



Wisconsin Department of Transportation

DEPARTMENT OF TRANSPORTATION
Transportation District One
2101 Wright Street
Madison, WI 53791-9449
Telephone: (608) 246-5403
FAX: (608) 242-8027

TO: Prospective Bidders
For Surplus State Highway Land

Sealed Bid Sale of Surplus State-Owned Land

Bid Opening of Wednesday March 4, 2009

The location of the Subject Property is Southeast of the intersection of STH 151 and CTH G, located in the SW1/4 of the SE1/4 of Section 11, T.3 N. R.1E. Village of Belmont, Lafayette County, WI. Tax ID number is unknown at this time.

The Department of Transportation solicits your sealed bid for the purchase of the above-mentioned surplus real estate. The Subject Property measures approximately 1.584 acres and includes a 1,368 square foot building that was previously used as a visitor's center. The Subject Property is currently zoned B-1 business district according to the Village of Belmont's zoning ordinance. Access will be allowed from Stone Hill Avenue (formerly Welcome Center Drive) to the Subject Property. The Purchaser will be responsible for any necessary rezoning. A map is attached depicting the Subject Property.

If you are interested in bidding on the Subject Property, carefully read the instructions in the enclosed bulletin. In addition to terms of sale, the bulletin also contains a sample deed, sample language and legal description of the Subject Property with deed restrictions, a plat, a copy of the CSM, information on zoning, and the official forms on which your bid must be recorded.

The appraised value of the Subject Property is \$131,300.00. Although there will be no minimum bid, the Department of Transportation reserves the right to reject any and all bids. **A bid deposit in the form of a certified check or cashier's check in the amount of ten percent (10%) of the bid amount must accompany the bid.** The check should be made payable to the Treasurer, State of Wisconsin. In the event the Department of Transportation accepts a bid, the deposit of the winning bidder will be applied toward the purchase price. The bid deposits of unsuccessful bidders will be returned.

All bids must be received no later than **1:00 p.m., Wednesday, March 4, 2009.** The bid opening will be at 3:00 p.m., Wednesday, March 4, 2009, at the Wisconsin Dept. of Transportation, Transportation Systems Development, Southwest Region – Madison Office, Real Estate Unit, 2101 Wright Street, Madison, WI 53704.

Your attendance at the bid opening is welcome but is not a requirement.

If you need directions to locate our office or clarification of the bid instructions, I will be happy to assist you. Please contact me at (608) 245-2673.

Sincerely,

Michael LaBissoniere
Real Estate Specialist
Enclosures

WISCONSIN DEPARTMENT OF TRANSPORTATION
TRANSPORTATION SYSTEMS DEVELOPMENT, SOUTHWEST REGION - MADISON

Michael LaBissoniere, Real Estate Specialist

SEALED BID SALE
OF
SURPLUS LAND

BIDDERS BULLETIN
(Contains Official Bid Forms)

LOCATION OF SUBJECT PROPERTY: The location of the Subject Property is Southeast of the intersection of STH 151 and CTH G, located in the SW1/4 of the SE1/4 of Section 11, T.3 N. R.1E. Village of Belmont, Lafayette County, WI.

BIDS MUST BE RECEIVED BY:

Wednesday, March 4, 2009
1:00 P.M.

AT: DEPT. OF TRANSPORTATION SOUTHWEST REGION (MADISON)
REAL ESTATE UNIT
2101 WRIGHT STREET
MADISON, WI 53704
ATTENTION: MICHAEL LA BISSONIERE

BID OPENING

Wednesday, March 4, 2009
3:00 P.M.

