

Large Tract of Juneau County Land For Sale

N12740 12th Ave
Town of Necedah, Wisconsin 54646



Land & Legacy Group*

Compass RE WI-Tosa
11220 W Burleigh Street
Wauwatosa, WI 53222
Phone: 262-305-7494

Cell:

Fax:

Email: al@landandlegacygroup.com

MLS #: 1833622

Property Type: Vacant Land

Price: \$799,750

Taxes: \$6,301.9 / 2022

Zoning: N/A

Directions:



School District: Necedah Area

High School: Necedah

Elem. School: Necedah

Body of Water: Yellow River

Est. Acreage: 308.2

1 Story SqFt Min: 0

2 Story 1st Flr SqFt: 0

2 Story SqFt Min: 0

Water/Waste Available: No Water Presently

Water/Waste Required: None; Unknown

Whitetail and waterfowl mecca - Discover your own recreational haven in Juneau County, Wisconsin! This exceptional listing offers 308.20+/- acres of enchanting land, boasting a captivating blend of bottomland hardwoods and diverse habitats perfect for deer and waterfowl enthusiasts. Nestled along the east side of the property, the scenic Yellow River adds an additional touch of natural splendor. Don't miss this opportunity to own a remarkable piece of land, where nature's beauty and outdoor adventure await. Part of the property currently enrolled in MFL-closed. Potential build site established, check with town/county. Buyer(s) shall perform due diligence based on their proposed use.

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2023 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Alexander M Wisniewski on Wednesday, May 31, 2023 3:13 PM.

VACANT LAND DISCLOSURE REPORT

DISCLAIMER

THIS DISCLOSURE REPORT CONCERNS THE REAL PROPERTY LOCATED AT N12740 12th Ave
IN THE _____ Town
(CITY) (VILLAGE) (TOWN) OF _____ Necedah _____, COUNTY OF _____
Juneau STATE OF WISCONSIN.

THIS REPORT IS A DISCLOSURE OF THE CONDITION OF THAT PROPERTY IN COMPLIANCE WITH SECTION 709.02 OF THE WISCONSIN STATUTES AS OF _____ July (MONTH) _____ 9th (DAY), _____ 2023 (YEAR). IT IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR ANY AGENTS REPRESENTING ANY PARTY IN THIS TRANSACTION AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THAT THE PARTIES MAY WISH TO OBTAIN.

A buyer who does not receive a fully completed copy of this report within 10 days after the acceptance of the contract of sale or option contract for the above-described real property has the right to rescind that contract (Wis. Stat. s. 709.02), provided the owner is required to provide this report under Wisconsin Statutes chapter 709.

NOTICE TO PARTIES REGARDING ADVICE OR INSPECTIONS

Real estate licensees may not provide advice or opinions concerning whether or not an item is a defect for the purposes of this report or concerning the legal rights or obligations of parties to a transaction. The parties may wish to obtain professional advice or inspections of the property and to include appropriate provisions in a contract between them with respect to any advice, inspections, defects, or warranties.

A. OWNER'S INFORMATION

- A1. In this form, "aware" means the "owner(s)" have notice or knowledge.
- A2. In this form, "defect" means a condition that would have a significant adverse effect on the value of the property; that would significantly impair the health or safety of future occupants of the property; or that if not repaired, removed, or replaced would significantly shorten or adversely affect the expected normal life of the premises.
- A3. In this form, "owner" means the person or persons, entity, or organization that owns the above-described real property. An "owner" who transfers real estate that does not include any buildings is required to complete this report.
- Exceptions: An "owner" who is a personal representative, trustee, conservator, or fiduciary appointed by or subject to supervision by a court, and who has never occupied the property transferred is not required to complete this report. An "owner" who transfers property that has not been inhabited or who transfers property in a manner that is exempt from the real estate transfer fee is not required to complete this report. (Wis. Stat. s. 709.01)
- A4. The owner represents that to the best of the owner's knowledge, the responses to the following questions have been accurately checked as "yes," "no," or "not applicable (N/A)" to the property being sold. If the owner responds to any question with "yes," the owner shall provide, in the additional information area of this form, an explanation of the reason why the response to the question is "yes."
- A5. If the transfer is of a condominium unit, the property to which this form applies is the condominium unit, the common elements of the condominium, and any limited common elements that may be used only by the owner of the condominium unit being transferred.
- A6. The owner discloses the following information with the knowledge that, even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the property. The owner hereby authorizes the owner's agents and the agents of any prospective buyer to provide a copy of this report, and to disclose any information in the report, to any person in connection with any actual or anticipated sale of the property.

CAUTION: The lists of defects following each question below are examples only and are not the only defects that may properly be disclosed in response to each respective question.

B. ENVIRONMENTAL

	YES	NO	N/A
B1. Are you aware of a material violation of an environmental rule or other rule or agreement regulating the use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B2. Are you aware of a defect caused by unsafe concentrations of, or unsafe conditions relating to, radon, radium in water supplies, high voltage electric (100 KV or greater) or steel natural gas transmission lines located on but not directly serving the property, lead in soil, or other potentially hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B3. Are you aware of the manufacture of methamphetamine or other hazardous or toxic substances on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B4. Are you aware of subsoil conditions that would significantly increase the cost of development, including, but not limited to, subsurface foundations or waste material; any type of fill; dumpsites where pesticides, herbicides, fertilizer, or other toxic or hazardous materials or containers for these materials were disposed of in violation of manufacturer or government guidelines or other laws regulating such disposal; high groundwater; adverse soil conditions, such as low load-bearing capacity, earth or soil movement, settling, upheavals, or slides; excessive rocks or rock formations; or other soil problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B5. Are you aware of a defect caused by unsafe concentrations of, unsafe conditions relating to, or the storage of hazardous or toxic substances on neighboring properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B6. Are you aware of brownfields (abandoned, idled, or underused land that may be subject to environmental contamination) or other contaminated land on the property, or that contaminated soils on the property have been cleaned up under the Petroleum Environmental Cleanup Fund Act (PECFA), a Wisconsin Department of Natural Resources (DNR) remedial or cleanup program, the DATCP Agricultural Chemical Cleanup Program, or other similar program?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B7. Explanation of "yes" responses _____			

C. WELLS, SEPTIC SYSTEMS, STORAGE TANKS

	YES	NO	N/A
C1. Are you aware of underground storage tanks presently or previously on the property for storage of flammable or combustible liquids, including, but not limited to, gasoline or heating oil? (If "yes," the owner, by law, may have to register the tanks with the Wisconsin Department of Agriculture, Trade and Consumer Protection at P.O. Box 8911, Madison, Wisconsin, 53708, whether the tanks are in use or not. Wisconsin Department of Agriculture, Trade and Consumer Protection regulations may require the closure or removal of unused tanks.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C2. Are you aware of defects in the underground or aboveground fuel storage tanks on or previously located on the property? Defects in underground or aboveground fuel storage tanks may include items such as abandoned tanks not closed in conformance with applicable local, state, and federal law; leaking; corrosion; or failure to meet operating standards.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C3. Are you aware of defects in a well on the property or a well that serves the property, including unsafe well water due to contaminants such as coliform, nitrates, or atrazine, or any out-of-service wells or cisterns that are required to be abandoned (see s. NR 812.26, Wis. Adm. Code) but that are not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C4. Are you aware of a joint well serving this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C5. Are you aware of a defect relating to a joint well serving this property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C6. Are you aware of defects in any septic system or other private sanitary disposal system on the property or any out-of-service septic system that serves the property and that is not closed or abandoned according to applicable regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C7. Explanation of "yes" responses _____			

D. TAXES, SPECIAL ASSESSMENTS, PERMITS, ETC.

- | | YES | NO | N/A |
|---|--------------------------|-------------------------------------|--------------------------|
| D1. Have you received notice of a property tax increase, other than normal annual increases, or are you aware of a pending property tax reassessment? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D2. Are you aware of pending special assessments? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D3. Are you aware of the property being located within a special purpose district, such as a drainage district, that has the authority to impose assessments against the real property located within the district? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D4. Are you aware of any land division involving the property for which required state or local permits were not obtained? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D5. Are you aware of impact fees or another condition or occurrence that would significantly increase development costs or reduce the value of the property to a reasonable person with knowledge of the nature and scope of the condition or occurrence? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D6. Are you aware of proposed, planned, or commenced public improvements or public construction projects that may result in special assessments or that may otherwise materially affect the property or the present use of the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| D7. Explanation of "yes" responses _____ | | | |

E. LAND USE

- | | YES | NO | N/A |
|--|--------------------------|-------------------------------------|--------------------------|
| E1. Are you aware of the property being part of or subject to a subdivision homeowners' association? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E2. If the property is not a condominium unit, are you aware of common areas associated with the property that are co-owned with others? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E3. Are you aware of the property or any portion of the property being located in a floodplain, wetland, or shoreland zoning area under local, state or federal law? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E4. Are you aware of any zoning code violations with respect to the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E5. Are you aware of nonconforming uses of the property?
A nonconforming use is a use of land, a dwelling, or a building that existed lawfully before the current zoning ordinance was enacted or amended, but that does not conform to the use restrictions in the current ordinance. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E6. Are you aware of conservation easements on the property?
A conservation easement is a legal agreement in which a property owner conveys some of the rights associated with ownership of his or her property to an easement holder such as a governmental unit or a qualified nonprofit organization to protect the natural habitat of fish, wildlife, or plants or a similar ecosystem, preserve areas for outdoor recreation or education, or for similar purposes. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E7. Are you aware of restrictive covenants or deed restrictions on the property? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E8. Other than public rights of ways, are you aware of nonowners having rights to use part of the property, including, but not limited to, private rights-of-way and easements other than recorded utility easements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E9. Are you aware of the property being subject to a mitigation plan required under administrative rules of the Wisconsin Department of Natural Resources related to county shoreland zoning ordinances, which obligates the owner of the property to establish or maintain certain measures related to shoreland conditions and which is enforceable by the county? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| E10. The use value assessment system values agricultural land based on the income that would be generated from its rental for agricultural use rather than its fair market value. When a person converts agricultural land to a non agricultural use (e.g., residential or commercial development), that person may owe a conversion charge. For more information visit https://www.revenue.wi.gov/Pages/FAQS/slf-useassmt.aspx or (608) 266-2486. | | | |
| a. Are you aware of all or part of the property having been assessed as agricultural land under Wis. Stat. s. 70.32 (2r) (use value assessment)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are you aware of the property having been assessed a use-value assessment conversion charge relating to this property? (Wis. Stat. s. 74.485 (2)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are you aware of the payment of a use-value assessment conversion charge having been deferred relating to this property? (Wis. Stat. s. 74.485 (4)) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

YES NO N/A

E11. Is all or part of the property subject to or in violation of a farmland preservation agreement?
 Early termination of a farmland preservation agreement or removal of land from such an agreement can trigger payment of a conversion fee equal to 3 times the class 1 "use value" of the land. Visit https://datcp.wi.gov/Pages/Programs_Services/FPAgreements.aspx for more information.

E12. Is all or part of the property subject to, enrolled in, or in violation of the Forest Crop Law, Managed Forest Law, the Conservation Reserve Program, or a comparable program?

E13. Are you aware of a dam that is totally or partially located on the property or that an ownership in a dam that is not located on the property will be transferred with the property because it is owned collectively by members of a homeowners' association, lake district, or similar group? (If "yes," contact the Wisconsin Department of Natural Resources to find out if dam transfer requirements or agency orders apply.)

E14. Are you aware of boundary or lot line disputes, encroachments, or encumbrances (including a joint driveway) affecting the property?
 Encroachments often involve some type of physical object belonging to one person but partially located on or overlapping on land belonging to another; such as, without limitation, fences, houses, garages, driveways, gardens, and landscaping. Encumbrances include, without limitation, a right or claim of another to a portion of the property or to the use of the property such as a joint driveway, liens, and licenses.

E15. Are you aware there is not legal access to the property?
 E16. Are you aware of a pier attached to the property that is not in compliance with state or local pier regulations? See <http://dnr.wi.gov/topic/waterways> for more information.

E16m. Are you aware of a written agreement affecting riparian rights related to the property?
 E16n. Are you aware that the property abuts the bed of a navigable waterway that is owned by a hydroelectric operator?

Under Wis. Stat. s. 30.132, the owner of a property abutting the bed of a navigable waterway that is owned by a hydroelectric operator, as defined in s. 30.132 (1) (b), may be required to ask the permission of the hydroelectric operator to place a structure on the bed of the waterway.

E17. Are you aware of one or more burial sites on the property? (For information regarding the presence, preservation, and potential disturbance of burial sites, contact the Wisconsin Historical Society at 800-342-7834 or www.wihist.org/burial-information).

E18. Are you aware of archeological artifacts, mineral rights, orchards, or endangered species on the property?

E19. Are you aware of existing or abandoned manure storage facilities located on the property?

E20. Are you aware that all or part of the property is enrolled in the managed forest land program?

