



REQUEST FOR OFFERS TO PURCHASE VILLAGE-OWNED PROPERTY – 3008 FOXTAIL COURT, WESTON, WI 54476

ISSUED BY: Village of Weston RELEASE DATE: February 2, 2026 OFFER SUBMITTAL DEADLINE:
4:30 PM (local time), March 9, 2026

1. **INVITATION** The Village of Weston (“Village”) is soliciting sealed Offers to Purchase for the acquisition and development of Village-owned Lot 1, as shown on the recorded Certified Survey Map (CSM). The property is being offered for private residential development in accordance with the terms and conditions outlined in this Request for Offers to Purchase (RFO).

2. PROPERTY INFORMATION

Property: Lot 1 of Certified Survey Map No. 20217, recorded with the Marathon County Register of Deeds as Document No. 1926560 (legal description incorporated herein by reference)

Property Address: 3008 Foxtail Ct, Weston, WI 54476

Owner: Village of Weston Zoning: 2F Two-Family Residential

Utilities: Public sanitary sewer and municipal water service are available to the lot

Minimum Offer Price: \$55,000

The property is sold “as is, where is,” with no warranties expressed or implied by the Village regarding soil conditions, utility capacity, or suitability for any specific use. Buyers are responsible for their own due diligence.

3. **DEVELOPMENT REQUIREMENT AND DEED RESTRICTION** As a condition of sale, the successful purchaser shall construct a residential dwelling on the property within five (5) years of the closing date.

Each bidder must submit a proposed development timeline with their offer materials outlining anticipated milestones from acquisition through construction and occupancy.

The conveyance document shall include a recorded deed restriction substantially in the following form:

“Grantor, the Village of Weston, imposes the following restriction on Lot 1 of Certified Survey Map No. 20217, Marathon County, Wisconsin: A residential dwelling meeting applicable Village codes and zoning requirements shall be substantially completed on the Property within five (5) years of the date of conveyance. In the event a dwelling is not substantially completed within said time period, the Village of Weston shall have the right, but not the obligation, to repurchase the Property from Grantee or Grantee’s successors for the original purchase price paid to the Village, less any unpaid special assessments, taxes, or municipal charges, plus documented costs incurred by the Village to enforce this provision. This restriction shall run with the land and be binding on heirs, successors, and assigns until satisfied or released in writing by the Village of Weston.”

Failure to meet the required development timeline may result in enforcement of the above restriction and any other remedies allowed by law.

4. SUBMITTAL REQUIREMENTS Sealed offers must include the following:

- A. Offer to Purchase • Proposed purchase price (must be at or above \$55,000) • Buyer name(s), address, phone number, and email • Signature(s) of all prospective purchasers
- B. Development Timeline • Estimated date of closing • Estimated start of construction • Estimated completion of construction • Description of intended home type (e.g., single-family, duplex, size range if known)
- C. Financial Capacity • Proof of funds, lender pre-approval, or other documentation demonstrating the ability to complete the purchase and construction
- D. Contingencies • Any contingencies requested by the buyer (inspection, financing, etc.)

5. SUBMISSION INSTRUCTIONS Offers must be submitted in a sealed envelope clearly marked:

“SEALED OFFER – 3008 FOXTAIL COURT - LOT 1 VILLAGE PROPERTY”

Deliver or mail to: Village of Weston, 4747 Camp Phillips Road, Weston, WI 54476

Offers must be received no later than 4:30 PM on March 9, 2026. Late submissions will not be opened or considered.

6. OFFER REVIEW AND AWARD The property will be awarded to the highest responsible bidder whose offer meets or exceeds the minimum price and satisfies the submission requirements. The Village Board reserves the right to:
- Reject any or all offers
 - Waive minor irregularities in submissions
 - Request clarification or additional information from bidders
 - Determine the bidder’s responsibility and financial capability

Final acceptance of any offer is subject to approval by the Village Board at a public meeting.

- 7. CLOSING Closing shall occur on a date mutually agreed upon following Village Board approval. The buyer shall be responsible for customary closing costs, recording fees, and any title insurance desired. The Village will convey the property by appropriate conveyance document as determined by the Village Attorney.
- 8. QUESTIONS All questions regarding this RFO shall be directed to:

Jami Gebert, Administrator or Jennifer Higgins, Planning & Development Director

Village of Weston 4747 Camp Phillips Road Weston, WI 54476

Phone: 715-359-6114

Email: jgebert@westonwi.gov or jhiggins@westonwi.gov

The Village of Weston reserves the right to modify or withdraw this Request for Offers at any time prior to award.

CERTIFIED SURVEY MAP

MARATHON COUNTY NO. _____

ALL OF LOT 4 OF FOXTAIL SUBDIVISION, LOCATED IN THE
 NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20,
 TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON,
 MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
 6103 DAWN STREET WESTON, WI. 54476
 PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR: **VILLAGE OF WESTON**

