

BEFORE THE DANE COUNTY BOARD OF ADJUSTMENT

Appeal No. 3706

OWNER: CAMP CARLSON LLC
OPERATOR: YAHARA MATERIALS
LOCATION: TOWN OF ROXBURY, SECTION 6

BRIEF OF DANE COUNTY ZONING ADMINISTRATOR

By: Daniel Everson, AZA

Yahara Materials, Inc., 6117 County Highway K, P.O. Box 277, Waunakee, WI 53597 on behalf of Camp Carlson, LLC is appealing a determination of the zoning administrator of the non-conforming acreage associated with an existing mineral extraction site located in the town of Roxbury, Section 6.

Argument of the appeal

On January 17, 2019, the Dane County Board of Supervisors adopted 2018-OA-20, which comprehensively revised the Dane County Zoning Ordinance (Chapter 10, Dane County Code). In addition, the town of Roxbury adopted the new Dane County Zoning Ordinance on April 21, 2019.

Under section 10.102(7)(b), registered nonconforming mineral extraction sites are now subject to the provisions of the new zoning ordinance. See attached document.

On May 28, 2019, Dane County Planning prepared and sent out a letter to John and Dennis Carlson (current landowner) indicating the adoption of the new zoning ordinance and that the registered mineral extraction site would have to adhere to the new requirements for existing non-conforming sites. See attached letter.

Dane County staff (Everson) prepared the Deed Notice as part of the new ordinance requirements recognizing parcel 0907-064-8500-1 as having non-conforming status with a map. The Deed Notice was to be signed and notarized. See attached.

Staff originally indicated that lands lying south of STH 188 in the SE ¼ of Section 6 in the town of Roxbury, approximately 49 acres was identified as non-conforming and mapped this way for approximately 50 years. The original registration, on March 26, 1969 by Capitol Sand and Gravel on behalf of Lloyd Carlson indicated 52 acres more or less. See attached document.

Yahara Materials challenged the prepared Deed Notice by submitting a reclamation plan for the entire farm. That reclamation plan was rejected by county staff.

Timeline History

1955 – Evidence from aerial photo of a mineral extraction site on lands south of STH 188.

1969 – A 52 acre +/- site was registered with the county by Capitol Sand and Gravel on the NW ¼ of the S ½, and West ½ of the NW ¼ of the SE ¼, Town of Roxbury, Section 6 on behalf of Lloyd Carlson.

1969/1970 – Registration status report by the county accepted the registration of described lands. County mapping records indicate the subject described lands as a non-conforming registered site for the next 50 years with no request for determination or intent of expansion. See attached map.

1981 – County changes non-conforming use for mineral extraction so that existing sites do not terminate when abandoned or cease to operate in a one year timeframe.

1986 - Recorded lease document between Lloyd Carlson and BR Amon and Sons for mineral extraction uses on SE ¼ SE ¼, approximately 20 acres. I believe that description is wrong. That 40 acre parcel was never under the ownership of Lloyd Carlson and historical images never shows any mineral extraction uses in that area.

1993 – Managed Forest Lands agreement document recorded between Lloyd Carlson and DNR.

2001 – Dane County adopts Ch. 74 Reclamation Ordinance. All existing and new mineral extraction sites must have an approved reclamation plan on file with the county prior to any material removed from property. This particular site never applied for a reclamation permit until 2019 by Yahara Materials. The operator was proposing the entire farm, both sides of STH 188 in the reclamation plan, now operated by John and Dennis Carlson.

2018 – TDI document recorded, Lloyd Carlson passed away 8/11/2018

2019 - Recorded lease document between John and Dennis Carlson and Yahara Materials for mineral extraction uses.

2020 – Warranty Deed recorded, John and Dennis Carlson to Carlson Brothers LLC

2020 – Yahara Materials submits an application for a reclamation plan for parcel 0907-064-8500-1. Plan is ultimately approved by Land and Water Resources and Dane County Planning.

2021 – County staff conducted an inspection and noted that a small driveway has been installed off of STH 188, a metal gate has been installed as well and signage indicating an active mineral extraction on premises. No other area has been disturbed or material removed for mineral extraction purposes. See photos.

Excerpts from the Dane County Zoning Ordinance

10.004 DEFINITIONS.

- (1)** Abandoned or discontinued use.
- (a)** Except as described in (b) below, when the nonconforming use of a property has ceased for twelve months or longer, a use shall be considered abandoned and discontinued.
- (b)** Mineral extraction uses shall be considered abandoned or discontinued if the use ceases for twelve months
 - 1.** Within twelve months or longer, unless the landowner or operator complies with all of the following: of the effective date of this ordinance has submitted a reclamation plan under Chapter 74, Dane County Code;
 - 2.** By January 31 of each year after submitting a reclamation plan, submits an annual report that meets all the requirements of s. 74.251, Dane County Code.
 - 3.** Within twelve months of the receipt of notice under s. 10.102(7)(b)2., records a deed notice document, that:
 - (a)** indicates the presence of a nonconforming mineral extraction site;
 - (b)** describes the boundaries of the nonconforming mineral extraction site, and;
 - (c)** is signed by the landowner and the zoning administrator.
- (4)** By January 31 of each year after submitting a reclamation plan, provide to the zoning administrator evidence, subject to inspection, that all of the following conditions are met:
 - (a)** Verification of property ownership or an active mineral lease, as recorded with the Dane County Register of Deeds, between the landowner and a mineral extraction operator.
 - (b)** The driveway accessing the subject site shall either be paved or covered with crushed asphalt for a minimum distance of 100 feet from the public right-of-way.
 - (c)** There shall be a safety fence around the entire extraction area at all times.
 - (d)** Driveway access points to the site shall be gated. All gates shall be signed “no trespassing.”
 - (e)** The operator shall post clearly visible signage indicating the presence of mineral extraction activity.
- (109)** Nonconforming use. A lawfully created use that existed prior to the time this ordinance or relevant amendments took effect, and which does not conform to the current standards of this ordinance.

10.102 GENERAL PROVISIONS APPLICABLE TO ALL USES IN ALL ZONING DISTRICTS.

(7) Nonconforming Uses and Structures.

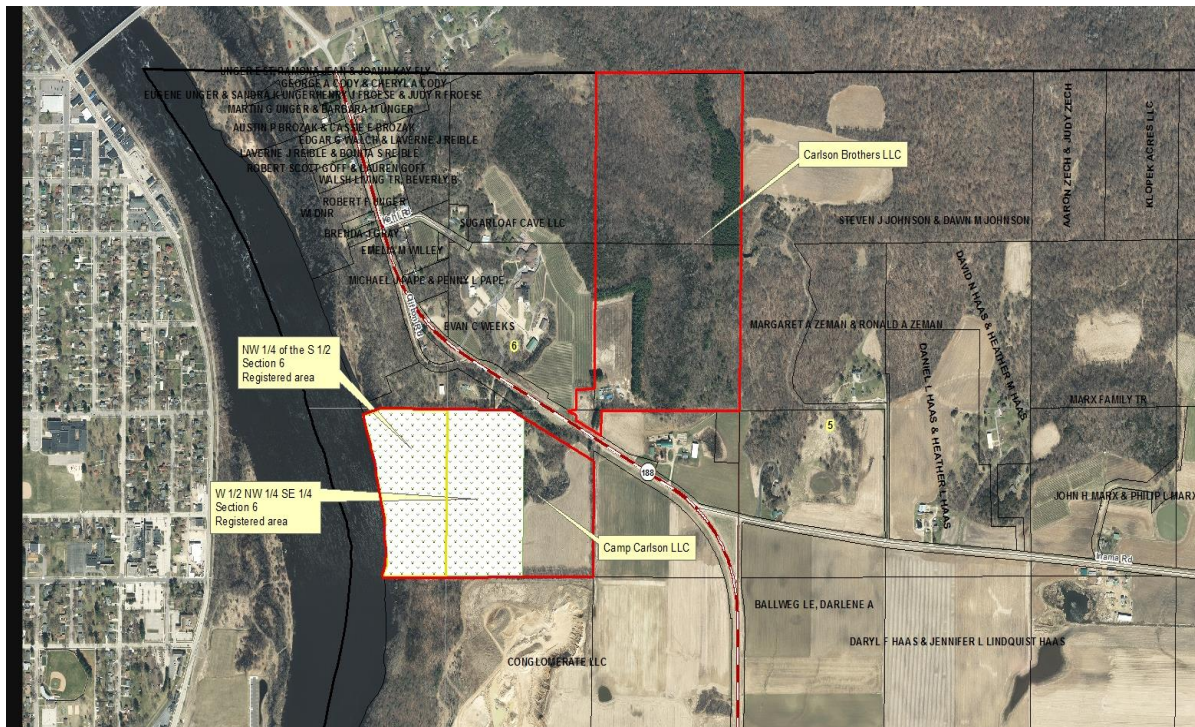
(b) Nonconforming Uses.

1. Continuation of a Legal, Nonconforming Use. The lawful principal use of a building or premises existing at the time of adoption of this ordinance may be continued as a nonconforming use.
2. Notification of Nonconformity. Within 30 days of the effective date of this ordinance in any town, the zoning administrator will send a notice via certified mail, return receipt requested, to all legally established, nonconforming mineral extraction operations which existed prior to 1969, and were registered with and approved by the Dane County Zoning Administrator at the time. The notice shall inform the landowner that registered nonconforming mineral extraction sites are subject to the provisions of this section.
3. Abandonment or Discontinuation of a Nonconforming Use.
 - a. Any use that is discontinued or abandoned for a period of one (1) year shall be considered terminated and shall lose its nonconforming status. Any future use or reestablishment of a previously nonconforming use on the premises must conform to the provisions of this ordinance, except as specifically exempted below.
 - b. The relocation or expansion of any nonconforming use beyond areas where such use was originally established shall conform to all standards and requirements of this ordinance, except as otherwise provided by law.

