

Land For Sale

Fitchburg, WI

Overview

Rare opportunity to own 3.68 acres in the established Oak Meadow neighborhood. Located in the southern part of Fitchburg, this site has easy access to Fish Hatchery Road which leads directly into downtown Madison or the Beltline Hwy taking one east and west. Originally intended to be an extension of the Nobel Ridge Condominium development, this is an opportunity for buyer to reimagine the site and bring their own plan. Perfect for stand-alone condos, single family, etc.

- Price: \$1,100,000 (\$6.86/sf)
- Parcel Size: 3.68 acres
- Zoning: PDD-SIP; future use to be Medium Density Res. (MDR)

Mallory Rekoske

O: 608.729.1803

C: 608.469.0384

mrekoske@keycomre.com

Aimee Bauman, CCIM

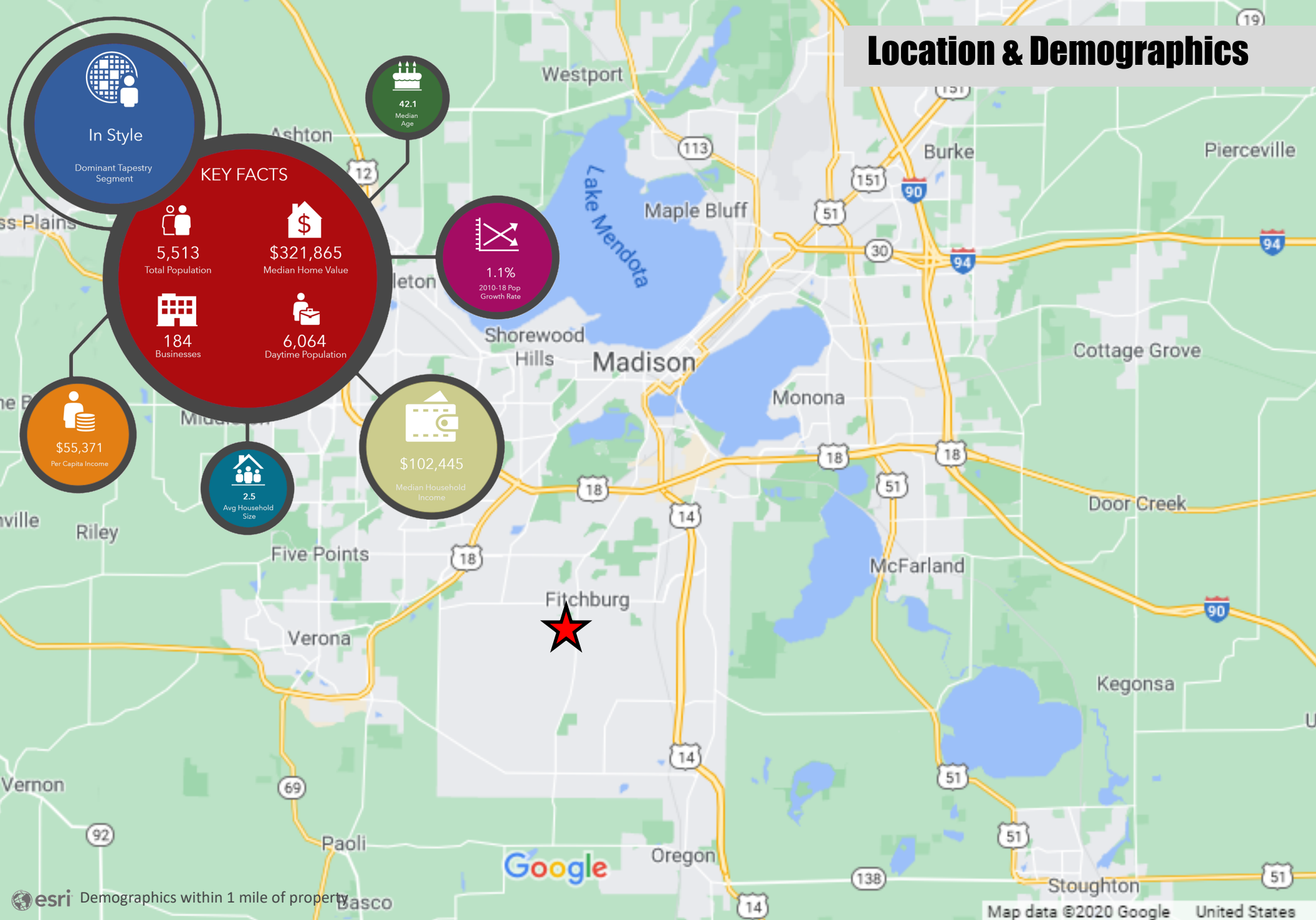
O: 608.729.1801

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abauman@keycomre.com



Location & Demographics



NOBEL RIDGE CONDOMINIUM HOMES FIRST ADDENDUM

A CONDOMINIUM PLAT

BEING A PART OF LOT 115, FIRST ADDITION TO OAK MEADOW, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



BEARINGS FOR THIS SURVEY AND MAP ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM, (WCCS), DANE COUNTY, THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 16-08-09, BEARS N 89°24'37" W.

FIELD WORK PERFORMED BY JSD PROFESSIONAL SERVICES, INC. THE WEEK OF DECEMBER 26, 2018.

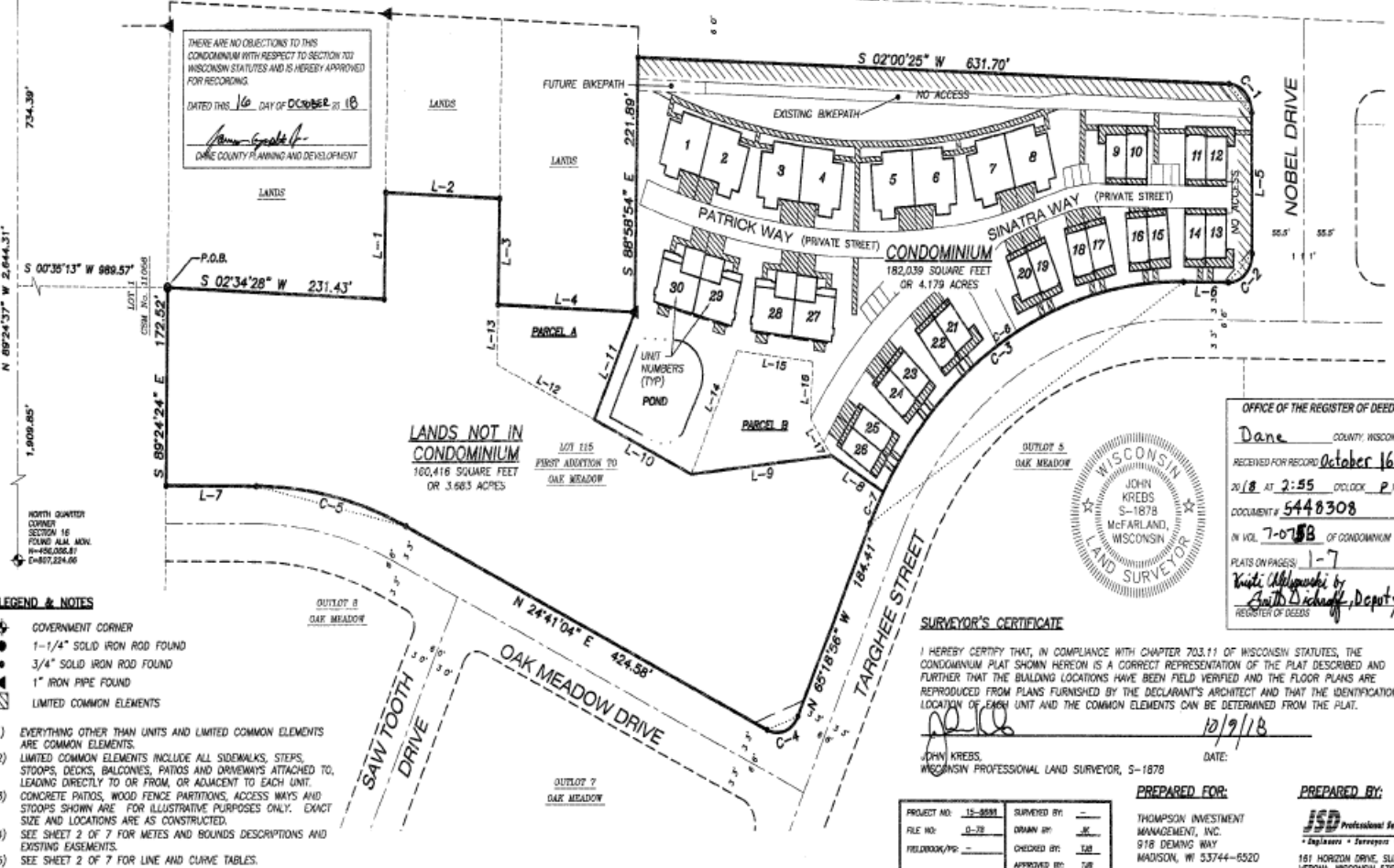
NORTHEAST CORNER
SECTION 16
FOUND ALM. MON.
N=450,008.59
E=803,885.82

