

Redevelopment Land For Sale

Madison-Area Opportunity Zone!



2735 Rimrock Rd
Town of Madison, WI 53713

Presented and Co-Listed By:



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2735 Rimrock Rd. (Two Parcels, Same Address)

Parcel Numbers: 070936394008 and 070936393303

Sale Price: \$595,000 (\$6.00 per sq. ft.)

Zoning: Dane Co: RH-1 Residential; Fitchburg: R-L Residential

Lot Size: North Parcel at 0.957 acres + South Parcel at 1.32 acres = 2.277 acres

Additional Notes: **A rare opportunity to own a near-vacant Madison-Area Opportunity Zone parcel!**

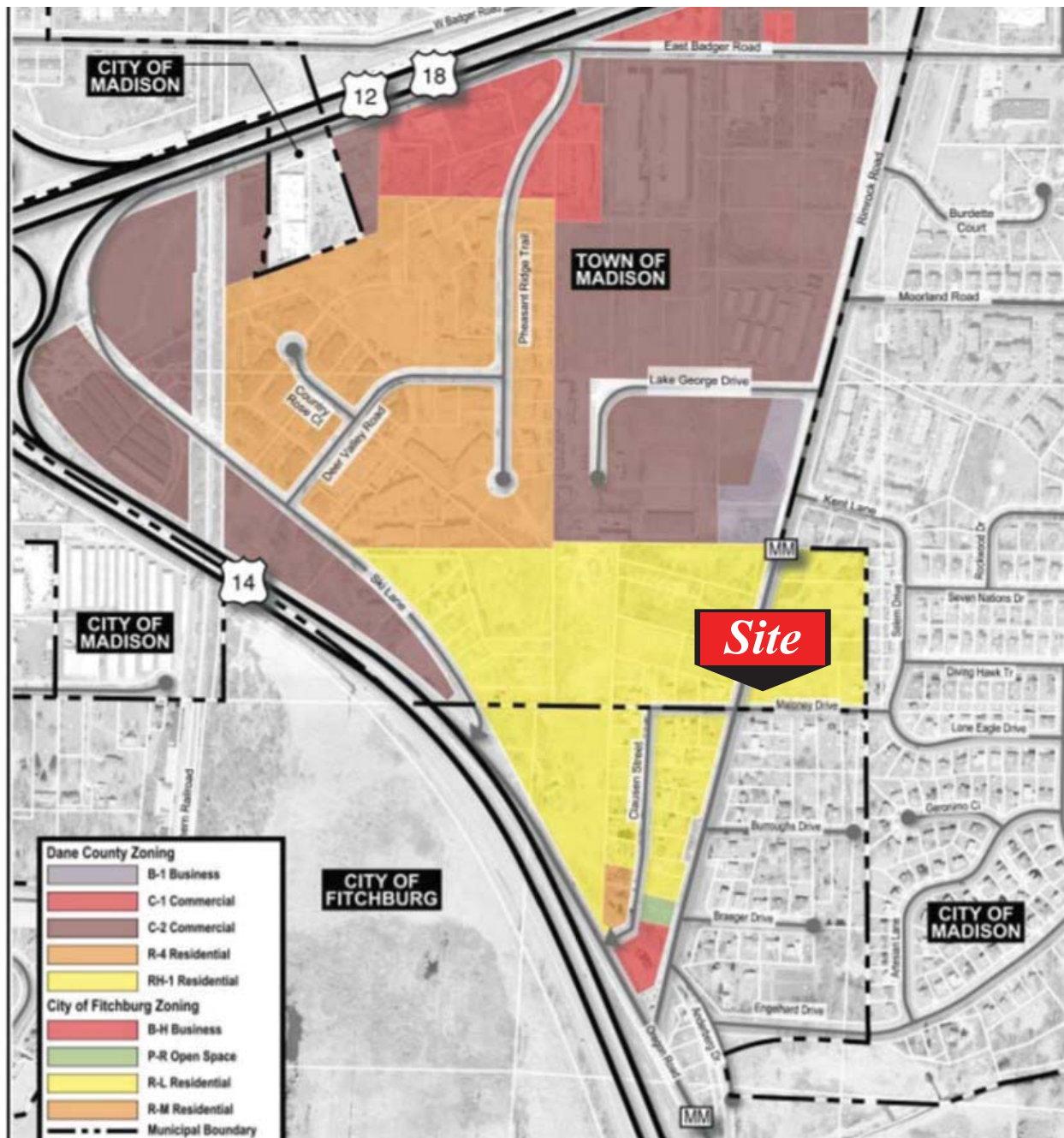
Rare two and one-quarter acres of land located on a south-central corridor of Madison, right across from the ever developing Novation Center (by The Alexander Company) is calling for your multi-family development. The site is along bus lines and is minutes away from Downtown Madison, Alliant Energy Center, and easy access to both east and west sides of Madison being so close to the Beltline (Hwy 12/18). Property is slated to be annexed into City of Fitchburg in October, 2022.



