

 RADCLIFFE LAW OFFICE. S.C.

ATTORNEYS:  
MARK A. RADCLIFFE  
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P.O. BOX 789  
107 MAIN STREET  
BLACK RIVER FALLS, WI 54615

November 22, 2022

State of Wisconsin  
Dept of Natural Resources  
Remediation and Redevelopment Program  
PO Box 7921  
Madison, WI 53707-7921

State of Wisconsin  
Dept of Commerce  
PO Box 7970  
Madison, WI 53707-7970



Re: RAZE ORDER by the Village of Hixton in Jackson County, Wisconsin

Dear Lien Holder(s):

Pursuant to Wis. Stat. 66.0413(d) enclosed and hereby served upon you by 1<sup>st</sup> class mail please find the **RAZE ORDER** issued to Stephen Doerr for property in the Village of Hixton, Jackson County, Wisconsin, against which you have filed two (2) **Notice of Lien(s)** and one (1) **Modified Notice of Lien**, all three of which I have also enclosed with this letter.

Sincerely,

A handwritten signature in cursive script that reads "Mark A. Radcliffe".

Mark A. Radcliffe  
Attorney at Law

: enclosures

RAZE ORDER

STATE OF WISCONSIN  
VILLAGE OF HIXTON  
JACKSON COUNTY

The Village Board of the Village of Hixton, Jackson County, Wisconsin, by this order adopted by a majority of the Village Board on a roll call vote with a quorum present and voting and proper notice having been given, find and orders as follows:

The Village Board has found that the following described building is old, dilapidated, or out of repair, and, consequently, dangerous, unsafe, unsanitary, or otherwise unfit for human habitation and that repair of the building is unreasonable, and has specifically found that the Village's building inspector (General Engineering Company) has determined that the cost of repairs to the building would exceed 50% of the assessed value of the building divided by the ratio of the assessed value to the recommended value as last published by the State of Wisconsin, Department of Revenue for the Village.

Upon the above findings, STEPHEN J. DOERR the owner of the following-described real property, is hereby ordered to raze the buildings and structures having a physical location and street address of 108 / 110 S. Sechlerville Road, Hixton, WI 54635 and having the following legal description and Tax Parcel Number:

*LOT THREE (3) IN BLOCK EIGHTEEN (18) AND THE NORTH HALF OF VACATED ALLEY LYING SOUTH OF LOT THREE (3) IN BLOCK EIGHTEEN (18) ALL IN THE VILLAGE OF SECHLERVILLE (NOW HIXTON), JACKSON COUNTY, WISCONSIN.*

Tax Parcel Number: 136-0465.0000

Said owner shall complete the raze within 45 days of service [or posting, if necessary per Wis. Stat. 66.0413(1)(d) ] of this Order.

The Village's building inspector, or other designated officer, shall post a placard on the premises containing the following notice:

"This Building May Not Be Used for Human Habitation, Occupancy, or Use."

If the owner of the above-described real property fails or refuses to comply with this order within the time prescribed above, the building inspector, or other designated officer, may, subject to s. 66.0413 (1) (h) and (j), Wis. stats., relating to salvage and personal property,

proceed to raze the buildings and structures through any available public agency or by contract or arrangement with private persons, or to secure the building and, if necessary, the property on which the building is located if unfit for human habitation. The cost of razing or securing the buildings and structures may be charged in full or in part against the real estate upon which the building is located, and if that cost is so charged it is a lien upon the real estate and may be assessed and collected as a special charge.

Notice of the raze order of the Village Board shall be served as follows:

1. On the owner of record of the building that is subject to the order, or on the owner's agent if the agent is in charge of the building, in the same manner as a summons is served in circuit court.
2. On the holder of each encumbrance of record by 1st class mail at the holder's last-known address and by publication as a class 1 notice under chapter 985, Wis. stats.

If the owner, and the owner's agent, if any, cannot be found, or if the owner is deceased and an estate has not been opened, the order may be served by posting it on the main entrance of the building and by publishing it as a class 1 notice under chapter 985, Wis. stats., before the time limited in the order begins to run.

