



AGENDA
City of Milton
Common Council Meeting
Tuesday, March 15, 2016
7:00 PM
MILTON CITY HALL
Council Chambers, 710 S. Janesville Street

- 1. Call to Order and Confirmation of Appropriate Meeting Notice.**
- 2. Approval of Agenda**
- 3. Public comments regarding items which can be affected by Council Action**
Presenters must sign in with the City Clerk in order to speak.
- 4. Approval of the Consent Agenda**
 - 4.a. Common Council Minutes – March 1, 2016.**

Documents: [03-1-2016 Common Council Minutes.pdf](#)
 - 4.b. Plan Commission Minutes – February 17, 2016.**

Documents: [02-17-2016 Plan Commission Minutes.pdf](#)
 - 4.b.1. Plan Commission Item: Discussion and Possible Action Regarding a Site Plan Review for the Milton East Parking Lot Reconfiguration.**

Documents: [Memo - Site Plan Review for Milton East Parking Lot.pdf](#), [Milton East Elementary Access Improvements - Site Plan.pdf](#), [Milton East Elementary Improvements - Site Overview Exhibit.pdf](#)
 - 4.c. Public Safety Committee Minutes – February 17, 2016.**

Documents: [02-17-2016 Public Safety Committee Minutes.pdf](#)
- 5. Discussion and Possible Action on Resolution 2016-07 Preliminary Resolution Vacating Portion of Greenman Street Regarding the Vacation of Greenman Street from N. Janesville Street to Parkview Drive.**

Documents: [Memo - Greenman Street Vacation - 2016-07.pdf](#), [Resolution 2016-07 - PRELIMINARY RESOLUTION VACATING PORTION OF GREENMAN STREET.pdf](#), [NOTICE OF PUBLIC HEARING \(Plan Commission\).pdf](#), [Street Vacation - Lis Pendens.pdf](#), [Street Vacation - Map.pdf](#)
- 6. Discussion and Possible Action on Resolution 2016-08 Authorizing the Sale of Land Located at 120 Parkview Drive to the School District of Milton.**

Documents: [Memo - School District Land Transfer - CC Memo.pdf](#), [Offer To Purchase - 120 Parkview Drive.pdf](#)
- 7. Discussion and Possible Action Accepting the Low Bid for the Library Renovation**

Project.

Documents: [Memo - Library Bid Openings.pdf](#)

- 8. General Items**
- 9. Next Meeting – Wednesday, April 6, 2016 at 7:00 p.m.**
- 10. Team Building Exercise.**
- 11. Mayor and Alderperson Reports**
- 12. Staff Reports**
- 13. City Administrator**
- 14. Chief of the Joint Fire Department**
- 15. Chief of the Police Department**
- 16. City Clerk/Deputy Treasurer**
- 17. Director of Public Works**
- 18. Director of the Library**
- 19. Finance Director**
- 20. Motion to Adjourn**

**Please note that upon reasonable notice, at least 48 hours in advance, efforts will be made to accommodate the needs to disabled individuals through appropriate aids and services. For additional information to request this service, please contact the City Clerk's Office at 868-6900, 710 S. Janesville Street, Milton, WI 53563.

Posted at Dave's Ace Hardware, Piggly Wiggly, Milton City Hall

Common Council Mission Statement: With integrity and involved citizens, the City of Milton Common Council will strive to preserve a high quality of life, meet the public's needs with cost effective services, and foster a community in which people are proud to live.

**City of Milton
Common Council Minutes**

3/1/2016 - Minutes

1. Call to Order and Confirmation of Appropriate Meeting Notice.

Mayor Welch called the Common Council meeting to order at 7:00 p.m. Clerk Hilby confirmed appropriate meeting notices were posted.

Present: Mayor Anissa Welch, Ald. Dave Adams (via phone), Ald. Lynda Clark, Ald. Nancy Lader, Ald. Theresa Rusch, Ald. Maxine Striegl, and Ald. Jeremy Zajac.

Also Present: City Administrator Al Hulick, City Attorney Mark Schroeder, Finance Director Dan Nelson, Police Chief Scott Marquardt, Director of Public Work Howard Robinson, Library Director Lisa Brooks, Assistant Inga Cushman, and City Clerk Elena Hilby.

2. Approval of Agenda

Ald. Clark moved to approve the agenda. Ald. Lader seconded, and the motion carried.

3. Presentation of Tenure Awards

3.a. Becky Sexe – 15 years

3.b. Carrie Chesebro - 5 years

4. Public comments regarding items which can be affected by Council Action

Mayor Welch welcomed those in attendance and asked if there were any registered speakers. There were no speakers.

5. Approval of the Consent Agenda

Ald. Adams moved to approve the consent agenda. Ald. Striegl seconded, and the motion carried.

5.a. Common Council Minutes – February 17, 2016.

5.b. Public Works Committee Minutes - February 2, 2016.

5.b.1. Public Works Committee Item: Discussion and Possible Action regarding Baxter and Woodman 2016 Engineering Services Work Order – Miscellaneous Services.

5.b.2. Public Works Committee Item: Discussion and Possible Action Regarding the Awarding of the Sidewalk Repair and Installation for 2016 Quote.

5.b.3. Public Works Committee Item: Approve Items for Surplus.

5.b.4. Public Works Committee Item: Approve Baxter & Woodman Well #2-Well House Reconstruction Construction Engineering Work Order.

5.b.5. Public Works Committee Item: Approve Baxter & Woodman Municipal Drive Drainage Improvements Design and Construction Engineering Work Order.

6. Public Hearing and Discussion and Possible Action on the Class “A” Beer Liquor License application from CT Corporation, DBA Casey’s General Store #1922 located at 464 S. John Paul

Road.

Administrator Hulick reviewed this application and Resolution 2014-23.

Mayor Welch opened the public hearing at 7:04 p.m.

Attorney David Moore of 100 S. Main Street, Janesville appeared on behalf of his client, CT Corporation.

- Clarified that they are only seeking a Class "A" and that Jeff Kimberly would serve as the Liquor Agent.

Jeff Kimberly of 400 California Ct, Janesville.

- Reviewed the procedures in place regarding training employees at the time of hire and once per year after.

Jason Cowley of 6101 N LaDue, Milton.

- Expressed concerns with adding another Class "A" license.

Mayor Welch closed the public hearing at 7:34 p.m.

Ald. Adams moved to deny the application. Ald. Rusch seconded, and the motion carried.

7. Discussion and Possible Action Regarding Resolution 2016-6 – Authorizing the Issuance of a Line of Credit with Bank of Milton in the Amount of \$700,000.

Ald. Rusch moved to adopt Resolution 2016-06: Authorizing the Securing of a Line of Credit with Bank of Milton in the amount of \$700,000. Ald. Adams seconded, and the motion carried unanimously.

8. Discussion and Possible Action Adopting Exhibit A – Resolution Term Credit Agreement.

Ald. Clark moved to Adopt Exhibit A - Resolution Term Credit Agreement. Ald. Rusch seconded, and the motion carried.

9. Discussion and Possible Action Regarding the Awarding of the Well No. 2 – Well House Reconstruction Bid.

DPW Director Robinson reviewed the item.

Ald. Rusch moved to grant the Well #2 well house reconstruction project to Magill Construction contingent on Baxter & Woodman's analysis. Ald. Clark seconded and the motion carried.

10. Discussion and Possible Action Regarding Entering into a Master Engineering Services Agreement with Baxter and Woodman.

Ald. Clark moved to direct staff to enter into a Master Engineering Services Agreement with Baxter and Woodman. Ald. Striegl seconded, and the motion carried.

11. General Items

12. Next Meeting – Tuesday, March 15, 2016 at 7:00 p.m.

13. Team Building Exercise.

14. Mayor and Alderperson Reports

Mayor Welch

- Mayor Welch stated that she wanted to make March 2016 as Women's History Month.

Ald. Rusch

- Policy Ad Hoc Committee has started their next project of reviewing our committees and commissions.

Ald. Clark

- Tourism will be using more methods of getting community events out such as a flyer in the next utility bill.

15. Staff Reports

16. City Administrator

- We are experiencing a good response to Milton Make a Difference Day.
- Thanked the Courier for their support of the effort

17. Chief of the Joint Fire Department

- Fire/EMS Workgoup started today and is making good progress. Next meeting will be on March 8.

18. Chief of the Police Department

- PD did some landlord training this past weekend that was free to City of Milton landlords. There were more than 40 participants. We will be doing more of these sessions.

19. City Clerk/Deputy Treasurer

- No report.

20. Director of Public Works

- They have a lot of water main projects coming up shortly.
- The bridge project is about to start as is the Neville exit.

21. Director of the Library

- They have received 22 applications for their open position and plan to make their decision this Friday.
- Asbestos removal on the second floor is taking place.

22. Finance Director

- No report.

23. RW Implementation Committee Update

- See Fire Dept Report

24. Motion to Adjourn

Ald. Clark moved to adjourn the meeting of the Common Council at 8:05 p.m. Ald. Lader seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

City of Milton
Plan Commission Minutes

2/17/2016 - Minutes

1. Call to Order

Mayor Welch called the February 17, 2016 meeting of the Plan Commission to order at 5:01 p.m. Clerk Hilby confirmed the appropriate meeting notices were posted.

Present: Mayor Anissa Welch, Director of Public Works Howard Robinson, Ald. Nancy Lader, Comm. Ethel Himmel, Comm. David Ostrowski, and Comm. Bob Seales.

Excused: Comm. Frank Green.

Also Present: City Administrator Al Hulick and City Clerk/Deputy Treasurer Elena Hilby.

2. Approval of Agenda

Comm. Ostrowski moved to approve the agenda. Comm. Himmel seconded, and the motion carried.

3. Approval of Minutes - Plan Commission Minutes – January 12, 2016.

Ald. Lader moved to approve the minutes. Comm. Ostrowski seconded, and the motion carried.

4. Public Hearing and Discussion and Possible Action to Approve Ordinance 418 – An Ordinance Creating Section 78-403(17) of the Code of Ordinances of the City of Milton Providing for Warehousing as a Conditional Use.

Mayor Welch opened the public hearing at 5:03pm

Mike Sessler asked about what was going to be stored. DPW Director Robinson said that the owners have indicated that it would be clothing and soft textile merchandise.

Diane Pillard asked if there was going to be an office and DPW Director said they were not going to open for public business.

Mary Kay Sitter asked about their hours and whether there would be a sign. DPW Director said that the hours can be restricted as a condition to the CUP and that they have indicated they do not plan on having a sign.

