

Commercial Land for Sale

Westgate Development
State Highway 12/18, Cambridge WI 53525



Property Highlights

- 22.2 acres total, 10.2 acres are developable and 12 acres are designated wetland
- Lighted intersection completed in 2025
- All City services have been installed to the 22+ acres
- New Kwik Trip (2025) immediately adjacent to the property
- Direct access to Westgate Court

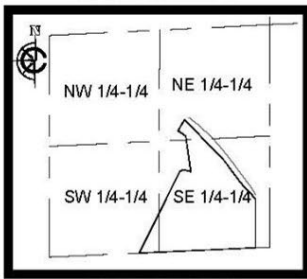
Property Summary

Pricing	\$3.25/sf – developable \$1,444,014.00
Site Size	22.2 acres 444,312 sf developable
Zoning	Neighborhood Mixed Use (NMU)

Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

LOCATION MAP



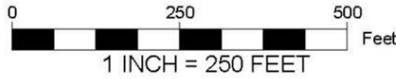
SW 1/4 SEC. 1-6-12
SCALE: 1" = 2,000'

LEGEND

- 1" IRON PIPE- FOUND
- SET 1" O.D. IRON PIPE
18" LONG, 1.13# L.F.
- FOUND SECTION CORNER
- WETLANDS
- SETBACK LINE



GRAPHIC SCALE



BASIS OF BEARING: ALL BEARINGS REFER TO GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, DANE COUNTY

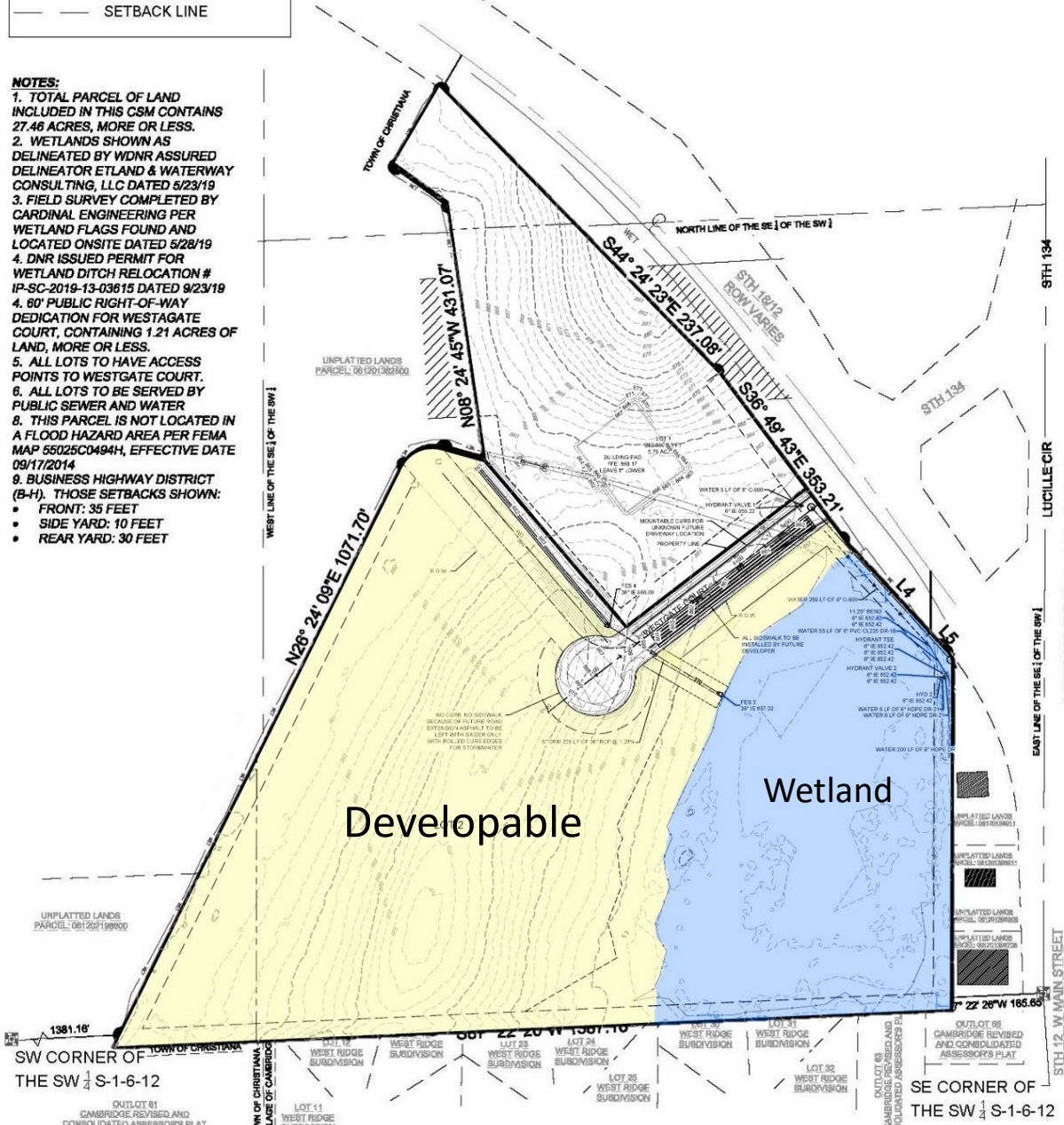


OWNERS/SUBDIVIDERS:
CAMBRIDGE REAL ESTATE VENTURES
1509 N PROSPECT AVE
MILWAUKEE, WI 53202

SURVEYOR:
PAUL H. VAN HENKELUM PLS
CARDINAL ENGINEERING LLC
PO BOX 281
LAKE GENEVA, WI 53147
262-757-8776

NOTES:

1. TOTAL PARCEL OF LAND INCLUDED IN THIS CSM CONTAINS 27.46 ACRES, MORE OR LESS.
2. WETLANDS SHOWN AS DELINEATED BY WDMR ASSURED DELINEATOR ET LAND & WATERWAY CONSULTING, LLC DATED 9/23/19
3. FIELD SURVEY COMPLETED BY CARDINAL ENGINEERING PER WETLAND FLAGS FOUND AND LOCATED ONSITE DATED 5/28/19
4. DNR ISSUED PERMIT FOR WETLAND DITCH RELOCATION # IP-SC-2019-13-03615 DATED 9/23/19
4. 60' PUBLIC RIGHT-OF-WAY DEDICATION FOR WESTGATE COURT, CONTAINING 1.21 ACRES OF LAND, MORE OR LESS.
5. ALL LOTS TO HAVE ACCESS POINTS TO WESTGATE COURT.
6. ALL LOTS TO BE SERVED BY PUBLIC SEWER AND WATER
8. THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA MAP 55025C0494H, EFFECTIVE DATE 09/17/2014
9. BUSINESS HIGHWAY DISTRICT (B-H). THOSE SETBACKS SHOWN:
 - FRONT: 35 FEET
 - SIDE YARD: 10 FEET
 - REAR YARD: 30 FEET



Instrument drafted by Paul H. Van Henkelum, P.L.S.#1931

SHEET 1 OF 2
DATE 03-23-2020
JOB#1701341

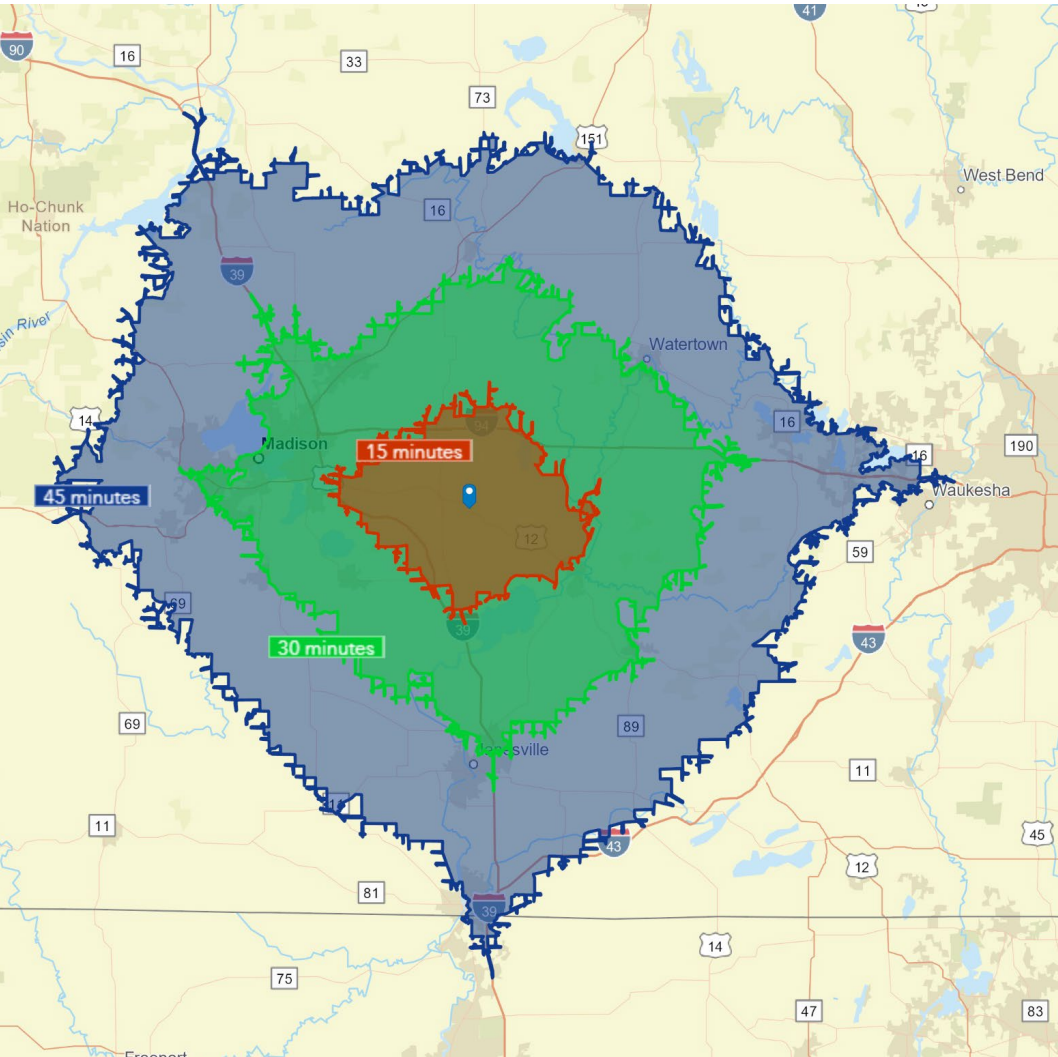
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Drive Time Map

Distance To:	Minutes:
Interstate 94	15
Interstate 39/90	10
Dane County Airport	26
Downtown Madison	27
Downtown Milwaukee	62
Mitchell Int'l Airport	67
O'Hare Airport	108

Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2025)	1,942	5,512	9,411
Number of Households	762	2,257	3,775
Average HH Income	\$106,907	\$115,907	\$117,967
Median Age	45.1	48.3	46.5
Median HH Income	\$85,349	\$99,215	\$101,356

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EXHIBIT A

17.26 NMU Neighborhood Mixed-Use Zoning District

17.26.010 Purpose

This district is intended to permit residential development and commercial uses that are compatible with adjacent residential uses and established comprehensive plan. Residential uses are intended to occur at a density of up to 40 dwelling units per acre. Commercial building footprint shall not be more than 15,000 square feet except buildings providing a community use.

17.26.020 Permitted Uses

- A. Multiple Principal Buildings per lot with 20-foot separation between buildings; District exempted from 17.08.030C.
- B. Single-family dwelling unit
- C. Duplex
- D. Townhouse (3-7 units per building).
- E. Multi-family residential buildings (3-48 units per building)
- F. Zero lot line development
- G. Mixed Use Building - Residential over Permitted Commercial Uses in 17.24.020(K). The mixed use building shall have a minimum of 2,000 square feet of commercial.
- H. Live/work unit. A structure or portion of a structure that combines a dwelling unit with a workplace primarily used by the resident(s), where the residential and workspaces are physically integrated and function together. The nonresidential use is typically limited in size, compatible with residential activities, and may include offices, studios, personal services, or other low-intensity commercial uses conducted by the occupant.
- I. Rooming and boarding houses for up to four (4) guests.
- J. Charitable institutions, rest homes, convalescent homes, nursing homes, homes for the care of children, homes for the care of the aged, homes for the care of the indigent and similar institutions.
- K. Commercial uses as outlined below.
 1. Candy, nut or confectionery stores. [544]
 2. Ice cream stores.
 3. Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery. [546]
 4. Clothing and shoe stores. [56]
 5. Restaurants, lunchrooms and other eating places, except drive-in type establishments. [5812]
 6. Taverns, bars and other drinking places with permit by village board. [5813]
 7. Bookstores, not including adult books. [5942]
 8. Jewelry and clock stores. [5944]
 9. Camera and photographic supply stores. [5946]
 10. Gift, novelty and souvenir shops. [5947]
 11. Florist shops. [5992]
 12. Banks and other financial institutions. [60-62]
 13. Offices of insurance companies, agents, brokers and service representatives. [63-67]
 14. Photographic studios and commercial photography establishments. [722]
 15. Barbershops, beauty shops and hairdressers. [723-4]
 16. Advertising agencies, consumer credit reporting, news agencies, employment agencies. [731-2, 735-6]

EXHIBIT A

17. Computer services. [737]
18. Miscellaneous retail stores. [5999]
19. Law offices. [811]
20. The offices, meeting places, and premises of professional membership associations; civic, social, and fraternal associations; business associations, labor unions and similar labor organizations; political organizations; religious organizations; charitable organizations; or other nonprofit membership organizations. [86]
21. Engineering and architectural firms or consultants. [891-3]
22. Accounting, auditing and bookkeeping firms or services. [8721]
23. The offices of governmental agencies and post offices. [91-92, 431]
- L. Accessory buildings, not to exceed two hundred (200) square feet or eight hundred (800) square feet for a detached garage.
- M. Surface parking lot incidental to the above uses.

17.26.30 Conditional Uses

- A. Multi-family residential buildings or Mixed Use (>48 units per building, or properties with 30-40 units per acre)
- B. Home occupations.
- C. Accessory buildings in excess of two hundred (200) square feet and detached garage buildings, or parking structures, over eight hundred (800) square feet.
- D. Townhouse (8-12 units per building).
- E. Variety stores, and general merchandise stores. [53]
- F. General grocery stores, supermarkets, fruit and vegetable stores, meat and fish stores and miscellaneous food stores. [54]
- G. Furniture, home furnishings and floor covering stores. [57]
- H. Drug stores and pharmacies. [591]
- I. Liquor stores. [592]
- J. Antique stores and secondhand stores. [593]
- K. Sporting goods stores and bicycle shops. [5941]
- L. Retail laundry and dry cleaning outlets, including coin-operated laundries and dry cleaning establishments, commonly called laundromats and launderettes. Tailor shops, dressmakers' shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments. [721]
- M. Commercial parking lots, parking garages, parking structures. [752]
- N. Offices of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, optometrists and chiropractors, but not veterinarian's offices. [801-4]

17.26.40 Lot, building and yard requirements.

- A. Lot Frontage and Area. See bulk regulation table.
- B. Principal Building.
 1. Setbacks are to public right-of-way or edge of private drive shoulder/curb.
 2. Minimum separation between buildings on the same lot is 20 feet.
 3. See Table 17.26.40: NMU Bulk Regulation for additional requirements.
- C. Accessory Building.
 1. Front yard: 25 feet, or no closer than the primary structure, whichever is greater
 2. Side yards: 3 feet

EXHIBIT A

- 3. Rear yard: 3 feet
- 4. Height: 25 feet
- D. Building Height: See Table 17.26.40: NMU Bulk Regulation
- E. Percentage of Lot Coverage: See Table 17.26.40: NMU Bulk Regulation

Table 17.26.40: NMU Regulations (permitted uses)

	Single-family detached	Duplex	Zero Lot Line	Townhomes (3-7 units)	Multi-family (3-48 units)	Mixed Use	Other Uses
Min. Lot Area (sq. ft.)	6,000	10,000	5,000/d.u.	2,500/d.u.	1,500/d.u.	1,500/d.u.	8,000
Lot Width (ft.)	56	60	30/d.u.	20/d.u.	80	80	80
Front Yard Building Setback	15 ft.	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.	20 ft.
Maximum Front Yard Building Setback	30 ft.	30 ft.	30 ft.	30 ft.	35 ft.	60 ft.	60 ft.
Side Yard Setback	7 ft.	8 ft.	8 ft.	8 ft. ¹	10 ft.	12 ft.	12 ft.
Rear Yard	25 ft.	25 ft.	25 ft.	25 ft.	30 ft.	35 ft.	35 ft.
Maximum height	2 stories / 35 ft.	2 stories / 35 ft.	2 stories / 35 ft.	3 stories / 45 ft.	3 stories / 45 ft.	3 stories / 45 ft.	3 stories / 45 ft.
Maximum lot coverage	80%	80%	80%	90%	75%	75%	75%

Notes: 1 - except 0 ft. on common walls

17.26.50 Concept Plan Review and Approval

- A. **Concept Plan.** Any application for development or subdivision within the NMU Neighborhood Mixed-Use District shall submit a concept plan that includes all pertinent information outlined in Section 17.56.050.
- B. **Review Criteria.** Plan Commission shall review the concept plan based on all requirements within this chapter, as well as review based on the guidelines outlined in Section 17.56.040.
- C. **Approval.** Approval of the Concept Plan by the Plan Commission is required prior to submission of detailed site plans or building permits.

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.