

Dane County Conditional Use Permit Application

Application Date	C.U.P Number
02/21/2020	DCPCUP-2020-02496
Public Hearing Date	
9/29/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEVIN HAHN	Phone with Area Code (608) 333-5607	AGENT NAME KEVIN HAHN	Phone with Area Code (608) 333-5607
BILLING ADDRESS (Number, Street) 3898 OLD STONE RD		ADDRESS (Number, Street) 3898 OLD STONE RD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS nelsonexcavatingandson@gmail.com		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
West of 430 Center Road					
TOWNSHIP RUTLAND	SECTION 28	TOWNSHIP RUTLAND	SECTION 28	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-284-8001-0		0510-284-9500-4			

CUP DESCRIPTION
Expansion of existing mineral extraction site

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)(c)	38

COMMENTS: EXPANSION OF EXISTING MINERAL EXTRACTION SITE NOTE: Public Hearing date rescheduled to September 29, 2020	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE: (Owner or Agent) PRINT NAME: DATE:

Dane County Conditional Use Permit Application

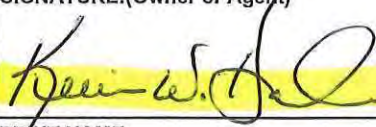
Application Date	C.U.P Number
02/20/2020	DCPCUP-2020-02496
Public Hearing Date	
05/12/2020	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME KEVIN HAHN	Phone with Area Code (608) 333-5607	AGENT NAME KEVIN HAHN	Phone with Area Code (608) 333-5607
BILLING ADDRESS (Number, Street) 3898 OLD STONE RD		ADDRESS (Number, Street) 3898 OLD STONE RD	
(City, State, Zip) OREGON, WI 53575		(City, State, Zip) OREGON, WI 53575	
E-MAIL ADDRESS		E-MAIL ADDRESS	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP		ADDRESS OR LOCATION OF CUP	
Old Stone Rd					
TOWNSHIP RUTLAND	SECTION 28	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0510-284-9500-4		---		---	

CUP DESCRIPTION

DANE COUNTY CODE OF ORDINANCE SECTION	ACRES
10.222(3)(c)	38

DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	Inspectors Initials DJE1	SIGNATURE: (Owner or Agent) 
		PRINT NAME: Kevin W. Hahn
		DATE: 24 Feb 2020

Form Version 01.00.03

RECEIVED

FEB 27 2020

DANE COUNTY PLANNING & DEVELOPMENT



DANE COUNTY
PLANNING DEVELOPMENT

Conditional Use Application

Application Fee: \$495 Mineral Extraction: \$1145 Cell Tower: \$1145

Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703-3342
Phone: (608) 266-4266
Fax: (608) 267-1540

Items required to be submitted with application:

- o Written Legal Description of Conditional Use Permit boundaries
- o Scaled drawing of the property showing existing/proposed buildings, setback requirements, driveway, parking area, outside storage areas, location/type of exterior lighting, any natural features, and proposed signs.
- o Scaled map showing neighboring area land uses and zoning districts
- o Written operations plan describing the items listed below (additional items needed for mineral extraction sites)
- o Written statement on how the proposal meets the 8 standards of a Conditional Use

Owner Kevin Hahn Agent _____
Address 3898 Old Stone Rd. Oregon WI 53575 Address _____
Phone 608-333-5607 Phone _____
Email NelsonExcavatingAndSon@gmail.com Email _____
Parcel numbers affected: 052/0510-284-8001-0 Town: Rutland Section: _____
052/0510-284-9500-4 Property Address: _____

Existing/ Proposed Zoning District : FP-35

Separate checklist for mineral extraction or cell tower uses must be completed.

- o Type of Activity proposed: EXPANSION OF EXISTING MINERAL EXTRACTION SITE (GRAVEL QUARRY)
- o Hours of Operation
- o Number of employees
- o Anticipated customers Attached
- o Outside storage
- o Outdoor activities
- o Outdoor lighting
- o Outside loudspeakers
- o Proposed signs
- o Trash removal
- o Eight Standards of CUP (see page 2)

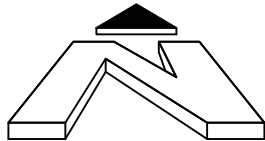
The statements provided are true and provide an accurate depiction of the proposed land use. I authorize that I am the owner or have permission to act on behalf of the owner of the property.

Submitted By: Kevin W. Hahn

Date: 30 JAN 20

Conditional Use Map

PART OF THE NE 1/4 OF THE SE 1/4, SECTION 28,
T.05N., R.10E., TOWN OF RUTLAND, DANE COUNTY,
WISCONSIN.



CSM
2590

EAST 1/4
CORNER,
SECTION 28

1/4 LINE

N89°22'48"E 1000.00'

Part of the NE 1/4 of the SE 1/4, Section 28, T.05N.,
R.10E., Town of Rutland, Dane County, Wisconsin.

Beginning at the East 1/4 corner of said Section 28;
thence S00°53'15"E along the East line of the SE 1/4,
1000.00 feet; thence S89°22'48"W along a line parallel with
the North line of the said SE 1/4, 1000.00 feet; thence
N00°53'15"W along a line parallel with the East line of the
said 1/4, 1000.00 feet to the North line of the SE 1/4; thence
N89°22'48"E along said North line, 1000.00 feet to the point
of beginning. The above described containing 22.957
acres.

N00°53'15"W 1000.00'

NE 1/4 -
SE 1/4

S89°22'48"W 1000.00'

