



ADDENDUM KC
(For Vacant Land Offer to Purchase – Kettle Creek North)

Addendum KC is made part of the Vacant Land Offer to Purchase dated _____, 2025
between _____ (Buyer) and H & H Properties 1, LLC (Seller),
for the purchase of lot(s) in the Plat of Kettle Creek, City of Verona, Dane County, Wisconsin.

1. Legal Description of Lot(s) Purchased:

Lot(s) _____, Kettle Creek, City of Verona, Dane County, Wisconsin.

2. Lot #(s), Address(es), Price(s) and Closing Date(s):

Lot #(s)	Address(es)	Price(s)	Closing Date(s)
_____	_____	_____	_____
_____	_____	_____	_____

Initials _____

- 3.** Buyer acknowledges certain officers, directors and/or Members of the Seller are real estate brokers licensed by the State of Wisconsin.
- 4.** Buyer acknowledges items included in the purchase price are: All special and area assessments of record as of the date of closing, standard street improvements including water and sewer mains and laterals extending to the lot line, curb, gutter, sidewalk where required by the City of Verona, street surface, electric mains and natural gas mains. In order to properly install standard lot improvements, the Seller, its agents, contractors and subcontractors, may enter upon and crossover said lot(s), alter the grade of said lot(s), remove and/or deposit soil and clear vegetation or other obstructions from utility easements.
- 5.** Buyer acknowledges Seller makes no warranty with respect to sub-soil conditions or the presence or absence of topsoil on any specific lot. Buyer is advised to contact D'Onofrio, Kottke and Associates, Inc. concerning any soil related issues or issues relating to the location of any improvements to a lot(s).
- 6.** Buyer acknowledges receipt of building envelope drawings (setback maps) of subject lot(s). ***Specific to Phase 5, Buyer and Buyer's Builder acknowledges the MUOE (minimum unprotected opening elevation) required by the City of Verona and is satisfied with same. For questions contact City of Verona Building Inspector at 608-845-0963.***
- 7.** Buyer acknowledges and is hereby given notice that the lands to the north, south, east and west may someday be developed. Buyer is encouraged to investigate with the City of Verona the planned use of any property surrounding or adjacent to property owned by the Seller.
- 8.** Buyer acknowledges pursuant to the Deed Restrictions all building plans, plot plans, landscaping plans, building elevations, exterior finish materials, colors and Identity of General Contractor must first be reviewed and approved in writing by the Architectural Control Committee and/or the Developer or duly authorized agent of the Developer prior to the start of any construction.
- 9.** Buyer acknowledges and understands that any construction shall not start prior to closing on the lot(s) without written consent of Seller.
- 10.** CLOSING: All closings shall be at Preferred Title or there shall be a \$1000 fee paid to Seller at closing if closing takes place at another Title Company other than Preferred Title.