The managed forest land program is a landowner incentive program that encourages sustainable forestry on private woodlands by exempting the landowner from the payment of property taxes in exchange for the payment of a lower acreage share payment and compliance with certain conservation practices. Orders designating lands as managed forest lands remain in effect for 25 or 50 years. When ownership of land enrolled in the managed forest land program changes, the new owner must sign and file a report of the change of ownership on a form provided by the Wisconsin Department of Natural Resources (DNR) and pay a fee. By filing this form, the new owner agrees to comply with the management plan for the land and the managed forest land program rules. The DNR Division of Forestry monitors forest management plan compliance. Changes that a landowner makes to property that is subject to an order designating it as managed forest land, or to its use, may jeopardize benefits under the program or cause the property to be withdrawn from the program and may result in the assessment of penalties. For more information, call your local DNR forester or visit <http://dnr.wi.gov/topic/forestry.html>.

E21. Explanation of "yes" responses
E.14- Neighbor has permanent tree stand slightly past lot line

F. ADDITIONAL INFORMATION

YES NO N/A

F1. Are you aware of high voltage electric (100 kilo volts or greater) or steel natural gas transmission lines located on, but not directly serving, the property?

	YES	NO	N/A
F2. Are you aware of flooding, standing water, drainage problems, or other water problems on or affecting the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F3. Are you aware of material damage from fire, wind, flood, earthquake, expansive soil, erosion, or landslide?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F4. Are you aware of significant odor, noise, water diversion, water intrusion, or other irritants emanating from neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F5. Are you aware of significant crop damage from disease, insects, soil contamination, wildlife, or other causes; diseased or dying trees or shrubs; or substantial injuries or disease in livestock on the property or neighboring property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F6. Utility Connections. Are you aware that the property is connected to the following utilities on the property or at the lot line? (If "yes," indicate where the utility is located.)			
a. Electricity _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Municipal water _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Telephone _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cable television _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Natural gas _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Municipal sewer _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F7. Are you aware of any agreements that bind subsequent owners of the property, such as a lease agreement or an extension of credit from an electric cooperative?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F8. Are you aware of other defects affecting the property? Other defects may include items such as animal, reptile, or insect infestation; drainage easement or grading problems; excessive sliding; or any other defect or material condition.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9. Are you aware of a government agency, court order, or federal, state, or local regulations requiring repair, alteration, or correction of an existing condition?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F9m. Is the owner a foreign person, as defined in 26 USC 1445 (f)? (E.g. a nonresident alien individual, foreign corporation, foreign partnership, foreign trust, or foreign estate.) Section 1445 of the Internal Revenue Code (26 USC 1445), also known as the Foreign Investment In Real Property Tax Act or FIRPTA, provides that a transferee (buyer) of a U.S. real property interest must be notified in writing and must withhold tax if the transferor (seller) is a foreign person, unless an exception under FIRPTA applies to the transfer.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F10. The owner has owned the property for <u>6</u> years.			
F11. Explanation of "yes" responses _____			

F2 - Property can be wet prior to Necedah opening DAM.
 F6 - Electrical can be hooked up at road.

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections at <http://www.doc.wi.gov> or by phone at 608-240-5830.

MANAGED FOREST LAW – SELLER DISCLOSURE

Notice: This Managed Forest Law - Seller Disclosure form is designed for use in transactions where all or part of the property being purchased is managed forest land and will continue as such after the property is sold. This Seller Disclosure is given to comply with Wis. Stat. § 710.12.

1 This Disclosure is given with respect to the offer to purchase, option agreement or other contract of sale dated _____
2 _____ with respect to the Property at N12740 12th Ave
3 Necedah, WI 54646

4 The Managed Forest Law (MFL) is a landowner incentive program that encourages sustainable forestry on private
5 woodland. In exchange for following sound forest management, the landowner pays reduced property taxes. It was
6 enacted in 1985 and replaced the Woodland Tax Law and the Forest Crop Law. It is the only forest tax law that is open
7 to enrollment. Land enrolled in the MFL program must be managed according to a plan agreed to by the landowner.

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

19 (X) Timothy Vial 05/08/2023
20 Seller's Signature ▲ Print Name Here ► Timothy Vial - Owner FLYING V LLC Date ▲

21 (X)
22 Seller's Signature ▲ Print Name Here ► _____ Date ▲

23 **READING/UNDERSTANDING:** By signing and dating below, each buyer acknowledges they have received and
24 carefully read this Notice.

25 (X)
26 Buyer's Signature ▲ Print Name Here ► _____ Date ▲

27 (X)
28 Buyer's Signature ▲ Print Name Here ► _____ Date ▲

ADDENDUM W - WETLANDS

1 USE FOR SALE OR LEASE OF PROPERTY THAT CONTAINS OR MAY CONTAIN WETLANDS.

2 This Addendum is attached to and made part of the Offer to Purchase/Lease dated _____
3 made by the Buyer, _____ with respect to the property at
4 _____, Wisconsin (Property).

5 ■ **WETLANDS NOTICE:** It is in the Buyer's best interest to determine if the Property contains wetlands prior to the
6 purchase or lease of the Property because:

7 • **Wetlands are not suitable for development.**

8 Building in wetlands is not recommended because it increases the likelihood of flooding and structural failures.

9 • **State and federal laws require permits before wetlands can be built upon or impacted.**

10 State wetland permit information from the Wisconsin Department of Natural Resources can be found at
11 <http://dnr.wi.gov/wetlands/programs.html>. Federal wetland permit information from the U.S. Army Corps of
12 Engineers can be found at <http://www.mvp.usace.army.mil/regulatory/>. Also, check for local permits. Note, not all
13 projects will be eligible for permits. Construction in wetlands without permits will result in enforcement action -
14 requiring removal of structures, wetland restoration, and potential fines.

15 **To determine if a property contains wetlands.** Wetlands are identified based on the presence of three
16 characteristics: hydric soils (soils indicative of wet conditions), wetland plants, and seasonal water; however, many
17 wetlands do not have standing water for much of the year. Buyer can review maps and other resources for *Locating*
18 *Wetlands* at <http://dnr.wi.gov/wetlands/locating.html>. Professional assistance is often needed to verify the presence or
19 absence of wetlands (see <http://dnr.wi.gov/wetlands/delineation.html> for information).

20 **Wisconsin Wetlands.** Wetlands may be perceived as an amenity or a liability depending upon the desired use of the
21 property, however all wetlands provide important ecological functions. Wisconsin has 12 types of wetlands including:
22 marshes, meadows, wooded swamps, bogs, fens and others. Descriptions and photographs can be found at
23 <http://www.wisconsinwetlands.org/wetofwisc.htm>.

24 ■ **SELLER INFORMATION**

25 Buyer has inquired of Seller who has indicated that Seller (check one):

26 1. Does Does not have notice or knowledge that the Property contains wetlands.

27 2. Does Does not have notice or knowledge that the Property contains lakes, ponds, streams, or drainage
28 ditches.

29 3. Does Does not have notice or knowledge that the Property contains standing water or areas where water
30 collects at or near the soil surface between March-November in most years.

31 **Note:** Seller's lack of knowledge does not confirm the absence of wetlands.

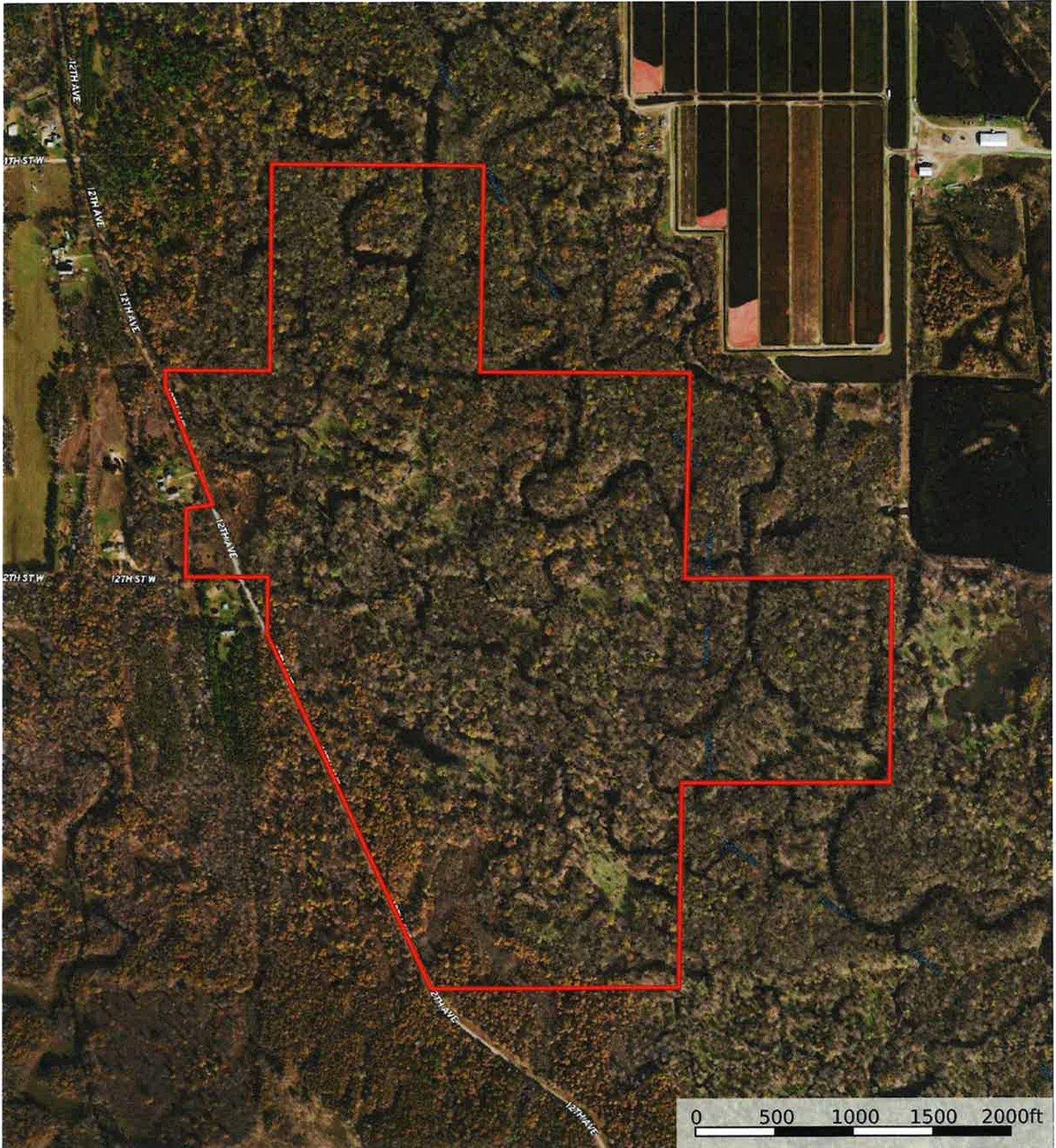
32 **THE WETLAND EVALUATION CONTINGENCY IS PART OF THIS ADDENDUM IF THE BOX PRECEDING THE**
33 **CONTINGENCY IS MARKED, SUCH AS WITH AN "X". IT IS NOT PART OF THIS ADDENDUM IF THE BOX IS**
34 **MARKED N/A OR LEFT BLANK.**

35 **WETLAND EVALUATION CONTINGENCY:** This Offer is contingent upon Buyer obtaining a written report which
36 determines if there are wetlands at the Property within _____ days of acceptance of this Offer. Buyer shall arrange
37 for a wetland delineation professional to conduct an on-site evaluation of the Property and prepare a written report, at
38 buyer's cost, unless otherwise agreed in writing. This contingency shall be deemed satisfied unless Buyer delivers a
39 copy of a wetland delineation report to Seller, and the listing broker if Property is listed, which shows the presence of
40 wetlands on the property, within five days of the earlier of: 1) Buyer's receipt of the report or 2) the deadline for Buyer
41 obtaining said report. If the report shows wetlands on the Property (Seller shall provide Buyer with a credit of
42 \$ _____ /wetland acre at closing) (Buyer may rescind this Offer) (
43 _____