Lynda Clark asked about the trash and if screening would be required. DPW Director stated they would be using the regular residential trash receptacles and screening would only be required if they added a dumpster.

Mayor Welch closed the public hearing at 5:27 p.m.

Comm. Himmel moved to recommend to the Common Council to approve the ordinance. Ald. Lader seconded, and the motion carried.

5. Public Hearing and Discussion and Possible Action to Consider a Request from ARAK Properties, LLC for a Conditional Use Permit and Site Plan Review to Allow a Proposed Use of Storage or Warehousing by a Commercial Enterprise at V-23-1325 (237/303 Vernal Avenue).

Opened the public hearing at 5:30 p.m.

The public hearings were heard simultaneously and there were no more speakers at this time.

Closed the public hearing at 5:30 p.m.

Restrict the CUP to the church building (303 Vernal Ave)

Restrict truck traffic to between 8am - 8pm

Require a review in one year

Mayor Welch verified that the Commission reviewed the Findings of Fact. Comm. Himmel moved to approve the CUP with the stated conditions. Comm. Ostrowski seconded, and the motion carried.

6. Discussion and Possible Action Regarding a Site Plan Review for 224 Chicago Street.

Comm. Himmel moved to approve the site plan for 224 Chicago Street. Comm. Ostrowski seconded, and the motion carried unanimously.

7. Next Meeting Date – March 8, 2016 at 5:00 p.m.

8. General Items

9. Motion to Adjourn

DPW Director Robinson moved to adjourn the meeting of the Plan Commission at 5:37 p.m. Comm. Ostrowski seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk

Office of the Director of Public Works

To: City of Milton Plan Commission
From: Howard Robinson, Director of Public Works
Date: March 8, 2016
cc: Mayor Anissa Welch, Common Council Members
Subject: Discussion and Possible Action on a Site Plan Review for the Milton East Parking Lot Reconfiguration.

Discussion

The Milton School District has submitted a parking lot plan to the city. A parking lot plan for a commercial building requires a site plan review. They have submitted a base overview plot plan of the proposed parking lot. We have informed them of some additional information we require to have a complete site plan.

We need more information on:

- Dimensions of the stalls
- Driveway dimensions
- The distance of the driveway throat entrances from the street
- Where lights are planned
- Where future sidewalks are planned
- Where snow will be stored
- Where the storm water will be drained
- What utility mains (storm water) may be installed
- A landscape plan
- Setbacks from the property lines
- An overall square footage of the paved areas
- An easement agreement for the parking lot and/or driveway use

Staff Recommendation

They are working with Strand Engineering to supply these items. If they are submitted before Plan Commission meets we will try and email you a new memo and plan to review.

Attachments

- Site Plan

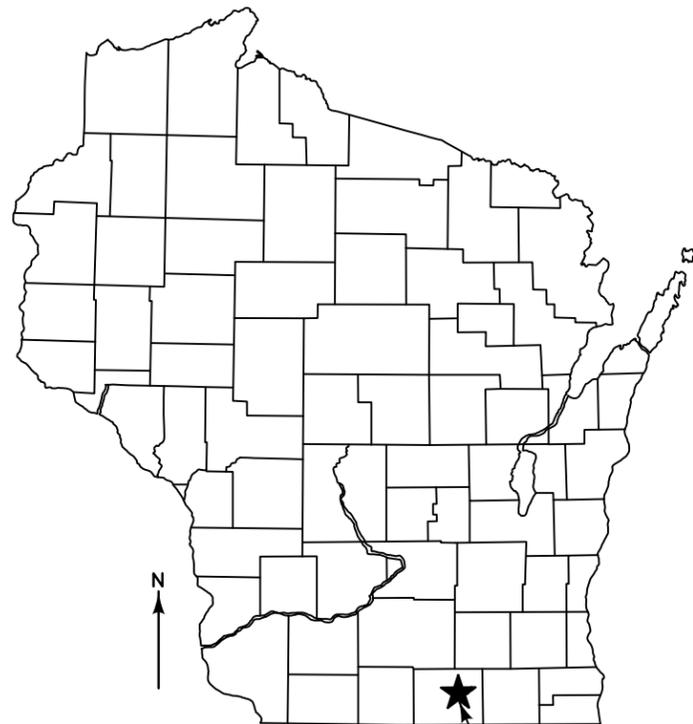
MILTON EAST ELEMENTARY ACCESS IMPROVEMENTS

FOR THE

SCHOOL DISTRICT OF MILTON

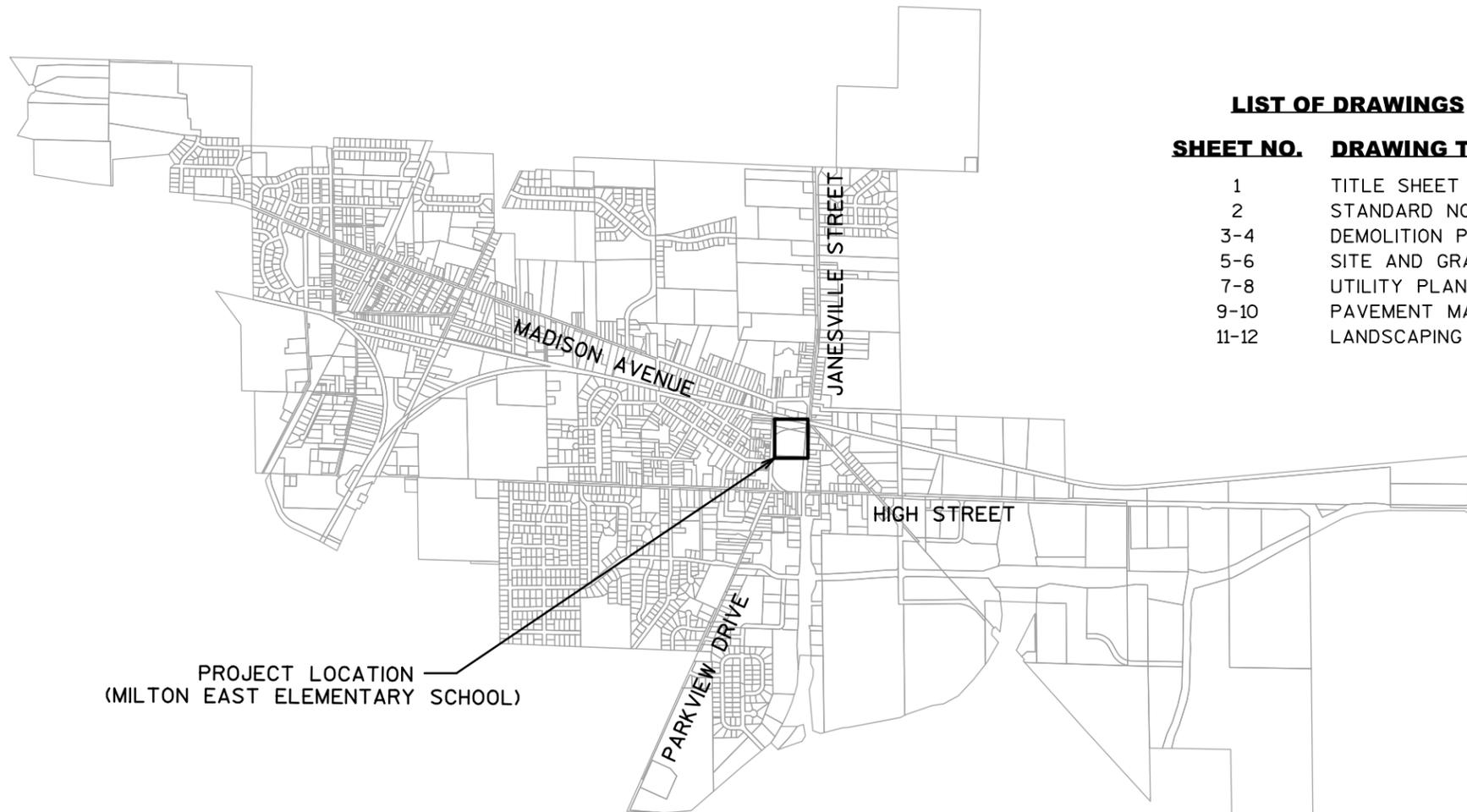
MILTON, WISCONSIN

JUNE, 2016



CITY OF MILTON

PROJECT LOCATION
NO SCALE



PROJECT LOCATION
(MILTON EAST ELEMENTARY SCHOOL)

LIST OF DRAWINGS

SHEET NO.	DRAWING TITLE
1	TITLE SHEET
2	STANDARD NOTES AND DETAILS
3-4	DEMOLITION PLAN
5-6	SITE AND GRADING PLAN
7-8	UTILITY PLAN
9-10	PAVEMENT MARKING AND SIGNING PLAN
11-12	LANDSCAPING AND LIGHTING PLAN