Transportation Systems Development, Southwest Region (Madison)
Department of Transportation
Real Estate Unit
2101 Wright Street
Madison, WI 53704
Phone: (608) 245-2673

TABLE OF CONTENTS

	<u>Page</u>
GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALES.....	1
GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE	1
GENERAL TERMS OF SALE	1
1. Deadline for Bid Opening.....	1
2. Award of Bid.....	1
3. Modification or Withdrawal of Bids.....	2
4. Notice of Acceptance or Rejection of Bids	2
5. Contract for Sale	2
6. Grounds for Rejection of Bids.....	2
7. Forfeiture of Bid Deposit	2
8. Transfer of Title	2
9. Final Payment to Seller and Recording of Deed	3
10. Delivery of Deed.....	3
11. Title Evidence.....	3
12. Certified Surveys.....	3
13. Special Assessments.....	3
14. Real Estate Taxes.....	3
INSTRUCTIONS TO BIDDERS	3
1. Special Bid Forms	3
2. Special Bid Envelope	4
3. Bids Executed by Agents of Bidder	4
4. Deposit Must Accompany Bid.....	4
5. No Minimum Bid Required.....	4
6. Bid MUST be delivered by Deadline.....	4
SAMPLE DEED WITH LEGAL DESCRIPTION AND DEED RESTRICTIONS ATTACHED	5 & 6
OFFICIAL BID FORMS	7 & 8
LOCATION AND APPROXIMATE PROPERTY LINES OF THE SUBJECT PROPERTY	9
CERTIFIED SURVEY MAP	ATTACHED
VILLAGE OF BELMONT B-1 ZONING CODE	ATTACHED

GENERAL INFORMATION APPLYING TO ALL SURPLUS LAND SALE

The Department of Transportation (also referred to as the "Department") urges you to visit and inspect the surplus parcel you are interested in before you bid. All lands will be conveyed on an "as is" basis. Ignorance of any condition of the site will not allow you to withdraw or adjust a bid after it is opened.

We urge you to secure firsthand information about the local real estate tax rate, utility services, zoning ordinances and building codes. With that information, you will be in a position to accurately determine the utility of the land and to prepare a bid reflective of that utility.

GENERAL INFORMATION ABOUT PROPERTY OFFERED FOR SALE

1. Location: Southeast of the intersection of STH 151 and CTH G, located in the SW1/4 of the SE1/4 of Section 11, T.3 N. R.1E. Village of Belmont, Lafayette County, WI. Subject Property can be accessed via Welcome Center Drive.
2. Project ID 1200-04-24/0632-01-00, Parcel 6
3. Area of Site: ± 1.584 acres of land with accompanying 1,368 square foot commercial building
4. Present Zoning: B-1 Business District
5. Sample Deed with legal description, sample language and deed restrictions: See Pages 5 & 6.
6. Taxes or Assessments Levied against Site: None known. Any taxes or assessments will be the responsibility of the Purchaser.
7. Belmont has sewer and water service available to the building, as well as electrical and telephone service.

GENERAL TERMS OF SALE

1. Deadline for Bid Opening

It shall be your duty as a bidder to see that your bid is delivered within the time and at the place prescribed in this bulletin. No bid received after the time fixed in this invitation for the opening of bids will be considered and those bids will be returned unopened. Bidders are welcome to attend the bid opening but attendance is not mandatory.

2. Award of Bid

After payment of the full bid price, the Department will award title of the Subject Property to the bidder whose bid conforms to the terms and conditions stated in this bulletin and is the highest dollar value bid acceptable to the Department. While there is no minimum bid requirement, the Department reserves the right to reject all bids if no bid is received which would be in the best interest of the Department to accept. In the event two or more acceptable high bids are received that are equal in all respects, the selection will be made by a lottery limited to the tied bidders.

3. Modification or Withdrawal of Bids

The Department of Transportation will not entertain claims from bidders for withdrawal or modification of bids after the bid opening because of ignorance of the condition of the Subject Property offered for sale or misinterpretation of the terms and conditions of the sale.

4. Notice of Acceptance or Rejection of Bids

You will be notified by mail of acceptance or rejection of your bid within ten (10) business days after the day of bid opening.

