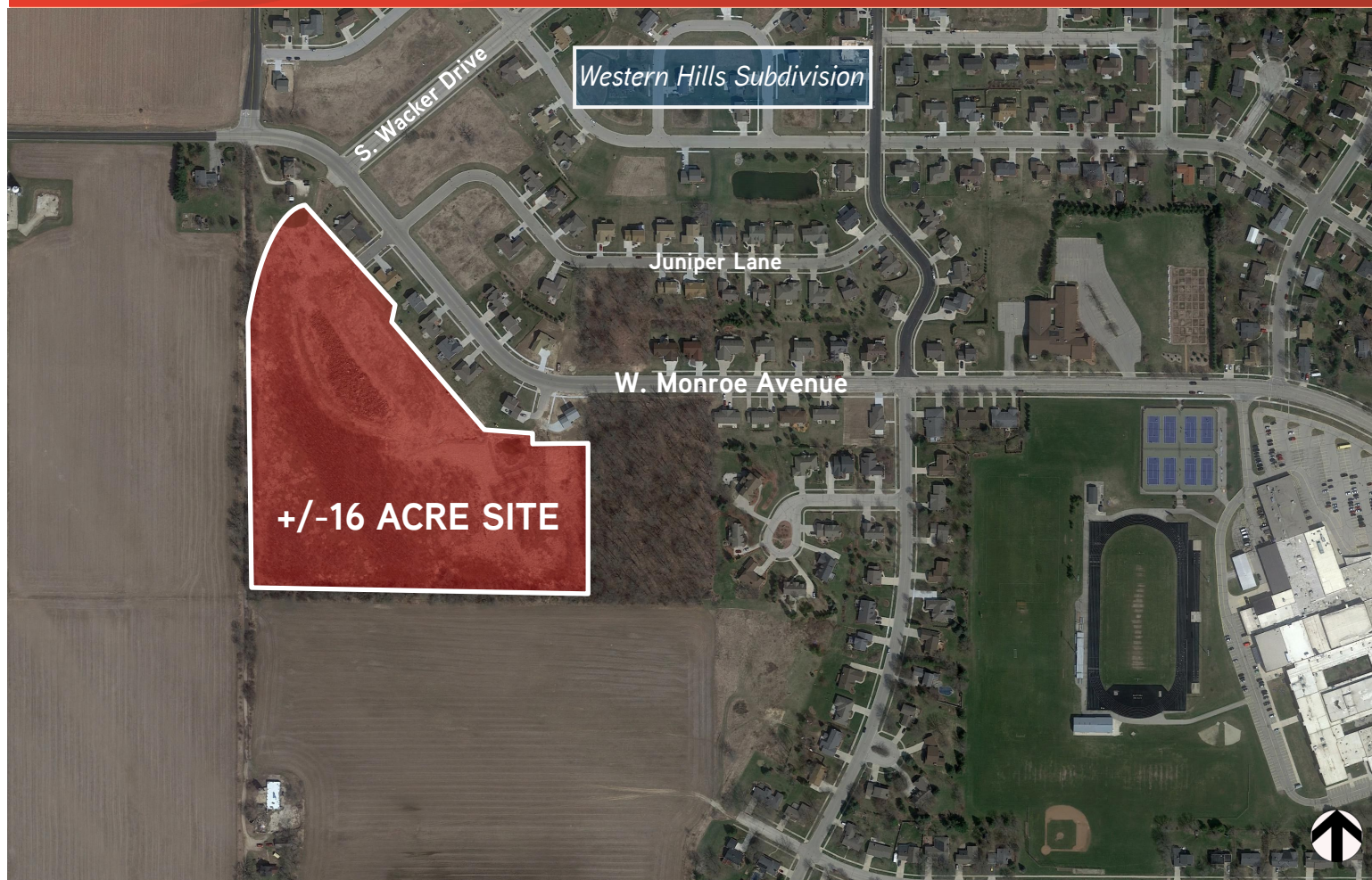


# FOR SALE: 16 ACRES OF DEVELOPMENT LAND

W. Monroe Avenue, East of S. Wacker Drive  
City of Hartford, WI



## Site Details

- > Total Size: +/- 16 Acres
- > Zoning: Property to rezoned in conjunction with municipal approvals

## Sale Price

- > \$900,000  
\$56,250/acre  
\$9,783/unit of vacant land
- > Maximum density is 92 units
- > All engineering materials and data are included in the asking price

MARK A. SCHNOLL  
414 278 6833 (direct)  
414 531 2332 (mobile)  
MILWAUKEE, WI  
mark.schnoll@colliers.com

