

# Commercial Land for Sale



Arthur Dr, Milton WI 53563



## Property Highlights

- City of Milton services
- Excellent visibility from State Hwy 26
- Permitted uses include Indoor sales or services, indoor repair services (non-vehicular), offices, banks & credit unions, restaurants, hotels and motels, commercial recreation. See sheets below for all listed permitted and conditional uses.

## Property Summary

Sale Price	\$205,168 (\$3.00/sf)
Parcel No.	257 159002025
Parcel Size	1.57 acres
Zoning	B2
2023 Assessment	\$500.00
2023 Taxes	\$165.12

Mike Herl, SIOR  
608-212-4623

[Mike.herl@madisoncommercialre.com](mailto:Mike.herl@madisoncommercialre.com)



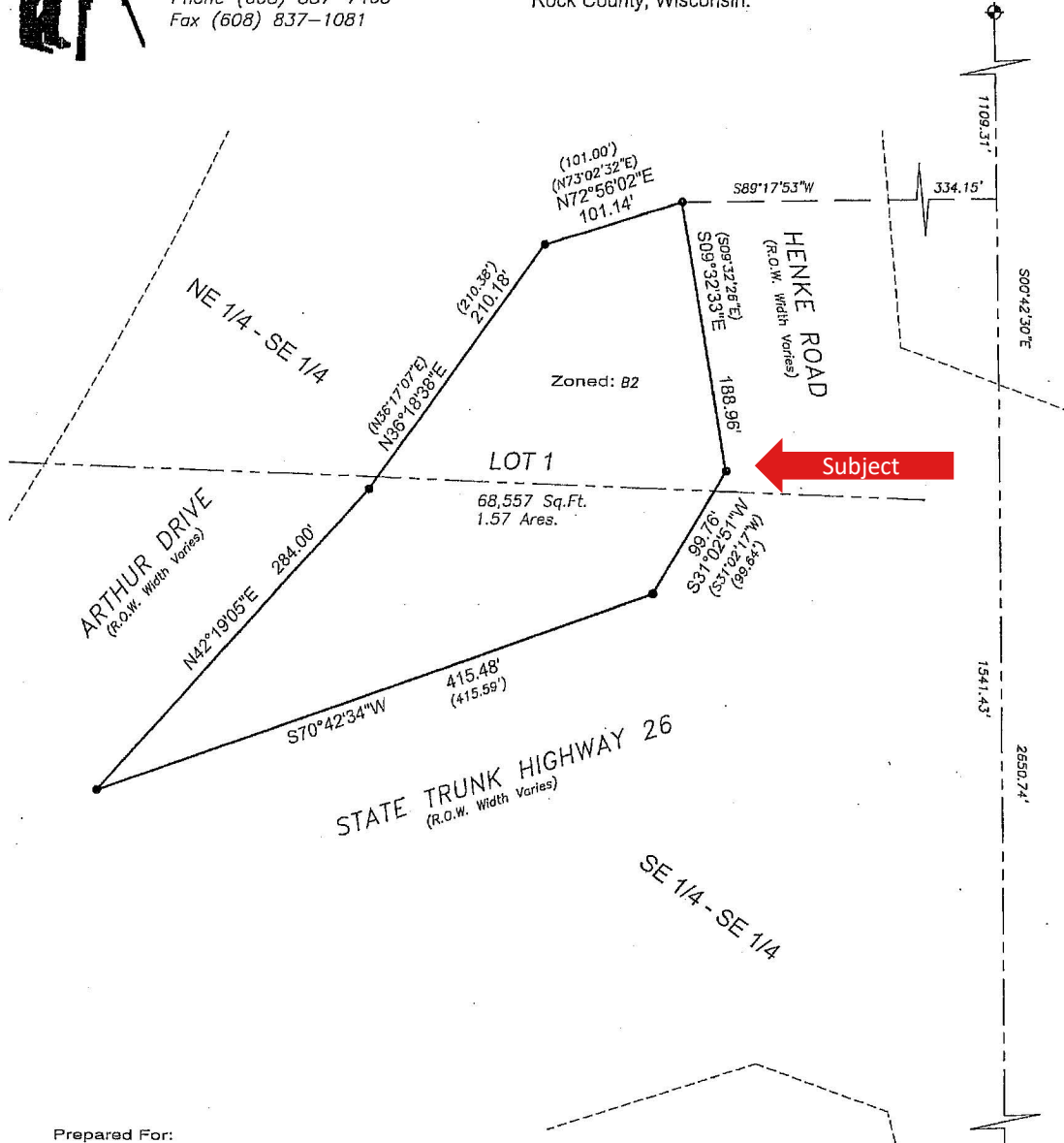
**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI. 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

**CERTIFIED SURVEY MAP**

Part of the Northeast 1/4 of the Southeast 1/4  
and part of the Southeast 1/4 of the Southeast  
1/4 of Section 34, T4N, R13E, Town of Milton,  
Rock County, Wisconsin.

