

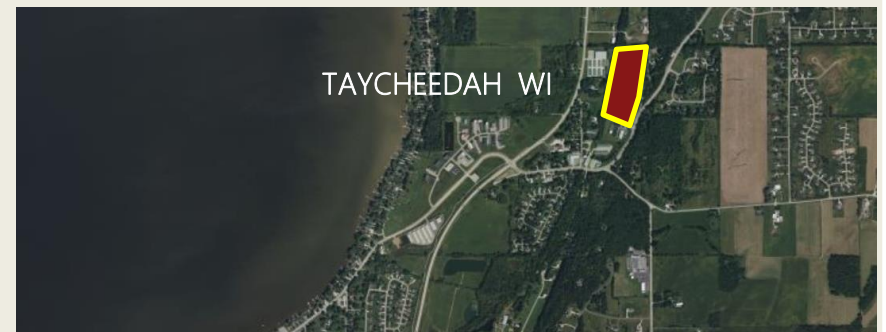
**NEW to MARKET**

**18 ACRE SITE: PRICED PER ACRE**

**INDUSTRIAL LOTS**  
BEVERLY INDUSTRIAL PARK - TAYCHEEDAH

**FOR SALE**

WH at Beverly Parkway  
TAYCHEEDAH WI



**TOM ACKERMAN**  
BROKER-OWNER



# BROCHURE CONTENTS

## Available Lots

Lakepark Drive & Winnebago Drive  
TAYCHEEDAH WI

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# Park Overview

## Industrial Development

Beverly Parkway is developed with industrial businesses in mind by local business leaders. Development lots offer high flexibility for mixed-use in an Industrial Zoning environment, typically hard-to-find in generalized commercial and/or business zoning districts.

## 21 Acre Park Setting

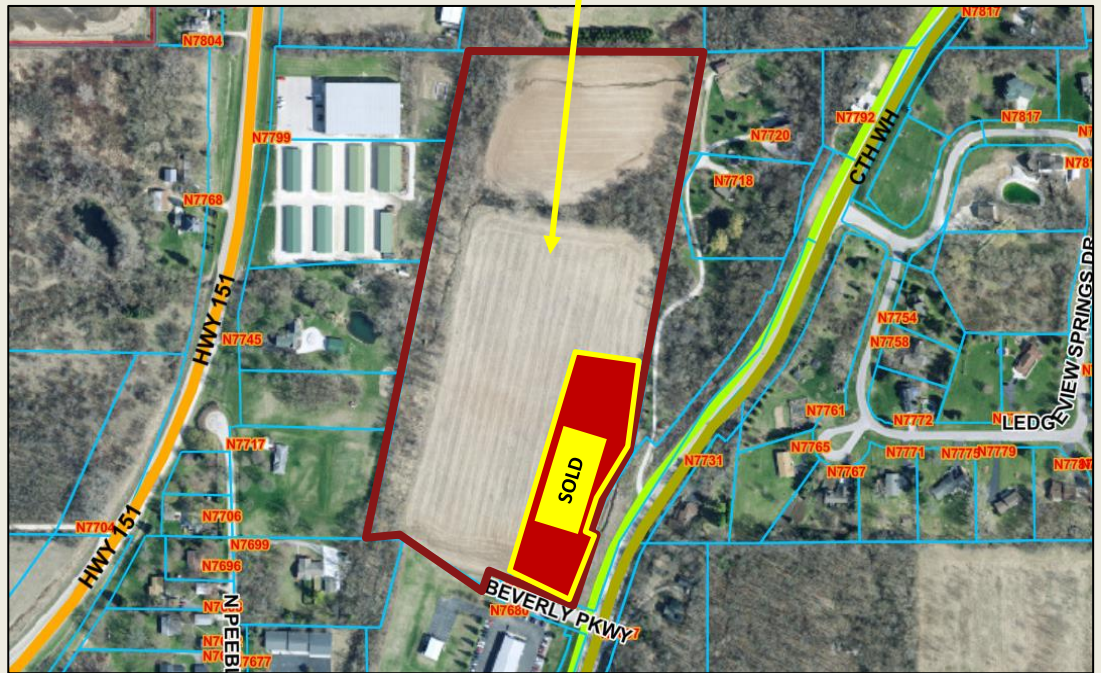
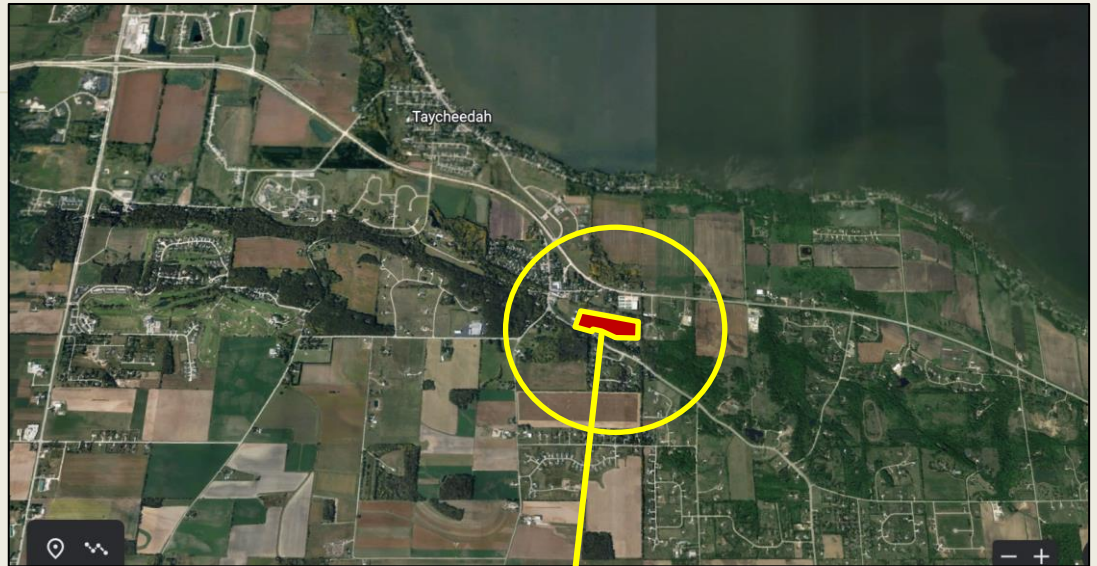
The Park has a total of 21 acres. The entrance to the Park is off of Highway WH at Beverly Parkway.

