

- d. All merchantable timber marked or designated in the area covered by this agreement shall be cut, whether or not the quantity of such material or timber is more or less than the estimate.
- e. Wood shall be piled along the fire lanes on county property and not along town roads. No hauling shall be done from the town road.
- f. Roadways and trails shall be kept free of brush, logs, and wastes resulting from the operations.
- g. All culverts and other devices used to cross-streams or ditches shall be removed before the sale is closed.
- h. The Purchaser shall cooperate with Forest Fire Control Officers to prevent and suppress forest fires and dispose of brush as directed and comply with all state laws regarding timber slash disposal.
- i. The Purchaser shall follow all recommendations pertaining to the Wisconsin Forestry Best Management Practices for Water Quality (BMP's) in any and all cases where the recommendations are applicable. This pertains to items including, but not limited to: fuels, lubricants, waste and spills, chemicals, forest roads, wetlands and riparian management zones. A copy of the Wisconsin BMP manual is available upon request and is made part of this agreement.
- j. Maximum stump height shall be one-half the diameter of the tree, but shall not exceed 12 inches in height. All slash is to be lopped within two feet of the ground.
- k. Maximum top diameter shall be 3 inches for pine and 4 inches for hardwoods.
- l. All pine products cut between June 1<sup>st</sup> and September 1<sup>st</sup> each year must be removed from the sale area within three weeks from time of cutting. Pine products cut during the remainder of the year must be removed before June 1<sup>st</sup> of each year.

**11. Rutting Policy:** Purchaser shall act consistently with the Wisconsin Department of Natural Resources Timber Sale Handbook page 63-7:

- a. Purchaser shall take all steps and precautions to avoid and minimize soil disturbances, such as soil compaction and rutting. If soil disturbances occur, the Purchaser shall work cooperatively to mitigate and repair any and all instances of soil disturbance.
- b. Excessive soil disturbance (as defined in Table 1) shall not be tolerated. Purchaser shall contact Seller in the event of an excessive soil disturbance.

**Table 1. Thresholds for Soil Disturbances**

<b>Timber Infrastructure</b>	<b>Sale</b>	<b>Soil disturbances are excessive if:</b>
Roads, Landings, Skid Trails, and General Harvest Area		<ul style="list-style-type: none"><li>• A gully or rut is 6 inches deep or more and is resulting in channelized flow to a wetland, stream, or lake.</li></ul>
Roads, Landings, and Primary Skid Trails		<ul style="list-style-type: none"><li>• In a Riparian Management Zone (RMZ) or wetland, a gully or rut is 6 inches deep or more and 100 feet long or more.</li><li>• In an upland area (outside of RMZ), a gully or rut is 10 inches deep or more and 66 feet long or more</li></ul>
Secondary Skid Trails and General Harvest Area		<ul style="list-style-type: none"><li>• A gully or rut is 6 inches deep or more and 100 feet long or more.</li></ul>

Note: The depth shall be measured from the original soil surface to the bottom of the depression. If individual lug depressions are visible, the depth shall be measured to the less of the two depths (the "top" of the lug). The length shall be measured from the start of the "too deep" section of rut to the end of the "too deep" section. Measurements are not cumulative.

**12. Best Management Practices (BMPs) requirements and other Guidelines:**

- a. The Purchaser shall comply with all recommended BMPs for Water Quality guidelines as described in "*Wisconsin's Forestry Best Management Practices for Water Quality*" published by the Wisconsin Department of Natural Resources, publication Pub-FR-093, unless specifically provided otherwise below. A copy of this publication is available upon request to the Seller if not possessed by the Purchaser. Purchaser's certification in Wisconsin BMP training or equivalent through a FISTA-coordinated BMP workshop is also required.
- b. The purchaser shall comply with all recommended Forestry BMPs for Invasive Species as described in "*Wisconsin's Forestry Best Management Practices for Invasive Species*" published by the Wisconsin Department of Natural Resources, publication Pub-FR-444-09, unless specifically provided otherwise below. A copy of this publication is available upon request to the Seller if not possessed by the Purchaser. The publication can also be found at the Council on Forestry website at: <http://council.wisconsinforestry.org/invasives/forestry>
- c. The purchase shall comply with all General Guidelines as described in "*Wisconsin's Forestland Woody Biomass Harvesting Guidelines*" published by the Wisconsin Department of Natural Resources, publication Pub- FR-435-09, unless specifically provided otherwise below. A copy of this publication is available upon request to the Seller if not possessed by the Purchaser. The publication can also be found at the Council on Forestry website at: <http://council.wisconsinforestry.org/biomass/>

