



## ***For Sale***

### **20 Acres of Development Land**

Highway 113 at Hogan Road

- Village of Waunakee
- Strategic Corner Location on Growing East Side
- Highway Frontage on Highways 19 & 113
- Currently Zoned Ag Holding for Future Rezoning Purposes
- Ability to Receive Municipal Utilities
- New Signalized Intersection Coming in 2026
- Located in New TIF District #10

***Sale Price: \$5,500,000***

***\$6.30 / Square Foot***



*For information, please contact:*

Andrew Kessenich

(608) 274-4141 Ext. 2

[akessenich@dlevanscompany.com](mailto:akessenich@dlevanscompany.com)

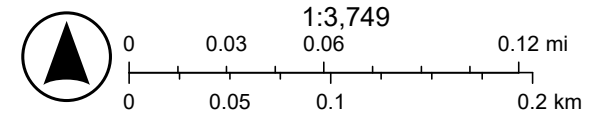
**D. L. *Evans* Company**

# 6101 Hogan Road Waunakee



6/14/2024, 3:20:01 PM

 Parcels





S. T. H. "12" & "113"

**NORTH 9.75 ACRES**

PARCEL 1

**SOUTH 9.75 ACRES**

OUTLET 5  
WAUNAKEE BUSINESS  
PARK PHASE TWO

LOT 1  
CSM 5124

**PREPARED FOR:**  
CARL F. STAFF & SONS, INC.  
5000 WILSON BLVD.  
WASHINGTON, DC 20024

**LEGEND**

- - SET 3/4"X6" REBAR  
WT 13 LB PER LIN FT
  - - FOUND 3/4" REBAR (GUESS NOTED)
  - - FOUND 1" PIPE (GUESS NOTED)
  - ⊙ - FOUND SEWER CURVE
  - ⊞ - SET WOOD LATH ON LINE
- ( 60 ) - RECORDED AS
- FENCE

**DESCRIPTION OF RECORD:**  
VARIANTS USED IN: 1970-1971

[illegible]

## NOTES

2) METHODICAL OF PRESENT, HAVE NOT BEEN DELICATED ON SHOWA  
3) FLIED PLAN, OF PRESENT, HAS NOT BEEN LOCATED ON SHOWA

**SURVIVOR'S CERTIFICATE**

I certify that this survey is correct to the best of my knowledge and belief and is in full compliance with the provisions Chapter 9-47 of the State of Michigan. Field work was completed on November 25, 2002.

William Surveying and Associates, LLC  
by Chris W. Adams

\_\_\_\_\_  
 (Type in below 2-CPW)  
 Registered Land Surveyor

**SUPERVISOR'S SEAL**



**WILLIAMSON SURVEYING & ASSOCIATES, LLC**  
 104 N. WEST MAIN STREET, GRAMMEL, WISCONSIN 53027  
 BOB T. PRIEVE // CHRIS M. ADAMS // NEIL F. RITZ  
 PROFESSIONAL LAND SURVEYORS  
 PHONE: 608-255-5700 FAX: 608-255-5700 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

A parcel of land included in part of the NE 1/4 of the NE 1/4, in Section 5, T8N, R12E, in the Town of Newport, Ross County, Missouri

