



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: \$4,900,000

\$5.78 / Square Foot



For information, please contact:

Andrew Kessenich

(608) 274-4141 Ext. 2

akessenich@dlevanscompany.com

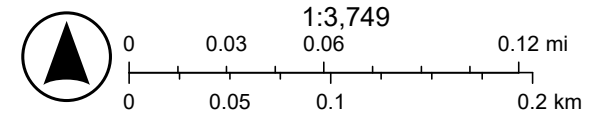
D. L. *Evans* Company

6101 Hogan Road Waunakee



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

 Parcels



S. T. H. "1 9" & "1 1 3"

PREPARED FOR:
CARL F. STATZ & SONS, INC.
6101 HOGAN RD
WAUNAKEE, WI 53597

LEGEND

- = SET 3/4"x24" REBAR
WT 1.5 LB PER LIN FT
● = FOUND 3/4" REBAR (UNLESS NOTED)
■ = FOUND 1" PIPE (UNLESS NOTED)
⊗ = FOUND SECTION CORNER
⊠ = SET WOOD LATH ON LINE
(##) = RECORDED AS
-X-X- = FENCE

DESCRIPTION OF RECORD:
WARRANTY DEED DOC. 5137930

Parcel 1
Part of the Northeast 1/4 of the Northeast 1/4 of Section 9, Township 8 North, Range 9 East, in the Town of Westport, June County, Wisconsin, more fully described as follows: Commencing at the East 1/4 corner of said Section 9; going North 14°26'16" to the point of beginning of this description; thence South 89°34'11" West 967.50 feet; thence North 101°58'48" East 1015.08 feet; thence South 88°57'11" East 703.81 feet; thence South 44°38'12" East 430.64 feet; thence South 69°12'31" East 652.78 feet; thence South 10°20'05" East 1014.43 feet; thence North 89°36'44" East 438.49 feet; thence South 50°27'02" along the East line of said Section 9 to the point of beginning.

NOTES:

- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT FOR THE SUBJECT TRACT OR ADJACENTS AND IS THEREFORE SUBJECT TO ANY EASEMENTS, AGREEMENTS, RESTRICTIONS AND STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
- 2.) WETLANDS, IF PRESENT, HAVE NOT BEEN DELINEATED OR SHOWN.
- 3.) FLOOD PLAIN, IF PRESENT, HAS NOT BEEN LOCATED OR SHOWN.

SURVEYOR'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 of Chapter A-E7 WI Statutes. Field work was completed on November 15, 2022

Willamson Surveying and Associates, LLC
by Chris W. Adams

Date_____

Chris W. Adams S-2748
Professional Land Surveyor

SURVEYORS SEAL



WILLIAMSON SURVEYING & ASSOCIATES, LLC
104 A WEST MAIN STREET, WAUKESHA, WISCONSIN, 53597.
NDA T. PRIEVE // CHRIS W. ADAMS // NEIL F. BORTZ
PROFESSIONAL LAND SURVEYORS
PHONE: 608-255-5705 FAX: 608-849-9760 WEB: WILLIAMSONSURVEYING.COM

PLAT OF SURVEY

A parcel of land located in part of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, in Section 9, T8N, R9E, in the Town of Westport, Dane County, Wisconsin

DATE	NOVEMBER 17, 2002	REVISION DATE:	CHECK BY	N.T.P.
SCALE:	1" = 60'		DRAWING NO.	22W-407
DRAWN BY	CHRIS ADAMS		SHEET	1 OF 1