**13. Species bid summary:** Summary of the Bid of Purchaser accepted by Seller:

<u>Species</u>	<u>Product</u>	<u>Estimate</u>	<u>Price/Unit</u>	<u>Total Value</u>
«Species1»	Pulpwood	«Tons1» tons	«Price1»	«Value1»
«Species2»	Pulpwood	«Tons2» tons	«Price2»	«Value2»
«SPecies3»	Pulpwood	«Tons3» tons	«Price3»	«Value3»
«Species4»	Pulpwood	«Tons4» tons	«Price4»	«Value4»

**14. Assignment:**

This contract may not be assigned in whole or in part without the written agreement of Juneau County.

**15. Forest Certification:**

The area encompassed by this timber sale is certified to the standards of the Forest Stewardship Council (FSC) – Certificate #SCS-FM/COC-00083G-j and the Sustainable Forestry Initiative (SFI) – Certificate #NSF-SFIS-1Y943. Forest products from this sale may be delivered to the mills "FSC-100%" and/or "SFI certified" so long as the contractor hauling the forest products is chain-of-custody (COC) certified or covered under a COC certificate from the destination mill. The purchaser is responsible for maintaining COC after leaving the sale area.

**16. Modification:**

The terms and conditions of this contract may not be modified without written agreement of the parties.

**17. Non-compliance:**

- a. The Juneau County Forest Administrator may suspend this contract, if in his opinion, the Purchaser is in non-compliance with the terms of this agreement. Notice of suspension shall be given to the Purchaser in verbal form, followed by written notice, or exclusively by written notice, and in that event the Purchaser shall immediately cease operations on the County Lands. Operations shall not be resumed without written authorization from the Juneau County Land, Forestry, Parks and Zoning Committee.
- b. If the Purchaser is in non-compliance, the Seller shall retain all monies paid under this contract.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates shown below.

Date: \_\_\_\_\_

Purchaser: «Purchaser»

Address: \_\_\_\_\_  
\_\_\_\_\_

Telephone Number: \_\_\_\_\_

Cell Phone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

By: \_\_\_\_\_

Position: \_\_\_\_\_

Seller: Juneau County, Wisconsin, by its Land, Forestry, Parks and Zoning Committee

By: \_\_\_\_\_ Juneau County Forest Administrator.

Date: \_\_\_\_\_

# Juneau County Board of Supervisors

Courthouse, 220 East State Street  
Mauston, Wisconsin 53948



**RESOLUTION #12 -50**

**DATE: AUGUST 22, 2012**

**INTRODUCED BY:** Land, Forestry, Parks and Zoning Committee

**PARCEL IDENTIFICATION NO.** 29024 TLY 1259 and 29024 TLY 1260

**INTENT:** LAND SALE TO HECHT

**SYNOPSIS:** SALE IN TOWN OF LYNDON

**FISCAL NOTE:** Income of \$11,300.00

**WHEREAS,** Juneau County, Wisconsin, is the owner of the following described lands:

Lot 44, Plat of Arbor Lake Estates, Town of Lyndon, Juneau County, Wisconsin. Together with the rights and privileges of Outlots 1 through 5 accorded by Article 3 of Declaration recorded in Volume 198 of Records, Page 322, Document No. 228745.

Lot 45, Plat of Arbor Lake Estates, Town of Lyndon, Juneau County, Wisconsin; together with the rights and privileges of Outlots 1 through 5 accorded by Article 3 of Declaration recorded in Volume 198 of Records, Page 322, Document No. 228745.

**WHEREAS,** said real estate was taken by property tax foreclosure in 2012; and

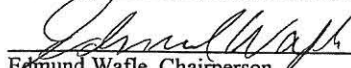
**WHEREAS,** said real estate was advertised for sale with a minimum bid of \$10,000.00 and a bid of \$11,300.00 was received from Joanna Hecht;

**WHEREAS,** the Juneau County Land, Forestry, Parks and Zoning Committee recommends the sale of said property for \$11,300.00 plus the costs of sale to Hecht in the best interests of the County;

**NOW, THEREFORE, BE IT RESOLVED,** that the Juneau County Board of Supervisors shall and hereby does (1) approve acceptance of said offer and completion of said real estate transaction forthwith by quit claim deed from the County to Hecht and (2) authorize Juneau County Board Chairperson Alan K. Peterson and Juneau County Clerk Kathleen C. Kobylski to duly execute the documents necessary to complete the transaction, when they are approved by the Juneau County Corporation Counsel, as the official act of Juneau County.

**INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 22, 2012.**

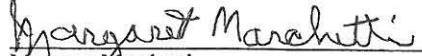
**LANDS, FORESTRY, PARKS AND ZONING COMMITTEE:**

  
Edmund Wafle, Chairperson


  
David Arnold

  
Beverly Larson

  
Jerry Niles

  
Margaret Marchetti

Adopted by the County Board of Supervisors of  
Juneau County on August 22, 2012.

  
Kathleen C. Kobylski, Juneau County Clerk

See Map Attached:



-202-

# Juneau County Board of Supervisors

Courthouse, 220 East State Street  
Mauston, Wisconsin 53948



**RESOLUTION #12 -51**

**DATE: AUGUST 22, 2012**

**INTRODUCED BY:** Land, Forestry, Parks and Zoning Committee

**PARCEL IDENTIFICATION NO.** 29028 TNE 1218.01

**INTENT:** LAND SALE TO MORATTI

**SYNOPSIS:** SALE IN TOWN OF NECEDAH

**FISCAL NOTE:** Income of \$6,501.00

**WHEREAS,** Juneau County, Wisconsin, is the owner of the following described lands:

A part of the SE ¼ SW ¼ of Section 17, Township 18 North, Range 4 East, Town of Necedah, Juneau County, Wisconsin, more particularly described as follows: Commencing at a point which is 30 feet South and 33 feet West of the Northeast corner of the said SE ¼ SW ¼ of said Section 17; thence running West parallel with the North line of said forty a distance of 219.7 feet; thence South parallel with the East line of said forty a distance of 321.5 feet; thence East parallel with the North line of said forty a distance of 219.7 feet; thence North parallel with the East line of said forty a distance of 321.5 feet to the point of beginning. EXCEPTING Lot 1 of CSM No. 1441 recorded in the Juneau County Register of Deeds Office in Volume 5 of CSM, page 218, as Document No. 303339, in the Town of Necedah, Juneau County, Wisconsin.

**WHEREAS,** said real estate was taken by property tax foreclosure in 2011; and


**WHEREAS,** said real estate was advertised for sale with a minimum bid of \$6,500.00 and a bid of \$6,501.00 was received from Jeffrey Moratti;

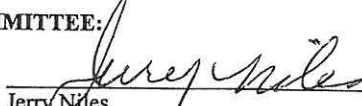
**WHEREAS,** the Juneau County Land, Forestry, Parks and Zoning Committee recommends the sale of said property for \$6,501.00 plus the costs of sale to Moratti in the best interests of the County;

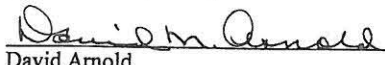
**NOW, THEREFORE, BE IT RESOLVED,** that the Juneau County Board of Supervisors shall and hereby does (1) approve acceptance of said offer and completion of said real estate transaction forthwith by quit claim deed from the County to Moratti and (2) authorize Juneau County Board Chairperson Alan K. Peterson and Juneau County Clerk Kathleen C. Kobylski to duly execute the documents necessary to complete the transaction, when they are approved by the Juneau County Corporation Counsel, as the official act of Juneau County.

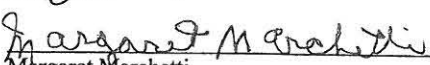
**INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 22, 2012.**

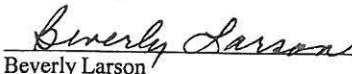
**LANDS, FORESTRY, PARKS AND ZONING COMMITTEE:**

  
Edmund Wafle, Chairperson

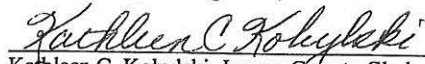
  
Jerry Niles

  
David Arnold

  
Margaret Marchetti

  
Beverly Larson

Adopted by the County Board of Supervisors of  
Juneau County on August 22, 2012.

  
Kathleen C. Kobylski, Juneau County Clerk

# SUMMARY OF REAL ESTATE TRANSACTION JUNEAU COUNTY

Type of Transaction: Sale of Tax Foreclosed Land

Parcel No.: 29028 TNE 1218.01

Location: Town of Necedah

Size: 0.62 Acres

Minimum Bid Set: \$6,500.00

Highest Bid Received: \$6,501.00

Highest Bid Accepted From: Jeffrey Moratti  
1501 Hillside Lane  
Watertown, WI 53098

## In REM Foreclosure Data:

- Year Taken- 2011  
- Taken From- John A. Horning  
- Total Unpaid Taxes- \$695.64

See Map Attached:



RESOLUTION NO. 12-51

Date: August 22, 2012



# Juneau County Board of Supervisors

Courthouse, 220 East State Street  
Mauston, Wisconsin 53948



**RESOLUTION #12 -52**

**DATE: AUGUST 22, 2012**

**INTRODUCED BY:** Land, Forestry, Parks and Zoning Committee

**PARCEL IDENTIFICATION NO.** 29251 CMA 1473 and 29251 CMA 1476

**INTENT:** LAND SALE TO MOY

**SYNOPSIS:** SALE IN THE CITY OF MAUSTON

**FISCAL NOTE:** Income of \$5,010.00

**WHEREAS,** Juneau County, Wisconsin, is the owner of the following described lands:

(1473) A part of the SE ¼ SE ¼ of Section 1, Township 15 North, Range 3 East, described as follows: Commencing at a point on the East line of said SE ¼ SE ¼, 420 feet South of the Northeast corner of said SE ¼ SE ¼; thence running West parallel with the North line of said SE ¼ SE ¼, 446 feet; thence running South parallel with the East line of said SE ¼ SE ¼, 60 feet; thence running East parallel with the North line of said SE ¼ SE ¼, 446 feet; thence running North along the East line of said SE ¼ SE ¼, 60 feet to the point of beginning, City of Mauston, Juneau County, Wisconsin.

(1476) A part of the SE ¼ SE ¼ of Section 1, Township 15 North, Range 3 East, described as follows: Commencing at a point on the East line of said SE ¼ SE ¼, 480 feet South of the Northeast corner of said SE ¼ SE ¼; thence running West parallel with the North line of said SE ¼ SE ¼, 446 feet; thence running South parallel with the East line of said SE ¼ SE ¼, 69 feet; thence running East parallel with the North line of said SE ¼ SE ¼, 446 feet; thence running North along the East line of said SE ¼ SE ¼, 69 feet to the point of beginning, City of Mauston, Juneau County, Wisconsin.

**WHEREAS,** said real estate was taken by property tax foreclosure in 2012; and

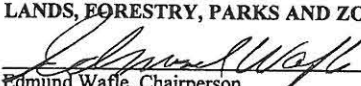
**WHEREAS,** said real estate was advertised for sale with a minimum bid of \$5,000.00 and a bid of \$5,010.00 was received from Timothy B. Moy;

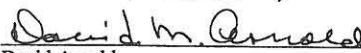
**WHEREAS,** the Juneau County Land, Forestry, Parks and Zoning Committee recommends the sale of said property for \$5,010.00 plus the costs of sale to Moy in the best interests of the County;

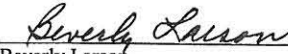
**NOW, THEREFORE, BE IT RESOLVED,** that the Juneau County Board of Supervisors shall and hereby does (1) approve acceptance of said offer and completion of said real estate transaction forthwith by quit claim deed from the County to Moy and (2) authorize Juneau County Board Chairperson Alan K. Peterson and Juneau County Clerk Kathleen C. Kobylski to duly execute the documents necessary to complete the transaction, when they are approved by the Juneau County Corporation Counsel, as the official act of Juneau County.

**INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 22, 2012.**


**LANDS, FORESTRY, PARKS AND ZONING COMMITTEE:**

  
Edmund Wafle, Chairperson

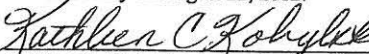
  
David Arnold

  
Beverly Larson

  
Jerry Miles

  
Margaret Marchetti

Adopted by the County Board of Supervisors of  
Juneau County on August 22, 2012.

