



VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN

ORDINANCE NO. 15-024

AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM RR-5 RURAL RESIDENTIAL-5 ACRE TO RR-2 RURAL RESIDENTIAL-2 ACRE, 2 ACRES AT 4203 HOWLAND AVENUE, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

WHEREAS, Village Planning and Development Staff conditionally approved the Land for division via a certified survey map (hereafter the “associated CSM”, attached hereto as Exhibit A); and

WHEREAS, the Plan Commission of the Village of Weston having held a public hearing on the 12th day of October, 2015, to consider the rezoning of the Land, with proposed zoning districts indicated in Exhibit A; and

WHEREAS, the Plan Commission having thereafter filed its written recommendations and findings with the Village Board, and the said Board having received and approved the recommendation of said Committee;

NOW THEREFORE, the Village Board of the Village of Weston do ordain as follows:

SECTION 1: On the application (REZN-9-15-1543) of property owner Myron Stankowski, 2204 Fairway Court, Mission, TX 78572, for the following territory now comprising a part of the RR-5 Rural Residential-5 Acre, located in Section 33, Township 28 North, Range 8 East, Village of Weston, Marathon County, Wisconsin, is hereby amended as indicated within Exhibit A and as follows:

1. Lot 1 of the associated CSM, from RR-5 Rural Residential – 5 Acre to RR-2 Rural Residential – 2 Acre.

BE IT FURTHER RESOLVED that the foregoing amendments to the zoning district designations shall take effect only upon the recording of the associated CSM. If the rezoning of any lands by this Ordinance does not take effect within 180 days of the date hereof, this Ordinance shall become null and void and the zoning for such lands shall remain unchanged.

SECTION 2: The Clerk shall make necessary alterations upon the official map of the Village of Weston to reflect the changes in the zoning classifications of the property described herein.

SECTION 3: SEVERABILITY. If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. If an application of this Ordinance to a particular structure, land, or water is adjudged unconstitutional or invalid by a court of competent jurisdiction, such judgment shall not be applicable to any other structure, land, or water not specifically included in said judgment. If any requirement or limitation attached to an authorization given under this Ordinance is found invalid, it shall be presumed that the authorization would not have been granted without the requirement or limitation and, therefore, said authorization shall also be invalid. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: EFFECTIVE DATE. This ordinance shall take effect upon approval and publication.

Dated the 19th day of October, 2015

VILLAGE BOARD OF WESTON

By: Barbara J. Ermeling
Barbara Ermeling, its President

Attest: Sherry Weinkauff
Sherry Weinkauff, Village Clerk

APPROVED: 10/19/15

PUBLISHED: 10/21/15

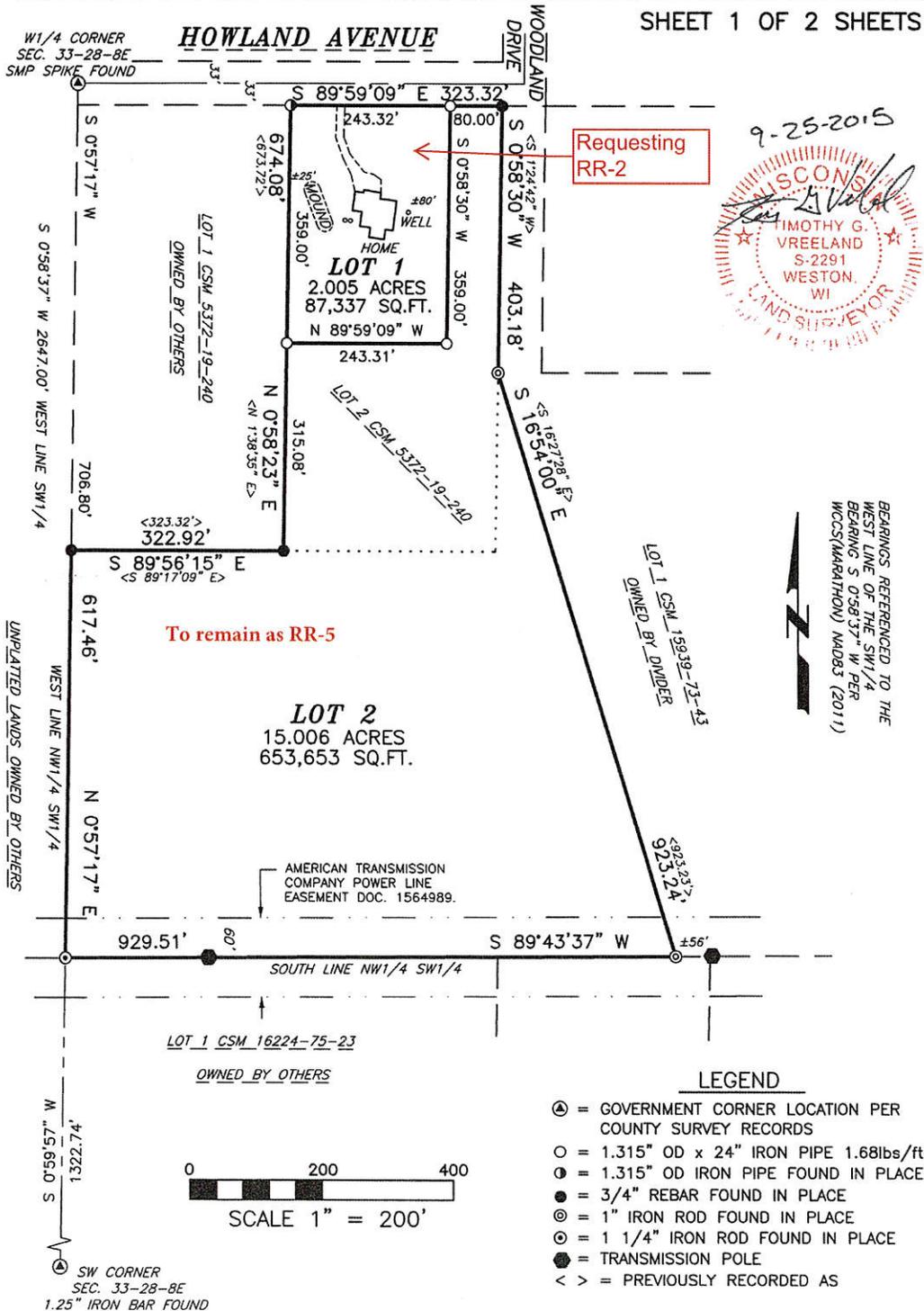
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 2 OF CSM 5371-19-240 AND THAT PART OF THE NW1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us		PREPARED FOR: MICHAEL KORPELA
FILE #: K-407 KORPELA	DRAFTED BY: TIMOTHY G. VREELAND	DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

ALL OF LOT 2 OF CSM 5371-19-240 AND THAT PART OF THE NW1/4 OF THE SW1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF MIKE KORPELA, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 5372, RECORDED IN VOLUME 19 OF SURVEYS ON PAGE 240 AND THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 33; THENCE S 0°57'17" W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 706.80 FEET TO THE POINT OF BEGINNING; THENCE S 89°56'15" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 5372 322.92 FEET; THENCE N 0°58'23" E ALONG THE EAST LINE OF SAID LOT 1 674.08 FEET TO THE SOUTH LINE OF HOWLAND AVENUE; THENCE S 89°59'09" E ALONG THE SOUTH LINE OF HOWLAND AVENUE 323.32 FEET; THENCE S 0°58'30" W ALONG THE WEST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 15939 403.18 FEET; THENCE S 16°54'00" E ALONG THE WEST LINE OF SAID LOT 1 923.24 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S 89°43'37" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 929.51 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N 0°57'17" E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 617.46 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION AND THE CERTIFIED SURVEY MAP THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH SECTION 236.34 OF THE WISCONSIN STATUTES IN SURVEYING, MAPPING AND DIVIDING THE LANDS, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE LAND DIVISION ORDINANCE OF THE VILLAGE OF WESTON, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.



DATED THIS 15TH DAY OF SEPTEMBER, 2015


TIMOTHY G. VREELAND P.L.S. 2291

REVIEWED AND APPROVED FOR
RECORDING BY THE VILLAGE OF
WESTON.