DATE	CHARGE D. NO.	CHARGE DTD	AMOUNT	CR.
1960	7 - 67		CHARGE D.	67-67
1960-61	1000-0000	1960	1000	1000



## East Waunakee Area Map



D. L. Evans COMPANY, INC.



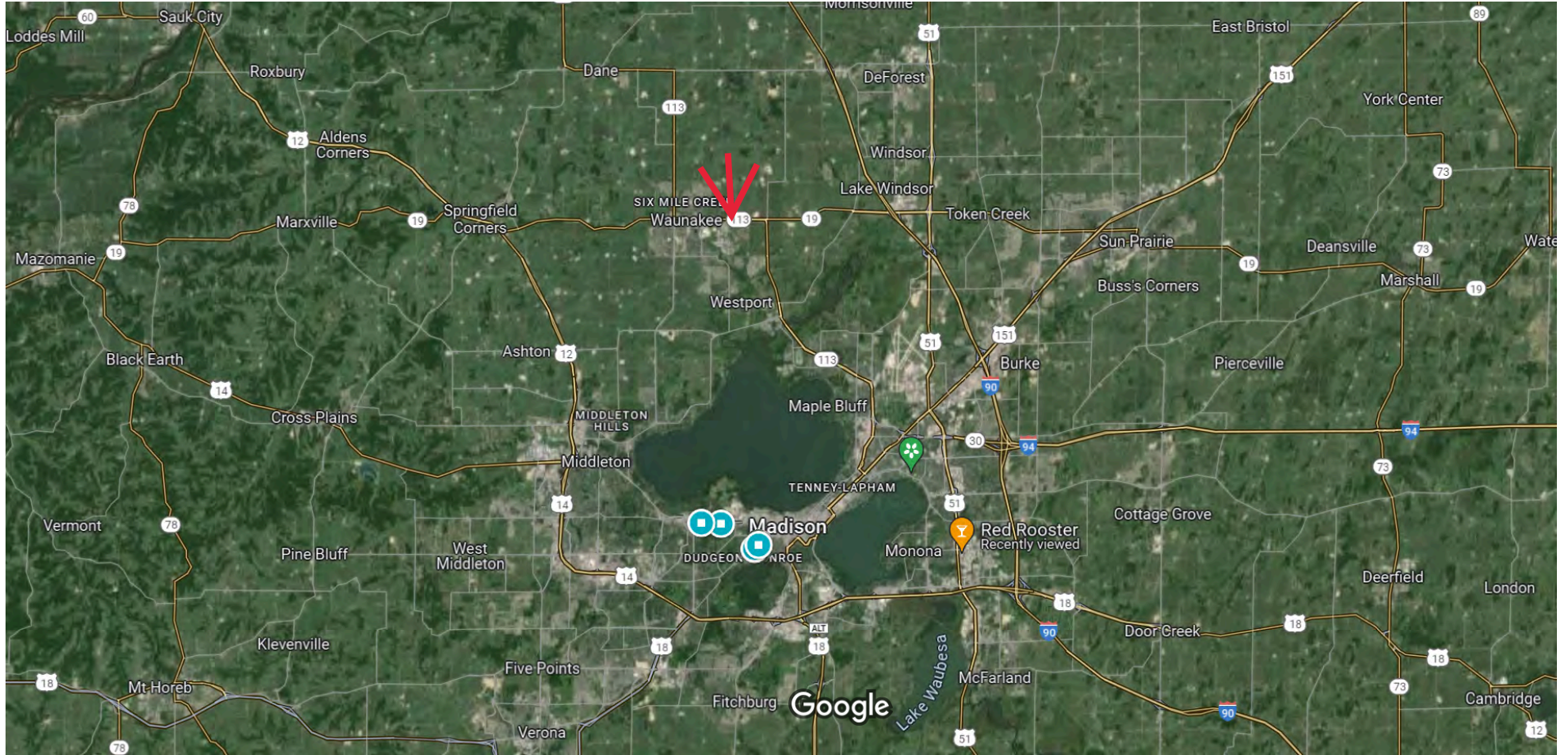
## Village of Waunakee Map



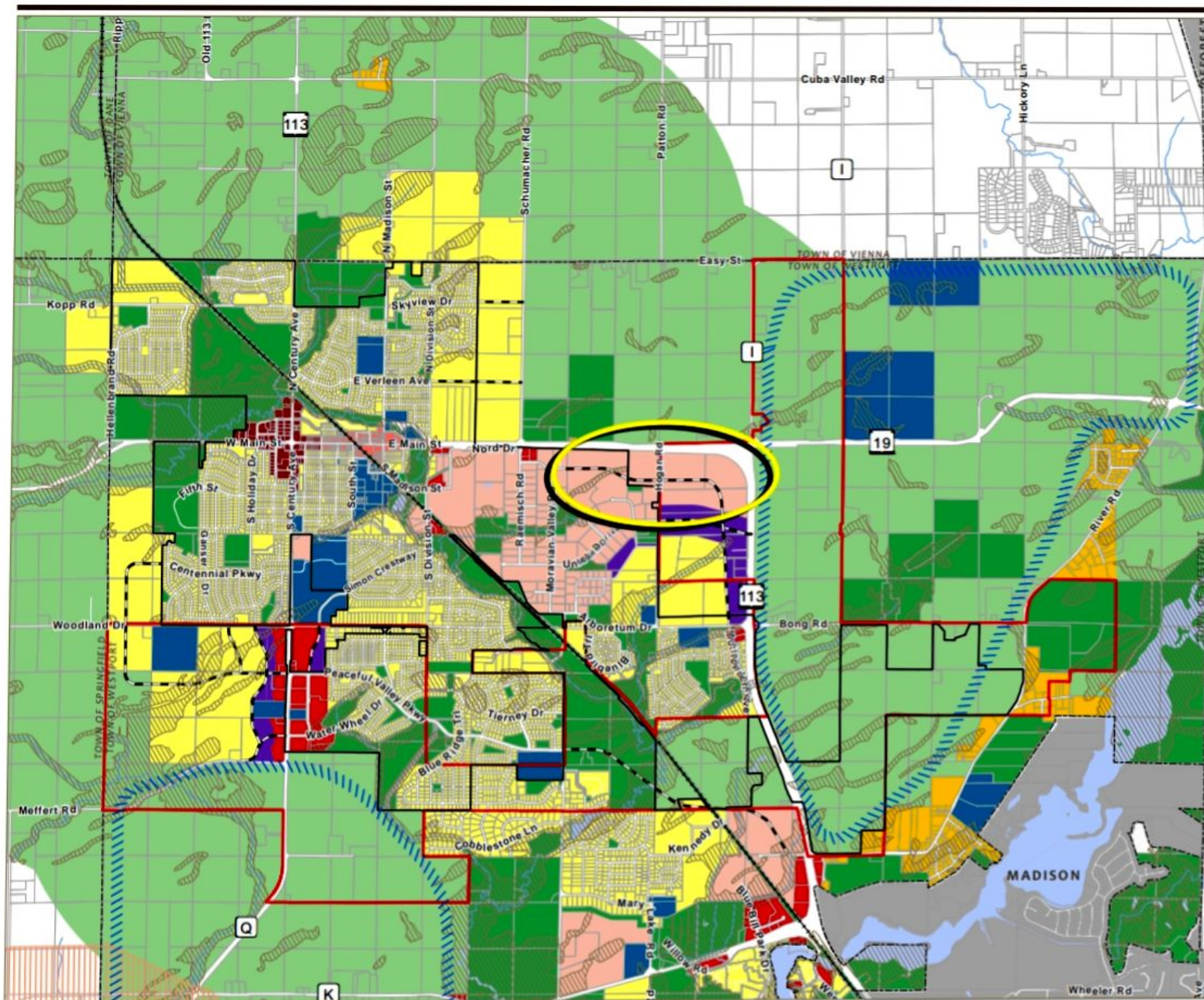
D. L. Evans COMPANY, INC.



## Area Map







# FUTURE LAND USE (NORTH)

VILLAGE OF WAUNAKEE AND  
TOWN OF WESTPORT

COMPREHENSIVE PLAN

## LEGEND

### Future Land Use

- Business Park
- Central Business District
- West Business District
- Commercial
- Mixed Use
- Public & Institutional
- Community Residential
- Rural Residential
- Parks, Open Space, Environmental Corridors
- Rural Preservation
- Development Limitation
- Village of Waunakee (Aug. 2016)
- City/Village
- Town
- Joint Planning Area Boundary
- Community Separation Zone
- Railroad
- Future Road (approximate)
- North Mendota Parkway Corridor

The colored portions of this map comprise the combined Planning Area of the Village and Town, including all lands within each jurisdiction and the Village's Extraterritorial Plat Review Jurisdiction area in the Towns of Springfield, Dane, and Vienna.

