

Land For Sale

122 Unit Apartment Building

City Approved - Lot 1 & Lot 2

At the Intersection of Gray Rd & CTH CV Windsor, WI

Asking Price: \$1,793,000

CORNER OF GRAY RD & CTH C-V
PARCEL #:0910-292-8710-1
PARCEL #:0910-292-8720-1



22 Garage Parking Stalls
162 Surface Parking Stalls

12 Studio Apartments
48 One Bedroom Apartments
62 Two Bedroom Apartments

Take advantage of this ready-to-develop investment opportunity in Windsor, WI. This 9.883-acre property is city-approved for a 122-unit multi-family complex, boasting a strategic location at the intersection of Gray Rd & CTH CV. The proposed development includes 12 studios, 48 one-bedroom, and 62 two-bedroom apartments across a 4-story building. With 22 garage parking stalls and 162 surface parking spaces, convenience is key for residents. The project has city approval until May 23, 2026 with potential for an extension upon request. Perfectly situated just 7 miles from Madison's East Side, this property offers a blend of suburban tranquility and urban accessibility. Don't miss this chance to own a lucrative piece of real estate in a rapidly growing area. Ideal for investors looking to capitalize on the increasing demand for multi-family housing in the region.



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

www.madisonproperty.com/realestate

CORNER OF GRAY RD & CTH C-V

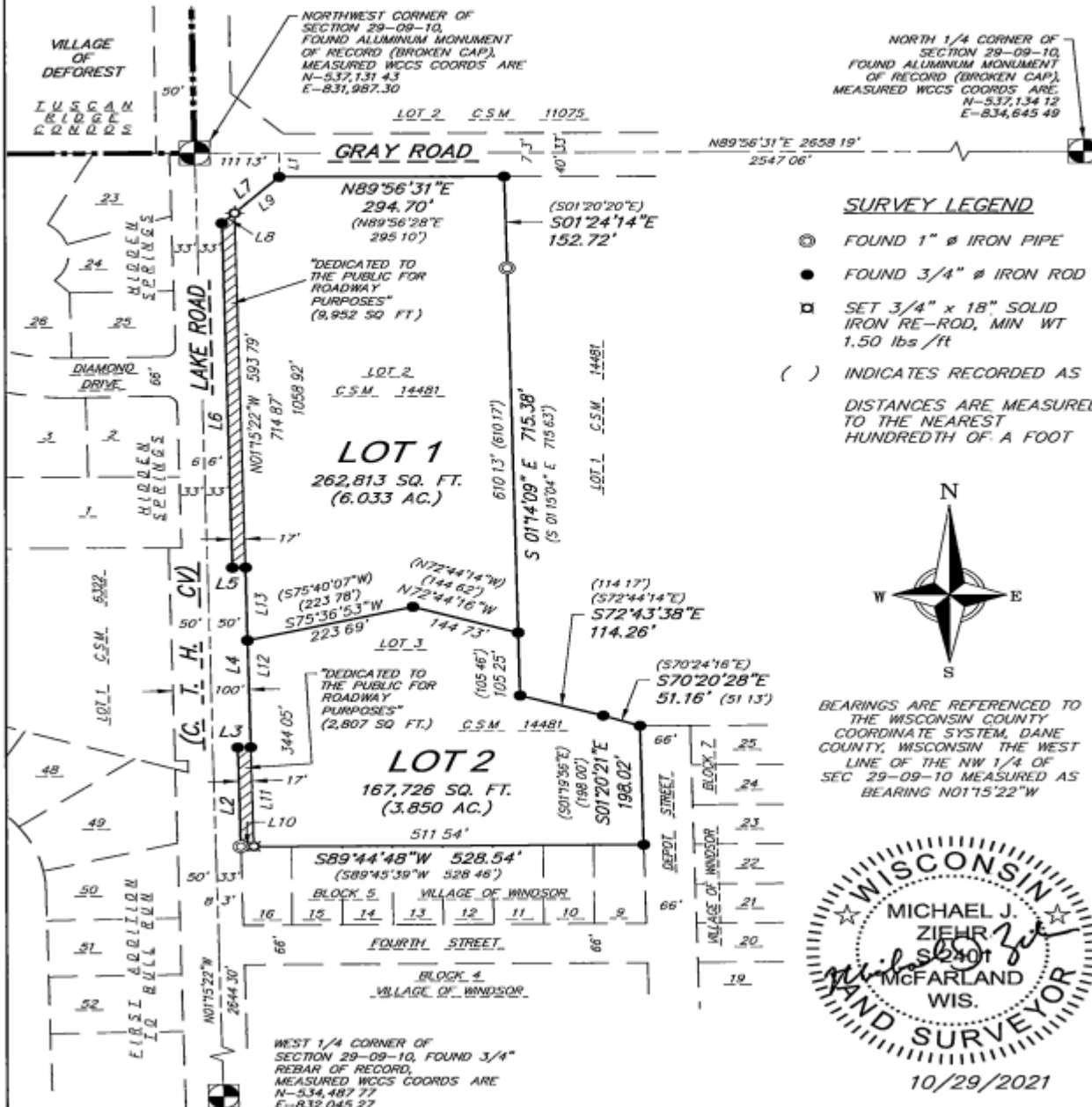
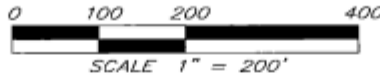
PARCEL #:0910-292-8710-1

PARCEL #:0910-292-8720-1

CERTIFIED SURVEY MAP No. 15969

ALL OF LOTS 2 AND 3, CERTIFIED SURVEY MAP NUMBER 14481, AS RECORDED IN VOLUME 99 OF CERTIFIED SURVEY MAPS, ON PAGES 279-281, AS DOCUMENT NUMBER 5316814, DANE COUNTY REGISTRY AND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN

NOTE: SEE SHEET 2 FOR SITE DETAILS, EASEMENTS AND THE LINE TABLE AND SHEET 4 FOR GENERAL NOTES



SURVEY LEGEND

- ⊙ FOUND 1" # IRON PIPE
- FOUND 3/4" # IRON ROD
- SET 3/4" x 18" SOLID IRON RE-ROD, MIN WT 1.50 lbs/ft
- () INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY, WISCONSIN THE WEST LINE OF THE NW 1/4 OF SEC 29-09-10 MEASURED AS BEARING N01°15'22"W



10/29/2021

vierbicher
planners | engineers | advisors
Phone (800) 261-3098



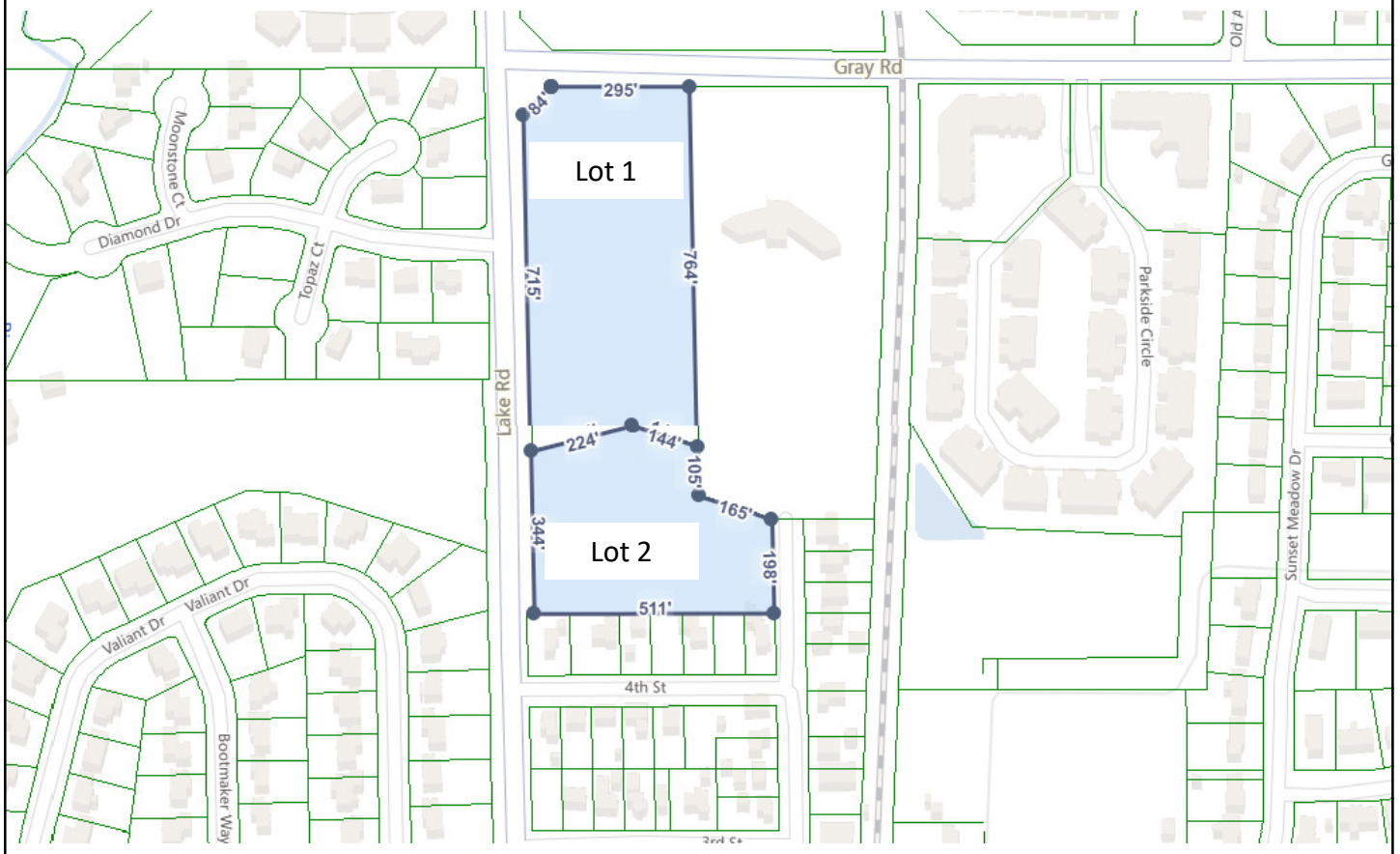
FN: 210109
DATE 10/05/2021
REV 10/29/2021
Drafted By: MZIE
Checked By: MMAR

SURVEYED FOR:
Gebhardt Development
834 E Washington Ave
Suite 233
Madison, WI 53703

C.S.M. No. 15969
Doc No. 5822747
Vol. 117 Page 115

SHEET
1 OF 4

29 Oct 2021 - 2:56p M:\Gebhardt Development\210109 - Gray Road Development\CADD\210109_CSM.dwg by mize





① CONSERVANCY SITE PLAN
1" = 80'-0"



12 - Studio Apartments
48 - One Bedroom Apartments
62 - Two Bedroom Apartments

22 - Garage Parking Stalls
162 - Surface Parking Stalls

BUILDING DATA

FLOOR												
	STUDIO	1 BDR	1 BDR +	2 BDR	3 BDR	TOTAL	BR'S	COVERED	SURFACE	TOTAL	RATIOS	
4	3	12	0	16	0	31	47					
3	3	12	0	16	0	31	47					
2	3	12	0	16	0	31	47					
1	3	12	0	14	0	29	43	22	162	184	1.5 STALLS PER UNIT	
T.	12	48	0	62	0	122	184	22	162	184	1.50 / U	1.00 / BR
	9.84%	39.34%	0	50.82%	0%							

First Floor Plans



Second Floor Plans



Third Floor Plans



① CONCEPTUAL THIRD FLOOR PLAN
1" = 30'-0"

Fourth Floor Plans



① CONCEPTUAL FOURTH FLOOR PLAN
1" = 30'-0"



① SITE VIEW POINT - LAKE RD - NORTH END
1" = 30'-0"



① SITE VIEW POINT - LAKE RD - SOUTH END
1" = 30'-0"



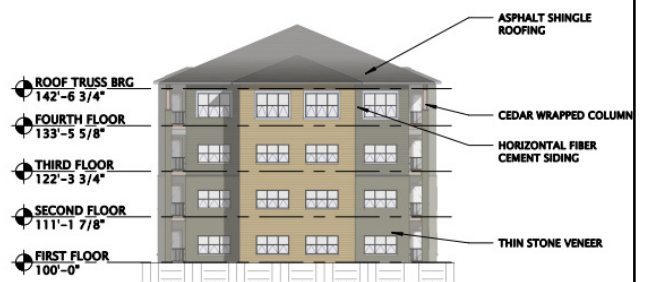
② SITE VIEW POINT - GRAY RD
1" = 50'-0"

EXTERIOR MATERIALS SCHEDULE

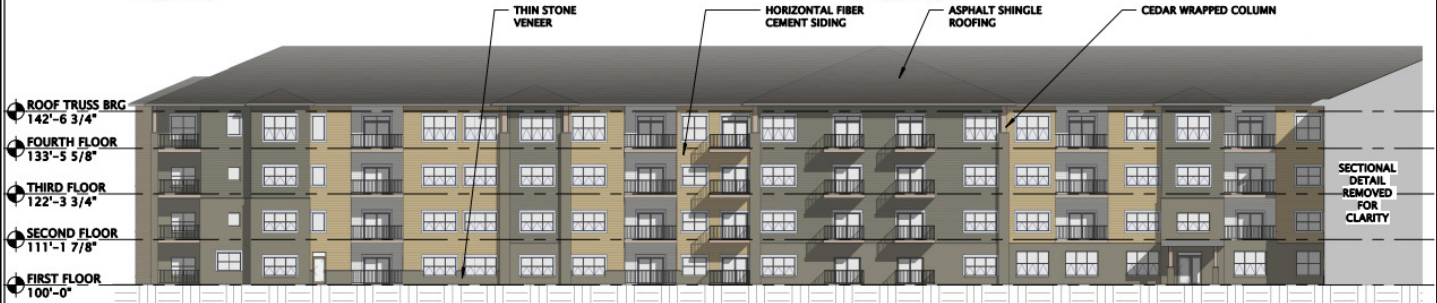
MARK	MANUFACTURER	TYPE / STYLE	COLOR
1	JAMES HARDIE	FIBER CEMENT	ARTIC WHITE
2	JAMES HARDIE	FIBER CEMENT	AUTUMN TAN
3	JAMES HARDIE	FIBER CEMENT	TIMBER BARK
4	STONE CRAFT	THIN STONE VENEER	HERITAGE WISCONSIN
5	CERTAINTED - LANDMARK DESIGNER	ASPHALT SHINGLES	LANDMARK TL



1 CONCEPTUAL EAST ELEVATION - END
3/64" = 1'-0"



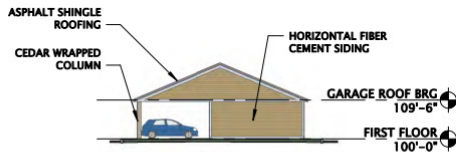
2 CONCEPTUAL SOUTH ELEVATION - END
3/64" = 1'-0"



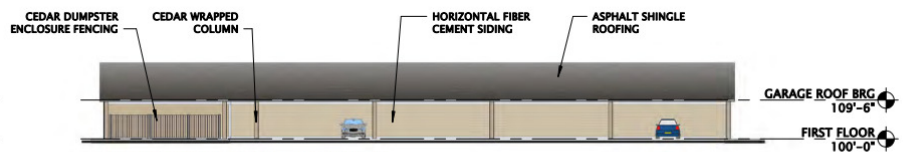
3 CONCEPTUAL EAST ELEVATION - INTERNAL
3/64" = 1'-0"

EXTERIOR MATERIALS SCHEDULE

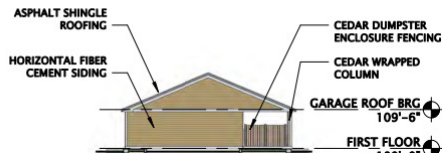
MARK	MANUFACTURER	TYPE / STYLE	COLOR
1	JAMES HARDIE	FIBER CEMENT	ARTIC WHITE
2	JAMES HARDIE	FIBER CEMENT	AUTUMN TAN
3	JAMES HARDIE	FIBER CEMENT	TIMBER BARK
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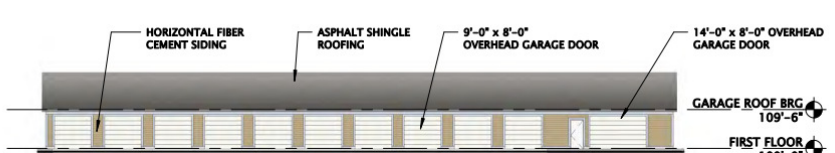
1 PARKING GARAGE - NORTH ELEVATION
3/64" = 1'-0"



2 PARKING GARAGE - EAST ELEVATION
3/64" = 1'-0"



3 PARKING GARAGE - SOUTH ELEVATION
3/64" = 1'-0"



4 PARKING GARAGE - WEST ELEVATION
3/64" = 1'-0"

DISCLOSURE TO 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 of
4 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 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ 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 57-66).
- 14 ■ 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 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the Firm
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer
28 providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**
43 **SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DEFINITIONS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

COMPENSATION

The Firm does not charge compensation to show homes to a customer under this disclosure.

Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.

The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

ACKNOWLEDGMENT

Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.

By signing and dating below I /we acknowledge receipt of a copy of this disclosure.

75	(x) _____	_____	_____
76	Customer Signature ▲	Print Name ▲	Date ▲
77	(x) _____	_____	_____
78	Customer Signature ▲	Print Name ▲	Date ▲
79	(x) _____	_____	_____
80	Agent for Firm ▲ Print Name ►	Firm Name ▲	Date ▲