DATE: _____

VILLAGE OF WESTON

Notice of Newly Enacted Ordinance

Please take notice that the Village Board of Weston, Wisconsin enacted Ordinance No. 15-024: “An Ordinance to Approve the Rezoning of Land From RR-5 Rural Residential-5 Acre To RR-2 Rural Residential-2 Acre, 2 Acres at 4203 Howland Avenue, Village Of Weston, Marathon County, Wisconsin” on Monday, October 19, 2015.

The full text of Ordinance No. 15-024 may be obtained at the office of the Village Clerk at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin or through the Village’s website at <http://www.westonwi.gov>.

Published:10/21/15

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON WI 544764333

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0000808675
No. of Affidavits: 1
Total Ad Cost: \$13.76
Published Dates: 10/21/15

(Signed) Bradley Zitter (Date) 10-23-15
Legal Clerk

Signed and sworn before me



Alexandra Zakowski
My commission expires 3/3/19

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The full text of Ordinance No. 15-024 may be obtained at the office of the Village Clerk at the Weston Municipal Center, 5500 Schofield Avenue, Weston, Wisconsin or through the Village's website at <http://www.westonwi.gov>.
PUBLISHED: Oct 21, 2015 WNAXLP

WESTON VILLAGE OF
Re: Ord 15-024

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

10-00-56910 - 219 000

Description: Ord No 15-024

REZN-9-15-1503 Kerpela

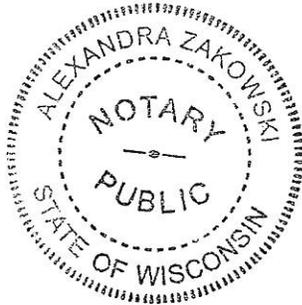
Approved by [Signature] 10/23/15
Initials Date

\$13.76

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

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PUBLISHED: Oct 21, 2015 WNAJLP

WESTON VILLAGE OF
Re: Ord 15-024



VILLAGE OF WESTON
NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a public hearing will be held before the Village of Weston Plan Commission, on **Monday, October 12, 2015, at 6:00 p.m.**, at the Weston Municipal Center, 5500 Schofield Avenue, Weston, WI 54476 to take testimony relative to the following:

REZN-9-15-1543 Mike Korpela, 2079 Sundial Avenue, Kronenwetter, on behalf of owner Myron Stankowski, 4203 Howland Avenue, requesting a rezone from RR-5 (Rural Residential-5 Acre) to RR-2 (Rural Residential-2 Acre) to allow for the division of 2.005 acres from a 17.010 acre parcel of land, for the purpose of selling 2.005 acres with the existing home, and to construct a new home on the remaining 15.006 acres. This property is currently described as (PIN 192-2808-333-0991) All of Lot 2 of CSM #5371 Vol. 19 Pg. 240, and that part of the NW 1/4 of the SW 1/4, of Section 33, Township 28 North, Range 8 East, Village of Weston Marathon County. This parcel currently addressed as 4203 Howland Avenue, and consists of 17.010 acres.

CU-9-15-1545 Randy Thiel, Oldcastle Building Envelope, 930 Single Avenue, Wausau, requesting a conditional use permit, on property addressed as 5103 Janice Avenue (PIN 192-2808-161-0967) and 5010/5012 Mesker Street (PIN 192-2808-161-0963), which these parcels are proposed to be combined, and to allow for the existing heavy industrial use within the LI (Limited Industrial) zoning district. These parcels are currently described as CSM #4163, Vol. 15, Pg. 161, Document #855556, and CSM #4023, Vol. 15, Pg. 21, Document #846968, both within Section 16, Township 28 North, Range 8 East, Village of Weston, Marathon County.

The hearing notice and applicable application materials are available for public inspection on the Village of Weston website located at <http://westonwi.gov/421/Public-Hearing-Notices>.

Written testimony may be forwarded to the Village of Weston Plan Commission, Valerie Parker, Plan Commission Secretary, 5500 Schofield Avenue, Weston, WI 54476, or emailed to vparker@westonwi.gov, by noon on the day of the hearing. All interested persons will be given an opportunity to be heard. Any person with questions or planning to attend needing special accommodations in order to participate should call Valerie Parker, Administrative Specialist, Planning and Development Department, at 715-241-2607.

Dated this 24th day of September, 2015

Valerie Parker
Plan Commission Secretary

Published as a legal ad in the Wausau Daily Herald on Monday, September 28, 2015 and Monday, October 5, 2015.

DAILY HERALD media A GANNETT COMPANY

STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON WI 544764333

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0000752125
No. of Affidavits: 1
Total Ad Cost: \$102.34
Published Dates: 09/28/15, 10/05/15

(Signed)  (Date) 10-6-15
Legal Clerk

Signed and sworn before me



My commission expires 3/3/19



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WNAXLP

WESTON VILLAGE OF
lic Hearing REZN-9-15-1543, CU-9-15-1545

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STATE OF WISCONSIN
BROWN COUNTY

WESTON VILLAGE OF
5500 SCHOFIELD AVE
WESTON

WI 544764333

VOUCHER APPROVAL

Account Number:

10-00-50910 321-000

Description: PC Hearing Notices

October 2015

Approved by JLN 10/28/15
Initials Date

\$102.34

I, being duly sworn, doth depose and say I am an authorized representative of The Wausau Daily Herald, a newspaper at Wausau Wisconsin and that an advertisement of which the annexed is a true copy, taken from said paper, which published therein on:

Account Number: GWM-WES425
Order Number: 0000752125
No. of Affidavits: 1
Total Ad Cost: \$102.34
Published Dates: 09/28/15, 10/05/15

(Signed) [Signature] (Date) 10-0-15
Legal Clerk

Signed and sworn before me

Alexandra Zakowski

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WESTON VILLAGE OF
lic Hearing REZN-9-15-1543, CU-9-15-1545

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**Village of Weston, Wisconsin
AGENDA ITEM COVERSHEET
Requested for Official Consideration and Review**

REQUEST FROM: JENNIFER HIGGINS, DIRECTOR OF PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: **ORDINANCE NO. 15-024: AN ORDINANCE TO APPROVE THE REZONING OF LAND FROM RR-5 RURAL RESIDENTIAL-5 ACRE TO RR-2 RURAL RESIDENTIAL-2 ACRE, 2 ACRES AT 4203 HOWLAND AVENUE, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.**

DATE/MTG: **BOARD OF TRUSTEES, OCTOBER 19, 2015**

POLICY QUESTION: Should the Village Board approve the rezone of 4203 Howland Avenue from RR-5 to RR-2 via Ordinance No. 15-024.

RECOMMENDATION TO: I make a motion to approve the rezone of 4203 Howland Avenue from RR-5 to RR-2 by via Ordinance No. 15-024.

LEGISLATIVE ACTION:

- | | | |
|---|---|---------------------------------------|
| <input type="checkbox"/> Acknowledge/Approve | <input checked="" type="checkbox"/> Ordinance | <input type="checkbox"/> Proclamation |
| <input type="checkbox"/> Administrative Order | <input type="checkbox"/> Policy | <input type="checkbox"/> Reports |
| <input type="checkbox"/> Expenditure | <input type="checkbox"/> Procedure | <input type="checkbox"/> Resolution |

FISCAL IMPACT ANALYSIS:

- | | |
|--|------|
| <input type="checkbox"/> Budget Line Item: | None |
| <input type="checkbox"/> Budget Line Item: | None |
| <input type="checkbox"/> Budgeted Expenditure: | None |
| <input type="checkbox"/> Budgeted Revenue: | None |

STATUTORY / RULEMAKING / POLICY REFERENCES:

- | | |
|---|------------|
| <input type="checkbox"/> WI Statute: | _____ |
| <input type="checkbox"/> WI Administrative Code: | _____ |
| <input type="checkbox"/> Case Law / Legal: | _____ |
| <input checked="" type="checkbox"/> Municipal Code: | Chapter 94 |
| <input type="checkbox"/> Municipal Rules: | _____ |

PRIOR REVIEW: Public Hearing at 10/12/15 Plan Commission Meeting

BACKGROUND:

The owner of the property, Myron Stankowski, has had this property for sale by owner for some time. He was approached by Mike Korpela to purchase the 17-acre property with existing single family home on well and septic. Mr. Korpela would like to divide off the existing home on a 2 acre parcel and construct a new single-family home, which is to be served by a private on-site wastewater treatment system, on the remaining 15 acres.