  
Kathleen C. Kobylski, Juneau County Clerk

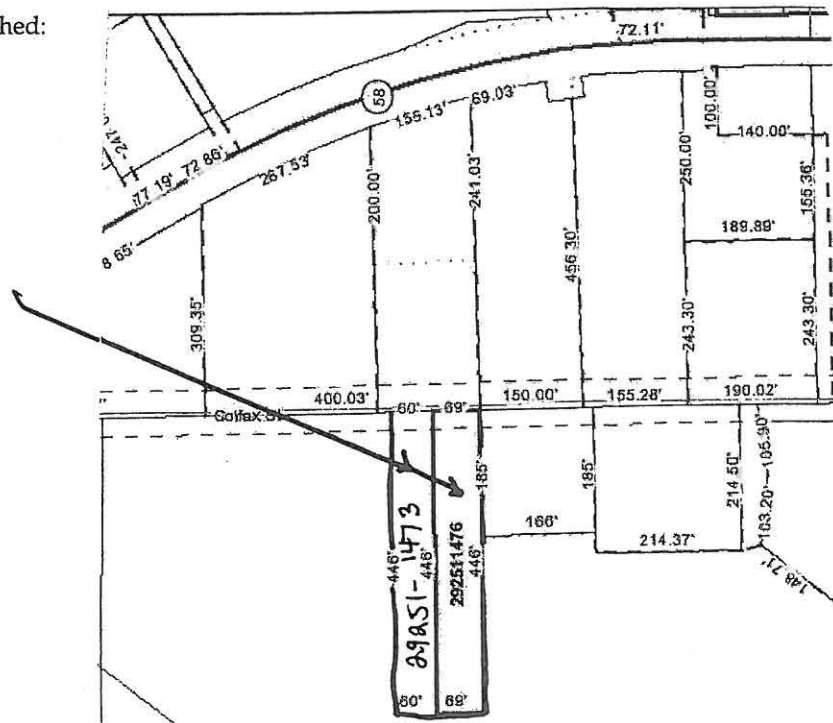
## SUMMARY OF REAL ESTATE TRANSACTION JUNEAU COUNTY

Type of Transaction:	Sale of Tax Foreclosed Land
Parcel No.:	29251 CMA 1473 AND 29251 CMA 1476
Location:	City of Mauston
Size:	
Minimum Bid Set:	\$5,000.00
Highest Bid Received:	\$5,010.00
Highest Bid Accepted From:	Timothy B. Moy 803 N. Union Street Mauston, WI 53948

In REM Foreclosure Data:

- Year Taken-	2012
- Taken From-	Joshua L. & Brandis A. Deitz
- Total Unpaid Taxes-	\$749.88 and \$11,145.08 = \$11,894.96

See Map Attached:



RESOLUTION NO. 12-52

Date: August 22, 2012

# Juneau County Board of Supervisors

Courthouse, 220 East State Street  
Mauston, Wisconsin 53948



**RESOLUTION #12 -53**

**DATE: AUGUST 22, 2012**

**INTRODUCED BY:** Land, Forestry, Parks and Zoning Committee

**PARCEL IDENTIFICATION NO.** 29002 TAR 570.3

**INTENT:** LAND SALE TO FICHTENMUELLER

**SYNOPSIS:** SALE IN TOWN OF ARMENIA

**FISCAL NOTE:** Income of \$12,706.00

**WHEREAS,** Juneau County, Wisconsin, is the owner of the following described lands:

Lot number 3 of Juneau County CSM No. 1190, in Volume 4 of CSM, Page 306, a part of the NE ¼ SE ¼, in Section 19, Township 19 North, Range 4 East, Town of Armenia, Juneau County, Wisconsin.

**WHEREAS,** said real estate was taken by property tax foreclosure in 2012; and

**WHEREAS,** said real estate was advertised for sale with a minimum bid of \$12,000.00 and a bid of \$12,706.00 was received from George P. Fichtenmueller;

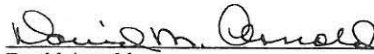
**WHEREAS,** the Juneau County Land, Forestry, Parks and Zoning Committee recommends the sale of said property for \$12,706.00 plus the costs of sale to Fichtenmueller in the best interests of the County;

**NOW, THEREFORE, BE IT RESOLVED,** that the Juneau County Board of Supervisors shall and hereby does (1) approve acceptance of said offer and completion of said real estate transaction forthwith by quit claim deed from the County to Fichtenmueller and (2) authorize Juneau County Board Chairperson Alan K. Peterson and Juneau County Clerk Kathleen C. Kobylski to duly execute the documents necessary to complete the transaction, when they are approved by the Juneau County Corporation Counsel, as the official act of Juneau County.

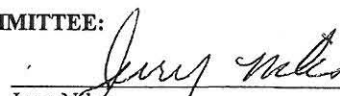
**INTRODUCED AND RECOMMENDED FOR ADOPTION ON AUGUST 22, 2012.**

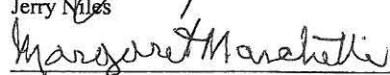
**LANDS, FORESTRY, PARKS AND ZONING COMMITTEE:**

  
Edmund Wafle, Chairperson

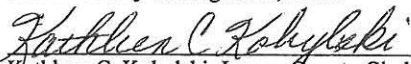
  
David Arnold

  
Beverly Larson

  
Jerry Niles

  
Margaret Marchetti

Adopted by the County Board of Supervisors of  
Juneau County on August 22, 2012.

  
Kathleen C. Kobylski, Juneau County Clerk