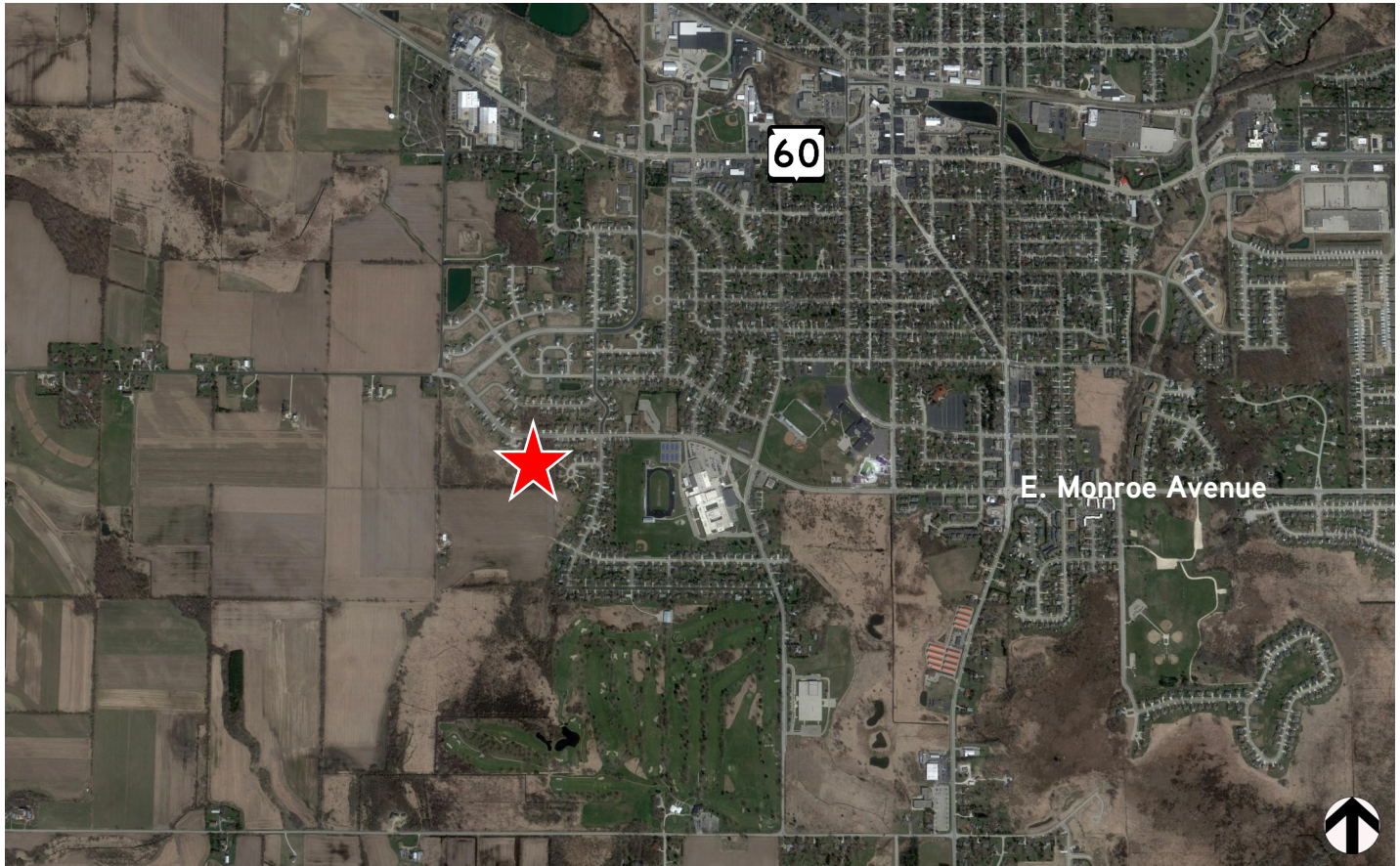
COLLIERS INTERNATIONAL  
833 East Michigan Street, Suite 500  
Milwaukee, WI 53202  
www.colliers.com



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W. Monroe Avenue, East of S. Wacker Drive