Conclusion and Findings:

- Non-conforming status of the subject site has never been contested for over 50 years by several operators as well as the previous and current landowner.
- The site south side of STH 188 has been used as Boy Scout Camp, known as Camp Carlson for many decades.
- The entire lands owned by John and Dennis Carlson are in common ownership and majority of the parcels are contiguous, except for the fact that STH 188 divides those lands.
- No evidence has been submitted to the county or the board to show that Lloyd Carlson intended in 1969 to conduct mineral extraction operations on the entire 130.5 acres, and specifically that portion north of STH 188.
- Mineral extraction operations ceased in the mid 1980's.
- When the subject site was registered in 1969, 52 acres was written down by the operator for estimated acreage reserved for deposit.
- Dane County Planning and Development has recognized for over 50 years that lands lying south of STH 188, approximately a 49 acre parcel has non-conforming status.
- Recorded documents over the years between the past and current owners have entered into agreements over the years with the state DNR for Managed Forest Lands.
- Anything beyond the identified 49 acre parcel would require a Conditional Use Permit to allow for mineral extraction uses.

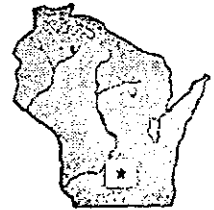
- The Petitioner has not established a right to expend mineral extraction beyond the area registered in 1969 under the diminishing asset rule.
- Past department determinations by various Zoning Administrators have taken into account case law and have allowed for non-conforming sites to expand, based on certain criteria: See attached of past memo's by Zoning Administrators.
 - Lands owned contiguously by the original owner of the mineral extraction site.
 - Lands that are contiguous to the current mining site location.
 - The area contains the same asset currently mined.
 - Where the original owner of the registered site demonstrates an intent to mine that asset.





DANE COUNTY ZONING DEPARTMENT

Room 314, City-County Building
Madison, Wisconsin 53709
Telephone 266-4266



Dairy and Recreation
Center of America

APRIL 16, 1969 DEADLINE TO REGISTER OLD GRAVEL PITS AND OTHER MINERAL EXTRACTION OPERATIONS IN DANE COUNTY.

To all concerned:

The enclosed copy of Zoning Ordinance Amendment 1163 should be of interest to all owners of land where gravel pits, quarries and related activities take place, as well as to those who are conducting this kind of business.

Your attention is invited to the very last paragraph, (4), and to the last sentence therein, which reads as follows:

"All existing mineral extraction operations shall be deemed non-conforming uses and may be continued providing that they have been worked prior to the date of adoption of this ordinance and they have been registered with the County Zoning Supervisor within one year of the date of adoption of this ordinance."

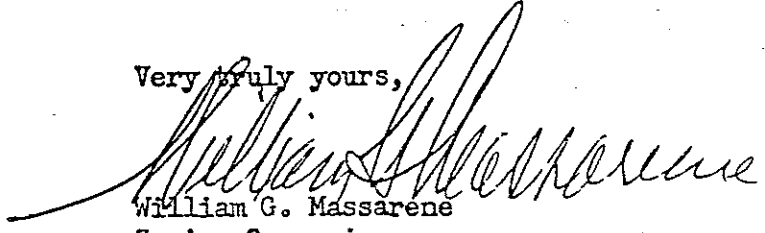
April 16, 1968 is the date this ordinance was adopted. Within Dane County a mineral extraction operation that began before that date may be continued, provided it is registered with the Dane County Zoning Supervisor, Room 314, City-County Building, Madison, Wisconsin 53709 no later than April 16, 1969.

Registration of mineral extraction operations that were worked prior to April 16, 1968 should be in writing, and may be accomplished by letter. The following information should be included:

1. Name of landowner
2. Name of Township
3. Section number and quarter, e. g. "NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 12."
4. Approximate acreage of land claimed for mineral deposits
5. Type of operation, e. g. "quarry"
6. Approximate date operation first worked (must be earlier than April 16, 1968)
7. Signature of owner, or his agent (registration of deposits by parties who contract for their use will be recognized)

We hope that all interested parties will avail themselves of their rights.

Very truly yours,


William G. Massarene
Zoning Supervisor

7

CAPITOL SAND AND GRAVEL COMPANY

PHONE 798-3051
CROSS PLAINS, WIS.

P. O. BOX 409
MADISON, WISCONSIN 53701

PHONE 80-798-3051
MADISON, WIS.

March 26, 1969

LLOYD A. CARLSON FARM

Highway 188
Rt. 2 Lodi, Wisconsin

Section 6
Town of Roxbury
Dane County
Wisconsin

Township 9N Range 7E

52 acres, more or less, located in the northwest quarter of the south half of Section 6, Township 9N, Range 7E, and also in the west half of the northwest quarter of the southeast quarter of Section 6.

CAPITOL SAND & GRAVEL COMPANY

R. A. GALLAGHER
President

RAG:seb

cc: Dane County Zoning Committee
cc: Wisconsin Department of Engineering

Information from Official Farm Plat Book and Directory,
1969 Edition.

Page No. 55.

17

Washed
Concrete Aggregates

Limestone
Driveways - Ag Lime

Top Soil
Fill Sand - Clay

Figure 1. The effect of the number of trials on the mean number of correct responses. The number of correct responses was significantly higher for the 10 trials condition than for the 5 trials condition. Error bars represent the standard error of the mean.

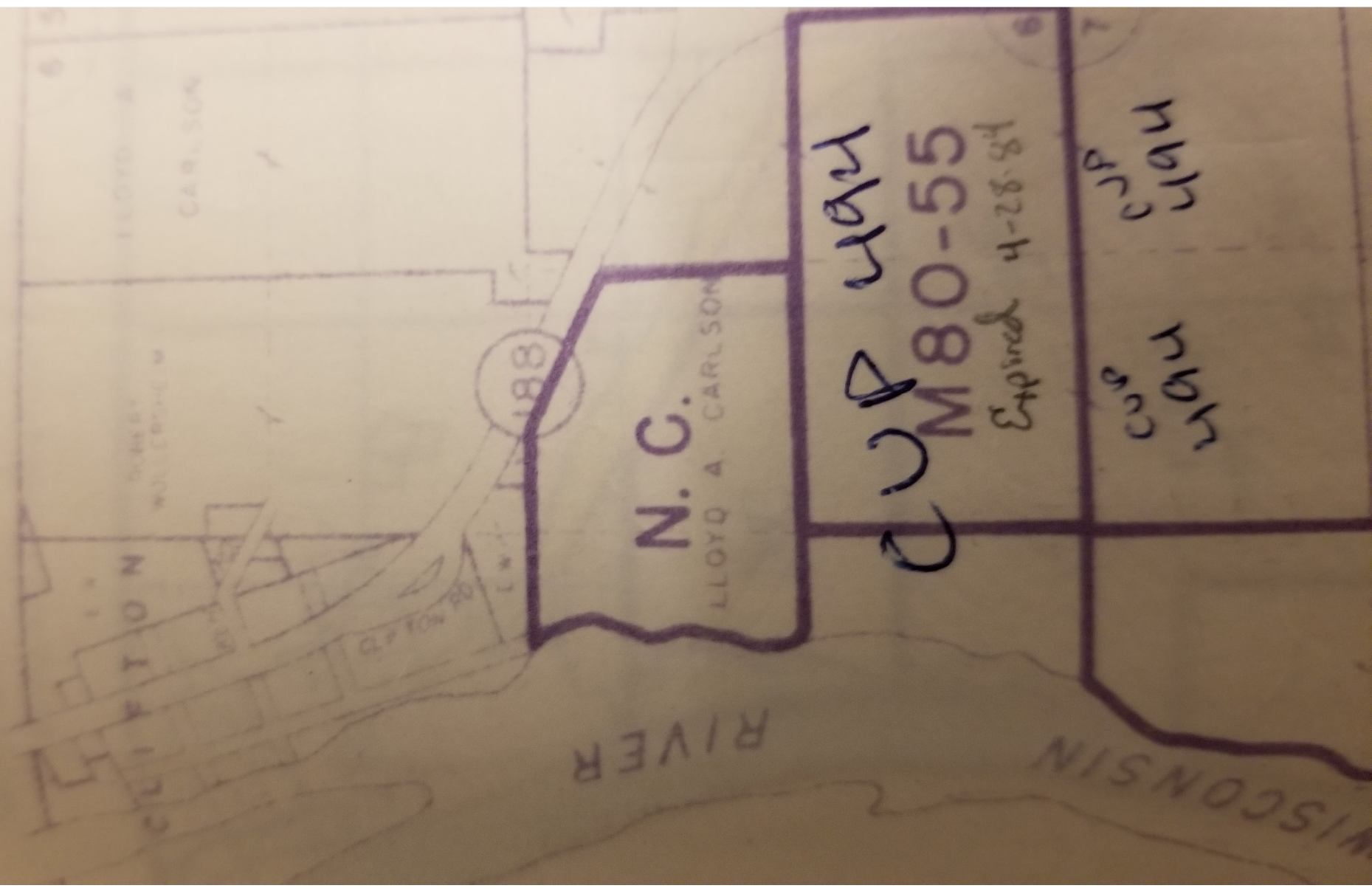
.....

