

Real Estate For Sale

Asking \$795,000
103 Pleasant St. Lodi, WI 53555



3.922 acre lot zoned R1 for sale located at the intersection of Corner St. & Pleasant St. There is a 56,587 sq.ft. building that was being used as a local school and is now vacant. The building has smaller offices, large classrooms, a large open auditorium room, a large gym with high ceilings, a kitchen area, restrooms throughout, a play area, a detached 2 car garage, ample outdoor parking and plenty of green space for recreational activities. Any commercial uses would be subject to a conditional use permit or city approval.



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ZONING USES

§ 340-27. R-1 Single-Family District.

Intent. The R-1 Single-Family District is intended to provide for the single-family home. [Amended 10-10-2006 by Ord. No. A-361]

Permitted uses:

- [\(1\)](#) Single-family residences.
- [\(2\)](#) Civic uses.
- [\(3\)](#) Essential services.
- [\(4\)](#) Public parks.
- [\(5\)](#) Keeping of chickens and rabbits in accordance with § [114-11D\(1\)](#). [Added 3-15-2016 by Ord. No. A-498]
- [\(6\)](#) Keeping of honeybees in accordance with § [114-11D\(2\)](#). [Added 3-15-2016 by Ord. No. A-498]

Minimum lot size:

- [\(1\)](#) Single-family residences: 10,800 square feet.
- [\(2\)](#) Other uses: 12,000 square feet.

Minimum lot width:

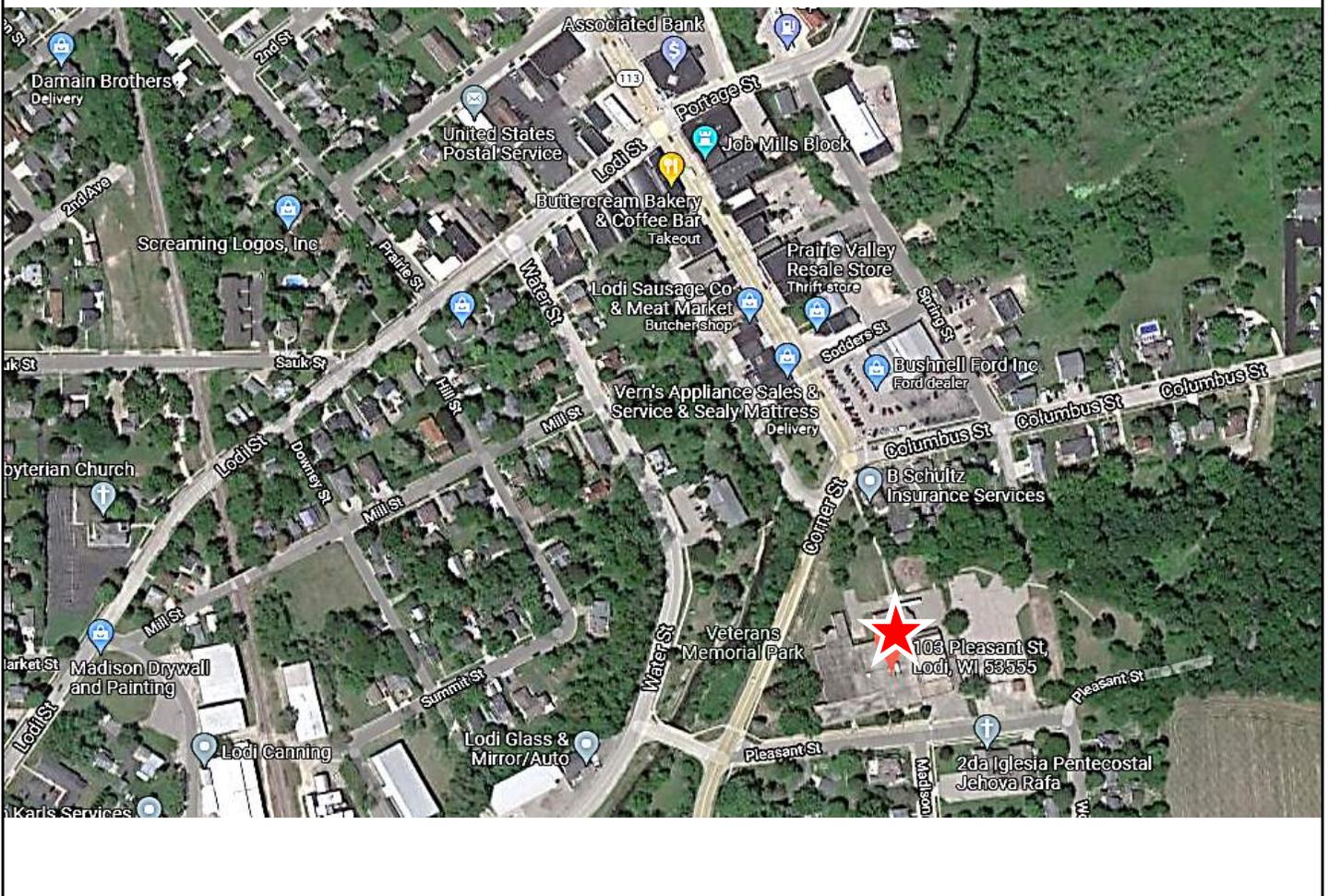
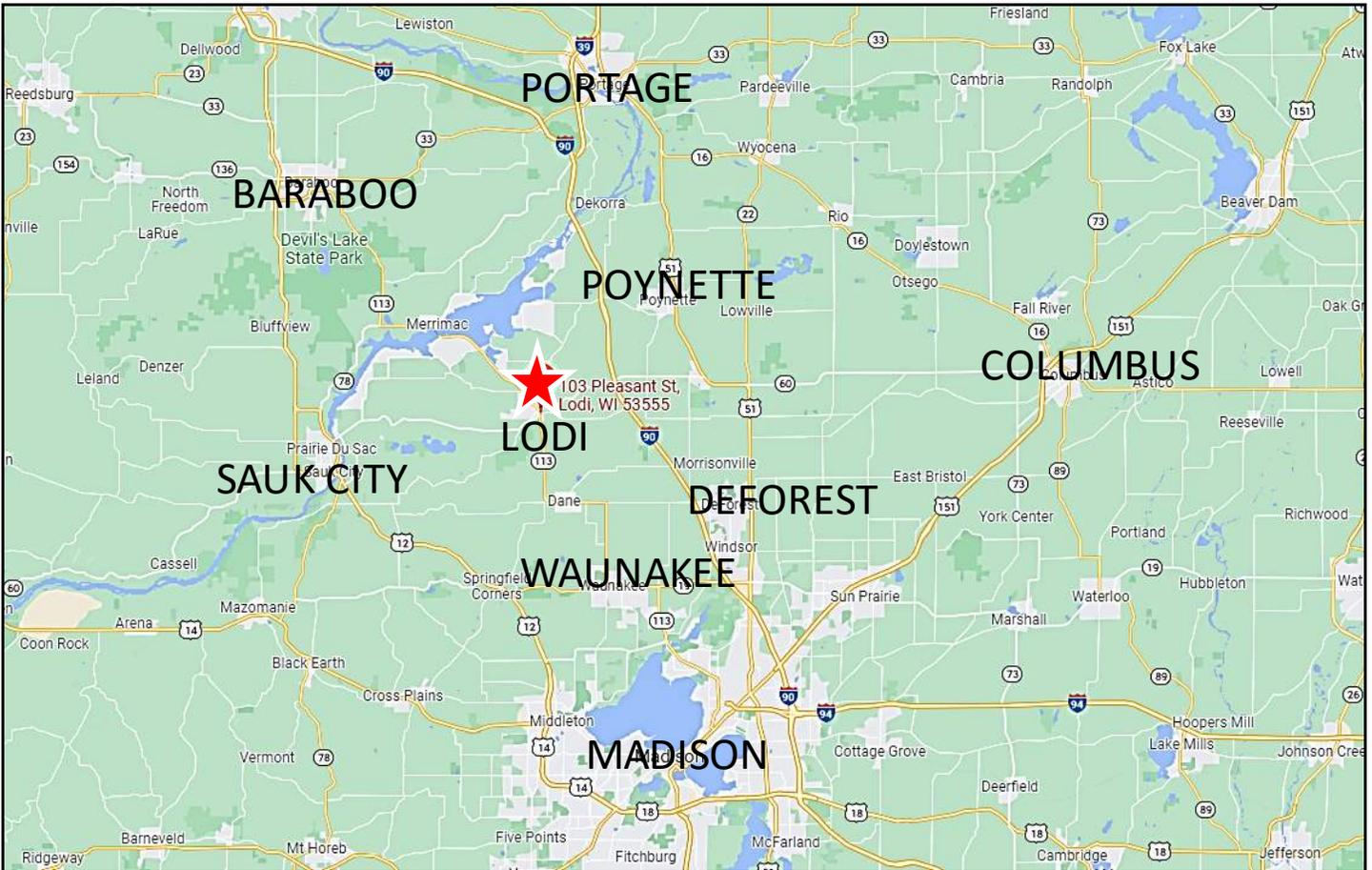
- [\(1\)](#) Dwellings: 90 feet.
- [\(2\)](#) Other uses: 100 feet.