The Village Clerk shall file or have filed by the Village Attorney a Notice of Lis Pendens in the Office of the Register of Deeds for Jackson County, Wisconsin, on the tract of the above-described real property to provide notice of this resolution and raze order of the Village Board.

Ordered this 21 day of November, 2022.

  
\_\_\_\_\_  
Charles Taylor, Village President

ATTEST:  
  
\_\_\_\_\_  
Laurie Mueller, Village Clerk

|                 |  |
|-----------------|--|
| <b>357661</b>   | <b>NOTICE OF LIEN</b><br>§101.143(4)(ee), Stats. |
| Document Number | Title of Document                                |

BOOK **543** PAGE **0417** ✓

RECEIVED FOR RECORD  
AT 10:30 AM  
Vol. 543 Page 417

**OCT 07 2010**

SHARI MARG  
REGISTER OF DEEDS  
JACKSON COUNTY, WI

30.00

As provided by §101.143(4)(ee), Stats., the Department of Commerce (department) has granted a waiver of the deductible due from the owner of property eligible for reimbursement of petroleum cleanup costs under the Petroleum Environmental Cleanup Fund Act (PECFA) to Robin Staake owner(s) of the following property:

Lot 3 Block Eighteen (18) in the village of Sechterville, Jackson County State of Wisconsin.

Record this record with the Register of Deeds.

Name and return address:

Tanya Herranz  
PECFA Program Specialist  
Division of Environmental and Regulatory Services  
PO Box 7838  
Madison WI 53707-7838  
Phone (608) 266-6788

Tax Parcel: # 13604650000

The deductible amount waived by the department is **Three Thousand Two Hundred Ten dollars & Fifty Cents (\$3,210.50)**. The property remains subject to this lien until the deductible is paid in full to the Department. No interest is recoverable on this lien.

The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this lien represents a legal encumbrance upon the property. Based on the above information, the department claims a lien on all the interest, which the Owner(s) have in the above-described property.

Department of Commerce

By:

*Tanya Herranz*

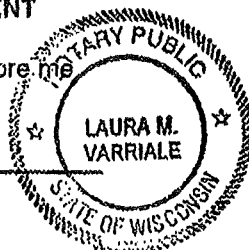
Tanya Herranz, PECFA Program Specialist  
Division of Environmental and Regulatory Services

**AUTHENTICATION OF ACKNOWLEDGMENT**

The above named person was sworn to before me  
this 30th day of September, 2010.

*Laura M. Varriale*

Laura M. Varriale, Notary Public  
State of Wisconsin, County of Dane  
My Commission is Permanent.



This document was drafted & approved  
by:  
State of Wisconsin  
Department of Commerce  
PO Box 7970  
Madison WI 53707-7970

936

**MODIFIED  
NOTICE OF LIEN**  
§292.63(4)(ee), Stats.

Document Number

Title of Document

As provided by §292.63(4)(ee), Stats., the Department of Natural Resources (department) has granted a waiver of the deductible due from the owner of property eligible for reimbursement of petroleum cleanup costs under the Petroleum Environmental Cleanup Fund Act (PECFA) to Stephen J. Doerr owner of the following property located in Jackson County.

Lot Three in Block Eighteen and the North half of Vacated Alley lying South of Lot Three in the Village of Sechlerville. Jackson County

Document Number: 396661  
Volume: 658 Page: 936  
Shari Mars  
Register of Deeds  
Jackson County, WI  
Recorded: 09/20/2019  
at: 09:15 AM  
Transfer Tax Paid: \$0.00  
Transfer Tax Exempt #  
Recording Fee Paid: \$30.00  
Number of Pages: 0

Record this record with the Register of Deeds.

