

Real Estate For Sale

4917 E. Clayton Rd. & 3080 County Highway MM Fitchburg, WI 53711
Asking Price \$4,495,000

9.8 ACRE LOT - REDEVELOPMENT

CURRENTLY ZONED FOR 20 UNITS PER ACRE + COMMERCIAL
CITY WATER AT SITE NOW, SEWER SLATED FOR 2024 OR SOONER



Highway 14
to Oregon

Highway MM

E. Clayton Rd

BEAUTIFUL HILLTOP VIEWS OF MADISON

Aerial Drone Tour:

Click or copy and paste link below

<https://www.youtube.com/watch?v=2JlrPxxY48o>



James Stoppie - jim@madisonproperty.com

Direct Line (608) 268-4912 - Office (608) 251-8777 - Fax (608) 255-0259

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

www.madisonproperty.com/realestate



Site Summary

REDEVELOPMENT OPPORTUNITY - Don't miss your chance to own this prime real estate located on the corner of Clayton Rd. & Highway MM in Fitchburg, WI. Priced at just \$4,495,000, this 9.8-acre parcel offers endless potential for redevelopment. Situated on a beautiful hilltop, this property boasts breathtaking views of downtown Madison, Lake Monona, and the surrounding countryside. With City water at the site now and sewer slated for 2024 or sooner this lot would be great for construction, zoned at 20 units per acres along with commercial. Conveniently located just 4 miles from downtown Madison and with easy access to the Beltline Highway, this property offers both a quiet, secluded location and the convenience of urban living. Additionally, tenants will enjoy year-round access to the Capital City State Trail, a 17-mile bike trail located just across the street. Don't wait - seize this incredible investment opportunity and realize the full potential of this remarkable property. **All redevelopment plans and rezoning will be subject to city approval.**

Currently zoned RR- Rural Density District. 4917 E. Clayton Rd. is a 2,124 sq.ft. single family house which is currently leased out at \$2,495/month until 5/31/2024. 3080 Highway MM is a 6 unit motel being used as a short term rental with month to month leases.

Contact us today to learn more about this development site.

Site Plans

4917 E. CLAYTON ROAD

VOL 4780 PAGE 77

JANE CO. CERTIFIED SURVEY MAP NO. 4165



Part of the NW 1/4 of the SW 1/4 of Section 1, T6N, R9E, Town of Fitchburg, Dane County, Wisconsin.

W 1/4 COR. SEC. 1, T8N, R9E REQUIRED TIE SHOWN FILE 586°-26'-20"E, 1516.50'