ON BEARING N 89°24'37" W 2,644.31'
N 89°24'37" W 2,644.31'
1,809.85'

NORTH QUARTER
CORNER
SECTION 16
FOUND ALM. MON.
N=450,008.81
E=803,824.06

THERE ARE NO OBJECTIONS TO THIS
CONDOMINIUM WITH RESPECT TO SECTION 703
WISCONSIN STATUTES AND IS HEREBY APPROVED
FOR RECORDING.
DATED THIS 16 DAY OF DECEMBER 2018
[Signature]
DANE COUNTY PLANNING AND DEVELOPMENT

SOUTH FISH HATCHERY ROAD (C.T.H. 'D')



OFFICE OF THE REGISTER OF DEEDS
Dane COUNTY, WISCONSIN
RECEIVED FOR RECORD October 16th
2018 AT 2:55 O'CLOCK P.M. AS
DOCUMENT# 5448308
IN VOL. 7-0758 OF CONDOMINIUM
PLATS ON PAGES 1-7
Kristi M. Kress
South DeChaff, Deputy
REGISTER OF DEEDS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT, IN COMPLIANCE WITH CHAPTER 703.11 OF WISCONSIN STATUTES, THE CONDOMINIUM PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE PLAT DESCRIBED AND FURTHER THAT THE BUILDING LOCATIONS HAVE BEEN FIELD VERIFIED AND THE FLOOR PLANS ARE REPRODUCED FROM PLANS FURNISHED BY THE DECLARANT'S ARCHITECT AND THAT THE IDENTIFICATION AND LOCATION OF EACH UNIT AND THE COMMON ELEMENTS CAN BE DETERMINED FROM THE PLAT.

JOHN KRESS,
WISCONSIN PROFESSIONAL LAND SURVEYOR, S-1878

DATE:

10/9/18

PROJECT NO.: 18-0081
FILE NO.: G-78
FIELDBOOK/PID: —
SURVEYED BY: —
DRAWN BY: —
CHECKED BY: —
APPROVED BY: —

PREPARED FOR:

THOMPSON INVESTMENT
MANAGEMENT, INC.
918 DEMING WAY
MADISON, WI 53744-6520

PREPARED BY:

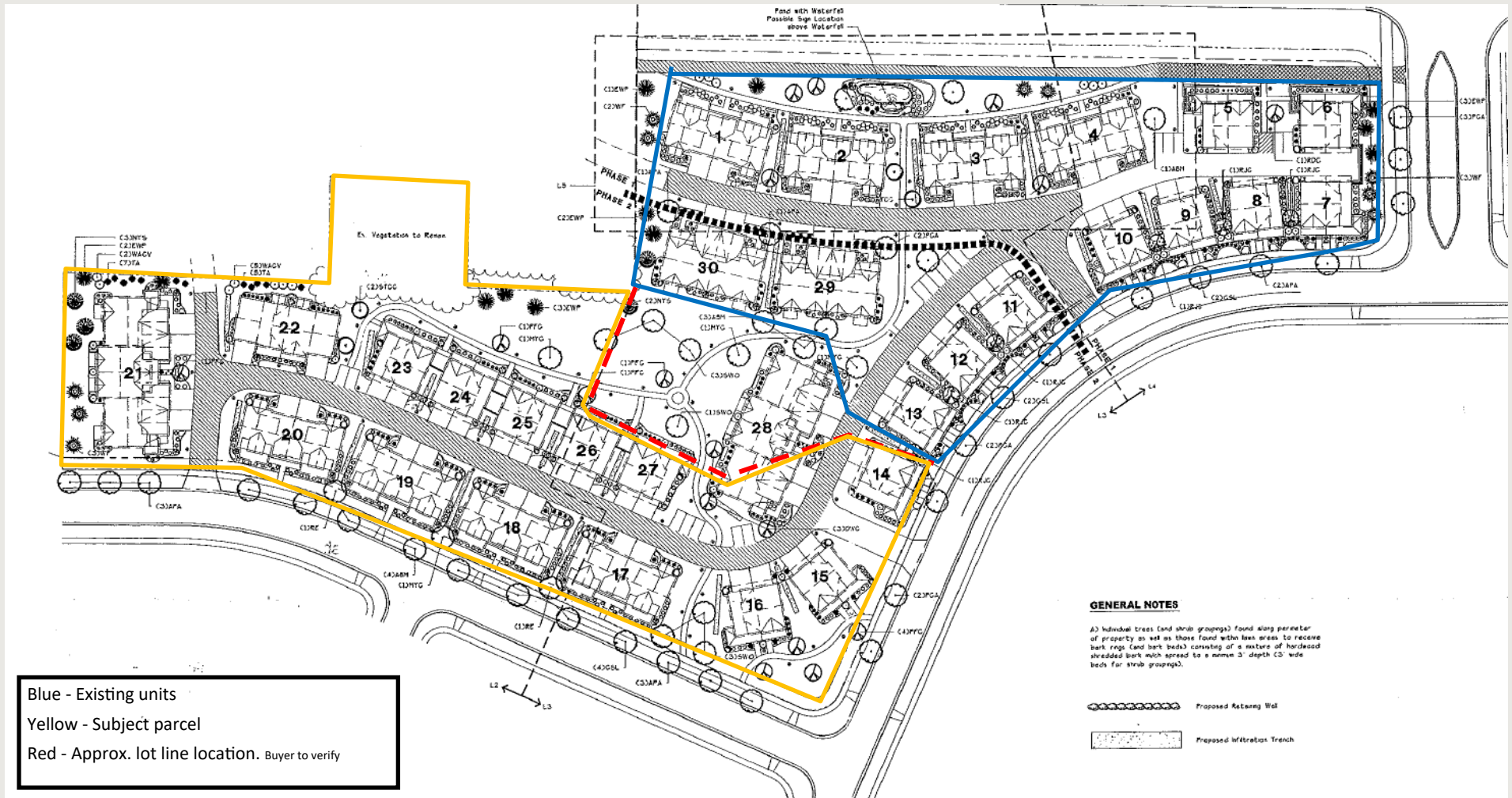
JSD Professional Services, Inc.
Engineers • Surveyors • Planners
181 HORIZON DRIVE, SUITE 101
VERONA, WISCONSIN 53593

LEGEND & NOTES

- ◆ GOVERNMENT CORNER
 - 1-1/4" SOLID IRON ROD FOUND
 - 3/4" SOLID IRON ROD FOUND
 - ▲ 1" IRON PIPE FOUND
 - ▬ LIMITED COMMON ELEMENTS
- 1) EVERYTHING OTHER THAN UNITS AND LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS.
 - 2) LIMITED COMMON ELEMENTS INCLUDE ALL SIDEWALKS, STEPS, STOOPS, DECKS, BALCONIES, PATIOS AND DRIVEWAYS ATTACHED TO, LEADING DIRECTLY TO OR FROM, OR ADJACENT TO EACH UNIT.
 - 3) CONCRETE PATIOS, WOOD FENCE PARTITIONS, ACCESS WAYS AND STOOPS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. EXACT SIZE AND LOCATIONS ARE AS CONSTRUCTED.
 - 4) SEE SHEET 2 OF 7 FOR METES AND BOUNDS DESCRIPTIONS AND EXISTING EASEMENTS.
 - 5) SEE SHEET 2 OF 7 FOR LINE AND CURVE TABLES.