FILE #: 25-0422 WESTON

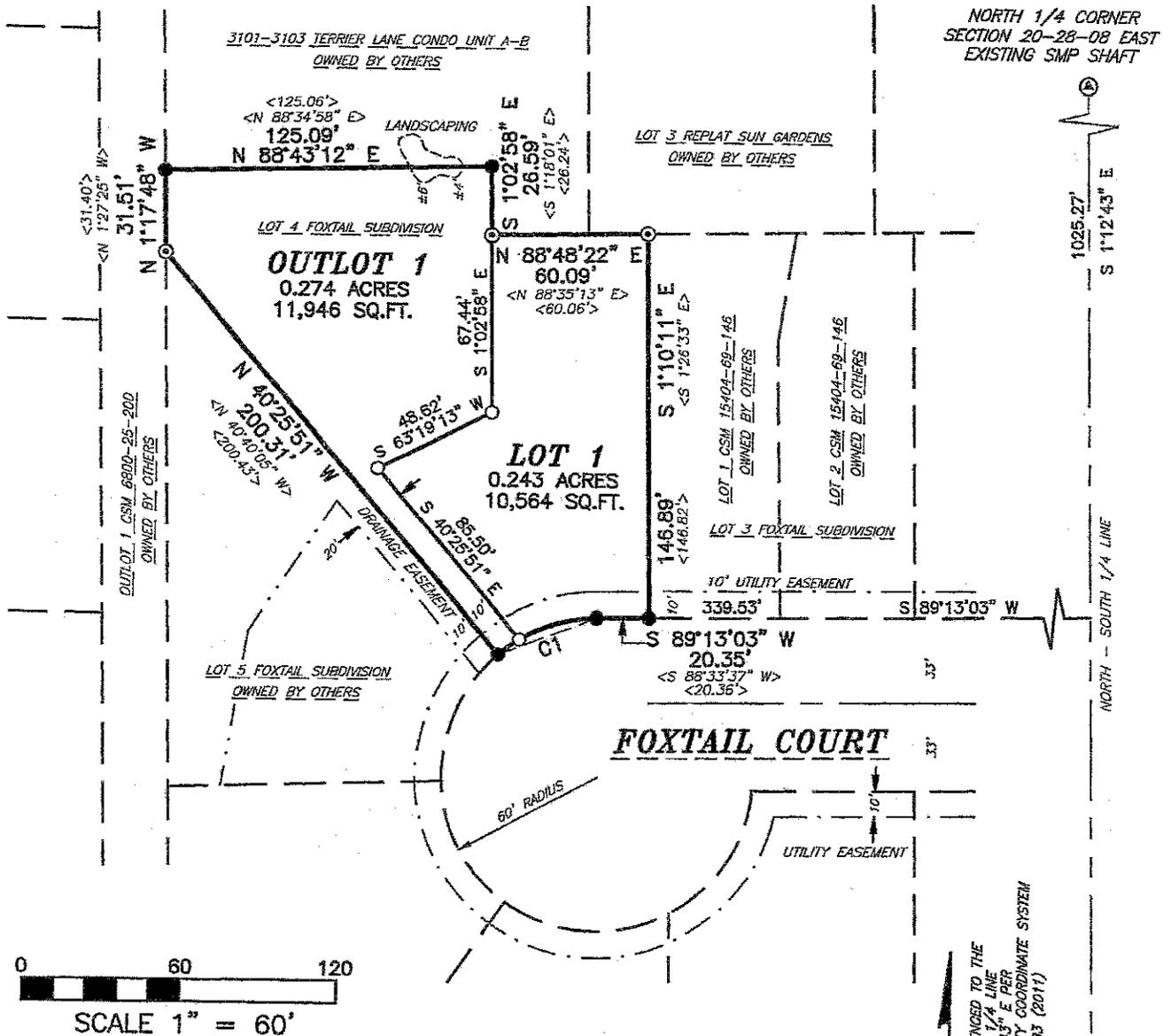
DRAFTED BY: TIMOTHY G. VREELAND

DRAWN BY: DALTON L. ZEINERT



SHEET 1 OF 2 SHEETS

THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP,
 AND THE SALE OR TRANSFER OF PROPERTY REQUIRES
 A RECORDED DEED EXCEPTING PUBLIC DEDICATION.



- LEGEND**
- ⊕ = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
 - = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
 - = 1.315" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
 - ⊙ = 0.75" REBAR FOUND IN PLACE
 - < > = PREVIOUSLY RECORDED AS CSM = CERTIFIED SURVEY MAP

OUTLOT 1 OF THIS MAP IS A STORM WATER RETENTION AREA.

Curve Table					
Curve #	Arc Length	Radius	Central Angle	Chord Direction	Chord Length
C1	41.07'	60.00'	39°12'58"	S 69°12'34" W	40.27'
LOT 1	31.02'		29°37'18"	S 74°00'24" W	30.68'
OL1	10.05'		9°35'40"	S 54°23'55" W	10.04'

BEARINGS REFERENCED TO THE NORTH - SOUTH 1/4 LINE BEARING S 1°12'43" E PER WISCONSIN COUNTY COORDINATE SYSTEM (MARATHON) AMD93 (2011)

4295.95'
5324.22'

SOUTH 1/4 CORNER SECTION 20-28-08 EAST LOCATION PER TIES CORNER LANDS IN MANHOLE

CERTIFIED SURVEY MAP

ALL OF LOT 4 OF FOXTAIL SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN.

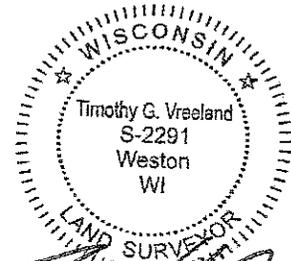
SHEET 2 OF 2 SHEETS

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT AT THE DIRECTION OF JENNIFER HIGGINS AND THE VILLAGE OF WESTON, I SURVEYED, MAPPED AND DIVIDED ALL OF LOT 4 OF FOXTAIL SUBDIVISION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 8 EAST, VILLAGE OF WESTON, MARATHON COUNTY, WISCONSIN. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND USE.

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

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



A handwritten signature in black ink, appearing to read "Timothy G. Vreeland".

TIMOTHY G. VREELAND P.L.S. 2291

DATED THIS 5TH DAY OF SEPTEMBER, 2025
SURVEY PERFORMED SEPTEMBER 3RD, 2025

REVIEWED AND APPROVED FOR
RECORDING BY THE VILLAGE OF
WESTON

DATE: 10-28-2025
A handwritten signature in black ink, appearing to read "Jennifer Higgins".
VILLAGE OF WESTON