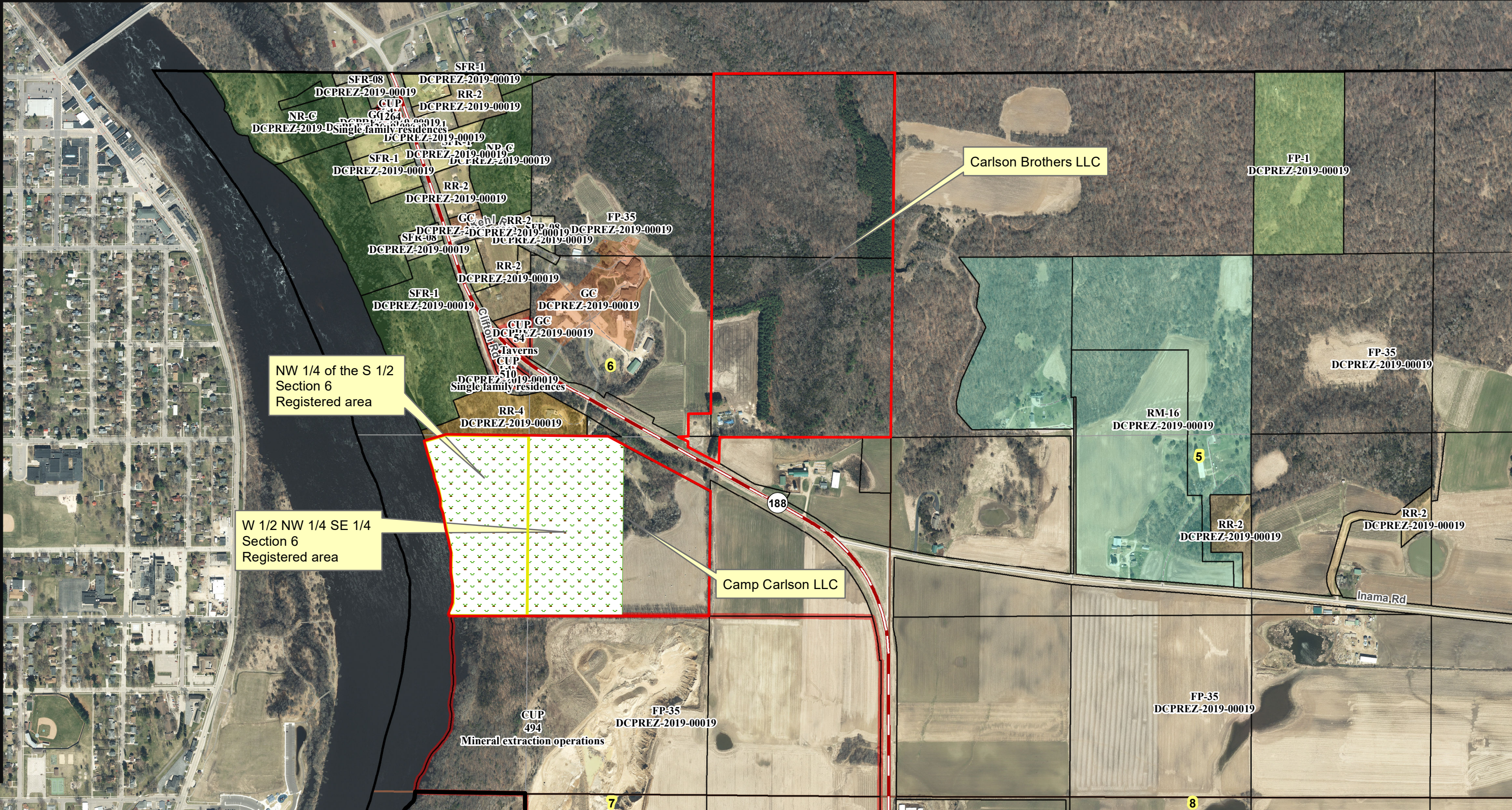
ZONING DEPARTMENT VERIFICATION



100

NON-CONFORMING M





NW 1/4 of the S 1/2
Section 6
Registered area

W 1/2 NW 1/4 SE 1/4
Section 6
Registered area

Carlson Brothers LLC

Camp Carlson LLC

CUP
494
Mineral extraction operations

FP-1
DCPREZ-2019-00019

FP-35
DCPREZ-2019-00019

RM-16
DCPREZ-2019-00019

RR-2
DCPREZ-2019-00019

RR-2
DCPREZ-2019-00019

FP-35
DCPREZ-2019-00019

SFR-1
DCPREZ-2019-00019
RR-2
DCPREZ-2019-00019
CUP
DCPREZ-2019-00019
NR-C
DCPREZ-2019-00019
SFR-1
DCPREZ-2019-00019
RR-2
DCPREZ-2019-00019
GC
DCPREZ-2019-00019
SFR-1
DCPREZ-2019-00019
RR-2
DCPREZ-2019-00019
GC
DCPREZ-2019-00019
FP-35
DCPREZ-2019-00019
SFR-1
DCPREZ-2019-00019
RR-2
DCPREZ-2019-00019
GC
DCPREZ-2019-00019
CUP
DCPREZ-2019-00019
Taverns
CUP
DCPREZ-2019-00019
Single family residences
RR-4
DCPREZ-2019-00019

188

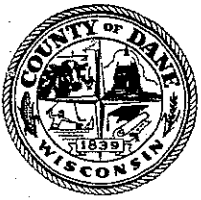
Inama Rd

7

8

6

5



Dane County Planning & Development

Room 116, City-County Building, Madison, Wisconsin 53709

Land Division Review

608/266-9086

Property Listing

608/266-4120

Surveyor

608/266-4252

Zoning

608/266-4266

TO: ALL INTERESTED PARTIES

FROM: JAMES GREGORIUS, DANE COUNTY ZONING ADM.

SUBJECT: NONCONFORMING MINERAL EXTRACTION SITES &
DIMINISHING ASSETS RULE

DATE: JANUARY 22, 2002

Recently several cases have surfaced with respect to contiguous land to nonconforming mineral extraction sites and the issue of nonconforming sites that were not registered prior to the April 16th, 1969 date. This memo is intended to address these issues and the specifics associated with each. These issues have been discussed with the Dane County Corporation Counsel and are included as part of information provided here.

The Schroeder v. Dane County Board of Adjustment (Halverson Case) and the supreme courts prior decisions established that for application of the diminishing asset rule the owner must show that **prior to April 16, 1969** (which was last day to register nonconforming sites with the county) the property to which they wish to expand the nonconforming use was:

- Contiguous to the nonconforming use;
- Under single or common ownership with the property upon which the mineral extraction existed; and
- The owner intended to excavate the land in question.

The court of appeals stated in the aforementioned case that: "The relevant inquiry is [the owner's] intent and ownership of the property coupled with the unique use of the extraction. Therefore the Planning and Development Department would apply the three standards contained in the previous paragraph to address this issue at the staff level. As stated previously staff has worked with the Dane County Corporation Counsel in addressing this issue.

The other issue is that of nonconforming sites that were not registered prior to the April 16th, 1969 date. Historically this issue has surfaced and the interpretation of the Zoning Administrator and the legal opinion of Corporation Counsel is that sites can have nonconforming status even if the site was not registered by April 16th, 1969. These sites will only be considered by staff if the following standards are met:

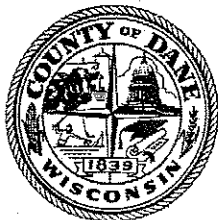
- The mineral extraction site must have existed prior to April 16th, 1969.

Page 2

Mineral extraction memo

- That the mineral extraction use **has not** been discontinued for a period in excess of 1 year since April 16th, 1969.
- Documentation shall be provided by the property owner or operator to substantiate the aforementioned information.

It should be noted that cases will be reviewed only on an individual or a site by site basis. Please feel free to contact me if there are additional questions regarding these two issues that have been addressed in this memo.



Kathleen M. Falk
Dane County Executive

Dane County Planning & Development

Division of Zoning

MEMORANDUM OF INTERPRETATION

TO: PLANNING & ZONING STAFF
FROM: PETER CONRAD, ZONING ADMINISTRATOR
SUBJECT: EXPANSION OF NONCONFORMING MINERAL EXTRACTION SITES
DATE: TUESDAY, NOVEMBER 22, 2005

QUESTION PRESENTED

Under what circumstances can a pre-existing legal nonconforming mineral extraction site expand?

BRIEF ANSWER

Legal nonconforming mineral extraction sites can expand onto: 1) land owned contiguously by the original owner of the mineral extraction site; 2) that is contiguous to current mining; 3) on the area that contains the same asset currently mined; 4) where the original owner demonstrated the intent to mine that asset.

DISCUSSION

A nonconforming use is a use of land for a purpose not permitted in the district which the land is situated. Waukesha County v. Seitz, 140 Wis.2d 111, 114-115 (Wis. Ct. App. 1987). Mineral extraction operations are a conditional use requiring approval from the Dane County Zoning & Land Regulation Committee in the A-1, A-1 EX, A-2, A-3, C-2, and M-1 zoning districts. Dane County Zoning does not allow this use in any other zoning district. A mineral extraction site operating without a conditional use permit, or in a district other than those listed, is a nonconforming use.

Dane County recognizes two types of legal nonconforming mineral extraction sites: 1) unregistered sites; and; 2) registered sites, provided they existed prior to 1969 and were

registered while in operation. The difference between these two is the amount of time an extraction operation can be inactive before it is considered discontinued and abandoned. Nonconforming status for an unregistered site terminates if it is inactive for more than one year. §10.21(1)(a), Dane County Code of Ordinances (DCCO). Nonconforming status for a registered site remains indefinitely, even if the site is inactive for more than one (1) year. §10.191(6) and §10.21(1)(c), DCCO. Both types of legal nonconforming sites can expand under the criteria discussed herein.