The information contained have been obtained from sources we deem reliable.
No representations, warranties or guarantees of any kind are made.



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EXISTING ZONING

Parcel zoning is largely similar to the existing neighborhood land use pattern, with the exception of vacant parcels, Southdale Park and institutional uses. The Town of Madison uses Dane County Zoning. The zoning districts for both Dane County and City of Fitchburg systems have been colored with similar colors. Until the dissolution of the Town of Madison (which will occur by October 2022 or before), future development may be regulated by Dane County Zoning or by an interim joint Town of Madison-City of Fitchburg zoning code that has not yet been prepared.

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Neighborhood Plan for Future Development

LAND USE & DESIGNS RECOMMENDATIONS

This plan's land use recommendations guide future infill and redevelopment activities. These land use and design standards provide a clear direction, yet offer enough flexibility to respond to future market needs and different levels of local and regional transportation improvements that may be implemented. Following the general description of districts, a table summarizes preferred design standards and acceptable ranges of development intensities.

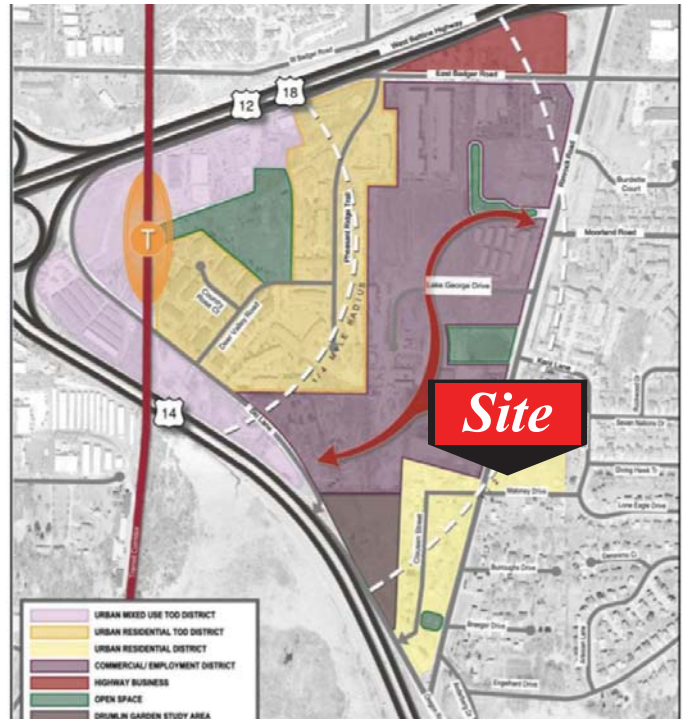
URBAN RESIDENTIAL DISTRICT

LOCATION

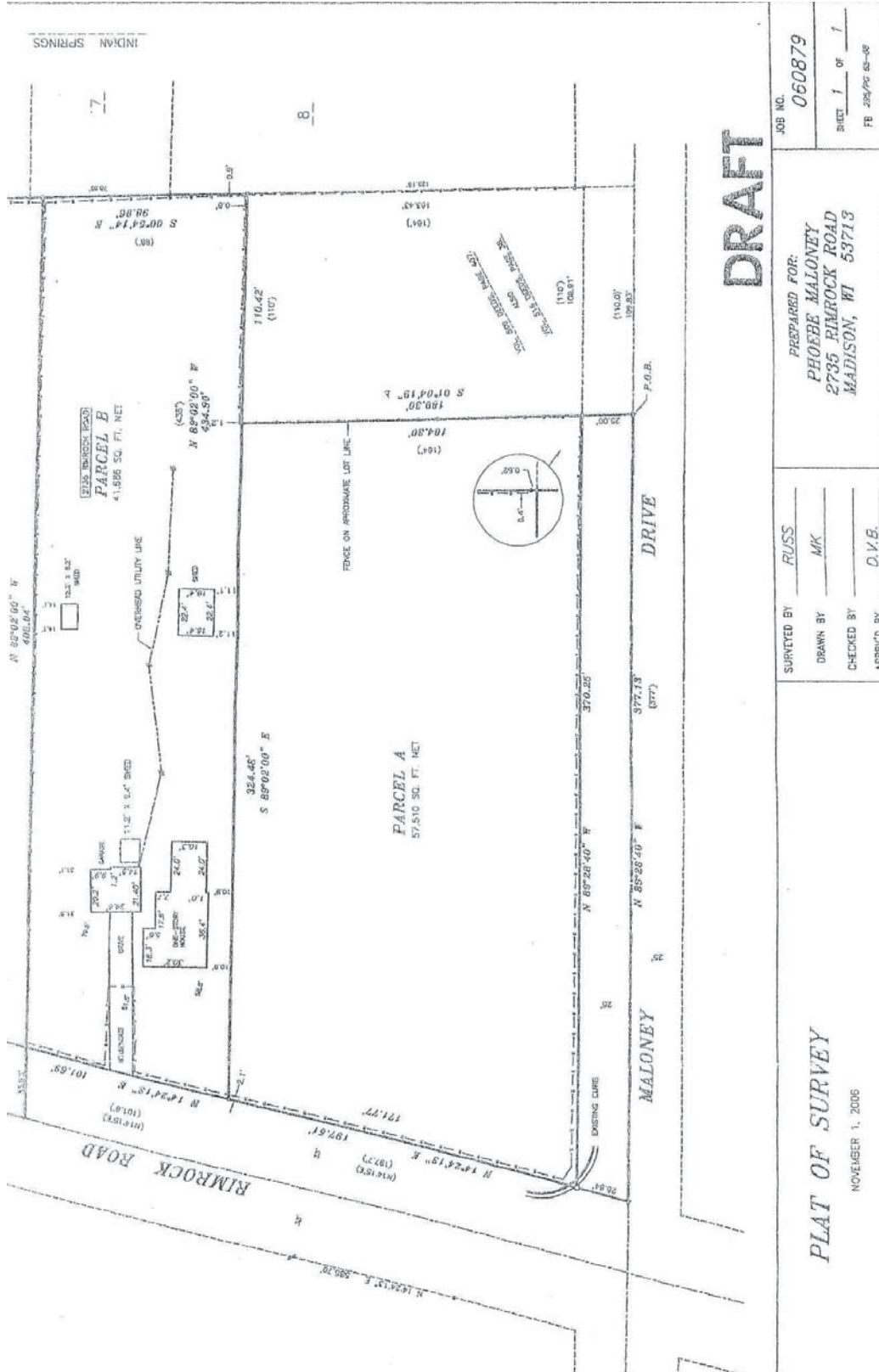