East 1/4 Corner  
Section 34-4-13  
Set "PK" Nail



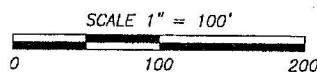
Prepared For:  
Anthony Hickey  
5101 Highway 51 South  
Janesville, WI 53545  
608-754-6141

**Legend:**  
● = Found 3/4" Iron Bar  
( ) = Recorded as data

Bearings referenced to the  
Rock County Coordinate System  
and the East line of the  
Southeast 1/4 of Section  
34-4-13 bearing S00°42'07"E

Southeast Corner  
Section 34-4-13  
Set "PK" Nail

SHEET 1 OF 2  
Office Map No. 140110A



CERTIFIED SURVEY MAP NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_

---

### **Sec. 78-681. Purpose and intent.**

The purpose of the B-2 district is to provide a means of obtaining the commercial goals and objectives of the comprehensive plan. The large scale business district is intended to provide areas adjacent to highways for the location of commercial establishments which usually require extensive land area for the open storage and display of merchandise and equipment.

(Code 1968, § 9.36(1); Ord. No. 310, § 19, 7-6-2010)

### **Sec. 78-682. Permitted uses.**

Permitted uses in the B-2 district are as follows:

- (1) Indoor sales or services. This includes all land uses which conduct or display sales or rental merchandise or equipment, or provide commercial services, entirely within an enclosed building. This includes self-service facilities. A land use which contains both indoor sales and outdoor sales exceeding 15 percent of the total sales area of the building on the property shall be considered as an outdoor display land use requiring a conditional use permit.
- (2) Indoor repair services, nonvehicular.
- (3) Offices.
- (4) Banks and credit unions.
- (5) Outdoor public recreation.
- (6) Appliance sales and service.
- (7) Plumbing, air conditioning, and heating sales, with accessory repair and indoor storage.
- (8) Commercial laundries and dry cleaning plants.
- (9) Public utility facilities, except sewage treatment plants and sanitary landfills.
- (10) Animal hospitals, clinics, and indoor kennels.
- (11) Indoor sales, servicing, repairing, and renting of equipment used by households, business, industry, and agriculture.
- (12) Restaurants, hotels and motels.
- (13) Commercial recreation.
- (14) All permitted uses in the B-1 district.
- (15) Building services and supply.

(Code 1968, § 9.36(2); Ord. No. 392, § IV, 6-17-2014)

### **Sec. 78-683. Conditional uses.**

The following conditional uses shall be allowed only after issuance of a conditional use permit as prescribed by divisions 3 and 6, article II of this chapter:

- (1) Welding, sheetmetal, or blacksmith shops.
- (2) Wholesaling or warehousing.

- 
- (3) Outdoor display. See subdivision II, division 6, article II of this chapter for specific conditional use requirements.
  - (4) In-vehicle sales or service. See subdivision II, division 6, article II of this chapter for conditional use requirements.
  - (5) Outdoor storage. See subdivision II, division 6, article II of this chapter for conditional use requirements.
  - (6) Outdoor sales of cars, trucks, or other equipment. See subdivision II, division 6, article II of this chapter for specific conditional use requirements associated with outdoor display uses.
  - (7) Vehicle repair and maintenance services. See subdivision II, division 6, article II of this chapter for specific conditional use requirements.
  - (8) Wireless telecommunication towers and antennas.
  - (9) Gasoline service stations.
  - (10) Taverns.
  - (11) Lumberyards.
  - (12) Feed and grain dealers, grain storage.
  - (13) Cooperatives, milk depots, meat packing.
  - (14) Day care centers.
  - (15) Publishing and printing.
  - (16) All new buildings in excess of 50,000 square feet in gross floor area, and all additions to existing buildings which result in a total gross floor area of over 50,000 square feet. See subdivision II, division 6, article II of this chapter for specific conditional use requirements.
  - (17) Wineries issued a "Class B" license pursuant to Wis. Stats. § 125.51(3)(am) for the consumption of wine by the glass or in open containers on the premises, and for the sale of wine in the original package or container to be consumed off the premises.
  - (18) Breweries issued a brewer permit by the Wisconsin Department of Revenue pursuant to Wis. Stats § 125.29, and wholesalers issued a license pursuant to Wis. Stats. § 125.28.
  - (19) Brew pubs combining a restaurant use with a brewing facility.
  - (20) Self-service recycling centers and facilities storing recycling materials not generated by use of the same property. This does not permit containers, the purposes of which are to accept and hold items of clothing.
  - (21) K—12 schooling.

(Code 1968, § 9.36(3); Ord. No. 252, § 1, 2-20-2007; Ord. No. 269, 2-25-2008; Ord. No. 302, 12-15-2009; Ord. No. 371, § I, 3-12-2013; Ord. No. 392, § V, 6-17-2014)

### **Sec. 78-684. Area requirements.**

Area requirements in the B-2 district are as follows:

- (1) Minimum lot area: 15,000 square feet.
- (2) Minimum frontage on a public road: 70 feet.

- 
- (3) Minimum lot width at the building line: 70 feet.
  - (4) Front yard setback: 35 feet.
  - (5) Rear yard setback: 25 feet (50 feet when adjoining a residential district).
  - (6) Corner lot setback: 35 feet from all street lines.
  - (7) Side yard setback: 20 feet (50 feet when adjoining a residential district).

(Code 1968, § 9.36(4)(A)—(G))

### **Sec. 78-685. Maximum building height.**

The maximum building height in the B-2 district is 40 feet.

(Code 1968, § 9.36(4)(H))

### **Sec. 78-686. Green area.**

Not less than 30 percent of the lot in the B-2 district shall be permanently set aside, planted and maintained as a green area.

(Code 1968, § 9.36(4)(I))

### **Sec. 78-687. Parking and loading requirements.**

For parking and loading requirements in the B-2 district, see divisions 3 and 4, article IV of this chapter.

(Code 1968, § 9.36(4)(J))

**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.