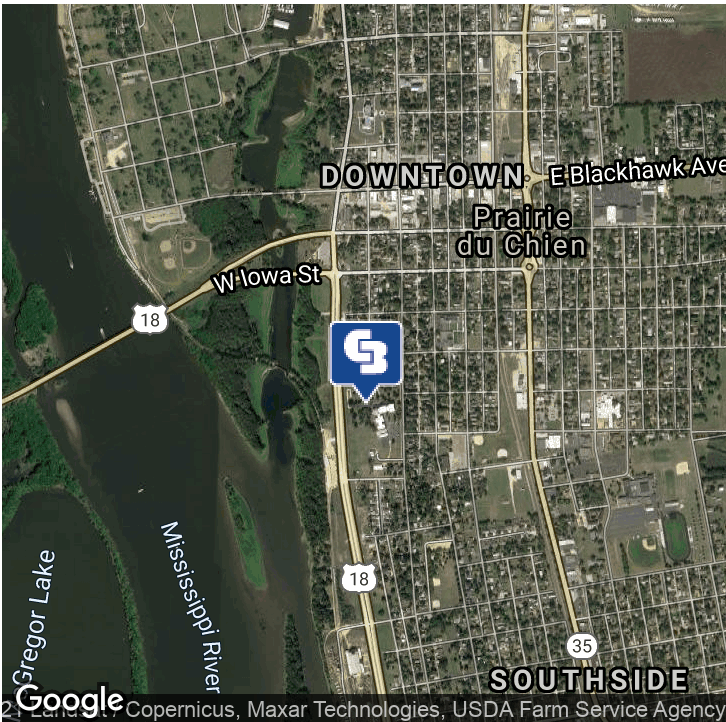




WYALUSING COMMONS

601 S. Beaumont St, Prairie Du Chien, WI 53821

SALE



OFFERING SUMMARY

Sale Price: \$1,600,000

Available SF:

Lot Size: 8 Acres

Zoning: multi family /PUD/
Mixed use

Price / SF: \$4.59

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PROPERTY OVERVIEW

DEVELOPMENT CONSIDERATIONS

The site is currently zoned multi-family, but the city is on board in doing a PUD which is the direction we believe is the highest and best use for the site.

- a. Multi-family affordable housing
- b. Housing to accommodate "country escape" and "working casual" lifestyles. This could appeal to retirees, tech pros, families with lifestyles in the larger cities and travel in
- c. Rental/VRBO/Cottages for recreational access to the area
- d. Shared work-space facilities, easy access to fresh food, fuel (charging stations and small gas station) and comprehensive digital and tech infrastructure to accommodate
- e. The site is close to a new hospital facility. Further satellite development and innovative approaches for the support of those experiencing the need for recovery and mental health-related challenges would be attractive to veterans and the general population.
- f. All the above

PROPERTY HIGHLIGHTS

- Mixed-use development to accommodate all needs of the immediately created neighborhood as well as outreach nationally and regionally for:
- Business



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SALE



LOCATION OVERVIEW

The Former Fort Crawford site, historical importance locally and state-wide. Is located in Southwest Wisconsin where Iowa and Wisconsin meet at the Mississippi River. It is also, considering increasing awareness of challenges in larger city living, and with the ability to work or play remotely and connect via tech, could result in a cutting-edge prototype of what could come for smaller cities within the region.

SITE DESCRIPTION

1. There are 10 specific multi use opportunities within the 8+ acre site. Listed on the drawing indicates a fully empty site. The areas labeled "Lawler Lofts" and "Crawford Historical Society" are neighbors only. The site in play is that of primarily undeveloped land, however there is a former "boiler building" on the South end of the property located approximately where the mid point of the land is/ mid slope. It could be incorporated or eliminated.
2. The land slopes from East to downward, West. The sites listed as B may need in fill to raise grade. C & F could utilize underground parking to eliminate the need for infill and large amounts of surface parking.
3. D is a historic site, a former grotto. This could work for historic preservation dollars or satisfy community park and greenspace needs. "E" is to provide more outdoor amenities, ideally private for the use of the site.
4. The site would likely require a frontage road connection from the north to the south, providing access and flow throughout the site. Preliminary costs for this are noted in the prospectus. The drawn access points and curb cuts exist already.
5. The site is currently zoned as multi family, but early discussions with City of PdC leadership and planning indicate a desire for PUD zoning/ mixed use.
6. Architecturally, suggest along Beaumont transitional building type facing historic areas. Balance could be modern/rustic/industrial, incorporating warm woods, metal siding, rooftop gardens, under structure parking to maximize land/gardens/trails and minimize infill on lower portions.

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