44 _____) **STRIKE AND COMPLETE AS APPLICABLE.**

45 By initialing and dating below, the Parties acknowledge that they have received and read a copy of this Addendum.

46 _____ 05/08/2023
47 Buyer(s) Initials Date Seller(s) Initials Date

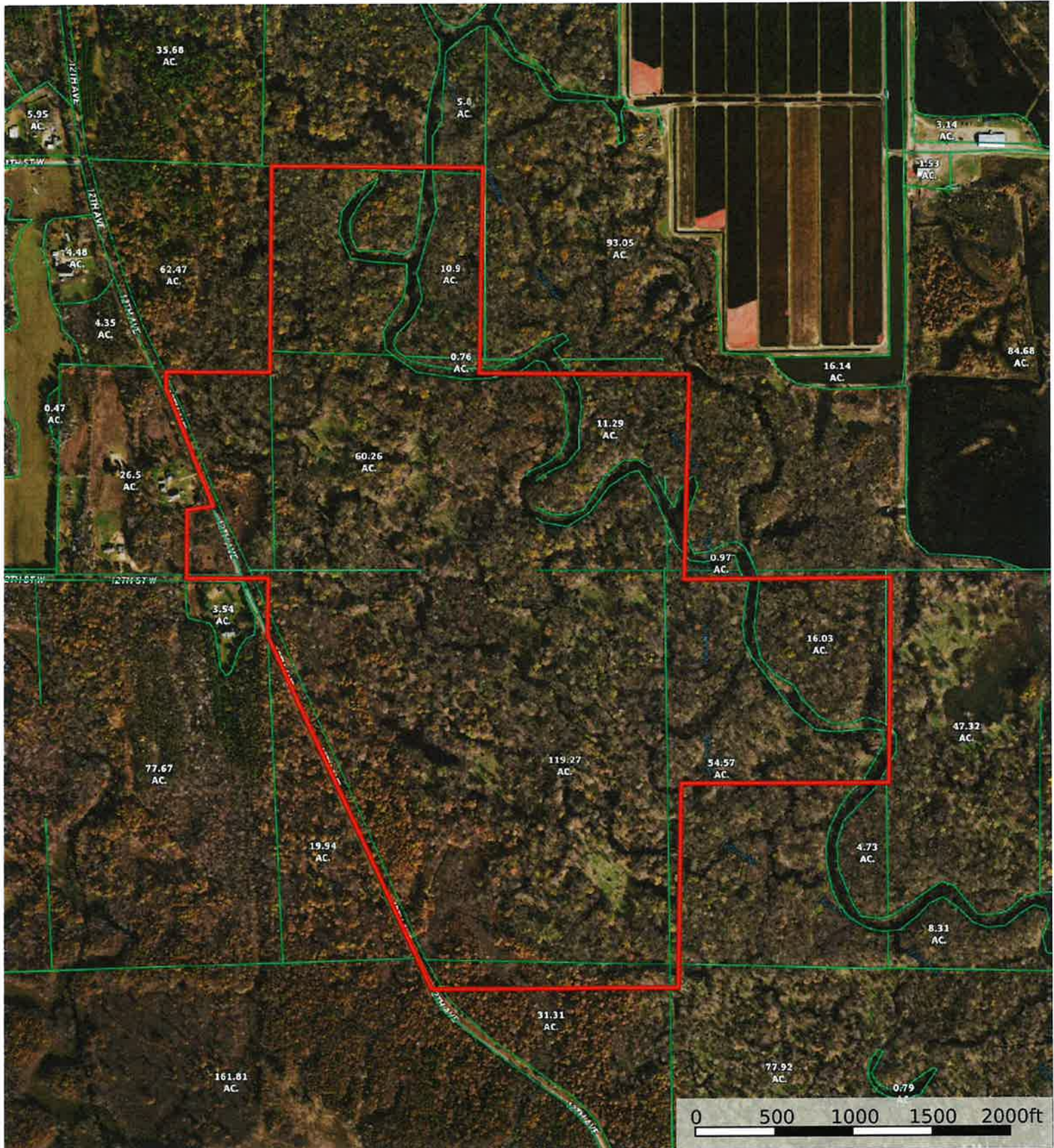


 Boundary

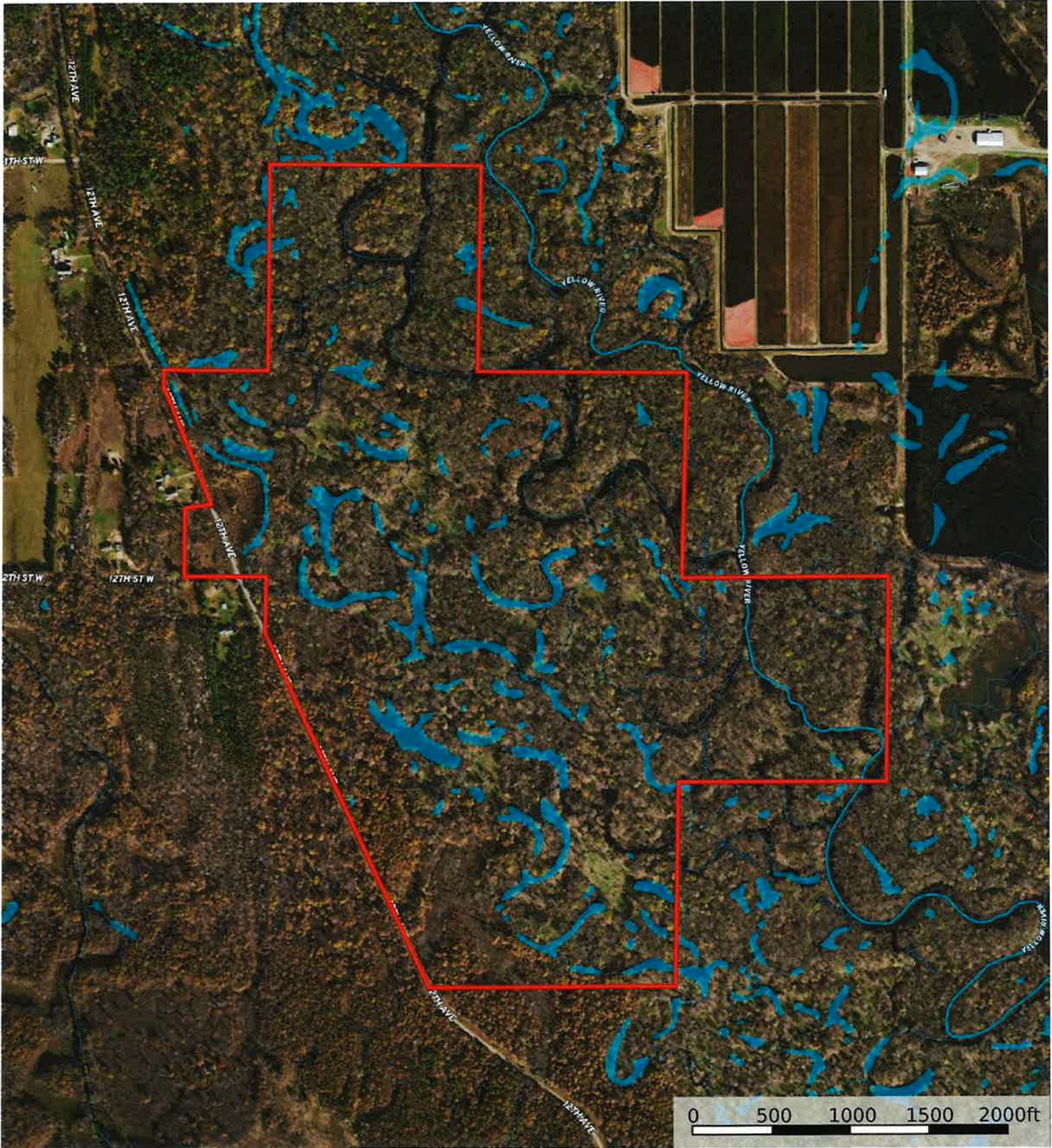


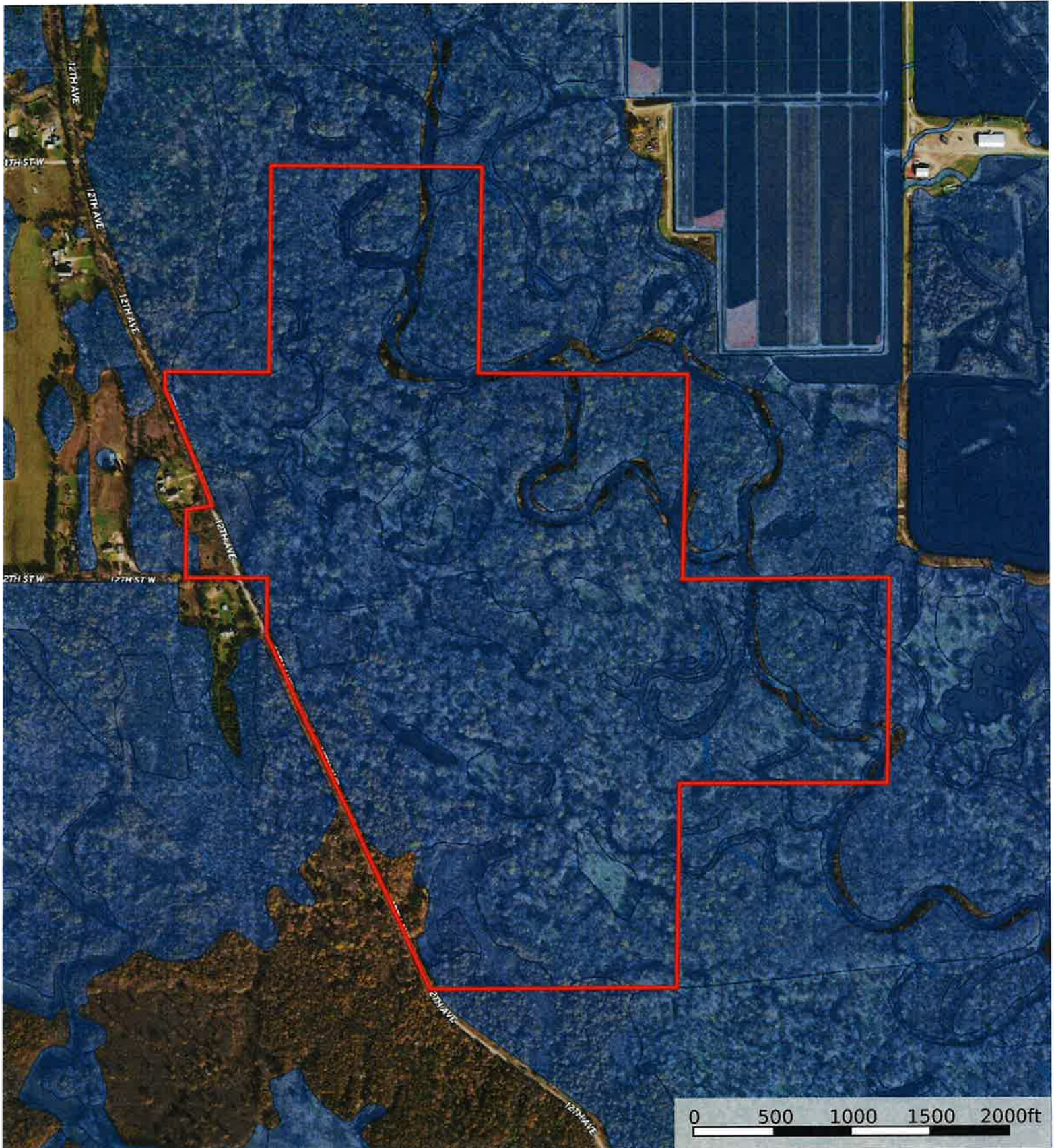


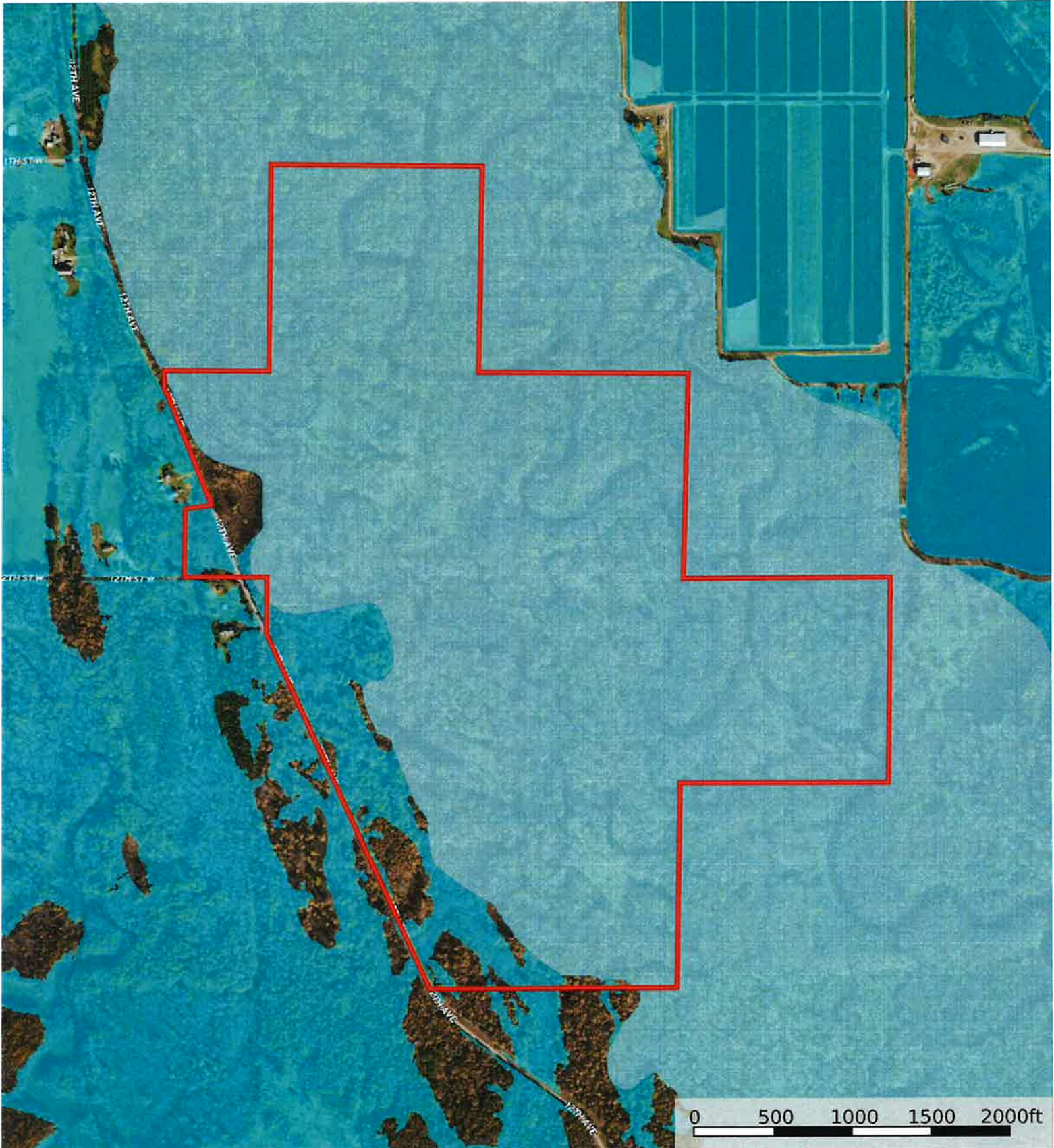
 Boundary

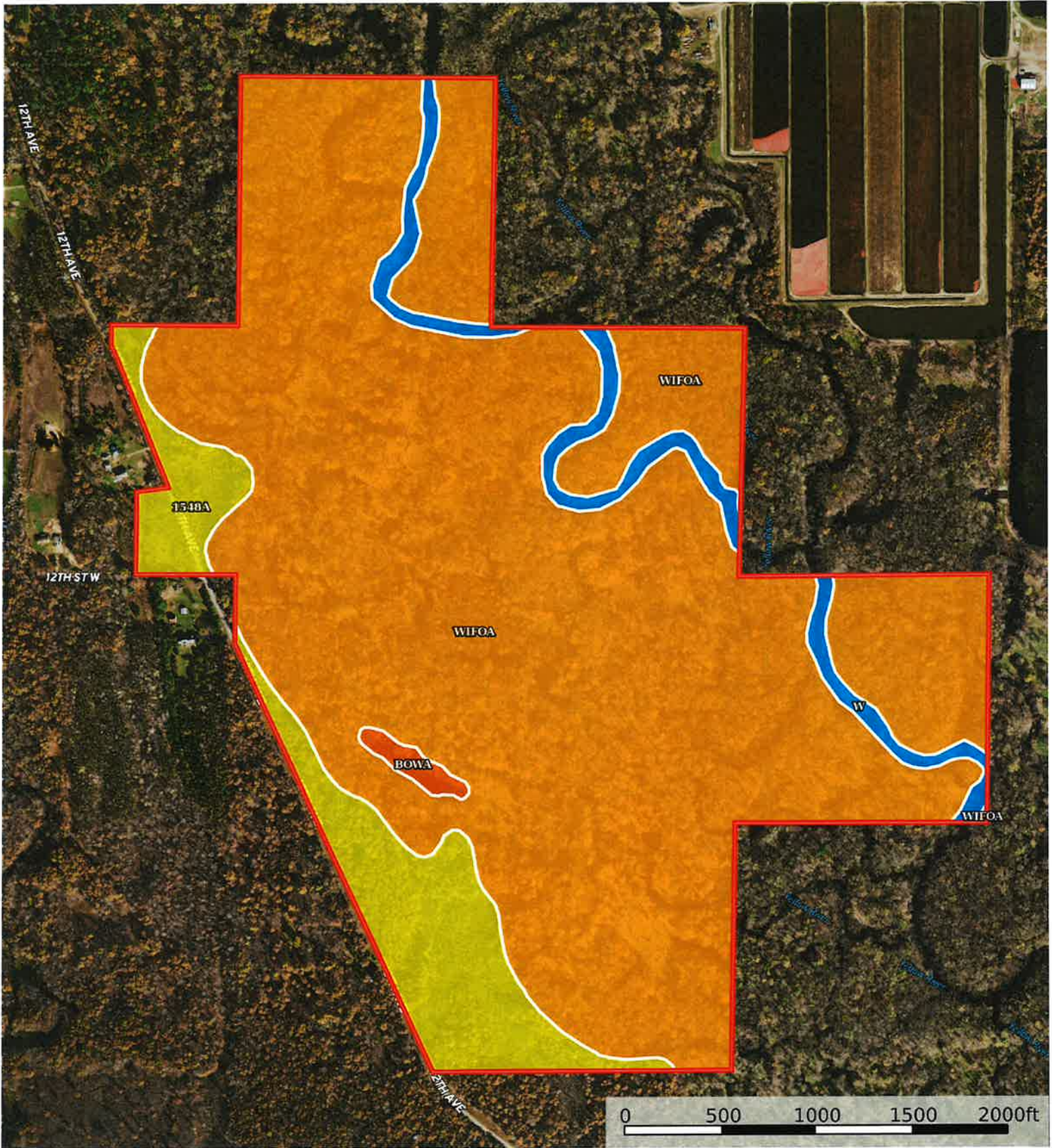


 Boundary









 Boundary

I  **Boundary 303.24 ac**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
WIFoA	Winterfield-Fordum complex, river valleys, 0 to 3 percent slopes, frequently flooded	255.98	84.41	0	34	6w
1548A	Majik, cool-Ponycreek complex, lake plain, 0 to 3 percent slopes	33.75	11.13	0	30	4w
W	Water	11.7	3.86	0	-	-
BowA	Bowstring muck, river valleys, 0 to 1 percent slopes, frequently flooded	1.81	0.6	0	43	7w
TOTALS		303.24(*)	100%	-	32.3	5.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

TREASURER
PO BOX 349
NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
4061 VILAS RD
COTTAGE GROVE WI 53527

Property Address
N12740 12TH AVE

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
TOWN OF NECEDAH
JUNEAU COUNTY

BILL NO. 459632
Correspondence should refer to parcel number
PARCEL#: 290282230
ALT. PARCEL #: 290282230

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
72,300	9,000 PFC/MFL	81,300 72,000	0.9916	72,900	9,100 PFC/MFL	82,000 72,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	
JUNEAU COUNTY		203,626	203,902	146.06	507.93		Gross Property Tax 1,105.54
TOWN OF NECEDAH		410,105	411,831	16.08	51.79		First Dollar Credit -56.81
WWTC		259,293	288,526	28.00	91.76		Lottery Credit
SCH D OF NECEDAH AREA		2,023,718	1,958,705	140.09	454.06		Net Property Tax 1,048.73
Total		2,896,742	2,862,964	330.23	1,105.54		MFL CLOSED POST 2004 306.00
		First Dollar Credit Lottery & Gaming Credit		58.29	56.81	-2.5%	
		Net Property Tax		271.94	1,048.73		
School taxes reduced by school levy tax credit \$93.90		IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)			
		748537		0.013598314			
		ACRES: 52.550					
		SEC 23, T 19 N, R 03 E					
		PLAT: N/A-NOT AVAILABLE					
		W 1/2 NE 1/4 N. & E. OF ROAD 463 R 552					

TOTAL DUE FOR FULL PAYMENT
PAY BY **January 31, 2023**
\$ 1,354.73
Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
Failure to pay on time. See reverse.

Installments may be paid as follows:
630.37 DUE BY 01/31/2023
524.36 DUE BY 07/31/2023

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH D OF NECEDAH AREA	368,801.94	97.37	2026

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY 1ST INSTALLMENT OF:
\$830.37
By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
\$524.36
By July 31, 2023

OR PAY FULL AMOUNT OF:
\$1,354.73
By January 31, 2023

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140

2022 Real Estate Property Bill #
459632

Parcel #
290282230

Alt. Parcel #
290282230

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
DENISE J GIEBEL
220 E STATE ST ROOM 112
MAUSTON WI 53948
608-847-9308

2022 Real Estate Property Bill #
459632

Parcel #
290282230

Alt. Parcel #
290282230

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140

2022 Real Estate Property Bill #
459632

Parcel #
290282230

Alt. Parcel #
290282230

FLYING V LLC

Include This Stub With Your Payment



PA-6863 (R. 8-15)



Full Report
Property Location : N12740 12th Ave

Owner:

Vial Timothy D
4075 Vilas Rd
Cottage Grove, WI 53527

Owner Occupied:
Property Address:
N12740 12th Ave
Necedah, WI

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282230



Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2005 & after	\$ 58,500		\$ 58,500		30.000	