While a County cannot prohibit the lawful use of any building or premises for any trade or industry for which such building or premises is used at the time the ordinance takes effect under Wis. Stat. §59.69(10) (2001), there is statutory authority to regulate nonconforming uses. Dane County Board of Adjustment v. Halverson, 228 Wis. 2d 324, 339 (Wis. Ct. App. 1999). This authority includes the ability to enact ordinances that limit the change or extension of a nonconforming use. Id. However, because of the unique nature of mineral extraction, the Court held in Sturgis v. Winnebago County Board of Adjustments, 141 Wis.2d 149 (Wis. Ct. App. 1987) that legal nonconforming mineral extraction sites can expand under the rule of diminishing assets. That rule states:

This is not the usual case of a business conducted within buildings, nor is the land held merely as a site or location whereon the enterprise can be conducted indefinitely with existing facilities. In a quarrying business the land itself is a mineral or resource. It constitutes a diminishing asset and is consumed in the very process of use. Under such facts the ordinary concept of use, as applied in determining the existence of a nonconforming use, must yield to the realities of the business in question and the nature of its operations. We think that in cases of a diminishing asset the enterprise is "using" all that land which contains the particular asset and which constitutes an integral part of the operation, notwithstanding the fact that a particular portion may not yet be under actual excavation. It is in the very nature of such business that reserve areas be maintained which are left vacant or devoted to incidental uses until they are needed. Obviously, it cannot operate over an entire tract at once.

Sturgis at 153 quoting County of DuPage v. Elmhurst-Chicago Stone Co., 165 N.E.2d 301 (1960).

Application of the rule of diminishing assets is not limited to the property owner at the time the site became nonconforming, e.g. the property owner who successfully brought suit to expand a nonconforming site in Halverson was not the property owner at the time the mineral

extraction site became nonconforming. However, the definition is not unlimited and does not automatically permit expansion to every portion of every contiguous parcel owned by the operator. Schroeder v. Dane County Board of Adjustment, 228 Wis.2d 324, 341 (Wis. Ct. App. 1999). "The relevant inquiry is [the owner's] intent and ownership of the property coupled with the unique use of extraction." Sturgis at 152. Current case law appears silent on an exact methodology to establish intent, particularly regarding successive ownership interests, but there are common situations in which a transfer of property may establish intent, or lack thereof, for the successor in title. Some affirmative examples include lease agreements for extraction, or registration of the mineral resource. Conversely, rezoning the property to a district that prohibits mineral extraction, selling a part of the original nonconforming site to someone who did not mine that property, or selling that part of the original property which included the actively mined area with no activity taking place on the remnant property may demonstrate a lack of intent.

CONCLUSION

Legal nonconforming mineral extraction sites can expand under the rule of diminishing assets. However, the rule does not allow unlimited expansion. The owner or operator must prove: 1) the area in question was in contiguous ownership by the original owner of the mineral extraction site; 2) the area in question is contiguous and immediately adjacent to the area currently mined; 3) the same asset is present in the expanded area; and 4) the owner or operator, or their predecessors in interest, intended to mine that asset at the site at the time it became nonconforming. Dane County Zoning must evaluate each request for determination on a case-by-case basis. Before approving expansion of a nonconforming mineral extraction site, an owner or operator must submit the following for review:

- A legal description of the intended mining area;
- A scaled drawing of the intended mining area showing
 - the boundary of the expanded mining site;
 - the exact size of the area to be mined;

- the location and size of the existing mining operation;
- description of the operation;
- Documentation from a registered geologist identifying the mineral asset in the existing mine and the mineral asset in the proposed area;
- Documentation showing intent to mine the proposed area;
- The deed of the property at the time the mineral extraction operation began.

Dane County will review this information to ensure the owner or operator meets the four (4) criteria listed above. Only if all of the criteria are satisfied, can the owner or operator expand into the proposed area. Once Dane County Zoning makes a decision, any party aggrieved by the decision may appeal through the traditional process.

Reviewed & approved by Corporation Counsel: _____, January _____, 2006



Dane County Planning & Development

Division of Zoning

May 28, 2019

Attn: JOHN W CARLSON & DENNIS J CARLSON

Re: Registered and approved non-conforming - non-metallic mining sites; abandoned uses.

On January 17, 2019, the Dane County Board of Supervisors adopted [2018-OA-20](#), which comprehensively revised the Dane County Zoning Ordinance (Chapter 10, Dane County Code). In addition, the town of Roxbury has adopted the new Dane County Zoning Ordinance on May 20, 2019.

What does this mean for you?

The Dane County Zoning division has identified that your property or portions of your property are registered with the county as a non-conforming mineral extraction site or use. This notice is to inform you that registered nonconforming mineral extraction sites are subject to the provisions of the new zoning ordinance under section 10.102(7)(b).

1. Abandonment or Discontinuation of a Nonconforming Use.

- *Any use that is discontinued or abandoned for a period of one (1) year shall be considered terminated and shall lose its nonconforming status. Any future use or reestablishment of a previously nonconforming use on the premises must conform to the provisions of this ordinance, except as specifically exempted below.*
- *The relocation or expansion of any nonconforming use beyond areas where such use was originally established shall conform to all standards and requirements of this ordinance, except as otherwise provided by law.*

This memo serves as notification that in order for any registered non-conforming mineral extraction site to exist and to maintain its non-conformity; the following requirements must be adhered to.

(b) Mineral extraction uses shall be considered abandoned or discontinued if the use ceases for twelve months or longer, unless the landowner or operator complies with all of the following:

- Within twelve months of the effective date of this ordinance has submitted a reclamation plan under Chapter 74, Dane County Code.
- By January 31 of each year after submitting a reclamation plan, submits an annual report that meets all the requirements of s.74.251, Dane County Code and indicates the site was active during the previous year.
- Within twelve months of the receipt of notice under s. 10.102(7)(b)2., records a deed notice document, that:
 - (a) *indicates the presence of a nonconforming mineral extraction site;*
 - (b) *describes the boundaries of the nonconforming mineral extraction site, and;*
 - (c) *is signed by the landowner and the zoning administrator.*

- By January 31 of each year after submitting a reclamation plan, provide to the zoning administrator evidence, subject to inspection, that all of the following conditions are met:
 - (a) Verification of property ownership or an active mineral lease, as recorded with the Dane County Register of Deeds, between the landowner and a mineral extraction operator.*
 - (b) The driveway accessing the subject site shall either be paved or covered with crushed asphalt for a minimum distance of 100 feet from the public right-of-way.*
 - (c) There shall be a safety fence around the entire extraction area at all times.*
 - (d) Driveway access points to the site shall be gated. All gates shall be signed "no trespassing."*
 - (e) The operator shall post clearly visible signage indicating the presence of mineral extraction activity.*

Please note, that except as described in section (b) above, when the nonconforming use of a property has ceased for twelve months or longer, a use shall be considered abandoned and discontinued. A Conditional Use Permit would then be required to be approved by the town and the county to allow for future mineral extraction uses.

Your attention to this issue is greatly appreciated and you may contact me with any questions with the above referenced language.

Sincerely,

Dan Everson
Assistant Zoning Administrator
608.267.1541

April 22, 2021 Inspection photos





SAUK CITY—Lloyd A. Carlson, age 93, passed away peacefully on Aug. 11, 2018, surrounded by family. He was born on March 10, 1925, in Blue River, Wis., to Alfred and Loretta (Poole) Carlson, and grew up on the family farm.

Lloyd was a U.S. veteran, having served in the U.S. Army during World War II. Upon his return he worked at the Badger Army Ammunition Plant, and during those years met the love of his life, Myrna Schanke. They were married on Oct. 14, 1956, and enjoyed 50 years together raising a family in their home near Sauk City. They enjoyed gardening, participating in boy scouting activities together, and remaking the old gravel pit on their property into Camp Carlson. Lloyd was later employed for many years doing maintenance at the Prairie du Sac dam.

Lloyd enjoyed being a member of the American Legion, the VFW and the Masons. He was also very active in scouting and served as scoutmaster of Troop 173 for many years. He accompanied the troop on many camping trips to Castle Rock and numerous other events and activities. He welcomed many scout troops and other youth groups to Camp Carlson over the years. He received many scouting awards and honors, including Lifetime Achievement Award.

Lloyd had a great sense of humor and always had a joke or story for whoever was around. He liked swapping stories with the guys over coffee at the VFW club. He was often the one who got the coffee pot started first thing in the morning. He was also a lover of the natural world. His special areas of interest were trees and birds. He planted many trees, built birdhouses and always kept the bird feeders full. Lloyd was very inventive and enjoyed working in his woodshop. He crafted many items that he gave to friends and family.

He is survived by two sons, John (Wendy) Carlson, Dennis Carlson; three grandchildren, Krystal (Tyler) Martin, Jenna Carlson, Kyle (fiancée Geena Moore) Carlson; one great-granddaughter, Aria Carlson; numerous nieces and nephews; and great nieces and nephews. He was preceded in death by his parents; wife, Myrna; and brothers, Milfred and Ernest Carlson.



TERMINATION OF DECEDENT'S INTEREST

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DECEDENT'S NAME Lloyd A. Carlson	DATE OF DEATH 08/11/2018
DECEDENT'S ADDRESS AT DATE OF DEATH 7830 State Highway 188	CITY STATE ZIP Sauk City, WI 53583

DOCUMENT #
5444295
09/28/2018 01:15 PM
Trans Fee:
Exempt #: 11M
Rec. Fee: 30.00
Pages: 3

THE INTEREST OF THE DECEDENT IN THE PROPERTY LEGALLY DESCRIBED HEREIN IS TERMINATED PURSUANT TO THE FOLLOWING WISCONSIN STATUTE AND TRANSFERRED AS PROVIDED BY STATUTES:

☐ **867.045** – real property in which the decedent was a joint tenant, had a vendor's or mortgagee's interest, or had a life estate.