East Waunakee Area Map



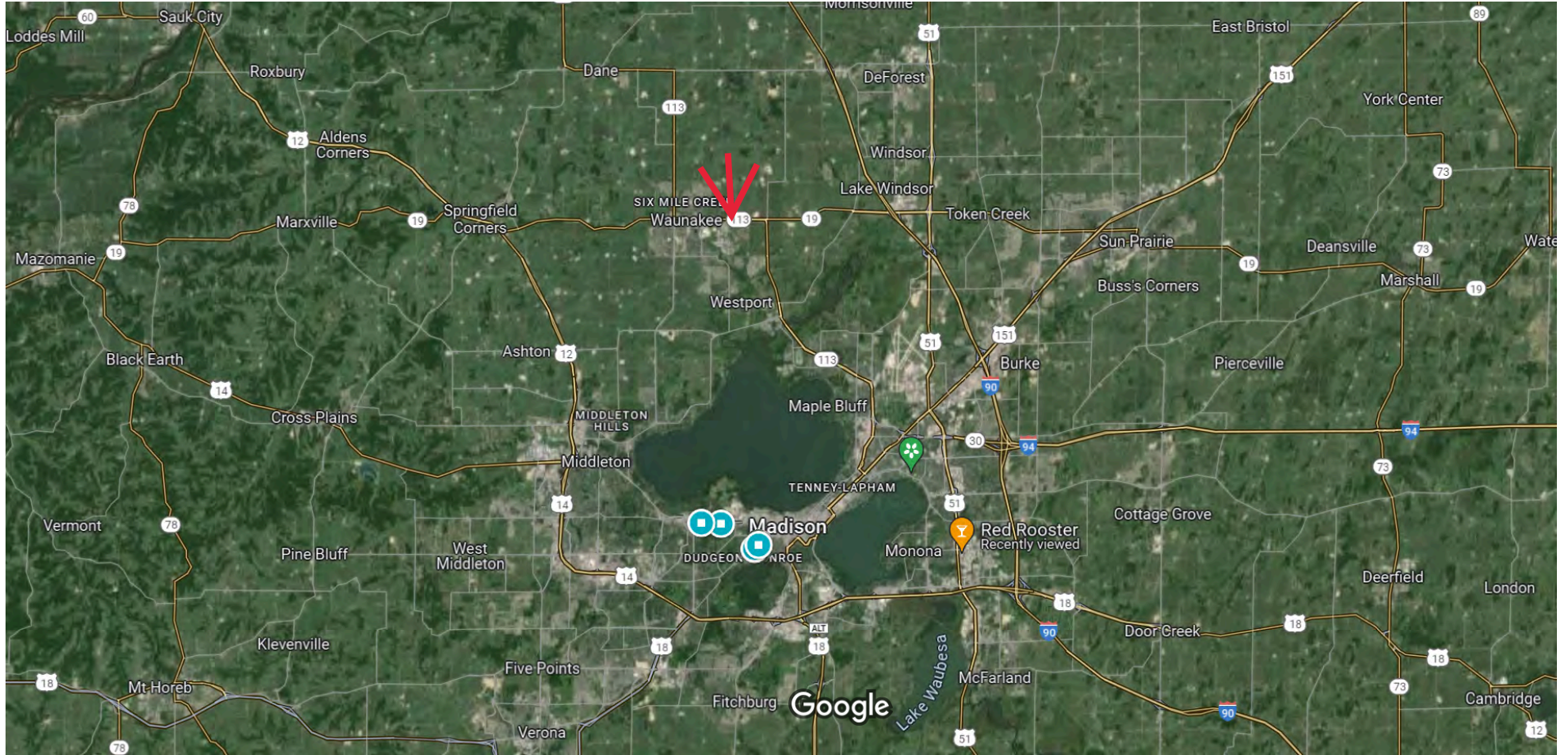
D. L. Evans COMPANY, INC.