5. Contract for Sale

After the high bid was been accepted by the Department of Transportation and the sale approved by the Governor, a sale agreement between the successful bidder and the state shall exist. Such agreement shall constitute the whole contract to be succeeded only by the formal conveyance instrument unless modified in writing and signed by both parties. Neither oral statements or representations made by or for, or on behalf of either party shall become part of such contract; nor shall the contract or any interest therein be transferred or assigned by the successful bidder without written consent of the Department of Transportation. Any assignment transaction without such consent shall negate the sale. (See Item 7 below.)

6. Grounds for Rejection of Bids

The Department of Transportation expressly reserves the right to reject any and all bids when deemed as irregular or when not in the best interest of the Department to accept. Bids containing any qualifying or contingent clauses not mentioned in this bulletin will be declared irregular and rejected. Minor irregularities in the bid form such as misspelled words, may be waived and the bid accepted.

7. Forfeiture of Bid Deposit

In the event of a default by the winning bidder in the performance of the contract of sale created by the Department of Transportation accepting that bid, the bid deposit shall be forfeited. The Department of Transportation shall take such actions, as it deems necessary and appropriate, to enforce the contract. Those actions may include legal redress, awarding title to the second acceptable high bidder or re-advertising the site for sale.

8. Transfer of Title

Transfer of title to the Subject Property to the successful bidder will be via a Quit Claim Deed. The deed will be executed by the Department of Transportation on behalf of the State of Wisconsin and will recite approval of the Governor as required by the Section 84.09(5), Wisconsin Statutes. A sample Quit Claim Deed, which includes the legal description and deed restrictions, is included on pages 5 and 6.

9. Final Payment to Seller and Recording of Deed

In the event the Department accepts the highest bid, the winning bidder shall, on a mutually agreeable date not later than 30 days after acceptance of the bid or Governor's Approval of the sale, whichever is later, tender to the Department of Transportation the balance of the purchase price. Upon receipt of that payment, the Department of Transportation will record the Quit Claim Deed at the Lafayette County Register of Deeds Office.

10. Delivery of Deed

Once the deed has been recorded, the Department will deliver the original deed to the purchaser.

11. Title Evidence

The buyer will assume the expense of procuring any abstracts or title insurance that may be required.

12. Certified Surveys

A certified survey has been completed for the Subject Property. A copy is attached. The purchaser assumes any and all costs of rezoning, if necessary.

13. Special Assessments

The purchaser 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 in the bulletin if known. None are known to exist.

14. Real Estate Taxes

The purchaser will be liable for all general real estate taxes levied against the Subject Property after title is transferred.

INSTRUCTIONS TO BIDDERS

1. Special Bid Form

You must submit your bid on one of the two copies of the special Bid Form provided with this bulletin (Pages 7 and 8) and furnish all information requested. The second copy is provided for your records.

If your bid is submitted on forms other than those supplied in this bulletin, or if the bid fails to furnish all information required, the bid might be rejected at the sole option of the Department of Transportation. Your bid should be filled out legibly with all erasures, strikeovers and corrections initialed by the person signing it. The bid must be signed in ink by you or your agent.

2. Special Bid Envelope

Your bid form should be placed in the special envelope accompanying this proposal. Your name and address should be placed in the upper left hand corner of this envelope. No responsibility will be implied to any employee of the Department of Transportation for the premature opening of, or failure to open a bid, which is not properly addressed and placed in the special envelope attached to this bulletin.

3. Bids Executed by Agents of Bidder

A bid executed by an attorney or agent on behalf of the bidder, shall be accompanied by an authenticated copy of his Power of Attorney or other written evidence of his authority to act on behalf of the bidder.

4. Deposit Must Accompany Bid

The bid submitted must be accompanied by a bid deposit in the form of a certified check, cashier's check or money order payable to the "Treasurer, State of Wisconsin" in the amount of ten percent (10%) of the amount bid for the Subject Property. Failure to provide such bid deposit shall require rejection of the bid. Upon acceptance of a bid, the appropriate bid deposit of the high bidder shall be applied toward payment of the bidder's obligation to the state. Bid deposits of unsuccessful bidders will be returned to bidders at the close of the bid opening or by certified mail without interest, as promptly as possible after the bid opening. **No personal checks or cash will be accepted. Bids containing those items will be summarily rejected.**

5. No Minimum Bid Required

There is no minimum bid for the Subject Property. The Department of Transportation retains the right to reject and all offers that are not in the best interest of the Department to accept. Title to the Subject Property will be awarded to the party making the highest bid in acceptable form.