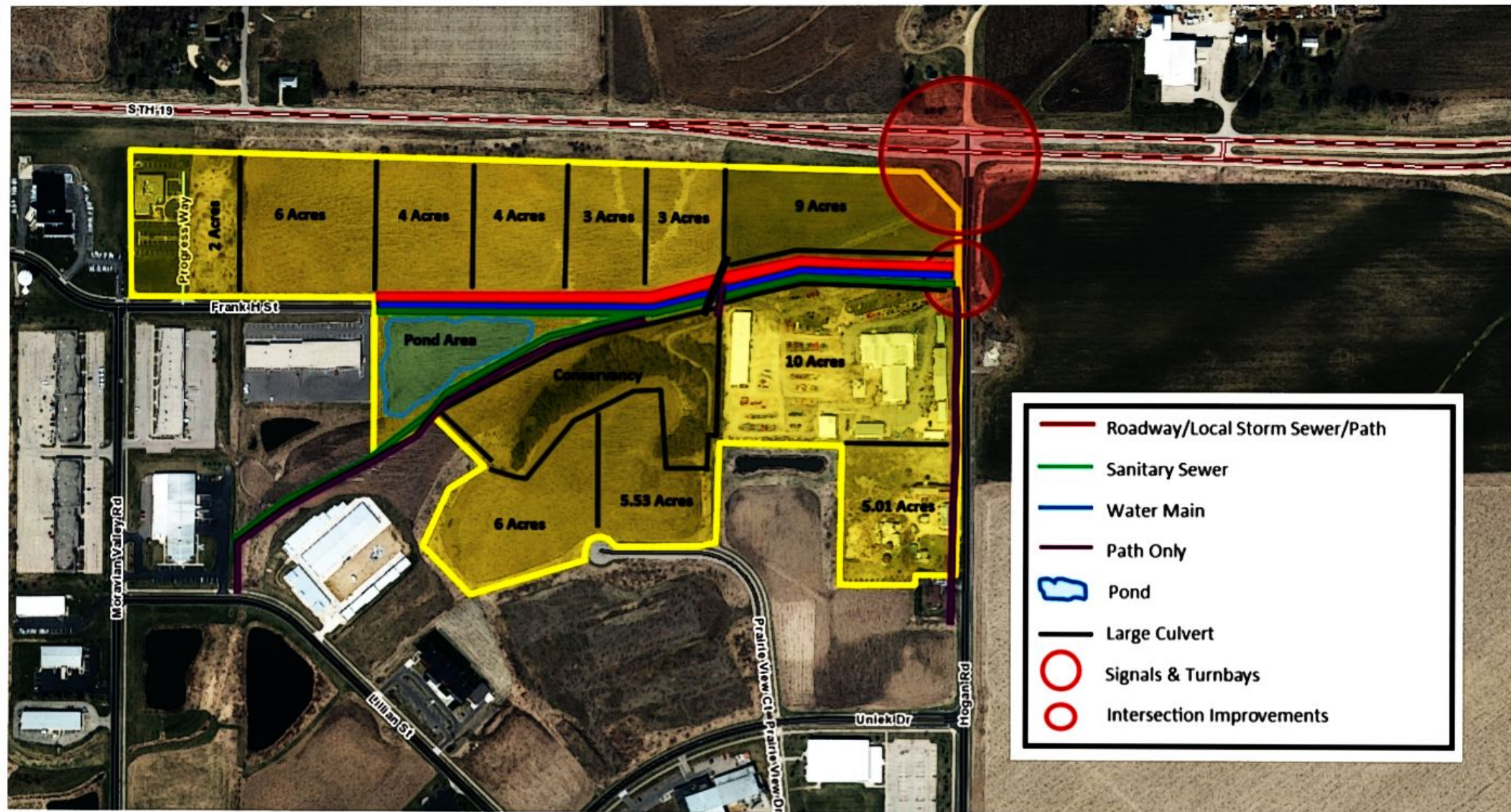
DATA SOURCES:  
BASE DATA PROVIDED BY DANE COUNTY.  
AERIAL PROVIDED BY THE USDA (NAIP 2015).  
DEVELOPMENT LIMITATIONS ARE A COMBINATION OF WETLANDS,  
FLOODPLAINS, SLOPES GREATER THAN 12%, AND A  
100-FT BUFFER AROUND STREAMS.

VILLAGE OF WAUNAKEE  
AND TOWN OF WESTPORT  
DANE COUNTY, WI

**MSA**  
PROFESSIONAL SERVICES







### Proposed Uses & Improvements

DISCLAIMER: The Village of Waunakee does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.