910 West Wingra Drive
Madison, WI 53715
608-251-4843
608-251-8655 fax
www.strand.com

CONTRACT NO. 1-2016

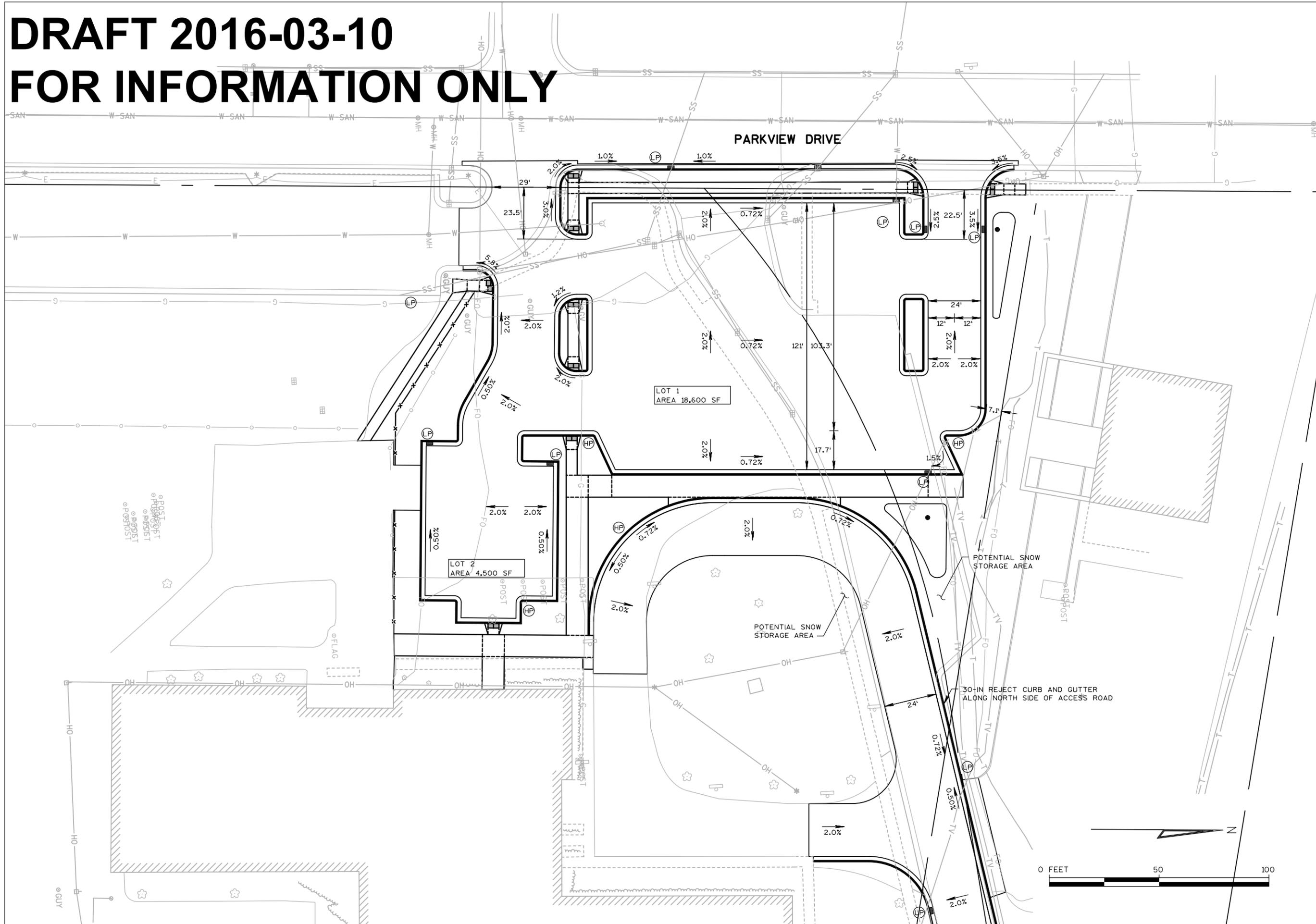
DRAFT 2016-03-10
FOR INFORMATION ONLY

AREA MAP
NO SCALE



SHEET
1
JOB NO. 1495.001

DRAFT 2016-03-10 FOR INFORMATION ONLY



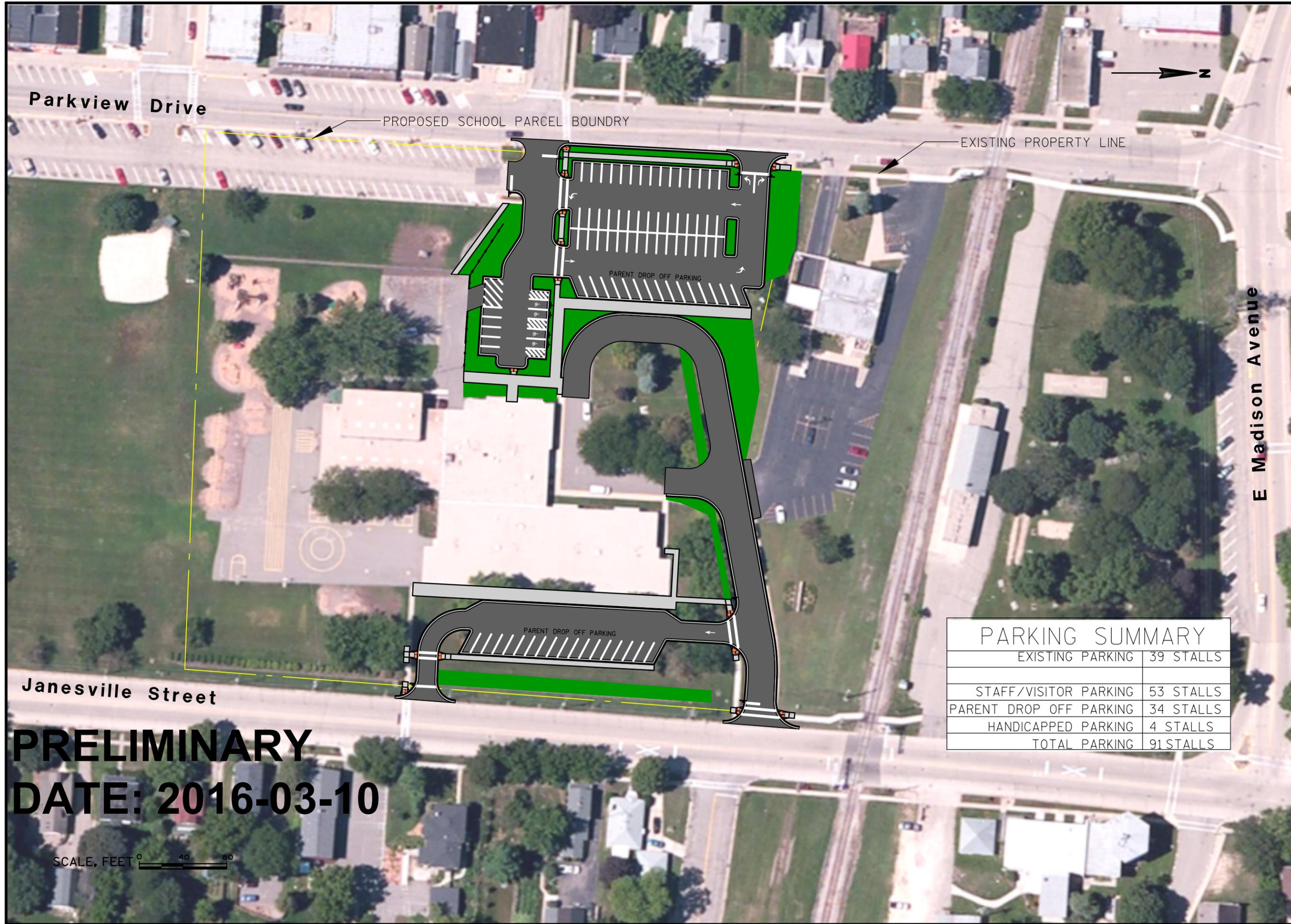
NO.	REVISIONS	DATE

SITE AND GRADING PLAN
MILTON EAST ELEMENTARY ACCESS IMPROVEMENTS
SCHOOL DISTRICT OF MILTON
MILTON, WISCONSIN

JOB NO.
1495.001
PROJECT MGR.
KRH



SHEET
5



Parkview Drive

PROPOSED SCHOOL PARCEL BOUNDARY

EXISTING PROPERTY LINE

E Madison Avenue

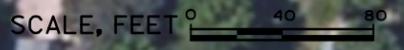
Janesville Street

PARENT DROP OFF PARKING

PARENT DROP OFF PARKING

PARKING SUMMARY	
EXISTING PARKING	39 STALLS
STAFF/VISITOR PARKING	53 STALLS
PARENT DROP OFF PARKING	34 STALLS
HANDICAPPED PARKING	4 STALLS
TOTAL PARKING	91 STALLS

PRELIMINARY
DATE: 2016-03-10



MILTON EAST ELEMENTARY SCHOOL
PROPOSED PARKING LOT IMPROVEMENTS
CONCEPTUAL VERSION 5 (FINAL)
SCHOOL DISTRICT OF MILTON
MILTON, WI



FIGURE
JOB NO.

\$FILE\$

\$USER\$

\$DATE\$

\$TIME\$

**City of Milton
Public Safety Committee Minutes**

2/17/2016 - Minutes

1. Call to Order

Chair Maxine Striegl called the meeting of the Public Safety Committee to order at 6:00 p.m.

Present: Ald. Maxine Striegl, Ald. Theresa Rusch, and Ald. Jeremy Zajac.

Also Present: Police Chief Scott Marquardt, Director of Public Works Howard Robinson, and City Clerk Elena Hilby.

2. Approval of Agenda

Ald. Zajac moved to approve the agenda. Ald. Rusch seconded, and the motion carried.

3. Approval of Minutes - Public Safety Committee Minutes – January 19, 2016.

Ald. Rusch moved to approve the minutes. Ald. Zajac seconded, and the motion carried.

4. Monthly Statistical Report

Chief Marquardt reviewed the report.

5. Chief of Police Informational Report to Committee

- The new squad is fully in service and working out well.

6. Report of the Municipal Court.

7. General Items

8. Next Meeting Date – Tuesday, March 15, 2016 at 6:00 p.m.

9. Motion to Adjourn

Ald. Zajac moved to adjourn the meeting of the Public Safety Committee at 6:03 p.m. Ald. Rusch seconded, and the motion carried.

Respectfully submitted,
Elena Hilby
City Clerk



Office of the City Administrator

To: Mayor Welch, Common Council Members
From: Al Hulick, City Administrator
Date: March 15, 2016
Subject: Discussion and Possible Action on Preliminary Resolution Vacating Portion of Greenman Street 2016-07 Regarding the Vacation of Greenman Street from N. Janesville Street to Parkview Drive.

Summary

The Milton School District is proposing a redevelopment of the public parking and public access to Milton East Elementary School. For some time, traffic in and around Milton East Elementary has been problematic for the School, parents, and surrounding businesses during school drop-off and pick-up times.

To help mitigate this problem, the School District has developed a plan that will add additional parking near Milton East Elementary, and reconfigure the drop-off and pick-up zones. Attached is the proposed Site Plan that shows the proposed layout for new public parking and new public access points to the School.

As part of this plan, the City will need to vacate a portion of Greenman Street from North Janesville Street to Parkview Drive. Preliminary Resolution 2016-07 begins the street vacation process. The Final Resolution will be adopted by the Common Council after a public hearing before the Plan Commission (April 6th) and City Council (April 19th).

Background

This portion of Greenman Street was never officially dedicated as right-of-way but has been long used by the School District as an area for pick up and drop offs as well as bus traffic.

Additionally, this portion of Greenman Street provides a second ingress and egress to Park Community Credit Union along Parkview Drive. The School District has been in communications with Parker Community Credit Union and under the proposed reconfiguration of public access, PCCU will retain rights to utilize the new access drive as ingress and egress to their property. A cross access easement agreement between the School and PCCU will be drafted and presented to the Plan Commission and City Council at a later date for review and approval.

Recommendation



The City Administration recommends the City Council approve Preliminary Resolution 2016-07 vacating the portion of Greenman Street from North Janesville Street to Parkview Drive.