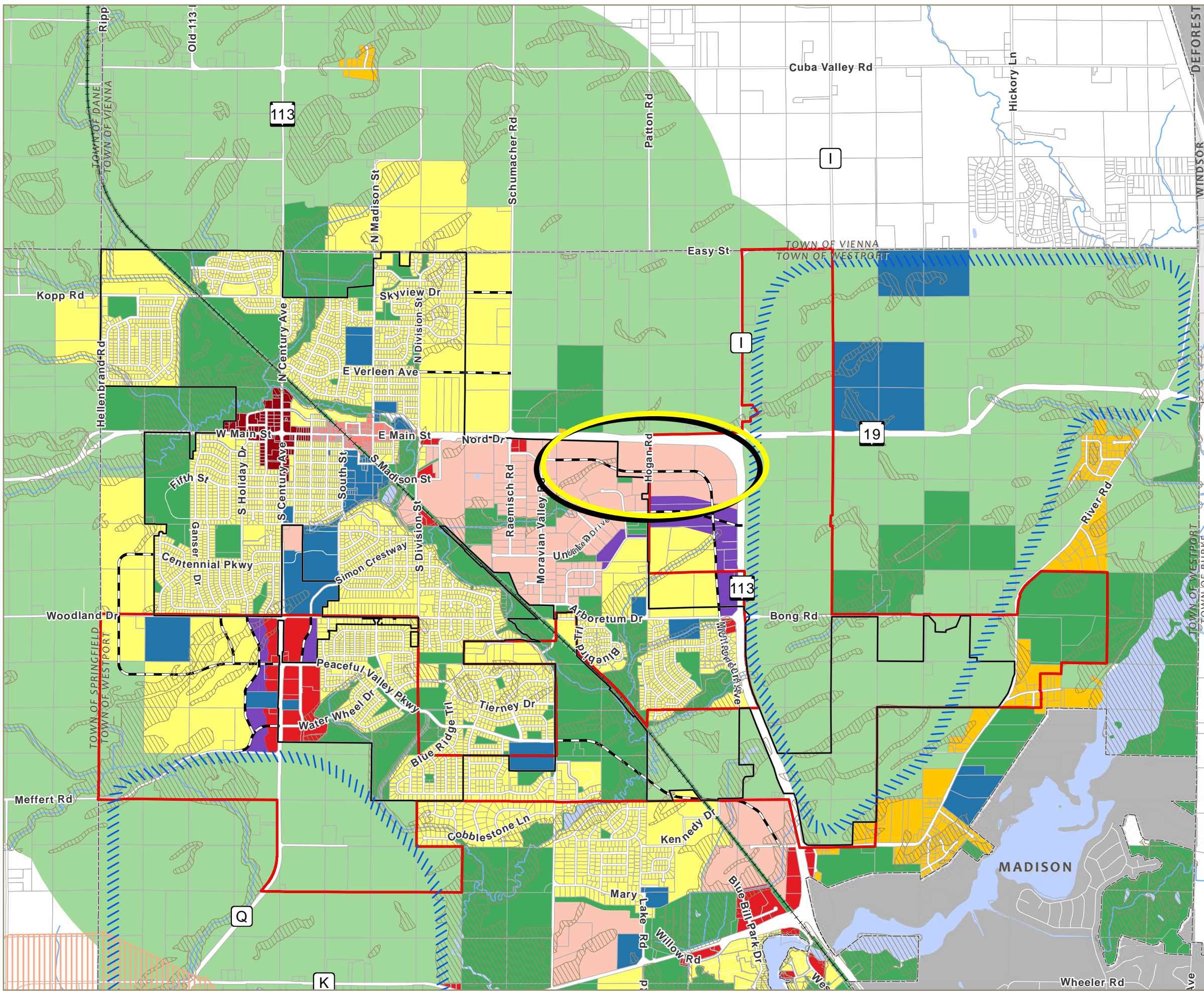
Village of Waunakee Map



D. L. Evans COMPANY, INC.

Area Map





FUTURE LAND USE (NORTH)