New ingress and egress is being developed Spring 2023 as a north entrance off of Beverly Parkway.

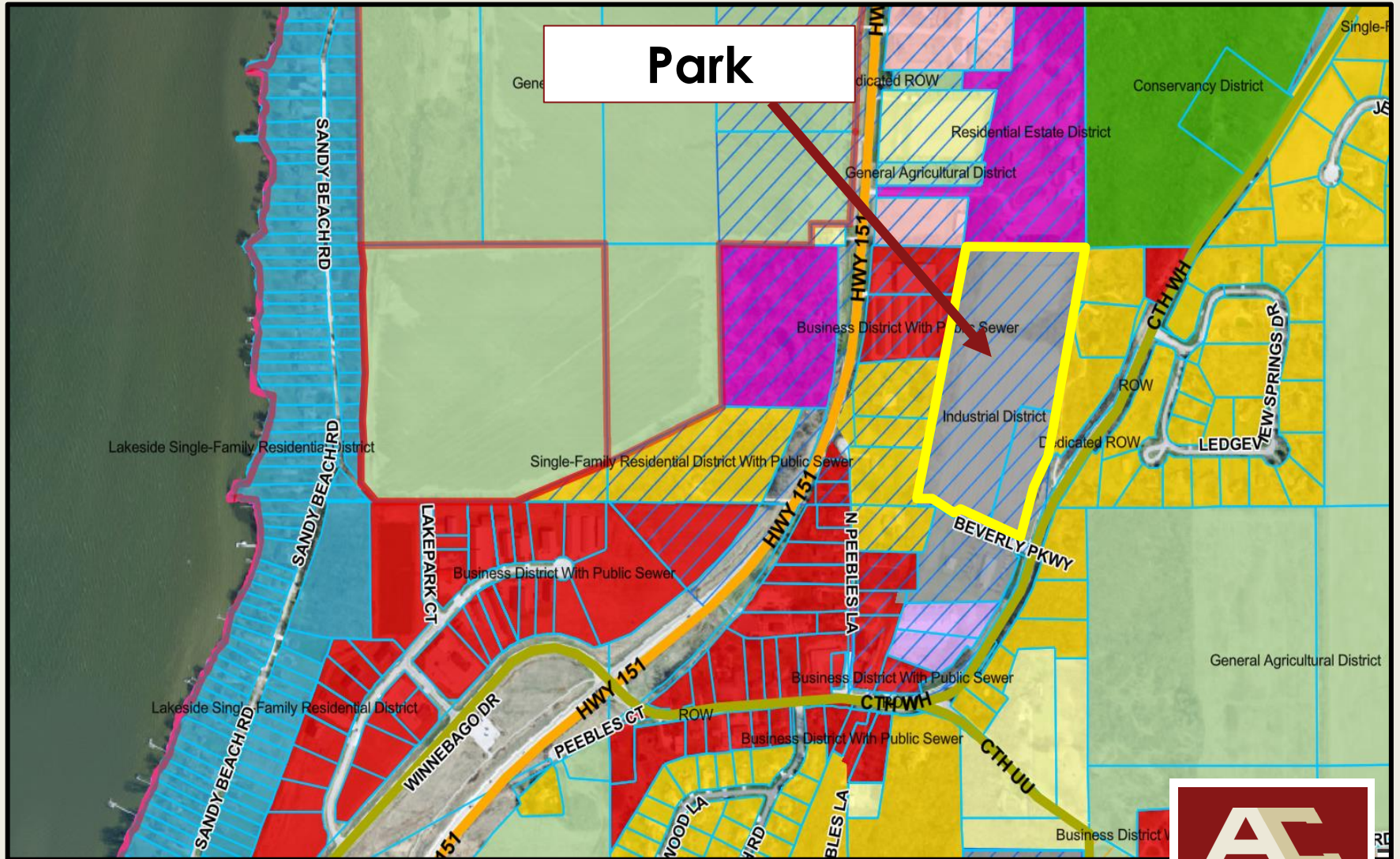
## Lot Sizes

Individual Lots are currently being designed. Please contact us for further details.