No one spoke in opposition at the 10/12/15 Plan Commission Public Hearing. The Plan Commission recommended approval of the Ordinance 6-0.

Attachments?



Village of Weston Marathon County, Wisconsin

FUTURE LAND USE

Map Date: 10/01/2015
Adoption Date (Village): 03/18/2015
Adoption Date (ETZ): 03/18/2015



Map by the Technology Services Department,
Village of Weston



Legend

4203 Howland Ave (Proposed via CSM)

Parcel Boundary

Village of Weston

Right-of-way

Surface Water

Wetland

Wetland

FUTURE LAND USE

Single Family Residential - Unsewered

Single Family Residential - Sewered

Two Family Residential

Multiple Family Residential

Planned Neighborhood

Commercial

Business/Office Park

Mixed Use

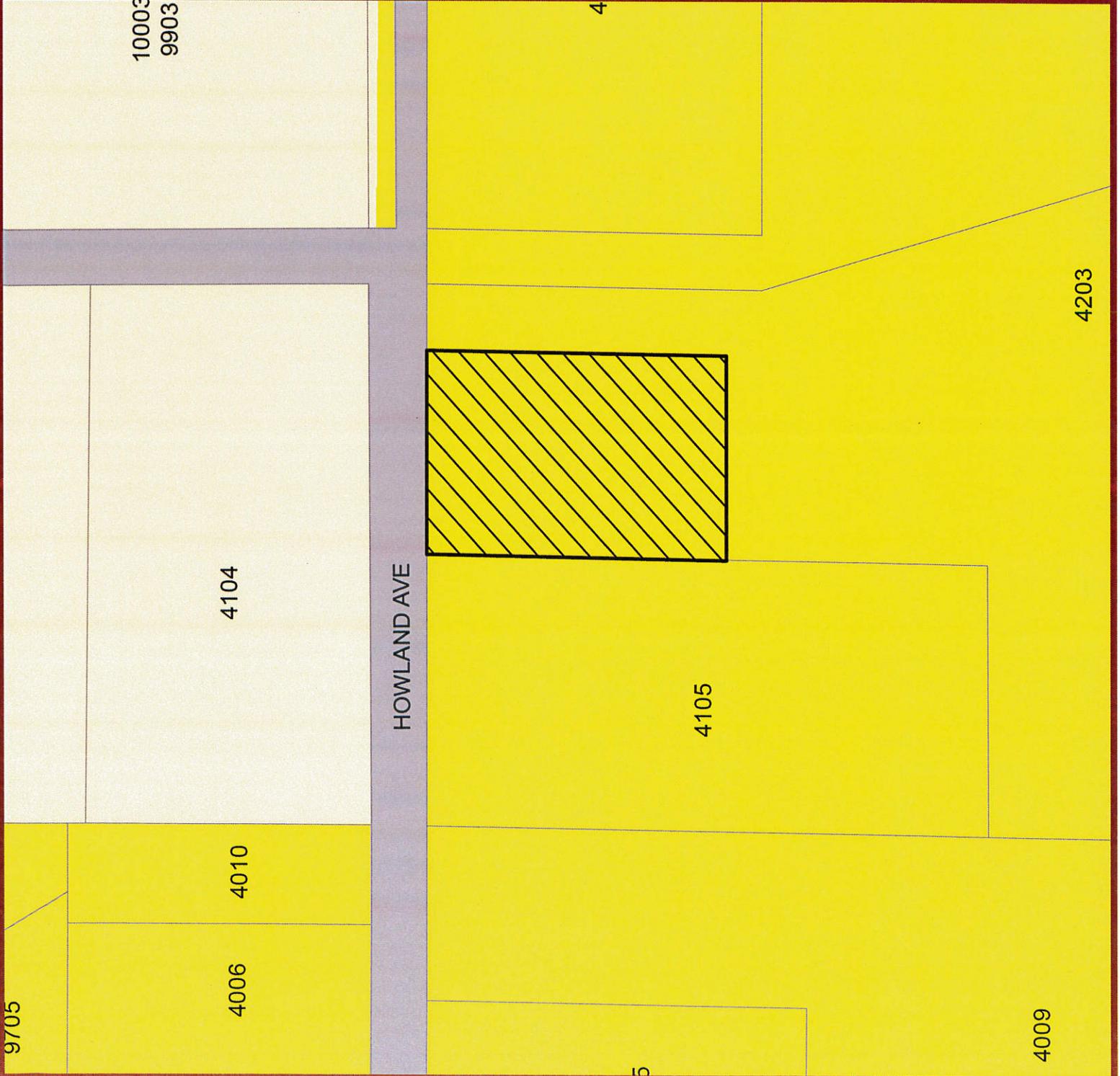
Industrial

Institutional

Parks and Recreation

Agriculture

Environmental Corridor



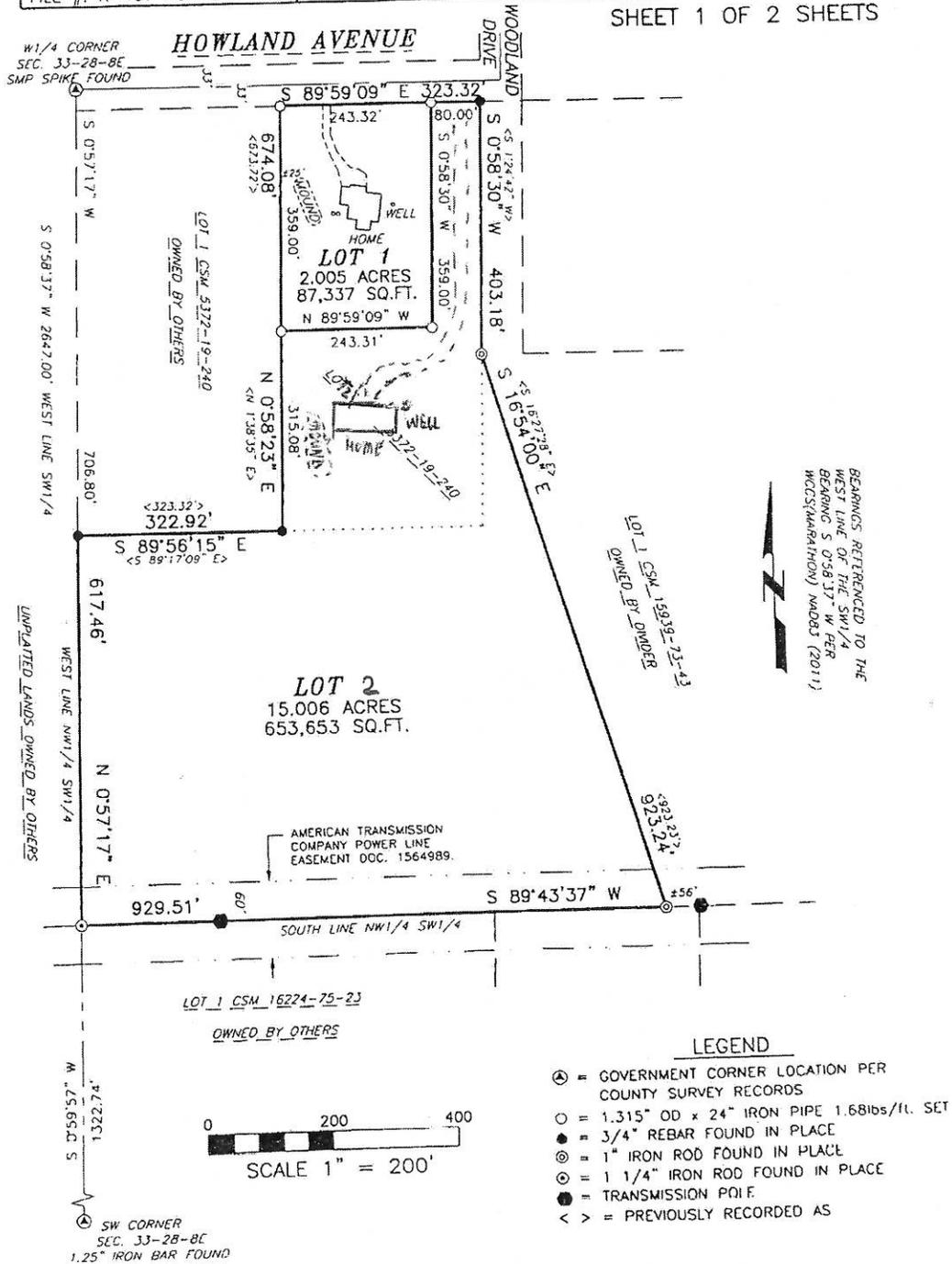
CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____ VOL. _____ PAGE _____

