

LAND FOR SALE - LOT 80

**MIDDLETON HILLS
NEIGHBORHOOD**

**6740 Frank Lloyd
Wright Avenue**

MIDDLETON, WI 53562

Price: \$375,000

**Well suited for a daycare
provider/preschool or
similar service provider.**



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PROPERTY SUMMARY

6740 FRANK LLOYD WRIGHT AVENUE



Property Summary

Price: \$375,000
Lot Size: 0.94 Acres
Cross Streets: Frank Lloyd Wright Ave & Glacier Ridge Rd.
Zoning: PUD (civic uses only)

Property Overview

Well suited for a small daycare provider/Montessori/private school, or similar. Zoned for other civic uses as well. Subject to neighborhood association/architectural review and city approvals. Located in a prestigious, densely populated, and popular neighborhood, near other businesses and homes.

Location Overview

Middleton Hills is a picturesque neighborhood located in the City of Middleton consisting of approximately 400 single-family homes, townhouses, apartments, and live/work units just eight miles from the State Capital in Madison, Wisconsin. Middleton Hills offers qualities of small-town life including friendly streets, houses with front porches, generous parks and open space, and a pedestrian-oriented commercial center with shops and offices. Small shops and businesses are an integral part of sustaining the daily needs and work opportunities for the neighborhood. The neighborhood offers conveniences such as the Metro Market grocery store, UW Credit Union, dry cleaners, and restaurants and cafes just a short walk away.

PROPERTY PHOTOS

6740 FRANK LLOYD WRIGHT AVENUE



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MIDDLETON HILLS NEIGHBORHOOD