2021	MFL Closed 2004 & before	\$ 40,000		\$ 40,000		20.000	
2021	Residential	\$ 12,500	\$ 5,200	\$ 17,700		2.550	
- 2021	Total of Multiple Classes	\$ 111,000	\$ 5,200	\$ 116,200	0.000 -	52.550	0.803959564
+ 2020	Total of Multiple Classes	\$ 111,000	\$ 5,200	\$ 116,200	0.000 -	52.550	0.859504134
+ 2019	Total of Multiple Classes	\$ 111,000	\$ 5,200	\$ 116,200	0.000 -	52.550	0.866633219
+ 2018	Total of Multiple Classes	\$ 111,000	\$ 5,200	\$ 116,200	0.000 -	52.550	0.927545811
+ 2017	Total of Multiple Classes	\$ 111,000	\$ 5,200	\$ 116,200	0.000 -	52.550	0.968720874
+ 2016	Total of Multiple Classes	\$ 111,000	\$ 5,200	\$ 116,200	-7.558 ↓	52.550	1.069438131
+ 2015	Total of Multiple Classes	\$ 120,500	\$ 5,200	\$ 125,700	0.000 -	52.550	1.071550282
+ 2014	Total of Multiple Classes	\$ 120,500	\$ 5,200	\$ 125,700	0.000 -	52.550	1.088716636
+ 2013	Total of Multiple Classes	\$ 120,500	\$ 5,200	\$ 125,700	0.000 -	52.550	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$330.23	\$58.29		\$271.94	\$341.00			\$612.94
2020	\$312.98	\$60.83		\$252.15	\$341.00			\$593.15
2019	\$328.12	\$60.39		\$267.73	\$341.00			\$608.73
2018	\$315.91	\$64.49		\$251.42	\$341.00			\$592.42
2017	\$288.00	\$57.14		\$230.86	\$357.80			\$588.66
2016	\$273.63	\$62.06		\$211.57	\$357.80			\$569.37
2015	\$306.35	\$73.62		\$232.73	\$357.80			\$590.53
2014	\$320.40	\$78.94		\$241.46	\$357.80			\$599.26
2013	\$339.43	\$72.94		\$266.49	\$357.80			\$624.29

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 23
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

W 1/2 Ne 1/4 N. & E. Of Road 463 R 552

Sales

Conveyance Date : 12/2/2021	Date Recorded : 12/7/2021	Value/Sale Price : \$ 170,000.00
Grantor Name : Vial Timothy D.		Transfer Fee :
Grantee Name : Flying V Llc		Document# : 748537
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Gift	
Conveyance Date : 6/16/2017	Date Recorded : 6/16/2017	Value/Sale Price : \$ 170,000.00
Grantor Name : Warzecha Theodore		Transfer Fee : \$ 510.00
Grantee Name : Vial Timothy D		Document# : 720468
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	

Information provided is deemed reliable but not guaranteed (2021)

TREASURER
PO BOX 349
NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
4061 VILAS RD
COTTAGE GROVE WI 53527

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
TOWN OF NECEDAH
JUNEAU COUNTY

BILL NO. 459616
Correspondence should refer to parcel number
PARCEL #: 290282188
ALT. PARCEL #: 290282188

Property Address

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
3,500	PFC/MFL	3,500 69,000	0.9916	7,100	PFC/MFL	7,100 69,600	<input type="checkbox"/> A star in this box means unpaid prior year taxes
2021	2022	2021	2022	% Tax Change			
Est. State Aids Allocated Tax Dist.	Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax		Gross Property Tax		
JUNEAU COUNTY	203,626	203,902	37.13	21.87	-41.1%	47.60	
TOWN OF NECEDAH	410,105	411,831	4.09	2.23	-45.5%		
WWTC	259,293	288,526	7.12	3.95	-44.5%		
SCH D OF NECEDAH AREA	2,023,718	1,958,705	35.61	19.55	-45.1%		
Total	2,896,742	2,862,964	83.95	47.60	-43.3%		
						First Dollar Credit	
						Lottery & Gaming Credit	
						Net Property Tax	47.60
						MFL CLOSED POST 2004	306.00
						TOTAL DUE FOR FULL PAYMENT	353.60
						PAY BY January 31, 2023	
						Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	
School taxes reduced by school levy tax credit	\$4.04	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.			Net Assessed Value Rate (Does NOT reflect credits)		
		749981 749163	ACRES: 40.000		0.013598314		
		SEC 14, T 19 N, R 03 E					
		PLAT: N/A-NOT AVAILABLE					
		NW 1/4 SE 1/4					

