

FILED  
08-18-2025  
Clerk of Circuit Court  
Rock County, Wisconsin  
2025CV000963  
Honorable Jeffrey S.  
Kuglitsch  
Branch 3

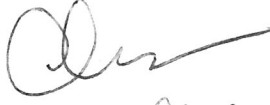
**STATE OF WISCONSIN****CIRCUIT COURT****ROCK**

Thomas J. & Donna M. Nolfi Trust vs. Maple Beach  
Property Holders, Inc.

**Electronic Filing  
Notice**

Case No. 2025CV000963  
Class Code: Other-Real Estate

MAPLE BEACH PROPERTY HOLDERS, INC.  
C/O BRIAN LEONARD  
1407 E. KOSHKONONG DRIVE  
EDGERTON WI 53534

  
9:00am  
8-26-25

Case number 2025CV000963 was electronically filed with/converted by the Rock County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at <http://efiling.wicourts.gov/> and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

**Pro Se opt-in code: 95a8e6**

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 608-743-2210.

Rock County Circuit Court  
Date: August 18, 2025



FILED  
08-18-2025  
Clerk of Circuit Court  
Rock County, Wisconsin  
2025CV000963  
Honorable Jeffrey S.  
Kuglitsch  
Branch 3

STATE OF WISCONSIN

CIRCUIT COURT

ROCK COUNTY

---

THOMAS J. and DONNA M. NOLFI TRUST,  
1309 E. Koshkonong Drive  
Edgerton, WI 53534,

Plaintiff,

Case No.: 2025CV000963

Case Code: Other – Real Estate 30405

v.

MAPLE BEACH PROPERTY HOLDERS, INC.,  
c/o Brian Leonard, its registered agent.  
1407 E. Koshkonong Drive  
Edgerton, WI 53534,

Defendant.

---

**AMENDED SUMMONS**

---

THE STATE OF WISCONSIN

To each person named above as a defendant:

You are hereby notified that the plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within 20 days of receiving this summons, you must respond with a written answer, as that term is used in Chapter 802 of the Wis. Stat., to the complaint. The Court may reject or disregard an answer that does not follow the requirements of the statutes.

The answer must be sent or delivered to the Court, whose address is:

Rock County Clerk of Court

51 S. Main Street

Janesville, WI 53545

and to Axley Brynelson, LLP, plaintiff's attorneys, whose address is 2 East Mifflin Street, Suite 200, Post Office Box 1767, Madison, WI 53701-1767. You may have an attorney help or represent you.

If you do not provide a proper answer within 20 days, the Court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future and may also be enforced by garnishment or seizure of property.

DATED: August 18<sup>th</sup>, 2025

**AXLEY BRYNELSON, LLP**

Electronically signed by Adam J. Dassow  
Adam J. Dassow, SBN 1051384  
Attorneys for Thomas J. and  
Donna M. Nolfi Trust  
Madison, WI 53701-1767  
Telephone: (608) 257-5661  
Facsimile: (608) 257-5444  
Email: [adassow@axley.com](mailto:adassow@axley.com)

FILED  
08-18-2025  
Clerk of Circuit Court  
Rock County, Wisconsin  
2025CV000963  
Honorable Jeffrey S.  
Kuglitsch  
Branch 3

STATE OF WISCONSIN

CIRCUIT COURT

ROCK COUNTY

THOMAS J. and DONNA M. NOLFI TRUST,  
1309 E. Koshkonong Drive  
Edgerton, WI 53534,

Plaintiff,

Case No.: 2025CV000963

Case Code: Other – Real Estate 30405

v.

MAPLE BEACH PROPERTY HOLDERS, INC.,  
c/o Brian Leonard, its registered agent.  
1407 E. Koshkonong Drive  
Edgerton, WI 53534,

Defendant.

---

**AMENDED COMPLAINT**

---

NOW COMES Plaintiff, Thomas J. & Donna M. Nolfi Trust (“Nolfi Trust”), by his attorneys, Axley Brynelson, LLP, by Attorney Adam J. Dassow and for his Complaint against Defendant, Maple Beach Property Holders, Inc., states and alleges as follows:

**PARTIES**

1. Plaintiff, Thomas J. & Donna M. Nolfi Trust (“Nolfi Trust”), is an Illinois Trust owning Real Estate in the state of Wisconsin, located at 1309 E. Koshkonong Drive, Edgerton, WI 53534

2. Defendant, Maple Beach Property Holders, Inc. (“Maple Beach”), is Wisconsin non-stock corporation with a registered agent of Brian Leonard located at 1407 E. Koshkonong Drive, Edgerton, WI 53534 and a mailing address of P.O. Box 311, Edgerton, WI 53534.