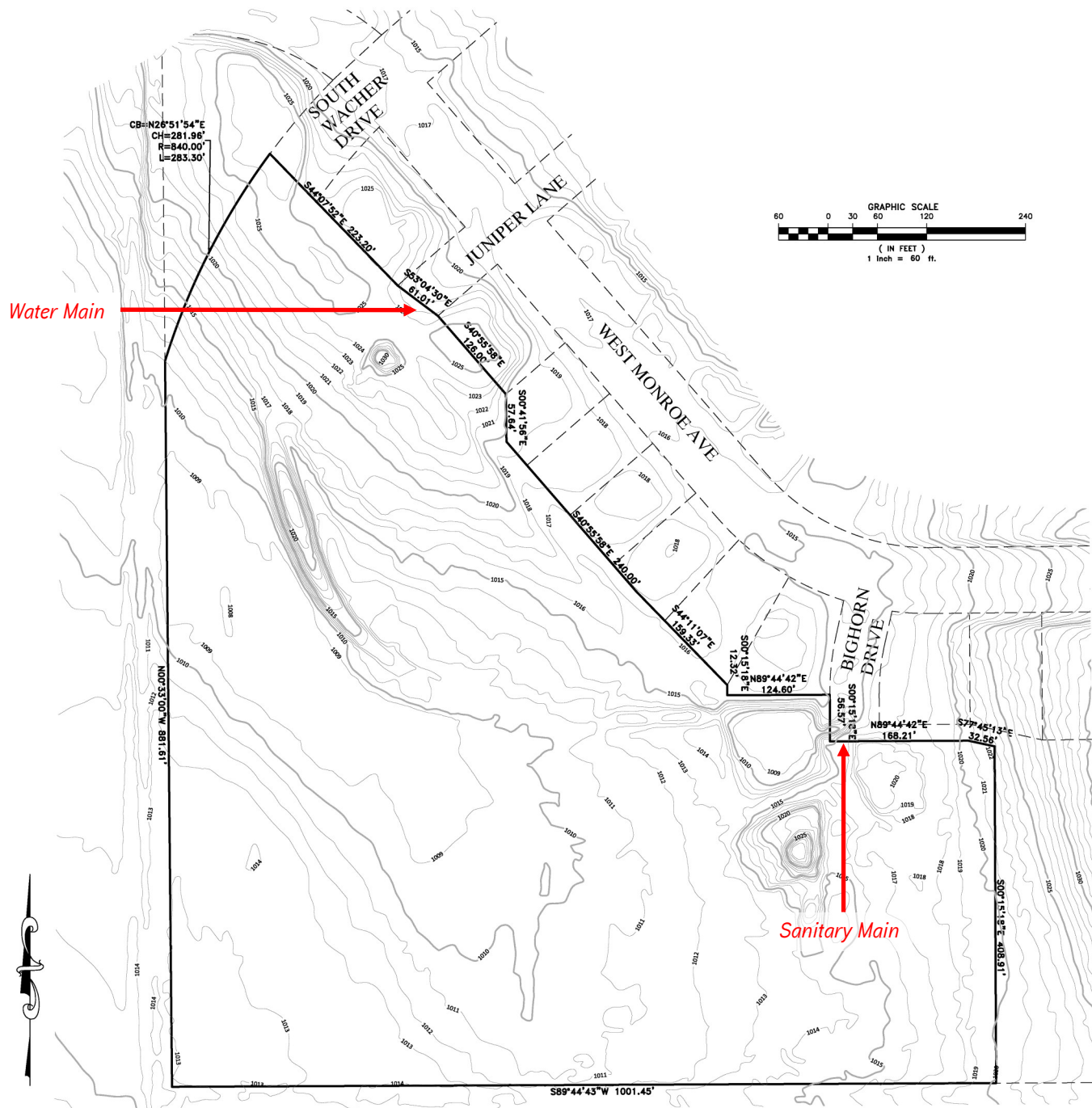
City of Hartford, WI



## Property Highlights

- › Subject site is adjacent to the new, single family Western Hills subdivision.
- › Municipal sewer and water mains are stubbed at two entry points to the land (see following pages)
- › Extensive engineering has been done on the site by SEH Engineering.
- › The site was previously platted as a new phase to Western Hills single family subdivision.
- › The City of Hartford is open to various housing development ideas including apartments, townhomes, side by sides, condominiums, or developer specific product.
- › Development naming rights at developers discretion.
- › A new development agreement will be required between the developer and City.
- › City will require South Wacker Drive to be extended along the west side of the 16 acres.
- › The current density allotment is 92 units within the 16 acres.