**Name and return address:**

Dennis A Legler  
DNR PECFA Program Specialist  
Remediation and Redevelopment Program  
PO Box 7921  
Madison WI 53707-7921  
Phone (808) 287-7562

Tax Parcel #136-0465.0000

This modified lien replaces the previously filed lien recorded 10/07/2010 as Document Number 357661. The deductible amount waived by the department is **(\$3210.50)**, as described in Section 292.63(4)(dm) 2.d. The property remains subject to this lien until the deductible is paid in full to the Department. No Interest is recoverable on this lien.

The department makes and files this claim for the interest held by the Owner(s) in this property under §292.63(4)(ee), Stats. The department certifies that to the best of its knowledge and belief, all information contained in this Modified Notice of Lien is correct, and this lien represents a legal encumbrance upon the property. Based on the above information, the department claims a lien on all the interest, which the Owner(s) have in the above-described property. *The fiduciary responsibility for this lien was transferred to the Department of Natural Resources when the 2013 Wisconsin Act 20 (Budget Bill) was signed into law on June 30, 2013. The DNR is authorized to issue this lien.*

Department of Natural Resources  
By:



Jenna Soyer, Fiscal and Information Technology Section Chief  
Remediation and Redevelopment Program

**AUTHENTICATION OF ACKNOWLEDGMENT**

The above-named person was sworn to before me  
this 5 day of September, 2019.



Adrian Herrera

Notary Public  
State of Wisconsin, County of Dane  
My Commission expires: May 5, 2022

ADRIAN HERRERA  
Notary Public  
State of Wisconsin

This document was drafted & approved  
by:  
Department of Natural Resources  
PO Box 7921  
Madison WI 53707-7921

✓ 924

|                 |   |
|-----------------|---|
|                 | <b>NOTICE OF LIEN</b><br>Wis. Stats. §292.81(3) |
| Document Number | Title of Document                               |

Document Number: 394414  
 Volume: 651 Page: 924  
 Shari Harg  
 Register of Deeds  
 Jackson County, WI  
 Recorded: 03/18/2019  
 at: 10:30 AM  
 Transfer Tax Paid: \$0.00  
 Transfer Tax Exempt #  
 Recording Fee Paid: \$30.00  
 Number of Pages: 1

As provided by Wis. Stats. ch. 292 and Wis. Admin. Code Ch NR 700, the Department of Natural Resources (department) has incurred the cost for reviewing the case closure request at the following property owned by Stephen J. Doerr and located in Jackson County.

Lot Three in Block Eighteen and the North half of Vacated Alley lying South of Lot Three in the Village of Sechlerville, Jackson County

Record this record with the Register of Deeds.  
**Name and return address:**  
 Jenna Soyer  
 Fiscal & IT Section Chief  
 Remediation and Redevelopment Program  
 PO Box 7921  
 Madison WI 53707-7921  
 Phone (608) 267-7662

Parcel # 136-0465.0000

This document was drafted & approved by:  
 Department of Natural Resources  
 PO Box 7921  
 Madison WI 53707-7921

The case closure request review costs (\$1,700) incurred by the department constitutes a superior lien on the property as described in Wis. Stats. § 292.81(3). The property remains subject to this superior lien until the case closure request review costs are paid in full to the department. No interest is recoverable on this superior lien.

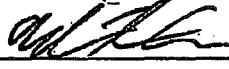
The department makes and files this claim for the interest held by the Owner(s) in this property under Wis. Stats. § 292.81(3), Stats. The department certifies that to the best of its knowledge and belief, all information contained in this Notice of Lien is correct, and this superior lien represents a legal encumbrance upon the property. Based on the above information, the department claims a superior lien on all the interest, which the Owner(s) have in the above-described property.

Department of Natural Resources  
 By:

  
 Jenna Soyer, Fiscal & IT Section Chief  
 Remediation and Redevelopment Program

**AUTHENTICATION OF ACKNOWLEDGMENT**

The above named person was sworn to before me this  
11 day of March, 2019.

  
 \_\_\_\_\_  
 Adrian Herrera

**ADRIAN HERRERA**  
 Notary Public  
 State of Wisconsin

Notary Public  
 State of Wisconsin, County of Dane  
 My Commission expires May 5, 2022