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VREELAND ASSOCIATES, INC. 6103 DAWN STREET WESTON, WI. 54476 PH (715) 241-0947 OR TOLL FREE (866) 693-3979 FAX (715) 241-9826 tim@vreelandassociates.us	PREPARED FOR: <h2 style="text-align: center; margin: 0;">MIKE KORPELA</h2>
FILE #: K-407 KORPELA	DRAFTED BY: TIMOTHY G. VREELAND DRAWN BY: TIMOTHY G. VREELAND

SHEET 1 OF 2 SHEETS



57 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
 58 Offer at lines 165-172 or 435-442 or in an addendum attached per line 434. At time of Buyer's occupancy, Property shall be in
 59 broom swept condition and free of all debris and personal property except for personal property belonging to current tenants,
 60 or that sold to Buyer or left with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

61 **DEFINITIONS**

62 ■ **ACTUAL RECEIPT:** "Actual Receipt" means that a Party, not the Party's recipient for delivery, if any, has the document or
 63 written notice physically in the Party's possession, regardless of the method of delivery.

64 ■ **CONDITIONS AFFECTING THE PROPERTY OR TRANSACTION:** "Conditions Affecting the Property or Transaction" are
 65 defined to include:

- 66 a. Defects in the roof.
- 67 b. Defects in the electrical system.
- 68 c. Defects in part of the plumbing system (including the water heater, water softener and swimming pool) that is included in
 69 the sale.
- 70 d. Defects in the heating and air conditioning system (including the air filters and humidifiers).
- 71 e. Defects in the well, including unsafe well water.
- 72 f. Property is served by a joint well.
- 73 g. Defects in the septic system or other sanitary disposal system.
- 74 h. Underground or aboveground fuel storage tanks on or previously located on the Property. (If "yes", the owner, by law,
 75 may have to register the tanks with the Department of Commerce at P.O. Box 7970, Madison, Wisconsin, 53707, whether
 76 the tanks are in use or not. Regulations of the Department of Commerce may require the closure or removal of unused
 77 tanks.)
- 78 i. "LP" tank on the Property (specify in the additional information whether the tank is owned or leased).
- 79 j. Defects in the basement or foundation (including cracks, seepage and bulges).
- 80 k. Property is located in a floodplain, wetland or shoreland zoning area.
- 81 l. Defects in the structure of the Property.
- 82 m. Defects in mechanical equipment included in the sale either as Fixtures or personal property.
- 83 n. Boundary or lot line disputes, encroachments or encumbrances (including a joint driveway).
- 84 o. Defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, lead in paint,
 85 lead in soil, lead in water supplies or plumbing system, or other potentially hazardous or toxic substances on the Property.
 86 **NOTE: Specific federal lead paint disclosure requirements must be complied with in the sale of most residential**
 87 **properties built before 1978.**
- 88 p. Presence of asbestos or asbestos-containing materials on the Property.
- 89 q. Defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of, hazardous or toxic substances
 90 on neighboring properties.
- 91 r. Current or previous termite, powder-post beetle or carpenter ant infestations or Defects caused by animal or other insect
 92 infestations.
- 93 s. Defects in a wood burning stove or fireplace or Defects caused by a fire in a stove or fireplace or elsewhere on the
 94 Property.
- 95 t. Remodeling affecting the Property's structure or mechanical systems or additions to Property during Seller's ownership
 96 without required permits.
- 97 u. Federal, state, or local regulations requiring repairs, alterations or corrections of an existing condition.
- 98 v. Notice of property tax increases, other than normal annual increases, or pending property reassessment.
- 99 w. Remodeling that may increase Property's assessed value.
- 100 x. Proposed or pending special assessments.
- 101 y. Property is located within a special purpose district, such as a drainage district, that has the authority to impose
 102 assessments against the real property located within the district.
- 103 z. Proposed construction of a public project that may affect the use of the Property.
- 104 aa. Subdivision homeowners' associations, common areas co-owned with others, zoning violations or nonconforming uses,
 105 rights-of-way, easements or another use of a part of the Property by non-owners, other than recorded utility easements.
- 106 bb. Structure on the Property is designated as an historic building or part of the Property is in an historic district.
- 107 cc. Any land division involving the Property for which required state or local permits had not been obtained.
- 108 dd. Violation of state or local smoke and carbon monoxide detector laws.
- 109 ee. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
 110 Property.
- 111 ff. The Property is subject to a mitigation plan required by Wisconsin Department of Natural Resources (DNR) rules related
 112 to county shoreland zoning ordinances that obligates the owner to establish or maintain certain measures related to
 113 shoreland conditions, enforceable by the county.
- 114 gg. Other Defects affecting the Property.

115 **(Definitions Continued on page 4)**

173 **DEFINITIONS CONTINUED FROM PAGE 2**

174 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding
 175 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day.
 176 Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under
 177 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive
 178 registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the
 179 occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours
 180 per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as
 181 closing, expire at midnight of that day.

182 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
 183 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
 184 significantly shorten or adversely affect the expected normal life of the premises.

185 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land or
 186 improvements so as to be treated as part of the real estate, including, without limitation, physically attached items not easily
 187 removable without damage to the premises, items specifically adapted to the premises and items customarily treated as
 188 fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and windows; electric
 189 lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and cooling units and attached
 190 equipment; water heaters and treatment systems; sump pumps; attached or fitted floor coverings; awnings; attached
 191 antennas; garage door openers and remote controls; installed security systems; central vacuum systems and accessories; in-
 192 ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; storage buildings on permanent
 193 foundations and docks/piers on permanent foundations.

194 **CAUTION: Exclude any Fixtures to be retained by Seller or which are rented (e.g., water softener or other water**
 195 **conditioning systems, home entertainment and satellite dish components, L.P. tanks, etc.) on lines 17-18.**

196 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7.

197 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land, building or room dimensions, or total
 198 acreage or building square footage figures, provided to Buyer by Seller or by a broker, may be approximate because of
 199 rounding, formulas used or other reasons, unless verified by survey or other means.

200 **CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, and land, building**
 201 **or room dimensions, if material.**

202 **BUYER'S PRE-CLOSING WALK-THROUGH** Within 3 days prior to closing, at a reasonable time pre-approved by Seller or
 203 Seller's agent, Buyer shall have the right to walk through the Property to determine that there has been no significant change
 204 in the condition of the Property, except for ordinary wear and tear and changes approved by Buyer, and that any defects
 205 Seller has agreed to cure have been repaired in the manner agreed to by the Parties.

206 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING** Seller shall maintain the Property until the earlier of
 207 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
 208 wear and tear. If, prior to closing, the Property is damaged in an amount of not more than five percent (5%) of the selling price,
 209 Seller shall be obligated to repair the Property and restore it to the same condition that it was on the day of this Offer. No later
 210 than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed
 211 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.
 212 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
 213 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on
 214 such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall
 215 be held in trust for the sole purpose of restoring the Property.

272 **DISTRIBUTION OF INFORMATION** Buyer and Seller authorize the agents of Buyer and Seller to: (i) distribute copies of the
273 Offer to Buyer's lender, appraisers, title insurance companies and any other settlement service providers for the transaction as
274 defined by the Real Estate Settlement Procedures Act (RESPA); (ii) report sales and financing concession data to multiple
275 listing service sold databases; and (iii) provide active listing, pending sale, closed sale and financing concession information
276 and data, and related information regarding seller contributions, incentives or assistance, and third party gifts, to appraisers
277 researching comparable sales, market conditions and listings, upon inquiry.

