

Real Estate For Sale

4605 Sprecher Rd Madison, WI 53718
\$1,295,000



5 Acre lot (approx. 217,757 sq.ft.) zoned RR-4 available for redevelopment opportunities. Located on the far east side of Madison in the town of Blooming Grove just off Milwaukee St. & Sprecher Rd. The city identifies this corner lot as Medium Residential which generally allows 20-90 units per acre in up to five-story buildings. This would all be subject to the plans for how the density is developed on the parcel.



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Property Record Card



Parcel Number:
071002480001

Property Address:
4605 SPRECHER

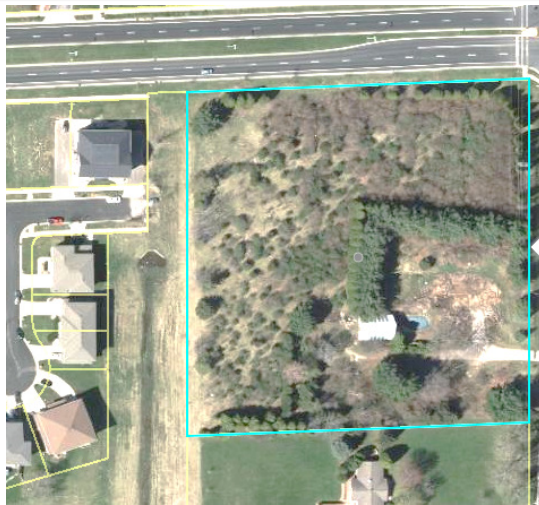
Municipality:
Blooming Grove Town of

Owner Name:

Zoning:
1-Residential

Land Use:
Residential

**Date of
Inspection:**
08-11-2003



Legal Description:

SEC 2-7-10 PRT NE1/4SE1/4 BEG SEC E1/4 COR TH S0DEG16MIN30SE
CW 466.8 FT TH S88DEG19MINW 466.8 FT TH N0DEG16MIN30SECE
466.8 FT TO CL CTH T TH N88DEG19MINE 466.8 FT TO POB

Building Description

Year Built:

Building Type/Style:

Story:

Grade:

CDU/Overall Condition:

Interior Condition:

Kitchen Condition:

Bath Condition:

Exterior Wall:

Bedrooms:

Full Baths:

Half Baths:

Room Count:

Basement Description:

Heating:

Type of Fuel:

Type of System:

Square Footage / Attachments

Total Square Footage:
0

Attachment Description(s):

Area:

Feature Description(s):

Units:

Other Building Improvements

Structure Type:

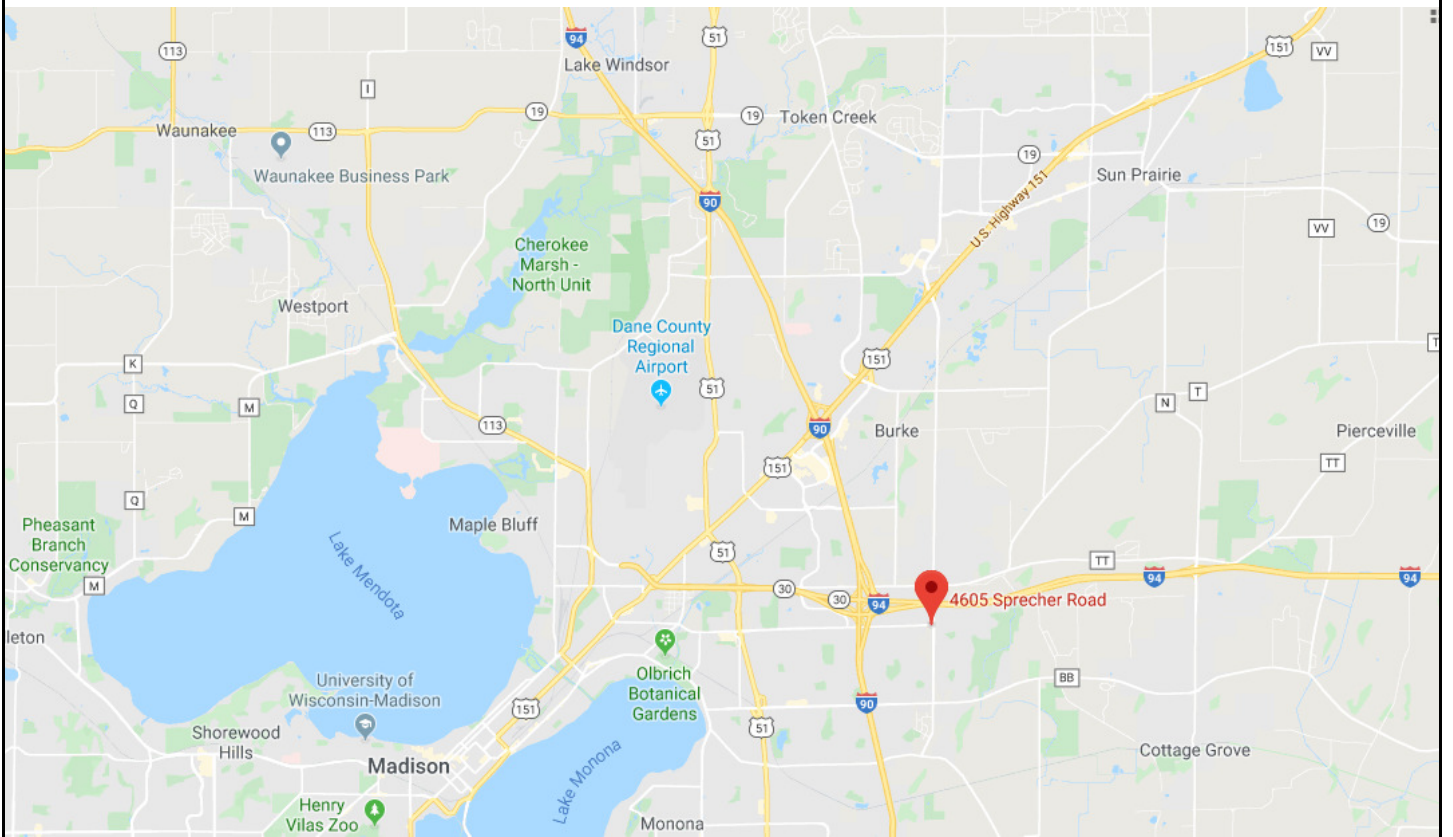
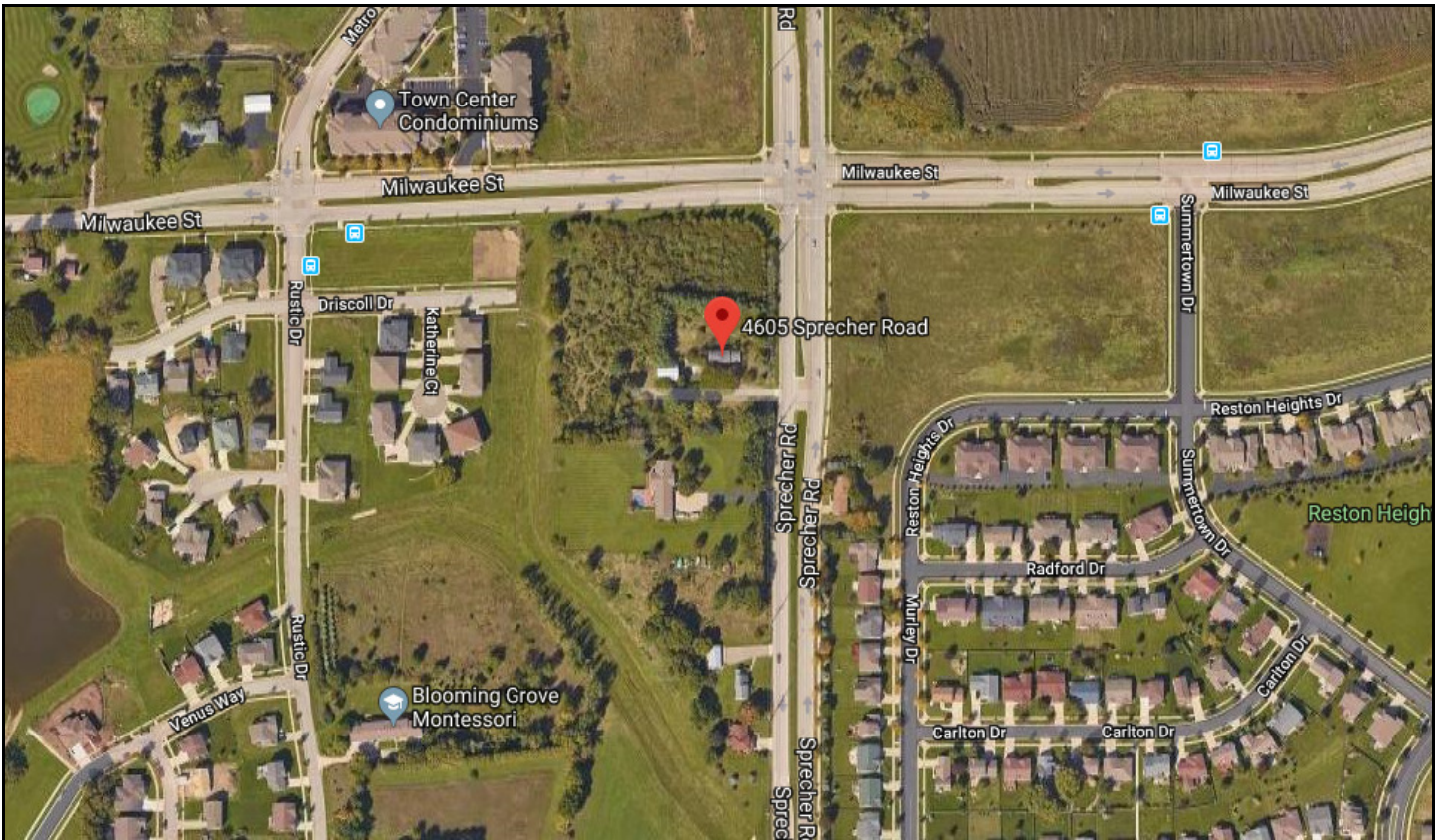
Year Built:

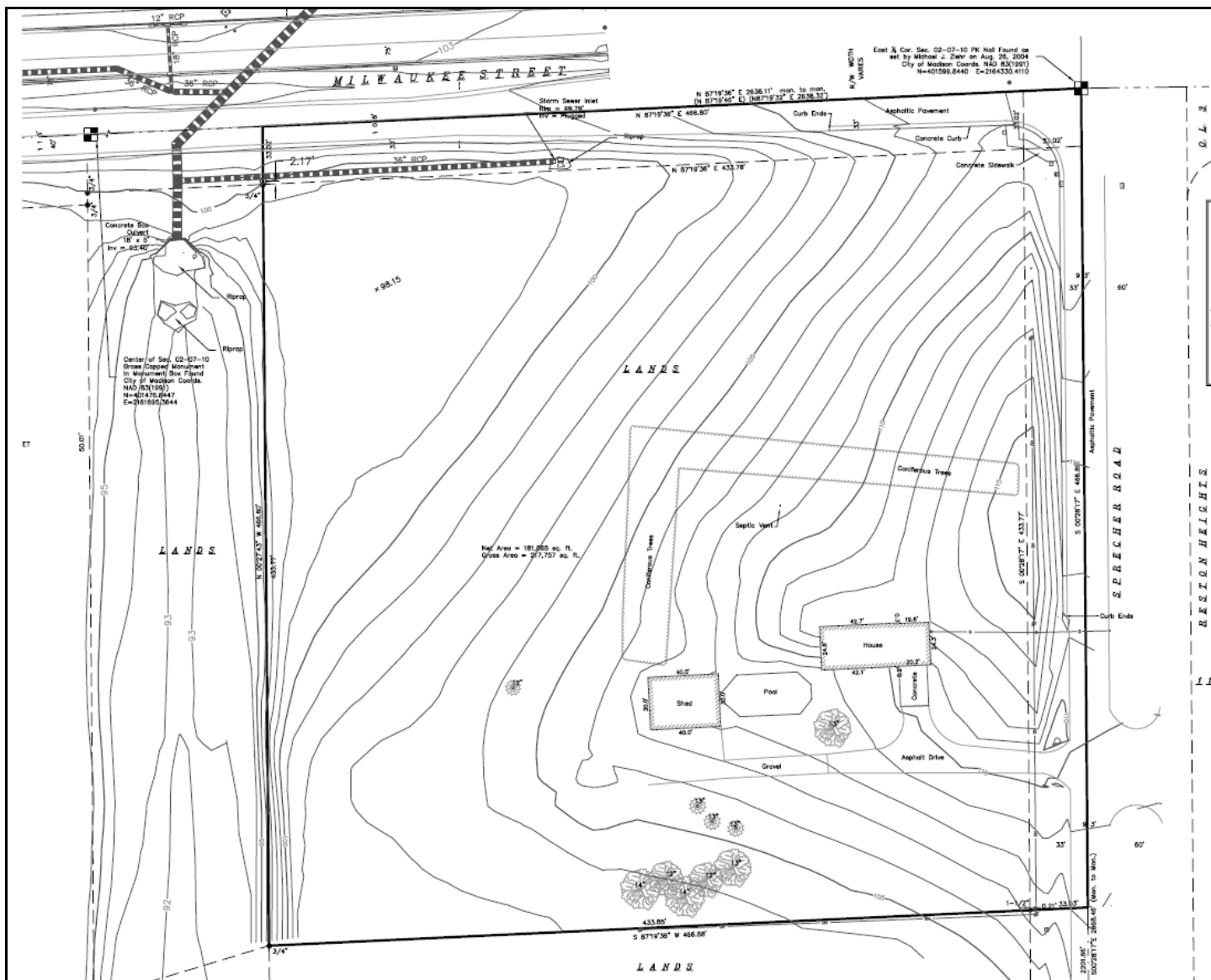
Area:

Condition:
NA

Land Data & Computations

| <u>Land Class</u> | <u>Total Square Footage:</u> | <u>Total Acreage:</u> | <u>Depth:</u> | <u>Actual Frontage:</u> | <u>Assessed Land Value:</u> | <u>Assessed Improvement:</u> |
|--------------------------------|----------------------------------|---------------------------|---------------|-----------------------------|---------------------------------|----------------------------------|
| Residential | 217887.12 | 5.002 | 0 | 0 | \$93500 | \$0 |
| Total Improvement Value | | | | | \$0 | |
| Total Land Value | | | | | \$93500 | |
| Total Assessed Value | | | | | \$93500 | |





LEGEND

- SOLID IRON ROD FOUND (SIZE DENOTED)
- ⊙ IRON PIPE FOUND, (SIZE DENOTED)
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- () RECORDED AS
- x 20.4 SPOT ELEVATION
- OH— OVERHEAD POWER LINE
- G— BURIED GAS LINE
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- WATER VALVE
- GAS VALVE
- TV TV BOX
- E ELECTRIC BOX
- U UTILITY POLE
- L LIGHT POLE BASE
- T TELEPHONE BOX
- F FIRE HYDRANT
- S SIGN
- STORM SEWER INLET

Medium Residential (MR)



Medium Residential (MR) areas may include a variety of relatively intense housing types, including rowhouses, small multifamily buildings, and large multifamily buildings. The more intense end of the Missing Middle type of housing discussed in the LMR section falls within the MR designation. MR areas are generally located close to major streets, mixed-use areas, or commercial/employment areas to provide convenient, walkable access to transit, shopping, restaurants, and other amenities. MR areas should be interconnected with surrounding development as part of a complete neighborhood, and should be transit-oriented, even if transit has not yet been extended to a developing MR area. MR can provide both rental and owner-occupied housing, and ideally provides options for people of all ages who wish to live within a neighborhood. Special attention must be paid to design within MR areas where the use adjoins less intense residential development – architectural features such as a stepback may be needed to transition MR development to less intense surrounding development.