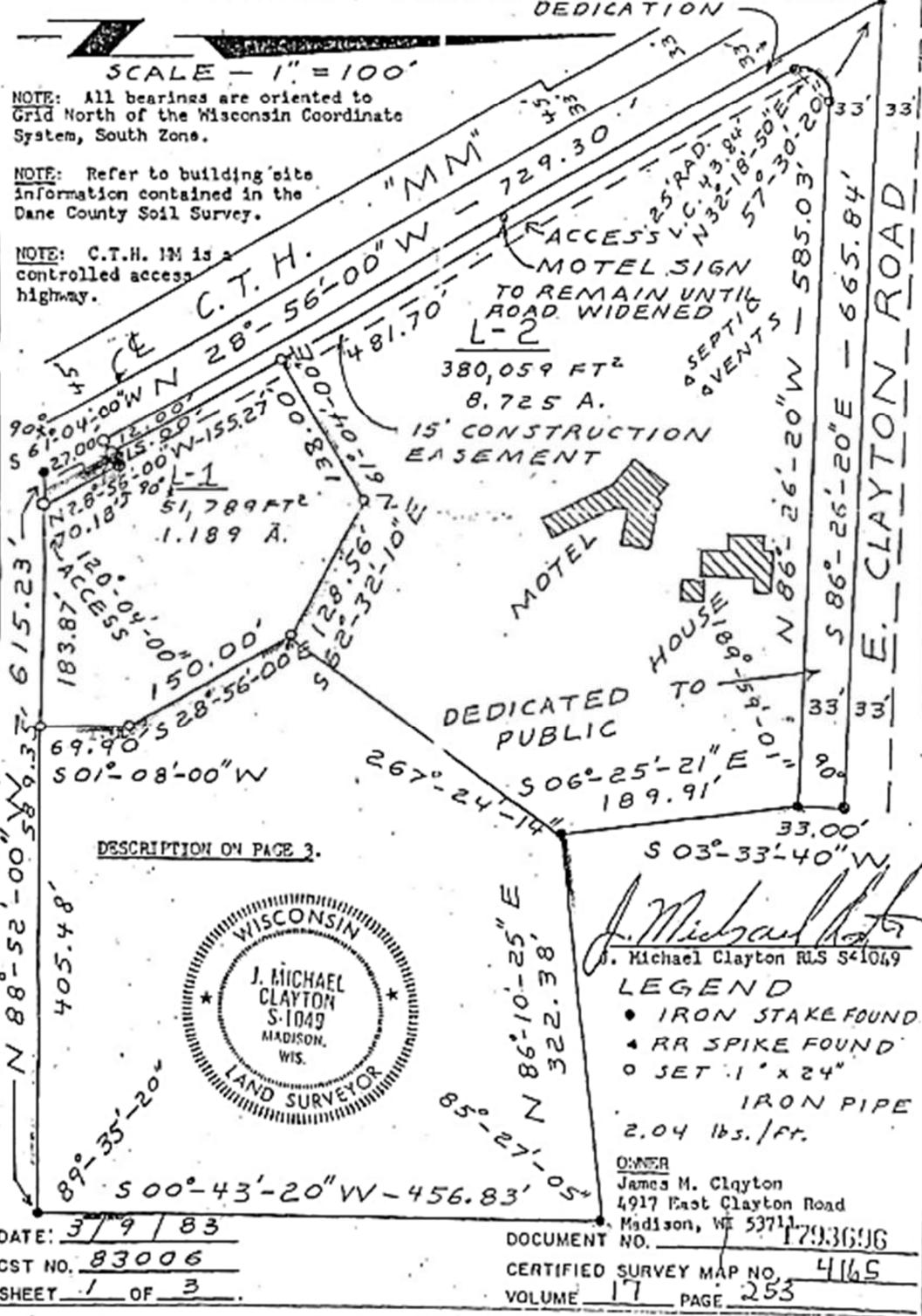
CLAYTON SURVEYING AND TESTING CO. 4891 East Clayton Rd., Madison, Wisconsin, 53711. (608) 271-1194

SCALE - 1" = 100'

NOTE: All bearings are oriented to Grid North of the Wisconsin Coordinate System, South Zone.

NOTE: Refer to building site information contained in the Dane County Soil Survey.

NOTE: C.T.H. 1M is a controlled access highway.



NE Utilities Map





RENT ROLL

Rent Roll as of 8/23/2023

| Name | Unit | Beds | Bath | Sq.Ft. | Deposit | Monthly Rent | Utilities | Lease Signed | Lease Start | Lease End |
|-----------------------|------|------------|------|--------|------------|-------------------|--|--------------|-------------|------------|
| Clayton Rd E 4917 | 1 | 4 + Den | 3 | 2000 | \$2,495.00 | \$2,495.00 | 85% of Total House Electricity (Stove, A/C). 70% of Total House Gas (Heat, Hot Water). | 5/18/2023 | 6/8/2023 | 5/31/2024 |
| Highway MM 3080 | 3 | Studio | 1 | 305 | \$875.00 | \$875.00 | Landlord pays all utilities. | 5/30/2023 | 5/30/2023 | Mo. To Mo. |
| Highway MM 3080 | 4 | Studio | 1 | 275 | \$815.00 | \$815.00 | Landlord pays all utilities. | 10/5/2020 | 11/6/2020 | Mo. To Mo. |
| Highway MM 3080 | 5 | Studio | 1 | 250 | \$850.00 | \$850.00 | Landlord pays all utilities. | 10/10/2022 | 10/10/2022 | Mo. To Mo. |
| Highway MM 3080 | 6 | Studio | 1 | 250 | \$0.00 | \$875.00 | Landlord pays all utilities. | 3/20/2023 | 4/5/2023 | Mo. To Mo. |
| Highway MM 3080 | 7 | Studio | 1 | 250 | \$372.50 | \$745.00 | Landlord pays all utilities. | 7/22/2019 | 8/12/2019 | Mo. To Mo. |
| Highway MM 3080 | 8 | Studio | 1 | 240 | \$815.00 | \$815.00 | Landlord pays all utilities. | 7/23/2020 | 8/1/2020 | Mo. To Mo. |
| Highway MM 3080 (P) 1 | | Parking | 0 | 0 | \$50.00 | \$25.00 | | 8/4/2023 | 8/15/2023 | Mo. To Mo. |
| | | | | | | \$7,495.00 | Total Monthly Income | | | |