278 **DEFAULT** Seller and Buyer each have the legal duty to use good faith and due diligence in completing the terms and
279 conditions of this Offer. A material failure to perform any obligation under this Offer is a default which may subject the
280 defaulting party to liability for damages or other legal remedies.

281 If Buyer defaults, Seller may:

282 (1) sue for specific performance and request the earnest money as partial payment of the purchase price; or
283 (2) terminate the Offer and have the option to: (a) request the earnest money as liquidated damages; or (b) sue for actual
284 damages.

285 If Seller defaults, Buyer may:

286 (1) sue for specific performance; or
287 (2) terminate the Offer and request the return of the earnest money, sue for actual damages, or both.

288 In addition, the Parties may seek any other remedies available in law or equity.

289 The Parties understand that the availability of any judicial remedy will depend upon the circumstances of the situation and the
290 discretion of the courts. If either Party defaults, the Parties may renegotiate the Offer or seek nonjudicial dispute resolution
291 instead of the remedies outlined above. By agreeing to binding arbitration, the Parties may lose the right to litigate in a court of
292 law those disputes covered by the arbitration agreement.

293 **NOTE: IF ACCEPTED, THIS OFFER CAN CREATE A LEGALLY ENFORCEABLE CONTRACT. BOTH PARTIES SHOULD**
294 **READ THIS DOCUMENT CAREFULLY. BROKERS MAY PROVIDE A GENERAL EXPLANATION OF THE PROVISIONS**
295 **OF THE OFFER BUT ARE PROHIBITED BY LAW FROM GIVING ADVICE OR OPINIONS CONCERNING YOUR LEGAL**
296 **RIGHTS UNDER THIS OFFER OR HOW TITLE SHOULD BE TAKEN AT CLOSING. AN ATTORNEY SHOULD BE**
297 **CONSULTED IF LEGAL ADVICE IS NEEDED.**

298 **ENTIRE CONTRACT** This Offer, including any amendments to it, contains the entire agreement of the Buyer and Seller
299 regarding the transaction. All prior negotiations and discussions have been merged into this Offer. This agreement binds
300 and inures to the benefit of the Parties to this Offer and their successors in interest.

301 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
302 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
303 <http://www.widocoffenders.org> or by telephone at (608) 240-5830.

ADDENDUM A TO THE OFFER TO PURCHASE

1 This Addendum is made part of the Offer to Purchase dated September 2, 2015, made by Michael R. Korpela
2 (Buyer), with respect to the Property at 4203 Howland Avenue, Village of Weston, WI
3 **CAUTION: Buyer must include contingencies in this Offer for any additional tests or inspections Buyer wishes to conduct. Specific**
4 **addenda are available for testing or evaluation of Wells, Well Water, Septic Systems, Lead-Based Paint, Wetlands and Lead/Arsenic**
5 **Pesticides. Parties should consult with legal counsel with questions regarding testing or this Addendum.**
6 **RADON TESTING CONTINGENCY:** This Offer is contingent upon Buyer having a qualified third party perform a radon test at the
7 Property in a manner consistent with applicable EPA and Wisconsin Department of Health Services (DHS) protocols and standards and furnish
8 a current written report indicating the radon level is less than 4 picoCuries per liter (pCi/L), at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if
9 neither is stricken) expense. This contingency shall be deemed satisfied unless Buyer, no later than 14 days (after acceptance) (prior
10 to closing) **[STRIKE ONE]** ("prior to closing" if neither is stricken), delivers to Seller a written copy of the radon test results report indicating a
11 radon level of 4.0 pCi/L or higher. Seller (shall)(shall not) **[STRIKE ONE]** ("shall" if neither is stricken) have the right to cure. See lines 62-71
12 regarding the Right to Cure.
13 **TESTING CONTINGENCY:** This Offer is contingent upon (Buyer obtaining)(Seller providing) **[STRIKE ONE]** ("Buyer obtaining" if neither is
14 stricken) a current written report from a qualified independent expert documenting the results of the following test(s) conducted pursuant to
15 applicable government or industry protocols and standards [indicate substances or compounds to be tested, e.g., asbestos (see
16 <http://www2.epa.gov/asbestos/protect-your-family>), etc.]; _____, no later than _____ days (after
17 acceptance)(prior to closing) **[STRIKE ONE]** ("prior to closing" if neither is stricken), at (Buyer's) (Seller's) **[STRIKE ONE]** ("Buyer's" if neither is
18 stricken) expense. Specify any protocols, testing contractors, labs, standards/levels constituting a Defect, financial limits, acceptable repair
19 methodology, etc.: _____
20 Seller (shall)(shall not) **[STRIKE ONE]** ("shall" if neither is stricken) have the right to cure. See lines 62-71 regarding the Right to Cure.
21 **CLOSING:** The Parties agree that the closing shall be held at (the place selected by Buyer's lender) (the place selected by Buyer)
22 (_____ Title work and closing to be done by and closed at Cty Lands title) **[STRIKE AND COMPLETE AS APPLICABLE]**
23 **ASSOCIATION FEE:** Buyer acknowledges the (monthly)(quarterly)(annual) **[STRIKE TWO]** association fee of \$ _____
24 **HOME WARRANTY PLAN:** Buyer has been informed of the availability of a limited home warranty plan. A limited home warranty plan for
25 a term of one year shall be included, effective on the date of closing, provided the Property qualifies for the plan. The cost of the home warranty
26 shall not exceed \$ _____ and will be paid by (Seller)(Buyer) **[STRIKE ONE]** ("Seller" if neither is stricken) at closing. The warranty plan
27 will be provided by the (listing)(cooperating) **[STRIKE ONE]** ("listing" if neither is stricken) broker. Buyer is advised that a home inspection may
28 detect pre-existing conditions which may not be covered under the warranty.
29 **FLOOD INSURANCE PREMIUMS CONTINGENCY (also see lines 118-123):** This Offer is contingent upon Buyer obtaining, an
30 insurance binder, certificate of insurance or other insurance company documentation or correspondence showing (that Buyer's annual premium
31 for flood insurance for Buyer's initial year of ownership after closing shall not exceed \$ _____)(that Buyer's annual premium will not
32 exceed \$ _____ after _____ years)(that the actuarial annual premium cost is computed to be no more than \$ _____)
33 **[STRIKE AND COMPLETE AS APPLICABLE]**. This contingency shall be deemed satisfied unless Buyer, no later than _____ days (after
34 acceptance)(prior to closing) **[STRIKE ONE]** ("prior to closing" if neither is stricken), delivers to Seller written notice indicating that this contingency
35 has not been satisfied and documentation of the flood insurance premiums available to Buyer. If this contingency is not satisfied, Buyer may
36 terminate this Offer by delivering written notice of termination to Seller.
37 **MAP OF THE PROPERTY:** This Offer is contingent upon (Buyer obtaining) (Seller providing) **[STRIKE ONE]** ("Seller providing" if neither is
38 stricken) a (survey map)(ALTA/ACSM Land Title Survey) (_____) **[STRIKE AND COMPLETE AS APPLICABLE]** of the
39 Property, dated after the date of acceptance of this Offer and prepared by a Wisconsin licensed land surveyor, within _____ days of
40 acceptance, at (Buyer's) (Seller's) **[STRIKE ONE]** ("Seller's" if neither is stricken) expense. The map shall identify the legal description of the
41 Property, Property boundaries and boundary line dimensions, visible encroachments, location of any improvements, a minimum of _____
42 acres, a maximum of _____ acres and: _____
43 **[STRIKE AND COMPLETE AS APPLICABLE]** (Additional specifications/features may include, but are not limited to: staking Property corners,
44 streets, length of street or water frontage, legal access, total acreage or square footage, utility installations, easements or rights-of-way.
45 **CAUTION: Consider cost and need for map features, and time required to obtain map.)** This contingency shall be deemed satisfied unless
46 Buyer, within 5 days of the earlier of Buyer's Actual Receipt of the map or the deadline for delivery of said map, delivers to Seller a copy of the
47 map and a written notice which identifies: (1) a significant encroachment; (2) information materially inconsistent with prior representations or (3)
48 failure to meet requirements stated in this contingency. Upon delivery of Buyer's notice, this offer shall be null and void. This Offer shall be null
49 and void if Buyer delivers written notice to Seller, within 5 days of the deadline on lines 39-40, stating Seller failed to timely deliver the map (if
50 Seller was responsible to provide the map).
51 **FEDERAL VA MORTGAGE:** (Buyer)(Seller) **[STRIKE ONE]** ("Seller" if neither is stricken) agrees to pay the entire funding fee not to
52 exceed _____ % (0% if not filled in) of the mortgage amount. **Note:** Funding fee may not be divided between the parties. Buyer agrees to
53 pay all other costs of securing financing.
54 **SELLER'S CONTRIBUTION:** Seller shall give Buyer a loan cost credit at closing in the amount of \$ _____ or _____ % of the
55 purchase price to assist Buyer in paying loan closing costs such as points, prepayables and escrows. Buyer's loan costs shall include
56 _____ and exclude _____ **[STRIKE AND COMPLETE AS APPLICABLE]**
57 **NUMBER OF DAYS:** The default number of days is 21 if nothing is entered on blank lines requiring entry of a number of days.
58 **READING/UNDERSTANDING:** By initialing and dating this Addendum, each Party acknowledges they have received and carefully read all
59 pages of this Addendum. Initialing does not signify acceptance or agreement with the terms of this Addendum.