Resolution 2016-07

PRELIMINARY RESOLUTION VACATING PORTION OF GREENMAN STREET

Pursuant to the authority contained in Wis. Stat. §66.1003(4), the Common Council of the City of Milton do resolve as follows:

1. Public Interest requires vacation, abandonment and discontinuance of a portion of the following public street in the City of Milton as follows:
 - a. That part of Greenman Street located within Outlot 252 and the Public Square in the Assessor's Plat of the City of Milton, Section 27 Town 4 North Range 13 East Rock County, Wisconsin described as follows: Bounded on the east by the west right-of-way of Janesville Street, and Bounded on the west by the east right-of-way of Parkview Drive.
2. The same is hereby vacated and discontinued subject, however, to the right of the public and abutting adjacent land owners to appear and be heard upon said preliminary resolution at a public hearing to be held in the City hall of the City of Milton located at 710 S. Janesville Street on April 19, 2016 at 7:00 o'clock p.m. and that due notice was given to the public as provided by law.
3. The preliminary vacation of same is further referred to the Plan Commissioner pursuant to Section 58-35(d) of the Municipal Code for amendment of the official city map subject to the right of the public to appear and be heard upon said map amendment at a public hearing to be held in the City Hall of the City of Milton located at 710 S. Janesville Street on April 6, 2016 at 5:00 p.m. and that due notice was given to the public as provided by law.
4. A final resolution vacating and discontinuing a portion of the public street described above may be adopted following said public hearing on April 19, 2016. A map showing the portion of the street which is preliminarily vacated and discontinued is attached hereto.
5. The Clerk is directed to provide notice of said public hearings by publication or posting as provided by law.

Approved by the Common Council of the City of Milton this _____ day of March, 2016.

City of Milton

By: _____

Anissa Welch

Mayor

Attest:

Elena Hilby

Clerk

The foregoing resolution is a true and correct copy of the original on file in my office.

Elena Hilby
Clerk

**NOTICE OF PUBLIC HEARING
CITY OF MILTON**

RE: Vacation, Abandonment and Discontinuance of a portion of a public street in the City of Milton, Rock County, Wisconsin, described as follows:

That part of Greenman Street located within Outlot 252 and the Public Square in the Assessor's Plat of the City of Milton, Section 27 Town 4 North Range 13 East Rock County, Wisconsin described as follows: Bounded on the east by the west right-of-way of Janesville Street, and Bounded on the west by the east right-of-way of Parkview Drive.

1. Notice is hereby given that there has been adopted a Preliminary Resolution by the Common Council of the City of Milton on March 15, 2016, tentatively vacating and discontinuing the portion of the public street described above in the City.
2. The Amendment of the official City Map deleting the above-described portion of Greenman Street is subject to the passage of a Final Resolution by the Common Council after a public hearing scheduled for the Plan Commission to be held on April 6, 2016 at 5:00 o'clock p.m. in the City Hall of the City of Milton located at 710 S. Janesville Street.
3. All persons, their agents or attorneys will be given an opportunity to be heard relative thereto.

DATED this _____ day of March, 2016.

CITY OF MILTON

By: _____
Elena Hilby
Clerk

LIS PENDENS

Document Number

Title of Document

In Re the Vacation, Abandonment and Discontinuance of a portion of a public street in the City of Milton, Rock County, Wisconsin, described as follows:

That part of Greenman Street located within Outlot 252 and the Public Square in the Assessor's Plat of the City of Milton, Section 27 Town 4 North Range 13 East Rock County, Wisconsin described as follows: Bounded on the east by the west right-of-way of Janesville Street, and Bounded on the west by the east right-of-way of Parkview Drive.

Notice is hereby given that there has been adopted a Preliminary Resolution by the Common Council of the City of Milton on March 15, 2016, tentatively vacating and discontinuing a portion of the public street described above in the City.

Attached hereto is a copy of the Preliminary Resolution and a copy of the map showing the location of the street, a portion of which is thus preliminarily vacated and discontinued. This Preliminary Resolution is subject to the passage of a Final Resolution by the Common Council after a public hearing scheduled for such consideration to be held on April 19, 2016 at 7:00 o'clock p.m. in the City Hall of the City of Milton located at 710 S. Janesville Street.

Record this document with the Register of Deeds

Name and Return Address:

Attorney Steven T. Chesebro
Consigny Law Firm, S.C.
303 East Court Street
Janesville, WI 53545

(Parcel Identification Number)

Dated this ____ day of March, 2016

City of Milton
By:

Elena Hilby
Clerk

Subscribed and sworn to before me this ____ day of March, 2016.

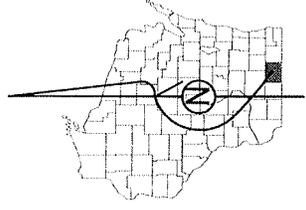
Notary Public
Rock County, Wisconsin
My Commission: _____

This document was drafted by:
Attorney Steven T. Chesebro
Consigny Law Firm, S.C.
303 East Court Street
Janesville, WI 53547-1449
(608)755-5050

Property Division Map

City
of
Milton

T. 4 N. - R. 13 E.
Section 27 SESE



PREPARED BY
PROPERTY DIVISION

REAL PROPERTY DESCRIPTION
DEPARTMENT

ROCK COUNTY
GEOGRAPHIC INFORMATION SYSTEM

THIS MAP IS A PRODUCT OF THE ROCK COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS). IT IS THE PROPERTY OF THE ROCK COUNTY GIS DEPARTMENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ROCK COUNTY GIS DEPARTMENT.

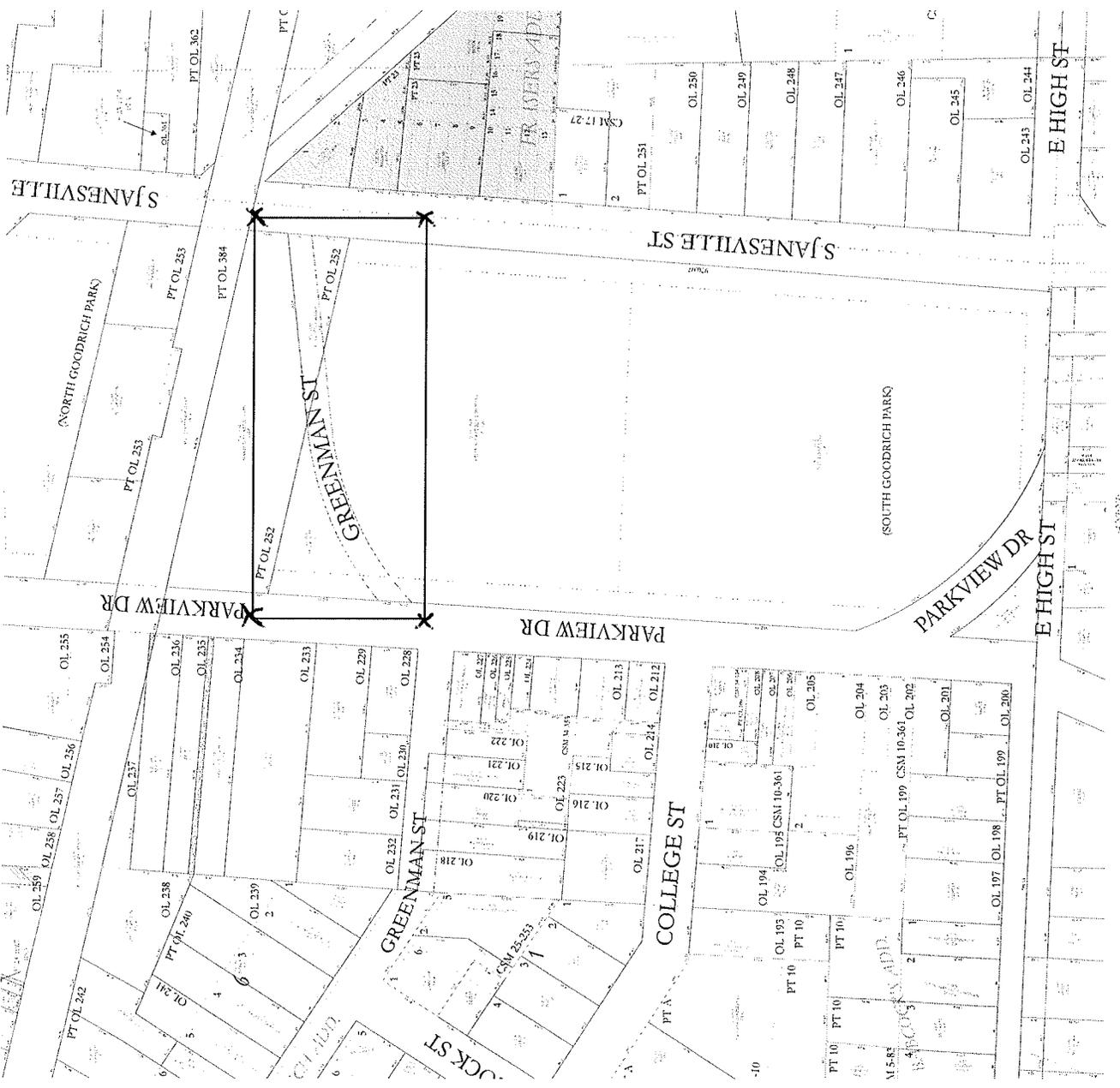


Cap	dam
Overlyp	excavation
CSM	hedge
CSM HYDRO	iso
CSM LOT	parking
CSM LOT HYDRO	perch/hibble
MFL	median

1 of 2 pages

January 1, 2016

27 SESE



263W 50'

27 SESE



Office of the City Administrator

To: Mayor Welch, Common Council
From: Al Hulick, City Administrator
Date: March 15, 2016
Subject: Discussion and Possible Action regarding File Resolution 2016-08 authorizing the sale of land located at 120 Parkview Drive to the School District of Milton.

Summary

The Milton School District is proposing a redevelopment of the public parking and public access to Milton East Elementary School. For some time, traffic in and around Milton East Elementary has been problematic for the School, parents, and surrounding businesses during school drop-off and pick-up times.

To help mitigate this problem, the School District has developed a plan that will add additional parking near Milton East Elementary, and reconfigure the drop-off and pick-up zones. Attached is the proposed Site Plan that shows the proposed layout for new public parking and new public access points to the School.

As part of this plan, the City would need to partner with the School District to sell the City owned land from the former Police Department Building located at 120 Parkview Drive to the School District of Milton.

Background

The City of Milton has prepared two recent planning documents regarding the redevelopment of the Goodrich Square Park area. One plan showed the Police Department land being “redeveloped” with mixed use buildings, and the other showed the Police Department land being used as an extension of the public parking along Parkview Drive. The School Districts subject proposal mirrors the later of the two plans: extending public parking.