PARCEL INFORMATION

Address: 4917 E CLAYTON RD
Municipality: City of Fitchburg
School District: OREGON SCHOOL DIST

Size

Assessed Acres: 8.6

Approx. Square Feet: 372,159

Valuation

Land Value: \$518,300

Improved Value: \$6,200

Legal Description

LOT 2 CSM 4165 CS17/253-255 R4780/77-79-8/3/83 DESCR AS SEC 1-6-9 PRT NE1/4SW1/4 EXC TO DANE CO IN DOC #2830011 & DOC #2 834396 FOR HWY PURP

Address: 3080 COUNTY HIGHWAY MM
Municipality: City of Fitchburg
School District: OREGON SCHOOL DIST

Size

Assessed Acres: 1.2

Approx. Square Feet: 49,282

Valuation

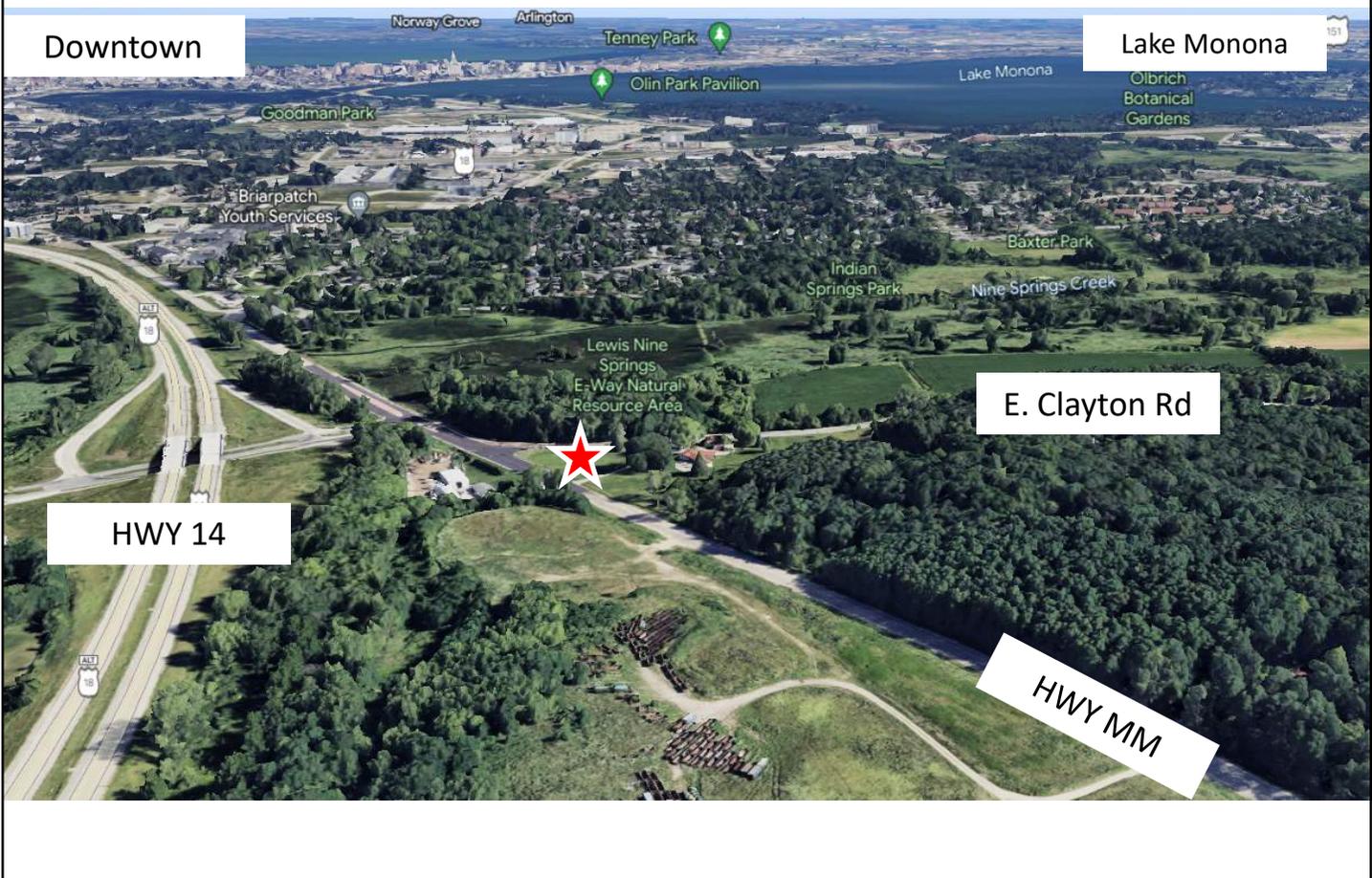
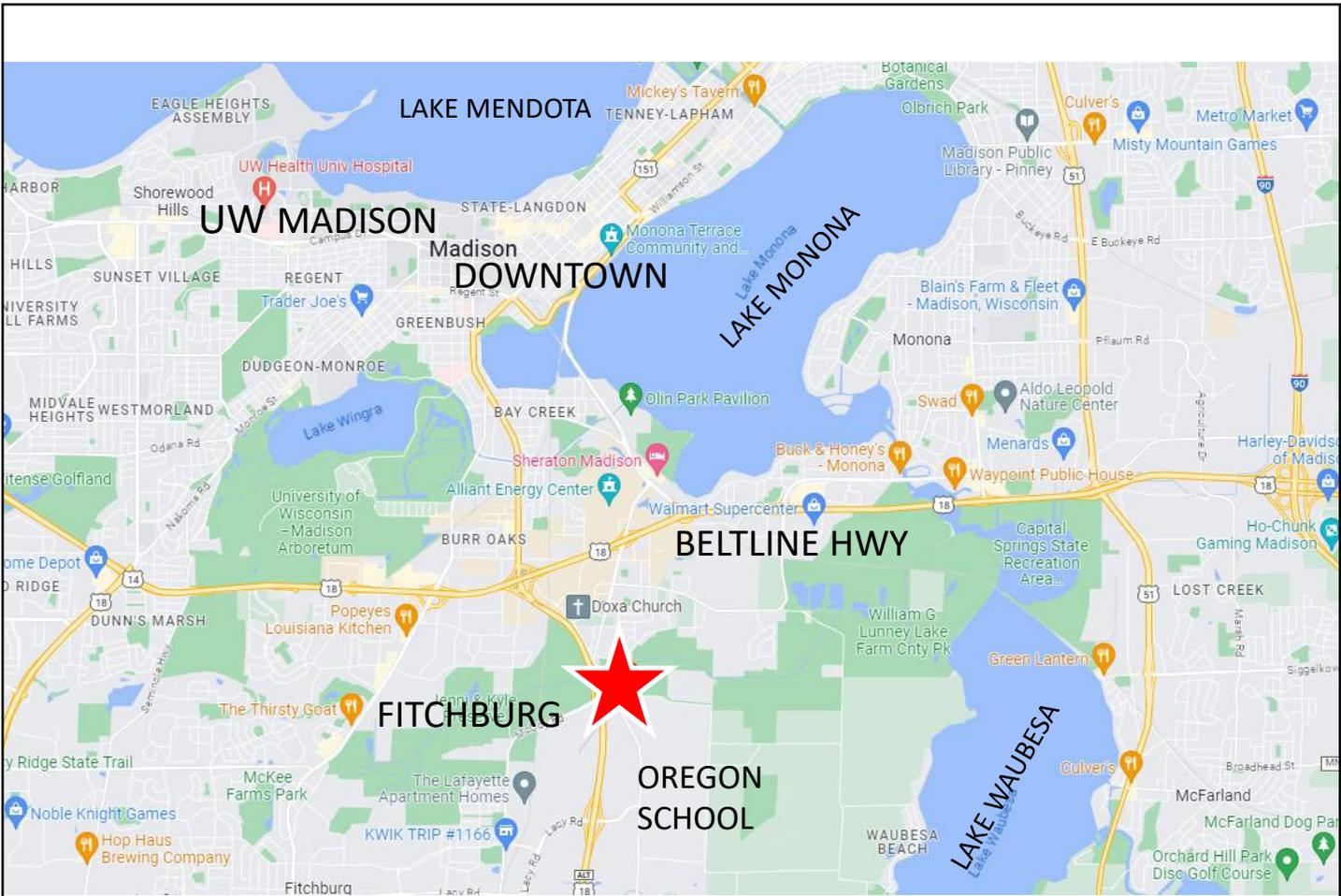
Land Value: \$118,900