☒ **867.046** - property of a decedent specified in a marital property agreement, survivorship marital property; a third party confirmation; or a nonprobate transfer on death as described in 705.10(1) or 705.15.

Recording Area

Name and Return Address:

Wilson Law Group, LLC
Attorney John L. Haslam
7633 Ganzer Way, Suite 100
Madison, WI 53719

DOCUMENT UNDER WHICH DECEDENT'S INTEREST IN THE PROPERTY IS NOW TERMINATED – Copy(ies) of which is/are attached:

Recorded Document No. 5320988 Volume _____ Page _____
☐ Deed ☒ Transfer on Death ☐ Land Contract ☐ Mortgage
☐ Other _____

Unrecorded Document:

☐ Marital Property Agreement ☐ Other _____

SEE ATTACHED

Parcel Identification Number: _____

SEND TAX STATEMENT TO:

John W. Carlson &
Dennis J. Carlson
7950 Highway 188
Sauk City, WI 53583

DESCRIPTION OF THE PROPERTY TRANSFERRED (check all that apply):

- ☒ REAL PROPERTY - legal description as set forth in the attached/referenced and previously recorded document
☐ REAL PROPERTY - current legal description *if different* than the foregoing document
☐ NON-REAL PROPERTY – property identified in the attached document, inc. digital property, bank accounts and securities

Name(s) and address of owner(s) of the property immediately after the decedent's death; attach additional names & addresses if more than one owner. John W. Carlson. 7950 Highway 188 Sauk City, WI 53583 Dennis J. Carlson N750 Golf Rd Pine Vista Lot 47, Prairie du Sac, WI 53578	Interest of the signer of this document in the property: <input type="checkbox"/> joint tenant <input type="checkbox"/> remainder person if a life estate <input type="checkbox"/> mortgagee <input type="checkbox"/> land contract vendor <input type="checkbox"/> decedent's spouse <input type="checkbox"/> beneficiary of a marital property agreement <input checked="" type="checkbox"/> beneficiary of a transfer under 705.10(1) or 705.15 <input type="checkbox"/> other: _____
---	--

DECLARATION: To the best of undersigned's knowledge and belief, the undersigned declares that this document is true, accurate, complete and in conformity with the provisions and limitations of the Wisconsin Statutes.

DATE: 9-12-2018

DECLARANT SIGNATURE

x John W. Carlson

PRINT NAME: John W. Carlson

ACKNOWLEDGMENT

STATE OF Wisconsin)
COUNTY OF Dane)

Signed and sworn to (or affirmed) before me on 9/12/2018
by John W. Carlson

THIS DOCUMENT WAS DRAFTED BY:

Attorney John L. Haslam, Wilson Law Group, LLC

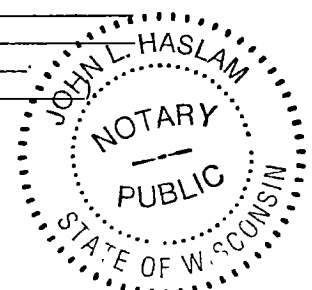
Print Name: JOHN L. HASLAM

Notary Public, State of Wisconsin

My Commission (is permanent) (expires) _____

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

TERMINATION OF DECEDENT'S INTEREST - Wisconsin Reg. of Deeds Association form HT-110 and TOD-110. Version 6.21.18





9 1 3 7 1 2 3
Tx:8848325

TRANSFER ON DEATH DEED

Document Number

Document Name

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5320988

04/26/2017 12:01 PM

Trans. Fee:

Exempt #: 10M

Rec. Fee: 30.00

Pages: 2

THIS DEED, made between Lloyd A. Carlson, a single person

("Grantor," whether one or more), and John W. Carlson, a married person and
Dennis J. Carlson, a single person, as tenants in common

("Grantee," whether one or more).

Grantor transfers on death to Grantee (pursuant to Sec. 705.15 Wis. Stats.), 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):

See Attached Exhibit A for legal description.

Recording Area

Name and Return Address

John L. Haslam

Wilson Law Group, LLC

7633 Ganser Way, Suite 100

Madison, WI 53719

See Attached Exhibit A

Exempt per 77.25(10m)

Parcel Identification Number (PIN)

This is homestead property.

(is) (is not)

Dated April 7, 2017

Lloyd A. Carlson (SEAL)
* Lloyd A. Carlson

____ (SEAL)

*

____ (SEAL)

*

AUTHENTICATION

Signature(s) Lloyd A. Carlson

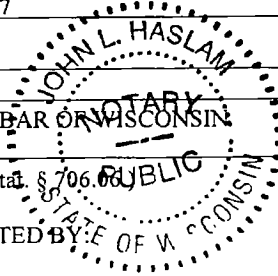
authenticated on April 7, 2017

John L. Haslam

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not,

authorized by Wis. Stat. § 706.60)



THIS INSTRUMENT DRAFTED BY

JOHN L. HASLAM

WILSON LAW GROUP, LLC

ACKNOWLEDGMENT

STATE OF _____)

) ss.

____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

*

Notary Public, State of _____

My commission (is permanent) (expires: _____)

E
10m

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

TRANSFER ON DEATH DEED

*Type name below signatures

INFO-PRO® www.infoproforms.com

2

EXHIBIT A

County:	Dane
Parcel Numbers:	050/0907-061-9500-2; 050/0907-064-8500-1; 050-0907-061-9360-2; 050/0907-061-9290-7; 050/0907-061-8000-9

The East One-half (E ½) of the Northeast Quarter and Fractional Lot Number Four (4), and a strip of land commencing on the Northwest corner of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼), thence running East on the line of said Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) Four (4) rods, thence South Twelve (12) rods, more or less, to the center of highway, thence following the said highway in a Northwesterly direction to the place of beginning;

Also a strip or parcel of land described as follows: Commencing Ten (10) rods West of the Northeast corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Six (6), thence North Ten and One-half (10 ½) rods, thence East Ten (10), thence South Ten and One-half (10 ½) rods, thence West Ten (10) rods, to the place of beginning, except a strip or parcel of land heretofore conveyed by deed to John J. Kehl which deed is recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on March 24th, 1919, at 11 o'clock A.M. in Vol. 252 of Deeds, on Page 592, and which parcel of land is described as follows: Beginning Ten (10) rods West of the Northeast corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Six (6), Township Nine (9) North of Range Seven (7) East, thence along said North line Eighteen (18) rods to the highway leading from Prairie du Sac to Madison, thence Twenty-one (21), rods Southeast along said highway; thence North Nine and One-third (9 1/3) rods to the place of beginning;

All of the above described lands being in Section Six (6), Township Nine (9) North of Range Seven (7) East. Subject to Highway Conveyance, all in Dane County, Wisconsin, per deed recorded in Vol. 374 of Deeds on page 267, Dane County, Registry.

A parcel of land in Section Six (6) Town Nine (9) North of Range Seven (7) East, more particularly described as follows: Beginning at a point on State Trunk Highway #78 in Section Six (6) Town Nine (9) North, Range Seven (7) East where the lands of Edgar G. Walch and Anton Jerabek meet on the South and West line of said State Trunk Highway #78, thence in a Southwesterly direction along the property line between the parties above named to a point 323 feet from the point of beginning, thence in a northerly direction to the South and West boundary line of State Trunk Highway #78 aforesaid, thence Southeasterly along the South and West boundary line of State Trunk Highway #78 to the point of beginning, reserving to first parties, however, their heirs and assigns forever, the use for travel of the certain roadway on the West side of the lands herein conveyed, all in Dane County, Wisconsin, per deed recorded in Volume 647 of Deeds, on page 552, of the Dane County Registry

1611016

THE APPLICATION OF

Net LLOYD CARLSON
RT 2
SAUK CITY WI 53583

Order No. WT 11609

having been duly filed stating that the owner of the land hereinafter described believes such land to be more suitable for the growing of timber and other forest products and that the lands are not more useful for any other purpose, that the owner intends to follow an approved management plan and will prohibit grazing and burning, and requesting that such land be approved as Woodland Tax Land under Section 77.16 of the Wisconsin Statutes; and

An examination having been made of the land hereinafter described and it having been determined that the facts give reasonable assurance that the woodland is more suitable for the growing of timber and other forest products and that such lands are not more useful for other purposes and the owner has agreed to follow an approved management plan which is on file in the department of natural resources office servicing this county. IT IS ORDERED that the application of the above named for the land hereinafter described as Woodland Tax Land be, and the same is hereby granted and said land is hereby designated as Woodland Tax Land, under the provisions of Section 77.16 of the Wisconsin Statutes.

Other than at the end of the contract period when the owner may renew the entry or choose not to renew the entry, the owner shall be assessed a penalty upon declassification of the lands.

TOWNSHIP 09 RANGE 07-E SECTION 06 PT SWNE 1.00 ACRES
09 07-E 06 PT SENE 34.00
09 07-E 06 PT LOT 4 36.00
TOTAL ACREAGE 71.00 •

3.00

IT IS FURTHER ORDERED that a copy hereof shall be forthwith transmitted to the owner of the land, to the Supervisor of property assessments, to the clerk and the assessor of the town of ROXBURY, and the county clerk and register of deeds of DANE County.

Dated at Madison, Wisconsin, this 17 day of NOVEMBER, 19 78.

SIGNATURE OF C.D. BESADNY, ADMINISTRATOR, DIVISION OF RESOURCE MANAGEMENT OF THE DEPARTMENT OF NATURAL RESOURCES AUTHENTICATED

THIS 17 DAY OF November, 19 78.