Analysis

This proposed redevelopment of the public parking and access points to Milton East Elementary is designed to mitigate a long standing traffic and safety problem in this area. However, it does limit the ability to potentially redevelop the former police department land as described in an earlier version of the Goodrich Square Plan.

Pros:

1. Mitigates long standing traffic issues



2. Increases public parking in the area
3. Increases safety for students in and around Milton East Elementary
4. Implements a large portions of the public improvements reflected in the Goodrich Square Plan

Cons:

1. Potentially redevelop the former police department land as described in an earlier version of the Goodrich Square Plan.
2. Requires the vacation of a portion of Greenman Street from N. Janesville Street to Parkview Drive.

Recommendation

The City Administration recommends the City Council approve File Resolution 2016-07 authorizing the sale of property located at 120 Parkview Drive to the Milton School District.

draft

WB-13 VACANT LAND OFFER TO PURCHASE

1 LICENSEE DRAFTING THIS OFFER ON 2/25/16 [DATE] IS (AGENT OF BUYER)
2 (~~AGENT OF SELLER/LISTING BROKER~~) (~~AGENT OF BUYER AND SELLER~~) ~~STRIKE THOSE NOT APPLICABLE~~

3 **GENERAL PROVISIONS** The Buyer, School District of Milton
4 _____, offers to purchase the Property

5 known as [Street Address] Parkview Drive (tax parcel no. 25711402)
6 in the City _____ of Milton, County of Rock, Wisconsin (Insert

7 additional description, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525), on the following terms:

8 ■ PURCHASE PRICE: see Addendum A
9 _____ Dollars (\$ _____).

10 ■ EARNEST MONEY of \$ _____ accompanies this Offer and earnest money of \$ _____
11 will be mailed, or commercially or personally delivered within _____ days of acceptance to listing broker or

12 _____
13 ■ THE BALANCE OF PURCHASE PRICE will be paid in cash or equivalent at closing unless otherwise provided below.

14 ■ INCLUDED IN PURCHASE PRICE: Seller is including in the purchase price the Property, all Fixtures on the Property on the
15 date of this Offer not excluded at lines 18-19, and the following additional items: n/a

16 _____
17 _____

18 ■ NOT INCLUDED IN PURCHASE PRICE: n/a
19 _____

20 **CAUTION: Identify Fixtures that are on the Property (see lines 290-294) to be excluded by Seller or which are rented**
21 **and will continue to be owned by the lessor.**

22 **NOTE: The terms of this Offer, not the listing contract or marketing materials, determine what items are**
23 **included/excluded. Annual crops are not part of the purchase price unless otherwise agreed.**

24 ■ ZONING: Seller represents that the Property is zoned: B3 - CENTRAL BUSINESS DISTRICT
25 **ACCEPTANCE** Acceptance occurs when all Buyers and Sellers have signed one copy of the Offer, or separate but identical

26 copies of the Offer.
27 **CAUTION: Deadlines in the Offer are commonly calculated from acceptance. Consider whether short term deadlines**

28 **running from acceptance provide adequate time for both binding acceptance and performance.**

29 **BINDING ACCEPTANCE** This Offer is binding upon both Parties only if a copy of the accepted Offer is delivered to Buyer on
30 or before _____ Seller may keep the Property on the

31 market and accept secondary offers after binding acceptance of this Offer.
32 **CAUTION: This Offer may be withdrawn prior to delivery of the accepted Offer.**

33 **OPTIONAL PROVISIONS** TERMS OF THIS OFFER THAT ARE PRECEDED BY AN OPEN BOX (☐) ARE PART OF THIS
34 OFFER ONLY IF THE BOX IS MARKED SUCH AS WITH AN "X." THEY ARE NOT PART OF THIS OFFER IF MARKED "N/A"

35 OR ARE LEFT BLANK.
36 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Offer, delivery of documents and

37 written notices to a Party shall be effective only when accomplished by one of the methods specified at lines 38-56.
38 (1) **Personal Delivery:** giving the document or written notice personally to the Party, or the Party's recipient for delivery if

39 named at line 40 or 41.
40 Seller's recipient for delivery (optional): Al Hultick, City Administrator

41 Buyer's recipient for delivery (optional): Mary Ellen Van Valin & Ann L. Patteson
42 (2) **Fax:** fax transmission of the document or written notice to the following telephone number:

43 Seller: (_____) _____ Buyer: (_____) _____
44 (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a

45 commercial delivery service, addressed either to the Party, or to the Party's recipient for delivery if named at line 40 or 41, for
46 delivery to the Party's delivery address at line 49 or 50.

47 (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the Party,
48 or to the Party's recipient for delivery if named at line 40 or 41, for delivery to the Party's delivery address at line 49 or 50.

49 Delivery address for Seller: 710 S. JANEVILLE ST., MILTON, WI 53563
50 Delivery address for Buyer: 448 E. High St., Milton, WI 53563 & 205 Doty St., Ste. 201, Green Bay, WI 54301

51 (5) **E-Mail:** electronically transmitting the document or written notice to the Party's e-mail address, if given below at line
52 55 or 56. If this is a consumer transaction where the property being purchased or the sale proceeds are used primarily for

53 personal, family or household purposes, each consumer providing an e-mail address below has first consented electronically
54 to the use of electronic documents, e-mail delivery and electronic signatures in the transaction, as required by federal law.

55 E-Mail address for Seller (optional): AlHultick@Milton-WI.Gov
56 E-Mail address for Buyer (optional): vanvalinm@milton.k12.wi.us & apatteson@strangpatteson.com

57 **PERSONAL DELIVERY/ACTUAL RECEIPT** Personal delivery to, or Actual Receipt by, any named Buyer or Seller
58 constitutes personal delivery to, or Actual Receipt by, all Buyers or Sellers.

59 **OCCUPANCY** Occupancy of the entire Property shall be given to Buyer at time of closing unless otherwise provided in this
 60 Offer at lines 458-464 or 526-534 or in an addendum attached per line 525. At time of Buyer's occupancy, Property shall be
 61 free of all debris and personal property except for personal property belonging to current tenants, or that sold to Buyer or left
 62 with Buyer's consent. Occupancy shall be given subject to tenant's rights, if any.

63 **PROPERTY CONDITION REPRESENTATIONS** Seller represents to Buyer that as of the date of acceptance Seller has no
 64 notice or knowledge of Conditions Affecting the Property or Transaction (see lines 163-187 and 246-278) other than those
 65 identified in the Seller's disclosure report dated 3/10/16, which was received by Buyer prior to
 66 Buyer signing this Offer and which is made a part of this Offer by reference **COMPLETE DATE OR STRIKE AS APPLICABLE**
 67 and _____

68 _____
 69 **INSERT CONDITIONS NOT ALREADY INCLUDED IN THE DISCLOSURE REPORT**

70 **CLOSING** This transaction is to be closed no later than _____
 71 _____ at the place selected by Seller, unless otherwise agreed by the Parties in writing.

72 **CLOSING PRORATIONS** The following items, if applicable, shall be prorated at closing, based upon date of closing values:
 73 real estate taxes, rents, prepaid insurance (if assumed), private and municipal charges, property owners association
 74 assessments, fuel and _____.

75 **CAUTION: Provide basis for utility charges, fuel or other prorations if date of closing value will not be used.**

76 Any income, taxes or expenses shall accrue to Seller, and be prorated at closing, through the day prior to closing.

77 Real estate taxes shall be prorated at closing based on [CHECK BOX FOR APPLICABLE PRORATION FORMULA]:

78 The net general real estate taxes for the preceding year, or the current year if available (Net general real estate
 79 taxes are defined as general property taxes after state tax credits and lottery credits are deducted) (NOTE: THIS CHOICE
 80 APPLIES IF NO BOX IS CHECKED)

81 Current assessment times current mill rate (current means as of the date of closing)

82 Sale price, multiplied by the municipality area-wide percent of fair market value used by the assessor in the prior
 83 year, or current year if known, multiplied by current mill rate (current means as of the date of closing)

84 not applicable because property is exempt

85 **CAUTION: Buyer is informed that the actual real estate taxes for the year of closing and subsequent years may be**
 86 **substantially different than the amount used for proration especially in transactions involving new construction,**
 87 **extensive rehabilitation, remodeling or area-wide re-assessment. Buyer is encouraged to contact the local assessor**
 88 **regarding possible tax changes.**

89 Buyer and Seller agree to re-prorate the real estate taxes, through the day prior to closing based upon the taxes on
 90 the actual tax bill for the year of closing, with Buyer and Seller each owing his or her pro-rata share. Buyer shall, within 5
 91 days of receipt, forward a copy of the bill to the forwarding address Seller agrees to provide at closing. The Parties shall
 92 re-prorate within 30 days of Buyer's receipt of the actual tax bill. Buyer and Seller agree this is a post-closing obligation
 93 and is the responsibility of the Parties to complete, not the responsibility of the real estate brokers in this transaction.

94 **LEASED PROPERTY** If Property is currently leased and lease(s) extend beyond closing, Seller shall assign Seller's rights
 95 under said lease(s) and transfer all security deposits and prepaid rents thereunder to Buyer at closing. The terms of the
 96 (written) (oral) **STRIKE ONE** lease(s), if any, are _____

97 _____ . Insert additional terms, if any, at lines 458-464 or 526-534 or attach as an addendum per line 525.

98 **n/a** **GOVERNMENT PROGRAMS:** Seller shall deliver to Buyer, within _____ days of acceptance of this Offer, a list of all
 99 federal, state, county, and local conservation, farmland, environmental, or other land use programs, agreements, restrictions,
 100 or conservation easements, which apply to any part of the Property (e.g., farmland preservation agreements, farmland
 101 preservation or exclusive agricultural zoning, use value assessments, Forest Crop, Managed Forest, Conservation Reserve
 102 Program, wetland mitigation, shoreland zoning mitigation plan or comparable programs), along with disclosure of any
 103 penalties, fees, withdrawal charges, or payback obligations pending, or currently deferred, if any. This contingency will be
 104 deemed satisfied unless Buyer delivers to Seller, within seven (7) days of Buyer's Actual Receipt of said list and disclosure, or
 105 the deadline for delivery, whichever is earlier, a notice terminating this Offer based upon the use restrictions, program
 106 requirements, and/or amount of any penalty, fee, charge, or payback obligation.