Improved Value: \$0

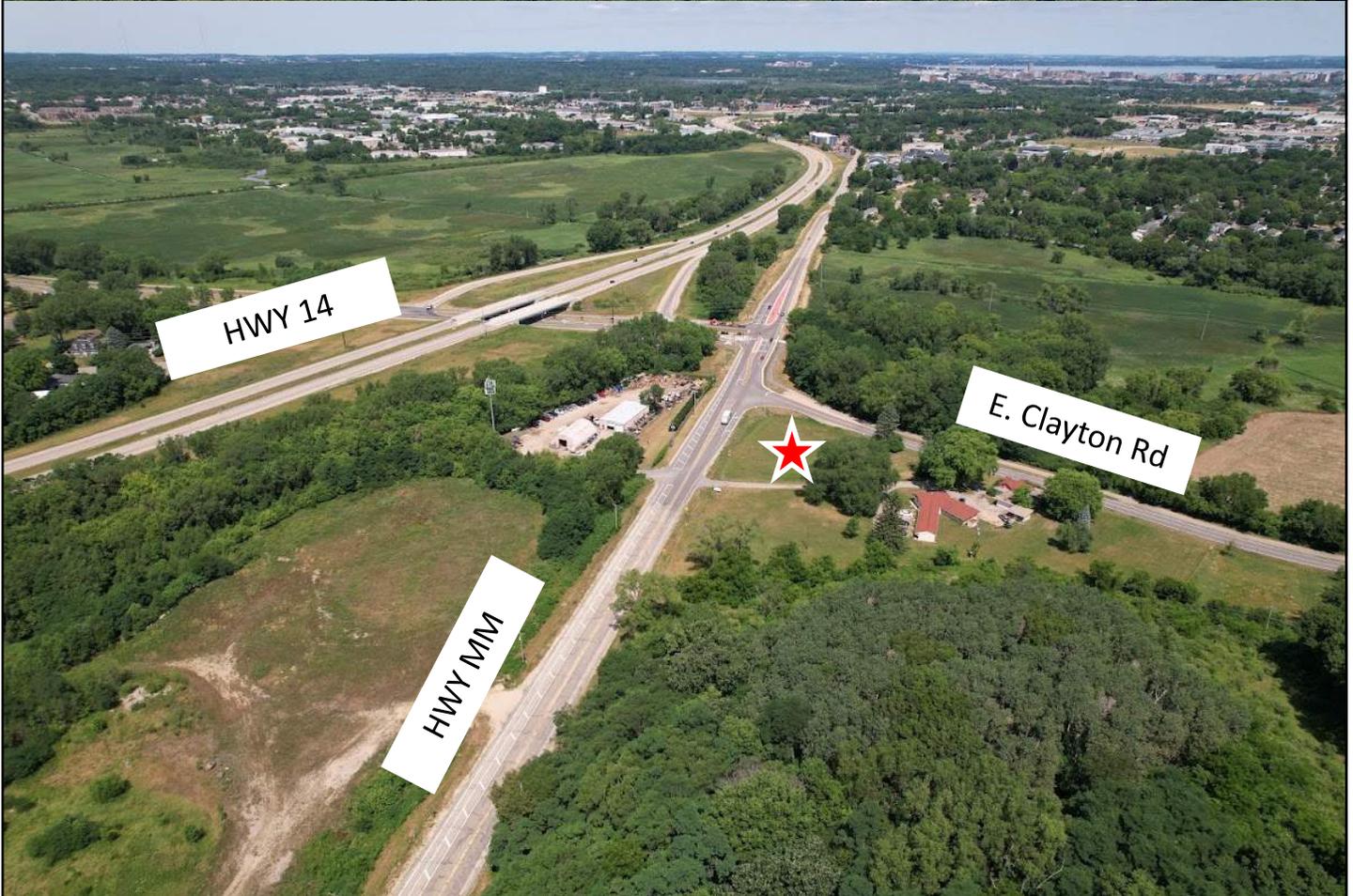
Legal Description

LOT 1 CSM 4165 CS17/253-255 R4780/77-79-8/3/83 DESCR AS SEC 1-6-9 PRT NE1/4SW1/4 **1.189 ACRES**

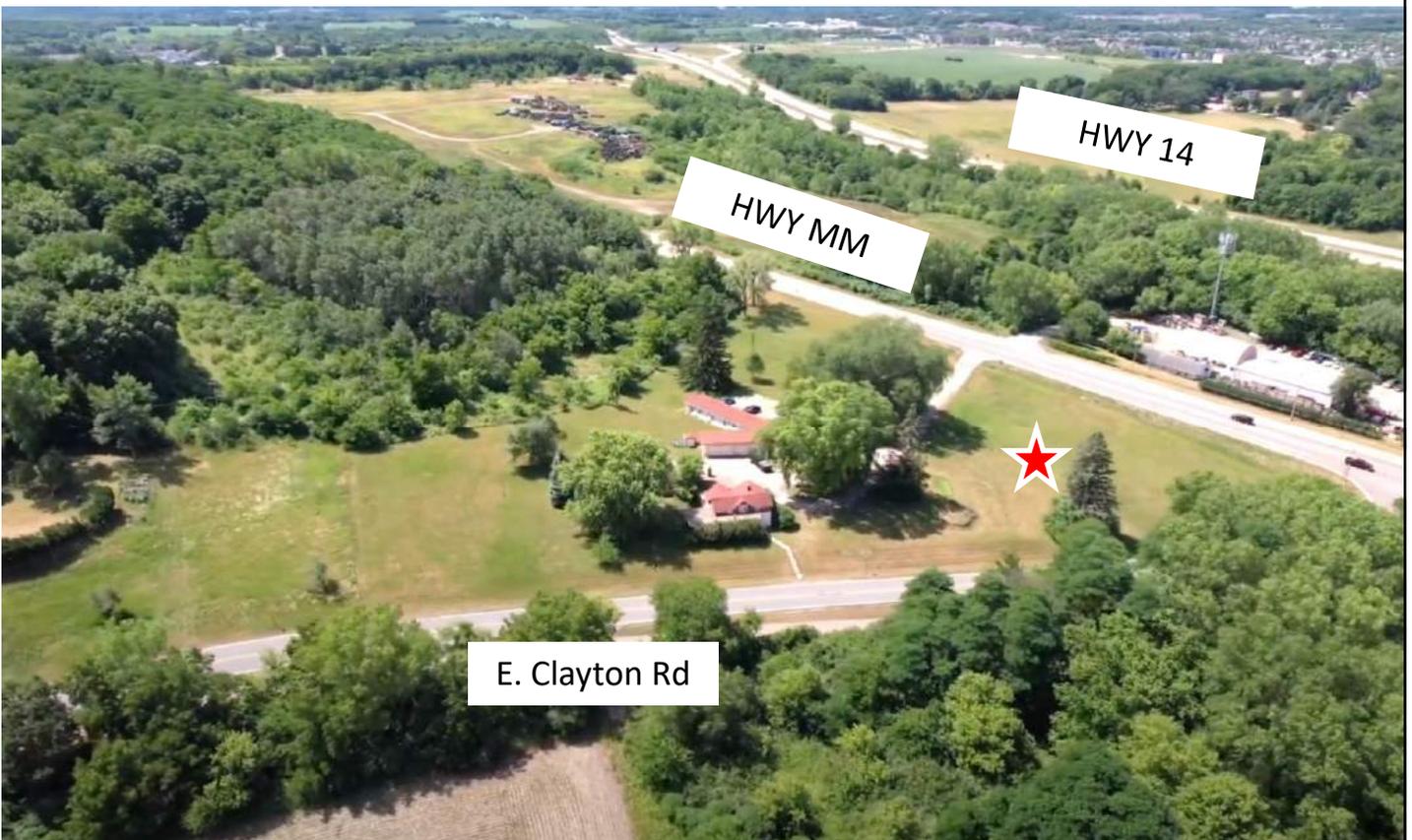




Tree Top View



Aerials



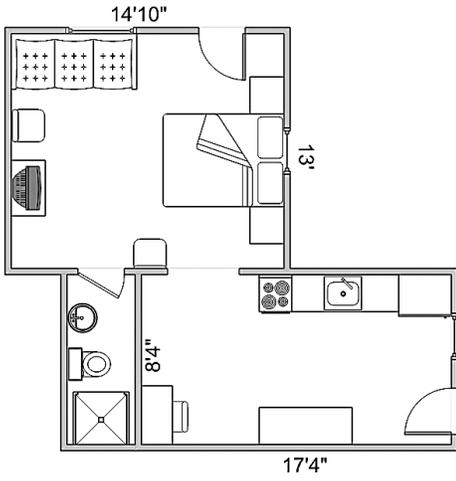