VILLAGE OF WAUNAKEE AND TOWN OF WESTPORT COMPREHENSIVE PLAN

LEGEND

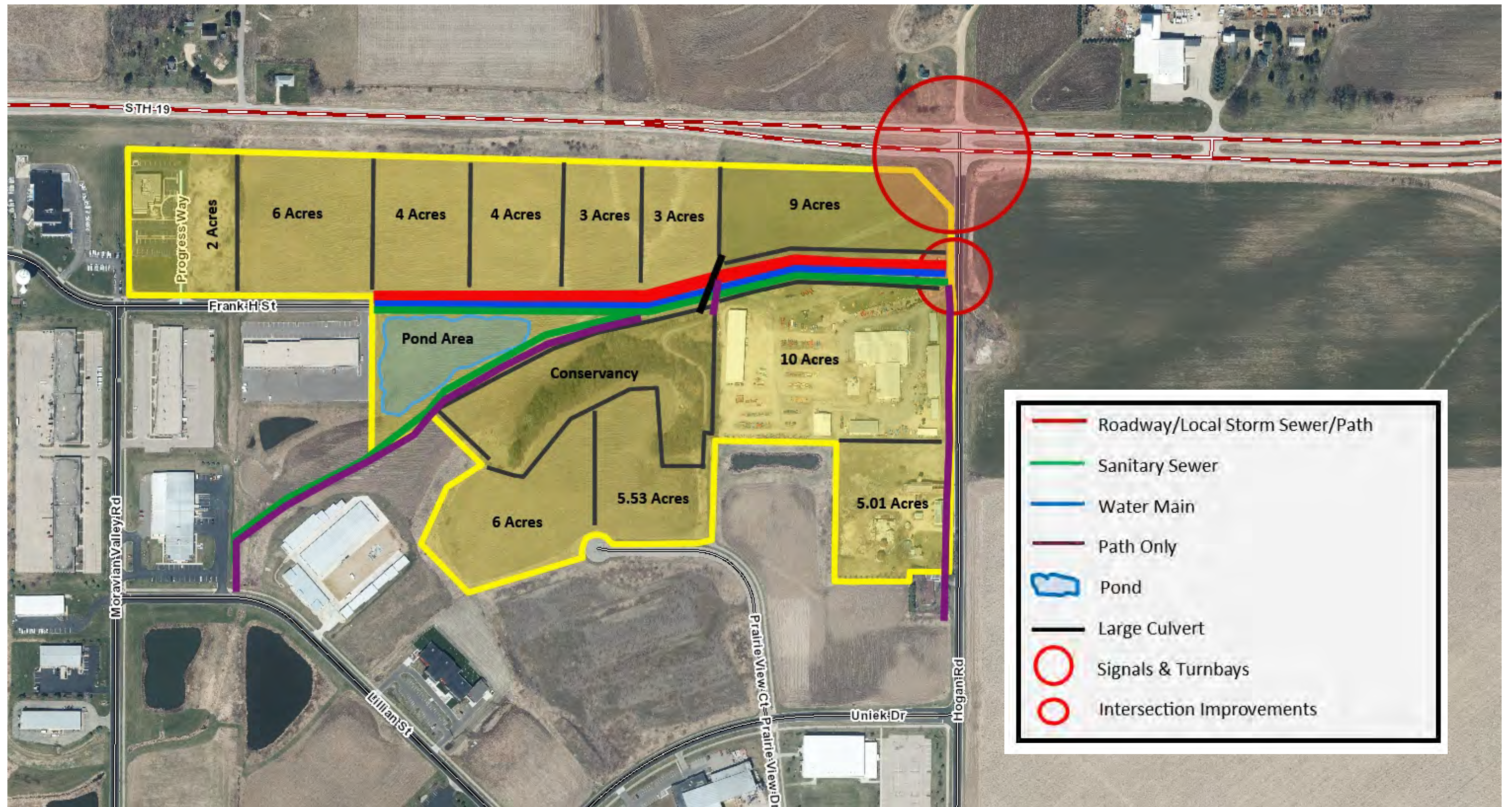
- | | |
|--|---------------------------------|
| Future Land Use | Village of Waunakee (Aug. 2016) |
| Business Park | City/Village |
| Central Business District | Town |
| West Business District | Joint Planning Area Boundary |
| Commercial | Community Separation Zone |
| Mixed Use | Railroad |
| Public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

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





Proposed Uses & Improvements

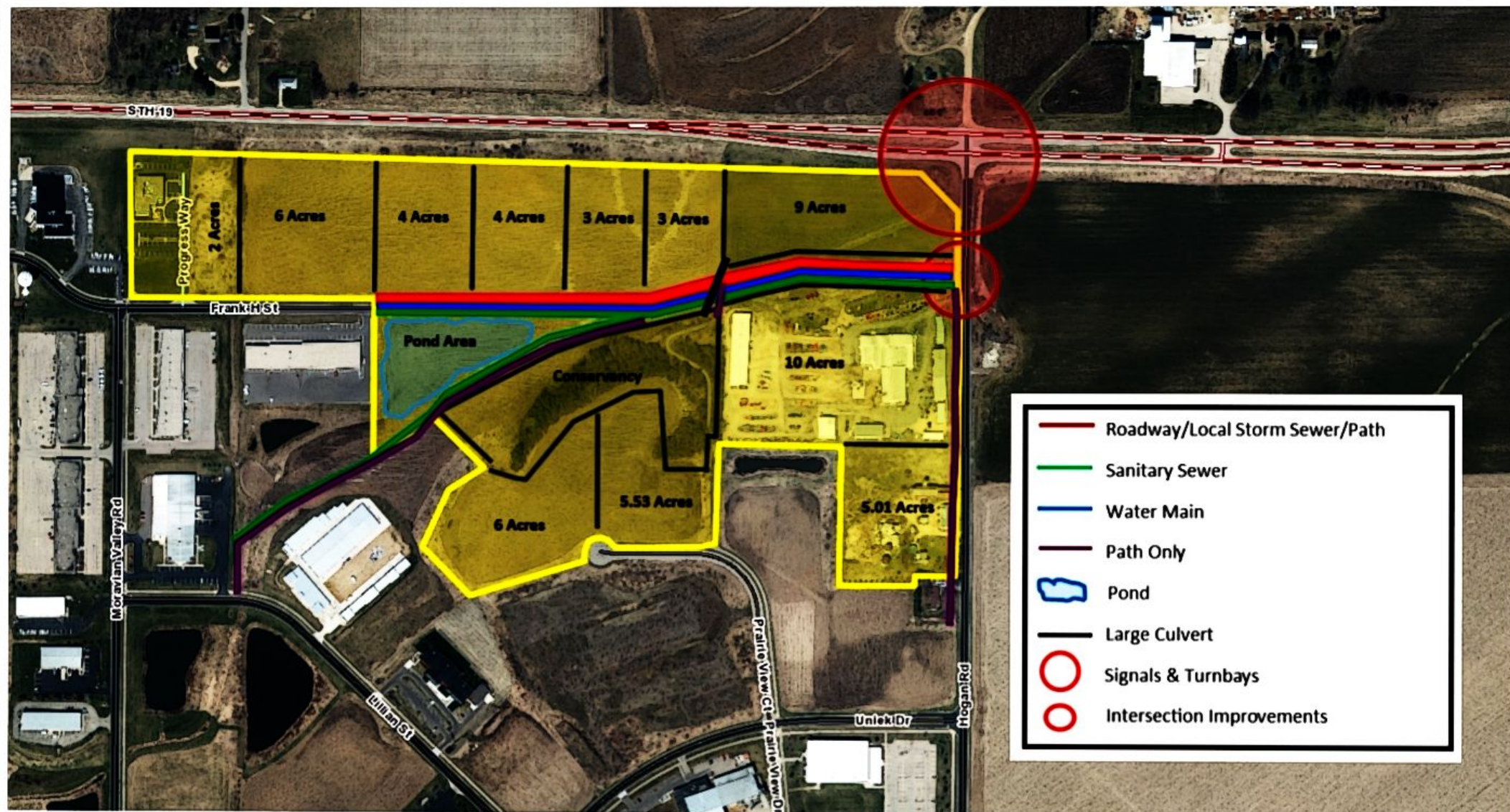


SCALE: 1" = 350'

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.

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

Print Date: 10/7/2021



Proposed Uses & Improvements

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SCALE: 1" = 350'

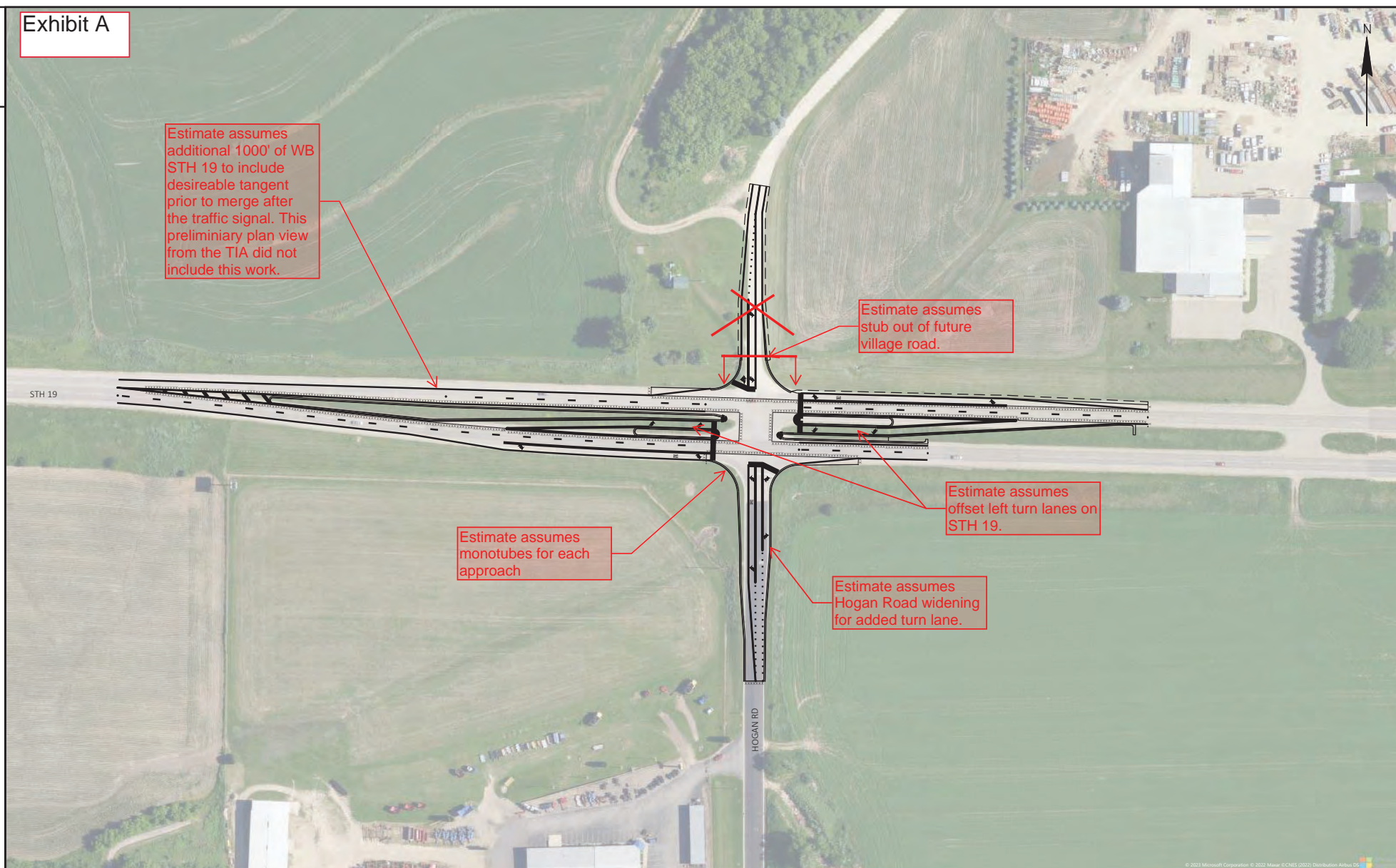
VILLAGE OF WAUNAKEE
500 W. Main St
Waunakee, WI 53597
(608) 850-8500

Print Date: 10/7/2021

Exhibit A

2

2



PROJECT NO: #####

HWY: STH 19

COUNTY: DANE

STH 19 & HOGAN RD INTERSECTION

SHEET

E

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

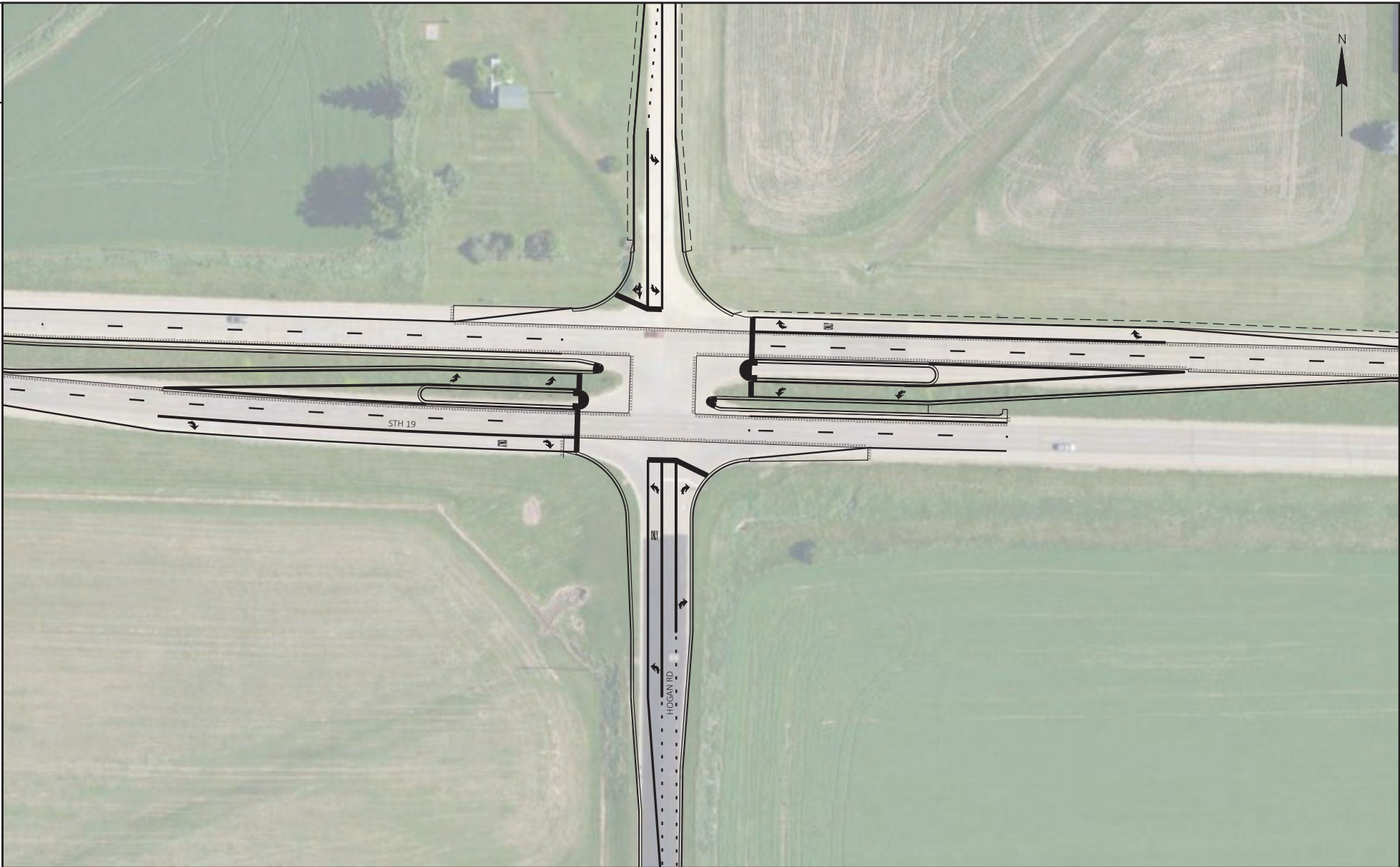
PLOT DATE : 1/30/2023 2:19 PM

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
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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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