Local Zoning Code has a lot size minimum of 1½ acres, Park development is underway to determine a minimum sale size.



# PARK ZONING



Source: <https://www.townoftaycheedahwi.gov/wp-content/uploads/2018/10/Zoning-Ordinance-Title-13-Updated-as-of-Aug-2018.pdf>



# INDUSTRIAL ZONING INFORMATION

TOWN OF TAYCHEEDAH  
TITLE 13: ZONING

Title 13

**Zoning Code**

Chapter 1

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Source: <https://www.townoftaycheedahwi.gov/wp-content/uploads/2022/09/Zoning-Ordinance-Title-13.pdf>



# INDUSTRIAL ZONING INFORMATION

## Sec. 13-1-56 I-1 Industrial District

- A. **Purpose.** This District is intended to provide an area for manufacturing, marketing, and industrial and agribusiness activities. It is also intended to provide an area for a variety of uses which require relatively large installations, facilities or land areas, or which would create or tend to create conditions of public or private nuisances, hazard, or other undesirable conditions, or which for these or other reasons may require special safeguards, equipment, processes, barriers, or other forms of protection, including spatial distance, in order to reduce, eliminate, or shield the public from such conditions.
- B. **Permitted Uses.**
1. Manufacture of marine engines.
  2. Light industry and service uses
  3. The outdoor storage of industrial products, machinery, equipment, or other materials, provided that such storage be enclosed by a suitable fence or other manner of screening.
  4. Wholesale establishments and warehouses.
  5. Building construction contractors.
  6. Highway passenger and motor freight transportation.
  7. **Light Industry and Service Uses.**
    - a. Automotive repair and body repair.
    - b. Automotive upholstery.
    - c. Cleaning, pressing, dyeing.
    - d. Commercial bakeries.
    - e. Commercial greenhouses.
    - f. Distributors.
    - g. Food locker plants.

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## TOWN OF TAYCHEEDAH

### TITLE 13: ZONING

- h. Printing and publishing.
  - i. Trade and contractor's facilities.
  - j. Painting services.
  - k. Retail sales and service facilities such as retail and surplus outlet stores, and restaurants and food service facilities when established in conjunction with a permitted manufacturing or processing facility.
  - l. Recreation vehicle, boat and miscellaneous storage.
8. **Agricultural Related Industry and Service Uses.**
- a. Production of natural and processed cheese.
  - b. Production or shortening, table oils, margarine and other edible fats and oils.
  - c. Production of condensed and evaporated milk.
  - d. Wet milling of corn.
  - e. Production of creamery butter.
  - f. Drying and dehydrating fruits and vegetables.
  - g. Preparation of feeds for animal and fowl.
  - h. Pea vineries.
  - i. Creameries.
  - j. Production of flour and other grain mill products; blending and preparing of flour.
  - k. Fluid milk processing.
  - l. Production of frozen fruits, fruit juices, vegetables and other specialties.
  - m. Fruit and vegetable sauces and seasoning, and salad dressing preparation.
  - n. Poultry and small game dressing and packing providing that all operations be conducted within an enclosed building.
  - o. Production of sausages and other meat products providing that all operations be conducted within an enclosed building.
  - p. Corn shelling, hay baling and threshing services.
  - q. Grist mill services.

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Source: <https://www.townoftaycheedahwi.gov/wp-content/uploads/2022/09/Zoning-Ordinance-Title-13.pdf>



# INDUSTRIAL ZONING INFORMATION

## TOWN OF TAYCHEEDAH

### TITLE 13: ZONING

- r. Horticultural services.
  - s. Canning of fruits, vegetables, preserves, jams and jellies.
  - t. Canning of specialty foods.
  - u. Grain elevators and bulk storage of feed grains.
  - v. Fertilizer production, sales, storage, mixing and blending.
  - w. Sales and maintenance of farm implements and related equipment.
  - x. Animal hospitals shelters and kennels.
  - y. Veterinarian services.
- C. **Conditional Uses.** The following are permitted as conditional uses within the I-1 District. Such use shall be subject to the consideration of the Board of Appeals with regard to such matters as the creation of nuisance conditions for the public or for the users of nearby areas, the creation of traffic hazards, the creation of health hazards, or other factors:
1. Manufacturing establishments, usually described as factories, mills or plants, in which raw materials are transformed into finished products, and establishments engaged in assembling component parts of manufactured products.
  2. Other industrial or commercial activities which possess the special problem characteristics described above relating to the creation of hazards or nuisance conditions.
- D. **Public Facilities and Uses.**
1. Governmental, cultural and public buildings or uses, such as fire and police stations, community centers, libraries, public emergency shelters, parks, playgrounds and museums.
  2. Schools and places of worship.
  3. Vehicle and metal salvage operations.
  4. Storage and warehousing of fuel and materials, and the storage of wrecked and dismantled vehicles, junk, explosives, or inflammable gases or liquids.
- E. **Lot, Yard and Building Requirements.**
1. **Minimum Lot Size.** Lot size shall be a minimum of sixty-five thousand three hundred forty square feet (1 ¼ acres) in area.
  2. **Maximum Coverage.** The amount of the total lot area which may be covered by all principal and accessory buildings shall not exceed fifty percent (50%).