60 (X) _____ (Date) (X) _____ (Date)
61 (Buyer's Initials) (Seller's Initials)

"Addendum C"

Property Address: 4203 Howland Avenue, Village of Weston, WI

306 PROPOSED USE CONTINGENCIES: Buyer is purchasing the Property for the purpose of: splitting the
307 parcel into two parcels, and building a three bedroom single family home on the back
308 parcel.

309 [insert proposed use and type and size of building, if applicable; e.g. three bedroom single family home]. The optional
310 provisions checked on lines 314-345 shall be deemed satisfied unless Buyer, within 21 days of acceptance, delivers
311 written notice to Seller specifying those items which cannot be satisfied and written evidence substantiating why each specific
312 item included in Buyer's notice cannot be satisfied. Upon delivery of Buyer's notice, this Offer shall be null and void. Seller
313 agrees to cooperate with Buyer as necessary to satisfy the contingencies checked at lines 314-350.

314 ZONING CLASSIFICATION CONFIRMATION: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's)
315 STRIKE ONE ("Buyer's" if neither is stricken) expense, verification that the Property is zoned _____
316 _____ and that the Property's zoning allows the Buyer's proposed use described at lines 306-308.

317 SUBSOILS: This offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if neither
318 is stricken) expense, written evidence from a qualified soils expert that the Property is free of any subsoil condition which
319 would make the proposed use described at lines 306-308 impossible or significantly increase the costs of such
320 development.

321 PRIVATE ONSITE WASTEWATER TREATMENT SYSTEM (POWTS) SUITABILITY: This Offer is contingent
322 upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if neither is stricken) expense, written evidence from
323 a certified soils tester that (a) the soils at the Property locations selected by Buyer, and (b) all other conditions that must
324 be approved, meet the legal requirements in effect on the date of this Offer to obtain a permit for a POWTS for use of the
325 Property as stated on lines 306-308. The POWTS (septic system) allowed by the written evidence must be one of
326 the following POWTS that is approved by the State for use with the type of property identified at lines 306-308 CHECK

327 ALL THAT APPLY: conventional in-ground; mound; at grade; in-ground pressure distribution; holding tank;
328 other: _____

329 EASEMENTS AND RESTRICTIONS: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE
330 ONE ("Buyer's" if neither is stricken) expense, copies of all public and private easements, covenants and restrictions
331 affecting the Property and a written determination by a qualified independent third party that none of these prohibit or
332 significantly delay or increase the costs of the proposed use or development identified at lines 306-308.

333 APPROVALS: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if
334 neither is stricken) expense, permits, approvals and licenses, as appropriate, or the final discretionary action by the
335 granting authority prior to the issuance of such permits, approvals and licenses, for the following items related to Buyer's
336 proposed use: _____

338 UTILITIES: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if neither
339 is stricken) expense, written verification of the following utility connections at the listed locations (e.g., on the Property, at
340 the lot line, across the street, etc.) CHECK AND COMPLETE AS APPLICABLE: electricity at street _____;
341 gas at street _____; sewer _____; water _____;
342 telephone at street _____; cable _____; other _____

343 ACCESS TO PROPERTY: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE
344 ("Buyer's" if neither is stricken) expense, written verification that there is legal vehicular access to the Property from public
345 roads.

346 LAND USE APPROVAL: This Offer is contingent upon Buyer obtaining, at (Buyer's) (Seller's) STRIKE ONE ("Buyer's" if
347 neither is stricken) expense, a rezoning; conditional use permit; license; variance; building permit;
348 occupancy permit; other _____ CHECK ALL THAT APPLY, and delivering
349 written notice to Seller if the item cannot be obtained, all within _____ days of acceptance for the Property for its proposed
350 use described at lines 306-308.

351 MAP OF THE PROPERTY: This Offer is contingent upon (Buyer obtaining) (Seller providing) STRIKE ONE ("Seller
352 providing" if neither is stricken) a Map of the Property dated subsequent to the date of acceptance of this Offer prepared by a
353 registered land surveyor, within _____ days of acceptance, at (Buyer's) (Seller's) STRIKE ONE ("Seller's" if neither is stricken)
354 expense. The map shall show minimum of _____ acres, maximum of _____ acres, the legal description of the
355 Property, the Property's boundaries and dimensions, visible encroachments upon the Property, the location of improvements,
356 if any, and: _____

357 [STRIKE AND COMPLETE AS APPLICABLE] Additional map features which may be added include, but are not limited to:
358 staking of all corners of the Property; identifying dedicated and apparent streets; lot dimensions; total acreage or square
359 footage; easements or rights-of-way. CAUTION: Consider the cost and the need for map features before selecting them.
360 Also consider the time required to obtain the map when setting the deadline. This contingency shall be deemed satisfied
361 unless Buyer, within five days of the earlier of: (1) Buyer's receipt of the map; or (2) the deadline for delivery of said map,
362 delivers to Seller a copy of the map and a written notice which identifies: (1) the significant encroachment; (2) information
363 materially inconsistent with prior representations; or (3) failure to meet requirements stated within this contingency.
364 Upon delivery of Buyer's notice, this Offer shall be null and void.

Conditional Use/Rezone/Comprehensive Plan Amendment

Permit Application
 Village of Weston/ETZ
 Date: 09-16-15

Permit No. : REZN-9-15-1543

Payment: Cash Check No. 11696

FULL COMPLETION OF THIS FORM IS REQUIRED FOR PROCESSING



5500 Schofield Ave
 Weston, WI 54476

PROPOSALS AND FEES

<input type="checkbox"/>	Conditional Use (Residential)		\$ 250.00
<input type="checkbox"/>	Conditional Use (Non-Residential)	\$250.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Conditional Use Amendment		\$ 250.00
<input checked="" type="checkbox"/>	Rezone (Official Zoning Map Amendment)		\$ 250.00
<input type="checkbox"/>	Conditional Use and Rezone (Residential)		\$ 400.00
<input type="checkbox"/>	Conditional Use and Rezone (Non-Residential)	\$400.00 + \$10.00/Acre over 10 Acres =	\$ _____
<input type="checkbox"/>	Comprehensive Plan Map Amendment		\$ 350.00
<input type="checkbox"/>	Comprehensive Plan Map Amendment with Rezone		\$ 500.00
<input type="checkbox"/>	Comprehensive Plan Text Amendment		\$ 200.00
TOTAL:			\$ _____

VP

APPLICANT INFORMATION

Applicant Name: Tim Vreeland
Mailing Address: 6103 Dawn Street
Weston, WI 54476

Agent* Property Owner
 Phone: 715-241-0947
 Email: tim@vreelandassociates.us

* Agents must have a LETTER OF AUTHORIZATION from all property owners at the time of filing.