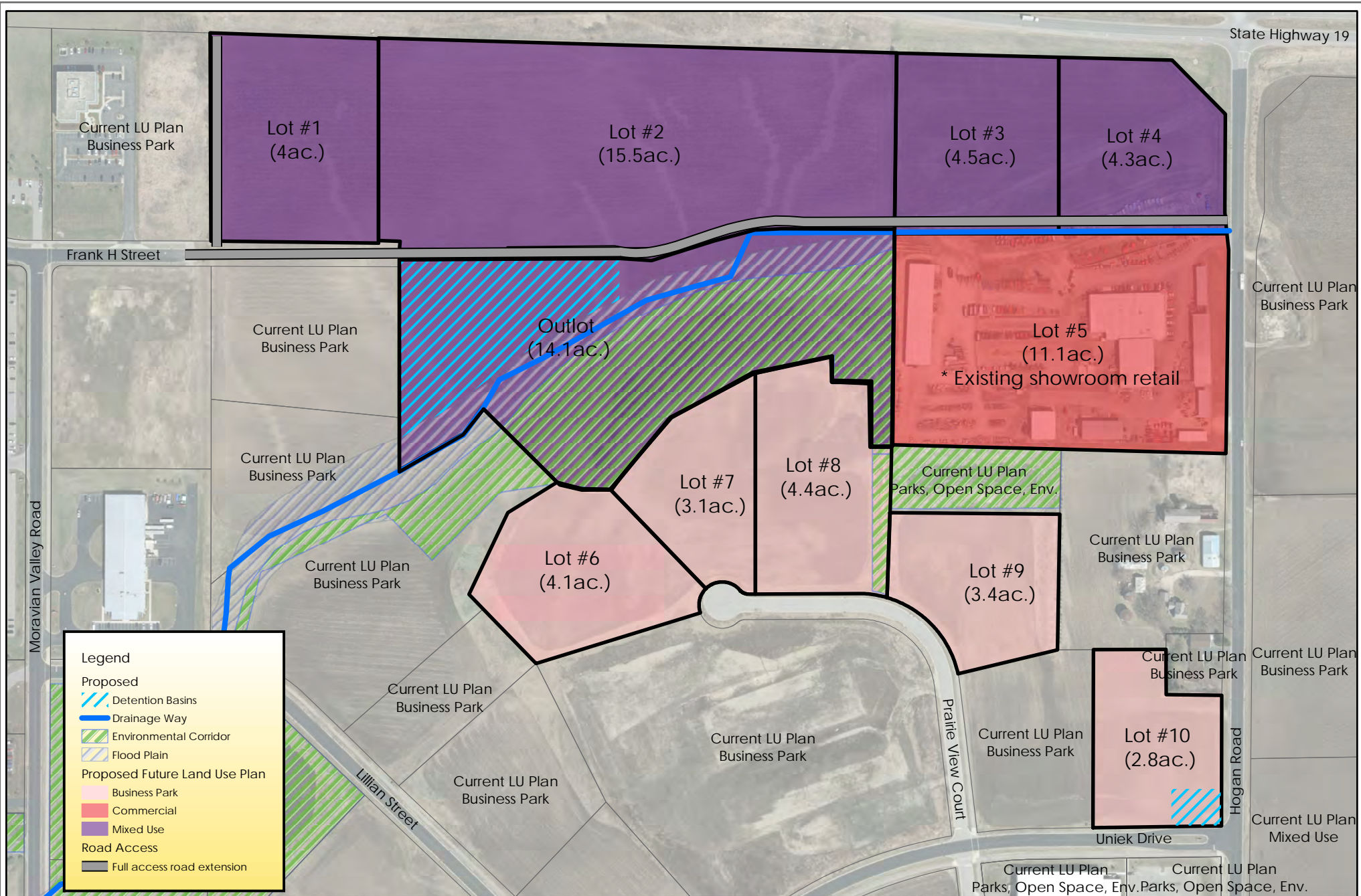


SCALE: 1" = 350'

VILLAGE OF WAUNAKEE  
500 W. Main St  
Waunakee, WI 53597  
(608) 850-8500

Print Date: 10/7/2021

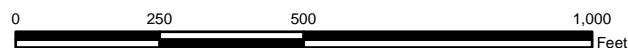




# DL Evans

## Concept A - Proposed Future Land Use Plan Amendment

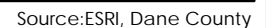
Acreage shown is useable per proposed lot.  
October 30, 2020