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## TOWN OF TAYCHEEDAH

### TITLE 13: ZONING

3. **Special Yard Requirement.** A front yard on each lot line abutting a street, a side or rear yard, except in the case where three (3) sides of a lot abut a street, there shall be required in addition to three (3) front yards, a side yard.
4. **Front Yard.** Depth where a lot abuts a highway or street shall be sixty (60) feet from the right-of-way. If the building is to be constructed in an established block where there are existing buildings, the yard depth shall be the average of the yard depths of buildings existing on the block face where the building is to be located, but not less than fifteen (15) feet from the right-of-way.
5. **Side Yard.** Width shall be a minimum of fifteen (15) feet. No portion of any accessory building shall project into the required side yard space.
6. **Rear Yard.** Depth shall not be less than twenty-five (25) feet. Within the required yards or in addition thereto, there shall be sufficient space for the loading and unloading of motor vehicles off the street.
7. **Nuisances Prohibited.** Any permitted use shall be so constructed and operated as to create no nuisance with respect to noise, vibration, the emission of smoke or particulate matter, glare and heat, or as to create fire or explosive hazards.

**Required Buffer Strips in Industrial Districts.** Where an Industrial District abuts a Residential District, there shall be provided along any rear, side or front line, coincidental with any industrial-residential boundary, a buffer strip not less than forty (40) feet in widths as measured at right angles to said lot line. Plant materials at least six (6) feet in height of such variety and growth habits as to provide a year-round, effective visual screen when viewed from the Residential District shall be planted in the exterior twenty-five (25) feet abutting the Residential District. If the required planting screen is set back from the industrial-residential boundary, the portion of the buffer strip facing the Residential District shall be attractively maintained. Fencing may be used in lieu of planting materials to provide said screening. The fencing shall not be less than four (4) nor more than eight (8) feet in height and shall be of such materials as to effectively screen the industrial area. The exterior twenty-five (25) feet of the buffer strip shall not be devoted to the parking of vehicles, storage of any material or accessory uses. The interior fifteen (15) feet may be devoted to parking of vehicles.

### Sec. 13-1-57 Overlay Districts

- A. **General.** An overlay is a regulatory tool that creates a special zoning district, placed over an existing base zone or zones, which identifies special provisions in addition to those in the underlying zoning district. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to guide development within a special area.
- B. **Overlay Districts Designated.** The following overlay districts are hereby designated in the Town of Taycheedah:

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Source: <https://www.townoftaycheedahwi.gov/wp-content/uploads/2022/09/Zoning-Ordinance-Title-13.pdf>