6. Bid Must be Delivered by Deadline

Bids **must** be in the hands of Transportation Systems Development, Southwest Region - Madison, Real Estate Unit, 2101 Wright Street, Madison, Wisconsin 53704, Attention: Michael LaBissoniere **before 1:00 P.M. Wednesday, March 4, 2009.** There are no exceptions to this deadline. Bids, whether hand delivered or mailed, that are received after the above stated deadline will not be opened and will be returned to the bidder.

Document Number
QUIT CLAIM DEED
State Grantor

Exempt from fee: s.77.25 (2r) Wis. Stats.
RE3047 1096

THIS DEED, made by **the State of Wisconsin, Department of Transportation**, GRANTOR, quit claims to **HIGHEST BIDDER**, GRANTEE(s), for the sum of _____ Dollars and No/100 (\$_____). Pursuant to Section 84.09(5) Wisconsin Statutes, the property described below.

Legal Description / Restrictions

LEGAL DESCRIPTION AND DEED RESTRICTIONS MARKED EXHIBIT "A" ATTACHED AND MADE PART HEREOF BY REFERENCE.

This space is reserved for recording data

Return to

Surplus Land Sales
Wisconsin Department of Transportation
2101 Wright St.
Madison, WI 53791-9449

Parcel Identification Number/Tax Parcel Number: **None Assigned**

As approved by the Governor of the State of Wisconsin on

(Date)

(Bureau of Highways Real Estate Manager)

(Date)

State of Wisconsin)
County)

On the above date, this instrument was acknowledged before me by the named person(s) or officers.

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

Lot 2 of Certified Survey Map Number 523. Recorded in volume 4 of Certified Survey Maps, page 523, Document Number 317416 in the office of the Register of Deeds for Lafayette County. Being part of the Southwest 1/4 of the Southeast 1/4 of Section 11, T3N R1E, Village of Belmont, Lafayette County, Wisconsin.

WISCONSIN DEPARTMENT OF TRANSPORTATION
SYSTEMS DEVELOPMENT, SOUTHWEST REGION - MADISON

OFFICIAL BID FORM FOR PURCHASE OF STATE-OWNED SURPLUS LAND

Bid Opening: **Wednesday, March 4, 2009**

Tax I.D. # is unknown at this time.

Area: ± 1.584 Acres with Accompanying Building

Parcel of Land located in the
Village of Belmont, Lafayette County, Wisconsin

I hereby submit a bid of _____ Dollars (\$_____) for the above-described tract of land and accompanying building subject to the terms and conditions previously described in the bulletin.

Payment Schedule:

This bid is accompanied by a bid deposit in the form of a certified check, cashier's check or money order in the amount of _____ Dollars and No/100 (\$_____). Check to be made payable to: **"Treasurer, State of Wisconsin"**. In the event of any default by successful bidder in the performance of the contract sale created by acceptance of the bid and the approval of the sale by the Governor of the State of Wisconsin, the deposit shall be forfeited and the Department of Transportation shall take such action as it deems necessary and appropriate to enforce the contract.

In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

Place in envelope marked "Sealed Bid, 3/04/2009. Project I.D. # 1200-04-24, Parcel 6"

WISCONSIN DEPARTMENT OF TRANSPORTATION
SYSTEMS DEVELOPMENT, SOUTHWEST REGION - MADISON

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In the event this bid is accepted, the Quit Claim Deed should name the following as grantee(s):

Signature of Bidder

Date

(Printed or typed name of Bidder)

(Telephone No.)

(Street Address)

(City) (State) (Zip Code)

ALL BLANKS MUST BE FILLED OUT

Retain this copy for your records.

Location and Approximate Property Lines of the Subject Property