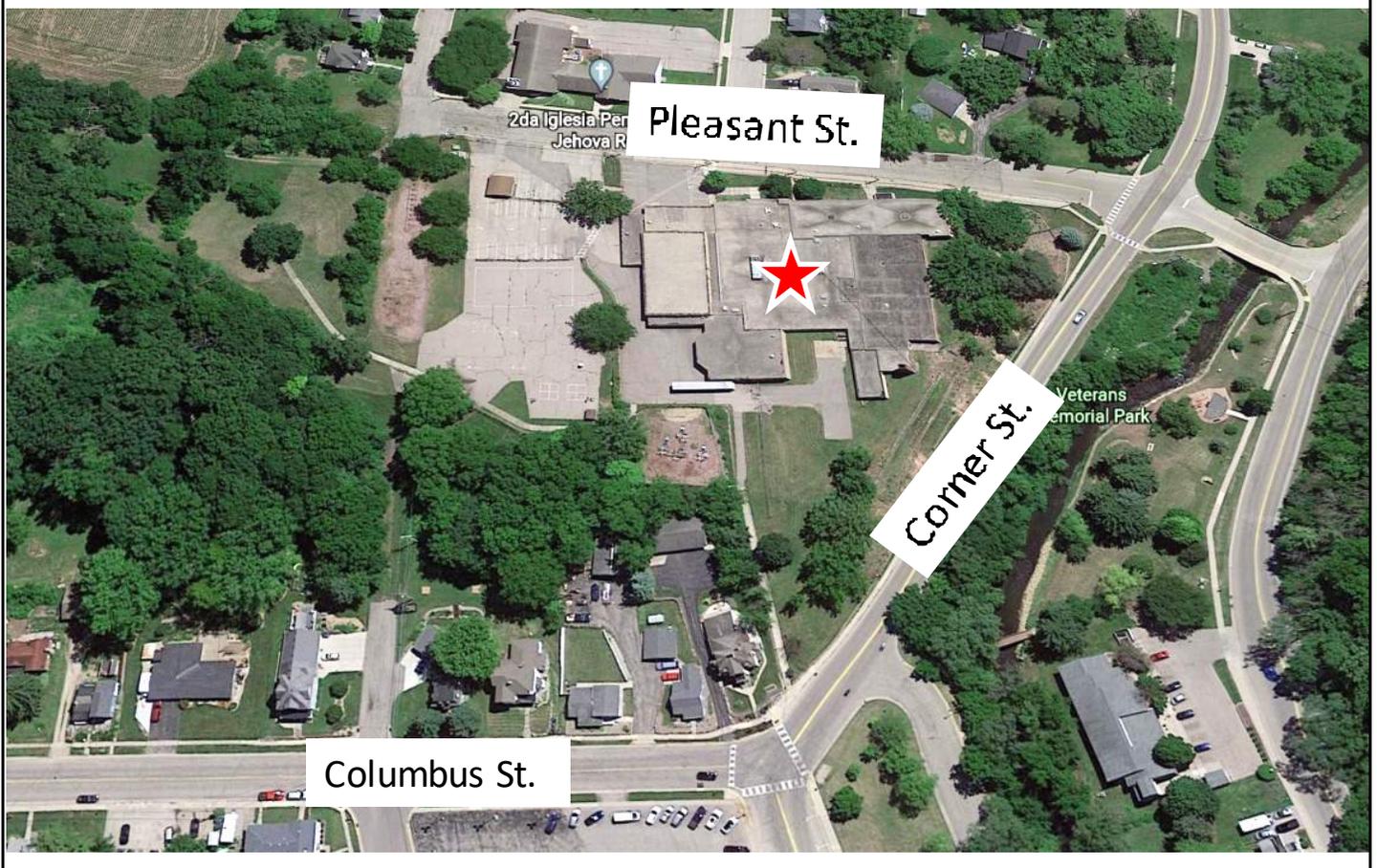
Conditional uses:

- [\(1\)](#) Accessory structures over 1,000 square feet.
- [\(2\)](#) Bed-and-breakfasts and tourist homes.
- [\(3\)](#) Cemeteries.
- [\(4\)](#) Churches.
- [\(5\)](#) Community-based residential facilities (CBRF).
- [\(6\)](#) Family day-care centers.
- [\(7\)](#) Group day-care centers.
- [\(8\)](#) Group homes.
- [\(9\)](#) Home occupations, as defined by § [340-61C](#).
- [\(10\)](#) Medical centers.
- [\(11\)](#) Model homes.
- [\(12\)](#) Nursing homes.
- [\(13\)](#) Rehabilitation centers.
- [\(14\)](#) Schools: public SIC 8211, elementary and secondary schools. [Amended 9-17-2013 by Ord. No. A-461]
- [\(15\)](#) Utility facilities.
- [\(16\)](#) On-premises advertising as permitted by § [278-13A](#). [Added 10-16-2007 by Ord. No. A-380]
- [\(17\)](#) Artisan retreat facility. [Added 9-17-2013 by Ord. No. A-460]

Minimum yard setbacks:

- [\(1\)](#) Front yard:
 - [\(a\)](#) Single-family residences: 20 feet.
 - [\(b\)](#) Other uses: 35 feet.
- [\(2\)](#) Flanking street side yard:
 - [\(a\)](#) Single-family residences: 20 feet.
 - [\(b\)](#) Other uses: 35 feet.
- [\(3\)](#) Interior side yard:
 - [\(a\)](#) Single-family residences: 12.5 feet on each side.
 - [\(b\)](#) Other uses: 15 feet on each side.
- [\(4\)](#) Rear yard: 35 feet.
- [G.](#) Maximum height: 35 feet.
- [H.](#) Maximum percent of building lot coverage: 30%.