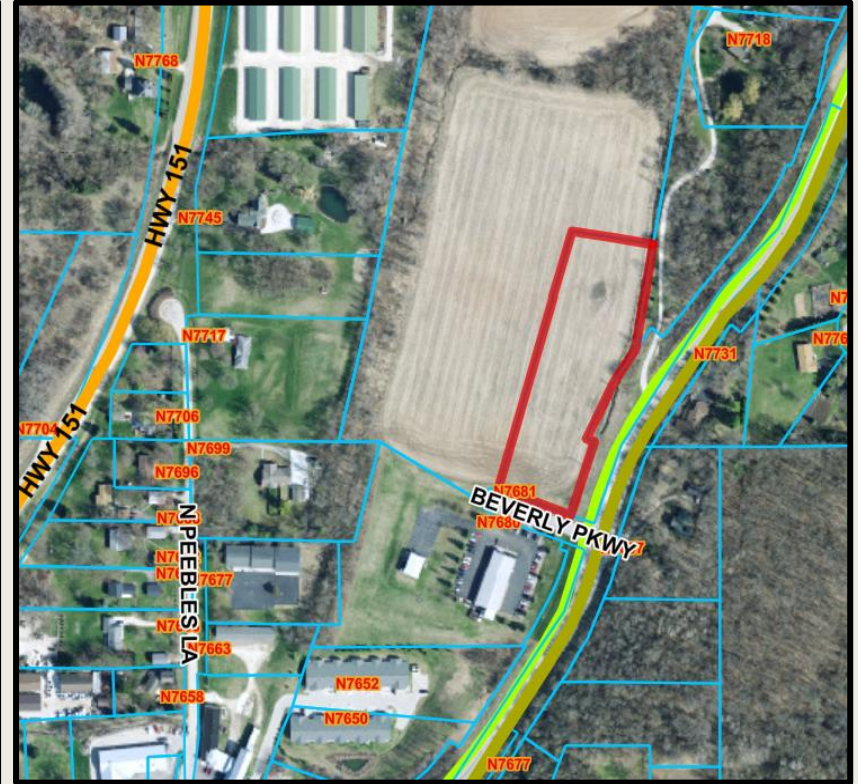


# DETAILED SPECIFICATIONS

**LOT** 1  
**Acres** Approx. 3.0  
**Divisible** No  
**Address** N7681 Beverly PKWY

## LOT DETAILS

Surveyed	Yes
Lot Location	Park Entrance - South
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well
Floodplain	No
Tax Parcel	T20-16-18-29-12-012-00



## AVAILABILITY

# SOLD



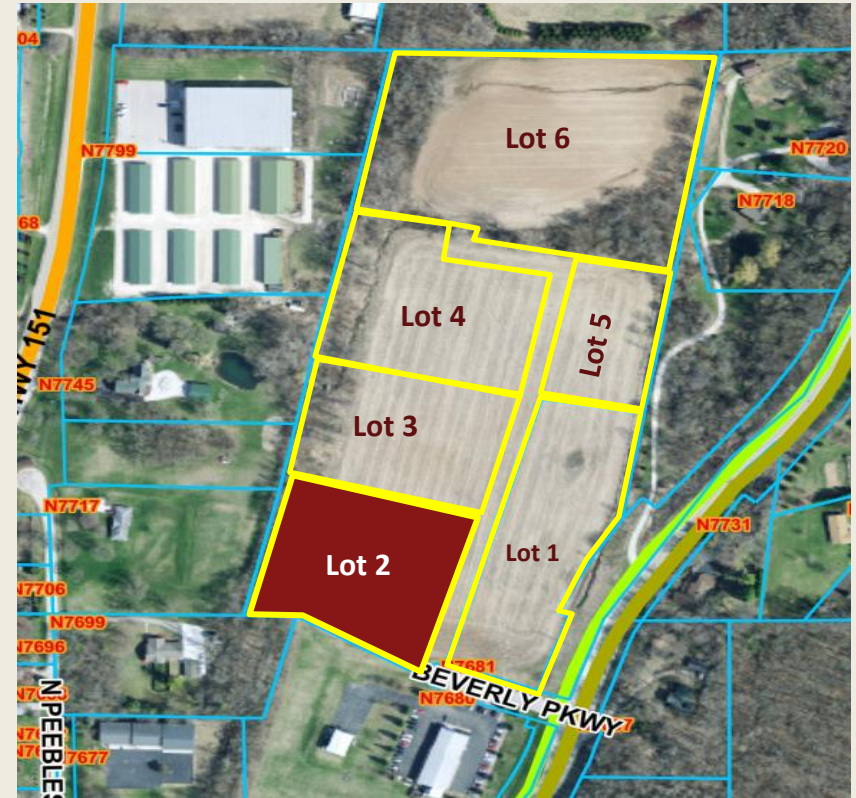


## DETAILED SPECIFICATIONS

<b>LOT</b>	<b>2</b>
<b>Price</b>	<b>\$149,900</b>
<b>Preliminary Acreage</b>	Approx. <b>3.0</b>
<b>Divisible</b>	<b>No</b>
<b>Address</b>	<b>N----- Beverly PKWY</b>

### PRELIMINARY LOT DETAILS

Surveyed	No
Lot Location	Park Entrance - West
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well Required
Floodplain	No
Tax Parcel	TBD via Survey



## AVAILABILITY

Please Contact  
**AC COMMERCIAL:**

[tom@acfdl.com](mailto:tom@acfdl.com)  
**920.539.7014**



## DETAILED SPECIFICATIONS

**LOT** 3  
**Price** \$119,000  
**Acres** Approx. 2.38  
**Divisible** No  
**Address** N---- Beverly PKWY

### PRELIMINARY LOT DETAILS

Surveyed	NO
Lot Location	Park Entrance - West
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well Required
Floodplain	No
Tax Parcel	TBD via Survey



## AVAILABILITY

Please Contact  
AC COMMERCIAL:

[tom@acfdl.com](mailto:tom@acfdl.com)

920.539.7014



## DETAILED SPECIFICATIONS

**LOT** 4  
**Price** \$154,900  
**Acres** Approx. 3.14  
**Divisible** No  
**Address** N---- Beverly PKWY

### PRELIMINARY LOT DETAILS

Surveyed	NO
Lot Location	Park Entrance – Back West
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well Required
Floodplain	No
Tax Parcel	TBD via Survey



## AVAILABILITY

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AC COMMERCIAL:

[tom@acfdl.com](mailto:tom@acfdl.com)  
920.539.7014



## DETAILED SPECIFICATIONS

**LOT** 5  
**Price** \$87,500  
**Acres** Approx. 1.75  
**Divisible** No  
**Address** N---- Beverly PKWY

### PRELIMINARY LOT DETAILS

Surveyed	NO
Lot Location	Park Entrance – Back East
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well Required
Floodplain	No
Tax Parcel	TBD via Survey

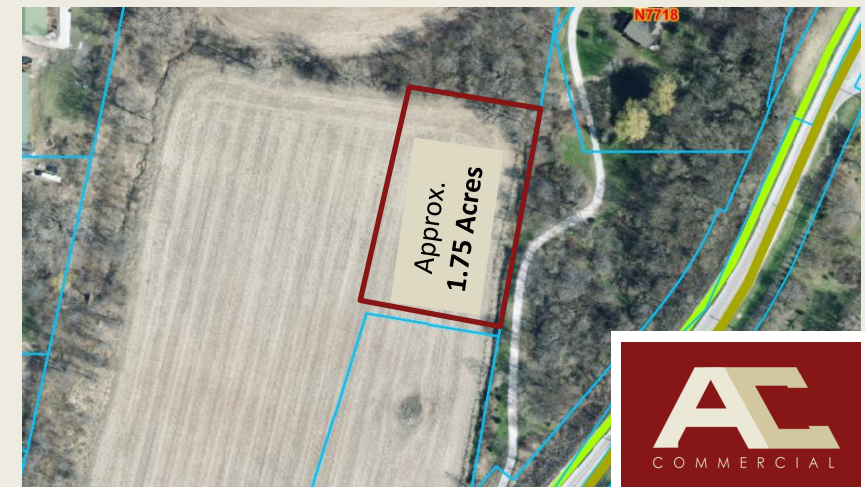


## AVAILABILITY

Please Contact  
AC COMMERCIAL:

[tom@acfdl.com](mailto:tom@acfdl.com)

920.539.7014



## DETAILED SPECIFICATIONS

**LOT** 6  
**Price** \$275,000  
**Acres** Approx. 6.5  
**Divisible** No  
**Address** N---- Beverly PKWY

### PRELIMINARY LOT DETAILS

Surveyed	NO
Lot Location	Park Entrance – Back North
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well Required
Floodplain	No
Tax Parcel	TBD via Survey



## AVAILABILITY

Please Contact  
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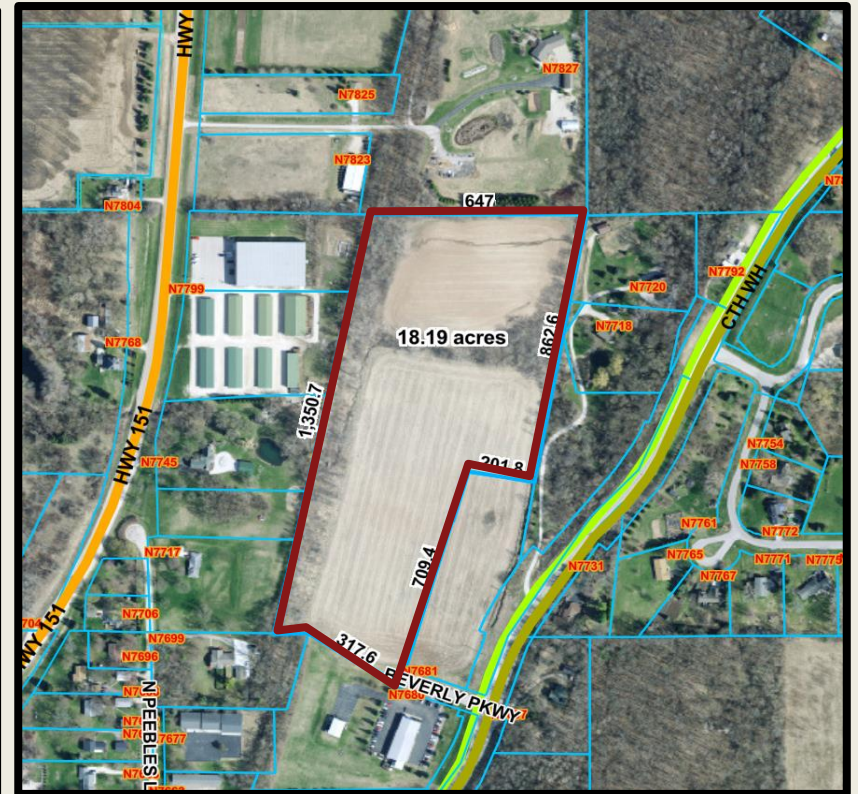


## DETAILED SPECIFICATIONS

**LOT** 10  
**Price** \$50,000 per Acre  
**Acres** Approx. 18.0  
**Divisible** Yes  
**Address** N---- Beverly PKWY

### PRELIMINARY LOT DETAILS

Surveyed	NO
Lot Location	Park Entrance - West
Municipality	Town of Taycheedah
Municipality Zoning	Industrial
Municipality Sewer	Yes - Public
Water	Private Well Required
Floodplain	No
Tax Parcel	TBD via Survey