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
SCH D OF NECEDAH AREA	368,801.94	4.19	2026

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY 1ST INSTALLMENT OF:
\$353.60
By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
\$0.00
By July 31, 2023

OR PAY FULL AMOUNT OF:
\$353.60
By January 31, 2023

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140
2022 Real Estate Property Bill #
459616
Parcel #
290282188
Alt. Parcel #
290282188
FLYING V LLC

Include This Stub With Your Payment



Amount Enclosed: \$ _____
Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
DENISE J GIEBEL
220 E STATE ST ROOM 112
MAUSTON WI 53948
608-847-9308
2022 Real Estate Property Bill #
459616
Parcel #
290282188
Alt. Parcel #
290282188
FLYING V LLC

Include This Stub With Your Payment



Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140
2022 Real Estate Property Bill #
459616
Parcel #
290282188
Alt. Parcel #
290282188
FLYING V LLC

Include This Stub With Your Payment



PA-6853 (R. 6-15)



Full Report
Property Location : Not Available

Owner:

Darnell Diane
1456 17th Ave
Camanche, IA 52730

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282188



Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2005 & after	\$ 54,000		\$ 54,000		30.000	
2021	Undeveloped	\$ 4,500		\$ 4,500		10.000	
<u>- 2021</u>	Total of Multiple Classes	\$ 58,500		\$ 58,500	0.000 -	40.000	0.803959564
<u>+ 2020</u>	Total of Multiple Classes	\$ 58,500		\$ 58,500	0.000 -	40.000	0.859504134
<u>+ 2019</u>	Total of Multiple Classes	\$ 58,500		\$ 58,500	0.000 -	40.000	0.866633219
<u>+ 2018</u>	Total of Multiple Classes	\$ 58,500		\$ 58,500	0.000 -	40.000	0.927545811
<u>+ 2017</u>	Total of Multiple Classes	\$ 58,500		\$ 58,500	0.000 -	40.000	0.968720874
<u>+ 2016</u>	Total of Multiple Classes	\$ 58,500		\$ 58,500	-2.500 ↓	40.000	1.069438131
<u>+ 2015</u>	Total of Multiple Classes	\$ 60,000		\$ 60,000	0.000 -	40.000	1.071550282
<u>+ 2014</u>	Total of Multiple Classes	\$ 60,000		\$ 60,000	0.000 -	40.000	1.088716636
<u>+ 2013</u>	Total of Multiple Classes	\$ 60,000		\$ 60,000	0.000 -	40.000	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$83.95			\$83.95	\$306.00			\$389.95
2020	\$79.57			\$79.57	\$306.00			\$385.57
2019	\$83.43			\$83.43	\$306.00			\$389.43
2018	\$80.32			\$80.32	\$306.00			\$386.32
2017	\$73.21			\$73.21	\$320.40			\$393.61
2016	\$904.40			\$904.40				\$904.40
2015	\$1,038.48			\$1,038.48				\$1,038.48
2014	\$1,086.12			\$1,086.12				\$1,086.12
2013	\$1,150.60			\$1,150.60				\$1,150.60

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 14
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

Nw 1/4 Se 1/4

Sales

Conveyance Date : 9/4/2014	Date Recorded : 9/8/2014	Value/Sale Price : \$ 29,800.00
Grantor Name : Lutz Sharon		Transfer Fee :
Grantee Name : Darnell Diane		Document# : 705481
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Partion	

Information provided is deemed reliable but not guaranteed (2021)

TREASURER
PO BOX 349
NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
4061 VILAS RD
COTTAGE GROVE WI 53527

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
TOWN OF NECEDAH
JUNEAU COUNTY

BILL NO. 459617
Correspondence should refer to parcel number
PARCEL#: 290282189
ALT. PARCEL #: 290282189

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Avg. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.			
76,500		76,500	0.9916	81,700		81,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes		
2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax	First Dollar Credit	Lottery Credit	Net Property Tax	
JUNEAU COUNTY	203,626	203,902	477.94	100.0%	1,040.27				
TOWN OF NECEDAH	410,105	411,831	48.73	100.0%					
WWTC	259,293	288,526	86.34	100.0%					
SCH D OF NECEDAH AREA	2,023,718	1,958,705	427.26	100.0%					
Total	2,896,742	2,862,964	1,040.27	100.0%					
					1,040.27	100.0%	TOTAL DUE FOR FULL PAYMENT		
							PAY BY January 31, 2023		
							\$ 1,040.27		
School taxes reduced by school levy tax credit \$88.35					Net Assessed Value Rate (Does NOT reflect credits)	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.			
748538					0.013598314	Installments may be paid as follows:			
ACRES: 40.000					520.14 DUE BY 01/31/2023				
SEC 14, T 19 N, R 01 E					520.13 DUE BY 07/31/2023				
PLAT: N/A-NOT AVAILABLE									
SW 1/4 SE 1/4									

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
368,801.94	91.62	2026

RETAIN THIS PORTION AS YOUR COPY
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY 1ST INSTALLMENT OF:
\$520.14
By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
\$520.13
By July 31, 2023

OR PAY FULL AMOUNT OF:
\$1,040.27
By January 31, 2023

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140
2022 Real Estate Property Bill # 459617
Parcel # 290282189
Alt. Parcel # 290282189
FLYING V LLC

Include This Stub With Your Payment



Amount Enclosed: \$ _____
Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
DENISE J GIEBEL
220 E STATE ST ROOM 112
MAUSTON WI 53948
608-847-9308
2022 Real Estate Property Bill # 459617
Parcel # 290282189
Alt. Parcel # 290282189
FLYING V LLC

Include This Stub With Your Payment



Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140
2022 Real Estate Property Bill # 459617
Parcel # 290282189
Alt. Parcel # 290282189
FLYING V LLC

Include This Stub With Your Payment



PA-6653 (R. 8-15)



Full Report

Property Location : Not Available

Owner:

Vial Timothy D
Vial Brooke J
4061 Vilas Rd
Cottage Grove, WI 53527

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282189

**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.803959564
2020	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.859504134
2019	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.866633219
2018	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.927545811
2017	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.968720874
2016	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	-16.667 ↓	40.000	1.069438131
2015	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.071550282
2014	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.088716636
2013	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021					\$70.00			\$70.00
2020					\$70.00			\$70.00
2019					\$70.00			\$70.00
2018					\$70.00			\$70.00
2017					\$74.80			\$74.80
2016					\$74.80			\$74.80
2015					\$74.80			\$74.80
2014					\$74.80			\$74.80
2013					\$74.80			\$74.80

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 14
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

Sw 1/4 Se 1/4

Sales

Conveyance Date : 12/2/2021	Date Recorded : 12/7/2021	Value/Sale Price : \$ 80,000.00
Grantor Name : Vial Timothy D.		Transfer Fee :
Grantee Name : Flying V Llc		Document# : 748536
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Gift	
Conveyance Date : 10/23/2020	Date Recorded : 11/2/2020	Value/Sale Price : \$ 88,000.00
Grantor Name : Greenwood Rod And Gun Club		Transfer Fee : \$ 264.00
Grantee Name : Vial Timothy D. And Brooke		Document# : 740417
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	

Information provided is deemed reliable but not guaranteed (2021)

TREASURER
 PO BOX 349
 NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
 4061 VILAS RD
 COTTAGE GROVE WI 53527

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2022
 TOWN OF NECEDAH
 JUNEAU COUNTY

BILL NO. 459618
 Correspondence should refer to parcel number
 PARCEL#: 290282190
 ALT. PARCEL #: 290282190

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
76,500		76,500	0.9916	81,700		81,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes
2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax		
JUNEAU COUNTY	203,626	203,902	477.94	100.0%	1,040.27		
TOWN OF NECEDAH	410,105	411,831	48.73	100.0%			
WWTC	259,293	288,526	86.34	100.0%			
SCH D OF NECEDAH AREA	2,023,718	1,958,705	427.26	100.0%			
Total	2,896,742	2,862,964	1,040.27	100.0%			
	First Dollar Credit Lottery & Gaming Credit Net Property Tax		1,040.27	100.0%			
School taxes reduced by school levy tax credit	\$88.35	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)	Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.		
		748538	ACRES: 40.000	0.013598314	Installments may be paid as follows:		
		SEC 14, T 19 N, R 03 E			520.14 DUE BY 01/31/2023		
		PLAT: N/A-NOT AVAILABLE			520.13 DUE BY 07/31/2023		
		SE 1/4 SE 1/4					

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases

Total Additional Taxes Applied to Property 369,801.94 91.62 Year Increase Ends 2026

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOTAL DUE FOR FULL PAYMENT
 PAY BY January 31, 2023
 ▶ \$ 1,040.27
 Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

PAY 1ST INSTALLMENT OF:
 \$520.14
 By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
 \$520.13
 By July 31, 2023

OR PAY FULL AMOUNT OF:
 \$1,040.27
 By January 31, 2023

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140

2022 Real Estate Property Bill # 459618
 Parcel # 290282190
 Alt. Parcel # 290282190
 FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
 DENISE J GIEBEL
 220 E STATE ST ROOM 112
 MAUSTON WI 53948
 608-847-9308

2022 Real Estate Property Bill # 459618
 Parcel # 290282190
 Alt. Parcel # 290282190
 FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140

2022 Real Estate Property Bill # 459618
 Parcel # 290282190
 Alt. Parcel # 290282190
 FLYING V LLC

Include This Stub With Your Payment



PA-8863 (R-8-15)



Full Report
Property Location . Not Available

Owner:

Vial Timothy D
Vial Brooke J
4061 Vilas Rd
Cottage Grove, WI 53527

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282190



Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.803959564
2020	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.859504134
2019	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.866633219
2018	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.927545811
2017	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.968720874
2016	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	-16.667 ↓	40.000	1.069438131
2015	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.071550282
2014	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.088716636
2013	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021					\$70.00			\$70.00
2020					\$70.00			\$70.00
2019					\$70.00			\$70.00
2018					\$70.00			\$70.00
2017					\$74.80			\$74.80
2016					\$74.80			\$74.80
2015					\$74.80			\$74.80
2014					\$74.80			\$74.80
2013					\$74.80			\$74.80

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 14
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

Se 1/4 Se 1/4

Sales

TREASURER
 PO BOX 349
 NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
 4061 VILAS RD
 COTTAGE GROVE WI 53527

Property Address

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022
 TOWN OF NECEDAH
 JUNEAU COUNTY

BILL NO. 459631
 Correspondence should refer to parcel number
PARCEL#: 290282229
ALT. PARCEL #: 290282229

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
4,500	PFC/MFL	69,000	0.9916	9,100	PFC/MFL	9,100	<input type="checkbox"/> A star in this box means unpaid prior year taxes
						69,000	
Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax	
JUNEAU COUNTY	203,626	203,902		28.11	100.0%	61.19	
TOWN OF NECEDAH	410,105	411,831		2.87	100.0%		
WWTC	259,293	288,526		5.08	100.0%		
SCH D OF NECEDAH AREA	2,023,718	1,958,705		25.13	100.0%		
Total	2,896,742	2,862,964		61.19	100.0%		
	First Dollar Credit Lottery & Gaming Credit Net Property Tax			61.19	100.0%		
School taxes reduced by school levy tax credit	\$5.20						
IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description. 748537 SEC 23, T 19 N, R 03 E PLAT: N/A-NOT AVAILABLE NE 1/4 NE 1/4 ACRES: 40.000				Net Assessed Value Rate (Does NOT reflect credits)			
				0.013598314			
						TOTAL DUE FOR FULL PAYMENT	
						PAY BY January 31, 2023	
						\$ 367.19	
						Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.	