CENTER ROAD

1/4 LINE

1/4 -1/4 LINE

SE 1/4 -
SE 1/4

S.W. GRAVES
CEMETERY

S.W. GRAVES CEMETERY
ADDITION # 2

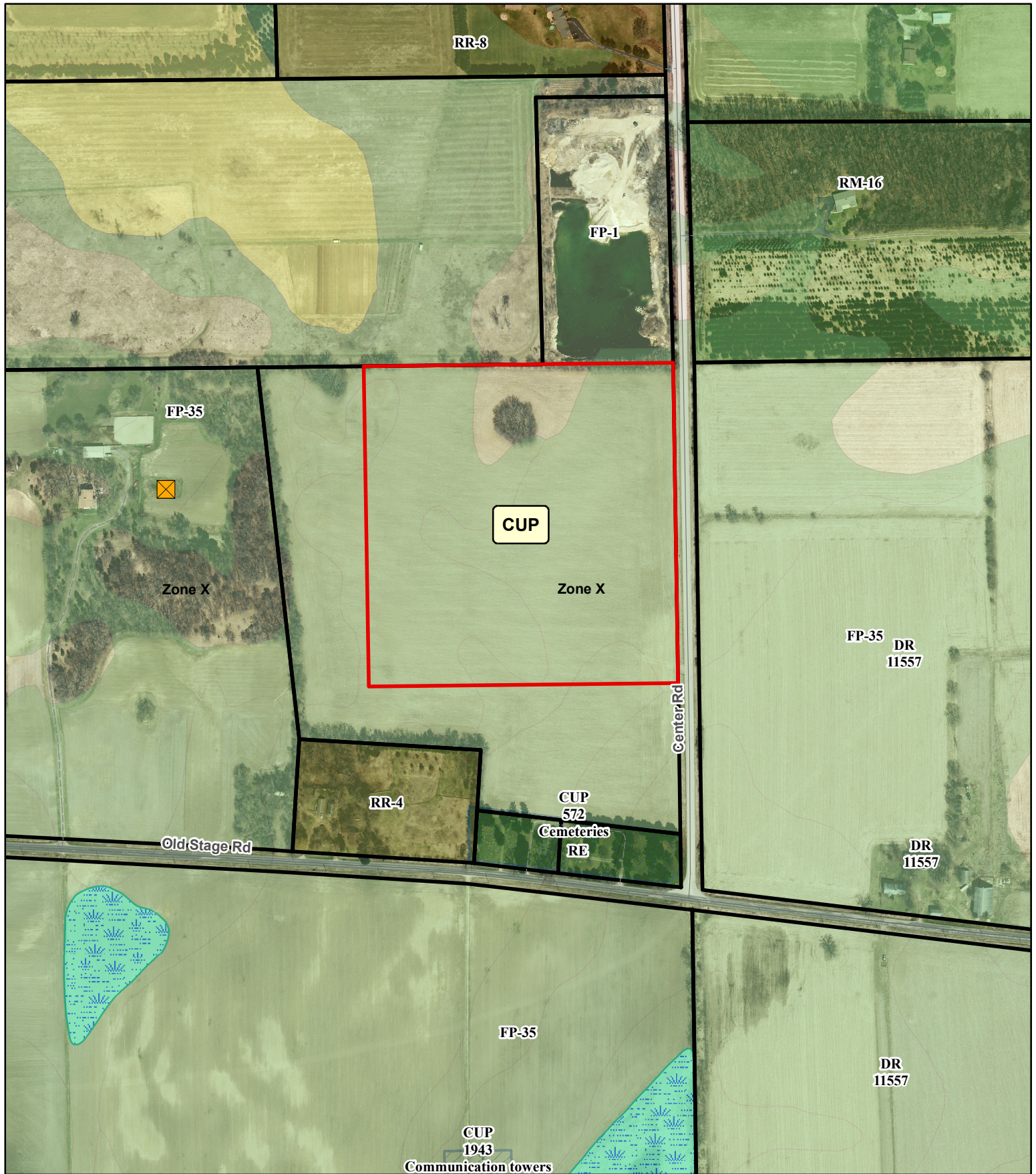
OLD STAGE ROAD

Wisconsin Mapping, LLC

* *surveying and mapping services*
306 West Quarry Street, Deerfield, Wisconsin 53531
(608) 764-5602





Prepared for:
Kevin Hahn
3572 Old Stone Rd.
Stoughton, WI. 53589

Scale 1" = 200'
0 100 200 400




Legend

Wetland > 2 Acres Significant Soils

	Wetland		Class 1
	Floodplain		Class 2



0 100 200 400 Feet



CUP 02496
KEVIN HAHN

30 January 2020

Dane County Planning and Development
Room 116, City – County Building
210 Martin Luther King Jr. Blvd
Madison, Wisconsin 53703-3342

Town Board c/o Town Clerk
Town of Rutland
4177 Old Stage Rd.
Brooklyn, Wisconsin 53521

Re: Kevin Hahn, Conditional Use Permit Application for Nonmetallic Mineral Extraction
(parcel # 052/0510-284-8001-0 and 052/0510-284-9500-4)

Dear Representatives,

Please review the enclosed information and place this request of the conditional use permit application on the next Town Board Agenda to review and obtain a decision for operation and referral to Dane County Planning and Development.

Background.

Kevin Hahn resides at 3898 Old Stone Road Oregon WI. Town of Rutland. He purchased the 9-acre Stone Quarry 427 Center Rd (parcel number: 052/0510-281-9850-4) Town of Rutland, Dane County from Tim and Chris Properties, LLC in September of 2016. (formerly known as the Homburg Quarry with Reclamation Permit # 77 and DNR, WPDES Permit # WI-A046515-6) The property was listed for sale for several years. The last known large State project to be supplied by the quarry was highway 14 between the on and off ramps by Oregon, WI. The date the Stone Quarry became active shows some activity in the 1937 DCiMap system and major activity on the map of 1955. The map of 1968 shows the quarry increased and no home sites in the area, in the 1976 map a couple of building are seen. Since purchasing the Quarry there has been some reclamation performed and stone products produced by the owner's company Nelson Excavating and Son LLC. On September 23rd, 2019 Kevin Hahn purchased 38 acres of land adjoining the quarry on the south, that was for sale by Stoughton Farms Inc. thru realtor Matson & Assoc. Inc. Stoughton, WI.

Geology and Description of the Aggregate Resource.

Based upon geologic maps of Dane County published by the Wisconsin Geological and Natural Resource Survey, the primary resource at the quarry and adjoining property Ordovician, Platteville-Galena dolomite. The dolomite is present within inches to about three feet of the surface. The existing adjoining quarry has an exposed rock face of about forty-five feet. This existing quarry produces several crushed aggregate products and recycled products from projects around Dane County. (crushed concrete, asphalt and screened soils for reuse) Mineral resources are not located everywhere and where present are being exhausted within Dane County.

Conditional use Permit Application

The application for the CUP is for part of the property purchased providing area for safety, noise, vision, and erosion control berms outlined on the attached maps. Property outside of the berms will be farmed and provide an additional buffer between the CUP property and adjoining landowners. Upon the purchase of the existing quarry there were a couple of concerns brought to my attention from residents. All concerns were addressed and there have been no issues brought to my attention with operating the existing quarry. The CUP property will be mined in about four or more stripping phases with some berms being permanent and some temporary phasing berms. The property will be restored back to farming upon the non-metallic mineral extraction.