Richard Hammer

TITLE: MEMBER STATE BAR OF WISCONSIN OR OTHER PARTY AUTHORIZED UNDER SEC. 705.06 WIS. STATUTES.

THIS INSTRUMENT DRAFTED BY STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES.

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
For the Secretary

By *C.D. Besadny*

Administrator,
Division of Resource Management

LAND EXAMINATION REPORT

VOL 1038 PAGE 608

DEPARTMENT OF NATURAL RESOURCES

- ☒ Woodland Tax Law Application
- ☐ Woodland Tax Law Renewal
- ☐ Forest Crop Law

FORM 2430-4

LEAVE BLANK - MADISON OFFICE USE ONLY		
YEAR OF ENTRY	ORDER NO.	ACREAGE ENTERED
1979	11609	71.00
TOWN Roxbury	COUNTY Dane	
RANGE 7		SECTION 6

OWNER'S NAME (Please Type Form)

Mr. Lloyd Carlson

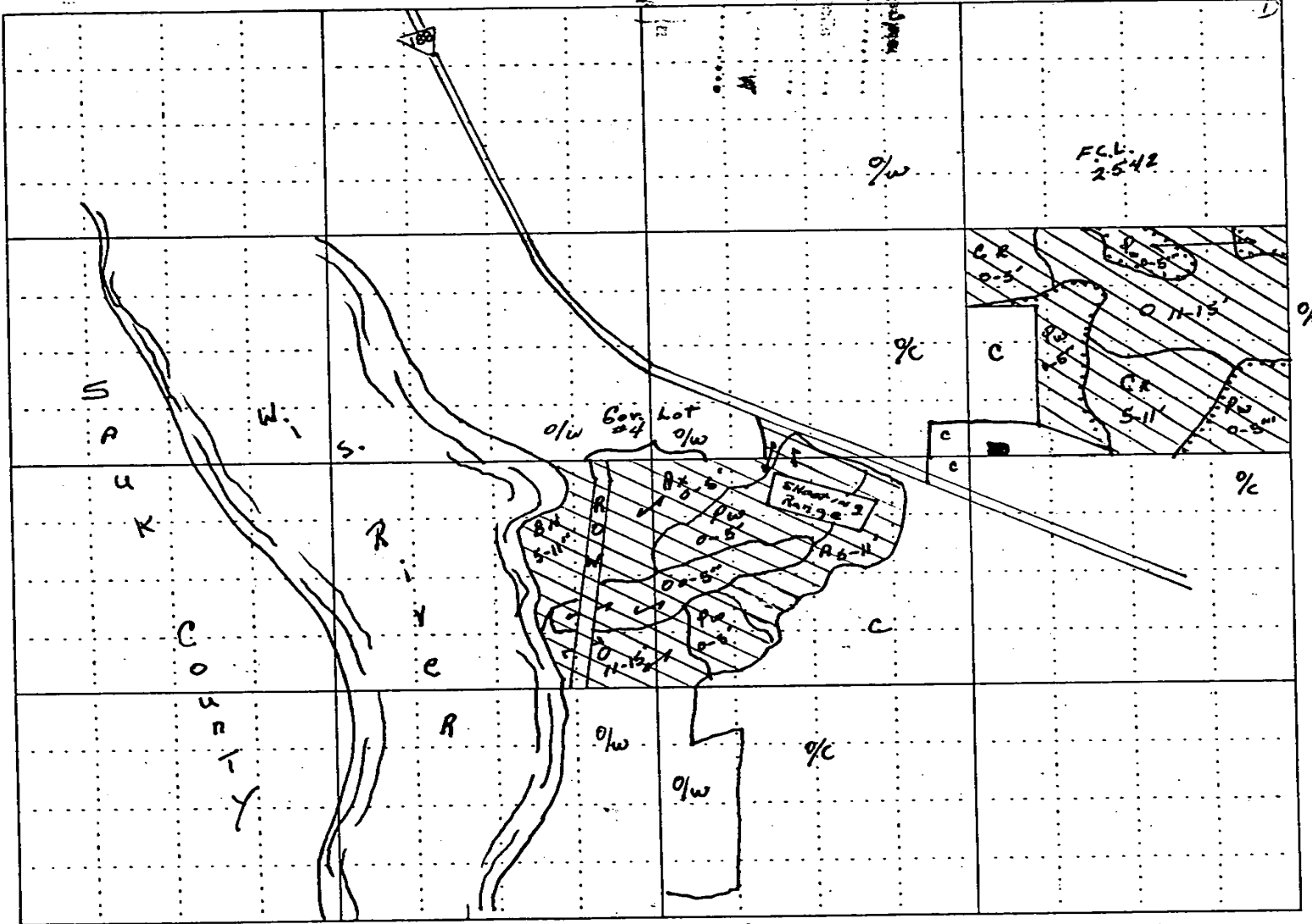
STREET OR ROUTE

Route #2

CITY, STATE, ZIP CODE

Sauk City, Wisconsin 53583

SECTION DIAGRAM
8" = 1 Mile



Office of Register of Deeds
Dane County, Wisconsin
Received for Record: 7-11-19
at 11:20 o'clock A.M.
and recorded in vol. 1038, p. 607
of Records on page 607
of Book X. H. H. H. H.
Register

1611016

311

1915922

NOTICE OF LEASE

7656 PAGE 37

Notice is herewith given that Lloyd and Myrna Carlson
(Lessor), has leased the property described on Exhibit A attached hereto and
made a part hereof, located in Dane County
to B. R. Amon & Sons, Inc., a Wisconsin Corporation located at R 3, Elkhorn,
Wisconsin 53121 (Lessee) for a term of one year commencing on
December 20, 1985, and that during the term of said lease
B. R. Amon & Sons, Inc., has the exclusive right to purchase and remove sand, rock,
gravel and/or earth material from said premises.

Dated this 24th day of December, 1985.

B. R. AMON & SONS, INC.

By Richard Amon
Richard Amon, President

By Paul G. Lavin
Paul G. Lavin, Secretary

ACKNOWLEDGEMENT

State of Wisconsin
Walworth County

Personally came before me this 24th day of December, 1985 the above
named Richard Amon and Paul G. Lavin, being the President and Secretary of
B.R. Amon & Sons, Inc., to me known to be the persons who executed the
foregoing instrument and acknowledged the same.

Patricia Amon
Notary Public Walworth County
State of Wisconsin

This instrument drafted by
B.R. Amon & Sons, Inc.

My commission expires 3/13/88

Route 3, Box 37
Elkhorn
WI 53121

600

Approximately twenty (20) acres of land located in the south-east one quarter of the southeast one quarter of Section 6, Township 9 North, Range 7 east in the Town of Roxbury in Dane County, Wisconsin.

Sealed
Register of Deeds

REGISTER'S OFFICE
STATE OF WISCONSIN
RECORDED ON FILE
86 JAN 21 5 21:32

STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES
P O BOX 7921, MADISON, WI 53707

2559550

IN THE MATTER OF THE DESIGNATION OF LAND LOCATED IN
DANE COUNTY, AS MANAGED FOREST LAND ON
PETITION OF CARLSON, LLOYD A
FOR A PERIOD OF 25 YEARS.

FINDINGS OF FACT,
CONCLUSIONS OF LAW AND
ORDER OF DESIGNATION

ORDER NO. 13 022 1994
EFFECTIVE DATE JAN. 1, 1994

V26051P 31

TOWN OF ROXBURY

PARTIES:

Petitioner CARLSON, LLOYD A
7830 HIGHWAY 188
SAUK CITY

WI 53583

Department of Natural Resources, Forest Tax Unit, Box 7921, Madison, WI 53707

FINDINGS OF FACT

1. The Petitioner has filed a timely petition under Chapter 77, Subchapter VI, Stats., to enter the lands as Managed Forest Land.
2. The lands described in the petition meet the eligibility requirements of Sec. 77.82(1), stats.
3. The facts in the petition are correct.
4. A merchantable stand of timber will be developed on the land.
5. The use of the land as Managed Forest Land is not incompatible with the existing uses of land in the municipality.
6. There are no delinquent taxes on the land.

CONCLUSIONS OF LAW

The Department of Natural Resources, pursuant to Section 77.82(8), Stats., based upon the foregoing Findings of Fact is required to approve the petitioners' petition and designate the land described in the petition as Managed Forest Land.

ORDER

IT IS HEREBY ORDERED that the following lands be designated Managed Forest Land:

	OPEN ACRES	CLOSED ACRES	TOTAL ACRES
TOWNSHIP 09 NORTH RANGE 07 EAST SECTION 06 SENE, PT OF	33.00	.00	33.00
TOTAL ACREAGE FOR ORDER	33.00	.00	33.00

REGISTER OF DEEDS
DANE COUNTY, WI

DEC 21 2 32 PM '93

NOTICE OF APPEAL RIGHTS ON THE REVERSE SIDE OF THIS SHEET

Date of Order: NOVEMBER 9, 1993

Pursuant to s. 77.91(6),
Wis. Stats., the authentication
requirements of s. 706.05(2)(b),
stats., do not apply to this
order.

STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES
FOR THE SECRETARY

BY

Kenneth R. Hyman
SUPERVISOR
FOREST TAX UNIT - PH (608)266-3545

THIS INSTRUMENT DRAFTED BY STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

NOTICE OF APPEAL OR REVIEW RIGHTS

V26051P 32

If you believe that you have a right to challenge this decision, you should know that Wisconsin Statutes and the Wisconsin Administrative Code establish time periods within which requests to review department decisions must be filed. These time periods and appeal rights are as follows:

1. Any person aggrieved by this decision which adversely affects substantial interests of such person may seek judicial review of the decision pursuant to ss. 227.52 and 227.53, Stats. A petition for such review must be filed within 30 days after service of this decision.