**vierbicher**  
planners engineers advisors

999 FOURIER DRIVE, SUITE 201 MADISON, WI 53717  
PHONE: (608) 826-0532 FAX: (608) 826-0530



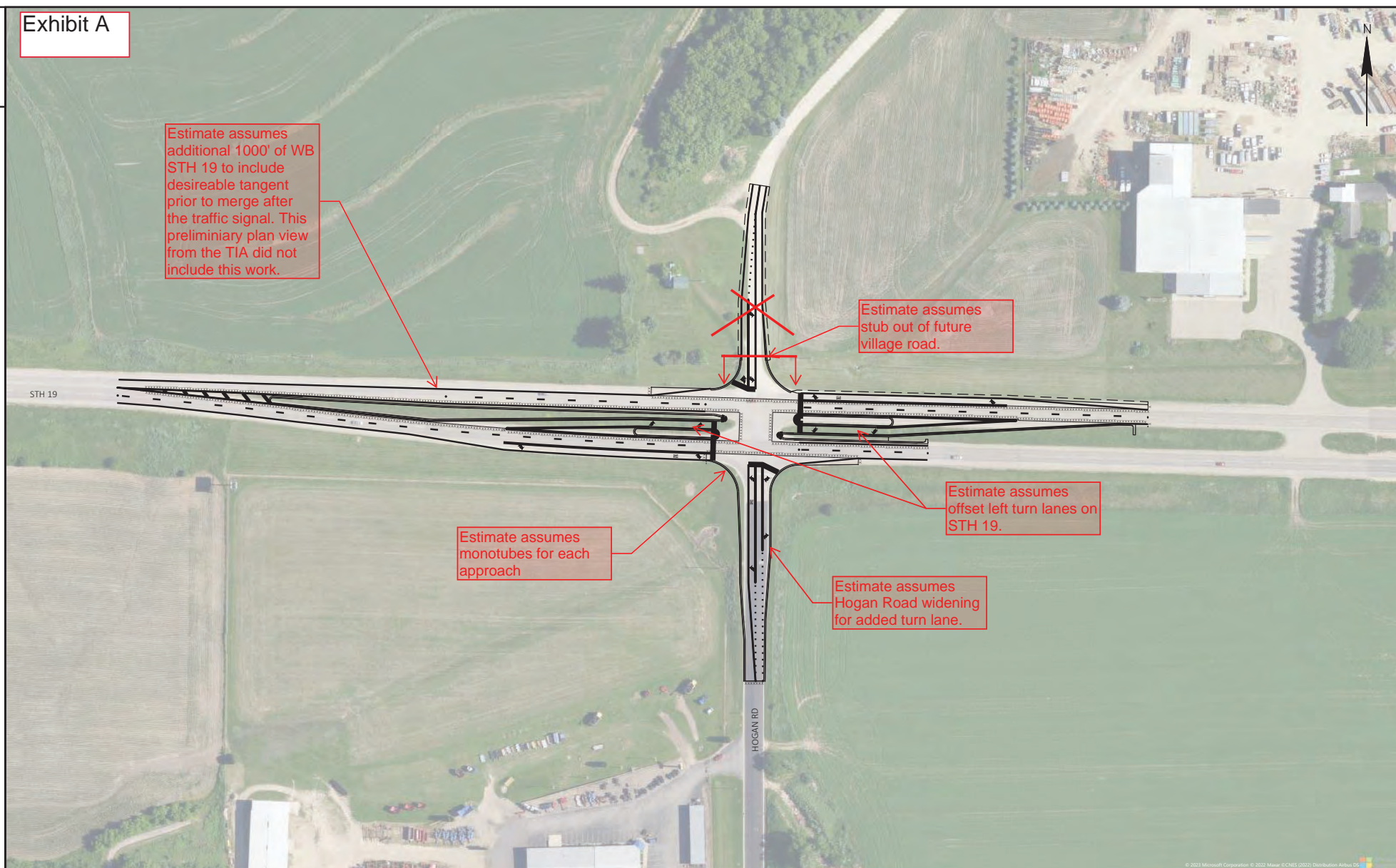




# Exhibit A

2

2



PROJECT NO: #####

HWY: STH 19

COUNTY: DANE

STH 19 & HOGAN RD INTERSECTION

SHEET

E

FILE NAME : G:\TRAFFIC STUDY PROJECTS\WAINAKEE TIA\13\_COST ESTIMATE\INTERSECTION LAYOUT WIS 19 & HOGAN-EXHIBIT.DWG  
LAYOUT NAME - 01

