

Real Estate For Sale

Asking Price \$3,850,000

2 Parcel Lot – 5.85 Acre Redevelopment Opportunity
Pleasant View Rd. Middleton, WI



Stunning 5.85 acre residential development site on Middleton's Westside. This site is the highest point in the city of Middleton. It is West of the Wisconsin Trade Center and northeast of the Middleton Pleasant View Golf Course. Enjoy beautiful views of the Wisconsin State Capital, Lake Mendota and the hillsides north and west of Middleton. This prestigious parcel will create the most sought after apartments in all of Dane County after completion. Surrounded on the east and south side by the Middleton walking/bike path, you can walk or bicycle to Greenway Boulevard, Greenway Station and throughout Middleton.

The City of Middleton will be expanding Pleasant View Road to 4 lanes in fall 2022 and early 2023 taking approximately 0.43 total acres of land from this parcel. The parcel has about 10 feet to 15 feet of topsoil with rock below. The goal would be to have this parcel approved for your personally designed development so construction could start at the same time they start construction for the expanded Pleasant View Road. The city will be bringing sewer and water up Pleasant View Road to serve this parcel. Rezoning required with expected unit count of about 250 units to 270 units.



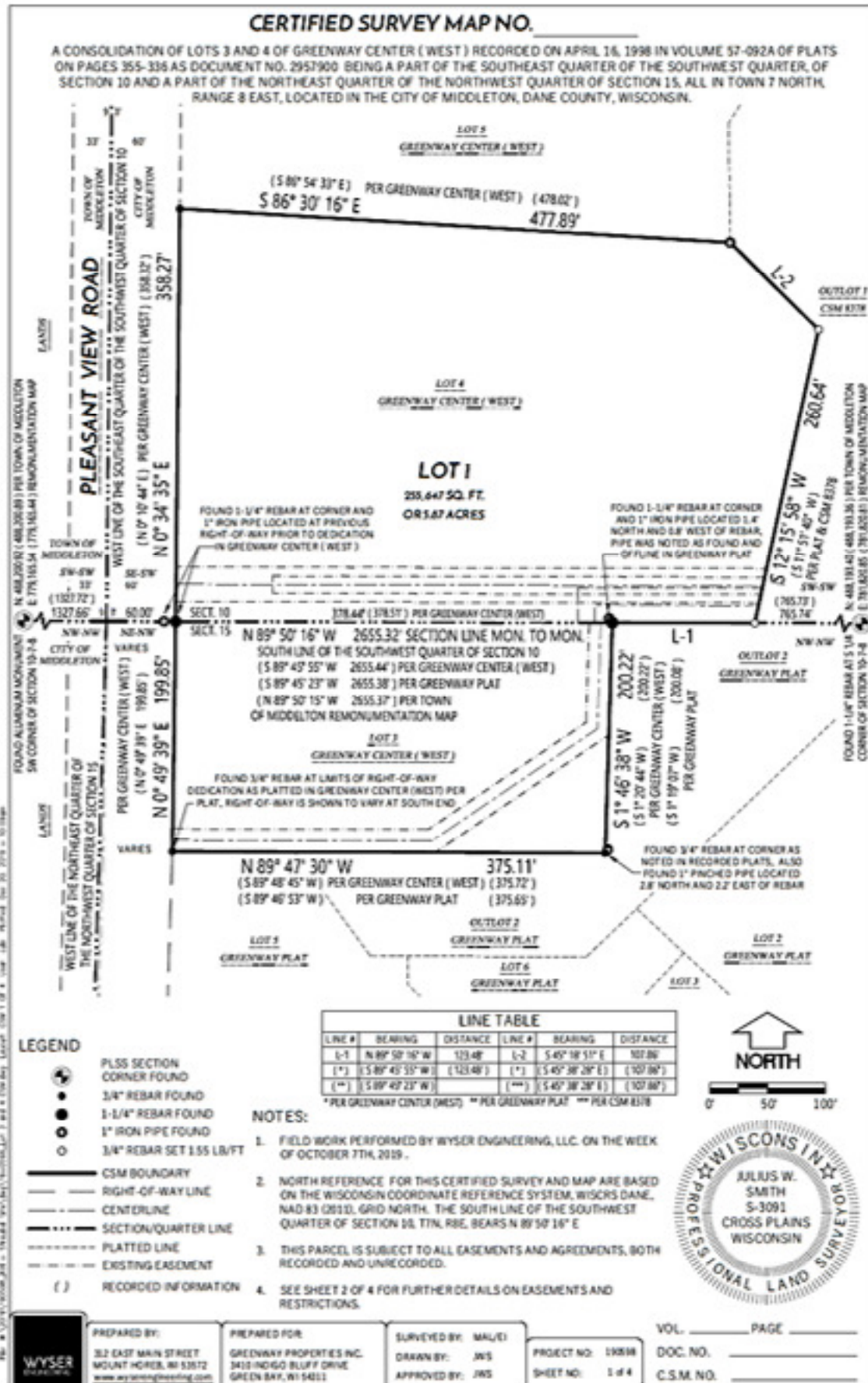
James Stoppie - jim@madisonproperty.com

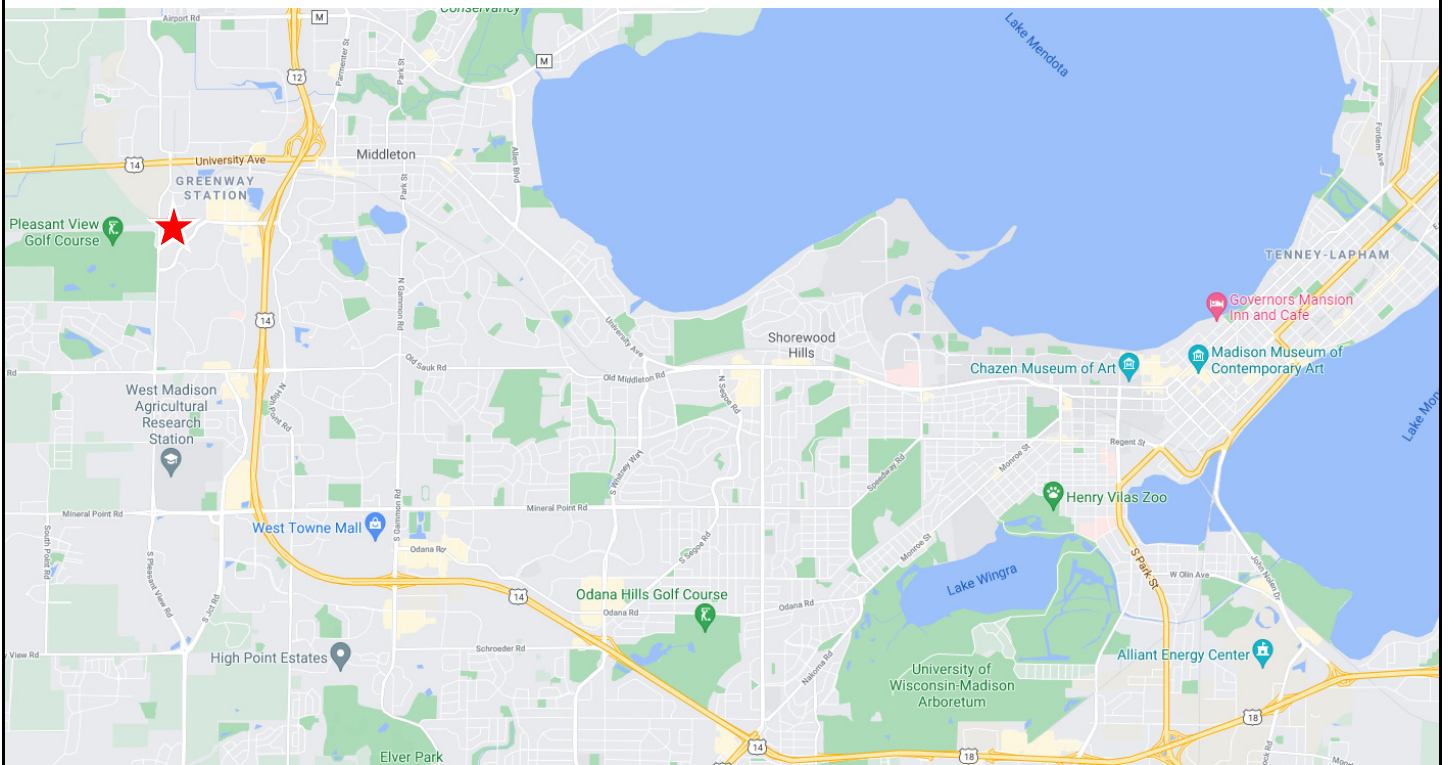
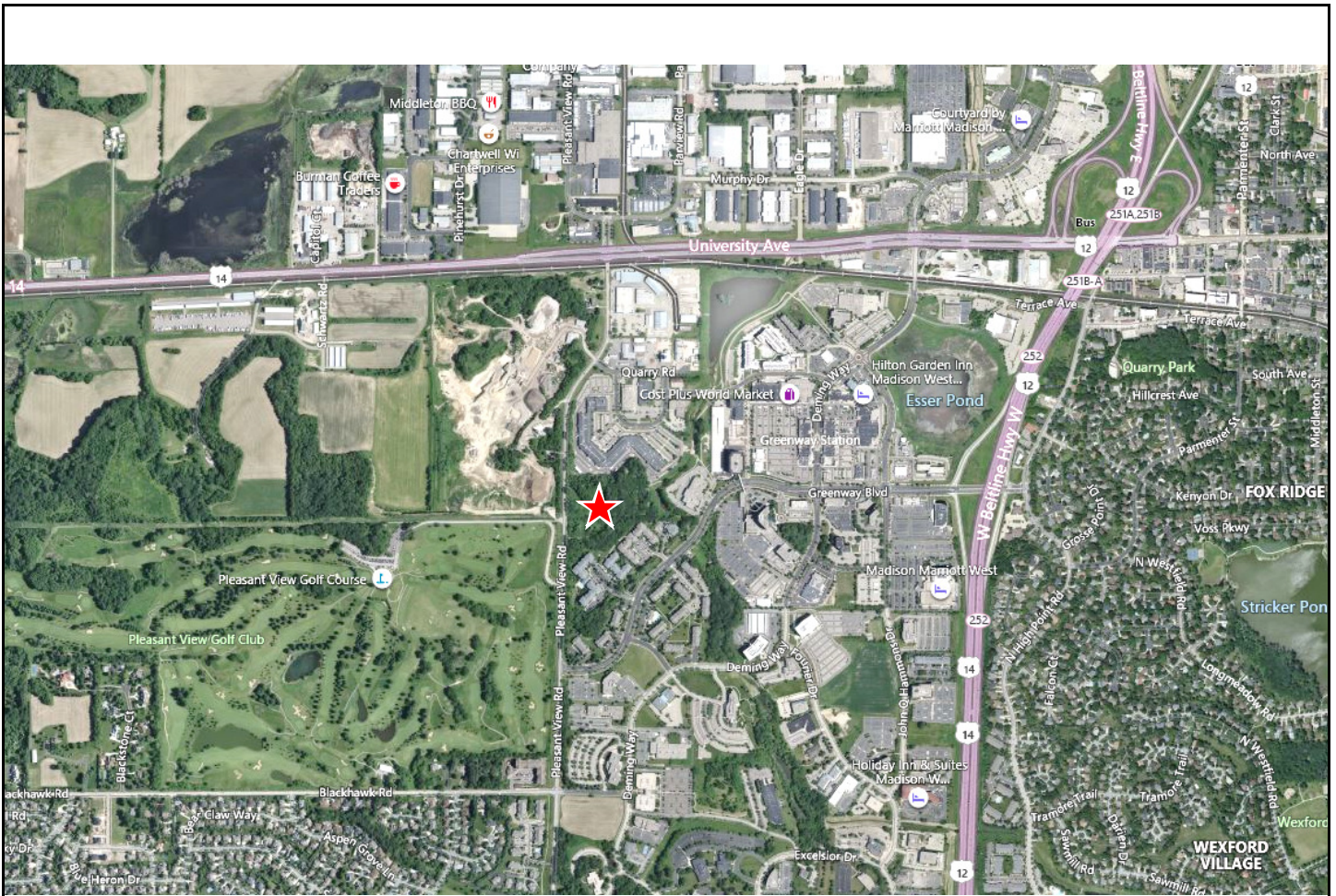
Direct Line (608) 268-4912 - Office (608) 251-8777 - Fax (608) 255-9656