Property Owner: Myron Stankowski
Mailing Address: 2204 Fairway Court
Mission, TX 78572

Contact Name: Mike Korpela (buyer)
 Phone: 715-581-1548
 Email: korpela44@gmail.com

PROJECT SITE SPECIFICATIONS

Project Address: 4203 Howland Ave
(or PIN if no address)

Lot Size(ft²): 87,337
Acres: 2.005

Property Zone: RR-5

Proposed Rezone: RR-2

Current Future Land Use Designation: _____

Proposed Future Land Use Designation: _____

Legal Description: See attached CSM

PUBLIC HEARING REQUIRED FOR CONDITIONAL USE AND REZONE

CONDITIONAL USE: Following acceptance of a complete application, the Village Clerk shall schedule a public hearing before the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area) to be held within 45 days after acceptance of a complete application. Notice of the time, place, and purpose of such hearing shall be given by publication as a Class 2 Notice in conformance

5. Have growth patterns or rates changed since the land was zoned as it is now? If yes, please provide supporting data and indicate how changed patterns or rates suggest the need for this rezoning.

No

6. Will the proposed rezoning maintain a desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? How?

Yes, the existing home will sit well on a 2 acre parcel. Several parcels in the immediate area are zoned RR-2.

Village Board. The Zoning Administrator shall schedule the proposed amendment for potential Village Board action. After careful consideration of all comments, the Village Board shall within 120 days of submittal of a complete application, act to approve or reject the proposed amendment, unless extended by written or electronic agreement of the applicant. Failure of the Board to act within 120 days of submittal of a complete application (unless said deadline is extended by agreement of the applicant) shall constitute approval of the application as presented.

The Village Board may approve an amendment by a simple majority of a voting quorum, except that if the Board action is opposed to or alters a recommendation of the Plan Commission (or Extraterritorial Zoning Committee for land in the ETZ Area), and/or an official protest against the requested amendment to the Official Zoning Map meeting the requirements of Wis. Stat. § 62.23(7)(d)2m.a is filed, then approval of the amendment to the Official Zoning Map shall require an affirmative vote from three-fourths or greater of the full Village Board.

Effect of Denial. No application that has been denied (either wholly or in part) shall be resubmitted for a period of 12 months from the date of said order of denial, except on grounds of new evidence or proof of change of factors found valid by the Zoning Administrator.

COMPREHENSIVE PLAN AMENDMENT REQUIREMENTS

By August 1st of each year, the Zoning Administrator shall obtain Plan Commission approval of a Comprehensive Plan amendment schedule, with the intent to adopt any Comprehensive Plan amendments in that annual amendment cycle by February of the following year.

Applications for Comprehensive Plan amendments shall be submitted to the Zoning Administrator in writing each year by the annual application deadline established in the approved amendment schedule, using a Village provided application form, in order to be considered in that year's amendment cycle. Only complete applications will be processed.

In addition to such applications, Village staff, the Village Plan Commission or any member thereof, or the Village Board or any member thereof may request amendments to the Comprehensive Plan, by the annual application dateline or another date if established in the approved amendment schedule.

The Zoning Administrator shall refer all proposed amendments under subsections (a) and (b) to the Plan Commission, within 30 days following the latest required date of submittal.

The Commission shall advise Village staff as to which proposed amendments should be considered for further review, providing an opportunity for public comment. Depending upon the number and nature of the proposed amendments, the Commission may hold a public hearing before it decides which proposed amendments should be recommended for consideration. Notice of such hearing shall be given by publication of a Class 1 Notice. In the case of a site-specific Future Land Use map amendment, the Zoning Administrator shall also provide written notification to all property owners within 100 feet of the site.

After consideration of the proposed amendments and no later than January in the annual amendment cycle, the Plan Commission shall recommend the approval of any proposed amendment to the Village Board. The Commission is under no obligation to recommend approval of any requested amendment, and may recommend the amendment with modification. Such Commission action shall be via adoption of a resolution.

STAFF REVIEW

PIN: 192-2808-333-0991 Zoning: RR-5 Village ETZ
Filed After the Fact: Yes No Fine Imposed: Yes No Amount: _____
Publication of Notice Date 1: 09-28-15 Publication of Notice Date 2: 10-05-15

Conditional Use Permit Review:

PC/ETZ Meeting Date: _____ CUP No.: _____
 Approved Approved w/ Conditions Denied Site Plan No.: _____
Adoption Date: _____

Conditional Use Permit Review (Outdoor Commercial Entertainment Only)

Name of Establishment: _____	License Number: _____
CLPS Meeting Date: _____	<input type="checkbox"/> Recommend <input type="checkbox"/> Recommend w/ Conditions <input type="checkbox"/> Denied
VB Meeting Date: _____	<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ Conditions <input type="checkbox"/> Denied

Recorded Date: _____ Document No.: _____

Rezoning and Comprehensive Plan Amendment Review:

Public Hearing Date: 10-12-15 Rezoning/EPA No.: REZN-9-15-1543
Proposed Zoning: _____ Proposed FLU: Single Fam. Res - Sewered
 Approved Approved w/ Conditions Denied
Adoption Date: 10/19/15 Ordinance No.: 15-024
Publication Date: 10/21/15

LRS10801
LRS108I

Land Records
Browse

9/29/15
14:24:41

PIN 192 2808 333 0993

Village of WESTON

Parcel 62 332808 010 002 00 00

Status: DELETED

Adr 1 4203 HOWLAND AVE

WESTON 54476 0000

Own 1 STANKOWSKI MYRON L P (TRUSTEE)

Parcel Cross References:

3 Cross Reference(s) on File

Reference	Type	Year
192 2808 333 0990	C Child	2010
192 2808 333 0991	C Child	2010
192 2808 333 0998	P Parent	2005