PLOT DATE : 1/30/2023 2:19 PM

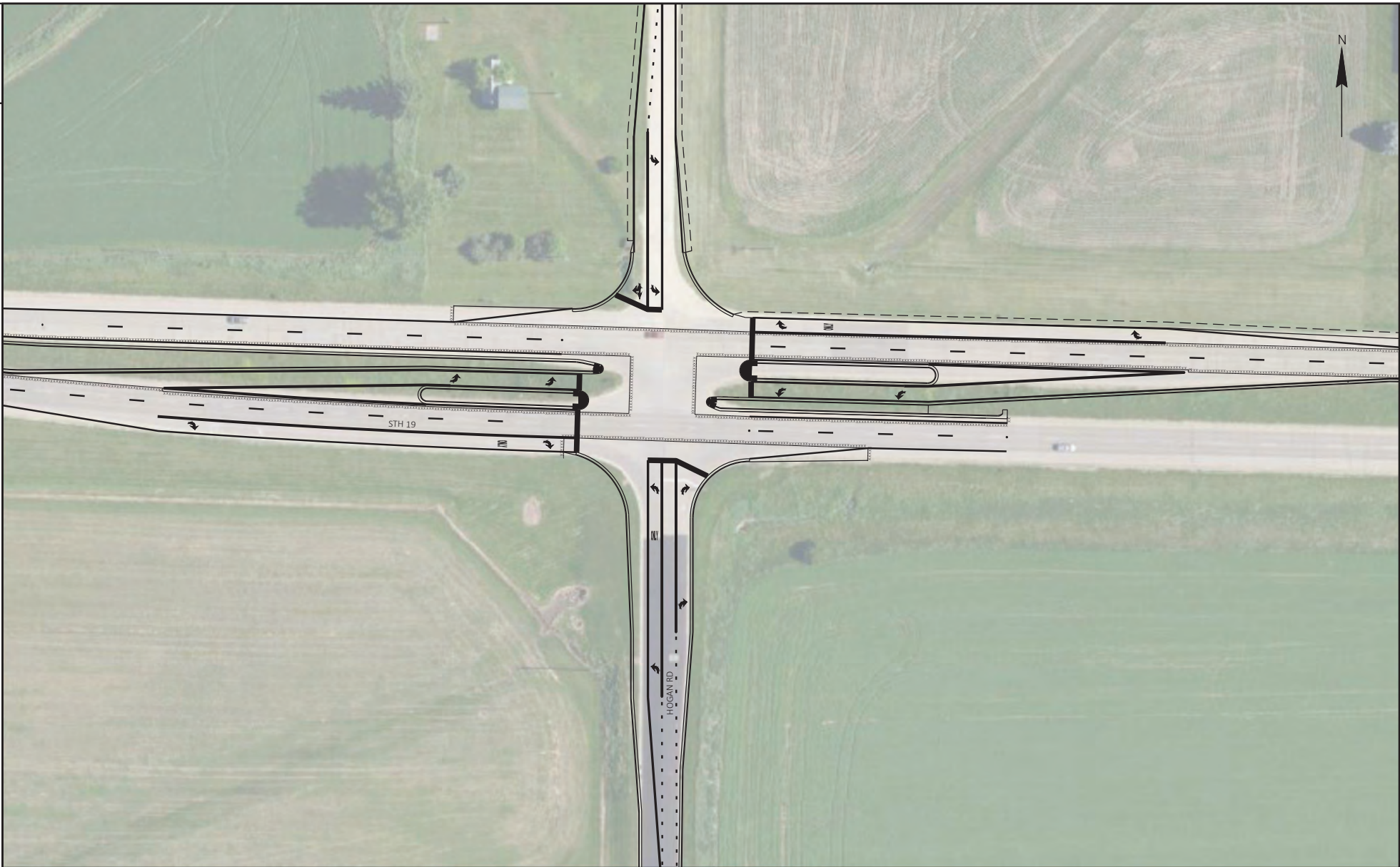
PLOT BY : KL ENGINEERING

PLOT NAME :

PLOT SCALE : 1:150

WISDOT/CADDIS SHEET 42





PROJECT NO: #####

HWY: STH 19

COUNTY: DANE

STH 19 & HOGAN RD INTERSECTION

SHEET

E

FILE NAME : G:\TRAFFIC STUDY PROJECTS\WAUNAKEE TIA\13\_COST ESTIMATE\INTERSECTION LAYOUT WIS 19 & HOGAN-EXHIBIT.DWG  
LAYOUT NAME - 02

PLOT DATE : 1/30/2023 2:19 PM

PLOT BY : KL ENGINEERING

PLOT NAME :

PLOT SCALE : 1:75

WISDOT/CADD5 SHEET 42



## 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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