Tony Xiong - tony@madisonproperty.com - Direct Line (608) 268-4987

www.madisonproperty.com/realestate

These plans were not formally approved by the City and never recorded.





2019 Property Records for City of Middleton, Dane County

April 20, 2021

Tax key number: 0708-103-6203-9

Property address: Pleasant View Rd

Traffic / water / sanitary: Light / City water / Sewer

Legal description: GREENWAY CENTER WEST LOT 3 SUBJ TO PEDESTRIAN ESMT

Summary of Assessment	
Land	\$268,300
Improvements	\$0
Total value	\$268,300

Qty	Land Use	Width	Depth	Square Feet	Acres	Land Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			74,419	1.708	None	Commercial		\$268,300

Parcel Number - 255/0708-103-6203-9

Current

Summary Report

< Parcel Parents

Parcel Summary

More +

Municipality Name	CITY OF MIDDLETON
Parcel Description	GREENWAY CENTER WEST LOT 3 SUBJ TO PEDES...
Owner Name	GREENWAY PROPERTIES INC
Primary Address	No parcel address available.

Assessment Summary

More +

Assessment Year	2020
Valuation Classification	G2
Assessment Acres	1.708
Land Value	\$268,300.00
Improved Value	\$0.00
Total Value	\$268,300.00

Show Valuation Breakout

Show Assessment Contact Information ▼

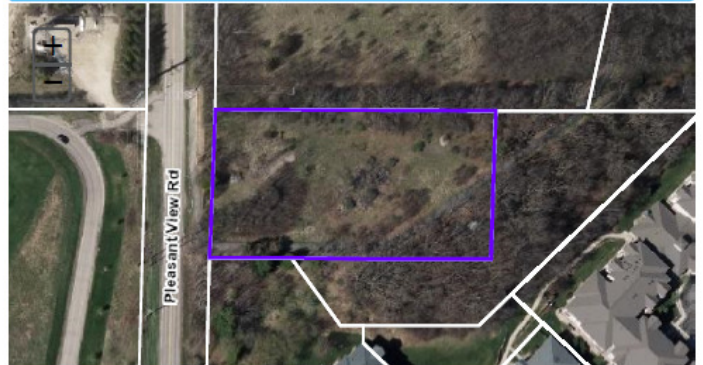
Zoning Information

Contact your local city, village or town office for municipal zoning information.

District Information

Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
TIF/TID	5003	TIF 03
METRO SEWERAGE	5150	MADISON METRO SEWER DIST

Parcel Maps



DCiMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

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Older >

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Tax Year 2020

Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$268,300.00	\$0.00	\$268,300.00
Taxes:		\$5,529.82
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$5,529.82
2020 Tax Info Details		Tax Payment History

2019 Property Records for City of Middleton, Dane County

April 20, 2021

Tax key number: 0708-103-6304-7

Property address: Pleasant View Rd

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: GREENWAY CENTER WEST LOT 4 SUBJ TO PEDESTRIAN ESMT

Summary of Assessment	
Land	\$586,100
Improvements	\$0
Total value	\$586,100

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial			180,360	4.140	None	Commercial		\$586,100

Parcel Number - 255/0708-103-6304-7

Current

Summary Report

< Parcel Parents

Parcel Summary		More +
Municipality Name	CITY OF MIDDLETON	
Parcel Description	GREENWAY CENTER WEST LOT 4 SUBJ TO PEDES...	
Owner Name	GREENWAY PROPERTIES INC	
Primary Address	No parcel address available.	

Assessment Summary		More +
Assessment Year	2020	
Valuation Classification	G2	
Assessment Acres	4.140	
Land Value	\$586,100.00	
Improved Value	\$0.00	
Total Value	\$586,100.00	

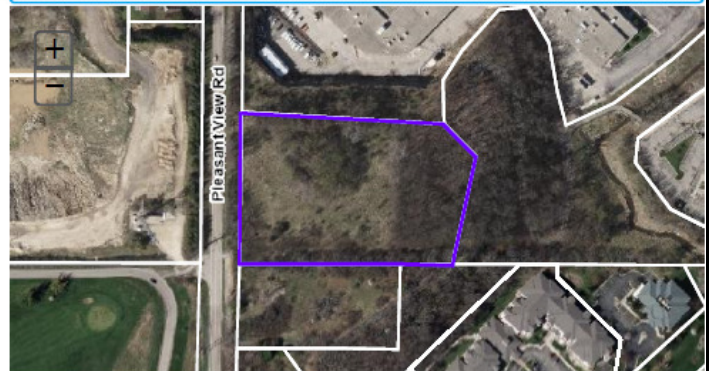
Show Valuation Breakout

Show Assessment Contact Information ▼

Zoning Information
Contact your local city, village or town office for municipal zoning information.

District Information		
Type	State Code	Description
REGULAR SCHOOL	3549	MID-CR PLAINS SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
TIF/TID	5003	TIF 03

Parcel Maps



DCiMap

Tax Information

E-Statement

E-Bill

E-Receipt

Pay Taxes Online

<< < Newer Older > >>

Tax Year 2020		
Assessed Land Value	Assessed Improvement Value	Total Assessed Value
\$586,100.00	\$0.00	\$586,100.00
Taxes:		\$12,079.84
Lottery Credit(-):		\$0.00
First Dollar Credit(-):		\$0.00
Specials(+):		\$0.00
Amount:		\$12,079.84
2020 Tax Info Details		Tax Payment History

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: _____