107 **CAUTION: If Buyer does not terminate this Offer, Buyer is hereby agreeing that Buyer will continue in such programs,**
 108 **as may apply, and Buyer agrees to reimburse Seller should Buyer fail to continue any such program such that Seller**
 109 **incurs any costs, penalties, damages, or fees that are imposed because the program is not continued after sale. The**
 110 **Parties agree this provision survives closing.**

111 **n/a** **MANAGED FOREST LAND:** All, or part, of the Property is managed forest land under the Managed Forest Law (MFL).
 112 This designation will continue after closing. Buyer is advised as follows: The MFL is a landowner incentive program that
 113 encourages sustainable forestry on private woodlands by reducing and deferring property taxes. Orders designating lands as
 114 managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the MFL program changes, the
 115 new owner must sign and file a report of the change of ownership on a form provided by the Department of Natural Resources
 116 and pay a fee. By filing this form, the new owner agrees to the associated MFL management plan and the MFL program rules.
 117 The DNR Division of Forestry monitors forest management plan compliance. Changes you make to property that is subject to
 118 an order designating it as managed forest land, or to its use, may jeopardize your benefits under the program or may cause
 119 the property to be withdrawn from the program and may result in the assessment of penalties. For more information call the
 120 local DNR forester or visit <http://www.dnr.state.wi.us>.

121 **FENCES:** Wis. Stat. § 90.03 requires the owners of adjoining properties to keep and maintain legal fences in equal shares
 122 where one or both of the properties is used and occupied for farming or grazing purposes.

123 **CAUTION:** Consider an agreement addressing responsibility for fences if Property or adjoining land is used and
 124 occupied for farming or grazing purposes.

125 **USE VALUE ASSESSMENTS:** The use value assessment system values agricultural land based on the income that would be
 126 generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a
 127 non-agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. To obtain more
 128 information about the use value law or conversion charge, contact the Wisconsin Department of Revenue's Equalization
 129 Section or visit <http://www.revenue.wi.gov/>.

130 **FARMLAND PRESERVATION:** Rezoning a property zoned farmland preservation to another use or the early termination of a
 131 farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to
 132 3 times the class 1 "use value" of the land. Contact the Wisconsin Department of Agriculture, Trade and Consumer Protection
 133 Division of Agricultural Resource Management or visit <http://www.datcp.state.wi.us/> for more information.

134 **CONSERVATION RESERVE PROGRAM (CRP):** The CRP encourages farmers, through contracts with the U.S. Department
 135 of Agriculture, to stop growing crops on highly erodible or environmentally sensitive land and instead to plant a protective
 136 cover of grass or trees. CRP contracts run for 10 to 15 years, and owners receive an annual rent plus one-half of the cost of
 137 establishing permanent ground cover. Removing lands from the CRP in breach of a contract can be quite costly. For more
 138 information call the state Farm Service Agency office or visit <http://www.fsa.usda.gov/>.

139 **SHORELAND ZONING ORDINANCES:** All counties must adopt shoreland zoning ordinances that meet or are more
 140 restrictive than Wis. Admin. Code Chapter NR 115. County shoreland zoning ordinances apply to all unincorporated land
 141 within 1,000 feet of a navigable lake, pond or flowage or within 300 feet of a navigable river or stream and establish minimum
 142 standards for building setbacks and height limits, cutting trees and shrubs, lot sizes, water runoff, impervious surface
 143 standards (that may be exceeded only if a mitigation plan is adopted) and repairs to nonconforming structures. Buyers must
 144 conform to any existing mitigation plans. For more information call the county zoning office or visit <http://www.dnr.state.wi.us/>.
 145 Buyer is advised to check with the applicable city, town or village for additional shoreland zoning restrictions, if any.

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

150 **PROPERTY DAMAGE BETWEEN ACCEPTANCE AND CLOSING:** Seller shall maintain the Property until the earlier of
 151 closing or occupancy of Buyer in materially the same condition as of the date of acceptance of this Offer, except for ordinary
 152 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,
 153 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
 154 than closing, Seller shall provide Buyer with lien waivers for all lienable repairs and restoration. If the damage shall exceed
 155 such sum, Seller shall promptly notify Buyer in writing of the damage and this Offer may be canceled at option of Buyer.
 156 Should Buyer elect to carry out this Offer despite such damage, Buyer shall be entitled to the insurance proceeds, if any,
 157 relating to the damage to the Property, plus a credit towards the purchase price equal to the amount of Seller's deductible on
 158 such policy, if any. However, if this sale is financed by a land contract or a mortgage to Seller, any insurance proceeds shall
 159 be held in trust for the sole purpose of restoring the Property.

160 **DEFINITIONS**

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

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

- 165 a. Proposed, planned or commenced public improvements or public construction projects which may result in special
 166 assessments or otherwise materially affect the Property or the present use of the Property.
- 167 b. Government agency or court order requiring repair, alteration or correction of any existing condition.
- 168 c. Land division or subdivision for which required state or local approvals were not obtained.
- 169 d. A portion of the Property in a floodplain, wetland or shoreland zoning area under local, state or federal regulations.
- 170 e. A portion of the Property being subject to, or in violation of, a farmland preservation agreement or in a certified farmland
 171 preservation zoning district (see lines 130-133), or enrolled in, or in violation of, a Forest Crop, Managed Forest (see lines
 172 111-120), Conservation Reserve (see lines 134-138), or comparable program.
- 173 f. Boundary or lot disputes, encroachments or encumbrances, a joint driveway or violation of fence laws (Wis. Stat. ch. 90)
 174 (where one or both of the properties is used and occupied for farming or grazing).
- 175 g. Material violations of environmental rules or other rules or agreements regulating the use of the Property.
- 176 h. Conditions constituting a significant health risk or safety hazard for occupants of the Property.
- 177 i. Underground storage tanks presently or previously on the Property for storage of flammable or combustible liquids,
 178 including, but not limited to, gasoline and heating oil.
- 179 j. A Defect or contamination caused by unsafe concentrations of, or unsafe conditions relating to, pesticides, herbicides,
 180 fertilizer, radon, radium in water supplies, lead or arsenic in soil, or other potentially hazardous or toxic substances on the
 181 premises.
- 182 k. Production of methamphetamine (meth) or other hazardous or toxic substances on the Property.
- 183 l. High voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the
 184 Property.
- 185 m. Defects in any well, including unsafe well water due to contaminants such as coliform, nitrates and atrazine, and out-of-
 186 service wells and cisterns required to be abandoned (Wis. Admin. Code § NR 812.26) but that are not closed/abandoned
 187 according to applicable regulations.

188 (Definitions Continued on page 5)

189 IF LINE 190 IS NOT MARKED OR IS MARKED N/A, LINES 230-236 APPLY.

190 **n/a** **FINANCING CONTINGENCY:** This Offer is contingent upon Buyer being able to obtain a written _____
191 _____ [INSERT LOAN PROGRAM OR SOURCE] first mortgage
192 loan commitment as described below, within _____ days of acceptance of this Offer. The financing selected shall be in an
193 amount of not less than \$ _____ for a term of not less than _____ years, amortized over not less than _____ years.
194 Initial monthly payments of principal and interest shall not exceed \$ _____. Monthly payments may
195 also include 1/12th of the estimated net annual real estate taxes, hazard insurance premiums, and private mortgage insurance
196 premiums. The mortgage may not include a prepayment premium. Buyer agrees to pay discount points and/or loan origination
197 fee in an amount not to exceed _____ % of the loan. If the purchase price under this Offer is modified, the financed amount,
198 unless otherwise provided, shall be adjusted to the same percentage of the purchase price as in this contingency and the
199 monthly payments shall be adjusted as necessary to maintain the term and amortization stated above.

200 **CHECK AND COMPLETE APPLICABLE FINANCING PROVISION AT LINE 201 or 202.**

201 **FIXED RATE FINANCING:** The annual rate of interest shall not exceed _____ %.
202 **ADJUSTABLE RATE FINANCING:** The initial annual interest rate shall not exceed _____ %. The initial interest
203 rate shall be fixed for _____ months, at which time the interest rate may be increased not more than _____ % per
204 year. The maximum interest rate during the mortgage term shall not exceed _____ %. Monthly payments of principal
205 and interest may be adjusted to reflect interest changes.

206 If Buyer is using multiple loan sources or obtaining a construction loan or land contract financing, describe at lines 458-464 or
207 526-534 or in an addendum attached per line 525.

208 ■ **BUYER'S LOAN COMMITMENT:** Buyer agrees to pay all customary loan and closing costs, to promptly apply for a
209 mortgage loan, and to provide evidence of application promptly upon request of Seller. If Buyer qualifies for the loan described
210 in this Offer or another loan acceptable to Buyer, Buyer agrees to deliver to Seller a copy of the written loan commitment no
211 later than the deadline at line 192. **Buyer and Seller agree that delivery of a copy of any written loan commitment to**
212 **Seller (even if subject to conditions) shall satisfy the Buyer's financing contingency if, after review of the loan**
213 **commitment, Buyer has directed, in writing, delivery of the loan commitment. Buyer's written direction shall**
214 **accompany the loan commitment. Delivery shall not satisfy this contingency if accompanied by a notice of**
215 **unacceptability.**

216 **CAUTION: The delivered commitment may contain conditions Buyer must yet satisfy to obligate the lender to provide**
217 **the loan. BUYER, BUYER'S LENDER AND AGENTS OF BUYER OR SELLER SHALL NOT DELIVER A LOAN**
218 **COMMITMENT TO SELLER OR SELLER'S AGENT WITHOUT BUYER'S PRIOR WRITTEN APPROVAL OR UNLESS**
219 **ACCOMPANIED BY A NOTICE OF UNACCEPTABILITY.**

220 ■ **SELLER TERMINATION RIGHTS:** If Buyer does not make timely delivery of said commitment, Seller may terminate this
221 Offer if Seller delivers a written notice of termination to Buyer prior to Seller's Actual Receipt of a copy of Buyer's written loan
222 commitment.

223 ■ **FINANCING UNAVAILABILITY:** If financing is not available on the terms stated in this Offer (and Buyer has not already
224 delivered an acceptable loan commitment for other financing to Seller), Buyer shall promptly deliver written notice to Seller of
225 same including copies of lender(s)' rejection letter(s) or other evidence of unavailability. Unless a specific loan source is
226 named in this Offer, Seller shall then have 10 days to deliver to Buyer written notice of Seller's decision to finance this
227 transaction on the same terms set forth in this Offer and this Offer shall remain in full force and effect, with the time for closing
228 extended accordingly. If Seller's notice is not timely given, this Offer shall be null and void. Buyer authorizes Seller to obtain
229 any credit information reasonably appropriate to determine Buyer's credit worthiness for Seller financing.