2020 Property Records for City of Lodi, Columbia County

July 23, 2020

Tax key number: 11246 0321

Property address: 103 Pleasant St

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

Legal description: Outlots 18, 19 & 36, Revised & Consolidated Plat of Lodi

Summary of Assessment	
Land	\$41,000
Improvements	\$11,300
Total value	\$52,300

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Residential			149,146	3.424	None	Residential		\$41,000

Commercial Building (Top of Lodi)

Section name: Section 1
 Year built: 1950
 % complete: 100%
 Stories: 1.00
 Perimeter: 1,628 LF
 Total area: 56,587 SF (all stories)

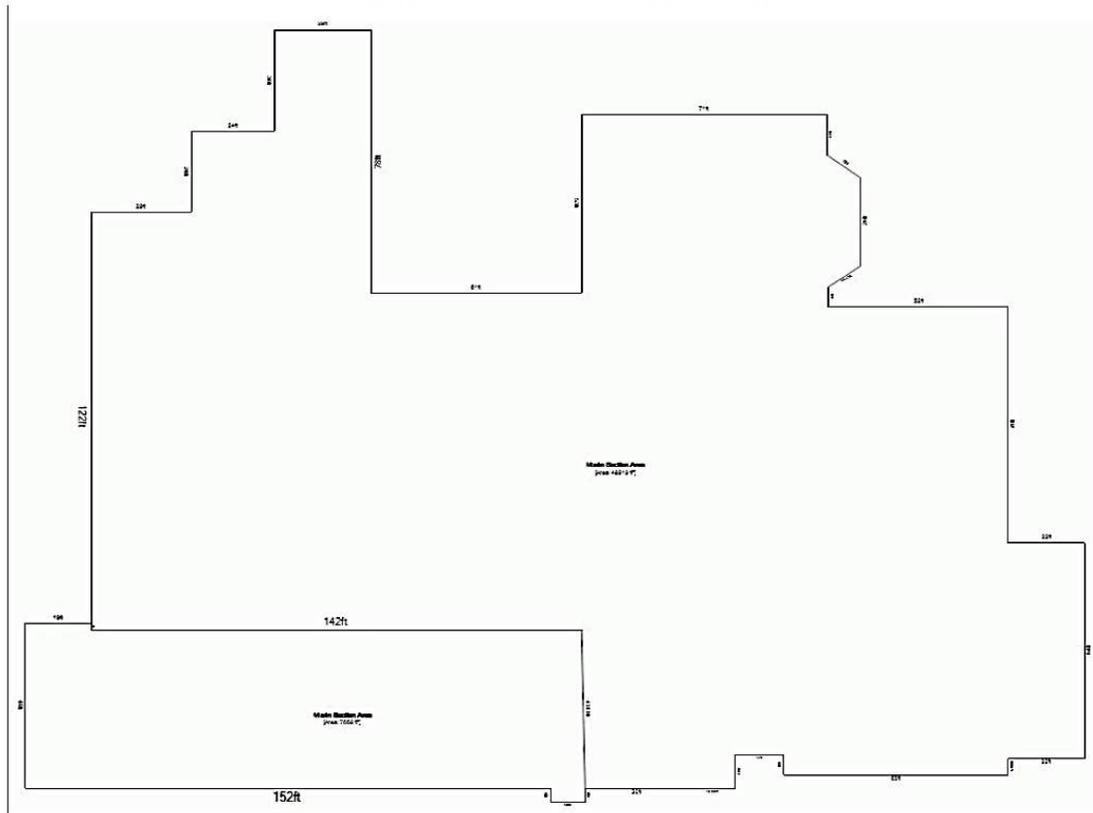


	Designed Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
Occupancies	Elementary school (entire)		1	56,587	Masonry bearing walls	12.00	C (AV)	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Brick with Block Back-up			56,587	100.0%	C (AV)
HVAC	Steam			56,587	100.0%	C (AV)
Fire alarms	Fire alarm system			56,587	100.0%	C (AV)

2020 Property Records for City of Lodi, Columbia County

July 23, 2020



Owner (s): Top of Lodi LLC		Location: SE-SE, Sect. 27, T10N, R8E
Tax Parcel ID Number: 321	Tax District: 11246-City of Lodi	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
Outlots 18, 19 & 36, Revised & Consolidated Plat of Lodi

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)
103 Pleasant St Lodi, WI 53555