File: I:\JSD\180808-THOMPSON\180808-THOMPSON.dwg Layout: Sheet 1 User: J. Kress Date: Sep 26, 2018 — 8:16am

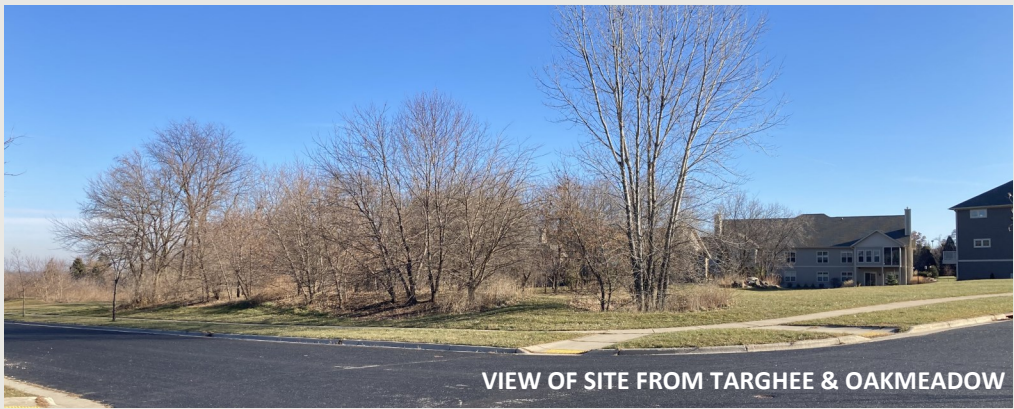
Site Plan Sample



The above image depicts the original Nobel Ridge Condo development and is meant for illustrative purposes only. Per the City of Fitchburg, this parcel has a density of 6-9 units per acre. Buyer to verify. The site being made available for sale has been severed from the original development and any new development shall be self contained to the subject parcel including roads, storm water management, etc.



EXISTING TOWNHOUSES WITHIN NOBEL CONDOMINIUMS



VIEW OF SITE FROM TARGHEE & OAKMEADOW

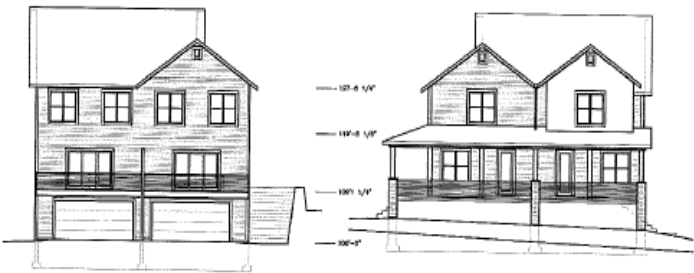


VIEW TO THE NORTHEAST

Area Images

The below renderings provide a sample of the units initially proposed for the site. Illustrative purposes only.

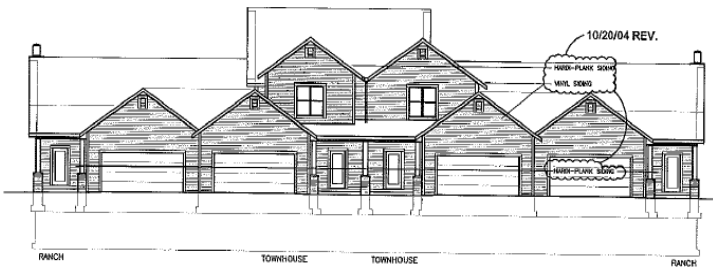
SAMPLE—2 UNIT TOWNHOME



SAMPLE—2 UNIT 1 1/5 STORY



SAMPLE—4 UNIT RANCH/TOWNHOUSE



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.)

DEFINITION OF MATERIAL ADVERSE FACTS

42
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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Deborah Erland

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Flyer Non-Disclosure

Broker Disclosure