230 ■ **IF THIS OFFER IS NOT CONTINGENT ON FINANCING:** Within 7 days of acceptance, a financial institution or third party
231 in control of Buyer's funds shall provide Seller with reasonable written verification that Buyer has, at the time of verification,
232 sufficient funds to close. If such written verification is not provided, Seller has the right to terminate this Offer by delivering
233 written notice to Buyer. Buyer may or may not obtain mortgage financing but does not need the protection of a financing
234 contingency. Seller agrees to allow Buyer's appraiser access to the Property for purposes of an appraisal. Buyer understands
235 and agrees that this Offer is not subject to the appraisal meeting any particular value, unless this Offer is subject to an
236 appraisal contingency, nor does the right of access for an appraisal constitute a financing contingency.

237 **n/a** **APPRAISAL CONTINGENCY:** This Offer is contingent upon the Buyer or Buyer's lender having the Property appraised
238 at Buyer's expense by a Wisconsin licensed or certified independent appraiser who issues an appraisal report dated
239 subsequent to the date of this Offer indicating an appraised value for the Property equal to or greater than the agreed upon
240 purchase price. This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to
241 Seller a copy of the appraisal report which indicates that the appraised value is not equal to or greater than the agreed upon
242 purchase price, accompanied by a written notice of termination.

243 **CAUTION: An appraisal ordered by Buyer's lender may not be received until shortly before closing. Consider whether**
244 **deadlines provide adequate time for performance.**

245 **DEFINITIONS CONTINUED FROM PAGE 3**

- 246 n. Defects in any septic system or other sanitary disposal system on the Property or out-of-service septic systems not
247 closed/abandoned according to applicable regulations.
- 248 o. Subsoil conditions which would significantly increase the cost of development including, but not limited to, subsurface
249 foundations or waste material; organic or non-organic fill; dumpsites where pesticides, herbicides, fertilizer or other toxic
250 or hazardous materials or containers for these materials were disposed of in violation of manufacturer's or government
251 guidelines or other laws regulating said disposal; high groundwater; adverse soil conditions (e.g. low load bearing
252 capacity, earth or soil movement, slides) or excessive rocks or rock formations.
- 253 p. Brownfields (abandoned, idled or under-used land which may be subject to environmental contamination) or other
254 contaminated land, or soils contamination remediated under PECFA, the Department of Natural Resources (DNR)
255 Remediation and Redevelopment Program, the Agricultural Chemical Cleanup Program or other similar program.
- 256 q. Lack of legal vehicular access to the Property from public roads.
- 257 r. Homeowners' associations, common areas shared or co-owned with others, zoning violations or nonconforming uses,
258 conservation easements, restrictive covenants, rights-of-way, easements, easement maintenance agreements, or use of
259 a part of Property by non-owners, other than recorded utility easements.
- 260 s. Special purpose district, such as a drainage district, lake district, sanitary district or sewer district, that has the authority to
261 impose assessments against the real property located within the district.
- 262 t. Federal, state or local regulations requiring repairs, alterations or corrections of an existing condition.
- 263 u. Property tax increases, other than normal annual increases; completed or pending property tax reassessment of the
264 Property, or proposed or pending special assessments.
- 265 v. Burial sites, archeological artifacts, mineral rights, orchards or endangered species.
- 266 w. Flooding, standing water, drainage problems or other water problems on or affecting the Property.
- 267 x. Material damage from fire, wind, floods, earthquake, expansive soils, erosion or landslides.
- 268 y. Significant odor, noise, water intrusion or other irritants emanating from neighboring property.
- 269 z. Substantial crop damage from disease, insects, soil contamination, wildlife or other causes; diseased trees; or substantial
270 injuries or disease in livestock on the Property or neighboring properties.
- 271 aa. Existing or abandoned manure storage facilities on the Property.
- 272 bb. Impact fees, or other conditions or occurrences that would significantly increase development costs or reduce the value of
273 the Property to a reasonable person with knowledge of the nature and scope of the condition or occurrence.
- 274 cc. The Property is subject to a mitigation plan required by DNR rules related to county shoreland zoning ordinances that
275 obligates the owner to establish or maintain certain measures related to shoreland conditions, enforceable by the county
276 (see lines 139-145).
- 277 dd. All or part of the land has been assessed as agricultural land, the owner has been assessed a use-value conversion
278 charge or the payment of a use-value conversion charge has been deferred.
- 279 ■ **DEADLINES:** "Deadlines" expressed as a number of "days" from an event, such as acceptance, are calculated by excluding
280 the day the event occurred and by counting subsequent calendar days. The deadline expires at midnight on the last day.
281 Deadlines expressed as a specific number of "business days" exclude Saturdays, Sundays, any legal public holiday under
282 Wisconsin or Federal law, and any other day designated by the President such that the postal service does not receive
283 registered mail or make regular deliveries on that day. Deadlines expressed as a specific number of "hours" from the
284 occurrence of an event, such as receipt of a notice, are calculated from the exact time of the event, and by counting 24 hours
285 per calendar day. Deadlines expressed as a specific day of the calendar year or as the day of a specific event, such as
286 closing, expire at midnight of that day.
- 287 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that would
288 significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or replaced would
289 significantly shorten or adversely affect the expected normal life of the premises.
- 290 ■ **FIXTURE:** A "Fixture" is an item of property which is physically attached to or so closely associated with land so as to be
291 treated as part of the real estate, including, without limitation, physically attached items not easily removable without damage
292 to the premises, items specifically adapted to the premises, and items customarily treated as fixtures, including, but not limited
293 to, all: perennial crops; garden bulbs; plants; shrubs and trees and fences; storage buildings on permanent foundations and
294 docks/piers on permanent foundations.
- 295 **CAUTION: Exclude any Fixtures to be retained by Seller or which are rented on lines 18-19.**
- 296 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 4-7.

297 **PROPERTY DEVELOPMENT WARNING** If Buyer contemplates developing Property for a use other than the current use,
298 there are a variety of issues which should be addressed to ensure the development or new use is feasible. Municipal and
299 zoning ordinances, recorded building and use restrictions, covenants and easements may prohibit certain improvements or
300 uses and therefore should be reviewed. Building permits, zoning variances, Architectural Control Committee approvals,
301 estimates for utility hook-up expenses, special assessments, changes for installation of roads or utilities, environmental audits,
302 subsoil tests, or other development related fees may need to be obtained or verified in order to determine the feasibility of
303 development of, or a particular use for, a property. Optional contingencies which allow Buyer to investigate certain of these
304 issues can be found at lines 306-350 and Buyer may add contingencies as needed in addenda (see line 525). Buyer should
305 review any plans for development or use changes to determine what issues should be addressed in these contingencies.

306 PROPOSED USE CONTINGENCIES: Buyer is purchasing the Property for the purpose of: see Addendum A
307 _____
308 _____

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 _____ 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 ~~NA~~ 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 ~~NA~~ 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: Including vacating Greenman Street
337 _____

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 _____;
341 gas _____; sewer _____; water _____;
342 telephone _____; 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 approval of proposed use ~~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 60 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: see addendum A

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.

365 **PROPERTY DIMENSIONS AND SURVEYS** Buyer acknowledges that any land dimensions, total square footage, acreage
366 figures, or allocation of acreage information, provided to Buyer by Seller or by a broker, may be approximate because of
367 rounding, formulas used or other reasons, unless verified by survey or other means.

368 **CAUTION:** Buyer should verify land dimensions, total square footage/acreage figures and allocation of acreage
369 information if material to Buyer's decision to purchase.

370 **EARNEST MONEY**

371 ■ **HELD BY:** Unless otherwise agreed, earnest money shall be paid to and held in the trust account of the listing broker
372 (Buyer's agent if Property is not listed or Seller's account if no broker is involved), until applied to the purchase price or
373 otherwise disbursed as provided in the Offer.

374 **CAUTION:** Should persons other than a broker hold earnest money, an escrow agreement should be drafted by the
375 Parties or an attorney. If someone other than Buyer makes payment of earnest money, consider a special
376 disbursement agreement.

377 ■ **DISBURSEMENT:** If negotiations do not result in an accepted offer, the earnest money shall be promptly disbursed (after
378 clearance from payor's depository institution if earnest money is paid by check) to the person(s) who paid the earnest money.
379 At closing, earnest money shall be disbursed according to the closing statement. If this Offer does not close, the earnest
380 money shall be disbursed according to a written disbursement agreement signed by all Parties to this Offer. If said
381 disbursement agreement has not been delivered to broker within 60 days after the date set for closing, broker may disburse
382 the earnest money: (1) as directed by an attorney who has reviewed the transaction and does not represent Buyer or Seller;
383 (2) into a court hearing a lawsuit involving the earnest money and all Parties to this Offer; (3) as directed by court order; or (4)
384 any other disbursement required or allowed by law. Broker may retain legal services to direct disbursement per (1) or to file an
385 interpleader action per (2) and broker may deduct from the earnest money any costs and reasonable attorneys fees, not to
386 exceed \$250, prior to disbursement.

387 ■ **LEGAL RIGHTS/ACTION:** Broker's disbursement of earnest money does not determine the legal rights of the Parties in
388 relation to this Offer. Buyer's or Seller's legal right to earnest money cannot be determined by broker. At least 30 days prior to
389 disbursement per (1) or (4) above, broker shall send Buyer and Seller notice of the disbursement by certified mail. If Buyer or
390 Seller disagree with broker's proposed disbursement, a lawsuit may be filed to obtain a court order regarding disbursement.
391 Small Claims Court has jurisdiction over all earnest money disputes arising out of the sale of residential property with 1-4
392 dwelling units and certain other earnest money disputes. Buyer and Seller should consider consulting attorneys regarding their
393 legal rights under this Offer in case of a dispute. Both Parties agree to hold the broker harmless from any liability for good faith
394 disbursement of earnest money in accordance with this Offer or applicable Department of Regulation and Licensing
395 regulations concerning earnest money. See Wis. Admin. Code Ch. RL 18.

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

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

405 n/a **SECONDARY OFFER:** This Offer is secondary to a prior accepted offer. This Offer shall become primary upon delivery
406 of written notice to Buyer that this Offer is primary. Unless otherwise provided, Seller is not obligated to give Buyer notice prior
407 to any deadline, nor is any particular secondary buyer given the right to be made primary ahead of other secondary buyers.
408 Buyer may declare this Offer null and void by delivering written notice of withdrawal to Seller prior to delivery of Seller's notice
409 that this Offer is primary. Buyer may not deliver notice of withdrawal earlier than _____ days after acceptance of this Offer. All
410 other Offer deadlines which are run from acceptance shall run from the time this Offer becomes primary.