Select Detail -->

Tax Year: [Click here for detailed assessment data. \(square footage, year built, building type, etc\)](#)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
1	Residential	3.424	\$41,000	\$11,300	\$52,300	
Total:		3.424	\$41,000	\$11,300	\$52,300	

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2020	\$1,189.77	\$1,189.77	\$0.00	\$0.00	\$0.00	\$0.00





Owner (s): Top of Lodi LLC		Location: SE-SE, Sect. 27, T10N, R8E
Tax Parcel ID Number: 322	Tax District: 11246-City of Lodi	Status: Active
Alternate Tax Parcel Number:	Government Owned:	Acres: 0.0000

Description - Comments (Please see Documents tab below for related documents. For a complete legal description, see recorded document.):
Outlot 20, Revised & Consolidated Plat of Lodi; also 1/2 vac Woodlawn Ave between Bunker St and Pleasant St

Site Address (es): (Site address may not be verified and could be incorrect. DO NOT use the site address in lieu of legal description.)

Select Detail -->

Assessments

Make Default Detail

Printer Friendly Page

View Interactive Map

Tax Year: 2021

[Click here](#) for detailed assessment data. (square footage, year built, building type, etc)

Real Estate Assessments

Code	Description	Acres	Land Value	Improvement Value	Total Value	Action
1	Residential	0.498	\$10,800	\$2,500	\$13,300	
Total:		0.498	\$10,800	\$2,500	\$13,300	

Tax History

* Click on a Tax Year for detailed payment information.

Tax Year*	Tax Bill	Taxes Paid	Taxes Due	Interest	Penalty	Total Payoff
2020	\$262.02	\$262.02	\$0.00	\$0.00	\$0.00	\$0.00