3080 COUNTY HIGHWAY MM 7 UNIT MOTEL/ SHORT TERM RENTAL

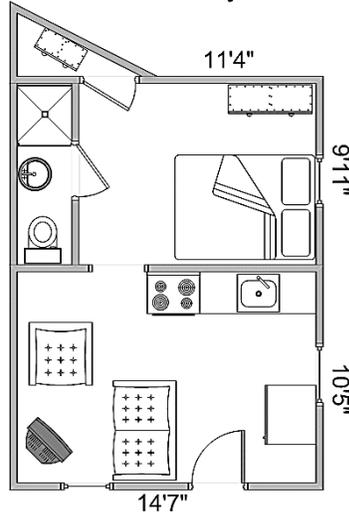


3080 COUNTY HIGHWAY MM

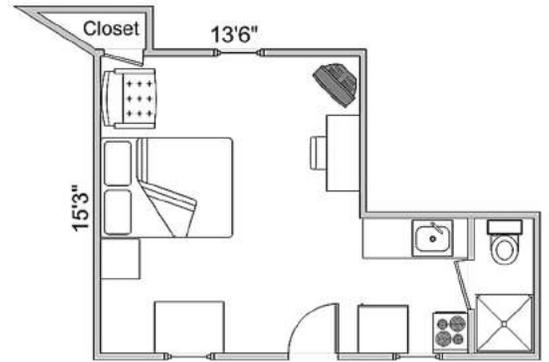
3080 Highway MM # 2



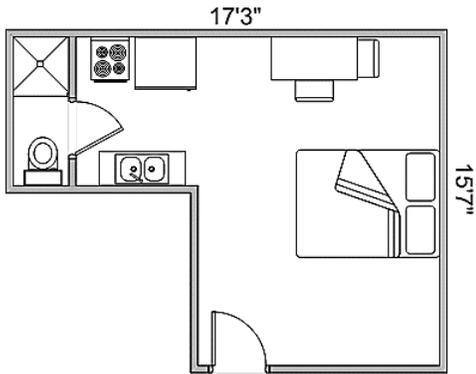
3080 Hwy MM # 3