The Urban Residential District is located in the southern portion of the Southdale Neighborhood, on both sides of and adjacent to Rimrock Road. This district allows the creation of urban density residential to transition from the mixed use commercial employment area to the single family area outside the Southdale planning area. The residents within this district will support the adjacent vibrant mixed-use/commercial and employment centers. This district is beyond a comfortable walking distance from the potential rail station.

LAND USE MIX

Residential uses in this district should offer both rental and ownership opportunities for market-rate and affordable housing needs, preserving and enhancing the diverse and dynamic character of the neighborhood. Living options can include low and mid-rise condos, town homes and small-lot single-family homes. In order to increase densities and living options, new single-family homes should be higher density urban homes, potentially homes with accessory units that can be rented out or sold as a condominium. Mixed-use and live/work buildings are particularly encouraged at key intersections – Clausen Street/Rimrock Road, Clausen Street/Oregon Road and Maloney/ Rimrock. Retail and office spaces at these locations should be neighborhood-oriented. Institutional uses are often incorporated into residential areas. These uses could be churches, schools, government offices, post offices, social/civil/fraternal organizations, social services facilities, adult or child day care, senior housing and cultural facilities. Institutional uses often bring a neighborhood together and create a greater sense of community. Some institutional uses include supporting retail uses.



2735 Rimrock Rd



2735 Rimrock Rd

Topography Map (Source: AccessDane)



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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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