PA-6853 (R. 8-15)

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases
 Taxing Jurisdiction
 SCH D OF NECEDAH AREA

Total Additional Taxes 368,801.94
 Total Additional Taxes Applied to Property 5.39
 Year Increase Ends 2026

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

PAY 1ST INSTALLMENT OF:
 \$367.19
 By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
 \$0.00
 By July 31, 2023

OR PAY FULL AMOUNT OF:
 \$367.19
 By January 31, 2023

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140
2022 Real Estate Property Bill #
 459631
Parcel #
 290282229
Alt. Parcel #
 290282229
 FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
 DENISE J GIEBEL
 220 E STATE ST ROOM 112
 MAUSTON WI 53948
 608-847-9308
2022 Real Estate Property Bill #
 459631
Parcel #
 290282229
Alt. Parcel #
 290282229
 FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140
2022 Real Estate Property Bill #
 459631
Parcel #
 290282229
Alt. Parcel #
 290282229
 FLYING V LLC

Include This Stub With Your Payment





Full Report

Property Location : Not Available

Owner:

Vial Timothy D
4075 Vilas Rd
Cottage Grove, WI 53527

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282229

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2005 & after	\$ 54,000		\$ 54,000		30.000	
2021	MFL Closed 2004 & before	\$ 20,000		\$ 20,000		10.000	
- 2021	Total of Multiple Classes	\$ 74,000		\$ 74,000	0.000 -	40.000	0.803959564
+ 2020	Total of Multiple Classes	\$ 74,000		\$ 74,000	0.000 -	40.000	0.859504134
+ 2019	Total of Multiple Classes	\$ 74,000		\$ 74,000	0.000 -	40.000	0.866633219
+ 2018	Total of Multiple Classes	\$ 74,000		\$ 74,000	0.000 -	40.000	0.927545811
+ 2017	Total of Multiple Classes	\$ 74,000		\$ 74,000	0.000 -	40.000	0.968720874
+ 2016	Total of Multiple Classes	\$ 74,000		\$ 74,000	-5.128 ↓	40.000	1.069438131
+ 2015	Total of Multiple Classes	\$ 78,000		\$ 78,000	0.000 -	40.000	1.071550282
+ 2014	Total of Multiple Classes	\$ 78,000		\$ 78,000	0.000 -	40.000	1.088716636
+ 2013	Total of Multiple Classes	\$ 78,000		\$ 78,000	0.000 -	40.000	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021					\$323.50			\$323.50
2020					\$323.50			\$323.50
2019					\$323.50			\$323.50
2018					\$323.50			\$323.50
2017					\$339.10			\$339.10
2016					\$339.10			\$339.10
2015					\$339.10			\$339.10
2014					\$339.10			\$339.10
2013					\$339.10			\$339.10

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 23
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

Ne 1/4 Ne 1/4

Sales

TREASURER
 PO BOX 349
 NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
 4061 VILAS RD
 COTTAGE GROVE WI 53527

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2022
 TOWN OF NECEDAH
 JUNEAU COUNTY

BILL NO. 459651
 Correspondence should refer to parcel number
 PARCEL #: 290282251
 ALT. PARCEL #: 290282251

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
46,000	PFC/MFL	46,000	0.9916	46,400	PFC/MFL	46,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes
		48,000				48,400	
Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax	
JUNEAU COUNTY	203,626	203,902	148.54	287.39	93.5%	First Dollar Credit	625.52
TOWN OF NECEDAH	410,105	411,831	16.35	29.30	79.2%	Lottery Credit	
WWTC	259,293	288,526	28.48	51.92	82.3%	Net Property Tax	625.52
SCH D OF NECEDAH AREA	2,023,718	1,958,705	142.47	256.91	80.3%	MFL CLOSED POST 2004	204.00
Total	2,896,742	2,862,964	335.84	625.52	86.3%	TOTAL DUE FOR FULL PAYMENT	
	First Dollar Credit Lottery & Gaming Credit		335.84	625.52	86.3%	PAY BY January 31, 2023	
School taxes reduced by school levy tax credit	\$53.13					\$ 829.52	
	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.			Net Assessed Value Rate (Does NOT reflect credits)			
	748537 ACRES: 40.000			0.013598314			
	SEC 24, T 19 N, R 03 E						
	PLAT: N/A-NOT AVAILABLE						
	NW 1/4 NW 1/4 463 R 552						

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases
 Taxing Jurisdiction
 SCH D OF NECEDAH AREA

Total Additional Taxes 368,801.94
 Total Additional Taxes Applied to Property 55.09
 Year Increase Ends 2026

RETAIN THIS PORTION AS YOUR COPY
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

Installments may be paid as follows:
 516.76 DUE BY 01/31/2023
 312.76 DUE BY 07/31/2023

PAY 1ST INSTALLMENT OF:
 \$516.76
 By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
 \$312.76
 By July 31, 2023

OR PAY FULL AMOUNT OF:
 \$829.52
 By January 31, 2023

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140

2022 Real Estate Property Bill #
 459651

Parcel #
 290282251

Alt. Parcel #
 290282251

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
 DENISE J GIEBEL
 220 E STATE ST ROOM 112
 MAUSTON WI 53948
 608-847-9308

2022 Real Estate Property Bill #
 459651

Parcel #
 290282251

Alt. Parcel #
 290282251

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140

2022 Real Estate Property Bill #
 459651

Parcel #
 290282251

Alt. Parcel #
 290282251

FLYING V LLC

Include This Stub With Your Payment



PA-6853 (R. 8-15)



Full Report

Property Location : Not Available

Owner:

Vial Timothy D
4075 Vilas Rd
Cottage Grove, WI 53527

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282251

**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2005 & after	\$ 39,000		\$ 39,000		20.000	
2021	MFL Closed 2004 & before	\$ 20,000		\$ 20,000		10.000	
2021	Productive Forest Land	\$ 18,000		\$ 18,000		10.000	
- 2021	Total of Multiple Classes	\$ 77,000		\$ 77,000	0.000 -	40.000	0.803959564
+ 2020	Total of Multiple Classes	\$ 77,000		\$ 77,000	0.000 -	40.000	0.859504134
+ 2019	Total of Multiple Classes	\$ 77,000		\$ 77,000	0.000 -	40.000	0.866633219
+ 2018	Total of Multiple Classes	\$ 77,000		\$ 77,000	0.000 -	40.000	0.927545811
+ 2017	Total of Multiple Classes	\$ 77,000		\$ 77,000	0.000 -	40.000	0.968720874
+ 2016	Total of Multiple Classes	\$ 77,000		\$ 77,000	-6.098 ↓	40.000	1.069438131
+ 2015	Total of Multiple Classes	\$ 82,000		\$ 82,000	0.000 -	40.000	1.071550282
+ 2014	Total of Multiple Classes	\$ 82,000		\$ 82,000	0.000 -	40.000	1.088716636
+ 2013	Total of Multiple Classes	\$ 82,000		\$ 82,000	0.000 -	40.000	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$335.84			\$335.84	\$221.50			\$557.34
2020	\$318.28			\$318.28	\$221.50			\$539.78
2019	\$333.69			\$333.69	\$221.50			\$555.19
2018	\$321.26			\$321.26	\$221.50			\$542.76
2017	\$292.89			\$292.89	\$232.30			\$525.19
2016	\$278.28			\$278.28	\$232.30			\$510.58
2015	\$311.55			\$311.55	\$232.30			\$543.85
2014	\$325.85			\$325.85	\$232.30			\$558.15
2013	\$345.19			\$345.19	\$232.30			\$577.49

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 24
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

Nw 1/4 Nw 1/4 463 R 552

Sales

Conveyance Date : 8/18/2010	Date Recorded : 9/3/2010	Value/Sale Price : \$ 63,000.00
Grantor Name : Gersten Robert W		Transfer Fee :
Grantee Name : Warzecha Dennis		Document# : 681579
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Partition	

Information provided is deemed reliable but not guaranteed (2021)

TREASURER
PO BOX 349
NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
4061 VILAS RD
COTTAGE GROVE WI 53527

Property Address

**STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2022**
TOWN OF NECEDAH
JUNEAU COUNTY

BILL NO. 459635
Correspondence should refer to parcel number
PARCEL#: 290282233
ALT. PARCEL #: 290282233

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
76,500		76,500	0.9916	81,700		81,700	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax
JUNEAU COUNTY		203,626	203,902		477.94	100.0%	1,040.27
TOWN OF NECEDAH		410,105	411,831		48.73	100.0%	
WWTC		259,293	288,526		86.34	100.0%	
SCH D OF NECEDAH AREA		2,023,718	1,958,705		427.26	100.0%	
Total		2,896,742	2,862,964		1,040.27	100.0%	
		First Dollar Credit Lottery & Gaming Credit Net Property Tax					1,040.27
School taxes reduced by school levy tax credit		\$88.35	IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.		Net Assessed Value Rate (Does NOT reflect credits)		TOTAL DUE FOR FULL PAYMENT
			748537 SEC 23, T 19 N, R 03 E PLAT: N/A-NOT AVAILABLE SE 1/4 NE 1/4 463 R 552		0.013598314		PAY BY January 31, 2023
			ACRES: 40.000				\$ 1,040.27
							Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
							Installments may be paid as follows:
							520.14 DUE BY 01/31/2023
							520.13 DUE BY 07/31/2023

FOR INFORMATIONAL PURPOSES ONLY
- Voter Approved Temporary Tax Increases

Taxing Jurisdiction
SCH D OF NECEDAH AREA

Total
Additional Taxes
368,801.94

Total Additional Taxes
Applied to Property
91.62

Year
Increase Ends
2026

RETAIN THIS
PORTION AS
YOUR COPY
**SEE REVERSE
SIDE FOR
IMPORTANT
INFORMATION**

PAY 1ST INSTALLMENT OF:
\$520.14
By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
\$520.13
By July 31, 2023

OR PAY FULL AMOUNT OF:
\$1,040.27
By January 31, 2023

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140

2022 Real Estate Property Bill #
459635

Parcel #
290282233

Alt. Parcel #
290282233

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
220 E STATE ST ROOM 112
MAUSTON WI 53948
608-847-9308

2022 Real Estate Property Bill #
459635

Parcel #
290282233

Alt. Parcel #
290282233

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
Make Check Payable and Mail to:

TREASURER
PO BOX 349
NECEDAH WI 54646
608-565-3140

2022 Real Estate Property Bill #
459635

Parcel #
290282233

Alt. Parcel #
290282233

FLYING V LLC

Include This Stub With Your Payment



PA-6855 (R. 8-15)



Full Report
Property Location . Not Available

Owner:

Vial Timothy D
4075 Vilas Rd
Cottage Grove, WI 53527

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282233

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.803959564
2020	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.859504134
2019	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.866633219
2018	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.927545811
2017	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	0.000 -	40.000	0.968720874
2016	MFL Closed 2004 & before	\$ 80,000		\$ 80,000	-16.667 ↓	40.000	1.069438131
2015	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.071550282
2014	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.088716636
2013	MFL Closed 2004 & before	\$ 96,000		\$ 96,000	0.000 -	40.000	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021					\$70.00			\$70.00
2020					\$70.00			\$70.00
2019					\$70.00			\$70.00
2018					\$70.00			\$70.00
2017					\$74.80			\$74.80
2016					\$74.80			\$74.80
2015					\$74.80			\$74.80
2014					\$74.80			\$74.80
2013					\$74.80			\$74.80

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 23
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description
Se 1/4 Ne 1/4 463 R 552

Sales

TREASURER
 PO BOX 349
 NECEDAH WI 54646

Please inform the treasurer of any address change.

FLYING V LLC
 4061 VILAS RD
 COTTAGE GROVE WI 53527

Property Address

STATE OF WISCONSIN
 REAL ESTATE PROPERTY TAX BILL FOR 2022
 TOWN OF NECEDAH
 JUNEAU COUNTY

BILL NO. 459612
 Correspondence should refer to parcel number
 PARCEL#: 290282186
 ALT. PARCEL #: 290282186

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt.	
20,300		20,300	0.9916	24,400		24,400	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction	2021 Est. State Aids Allocated Tax Dist.	2022 Est. State Aids Allocated Tax Dist.	2021 Net Tax	2022 Net Tax	% Tax Change	Gross Property Tax	
JUNEAU COUNTY	203,626	203,902	147.71	126.83	-14.1%	276.05	
TOWN OF NECEDAH	410,105	411,831	16.26	12.93	-20.5%		
WWTC	259,293	288,526	28.32	22.91	-19.1%		
SCH D OF NECEDAH AREA	2,023,718	1,958,705	141.67	113.38	-20.0%		
Total	2,896,742	2,862,964	333.96	276.05	-17.3%		
	First Dollar Credit Lottery & Gaming Credit		333.96	276.05	-17.3%		
	Net Property Tax						276.05

School taxes reduced by
 school levy tax credit \$23.44

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.

Net Assessed Value Rate
 (Does NOT reflect credits)

749163
 SEC 14, T 19 N, R 03 E
 PLAT: N/A-NOT AVAILABLE
 E 1/2 OF PT. SE 1/4 SW 1/4, EXCEPT
 OUTLOTS 2 AND 3, CSM #4737 DOC
 #748405 AND EXCEPT OUTLOT 1, CSM
 #4978 DOC # 749138

ACRES: 15.650

0.013598314
 RETAIN THIS PORTION AS YOUR COPY
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOTAL DUE FOR FULL PAYMENT
 PAY BY January 31, 2023

\$ 276.05

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.
 Failure to pay on time. See reverse.