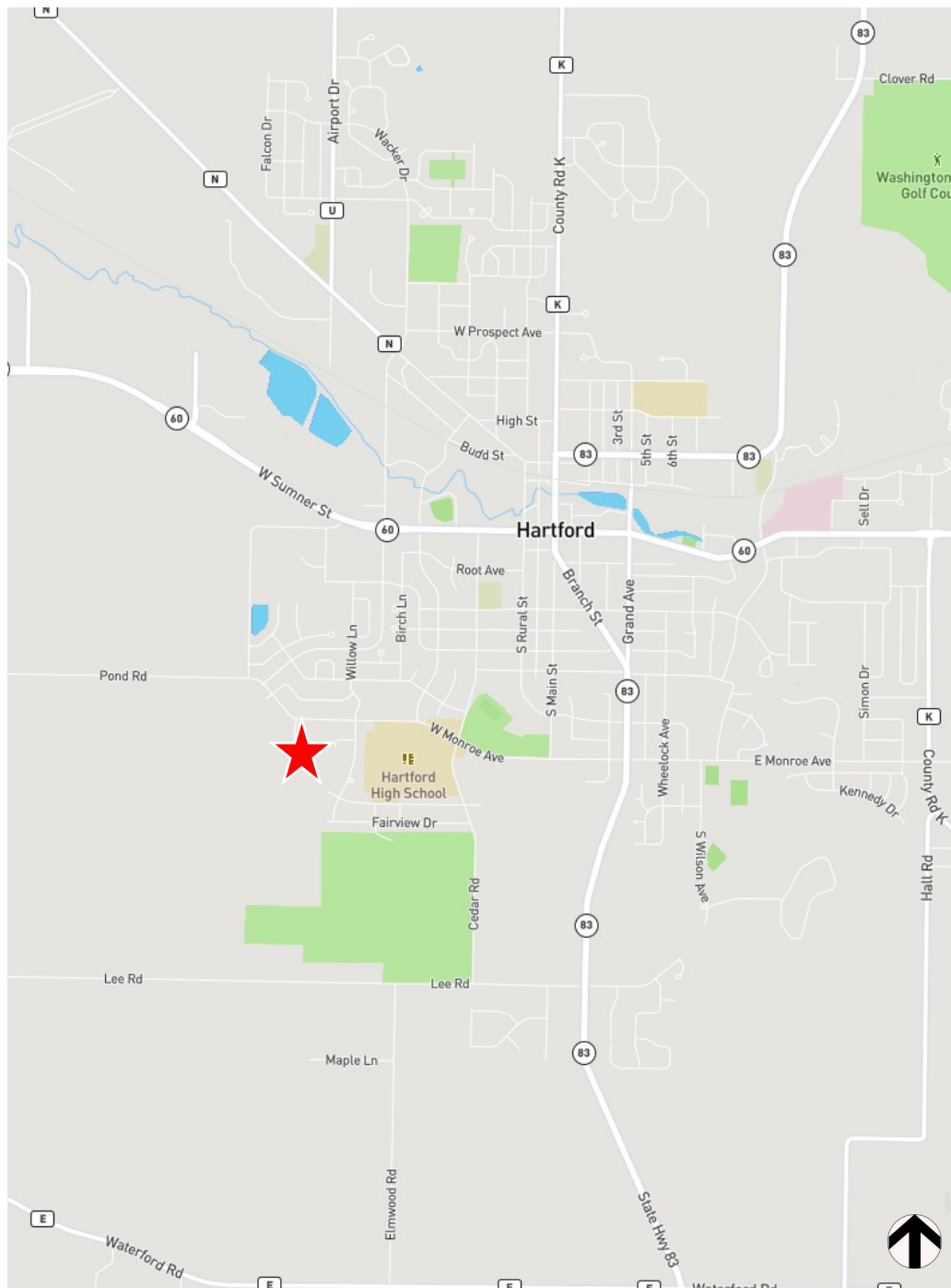
## City of Hartford, WI





# FOR SALE: 16 ACRES OF DEVELOPMENT LAND

W. Monroe Avenue, East of S. Wacker Drive  
City of Hartford, WI



## Contact Us

MARK A. SCHNOLL

414 278 6833 (direct)

414 531 2332 (mobile)

MILWAUKEE, WI

[mark.schnoll@colliers.com](mailto:mark.schnoll@colliers.com)

*Buyers are encouraged to contact  
Justin Drew, City of Hartford  
Director of Community Development,  
by phone (262 673-8272), or email  
([jdrew@ci.hartford.wi.us](mailto:jdrew@ci.hartford.wi.us)) for  
additional information.*

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Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

**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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 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 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 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 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home 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**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER 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 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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

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

**CONSENT TO TELEPHONE SOLICITATION** THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we

43 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: \_\_\_\_\_

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

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 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.