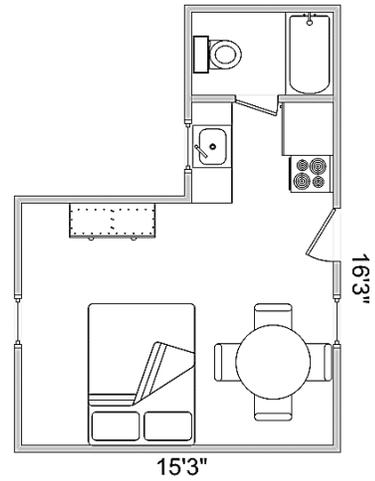
3080 Highway MM 4



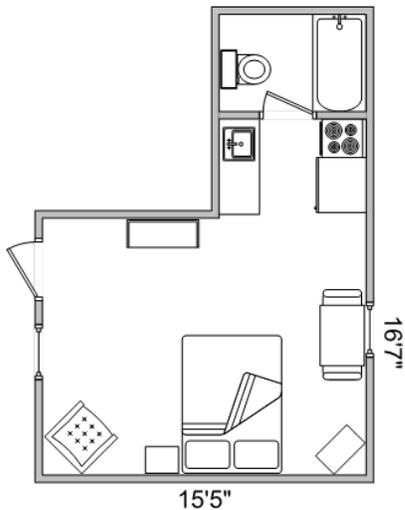
3080 Hwy MM #5



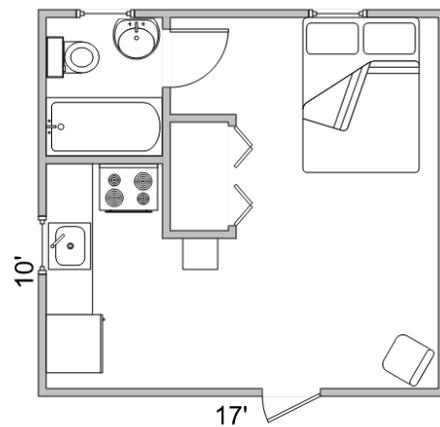
3080 Highway MM #6



3080 Highway MM #7



Highway MM 3080 Rm #8



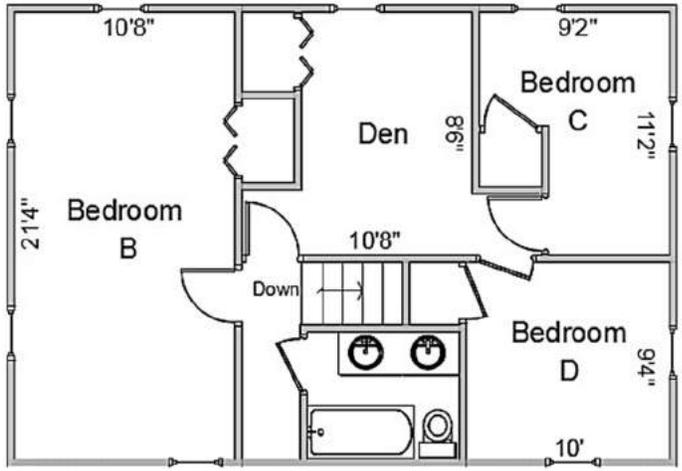