**DIVISIBILITY INTO SEPARATE LOTS - YES**

Please Contact  
AC COMMERCIAL:  
[tom@acfdl.com](mailto:tom@acfdl.com)  
920.539.7014



# MUNICIPALITY INFORMATION

## Town of Taycheedah

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Chairperson



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chairman@townoftaycheedahwi.gov

**Justin Fowler**  
Supervisor



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**Jim Rosenthal II**  
Supervisor



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jarosenthal2@gmail.com

**Tim Simon**  
Supervisor



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**Randy Rieder**  
Maintenance



Phone: 1-920-921-5231  
roads@townoftaycheedah.com

**Kris Marcoe**  
Clerk



Phone: 920-921-5224  
clerk@townoftaycheedahwi.gov

**Katherine Diederich**  
Treasurer



Phone: 920-923-9253  
treasurer@townoftaycheedahwi.gov

**Jerome Bord**  
Board of Appeals

Phone: 920-960-8750

**Jeff Burg**  
Constable



Phone: 920-375-0060  
constable@townoftaycheedah.com

**John Abler**  
Park & Rec.  
Committee



parkschair@att.net

**Building Inspector**  
Final Look Inspection  
Services, LLC.

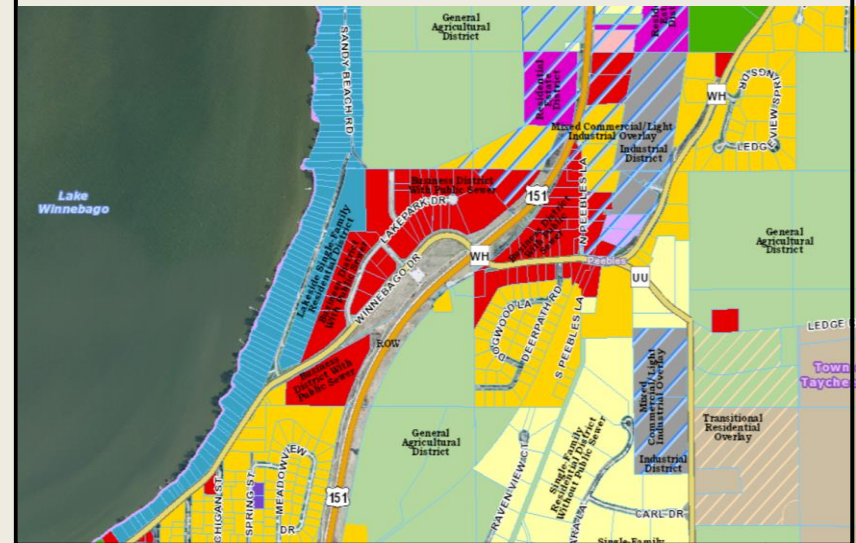


Office: 920-375-0723  
buildinginspector@townoftaycheedahwi.gov

**John Wagner**  
Plan Commission

Phone: 920-921-1721

## Additional Park Information



**Link:** <https://www.townoftaycheedahwi.gov/wp-content/uploads/2018/10/Zoning-Ordinance-Title-13-Updated-as-of-Aug-2018.pdf>

### CONTACT INFO

W4295 Kiekhaefer Parkway Fond du Lac, Wisconsin 54937

Phone: 920-921-5224

Email: [info@townoftaycheedah.com](mailto:info@townoftaycheedah.com)



**Source:** <https://www.townoftaycheedahwi.gov/government/officials/>

# Community Support.

Support can come in many ways ...



...from employment programs to development funds.

## Envision Greater Fond du Lac

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## Destination Lake Winnebago Region

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Fond du Lac, WI 54935

P: 920-923-3010  
TF: 800-937-9123  
F: 920-929-6846  
info@fdl.com

Fond du Lac County and Taycheedah are ready to offer their support.