Installments may be paid as follows:
 138.03 DUE BY 01/31/2023
 138.02 DUE BY 07/31/2023

FOR INFORMATIONAL PURPOSES ONLY
 - Voter Approved Temporary Tax Increases
 Taxing Jurisdiction
 SCH D OF NECEDAH AREA

Total Additional Taxes Applied to Property 368,801.94
 Year Increase Ends 24.31 2026

PAY 1ST INSTALLMENT OF:
 \$138.03
 By January 31, 2023

AND PAY 2ND INSTALLMENT OF:
 \$138.02
 By July 31, 2023

OR PAY FULL AMOUNT OF:
 \$276.05
 By January 31, 2023

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140

2022 Real Estate Property Bill #
 459612

Parcel #
 290282186

Alt. Parcel #
 290282186

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

JUNEAU COUNTY TREASURER
 DENISE J GIEBEL
 220 E STATE ST ROOM 112
 MAUSTON WI 53948
 608-847-9308

2022 Real Estate Property Bill #
 459612

Parcel #
 290282186

Alt. Parcel #
 290282186

FLYING V LLC

Include This Stub With Your Payment

Amount Enclosed: \$ _____
 Make Check Payable and Mail to:

TREASURER
 PO BOX 349
 NECEDAH WI 54646
 608-565-3140

2022 Real Estate Property Bill #
 459612

Parcel #
 290282186

Alt. Parcel #
 290282186

FLYING V LLC

Include This Stub With Your Payment



PA-6863 (R. 9-15)



Full Report
Property Location : Not Available

* 15.65 acres

Owner:

Vopelak Kanda D.
W6778 12th St W
Necedah, WI 54646

Owner Occupied:
Property Address:

County: Juneau
Taxed by: Town Of Necedah
Taxkey # 290282186

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2021	Productive Forest Land	\$ 12,900		\$ 12,900		7.140	
2021	Undeveloped	\$ 5,000		\$ 5,000		10.000	
- 2021	Total of Multiple Classes	\$ 17,900		\$ 17,900	0.000-	17.140	0.803969664
+ 2020	Total of Multiple Classes	\$ 17,900		\$ 17,900	0.000-	17.140	0.859504134
+ 2019	Total of Multiple Classes	\$ 17,900		\$ 17,900	0.000-	17.140	0.866633219
+ 2018	Total of Multiple Classes	\$ 17,900		\$ 17,900	0.000-	17.140	0.927545811
+ 2017	Total of Multiple Classes	\$ 17,900		\$ 17,900	0.000-	17.140	0.968720874
+ 2016	Total of Multiple Classes	\$ 17,900		\$ 17,900	-18.265 ↓	17.140	1.069438131
+ 2015	Total of Multiple Classes	\$ 21,900		\$ 21,900	0.000-	17.140	1.071550282
+ 2014	Total of Multiple Classes	\$ 21,900		\$ 21,900	0.000-	17.140	1.088716636
+ 2013	Total of Multiple Classes	\$ 21,900		\$ 21,900	0.000-	17.140	1.029872247

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2021	\$333.96			\$333.96				\$333.96
2020	\$316.51			\$316.51				\$316.51
2019	\$331.83			\$331.83				\$331.83
2018	\$319.47			\$319.47				\$319.47
2017	\$291.25			\$291.25				\$291.25
2016	\$276.73			\$276.73				\$276.73
2015	\$379.04			\$379.04				\$379.04
2014	\$396.44			\$396.44				\$396.44
2013	\$419.98			\$419.98				\$419.98

Assessor

Building Square Feet :	Year Built :	Township : 19N
Bedrooms :	Year Remodeled :	Range : 3E
Full Baths :	Effective Year Built :	Section : 14
Half Baths :	Air Conditioning :	Quarter :
Total Rooms :	Fireplace :	Pool :
Number of Stories :	Number of Units :	Attic :
Building Type :	Basement :	
Exterior Wall :	Heat :	
Exterior Condition :	Garage :	
Land Use :	School District : 3871 Necedah Area	
Zoning :	Historic Designation :	

Legal Description

E 1/2 Of Pt. Se 1/4 Sw 1/4

Sales

Conveyance Date : 1/28/2022	Date Recorded : 2/3/2022	Value/Sale Price : \$ 2,100.00
Grantor Name : Darnell Diane M.		Transfer Fee :
Grantee Name : Vopelak Kanda D.		Document# : 749541
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Quit Claim Deed	
Conveyance Date : 1/4/2022	Date Recorded : 1/14/2022	Value/Sale Price : \$ 70,000.00
Grantor Name : Darnell Diane		Transfer Fee : \$ 210.00
Grantee Name : Flying V Llc		Document# : 749163
Conveyance Instrument : Warranty / Condo Deed	Conveyance Type : Sale Or Land Contract	
Conveyance Date : 12/10/2021	Date Recorded : 12/20/2021	Value/Sale Price : \$ 463.00
Grantor Name : Darnell Diane M.		Transfer Fee :
Grantee Name : Mallory Alex M.		Document# : 748748
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Quit Claim Deed	
Conveyance Date : 12/10/2021	Date Recorded : 12/20/2021	Value/Sale Price : \$ 2,100.00
Grantor Name : Darnell Diane M.		Transfer Fee : \$ 6.30
Grantee Name : Vopelak Kanda D.		Document# : 748747
Conveyance Instrument : Quit Claim Deed	Conveyance Type : Quit Claim Deed	

Tax ID's

*

*

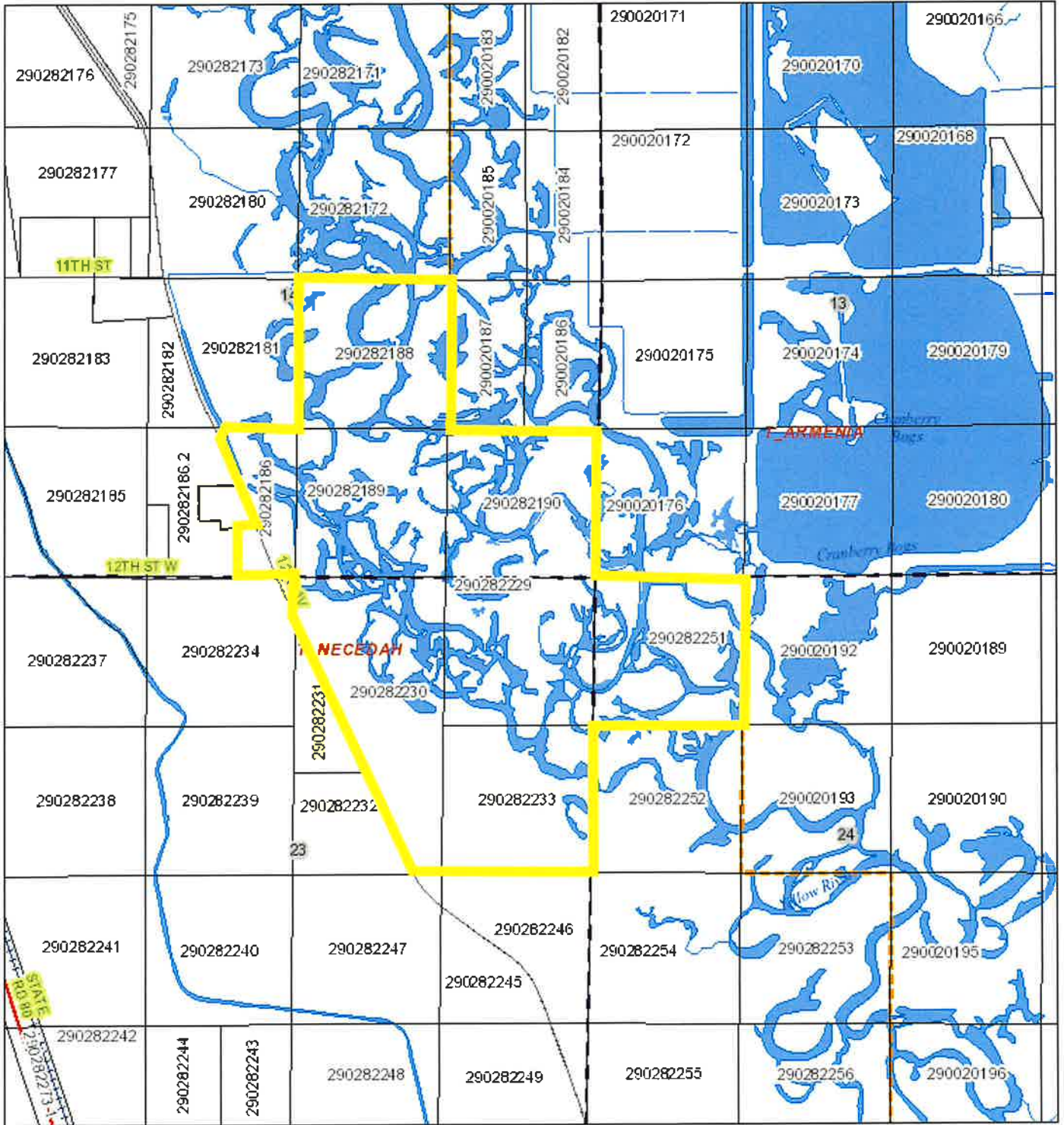
Type	Owner A	Status	Ownership Type	Parcel #	Property Address	Municipality	PLS/Tract	All Parcel #
RE	FLYING V LLC	CURRENT OWNER		290282105		TOWN OF NEECEDAH	14-19A-03E	290282105
RE	FLYING V LLC	CURRENT OWNER		290282180		TOWN OF NEECEDAH	14-19A-03E	290282180
RE	FLYING V LLC	CURRENT OWNER		290282189		TOWN OF NEECEDAH	14-19A-03E	290282189
RE	FLYING V LLC	CURRENT OWNER		290282198		TOWN OF NEECEDAH	14-19A-03E	290282198
RE	FLYING V LLC	CURRENT OWNER		290282225		TOWN OF NEECEDAH	25-19A-03E	290282225
RE	FLYING V LLC	CURRENT OWNER		290282230	N12760 12TH AVE	TOWN OF NEECEDAH	23-19A-03E	290282230
RE	FLYING V LLC	CURRENT OWNER		290282233		TOWN OF NEECEDAH	23-19A-03E	290282233
RE	FLYING V LLC	CURRENT OWNER		290282251		TOWN OF NEECEDAH	24-19A-03E	290282251

Legend: ■ = owns prior year taxes ■ Current Parcel ■ Historical Parcel

308.20 Acres

2022 Taxes = \$ 6,301.90

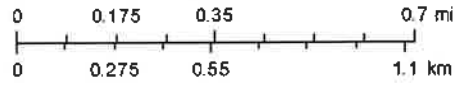
Tax Parcel Map



3/6/2023, 10:18:25 AM

1:20,595

- | | | |
|--------------------|--------------|-----------------------|
| Lines | US Highway | Meander Lines |
| Override 1 | Interstate | Minor Civil Divisions |
| Railroads | Local Roads | Sections |
| Major Roads | Parcels | Streams |
| County Road | Subdivisions | Lakes Rivers |
| State Road | | |



DISCLAIMER: The maps, locations, bearings, and measurements depicted on this map are produced as a service to assist property owners and users. However, this information is not guaranteed to be accurate and shall not be used in lieu of a properly conducted survey of the property. Juneau County assumes no liability for the accuracy of this map and information. You are on notice that you should report any errors found to Juneau County immediately. CONTACT THE JUNEAU COUNTY LAND INFORMATION OFFICE WITH ANY QUESTIONS OR PROBLEMS (608) 847-9446/(608) 847-9457. Juneau Co. WI Juneau County, WI



TOWN OF NECEDAH
Juneau County, Wisconsin

ORDINANCE # 10, as amended

ORDINANCE REGULATING THE DIVISION OF THE LANDS
AND
THE ERECTION OF BUILDINGS AND STRUCTURES IN THE TOWN OF NECEDAH

The Town Board of the Town of Necedah does ordain as follows:

SECTION 1: INTRODUCTION

REGULATING LAND USE: of division of lands; erection or placement of buildings, structures or mobile homes, installation of driveways, and roads.

The intent of this ordinance is to contribute to the betterment of the community for the benefit of persons who reside in the community. This ordinance intends to promote the public health, safety, welfare, orderly development of land within the Town of Necedah and to maintain and improve the quality of the Community.

SECTION 2: DEFINITIONS

DEFINITIONS: for the purposes of this ordinance, the following definitions shall be used:

ACCESSORY USE STRUCTURES: A use detached structure subordinate to the principal use of a structure located on the same lot or parcel serving a purpose customarily incidental to the principal use of the principal structure. No accessory structure or part thereof shall be used for sleeping or eating quarters.

CAMPING TRAILER: Any shelter designed to provide sleeping, eating and living quarters and designed to be transported on wheels from place to place, but and if the wheels have been removed, it shall be construed as a permanent dwelling structure.

DWELLING: A building or mobile home designed or used as a residence or sleeping space, but not including licensed, transient occupancy buildings.

DWELLING, SINGLE FAMILY: A residential dwelling containing one dwelling unit.

DWELLING, TWO FAMILY: A residential dwelling containing two dwelling unit on no less than 3 acres.