Written Statement of information requested

The current and past use of the property has been agriculture, acres not involved within the CUP will remain mostly agriculture. The operation would allow the existing quarry to extract the dolomite and process it. The property to extract material from is approximately elevation 994' and the existing quarry floor is approximately at elevation 940'. Depending on rain fall amounts some water seeps in between cracks in the rock formations. The existing quarry collects most of the storm water, it is collected in a settling pond and then pumped out. Most of the storm water from mineral extraction will be collected in the same settling pond. Depth of ground water is assumed to be below elevation 920'. Material to be extracted from the site is dolomite and quantities would vary year to year depending on demand. The extraction of material would begin upon the temporary and permanent berm placement, fencing and erosion control is performed in 2020. Reclamation would continue in the existing quarry and move into the CUP area as material is removed. The timeline for complete reclamation is anticipated to be long into the future but returning to agriculture use. Work hours performed in the C.U.P. will be 7 a.m. To 6 p.m. Most activities will remain in the existing quarry performed by myself, son and a couple of employees. The field entrance now onto Center road to the property will be utilized for access.

Please see the attached Items for your review.

1. Legal description and tax parcel numbers.
2. Map of existing quarry, land purchased and applicants' residents.
3. Dated maps from DCiMap showing the history of the existing quarry.
4. Existing contour map.
5. Map of residential structures with distances from CUP property.
6. Map of berms.
7. All other maps requested.

Conditional Use Permit Application

(Responses to Items listed on page 1 of application)

Type of Activity proposed: Expanding existing limestone quarry – mineral extraction

Hours of operation: 7:00 a.m. – 6:00 p.m. Monday thru Saturday

Numbers of employees: 3 – Heavy Equipment Operators (Local 139 Members)

Anticipated customers: Contractors, Townships, County, State, and the Public

Outside storage: Primarily equipment used on site

Outdoor activities: Excavation equipment and processing equipment

Outdoor lighting: None

Outside loudspeakers: None

Proposed Signs: Trucks entering on Center road (requested and provided by Township)

Trash removal: None

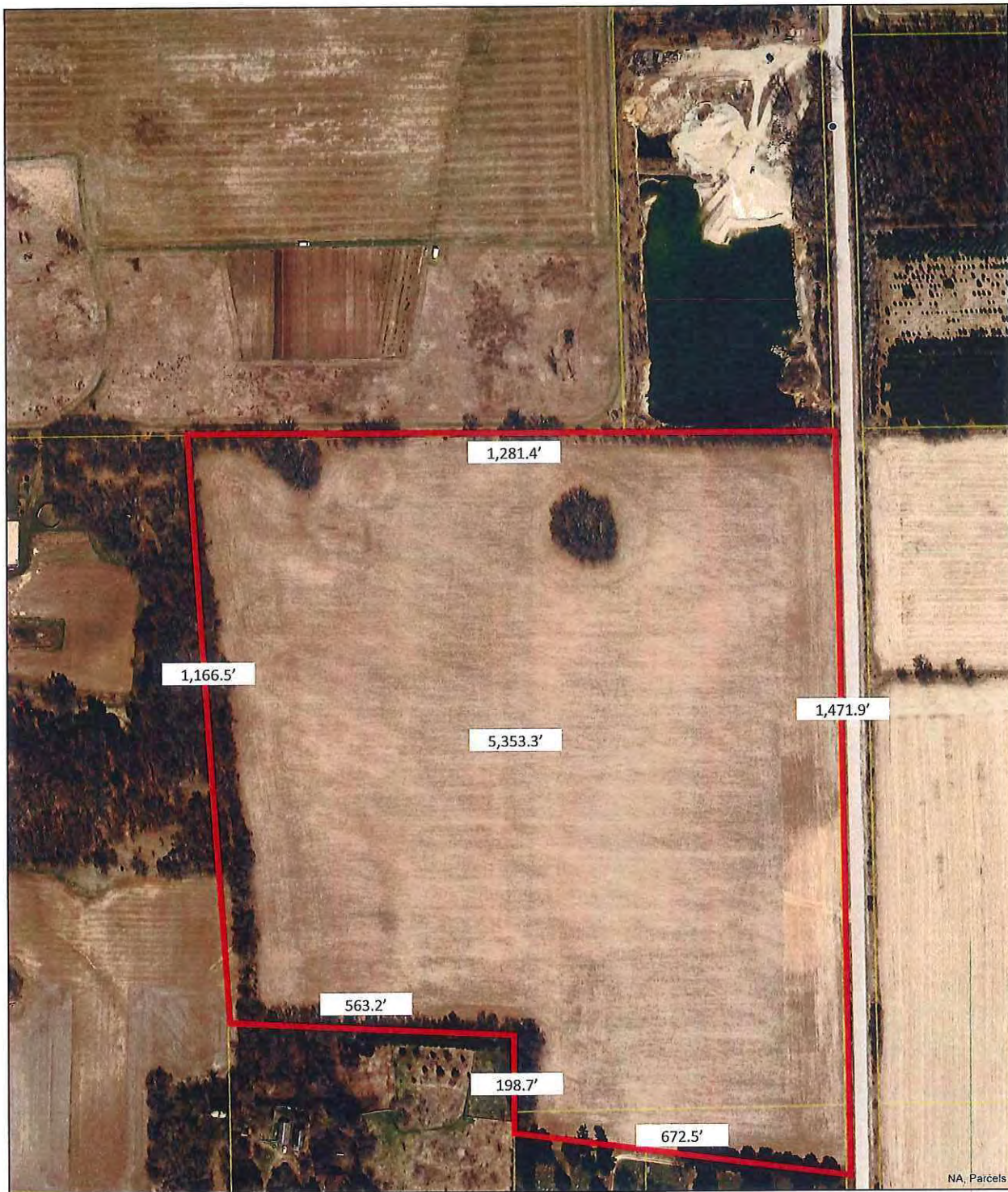
Eight Standards of CUP: Please see Eight Standards on the next page.

Eight Standards of a Conditional Use Permit

(Explanation of eight standards)

1. Owning the existing quarry there has been no adverse reactions in the operation of the quarry, requesting a Conditional Use Permit expansion of the Non-Conforming Quarry should only improve the site operating standards. With approval, improved sound, site & safety berms, fencing and improved access points with signage shall be utilized.
2. The existing stone quarry has been in operation before 1950 when all the surrounding area was used as farmland. Over time some land has been developed and changed hands all with the knowledge of the existing quarry. There should not be any foreseeable manner substantially impaired or diminished by establishment maintenance or continued operation. Being good neighbors and operators of the quarry, we will continue to have good communication with the neighbors and Township.
3. The property uses around the Conditional Use Permit property is at this time farmland and will mostly remain farmland and returned to agriculture use upon completion of reclamation.
4. No utilities or new access roads will be developed. The safety berms to be built will address any storm water drainage issues to accommodate the Conditional Use Permit. Amendments of the Chapter 14 permit and Chapter 74 permit will be completed upon approval.
5. The existing ingress and egress will be utilized with some updates and added signage stating trucks entering.
6. Yes, the conditional use will conform to all applicable regulations.
7. Yes, the conditional use is consistent with adopted Town and County Comprehensive Plans located in the Ag Preservation Land Use District.
8. Yes, the conditional use meets the necessary findings per Dane County Codes of Ordinances Section 10.220(1)