411 **TIME IS OF THE ESSENCE** "Time is of the Essence" as to: (1) earnest money payment(s); (2) binding acceptance; (3)
412 occupancy; (4) date of closing; (5) contingency Deadlines STRIKE AS APPLICABLE and all other dates and Deadlines in this
413 Offer except: _____.

414 If "Time is of the Essence" applies to a date or Deadline, failure to perform by the exact date or Deadline is a breach of
415 contract. If "Time is of the Essence" does not apply to a date or Deadline, then performance within a reasonable time of the
416 date or Deadline is allowed before a breach occurs.

417 **TITLE EVIDENCE**

418 ■ **CONVEYANCE OF TITLE:** Upon payment of the purchase price, Seller shall convey the Property by warranty deed
419 (or trustee's deed if Seller is a trust, personal representative's deed if Seller is an estate or other conveyance as
420 provided herein), free and clear of all liens and encumbrances, except: municipal and zoning ordinances and agreements
421 entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use
422 restrictions and covenants, present uses of the Property in violation of the foregoing disclosed in Seller's disclosure report and
423 in this Offer, general taxes levied in the year of closing and none other
424 _____
425 _____
426 _____

427 which constitutes merchantable title for purposes of this transaction. Seller shall complete and execute the documents
428 necessary to record the conveyance at Seller's cost and pay the Wisconsin Real Estate Transfer Fee.

429 ■ ~~TITLE EVIDENCE:~~ Seller shall give evidence of title in the form of an owner's policy of title insurance in the amount of the
430 purchase price on a current ALTA form issued by an insurer licensed to write title insurance in Wisconsin. Seller shall pay all
431 costs of providing title evidence to Buyer. Buyer shall pay all costs of providing title evidence required by Buyer's lender.

432 ■ ~~GAP ENDORSEMENT:~~ Seller shall provide a "gap" endorsement or equivalent gap coverage at (Seller's) (Buyer's) STRIKE
433 ONE ("Seller's" if neither stricken) cost to provide coverage for any liens or encumbrances first filed or recorded after the
434 effective date of the title insurance commitment and before the deed is recorded, subject to the title insurance policy
435 exclusions and exceptions, provided the title company will issue the endorsement. If a gap endorsement or equivalent gap
436 coverage is not available, Buyer may give written notice that title is not acceptable for closing (see lines 442-449).

437 ■ ~~PROVISION OF MERCHANTABLE TITLE:~~ For purposes of closing, title evidence shall be acceptable if the required title
438 insurance commitment is delivered to Buyer's attorney or Buyer not more than _____ days after acceptance ("15" if left blank),
439 showing title to the Property as of a date no more than 15 days before delivery of such title evidence to be merchantable per
440 lines 418-427, subject only to liens which will be paid out of the proceeds of closing and standard title insurance requirements
441 and exceptions, as appropriate.

442 ■ ~~TITLE NOT ACCEPTABLE FOR CLOSING:~~ If title is not acceptable for closing, Buyer shall notify Seller in writing of
443 objections to title within _____ days ("15" if left blank) after delivery of the title commitment to Buyer or Buyer's attorney. In
444 such event, Seller shall have a reasonable time, but not exceeding _____ days ("5" if left blank) from Buyer's delivery of the
445 notice stating title objections, to deliver notice to Buyer stating Seller's election to remove the objections by the time set for
446 closing. In the event that Seller is unable to remove said objections, Buyer may deliver to Seller written notice waiving the
447 objections, and the time for closing shall be extended accordingly. If Buyer does not waive the objections, Buyer shall deliver
448 written notice of termination and this Offer shall be null and void. Providing title evidence acceptable for closing does not
449 extinguish Seller's obligations to give merchantable title to Buyer.

450 ■ **SPECIAL ASSESSMENTS:** Special assessments, if any, levied or for work actually commenced prior to the date of this
451 Offer shall be paid by Seller no later than closing. All other special assessments shall be paid by Buyer.

452 **CAUTION:** Consider a special agreement if area assessments, property owners association assessments, special
453 charges for current services under Wis. Stat. § 66.0627 or other expenses are contemplated. "Other expenses" are
454 one-time charges or ongoing use fees for public improvements (other than those resulting in special assessments)
455 relating to curb, gutter, street, sidewalk, municipal water, sanitary and storm water and storm sewer (including all
456 sewer mains and hook-up/connection and interceptor charges), parks, street lighting and street trees, and impact
457 fees for other public facilities, as defined in Wis. Stat. § 66.0617(1)(f).

458 **ADDITIONAL PROVISIONS/CONTINGENCIES**

459 _____
460 _____
461 _____
462 _____
463 _____
464 _____

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

468 If **Buyer defaults**, Seller may:

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

472 If **Seller defaults**, Buyer may:

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

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

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

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

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

488 **INSPECTIONS AND TESTING** Buyer may only conduct inspections or tests if specific contingencies are included as a part of
489 this Offer. An "inspection" is defined as an observation of the Property which does not include an appraisal or testing of the
490 Property, other than testing for leaking carbon monoxide, or testing for leaking LP gas or natural gas used as a fuel source,
491 which are hereby authorized. A "test" is defined as the taking of samples of materials such as soils, water, air or building
492 materials from the Property and the laboratory or other analysis of these materials. Seller agrees to allow Buyer's inspectors,
493 testers and appraisers reasonable access to the Property upon advance notice, if necessary to satisfy the contingencies in
494 this Offer. Buyer and licensees may be present at all inspections and testing. Except as otherwise provided, Seller's
495 authorization for inspections does not authorize Buyer to conduct testing of the Property.

496 **NOTE: Any contingency authorizing testing should specify the areas of the Property to be tested, the purpose of the**
497 **test, (e.g., to determine if environmental contamination is present), any limitations on Buyer's testing and any other**
498 **material terms of the contingency.**

499 Buyer agrees to promptly restore the Property to its original condition after Buyer's inspections and testing are completed
500 unless otherwise agreed to with Seller. Buyer agrees to promptly provide copies of all inspection and testing reports to Seller.
501 Seller acknowledges that certain inspections or tests may detect environmental pollution which may be required to be reported
502 to the Wisconsin Department of Natural Resources.

503 **INSPECTION CONTINGENCY:** This contingency only authorizes inspections, not testing (see lines 488-502). This Offer
504 is contingent upon a qualified independent inspector(s) conducting an inspection(s), of the Property which discloses no
505 Defects. This Offer is further contingent upon a qualified independent inspector or independent qualified third party performing
506 an inspection of _____ *** and tests**

507 (list any Property feature(s) to be separately inspected, e.g., dumpsite, etc.) which discloses no Defects. Buyer shall order the
508 inspection(s) and be responsible for all costs of inspection(s). Buyer may have follow-up inspections recommended in a
509 written report resulting from an authorized inspection performed provided they occur prior to the deadline specified at line 513.
510 Inspection(s) shall be performed by a qualified independent inspector or independent qualified third party.

511 **CAUTION: Buyer should provide sufficient time for the primary inspection and/or any specialized inspection(s), as
512 well as any follow-up inspection(s).**

513 This contingency shall be deemed satisfied unless Buyer, within _____ days of acceptance, delivers to Seller a copy of the written
514 inspection report(s) and a written notice listing the Defect(s) identified in those report(s) to which Buyer objects (Notice of Defects).

515 **CAUTION: A proposed amendment is not a Notice of Defects and will not satisfy this notice requirement.**

516 For the purposes of this contingency, Defects (see lines 287-289) do not include conditions the nature and extent of which the
517 Buyer had actual knowledge or written notice before signing this Offer.

518 **RIGHT TO CURE:** Seller (shall)(shall not) **STRIKE ONE** ("shall" if neither is stricken) have a right to cure the Defects. If
519 Seller has the right to cure, Seller may satisfy this contingency by: (1) delivering written notice to Buyer within 10 days of
520 Buyer's delivery of the Notice of Defects stating Seller's election to cure Defects; (2) curing the Defects in a good and
521 workmanlike manner; and (3) delivering to Buyer a written report detailing the work done within 3 days prior to closing. This
522 Offer shall be null and void if Buyer makes timely delivery of the Notice of Defects and written inspection report(s) and: (1)
523 Seller does not have a right to cure or (2) Seller has a right to cure but: (a) Seller delivers written notice that Seller will not cure
524 or (b) Seller does not timely deliver the written notice of election to cure.

525 **ADDENDA:** The attached Addendum A _____ is/are made part of this Offer.

526 **ADDITIONAL PROVISIONS/CONTINGENCIES** _____
527 _____
528 _____
529 _____
530 _____
531 _____
532 _____
533 _____
534 _____

535 This Offer was drafted by [Licensee and Firm] Ann L. Patteson; Strang, Patteson, Renning, Lewis & Lacy, S.C.

536 _____ on _____

537 (x) _____
538 Buyer's Signature ▲ Print Name Here ► School District of Milton Date ▲ _____

539 (x) _____
540 Buyer's Signature ▲ Print Name Here ► _____ Date ▲ _____

541 **EARNEST MONEY RECEIPT** Broker acknowledges receipt of earnest money as per line 10 of the above Offer.

542 _____ Broker (by) _____

543 **SELLER ACCEPTS THIS OFFER. THE WARRANTIES, REPRESENTATIONS AND COVENANTS MADE IN THIS OFFER
544 SURVIVE CLOSING AND THE CONVEYANCE OF THE PROPERTY. SELLER AGREES TO CONVEY THE PROPERTY ON
545 THE TERMS AND CONDITIONS AS SET FORTH HEREIN AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS OFFER.**

546 (x) _____
547 Seller's Signature ▲ Print Name Here ► City of Milton Date ▲ _____

548 (x) _____
549 Seller's Signature ▲ Print Name Here ► _____ Date ▲ _____

550 This Offer was presented to Seller by [Licensee and Firm] _____

551 _____ on _____ at _____ a.m./p.m.

552 This Offer is rejected _____ This Offer is countered [See attached counter] _____
553 Seller Initials ▲ Date ▲ Seller Initials ▲ Date ▲



Office of the City Administrator

To: Mayor Welch, Common Council Members
From: Al Hulick, City Administrator
Date: March 15, 2016
Subject: Discussion and Possible Action Accepting the Low Bid for the Library Renovation Project.

Summary

On March 14, 2016 at 3:30pm, the Library Board will be opening the bids for the Library Renovation Project. Therefore, at the time of Agenda Publication, the known bid participants were not known.

Therefore, at the March 15, 2016 City Council meeting, the City Administration will provide more information regarding the bid opening, the low bidder, and the preferred contractor for the Library renovation project.