2. A petitioner under s 77.82 or an owner of managed forest land who is adversely affected by a decision of the department under Subch VI, Ch 77, Stats., other than as provided in ss. 77.88(2)(c) and (2)(f), Stats., is entitled to a contested case hearing under Ch. 227, Stats. Review must be sought within 30 days after service of this decision.



The respondent in an action for review is the Department of Natural Resources. You may wish to seek legal counsel for aid and assistance. This notice is provided pursuant to ss. 227.48(2), Stats.

ORDER NUMBER
13 / 022 / 1994
Co. Code/Seq. No./Yr. of Entry

MANAGED FOREST LAW MAP
Form 2450-133 Rev. 4-87

MADISON OFFICE USE ONLY
Acres Entered 33.00

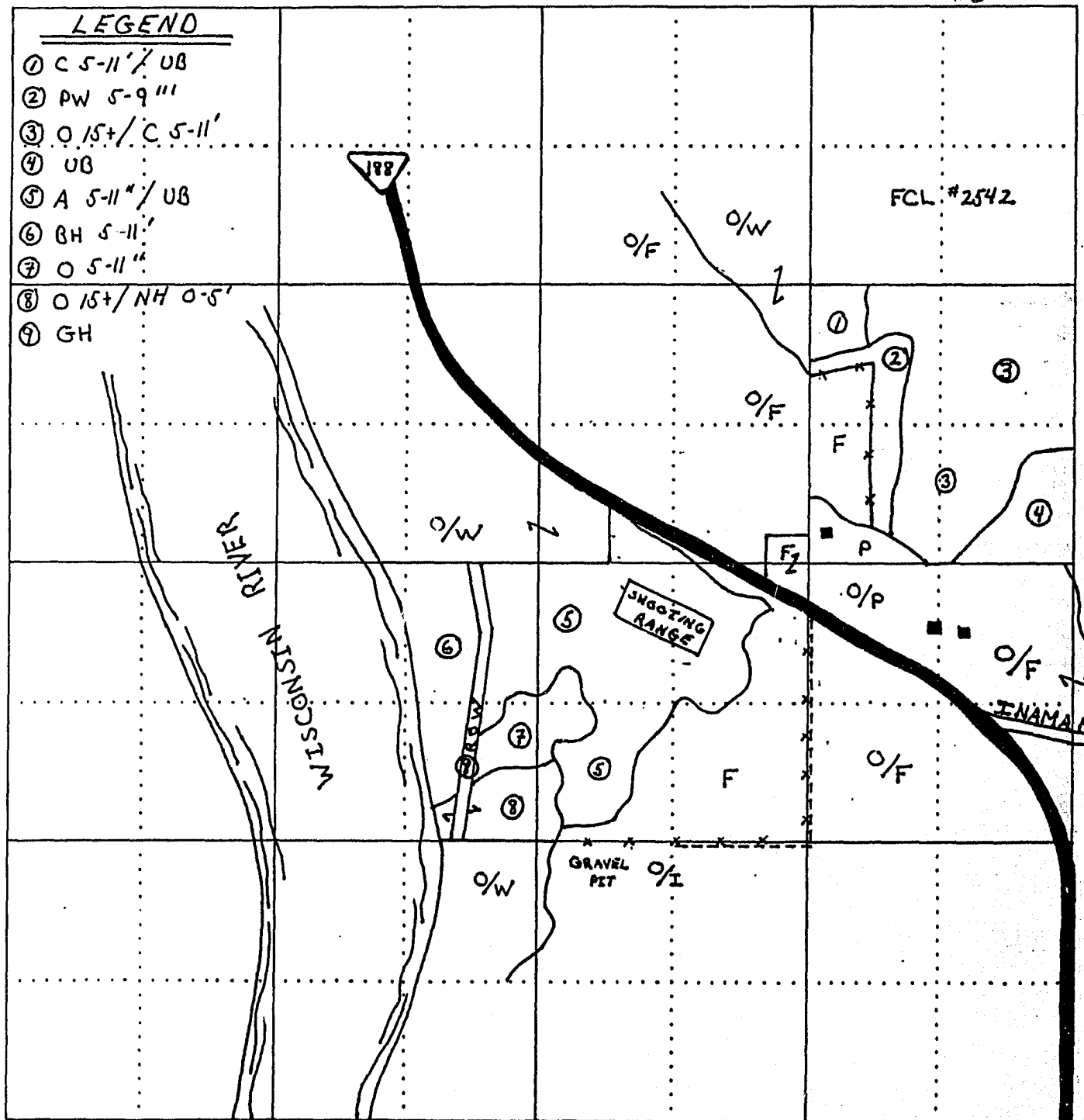
Owner's Name CARLSON, LLOYD, A.	Town or Village Name ROXBURY	County DANE
Street or Route 7830 HWY 188	Township No. 9N	Range 7 E W Section 6
City, State, Zip Code SAUK CITY, WI 53583	Closed Acres 0.0	Open Acres 33.0

LEGEND: Closed Area 
Open Area 

Section Diagram
8" = 1 Mile

Prepared By G. EDGE Date 8-16-93

V26051P 98





KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #
5520024

09/06/2019 03:00 PM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 2

LEASE REGISTRATION

Notice is herewith given that John and Dennis Carlson of 7830 State Highway 188, Sauk City, WI 53583 (Lessor), has leased the property described in Exhibit A below hereto and made a part thereof, located in Dane County, WI to Yahara Materials, Inc., a Wisconsin Corporation located at 6117 Cty Hwy. K, Waunakee, WI 53597 WI (Lessee) for a term of twenty (20) years unless terminated by either parties hereto by delivering written notice of termination to the other party at least ten (10) days prior to the expiration of the then current twenty (20) year lease term.

Yahara Materials, Inc.
PO Box 277
Waunakee, WI 53597
Tax Key Number
0907-061-8000-9
0907-061-9500-2
0907-061-9360-2
0907-064-8500-1

Lease commences as of August 28, 2019 and during the term of said lease Yahara Materials, Inc., has the exclusive right to purchase and remove sand, gravel and/or earth material from said premises.

This lease matures August 28, 2039.

“This document is a lease of less than 99 years and not a conveyance subject to return and fee per section 77.21 (1), States.” (Prior RETN 6/96, Q 6 & RETN 3/95, Q 2)

EXHIBIT A

Lessor is the owner of the following Property:

Part of Section 6, T9N, R7E
Roxbury Township, Dane County
State of Wisconsin

By: John Carlson

John W Carlson
John Carlson, Owner

By: Dennis Carlson

Dennis Carlson
Dennis Carlson, Owner

By: Yahara Materials, Inc.

Renee Burcalow
Renee Burcalow, Principal

By: Yahara Materials, Inc.

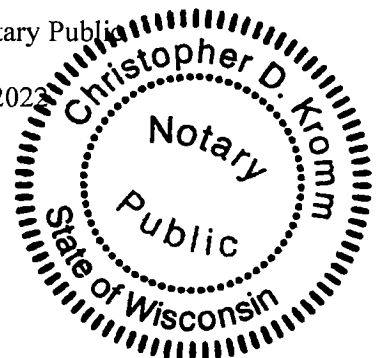
Robin Loger
Robin Loger, Witness

Acknowledgement: State of Wisconsin, Dane County

Personally came before me this 28th day of August, 2019, the above named John Carlson, Dennis Carlson, and Renee Burcalow and Robin Loger of Yahara Materials, Inc., to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christopher D. Kromm Notary Public
Christopher D. Kromm
Commission expires February 18, 2023

Drafted: Christopher D. Kromm



Managed Forest Law - Order of Designation issued by Wisconsin Department of Natural Resources

Order No: 13-018-2020

Effective Date: January 1, 2020

In the matter of designation of land located in

Dane County, Township of Roxbury

as Managed Forest Land under Chapter 77 Wisconsin Statutes,

for a period of **25** years on petition of the following parties:

Landowner(s): JOHN W. CARLSON

DENNIS J. CARLSON

Address:

7950 STATE HIGHWAY 188
SAUK CITY, WI 53583

KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS

DOCUMENT #

5552053

12/30/2019 09:24 AM

Trans Fee:

Exempt #:

Rec. Fee: 30.00

Pages: 6

**The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.**

Department of Natural Resources

Forest Tax Program

PO Box 7963, Madison, WI 53707

See Parcel Identification No. on the following pages

Findings of Fact

1. The Petitioner has filed a timely petition under s.77.82(2), Wis. Stats., and in accordance with s.77.82, Wis. Stats., to enter the land as Managed Forest Land.
2. The lands described in the petition meet the eligibility requirements of s.77.82(1), Wis. Stats.
3. The facts in the petition are correct.
4. A merchantable stand of timber will be developed on the land within a reasonable period of time.
5. The use of the land as Managed Forest Land is not incompatible with the existing uses of land in the municipality.
6. There are no delinquent taxes on the land.

Conclusions of Law

The Department of Natural Resources, pursuant to s. 77.82(8), Wis. Stats., based upon the foregoing Findings of Fact is required to approve the petitioners' petition and designate the land described in the petition as Managed Forest Land.

Order

It is hereby ordered that the legal descriptions listed on the following pages of the order be designated Managed Forest Land.

Date: November 11, 2019

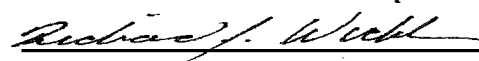
**Notice of Appeal Rights on
next page of document**

Pursuant to s. 77.91(6), Wis. Stats., the
authentication requirements of s.706.05(2)(b),
Wis. Stats., do not apply to this order.