Boundaries




February 18, 2020

Parcels

0 130 260 520 Feet



 Boundaries

Existing Entrance




February 18, 2020

Parcels

0 130 260 520 Feet



 Existing Entrance

Phasing Plan



February 18, 2020
Parcels

0 130 260 520 Feet



Temporary Berm

Permanent Beam

Extraction Area



February 18, 2020

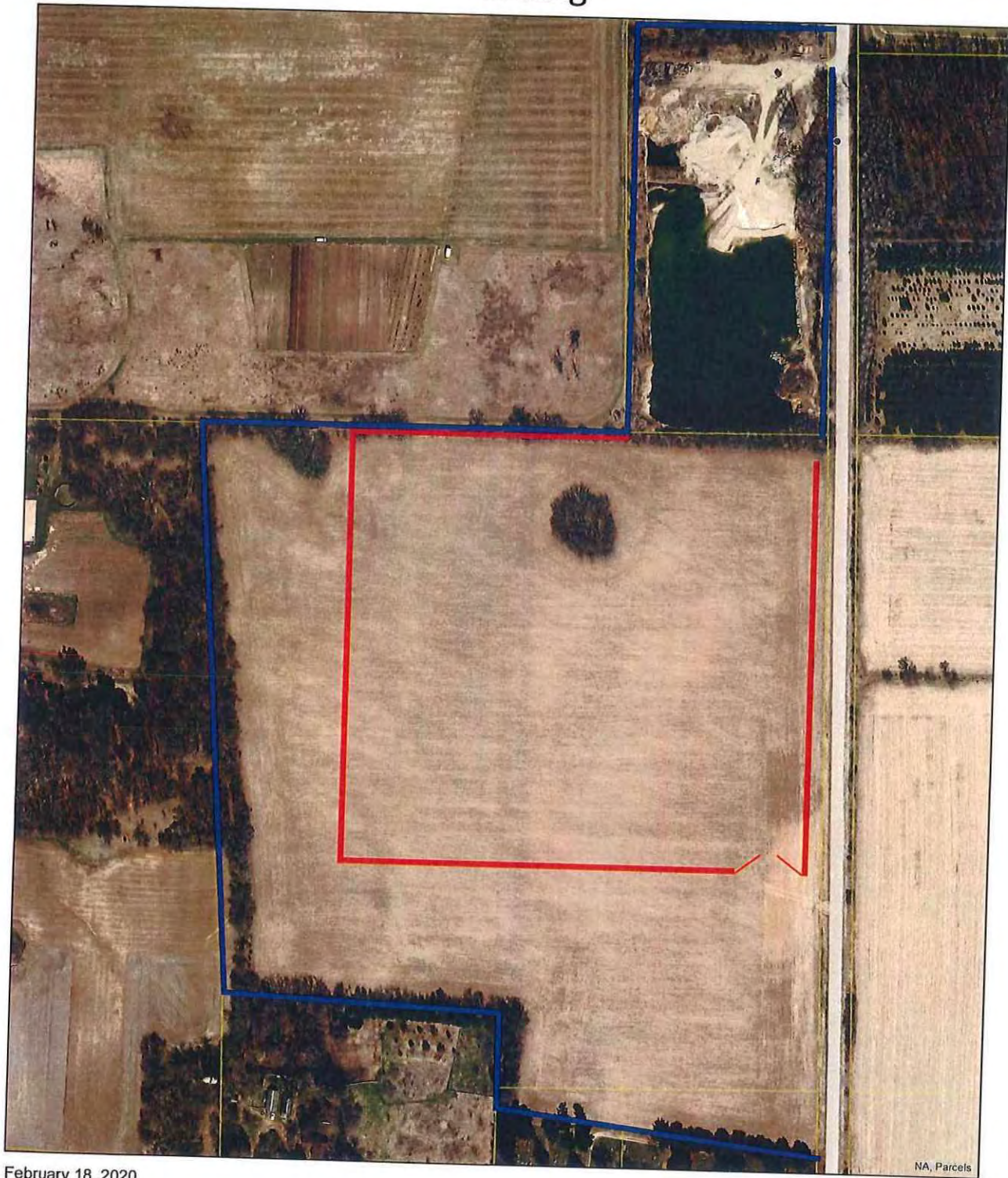
Parcels

0 130 260 520 Feet



— Extraction Area

Fencing



February 18, 2020

Parcels

NA, Parcels

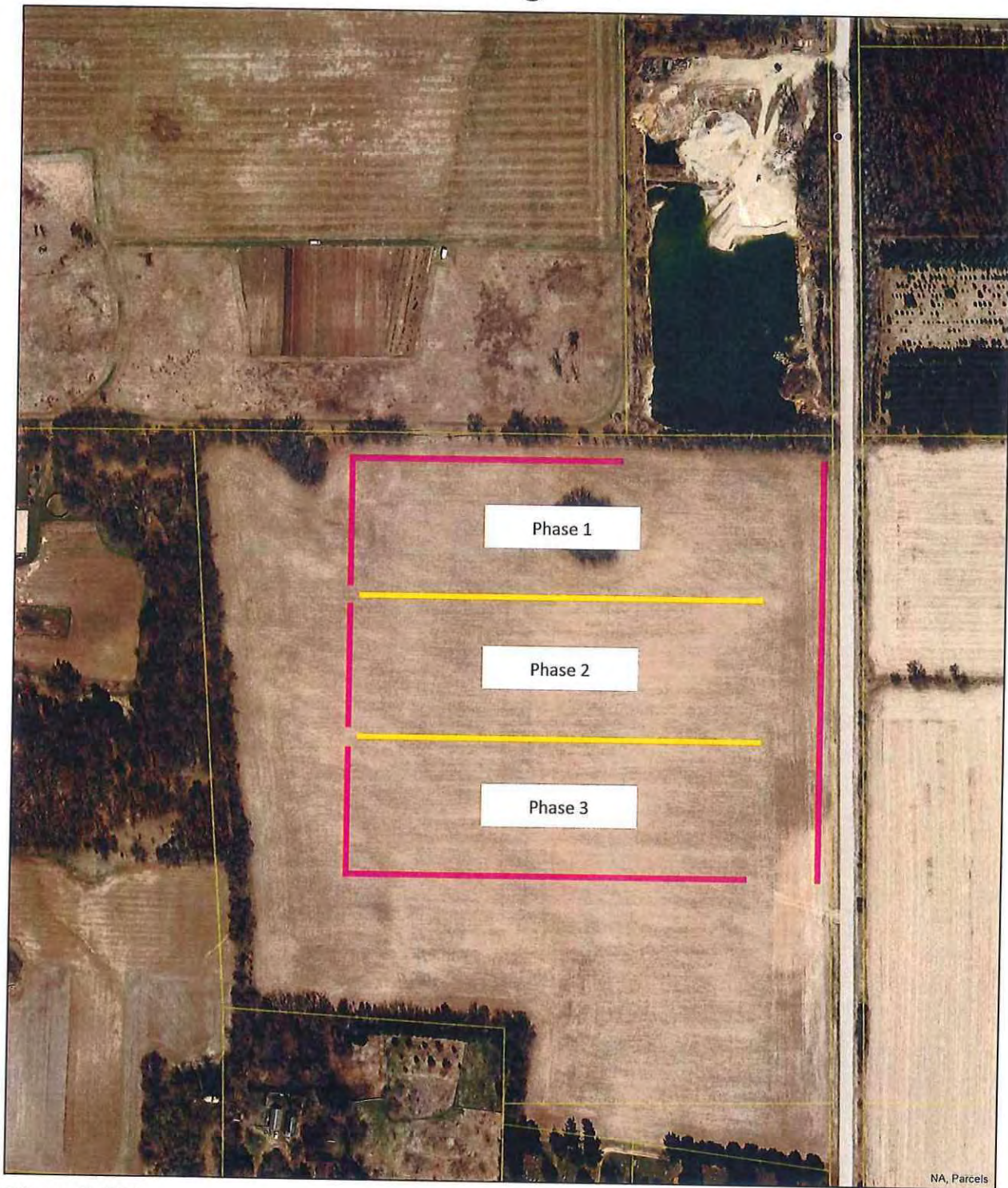
0 130 260 520 Feet



Existing Property Fence

Proposed New Fencing

Phasing Plan



February 18, 2020

Parcels

0 130 260 520 Feet

N

Temporary Berm

Permanent Beam

Location of Stockpile



February 18, 2020

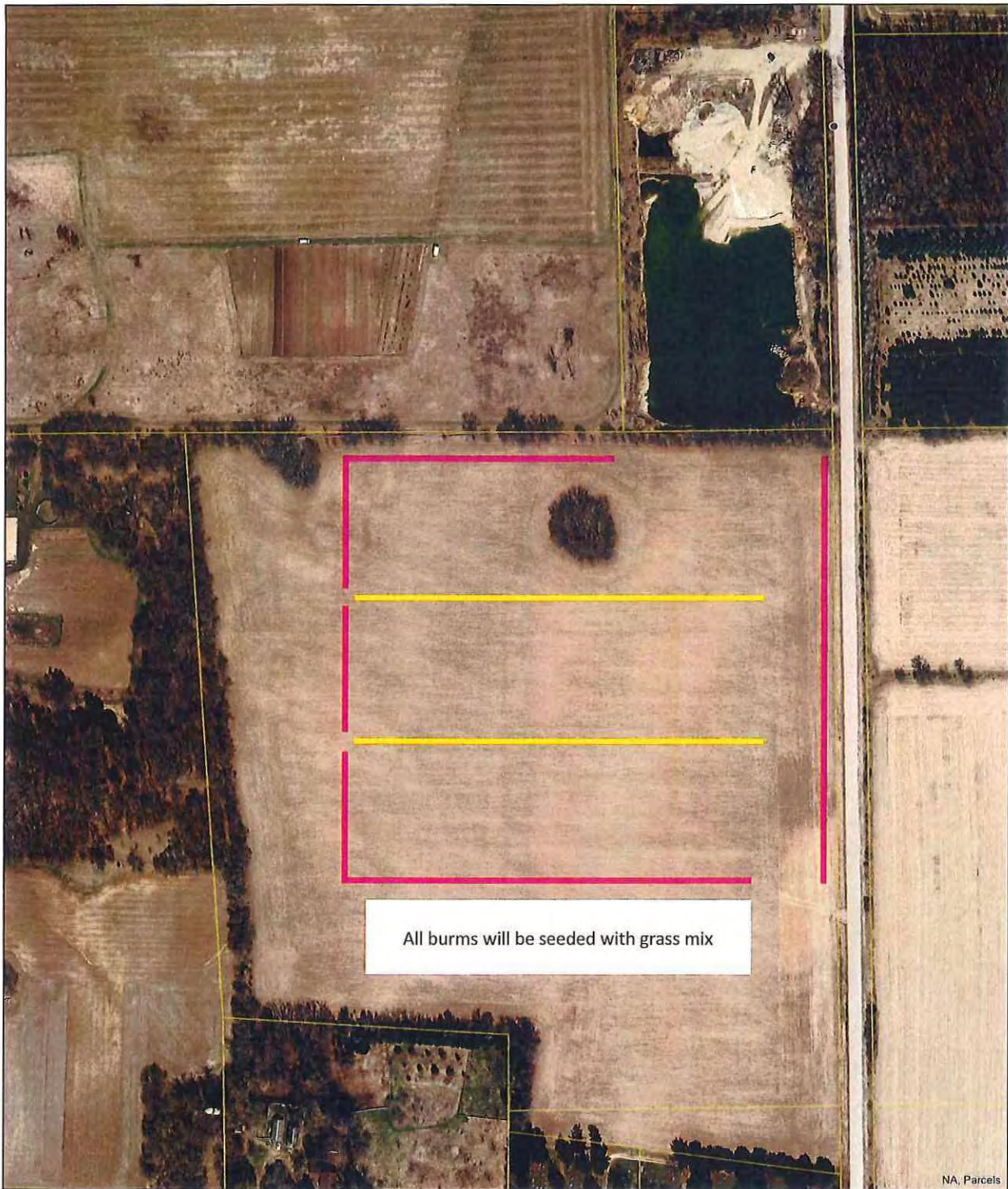
Parcels

0 130 260 520 Feet



Location of Stockpile
(to be kept in existing quarry)

Screening Burms and Landscaping



February 18, 2020

Parcels


0 130 260 520 Feet



Temporary Berm

Permanent Beam

Parcel Number - 052/0510-284-9500-4**Current**[◀ Parcel Parents](#)[Summary Report](#)

Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
PLSS (T,R,S,QQ,Q)	05N 10E 28 SE SE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 28 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 28-5-10 PRT SE1/4SE1/4 LYG N OF HWY CL EXC BEG ON E & W HWY 379.5 FT W OF E LN TH W 264 FT TH N 165 FT TH E 264 FT TH S 165 FT TO POB EXC R993/13 EXC R726/397 & EXC R19342/13 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KEVIN HAHN 	
Primary Address	No parcel address available.	
Billing Address	3898 OLD STONE RD OREGON WI 53575	