### FACTUAL ALLEGATIONS

3. In spring of 1993, Nolfi Trust purchased real property in the Town of Milton, Rock County Wisconsin, which is described as follows (referred to hereafter as the “Maple Beach Parcel”):

Maple Beach Subdivision Number 2, Lots 28, 29, and east half of Lot 27, Town of Milton, County of Rock.

4. Defendant owns the real property in the Town of Milton, Rock County, Wisconsin, which is described as follows (referred to hereafter as the “Maple Beach Parcel”):

That part of the Northwest Quarter commencing at the Northeast Corner of Maple Beach Subdivision Number 2, thence West 366 feet, thence Northeast 100 feet, thence Northwest 710 feet, thence Northeast 448 feet, thence 768 feet to a stake, thence Southeast 299 feet, thence Southeast 230 feet to the Point of Beginning.

5. The Nolfi Trust Parcel is situated immediately south of the Maple Beach Parcel. The Nolfi Trust Parcel and Maple Beach Parcel share a lot line that runs west to east.

6. For a period in excess of 20 years, Nolfi Trust, and its predecessors in interest, has maintained the area immediately north of the Nolfi Trust Parcel. It has constructed a patio and made other improvements to both parcels and has solely been maintaining the area from the north back end of its lot to the water’s edge.

7. Plaintiff, Defendant, and their predecessors in interest have treated the northern and eastern portions surrounding the Nolfi Trust Parcel as the boundary line between the parcels for a period of time in excess of 20 years.

8. Plaintiff and its predecessors in interests have been in actual possession of the Disputed Area, adverse to all others, for over 20 years.

9. Plaintiff and its predecessors in interest have cultivated and maintained the Disputed Area for over 20 years, by routinely maintaining the yard, trees, and bushes located in the disputed area, and installing certain improvements, including a pier in the Disputed Area.

10. Plaintiff and its predecessors in interest have used the Disputed Area openly, notoriously, continuously, and hostilely, to the exclusion of all others, for over 20 years.

11. In January of 2024, Defendant had a land survey of its park areas performed. A True and accurate copy of that survey is attached hereto and incorporated herein by reference as Exhibit A to the Complaint.

12. The survey showed that the area improved by and maintained by Nolfi Trust, highlighted in yellow belonged to Defendant.

13. Since the survey was conducted, Defendant has threatened to remove improvements placed by Nolfi Trust and its predecessors in interest on the disputed area, or, alternatively, to fine Nolfi Trust if it does not remove the improvements to the disputed area.

### **CLAIM I – ADVERSE POSSESSION OF THE DISPUTED AREA**

#### **Wis. Stats. §§ 893.25, 840.03(1), and 840.01**

14. Plaintiff realleges and incorporates all the foregoing paragraphs of his Complaint as if fully stated herein.

15. Neither Defendant nor its predecessors in interest have possessed, occupied, or used the Disputed Area for over 20 years prior to the commencement of this action.

16. Plaintiff and its predecessors in interest, jointly, have been in uninterrupted adverse possession of the entirety of the Disputed Area for over 20 years prior to the commencement of this Action.

17. Plaintiff and its predecessors in interest, jointly, have made continuous adverse use of the Disputed Area for over 20 years prior to the commencement of this action.

18. Plaintiff and its predecessors in interest, jointly, have had exclusive, uninterrupted, continuous, and hostile possession of the Disputed Area for over 20 years prior to the commencement of this action.

19. Plaintiff and its predecessors in interest, jointly, have openly and notoriously occupied the Disputed Area for over 20 years prior to the commencement of this action by consistent using the Disputed Area for personal and private use.

20. Plaintiff and its predecessors in interest, jointly, have exclusively maintained, cultivated, and improved the Disputed Area for over 20 years prior to the commencement of this action.

21. As a result, Plaintiff has obtained fee-simple title to the Disputed Area through adverse possession and is entitled to a declaration of his interest.

WHEREFORE, Plaintiff requests the Court grant him the following relief:

A. A declaration pursuant to Wis. Stat. § 841.10 granted Plaintiff title to the Disputed Area as described herein;

B. A declaration extinguishing any property interests Defendant may have in the Disputed Area as described herein;

C. For costs and disbursed, together with reasonable attorney's fees incurred in this action as allowed by law; and

D. For such further relief as the Court may deem just and equitable.

DATED: August 18<sup>th</sup>, 2025

**AXLEY BRYNELSON, LLP**

Electronically signed by Adam J. Dassow

Adam J. Dassow, SBN 1051384

Attorneys for Thomas J. and

Donna M. Nolfi Trust

Madison, WI 53701-1767

Telephone: (608) 257-5661

Facsimile: (608) 257-5444

Email: [adassow@axley.com](mailto:adassow@axley.com)