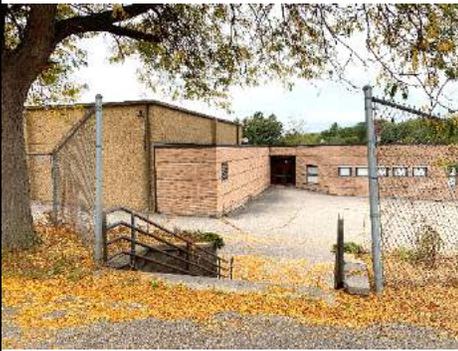
Front Property - Exterior Photos



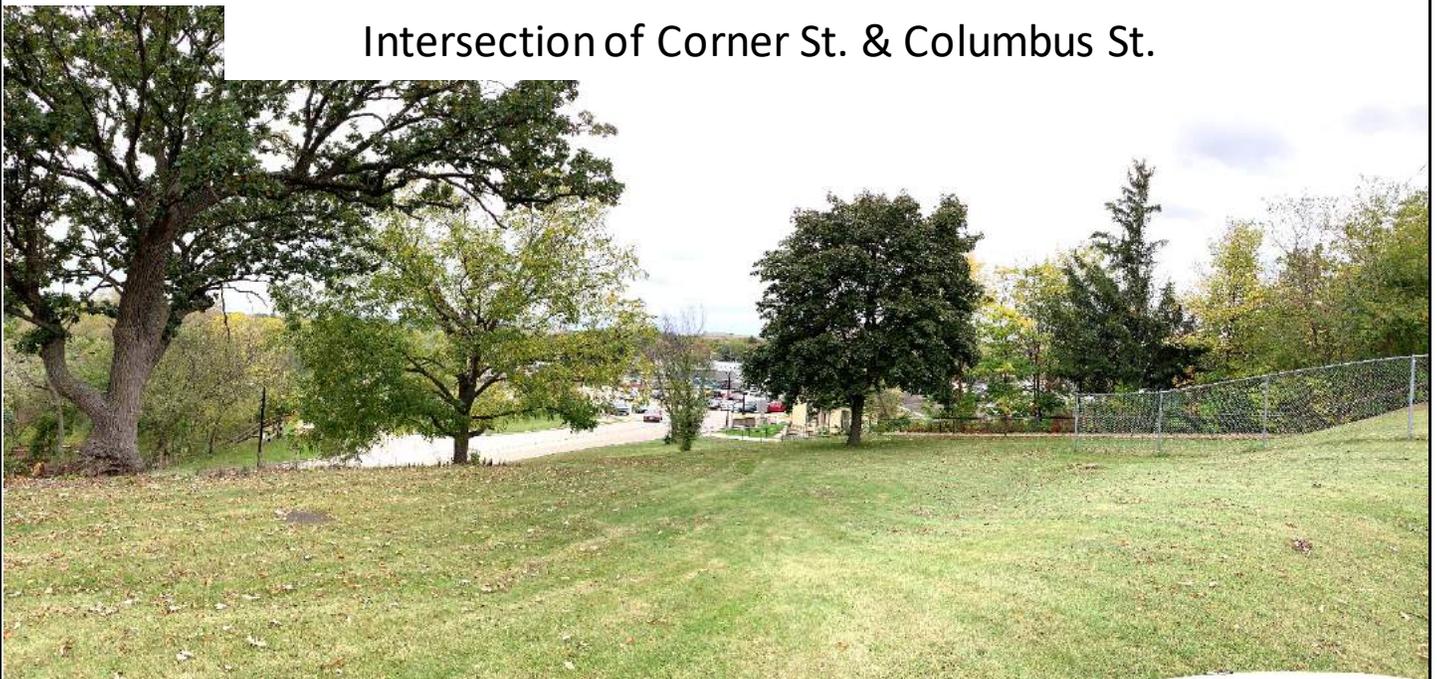
Front Property - Exterior Photos



Back Property - Exterior Photos



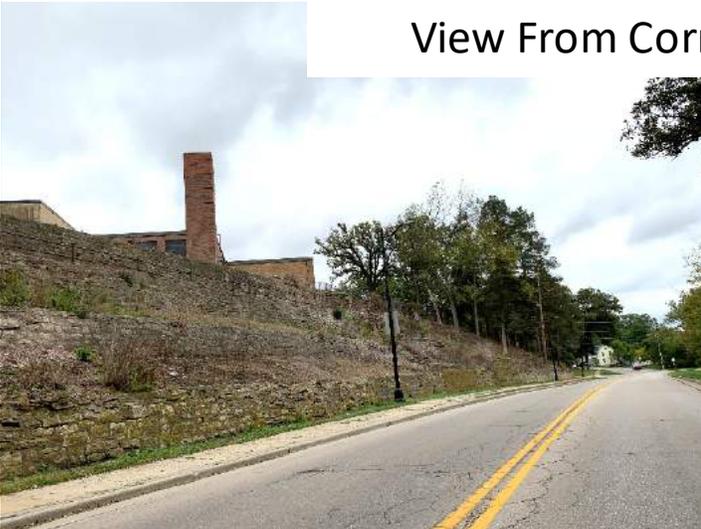
Intersection of Corner St. & Columbus St.



View From Columbus St & Corner St. Intersection - Exterior Photos



View From Corner St. - Exterior Photos



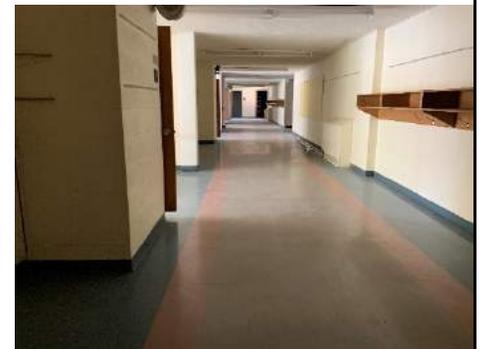
View From Corner St. - Exterior Photos



Interior Photos



Interior Photos



Interior Photos – Cafeteria & Gym



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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