Parcel Number - 052/0510-284-8001-0**Current**[◀ Parcel Parents](#)[Summary Report](#)


Parcel Detail		Less —
Municipality Name	TOWN OF RUTLAND	
State Municipality Code	052	
PLSS (T,R,S,QQ,Q)	05N 10E 28 NE SE (Click link above to access images for Qtr-Qtr)	
Section	05N 10E 28 (Click link above to access images for Section)	
Plat Name	METES AND BOUNDS (Click link above to access images for Plat) METES AND BOUNDS (Click link above to access images for Surveys within Plat)	
Block/Building		
Lot/Unit	(Click link above to see images for this Lot)	
Parcel Description	SEC 28-5-10 NE1/4SE1/4 EXC R993/13 EXC R19342/13 This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.	
Current Owner	KEVIN HAHN	
Primary Address	No parcel address available.	
Billing Address	3898 OLD STONE RD OREGON WI 53575	

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 052/0510-284-8001-0 and 052/0510-284-9500-4

That part of the East One-Half of the Southeast One-Quarter (E1/2 SE1/4) of Section Twenty-eight (28), Township Five (5) North, Range Ten (10) East, in the Town of Rutland, Dane County, Wisconsin, lying North of the centerline of Old Stage Road, and EXCEPTING THEREFROM the following described parcels:

- 1) Those lands contained in Cemetery Deed recorded October 11, 1854 in Volume 26 of Deeds, Page 33.
- 2) Those lands contained in Warranty Deed recorded September 17, 1976 in Volume 726 of Records, Page 397 as Document Number 1487561.
- 3) Those land contained in Warranty Deed recorded September 13, 1978 in Volume 993 of Records, Page 13 as Document Number 1591534.
- 4) Those lands contained in Warranty Deed recorded June 30, 1992 in Volume 19342 of Records, Page 13 as Document Number 2368241; as corrected by Quit Claim Deed recorded July 20, 1992 in Volume 19516 of Records, Page 6 as Document Number 2373694.

TAX ROLL PARCEL NUMBERS: 052/0510-284-8001-0 AND 052/0510-284-9500-4
ADDRESS PER TAX ROLL: NO PARCEL ADDRESS AVAILABLE

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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ALTA Commitment for Title Insurance (08/01/2016)

Page 3

Printed: 08.26.19 @ 02:45 PM
WI-CT-FDLC-01080.636101-SPS-1-19-C-19213131





DGIMap

March 11, 2013



Find address or PIN



↑ ↑
Quarrying
Started

300ft

1937



DCiMap

Version 4.2.1



Find address or PIN



Five white square buttons for map navigation: back, forward, home, a red crosshair (current view), and a square with a red dot (likely a previous location).

A vertical stack of six small square buttons for additional map controls, including zoom in, zoom out, and other navigation functions.