920.204.6850

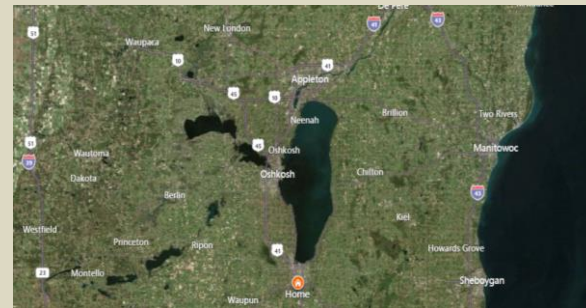
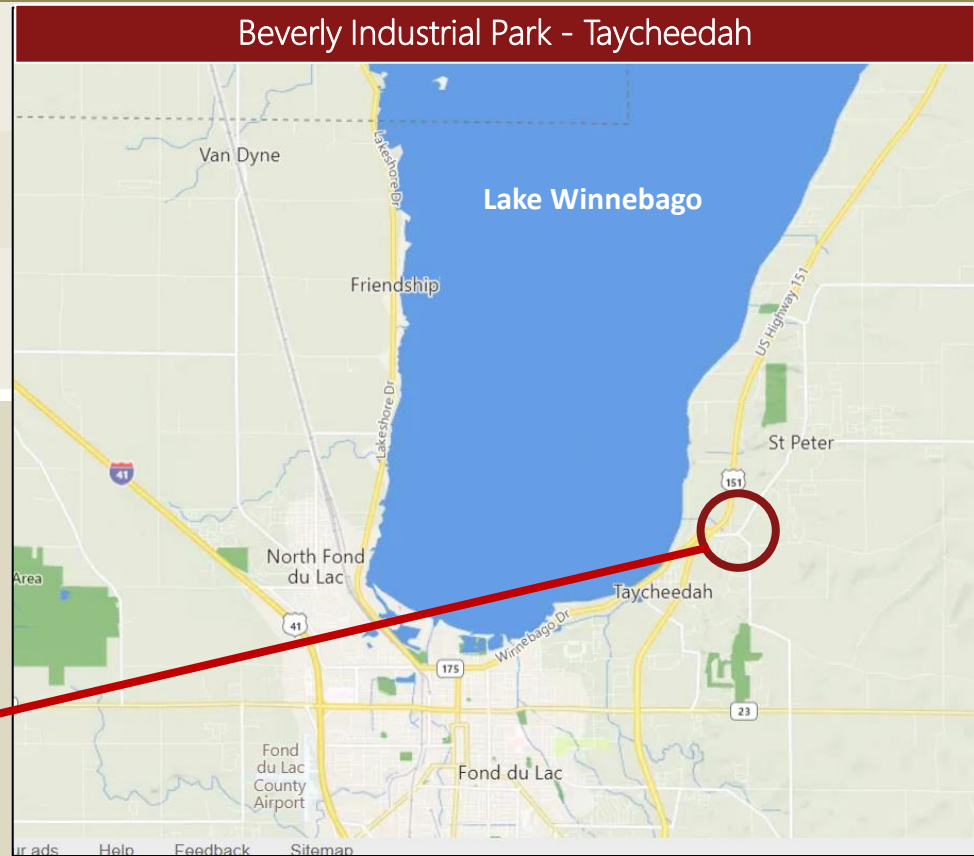




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**acfdl.com (coming soon)**  
current site : [zaccommercial.com](http://zaccommercial.com)



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The information found in this publication is deemed reliable, but not guaranteed.

# ABOUT AC COMMERCIAL

## UNIQUELY LOCAL.

To best serve any community one could say you need to be part of its fabric. know the landscape, the business climate, the people dedicated to all its efforts to grow.

As a Broker/Owner born and raised in Fond du Lac, AC Commercial is a recognized business & brokerage leadership firm in the area combining extensive real estate experience, with the skills and knowledge necessary to deliver results.

## UNEQUALED RESULTS.

Great service and the results that follow don't just happen. They show through when the underlying philosophy of the business takes on all the practices necessary to deliver them.

At AC Commercial our mission is to offer the highest level of expertise, distinct services, personalized attention, and high-energy commitment to customer service you will find. And, as a current or future client of AC Commercial, we believe you should demand nothing less of your real estate firm.

**AC COMMERCIAL RE** (also dba: ZA Commercial)  
Remote Office: 21 E. 1<sup>st</sup> STREET Suite AC  
FOND DU LAC WI 54935

## contact

[tom@acfdl.com](mailto:tom@acfdl.com)

## TOM ACKERMAN

OWNER - BROKER  
920-539-7014

also at: [tom@zacommercial.com](mailto:tom@zacommercial.com)



ALSO DOING BUSINESS AS:



# BROKER DISCLOSURES

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WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road  
Madison, Wisconsin 53704

ZA Commercial LLC  
Page 1 of 2

## BROKER DISCLOSURE TO CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:  
2 **BROKER DISCLOSURE TO CUSTOMERS**  
3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:  
7 ■ The duty to provide brokerage services to you fairly and honestly.  
8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.  
9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.  
11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 55-63).  
13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).  
15 ■ The duty to safeguard trust funds and other property the broker holds.  
16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.  
18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.  
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.  
22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**  
23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.  
28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:  
29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).  
30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.  
32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.  
35 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
36  
37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): \_\_\_\_\_  
38  
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)  
40 **CONSENT TO TELEPHONE SOLICITATION**  
41 I/WE agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing.  
44 List Home/Cell Numbers: \_\_\_\_\_  
45 **SEX OFFENDER REGISTRY**  
46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.  
48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND  
49 THAT \_\_\_\_\_ and \_\_\_\_\_ are working  
50 Sales Associate ▲ Firm Name ▲  
51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **[STRIKE ONE]** .  
52 SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.  
53  
54 Signature ▲ Date ▲ Signature ▲ Date ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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## 55 DEFINITION OF MATERIAL ADVERSE FACTS

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
63 agreement made concerning the transaction.

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ZA Disclosure

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