**This instrument drafted by State of Wisconsin
Department of Natural Resources**

State of Wisconsin
Department of Natural Resources
For the Secretary

By



Richard J. Wickham, Tax Law Section Chief
Forest Tax Program



NOTICE OF APPEAL OR REVIEW RIGHTS MANAGED FOREST LAW

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

Pursuant to section 77.90, Wis. Stats., a petitioner under section 77.82, Wis. Stats., or an owner of managed forest land who is adversely affected by a decision of the Department under Subch VI, Ch. 77, Wis. Stats., other than as provided in sections 77.88(2)(ac)3., (2)(c), and (3m), Wis. Stats., may request a contested case hearing pursuant to section 227.42, Wis. Stats. You have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. A petition for hearing must be made in accordance with section NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with section NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing does not extend the 30 day period for filing a petition for judicial review.



Managed Forest Law - Order of Designation
issued by Wisconsin Department of Natural Resources

Order No: 13-018-2020

Effective Date: January 1, 2020

Town-Range-Sec	Description	Parcel Identification No.	Open Acres	Closed Acres	Total Acres
09N-07E-06	GOV LOT 1	0907-061-8000-9	0.000	40.900	40.900
09N-07E-06	SENE, PART OF	0907-061-9500-2	0.000	33.000	33.000
Total Acreage for Order			0.000	73.900	73.900





Map on reverse side



ORDER NUMBER
Co. Code/Seq. No./Yr. of Entry 13-018-2020

State of Wisconsin Dept. of Natural Resources
MANAGED FOREST LAW MAP
 Form 2450-133 (R 1/14)

Acreage Entered 73.9

Owner's Name John W. Carlson		<input checked="" type="checkbox"/> Multiple Owners	Municipality Name Roxbury		County Dane
Township # 9N	Range # 7	<input checked="" type="checkbox"/> East <input type="checkbox"/> West	Section 6	Open Acres	Closed Acres 73.9

Closed Area  Open Area 

Section Diagram 8" = 1 Mile

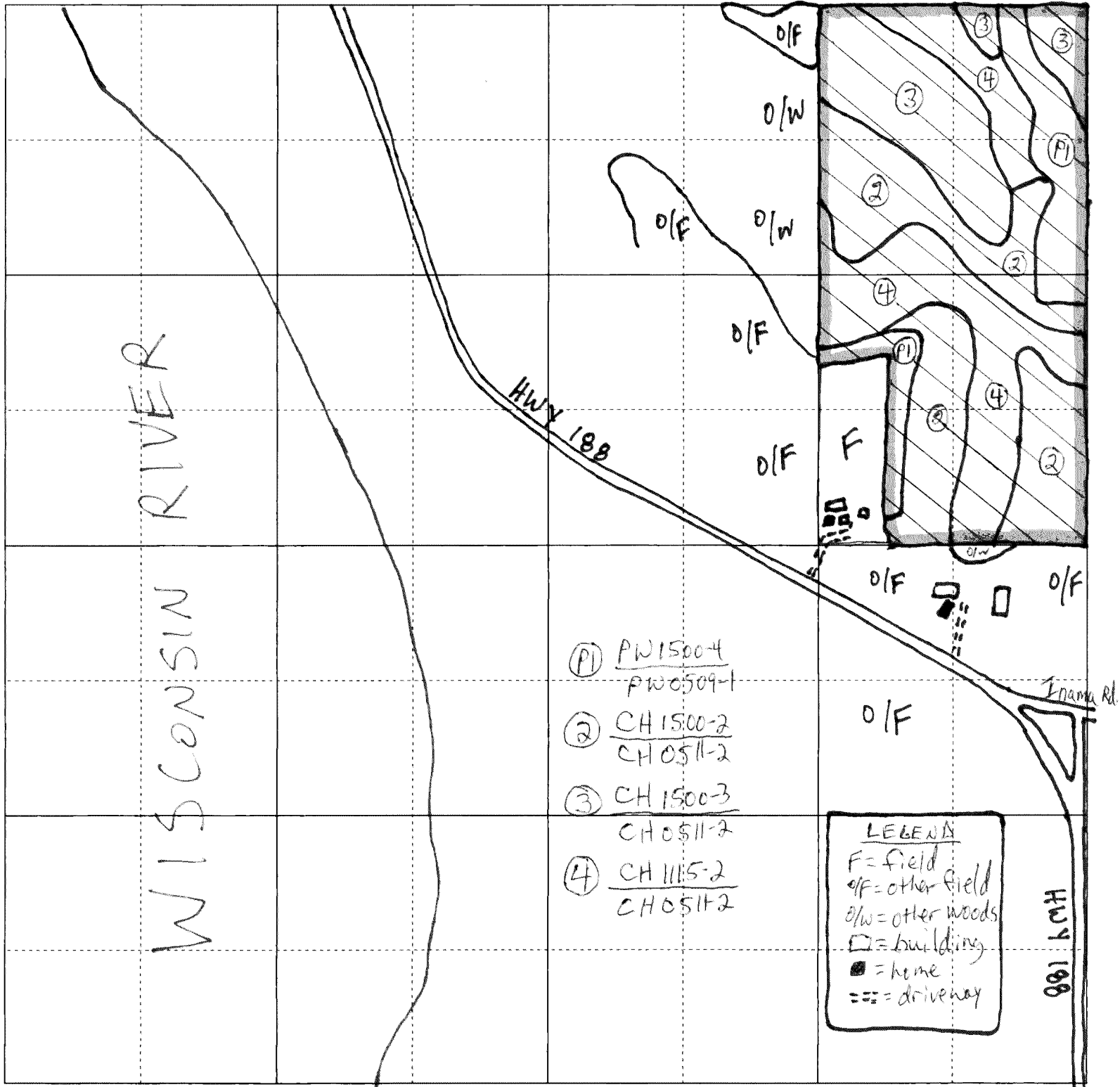


Prepared By:

TD Haukserid

Date:

4-10-19



State Bar of Wisconsin Form 1-2003
WARRANTY DEED

Document Number

Document Name

**KRISTI CHLEBOWSKI
DANE COUNTY
REGISTER OF DEEDS**

**DOCUMENT #
5595597**

06/02/2020 11:07 AM

Trans Fee:

Exempt #: 155

Rec. Fee: 30.00

Pages: 2

**The above recording information
verifies that this document has
been electronically recorded and
returned to the submitter.**

THIS DEED, made between **John W. Carlson and Dennis J. Carlson**

("Grantor," whether one or more), and **Carlson Brothers, LLC, a Wisconsin
Limited Liability Company**

("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):

See attached Exhibit A

Recording Area

Name and Return Address

**John L. Haslam
Wilson Law Group, LLC
7633 Ganzer Way, Suite 100
Madison, WI 53719**

See attached Exhibit A

Parcel Identification Number (PIN)

This **is not** homestead property.
(is) (is not)

**The drafter of this deed assumes no responsibility for the accuracy of the legal
description of this conveyance, as it was provided by Grantor.**

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.**

Dated **January 29, 2020**

* **John W. Carlson** (SEAL) _____ (SEAL)
_____ *

* **Dennis J. Carlson** (SEAL) _____ (SEAL)
_____ *

AUTHENTICATION

Signature(s) **John W. Carlson and Dennis J. Carlson**

authenticated on **January 29, 2020**

* **John L. Haslam**

TITLE: **MEMBER STATE BAR OF WISCONSIN**

(If not, _____
authorized by Wis. Stat. § 706.06)

ACKNOWLEDGMENT

STATE OF _____)
_____) ss.
_____ COUNTY)

Personally came before me on _____,
the above-named _____

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

THIS INSTRUMENT DRAFTED BY:

John L. Haslam

Wilson Law Group, LLC

* _____
Notary Public, State of _____
My commission (is permanent) (expires: _____)

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

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

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 1-2003

*Type name below signatures.

WisForms

www.wisforms.com

EXHIBIT A

Grantor(s):	John W. Carlson
Grantee(s):	Carlson Brothers LLC
County:	Dane
Parcel Numbers:	050/0907-061-8000-9; 050/0907-061-9500-2; 050-0907-061-9360-2

An undivided one-half interest in the following described real estate:

Parcel 050/0907-061-8000-9:

The Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) being Government Lot One (1) in Section Six (6), Township Nine (9) North of Range Seven (7) East, Town of Roxbury, Dane County, Wisconsin.

Parcel 050/0907-061-9500-2:

The Southeast Quarter of the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Six (6), Township Nine (9) North of Range Seven (7) East, Town of Roxbury, Dane County, Wisconsin.

Parcel 050-0907-061-9360-2:

Also a strip or parcel of land located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) described as follows: Commencing Ten (10) rods West of the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6), thence North Ten and One-half (10 $\frac{1}{2}$) rods, thence East Ten (10) rods, thence South Ten and One-half (10 $\frac{1}{2}$) rods, thence West Ten (10) rods, to the place of beginning, except a strip or parcel of land heretofore conveyed by deed to John J. Kehl which deed is recorded in the Office of the Register of Deeds for Dane County, Wisconsin, on March 24th, 1919, at 11 o'clock A.M. in Vol. 252 of Deeds, on Page 592, and which parcel of land is described as follows: Beginning Ten (10) rods West of the Northeast corner of the Northwest Quarter (NW $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of Section Six (6), Township Nine (9) North of Range Seven (7) East, thence along said North line Eighteen (18) rods to the highway leading from Prairie du Sac to Madison, thence Twenty-one (21) rods Southeast along said highway; thence North Nine and One-third (9 $\frac{1}{3}$) rods to the place of beginning, Section Six (6), Township Nine (9) North of Range Seven (7) East, Town of Roxbury, Dane County, Wisconsin.