

August 1<sup>st</sup> 2024

**PUBLIC NOTICE – STATE OF WISCONSIN**  
**SALE OF SURPLUS STATE-OWNED REAL PROPERTY**  
**349 N Peters Ave, Fond du Lac, WI 54935**  
**Department of Workforce Development Job Center**

**Issuance Date – August 01, 2024**

**Offer Due Date & Time – October 31st, 2024, no later than 4:00 PM CT**

The Department of Workforce Development is soliciting offers for the sale of State-owned real property.

**Public Offer Solicitation**

This property was most recently owned and operated by the Department of Workforce Development as a Job Center and Vocational Rehabilitation Office. This property has been designated as surplus property and is now being marketed for sale to the public.

**PROPERTY SUMMARY**

Street Address	349 N Peters Ave, Fond du Lac, WI 54935
Tax Parcel Number	FDL-15-17-09-24-751-00
Legal Description	Hutter Add TH PT Of LT 2 Desc As Beg At NW Cor Lot 2 TH S 06D54M E On W Li Of SD LT 154.64FT TH N83D06M E 186FT To The E Li Of SD LT TH N 06D35MW On E Li 158.53FT To Ne Cor SD Lot 2 TH W In N Li LT 2, in the city of Fond du Lac, county of Fond du Lac, and the state of Wisconsin
Building Description	Single story masonry building containing approx. 6,262 sq.ft. on the ground floor and 5,962 sq.ft. of finished basement space. Total space of 12,224 sq.ft. of office grade finished space.
Site Description	Approximately 0.68 Acre, or 29,516 SF
Parking	The building has an asphalt paved driveway and parking lot with space for 40 vehicles, concrete service walks and aprons and some decorative landscaping
Year of Construction	1975
Zoning	O, Office District
Taxes	The buyer will be liable for all real estate taxes levied against the subject property after title is transferred. Property is currently tax exempt.

## General Terms and Conditions of Sale

General terms and conditions of sale include, but are not limited to the following:

- a) The property is to be sold in **“as-is”** condition/basis. All furniture and equipment onsite shall be included in the purchase price.
- b) Non-contingent offers – Only non-contingent buyer offers will be evaluated. Prospective buyers are strongly encouraged to perform sufficient due diligence (e.g., inspections, zoning, etc.) prior to submitting an offer to purchase. Inspections of the property may be conducted during the tour dates.
- c) Property tours will be conducted by appointment only during the following timeframe, Monday–Friday, August 1, 2024, through October 20, 2024, from 9:00 am to 3:00 pm. Appointments can be arranged by contacting Margaret McGrath at: (608) 215-4964.
- d) Property information provided for review:
  - Property appraisal report (available upon request)
  - According to FEMA Map 55039C0286F, dated November 4, 2009, it is in a Zone B (area of 500-year flooding) flood zone area.
- e) Questions may be submitted by completing Exhibit A and submitting either in writing or via email, no later than October 20<sup>th</sup>, 2024. Questions will be responded to in the way they were received. Please remit to:

Department of Workforce Development  
Attn: Margaret McGrath – Bureau of General Services Director  
201 E Washington Ave, 3<sup>rd</sup> Floor  
Madison, WI 53707

or

[Margaret.McGrath@dwd.wisconsin.gov](mailto:Margaret.McGrath@dwd.wisconsin.gov)

- f) **Offers To Purchase must be in the form of a Buyer signed WB-15 Commercial Offer To Purchase, and no earnest money deposit. Offers may be submitted either in writing or via email, including Exhibit B, no later than 4:00 pm CT, October 31, 2024, to:**

Department of Workforce Development  
Attn: Margaret McGrath – Bureau of General Services Director  
201 E Washington Ave, 3<sup>rd</sup> Floor  
Madison, WI 53707

or

[Margaret.McGrath@dwd.wisconsin.gov](mailto:Margaret.McGrath@dwd.wisconsin.gov)

Late submissions will not be accepted.

- g) Evaluation of Offers – All offers received will be evaluated by the Secretary of the Department of Workforce Development and Office of Legal Counsel. Buyer selection will be at the full discretion of the Secretary, including no selection. The Secretary's selection will be made based upon the best interests of the Department of Workforce Development. While purchase price will be taken into consideration, the Secretary reserves the right to select an offer that is not the highest purchase price if doing so is in the best interest of the Department.

- h) Approval Process – Upon completion of the evaluation of all offers received, the Secretary of the Department of Workforce Development will notify the selected buyer in writing and the transaction will then move to the property closing.
- i) Transfer of Title – Transfer of title to the subject property to the approved successful buyer will be via a Warranty Deed. The deed will be executed by the Department of Workforce Development.
- j) Title Evidence – Buyer will assume the expense of procuring any abstracts or title insurance as may be required.
- k) Special Assessments – The buyer will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the subject property at the time of sale. Amounts of these outstanding charges will be disclosed if known. None are known to exist.
- l) Real Estate Taxes – As noted above, the buyer will be liable for all real estate taxes levied against the subject property after title is transferred.

Aerial View-349 N Peters Ave



**West and South Elevation**



**South and East Elevation**



**East and North Elevation**



**North and West Elevation**



## EXHIBIT A – PROPERTY QUESTIONS

Subject Property	349 N Peters Ave, Fond du Lac, WI 54935
Buyer Contact Information	
Company Name, if applicable	
Contact Name	
Address	
Phone Number	
Contact Email	
Question #1	
Question #2	
Question #3	
Question #4	

**Please remit questions, via email or in writing to:**

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## EXHIBIT B – OFFER FORM

Subject Property	349 N Peters Ave, Fond du Lac, WI 54935
Buyer Contact Information	
Company Name, if applicable	
Contact Name	
Address	
Phone Number	
Contact Email	
Offered Purchase Price	
Contingencies	No other contingencies will be accepted.

**Offers To Purchase must be in the form of a Buyer signed WB-15 Commercial Offer To Purchase, and no earnest money deposit. Offers may be submitted either in writing or via email, including this Exhibit B, no later than 4:00 pm CT, October 31st, 2024, to:**

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