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ADDENDUM W - WETLANDS

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

This Addendum is attached to and made part of the Offer to Purchase/Lease dated _____, made by the Buyer, _____ with respect to the property at 9006 Forest Ave, Eldorado, WI 54932 , Wisconsin (Property).

■ **WETLANDS NOTICE:** It is in the Buyer's best interest to determine if the Property contains wetlands **prior** to the purchase or lease of the Property because wetlands are not suitable for development and not easily identifiable. Professional assistance is often needed to verify the presence or absence of wetlands.

Wisconsin Wetlands. Wetlands may be perceived as an amenity or a liability depending upon the desired use of the property, however all wetlands provide important ecological functions. Wisconsin has many types of wetlands including marshes, meadows, wooded swamps, bogs, fens and others. Descriptions and photographs can be found at https://www.wisconsinwetlands.org/learn/about-wetlands/.

Wetland Confirmation, Wetland Identification, Assured Delineation Report Submittal, and Wetland Exemption Service are all Wisconsin Department of Natural Resources (DNR) services relating to wetlands, property purchases and permitting, go to https://dnr.wisconsin.gov/topic/Wetlands/identification.html to learn more.

Wetlands Confirmation. Buyer can review maps and other resources for locating Wetlands at https://dnr.wisconsin.gov/topic/Wetlands/locating.html.

Wetlands Identification Program. The DNR Wetland Identification Program is a service that identifies approximate wetland boundaries but does not provide a quantifiable extent of wetlands on the property and is not suitable for permit applications or crediting per lines 44-45 of the Wetland Evaluation Contingency. See https://dnr.wisconsin.gov/topic/Wetlands/identification.html.

Permitting. State and federal laws generally require permits before wetlands can be built upon or impacted.

- State wetland permit requirements and exemption information from the Wisconsin DNR can be found at https://dnr.wisconsin.gov/topic/Wetlands/permits.
- Federal wetland permit information from the U.S. Army Corps of Engineers can be found at https://www.mvp.usace.army.mil/Missions/Regulatory/Permitting-Process-Procedures/.
- Also, check for local permits.

NOTE: Not all projects will be eligible for permits.

Construction in wetlands without permits will result in enforcement action, which may include removal of structures, wetland restoration, and potential fines.

■ **PROPERTY INFORMATION** COMPLETE AS APPLICABLE

1. Seller (has)(~~has not~~) **STRIKE ONE** disclosed that the Property or any portion of the Property contains wetlands.
2. The Property (does)(~~does not~~) **STRIKE ONE** include lakes, ponds, streams, or drainage ditches.
3. The Property (does)(~~does not~~) **STRIKE ONE** include standing water or areas where water collects at or near the soil surface between March-November in most years.

NOTE: Seller's lack of knowledge does not confirm the absence of wetlands.

INCLUSION OF THE WETLAND EVALUATION CONTINGENCY The Wetland Evaluation Contingency is part of this Addendum ONLY if the box is marked such as with an "X." It is not part of this Addendum if marked "N/A" or left blank.

NOTE: Consider whether the deadline on line 40 provides adequate time if the Buyer is obtaining a wetland delineation report, since generally wetland delineations cannot be confirmed by the DNR in winter months.

[ ] **WETLAND EVALUATION CONTINGENCY:** This Offer is contingent upon Buyer obtaining a written report that determines if there are wetlands at the Property within _____ days ("60" if left blank) of acceptance of this Offer. Buyer shall arrange for a wetland professional to conduct an on-site evaluation of the Property and prepare a written report, at Buyer's cost, unless otherwise agreed in writing. This contingency shall be deemed satisfied unless Buyer delivers a copy of a wetland confirmation or delineation report to Seller that shows the presence of wetlands on the property, within _____ days ("10" if left blank) of the deadline for Buyer obtaining said report. If the report shows wetlands on the Property (Seller shall provide Buyer with a credit of $ _____/wetland acre at closing) (Buyer may rescind this Offer) (_____) STRIKE AND COMPLETE AS APPLICABLE.

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

_____	_____	MR	05/27/2026
Buyer(s) Initials ▲	Date ▲	Seller(s) Initials ▲	Date ▲

This Addendum W was developed in cooperation with the Department of Natural Resources.
Drafted by: Attorney Thomas Larson, Wisconsin REALTORS® Association (2021)
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.