax bills</b>	<b>772-438</b>

**DECLARATION**

I (we) declare that this application is, to the best of my (our) knowledge and belief, true, correct and complete and is in conformity with the provisions and limitations of the Wisconsin Statutes and does not release any tax liabilities.

3. Name and Address of Person Receiving Property	Relationship to Decedent	Signature	Date
a. <b>Bonnie L. Olson 5502 Reeve Rd. Mazomanie, WI 53560</b>	<b>spouse</b>	<i>X Bonnie L Olson</i>	<b>2/1/90</b>
b. <b>RET Walter HARTMAN PO Box 443 Barraboo WI 53913</b>			
c.			

Sworn to before me on February 1, 1990  
 Signature *Thomas C. Groeneweg*  
 Print or Type Name Thomas C. Groeneweg  
 State of Wisconsin  
 County of Sauk  
 My commission expires is permanent  
 This application was drafted by (print or type name below)  
Atty. Thomas C. Groeneweg

I certify that I have mailed or delivered copies of this application as provided in s. 867.045(3) or s. 867.046(4), Wis. Stat. on

**FEB 8 1990**

Date  
*Jane Light*  
 Register of Deeds (signature)



PROPOSED LEGAL DESCRIPTIONS- BONNIE OLSON

VOL 13840 PAGE 22

PARCEL 1- Vacant Parcel

A parcel of land located in the NE $\frac{1}{4}$  of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin described as follows:

Commencing at the Northeast corner of said Section 20; thence West, 838.03 feet along the North line of the NE $\frac{1}{4}$  of said Section 20 to a point in the centerline of Reeve Road; thence South 12°20'00" West, 623.49 feet along the centerline of Reeve Road to the point of beginning; thence East, 528.00 feet; thence South 59°43'35" East, 500.28 feet to a point on the East line of said NE $\frac{1}{4}$ ; thence South 00°44'30" West, 893.71 feet along the East line of said NE $\frac{1}{4}$ ; thence West, 1477.12 feet to a point in the centerline of Reeve Road; thence Northeasterly along the centerline of Reeve Road to the point of beginning. Said parcel contains 31.30 acres, more or less.

PARCEL 2- Homestead Parcel

That part of the South  $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 20, Town 8 North, Range 6 East, Town of Black Earth, Dane County, Wisconsin which lies Easterly of the centerline of Reeve Road and South of the following described line:

Commencing at the Northeast corner of said Section 20; thence South 00°44'30" West, 1755.09 feet along the East line of said NE $\frac{1}{4}$  to the point of beginning of the line to be described; thence West, 1477.12 feet to a point in the centerline of Reeve Road and the end of the line to be described.

ALSO the Northerly 99 feet of the North  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of said Section 20 lying Easterly of the centerline of Reeve Road.

Said parcels contain 33.92 acres, more or less.





State Bar of Wisconsin Form 1-2003  
**WARRANTY DEED**



DOCUMENT NO.

Document Name

**KRISTI CHLEBOWSKI  
DANE COUNTY  
REGISTER OF DEEDS**

THIS DEED, made between **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** ("Grantor", whether one or more), and **MICHAEL L. MITCHELL AND JEAN M. MITCHELL**, Husband and Wife, as survivorship marital property. ("Grantee", whether one or more). Grantor for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in **DANE County, State of Wisconsin** ("Property") (if more space is needed, please attach addendum):

**DOCUMENT #**

**5039041**

**11/19/2013 3:59 PM**

**Trans. Fee: 675.00**

**Exempt #:**

**Rec. Fee: 30.00**

**Pages: 2**

See Attached Exhibit "A"

Recording Area

Name and Return Address:

**MICHAEL L. MITCHELL AND JEAN M. MITCHELL  
6014 MATHEWSON RD.  
MAZOMANIE, WI 53560**

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: Municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's Real Estate Condition Report, general taxes levied in the year of closing and: None

*REMNANT LANDS (4 PARCELS)*

006/0806-201-8270-7

See Attached for Additional Parcels

Parcel Identification Number (PIN)

This **IS NOT** homestead property.

Dated November 11, 2013

*Bonnie L. Olson Willard* (SEAL)  
\* **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD**

**AUTHENTICATION**

**ACKNOWLEDGMENT**

Signature(s) \_\_\_\_\_

STATE OF WISCONSIN

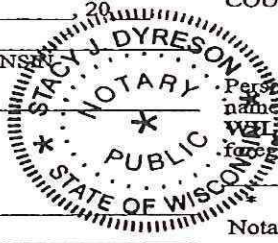
authenticated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

COUNTY OF DANE

} SS

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by § 706.06, Wis. Stats.)



Personally came before me this November 11, 2013, the above named **BONNIE L. OLSON A/K/A BONNIE L. OLSON WILLARD** to me known to be the person(s) who executed the foregoing instrument and acknowledge the same.

THIS INSTRUMENT WAS DRAFTED BY

*Stacy J. Dyreson*  
\_\_\_\_\_  
*Stacy J. Dyreson*

Bonnie L. Olson

Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date) *12/1/2013*

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

\*Type name below signatures.

*T-225,000  
(675.00)*

*(2)*



**EXHIBIT "A"**

A parcel of land located in the Northeast 1/4 of Section 20, T8N, R6E, in the Town of Black Earth, Dane County, Wisconsin, described as follows: Commencing at the Northeast corner of said Section 20; thence West, 838.03 feet along the North line of the Northeast 1/4 of said Section 20 to a point in the centerline of Reeve Road; thence South 12°20'00" West, 623.49 feet along the centerline of Reeve Road to the point of beginning; thence East, 528.00 feet; thence South 59°43'35" East, 500.28 feet to a point on the East line of said Northeast 1/4; thence South 00°44'30" West, 893.71 feet along the East line of said Northeast 1/4; thence West, 1477.12 feet to a point in the centerline of Reeve Road; thence Northeasterly along the centerline of Reeve Road to the point of beginning.

TAX ROLL PARCEL NUMBERS: 006/0806-201-8270-7; 006/0806-201-8260-9; 006/0806-201-9460-5; 006/0806-201-9501-5