4917 E CLAYTON RD 4 BEDROOM HOUSE

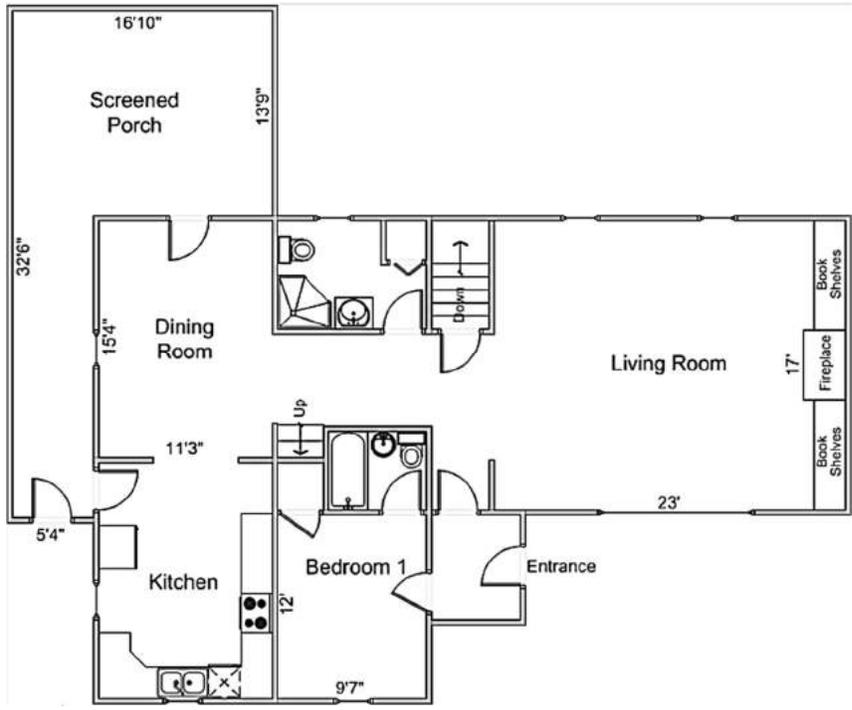


4917 E CLAYTON RD

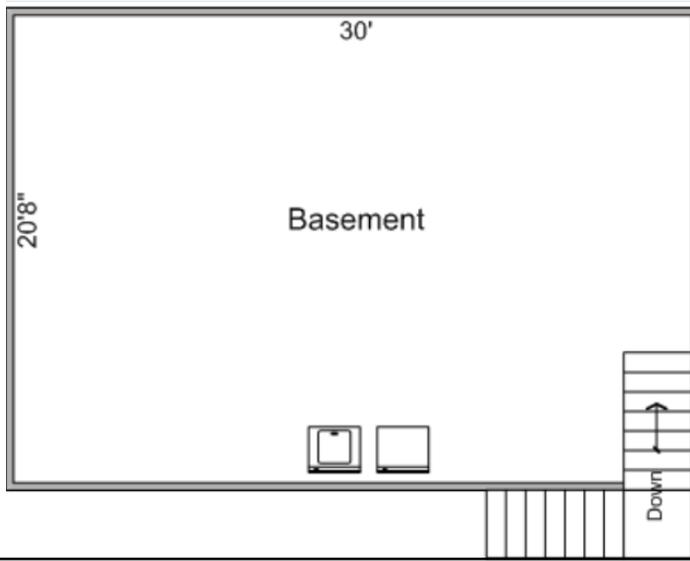
2nd Floor



Main Floor



Basement



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.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad