

VACANT LAND FOR SALE | ±10 ACRES APPROVED FOR SELF STORAGE

7520 STATE ROAD 60 | HARTFORD, WI

**PARCEL SIZE:**

±10 - 21 Acres

ZONING:

A-1 & Commercial/Agricultural Transition

UTILITIES:

Municipal Sewer & Water

TAX KEY #:

T6_039300Z, 36_1803002010 & 36_1803002003

2018 TAXES:

\$4,206.37

SALE PRICE:

\$495,000 - Front ±11 Acres

\$295,000 - Rear ±10 Acres (Approved for Self-Storage)

VACANT LAND FOR SALE**PROPERTY HIGHLIGHTS:**

- Across the street from Quad Graphics at the entrance to the Dodge Industrial Park
- Highway 60 frontage
- Rear ±10 Acres approved for self-storage. Concept plan already in place and approved by Hartford

For information, please contact:

CURT PITZEN

414.395.4688

curt.pitzen@ngkf.com

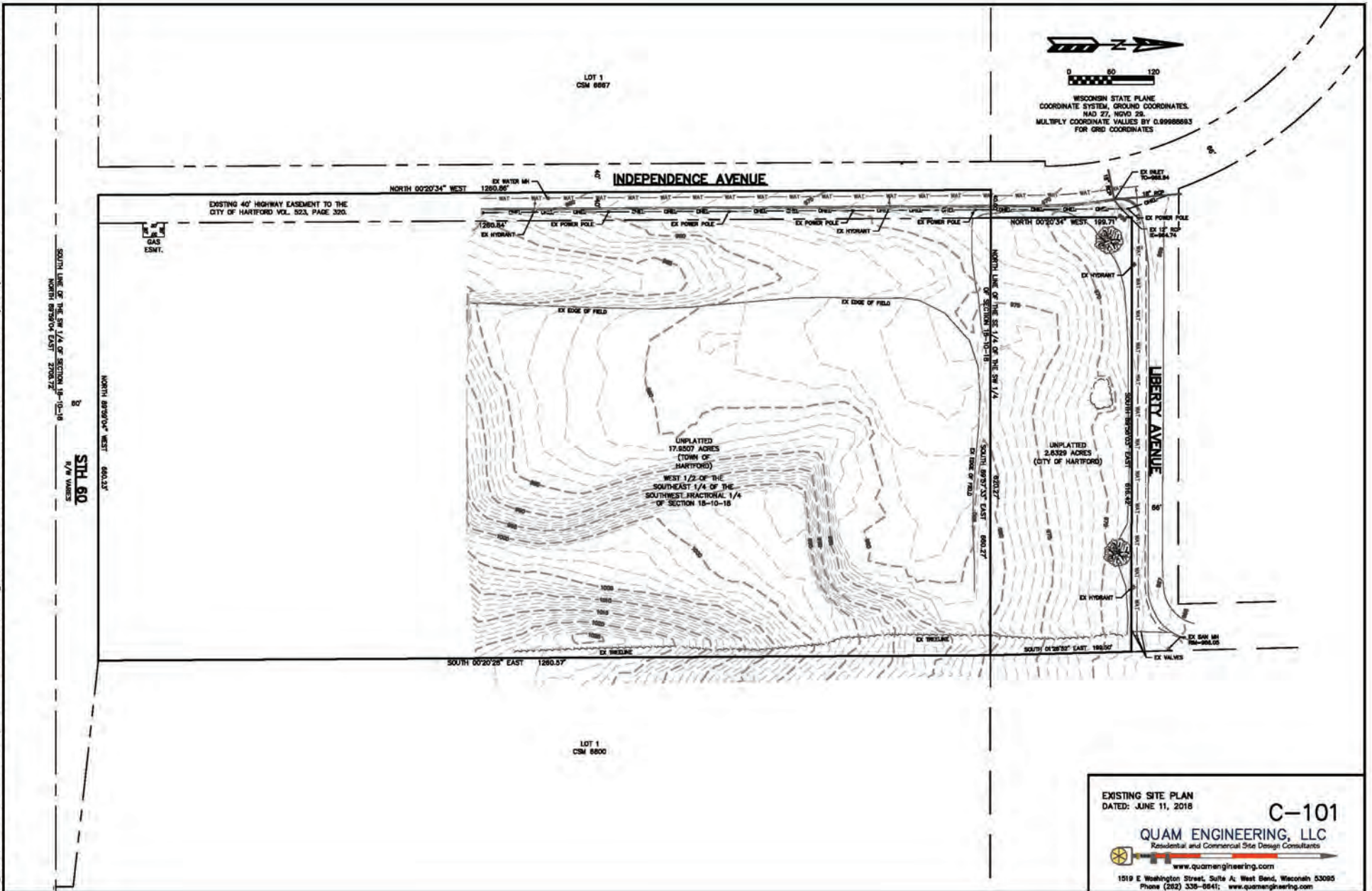


ngkf.com

757 N Broadway, Suite 700, Milwaukee, WI 53202

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QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641 \DI-23-16\DI23BASE.DWG



SHEET INDEX

C1.0	SITE PLAN
A1.0	OPTION A - FLOOR PLAN & ELEVATIONS
A1.1	OPTION B - FLOOR PLAN & ELEVATIONS
A3.0	SECTION
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PROJECT INFORMATION

APPLICABLE BUILDING CODE
 2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
 ASHRAE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	PROPOSED
BUILDING #1 (OPTION A)	8,428 S.F.
BUILDING #2 (OPTION A)	8,428 S.F.
BUILDING #3 (OPTION A)	8,428 S.F.
BUILDING #4 (OPTION B)	8,416 S.F.
BUILDING AREA SUB-TOTALS	33,700 S.F.
MEZZANINES	N/A
FIRE AREA TOTALS	33,700 S.F.

HIGH PILE STORAGE YES() NO(X)
 FIRE ALARM SYSTEM YES() NO(X)

OCCUPANCY
 S1 - MODERATE HAZARD STORAGE
 NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE VB CONSTRUCTION
 SPRINKLED YES() NO(X)
 FIREWALL YES() NO(X)

ALLOWABLE AREA

TABULAR FLOOR AREA:	9,000 S.F.
FRONTAGE INCREASE:	6,750 S.F.
SPRINKLER INCREASE:	N/A
TOTAL ALLOWABLE AREA:	15,750 S.F.
ALLOWABLE FIRE AREA:	12,000 S.F.

BUILDING/SITE CONTENT

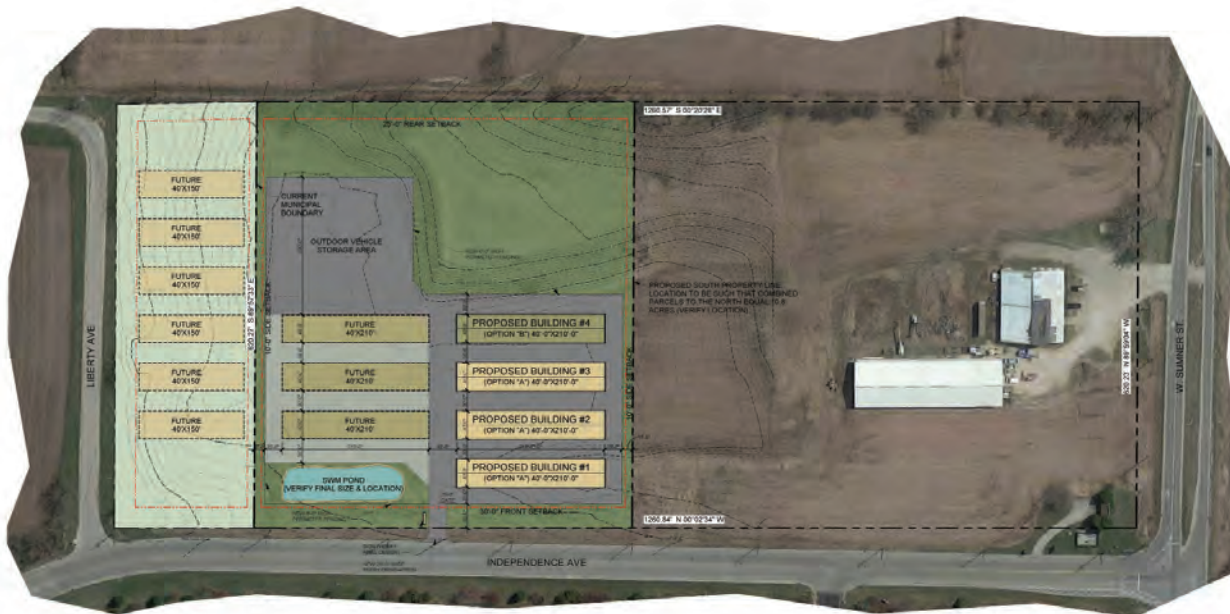
BUILDING SIZE:	33,700 S.F.	7.2%
HARD SURFACE:	94,580 S.F.	20.0%
GREEN SPACE:	342,910 S.F.	72.8%
PARCEL SIZE (APPROX.):	471,190 S.F.	10.8 ACRES
PARKING PROVIDED:	- STALLS (1 STALL --- S.F.)	

ZONING INFORMATION

ZONING: M-1 (PROPOSED, CITY OF HARTFORD)
 FRONT YARD SETBACK: 30'-0" 75'-0" FROM C.L. OF HWY (CLASS B)
 SIDE YARD SETBACK: 10'-0"
 REAR YARD SETBACK: 25'-0"

UNIT OPTIONS FOR 40'X200' FOOTPRINT:	
OPTION "A"	(8) 10X10 + (38) 10X20 = (46) UNITS EACH
OPTION "B"	(21) 10X10 + (21) 10X30 = (42) UNITS EACH

NOTE: 5% (MIN. 1) OF ALL UNIT TYPES TO BE HCP, ACCESSIBLE



CONCEPTUAL SITE PLAN
 1" = 80'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

Keller
 PLANNERS | ARCHITECTS | BUILDERS

FILE CITIES:
 MILWAUKEE: 2014 State Road 20, P.O. Box 637, Milwaukee, WI 53210, PHONE (414) 734-8700 / (414) 626-3204, FAX (414) 734-9204
 WISCONSIN: 1000 WISCONSIN, WISCONSIN, WI 53033, PHONE (262) 594-8700, FAX (262) 594-8701
 WASH DC: 1000 20TH ST, WASHINGTON, DC 20037, PHONE (202) 462-8700, FAX (202) 462-8701

www.kellerbuild.com

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REVISIONS

R1	05.12.2016	TDP
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PROJECT MANAGER: S. LAUSTEN
DESIGNER: G. MANSKE
DRAWN BY: TDP
EXPEDITOR: _____
SUPERVISOR: _____

PRELIMINARY NO.: P18150
CONTRACT NO.: _____

DATE: 05.30.2016
SHEET: C1.0

HARTFORD,

WISCONSIN



HARTFORD,

WISCONSIN



STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm, may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see "Confidentiality Notice To Customers" below).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional property inspection, contact an attorney, tax advisor, or property inspector.

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

(INSERT INFORMATION YOU AUTHORIZE TO BE DISCLOSED SUCH AS FINANCIAL QUALIFICATION INFORMATION)

SEX OFFENDER REGISTRY

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

DEFINITION OF MATERIAL ADVERSE FACTS

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.