300ft

2005

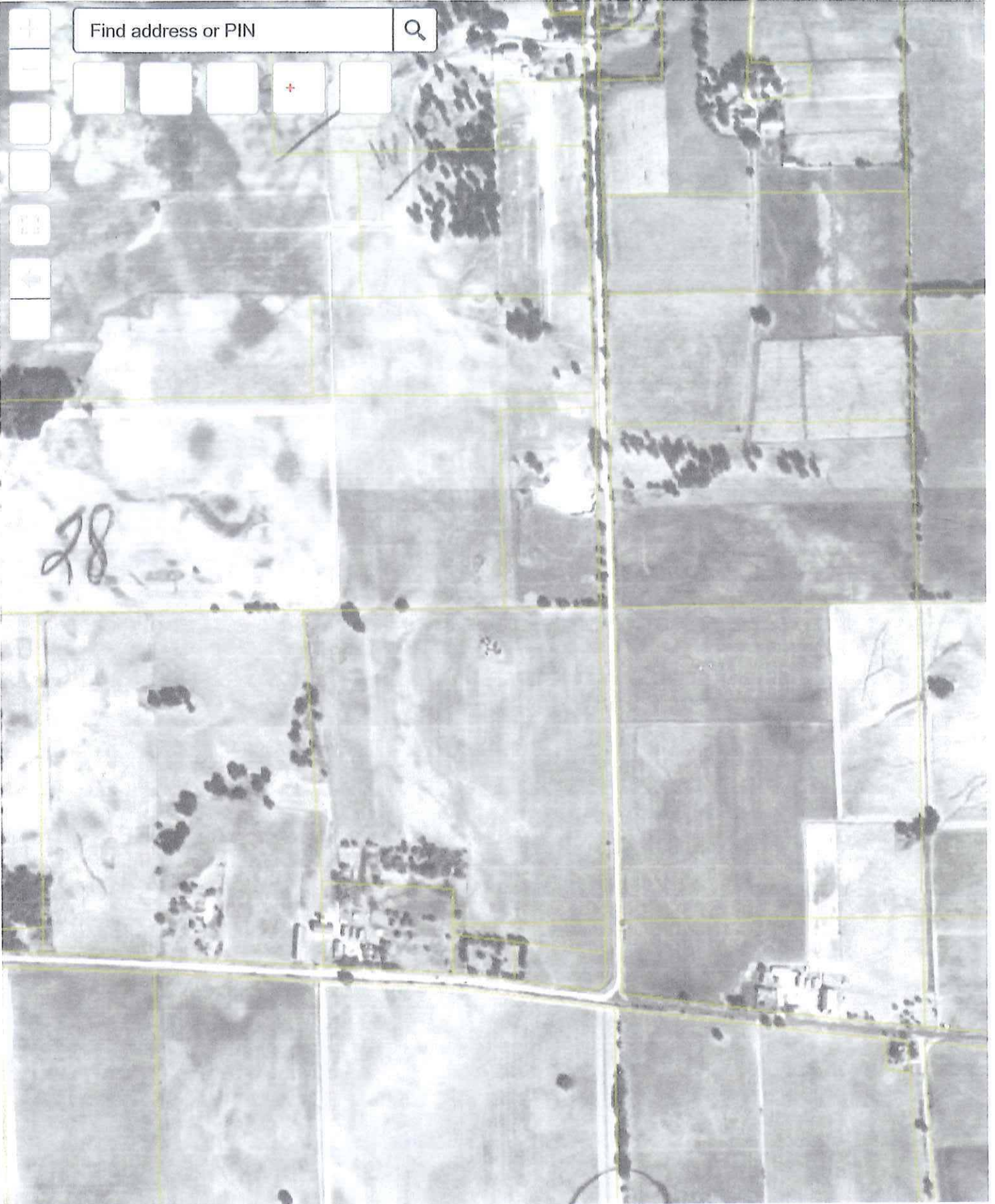


DCiMap

Version 3.0.1



Find address or PIN



600ft

1955

No Houses



DCiMap

Version 3.4.1



Find address or PIN



300ft

1976 No Houses or Subdivision

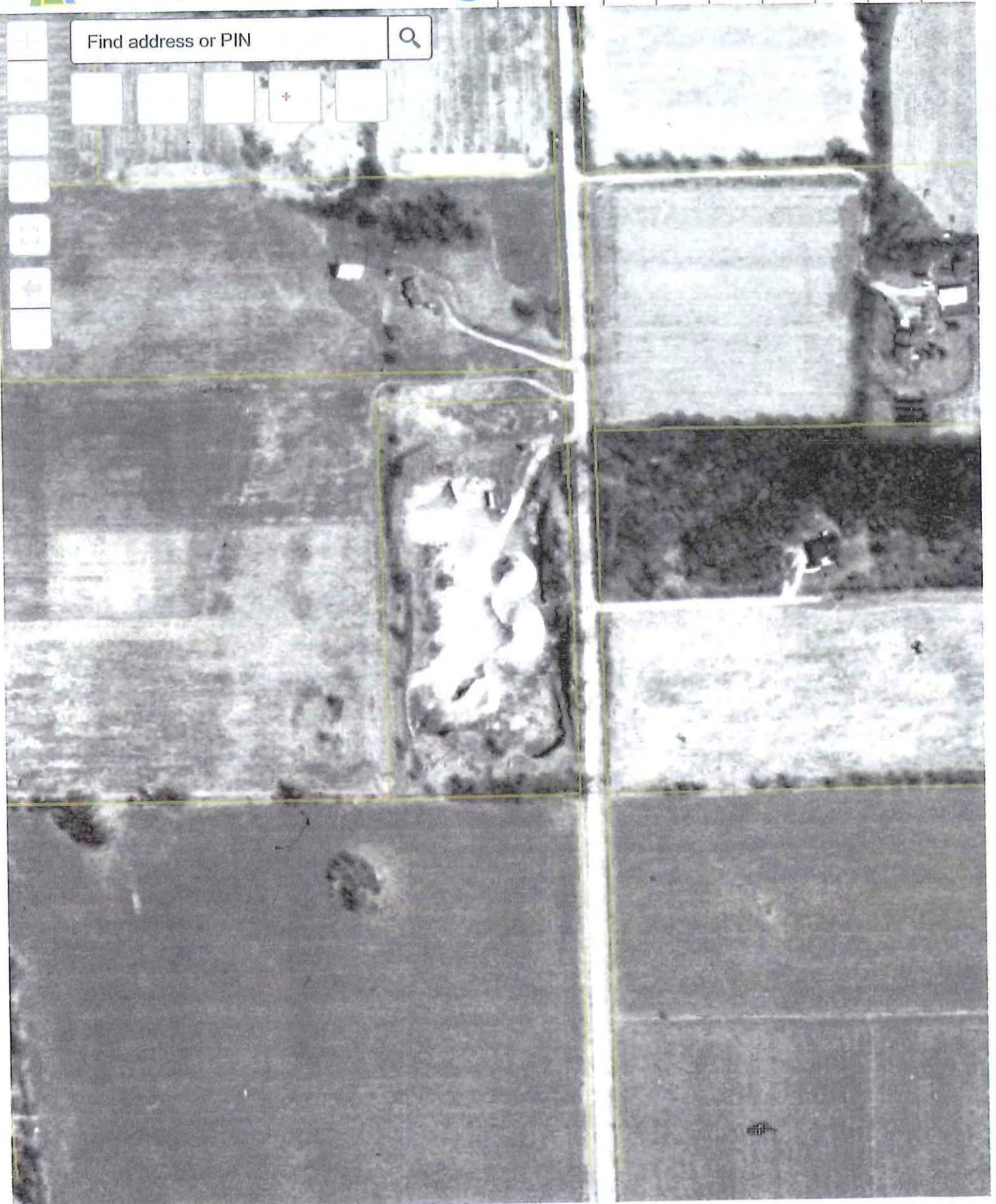


DCiMap

Window Title



Find address or PIN



300ft

1995



DCIMap

Version 3.4.1



Find address or PIN



300ft

1987



DCiMap

Version 3.6.1



Find address or PIN



300ft

2010



DCiMap

Version 3.4.3



Find address or PIN



pin
to
add



300ft

2014



DCIMap

Version 1.0.1

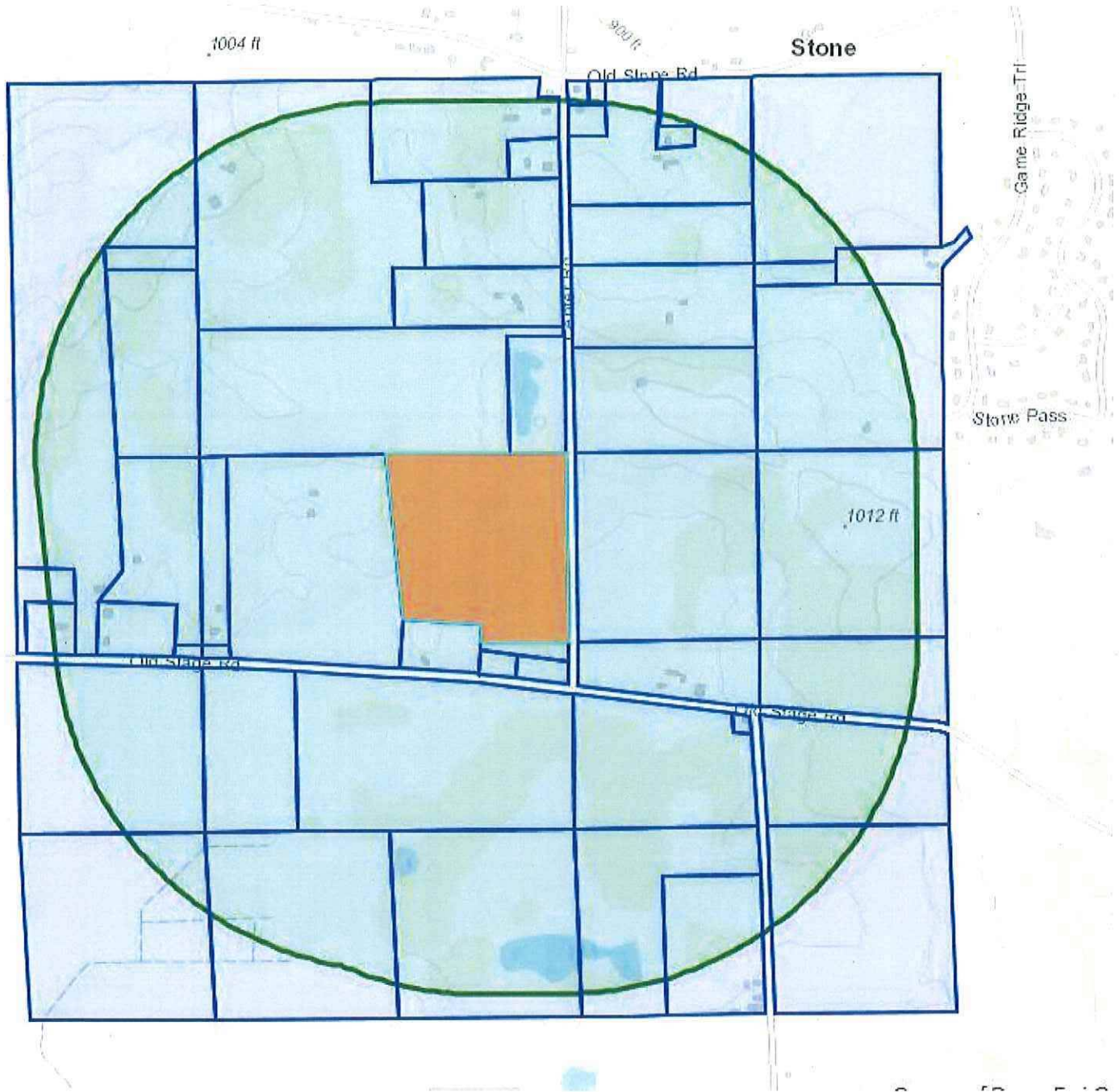


Find address or PIN



300ft

2000



DESK LLC
399 COUNTY HIGHWAY X
EDGERTON, WI 53534

ROBERT M HILL
JANE M HILL
509 CENTER RD
OREGON, WI 53575

GEORGE BROS FARMS INC
4177 OLD STAGE RD
BROOKLYN, WI 53521

ROBIN STROEBEL-CRUZ
3927 OLD STONE RD
OREGON, WI 53575

KNUTSON LIVING TR
4061 OLD STONE RD
OREGON, WI 53575

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

ROBIN STROEBEL-CRUZ
3927 OLD STONE RD
OREGON, WI 53575

ANDREW H KESSENICH
JOANNA M KESSENICH
439 CENTER RD
OREGON, WI 53575

NELSON LIVING TR, WILLIAM D
3922 OLD STAGE RD
BROOKLYN, WI 53521

JOEY ROATCH
LORI ROATCH
3951 OLD STONE RD
OREGON, WI 53575

HILLESTAD REV LIVING TR, SH...
4120 OLD STAGE RD
BROOKLYN, WI 53521

HARRY T CORCORAN
KIMBERLY L CORCORAN
205 N UNION RD
BROOKLYN, WI 53521

JOEY ROATCH
LORI ROATCH
3951 OLD STONE RD
OREGON, WI 53575

HILLESTAD REV LIVING TR, SH...
4120 OLD STAGE RD
BROOKLYN, WI 53521

MEGAN M BERNDT
510 CENTER RD
OREGON, WI 53575

SANRO IRREV TR
454 CENTER RD
OREGON, WI 53575

DARYL J RIDGELY
MARY P RIDGELY
4126 OLD STAGE RD
BROOKLYN, WI 53521

Current Owner
Current Owner
396 GAME RIDGE TRL
OREGON, WI 53575

SANRO IRREV TR
454 CENTER RD
OREGON, WI 53575

GEORGE BROS FARMS INC
4177 OLD STAGE RD
BROOKLYN, WI 53521