F2=Tax History

F3=Exit F4=Prompt F7=Previous F8=Next F24=More



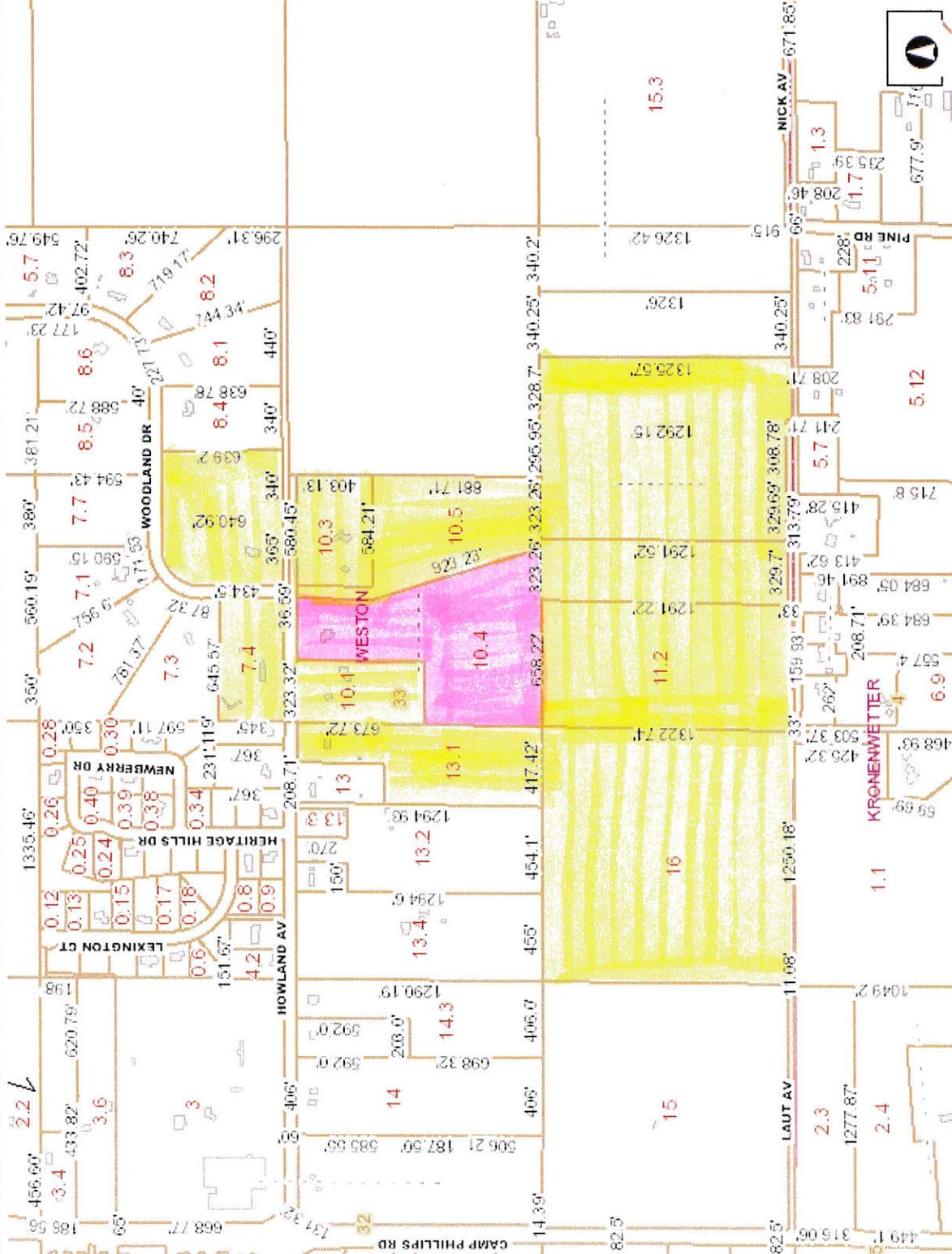
Land Information Mapping System

- HALSEY
- BERLIN
- MAINE
- TEXASHEWITT
- BERN
- STETSON
- HOLTON
- WILSON
- HULL
- WIENCASER
- FRANKLE
- BRIGHT
- OSWEGIT
- REID
- WATKINS
- BEVENT
- PAT
- BERDEN
- FRANZEN
- SPENCER

Legend

- Parcels
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- County-wide Buildings
- Road Names
- Named Places
- Municipalities

Hearing notice
mailed to



Notes

DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning. THIS MAP IS NOT TO BE USED FOR NAVIGATION

390.51 0 390.51 Feet



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RONALD WENDORSKI
JAMIE WENDORSKI
3028 NICK AVENUE
MOSINEE WI 54455

ANDREA PALAS
3024 NICK AVENUE
MOSINEE WI 54455

JEREMY ZAHN
AUTUMN ZAHN
3020 NICK AVENUE
MOSINEE WI 54455

SLICE OF PARADISE LLC
18019 W TURQUOISE AVE
WADDELL AZ 85355

MYRON STANKOWSKI
ADELE STANKOWSKI
2204 FAIRWAY CT
MISSION TX 78572

MYRON STANKOWSKI
ADELE STANKOWSKI
4203 HOWLAND AVENUE
WESTON WI 54476

MARK STUBBE
4009 HOWLAND AVENUE
WESTON WI 54476

JEFF ZOLLPRIESTER
CARRIE ZOLLPRIESTER
4105 HOWLAND AVENUE
WESTON WI 54476

DAVE BURNETT
DARCY BURNETT
4405 HOWLAND AVENUE
WESTON WI 54476

KATHERINE MILLER
MICHELE RUENGER
4104 HOWLAND AVENUE
WESTON WI 54476

DAVID LAPORTE
LORI LAPORTE
10003 WOODLAND DR
WESTON WI 54476

MICHAEL KORPELA
2079 SUNDIAL AVENUE
KRONENWETTER WI 54455

VREELAND ASSOCIATES
TIM VREELAND
6103 DAWN STREET
WESTON WI 54476

9/16/15

I, Michael Korpela, authorize Tim Vreeland to act as an agent representing me in the Village of Weston Rezone application and CSM application.


9/16/15

Michael Korpela

VREELAND ASSOCIATES INC.

PROFESSIONAL LAND SURVEYORS

CERTIFIED SURVEY MAPS - SUBDIVISIONS - GOVERNMENT PERMITS - LAND PLANNING

Date 9-16-2015

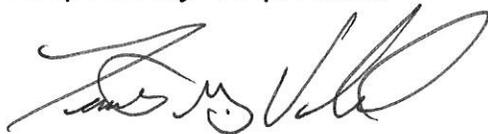
Village of Weston
5500 Schofield, Ave
Weston, WI 54476

Dear Madam or Sir,

I formally request that a 2 acre parcel with the existing home know as 4203 Howland Avenue be rezoned from RR-5 to RR-2. The remnant of this parcel contains 15 acres and will support a future home upon it if the rezone is permitted. If the rezone is not permitted it would become quite difficult to build on the remaining property. It would push the home roughly 800 feet away from Howland Avenue and close to the existing transmission lines. Several parcels in this area are currently zoned RR-2 so we find there are no conflicts with surrounding zoning. The remaining 15 acre parcel will remain RR-5.

Please consider the proposed rezone so we can move forward on the construction of a new home.

Respectfully requested,



Timothy G. Vreeland



October 22, 2015

VIA EMAIL ONLY

Mike Korpela
2079 Sundial Avenue
Kronenwetter, WI 54455
Korpela44@gmail.com

RE: 4203 Howland Avenue, Village of Weston (PIN 192-2808-333-0991)
File No. REZN-9-15-1543 – Rezone Request
File No. RCSM-9-15-1544 – Certified Survey Map

Dear Mike,

The Village Board approved the rezone request REZN-9-15-1543, on 10/19/15, via Ordinance No. 15-024 (also attached). The ordinance was published in the 10/21/15, in the Wausau Daily Herald.

Following the publication of Ordinance No. 15-024, the zoning of the proposed 2-acre parcel (Lot 1) has now been designated from RR-5 (Rural Residential-5 Acre) to RR-2 (Rural Residential-2 Acre).

The Certified Survey Map is now ready for recording; however, there is a condition that the Parkland Dedication Fee in the amount of \$244.00 (as referred to on the 1st page of the attached Certified Survey Map application) must be paid. Attached for your use is an invoice for this.

Once you decide to start moving forward in planning a building project for the remaining 15 acres (Lot 2), please be sure to contact Scott Tatro, Building Inspector, at 715-359-6114 or via e-mail at statro@westonwi.gov. Or if you have any further questions, you may contact a member from the Planning & Development Department via the email address of PlanDev@westonwi.gov or by calling the main Village phone line at (715) 359-6114. This way we can work with you from the beginning on required submittals.

Sincerely,

Jennifer Higgins
Director of Planning and Development/Zoning Administrator

Cc: Planning & Development Department
Tim Vreeland, tim@vreelandassociates.us, Vreeland Associates, 6103 Dawn Street, Weston
Myron Stankowski, 2204 Fairway Court, Mission, TX 78572

Weston Municipal Center

5500 Schofield Avenue • Weston, WI 54476 • Phone: (715) 359-6114 • Fax: (715) 359-6117
www.westonwi.gov

Valerie Parker

To: Mike Korpela (korpela44@gmail.com); Tim Vreeland (tim@vreelandassociates.us)
Cc: Jennifer Higgins (jhiggins@westonwi.gov); Jared Wehner; Scott Tatro
Subject: Approval Documents on Howland Avenue Rezone and CSM
Attachments: 151021 Approval Letter to Korpela re Rezone & CSM.pdf; 151022 Korpela Parkland Dedication Fee Invoice.pdf; 150916 RCSM-9-15-1544 Vreeland-Korpela Application.pdf; 151021 Published & Signed Ordinance - Korpela Rezone.pdf

10/22/2015

Dear Mike & Tim,

Please see the attached letter of approval, regarding the published ordinance for the rezone and the approved CSM. Also attached is an invoice for Parkland Dedication Fees, due to the residential land division.

Tim, the signed CSM is located in our front office, whenever you would like to pick it up.

Sincerely,

Valerie

Valerie Parker
Planning Technician
Planning & Development Department
Village of Weston, Wisconsin
d. 715.241.2607
vparker@westonwi.gov

Municipal Center
5500 Schofield Avenue, Weston, WI 54476
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