Residential Categories

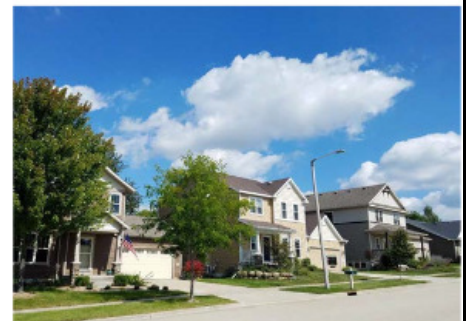
The accompanying Residential Future Land Use Map Categories chart summarizes which building forms are associated with residential land use categories. Note that the categories overlap when it comes to building form, building height, and general density range. These overlapping specifications are meant to provide flexibility within each individual category. Categories do not address owner-occupied vs. renter-occupied housing or housing affordability. Neighborhoods should be developed with a mixture of ownership and rental options, along with a variety of price points, including housing affordable for people or families who make less than the county median income. Multifamily residential development should contain a mixture of unit sizes, including three bedroom (or larger) units.

A limited amount of nonresidential uses may also be located within residential categories. Such uses, which

often serve as focal points for neighborhood activity, are often relatively small, and therefore not always identified at the scale of the GFLU Map. Nonresidential uses within residential areas may include: parks and recreational facilities, community gardens, urban agriculture, elementary and middle schools, day care centers, places of assembly and worship (if at a scale compatible with other existing or planned uses), small civic facilities (such as libraries and community centers), and small-scale commercial uses. Small-scale commercial uses within residential categories should be limited to small establishments providing convenience goods or services primarily to neighborhood residents, either as a freestanding business or within a larger, predominantly residential building.

Low Residential (LR)

Low Residential (LR) areas are predominantly made up of single-family and two-unit structures. Some LR areas, particularly in older neighborhoods, may include “house-like” structures that were built as or have been converted



to multi-unit dwellings. Smaller two-, three-, and four-unit apartment buildings and rowhouses may be compatible with the LR designation, especially when specified within an adopted neighborhood or special area plan and when constructed to fit within the general “house-like” context LR areas. While more intense forms of multifamily or mixed-use development may occur as mapped along major corridors adjacent to, or running through, LR areas, any infill or redevelopment that occurs within an LR area should be compatible with established neighborhood scale, and consistent with any relevant sub-area plan.

LR areas should be conducive to walking, and all housing and other uses should share an interconnected sidewalk and street system.

LR areas should provide a range of housing choices for households with varying incomes, sizes, ages, and lifestyles. Newly developing LR areas should include at least two different residential building forms and include both owner- and renter-occupied housing. Though not a replacement for a diversity of other residential building forms, accessory dwelling units (ADUs) are an additional method of creating housing diversity within LR areas. ADUs are allowed on single-family lots in both existing and newly developing LR areas, subject to zoning regulations and

Residential Future Land Use Categories

| Residential Building Form | Low Residential (LR) | Low-Medium Residential (LMR) | Medium Residential (MR) | High Residential (HR) |
|---------------------------------|----------------------|------------------------------|-------------------------|-----------------------|
| Single-Family Detached Building | | | | |
| Civic/Institutional Building | | | | |
| Two-Family, Two-Unit | | | | |
| Two-Family – Twin | | | | |
| Three-Unit Building | * | | | |
| Single-Family Attached | * | | | |
| Small Multifamily Building | * | ** | | |
| Large Multifamily Building | | ** | | |
| Courtyard Multifamily Building | | ** | | |
| Podium Building | | | | |
| Number of Stories | 1-2' | 1-3 | 2-5 | 4-12~ |
| General Density Range (DU/acre) | ≤15 | 7-30 | 20-90 | 70+ |

* Permitted in select conditions at up to 30 DU/ac and three stories, generally along arterial streets or where these types of buildings are already present or planned within an adopted sub-area plan as part of a pattern of mixed

DISCLOSURE TO 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 57-66).

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 24-40).

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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).

31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____

37 _____

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

39 _____

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

41 By signing and dating below I/we acknowledge receipt of a copy of this disclosure and that

42 Jim Stoppie and Madison Property Management, Inc. are

43 Agent's Name Firm's Name

44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

45 **THIS IS A DISCLOSURE AND NOT A CONTRACT.** Wisconsin law required the Firm to request the customer's
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm
47 will provide brokerage services related to real estate primarily intended for use as a residential property
48 containing one to four dwelling units. **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE**
49 **ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.**

50 See the reverse side for definitions and sex offender registry information.

51 _____

52 Customer Signature ▲ _____ Date ▲ _____ Customer Signature ▲ _____ Date ▲ _____

53 Customer's Name: _____ Customer's Name: _____