NELSON LIVING TR, WILLIAM D
3922 OLD STAGE RD
BROOKLYN, WI 53521

JENNIFER HANSON
TODD HANSON
430 CENTER RD
OREGON, WI 53575

THOMAS M EUGSTER
4058 OLD STAGE RD
BROOKLYN, WI 53521

NELSON LIVING TR, WILLIAM D
3922 OLD STAGE RD
BROOKLYN, WI 53521

JOHN H SUNDBY
ERICA L SUNDBY
3811 HAWK LN
OREGON, WI 53575

FRANCISCO PELEGRI
REBECCA S VAN DAN
4006 OLD STAGE RD
BROOKLYN, WI 53521

NELSON LIVING TR, WILLIAM D
3922 OLD STAGE RD
BROOKLYN, WI 53521

DESK LLC
399 COUNTY HIGHWAY X
EDGERTON, WI 53534

RUTLAND, TOWN OF
4177 OLD STAGE RD
BROOKLYN, WI 53521

WILLIAM D NELSON
3897 OLD STAGE RD
BROOKLYN, WI 53521

NELSON LIVING TR, WILLIAM D
3922 OLD STAGE RD
BROOKLYN, WI 53521

STOUGHTON FARMS INC
PO BOX 110
OREGON, WI 53575

ROBERT E HILL
HEATHER A HILL
487 CENTER RD
OREGON, WI 53575

LARSON TR, BONNIE J
483 CENTER RD
OREGON, WI 53575

HENRY N SPELTER
VIOLET M SPELTER
5204 AUTUMN LN
MCFARLAND, WI 53558

KEVIN HAHN
3898 OLD STONE RD
OREGON, WI 53575

HILLESTAD REV LIVING TR, SH...
4120 OLD STAGE RD
BROOKLYN, WI 53521

HILLESTAD REV LIVING TR, SH...
4120 OLD STAGE RD
BROOKLYN, WI 53521

COOK REVOCABLE LIVING TRU...
4130 OLD STAGE RD
BROOKLYN, WI 53521

MARY LOU MACLEOD
4116 OLD STAGE RD
BROOKLYN, WI 53521

HILLESTAD REV LIVING TR, SH...
4120 OLD STAGE RD
BROOKLYN, WI 53521

KEVIN HAHN
3898 OLD STONE RD
OREGON, WI 53575

Current Owner
Current Owner
4082 OLD STAGE RD
BROOKLYN, WI 53521

Current Owner
Current Owner
4082 OLD STAGE RD
BROOKLYN, WI 53521

GEORGE BROS FARMS INC
4177 OLD STAGE RD
BROOKLYN, WI 53521

KEVIN HAHN
3898 OLD STONE RD
OREGON, WI 53575

RUTLAND CEMETERY ASSN
NOT PROVIDED
NOT PROVIDED, WI 99999

GEORGE BROS FARMS INC
4177 OLD STAGE RD
BROOKLYN, WI 53521

NELSON LIVING TR, WILLIAM D
3922 OLD STAGE RD
BROOKLYN, WI 53521

GEORGE BROS FARMS INC
4177 OLD STAGE RD
BROOKLYN, WI 53521