FLAG LOT: A lot not fronting on or abutting a public street except where access to the public street system is by a narrow strip of land, easement, or private right-of-way. Flag lots generally are not considered to conform to sound planning principles.

HOUSE TRAILER: A structure designed to be a dwelling which can be moved from place to place on wheels. As defined in Wis. Statutes, a dependent unit means a structure not having its own plumbing facilities, whereas an independent unit has plumbing as well as heating and cooking facilities ready for hookup to utility connections.

LAND USE: A broad term used to classify land according to present use and according to the suitability for future uses; that is, for housing, open space and parks, commercial, industrial, etc.

LOT: A parcel, piece or portion of land, defined by metes and bounds, certified survey, recorded land subdivision plat or other means and separated from other lots, parcels or similar units by such description, and where applicable, having its principal frontage upon a street, road or waterway.

MOBILE HOME: A structure, designed to be a dwelling unit, which is manufactured, inspected and totally assembled in a factory and then transported to a lot or site for placement on a foundation and hooked up to essential services for permanent habitation. Any such structure from which its wheels have been removed shall be construed to be a permanent structure for purposes of this ordinance.

MODULAR HOME: A structure which is partially pre-assembled at a manufacturing plant and placed together on a lot or parcel as a dwelling unit or units. Also called "prefabricated" or "double wide" units. For the purposes of ordinance, modular homes must meet the requirements of all applicable state and local building codes.

PARCEL: A lot or group of lots under a single ownership or control. Minimum parcel/lot sizes in Necedah ordinances are inclusive of abutting road right-of-ways on lots 2 acres in size or greater, while smaller lots are required to be measured exclusive of right-of-way.

SITE PLAN: A scale drawing showing proposed uses and structures for a parcel of land as required by this ordinance.

STRUCTURE: Anything erected, the use of which requires a permanent location on the ground, e.g., buildings, stairways to the water, signs, billboards or other advertising medium, detached or projecting, decks, porches, roofs, shall be construed to be a structure.

SECTION 3: GENERAL PROVISIONS

No division of lands in the Town of Necedah shall be approved by the Town Board unless it meets the following requirements:

A. Each parcel or a lot so divided shall be not less than two (2) acres in size unless grandfathered in before August 1989 or specially excepted by a Town Board resolution.

B. Access to each lot shall be provided from a municipal street or highway.

C. All streets and highway shall have a right-of-way of 66 feet, unless the geography at the area makes it impossible to comply with the 66 foot restriction. In such case, the board could permit a narrow street. If the traffic pattern indicated that 66 feet is not sufficiently wide enough, the board can require a greater width.

*is this 33ft
Each side*

D. All streets or roads to be deeded to the township shall meet the Towns requirements, which are as follows:

a. All town roads, laid out or dedicated shall be at least 4 rods and right away, 66 feet in right of way width, 30 feet in roadway width and 20 feet in surfaced width, except where section 82.26 of the Wisconsin statutes requires a larger minimum standards.

b. When cul-de-sacs are an integral portion of a road network, their diameter shall be 200 feet minimum.

c. All bridges shall conform to section 86.26(3) of the Wisconsin statutes.

d. All road beds and a roadway shall be graded to subgrade, and shall be surfaced to a minimum of eight (8) inches of gravel. Road surface shall be 20 feet in width, consisting of a two (2) inch compacted bituminous composition, either hot mix or cold mix. All tree stumps and debris shall be cleared from the right-of-way, and either completely remove from the right-of-way, or burned outside the roadway, and completely covered with soil to a natural grade.

Clear this up what is Road width & Right way

E. Pre-existing parcels established by deeds, plats, or certified survey maps of record before the effective date of this ordinance, shall be exempted from the acreage requirements of this ordinance.

F. Any fences erected along town roads, and/or right-of-ways, shall be erected at the edge of the road right-of-way on the property owners side.

G. There shall be no plowing, discing, cultivating, or planting of crops, trees, bushes or shrubs in any town road right-of-way.

SECTION 4: LAND DIVISION

No division of lands in the Town of Necedah shall be approved unless it meets the following requirements;

- A. Each parcel or lot so divided shall not be less than two acres for a single-family dwelling with Sanitary Sewer. If the parcel or lot is on a public road it shall have a minimum frontage of 40 feet.
- B. Flag lots shall require Town Board approval and will be allowed only in special circumstances when various factors render creation of a more proportionate lot, in length and width, unachievable. The "pole" of a flag lot width shall not exceed two hundred fifty (250) feet in length unless additional length is needed to avoid significant degradation of cultural resources or productive agricultural soils and/or woodlands. The "pole" shall be used exclusively for vehicular access and shall maintain a minimum width of forty (40) feet for the entire length of the "pole". No "pole" shall be located within two hundred (200) feet from another on the same side of the street.
- C. All streets, roads or highways shall be a minimum of four rods wide. If the traffic pattern indicates that four rods is not sufficiently wide, the Town Board, following state statutes for guidance, may require a greater width.
- D. All streets, roads or highways to be deeded to the Town shall meet the Town's road requirements as outlined in this ordinance Section 3: General Provisions.
- E. Pre-existing parcels established by deeds, plats or certified survey maps of record before the effective date of this ordinance, August 1989, shall be exempted from the acreage requirements of this ordinance.
- F. A minimum of 3 acres for a two (2) family dwelling. ^{duplex} Additional dwellings of three (3) family and over need to be a minimum of four (4) acres and are classified as a commercial lot.

Need Better info

SECTION 5: BUILDING PERMITS

BUILDING PERMITS

- A. Are required within the Town of Necedah for the erection of any structure over 250 square feet including but not limited to, buildings, dwellings, mobile homes, or gazebos, whether constructed on site, prefabricated and erected or moved from another location. Building permits are required for all additions, including but not limited to structure alterations, decks, porches or patios, no matter the square foot size.
- B. When issued, authorizes only the development or occupancy set forth in the permit application and plans submitted as part of the application. No other development or occupancy is permitted. The issued building permit shall be posted in a conspicuous place at the building site. A copy of any issued building permit shall be kept on file with the Town

- C. Issued as a result of any false or misleading information or statement provided by or on permit application(s) shall be null and void. Verbal statements as to intent or conditions shall not be heard.
- D. No permit shall be issued for any mobile (manufactured) home that has a year of manufacture more than fifteen (15) years prior to the date of said permit application. The intent of this is to protect property values by attempting to encourage better quality mobile homes being placed in the community. The board may issue a variance to this if the quality of a home older than fifteen years is documented by inspection, pictures, etc., but shall issue no permits for a home built prior to June 15, 1976 when the federal housing standards went into effect. A mobile home is not to be use as a storage building, residential only.
- E. A permit will expire in two (2) years from the date of issuance.
- F. Issued in conflict with any provision of Town ordinances shall be null and void.

SECTION 6: NO PERMIT FOR

NO PERMIT SHALL BE ISSUED FOR:

- A. Any building or structure if the proposed location shall increase the fire hazard of the area.
- G. Construction of a dwelling on any parcel or lot which has another dwelling upon it unless that parcel or lot is a planned unit development or the owner of the parcel or lot provides the Town with a Town approved security in an amount equal to the value of the existing dwelling ensuring that it will be removed from the parcel or lot upon completion of the new, permitted dwelling.

If any applicant is aggrieved by the determination of the Building Inspector, the applicant may appeal to the Town Board of Necedah to hear and decide on administrative interpretations.

SECTION 6: APPLICATION OF PERMIT

APPLICATION FOR BUILDING PERMITS shall be filed with the Town Building Inspector on forms furnished by the town. The Building Inspector shall act on the application within ten (10) days following its receipt. If the application is rejected, the applicant shall be notified in writing, stating the reason(s) for rejection. A copy of the rejection notice shall be delivered to the Town Clerk.

An application for a building permit must be accompanied by:

- A. A fee, in an amount determined by the Town Board.

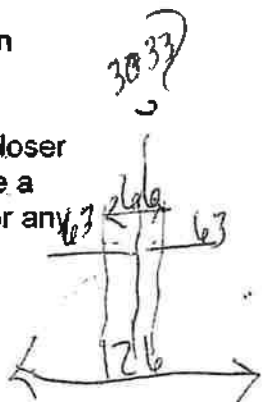
- B. A site plan showing the location of the building, structure or mobile home to be placed on the lot, plus any existing buildings or structures, well or septic system on the property, and driveway from street or road edge to its termination, all with respect to property lines and in correct relation to each other, in scale or in size dimension.
- C. A valid Juneau County Sanitary and/or Shoreland zoning permit must be presented to the Building Inspector prior to the issuance of a building permit for a dwelling or commercial building.

SECTION 8: SET-BACKS

SET-BACKS for a building, structure, mobile home or auxiliary structure, including but not limited to building projections such as overhangs, porches, decks patios, had surfaced walkways, etc., but excluding a driveway shall be as detailed in the Town Zoning Ordinance, except:

in the contact 03/18/11

- A. No permit shall be granted for the erection or placement of any structure closer than ten (10) feet to the boundary line of abutting properties. There shall be a setback on the right-of-way, a distance of 63 feet from the center of road for any structure. Setback of a distance of ten (10) feet for any sewerage disposal system including septic tank and drain field.



SECTION 9: DRIVEWAYS

The establishment and installation of all driveways from public roads into private property shall be controlled by the Town Board of Necedah, and no driveway shall be installed, altered or change without first obtaining a permit authorizing installation, change or construction of the same. Such permit for the installation for alteration or such driveway shall specify the width of the such driveway and designate the location of such driveway as well as a type of construction necessary for safe construction of such driveway. The expense for the installation of such driveway shall be paid by the owner or applicant seeking to install such driveway. Culverts (12 inch minimum) shall be required in all cases except in where permission thereof is especially permitted by the Town Board. All driveways shall have a minimum approach width of not less than twenty-six (26) feet at the culvert. There shall be at least eight (8) feet of gravel from the roadway not less than four (4) inches deep and a cleared passable driveway of not less than twenty (20) feet in width to provide for the passage of fire suppression equipment and ambulances. A fifty (\$50.00) fee shall be charged for the issuance of a permit to install a driveway. A permit for a temporary driveway shall be exempt, however they must have a permit issued. Temporary means, not more than 12 months.

SECTION 10: ANCHORED

All structures, dwellings and mobile homes shall be substantially anchored to prevent movement due to winds, earthquake or other acts of nature, per Wisconsin Uniform Dwelling Code.

SECTION 11: MOBILE HOMES

Mobile homes shall have pre-finished foundation siding installed which is fire and weather resistant, surrounding the entire perimeter and completely enclosing the space between the exterior wall and the ground. Foundation siding shall be properly vented, harmonious and compatible with the mobile home and installed within sixty (60) days of the mobile home installation on the parcel or lot.

SECTION 12: ENFORCEMENT

ENFORCEMENT: Any structure, building, dwelling, mobile home erected, placed upon, moved upon, enlarged or modified without a permit as required by this ordinance or otherwise not in conformity with this ordinance shall be deemed an unlawful structure and shall be removed. The Town of Necedah may bring action to enjoin the erection, placement upon, moved upon, enlarged or modified structure, building, dwelling, mobile home or the establishment of such use thereof and, by such action cause such structure, building, dwelling, mobile home, and use to be enjoined, vacated and removed.

SECTION 13: PENALTY

Any person(s), firm or corporation violating a provision of this ordinance after having been warned once in writing, shall be subjected to a forfeiture per the schedule of forfeitures under Citation Ordinance (Ordinance # 13), Section IV B, together with the costs incurred by the Town as a result of the violation and abatement of it. Upon failure to pay said forfeiture and costs, including abating the violation, the person(s) or officers of the firm or corporation may be confined to the Juneau County jail until said sum is paid and the cause of the violation abated. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 14: INVALID OR UNCONSTITUTIONAL

If any provision of this ordinance is invalid or unconstitutional, or if the application of the ordinance to any person or circumstance is invalid or unconstitutional, such invalidity or unconstitutionality shall not effect the provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

SECTION 15: CONFLICT

If any provision(s) of this ordinance is in conflict with any other Town ordinance, this ordinance shall take precedence.

SECTION 16: EFFECTIVE DATE

This ordinance shall be in force and effect the day after legal publication.

The foregoing ordinance was adopted at the regular meeting of the Town Board of the Town of Necedah, Juneau County, Wisconsin on July 20th, 1990.

George Siegler
Town Chairman

Basil Berggren
Supervisor

Jack Lynch
Supervisor

Amended this 22nd day of June, 2010.

Vince Marchetti
Town Chairman

George Schumer
Supervisor

Terry Taft
Supervisor

Attested by: Susan Kosinski
Town Clerk

Published this 30th day of June, 2010

Amended the June 22, 2010 Ordinance #10 on this the 14th day of November, 2016

Chairman Terry Taft

Supervisor Ginny Hodal

Supervisor George Schumer

Attested by: Clerk Susan Kosinski

Published in The Messenger December 1, 2016