6740 FRANK LLOYD WRIGHT AVENUE

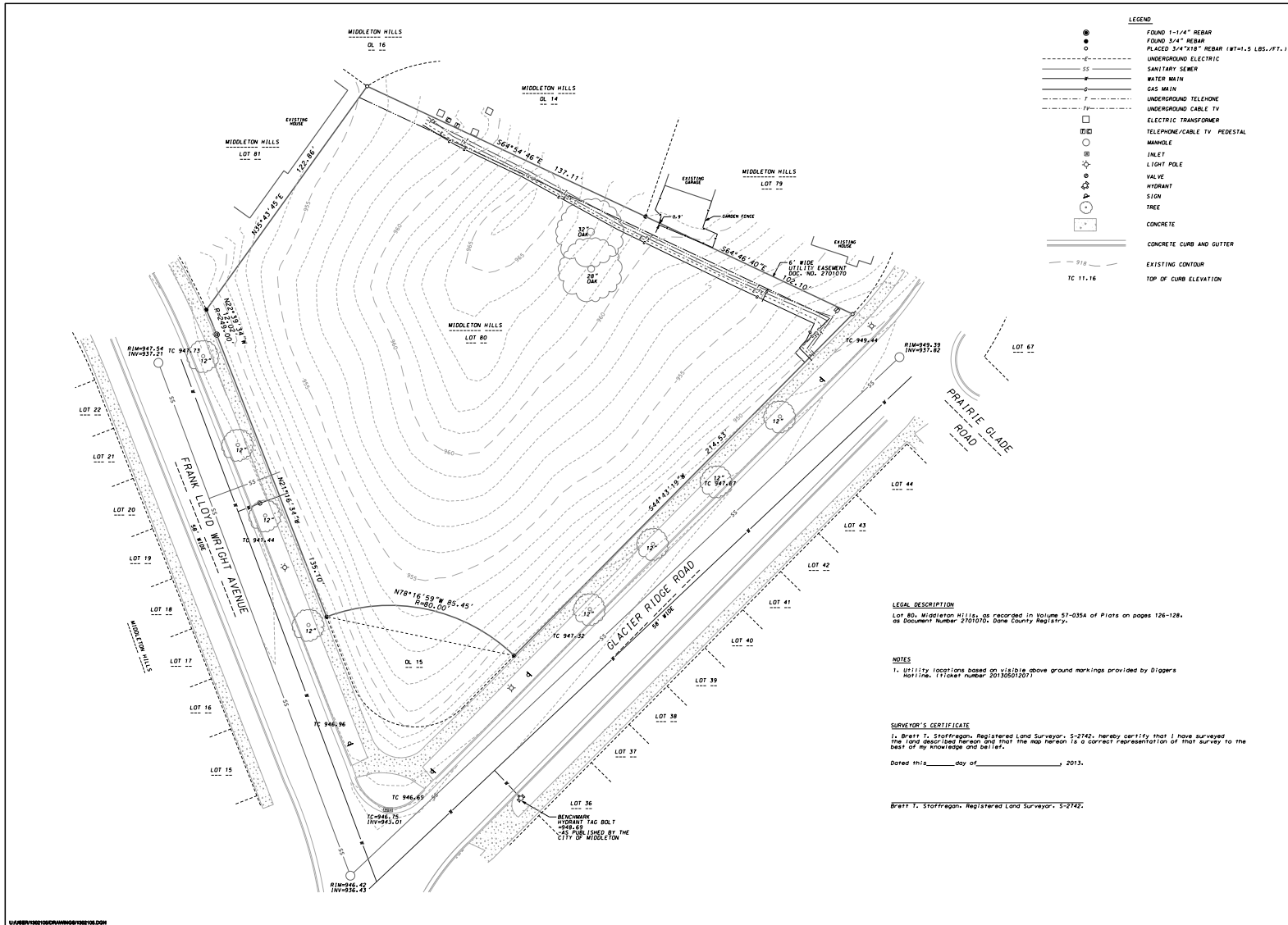


Middleton Hills Neighborhood

- ◆ Consists of approximately 400 single family homes, townhouses, apartments and live/work units
- ◆ Offers conveniences such as the Metro Market grocery store, dry cleaners, restaurants, and a cafe just a short walk away.
- ◆ Prestigious, densely populated and popular neighborhood, near other businesses and homes and schools.
- ◆ Located just west of the Pheasant Branch Conservancy, offering walking/hiking and bike trails.

TOPOGRAPHIC SURVEY

6740 FRANK LLOYD WRIGHT AVENUE



LEGEND

●	FOUND 1-1/4" REBAR
○	FOUND 3/4" REBAR
○	PLACED 3/4" 918" REBAR (WT=1.5 LBS./FT.)
---	UNDERGROUND ELECTRIC
---	SANITARY SEWER
---	WATER MAIN
---	GAS MAIN
---	UNDERGROUND TELEPHONE
---	UNDERGROUND CABLE TV
□	ELECTRIC TRANSFORMER
□	TELEPHONE/CABLE TV PEDESTAL
○	MANHOLE
○	INLET
○	LIGHT POLE
○	VALVE
○	HYDRANT
○	SIGN
○	TREE
□	CONCRETE
---	CONCRETE CURB AND GUTTER
---	EXISTING CONTOUR
---	TOP OF CURB ELEVATION

TOPOGRAPHIC SURVEY

LOT 80, MIDDLETON HILLS

LOCATED IN THE SW 1/4 OF SECTION 1, T7N, R9E
CITY OF MIDDLETON, DANE COUNTY, WISCONSIN

LEGAL DESCRIPTION
Lot 80, Middleton Hills, as recorded in Volume 57-0354 of Plats on pages 126-128, as Document Number 270100, Dane County Registry.

NOTES
1. Utility locations based on visible above ground markings provided by Diggers Hotline. (Ticket number 20130501007)

SURVEYOR'S CERTIFICATE
I, Brett T. Stoffregen, Registered Land Surveyor, S-2742, hereby certify that I have surveyed the land described herein and that the map herein is a correct representation of that survey to the best of my knowledge and belief.
Dated this _____ day of _____, 2013.

Brett T. Stoffregen, Registered Land Surveyor, S-2742.

SCALE: 1" = 20'

DATE: 02-11-13
REVISED:

FN: 13-02-105
Sheet Number:
1 of 1

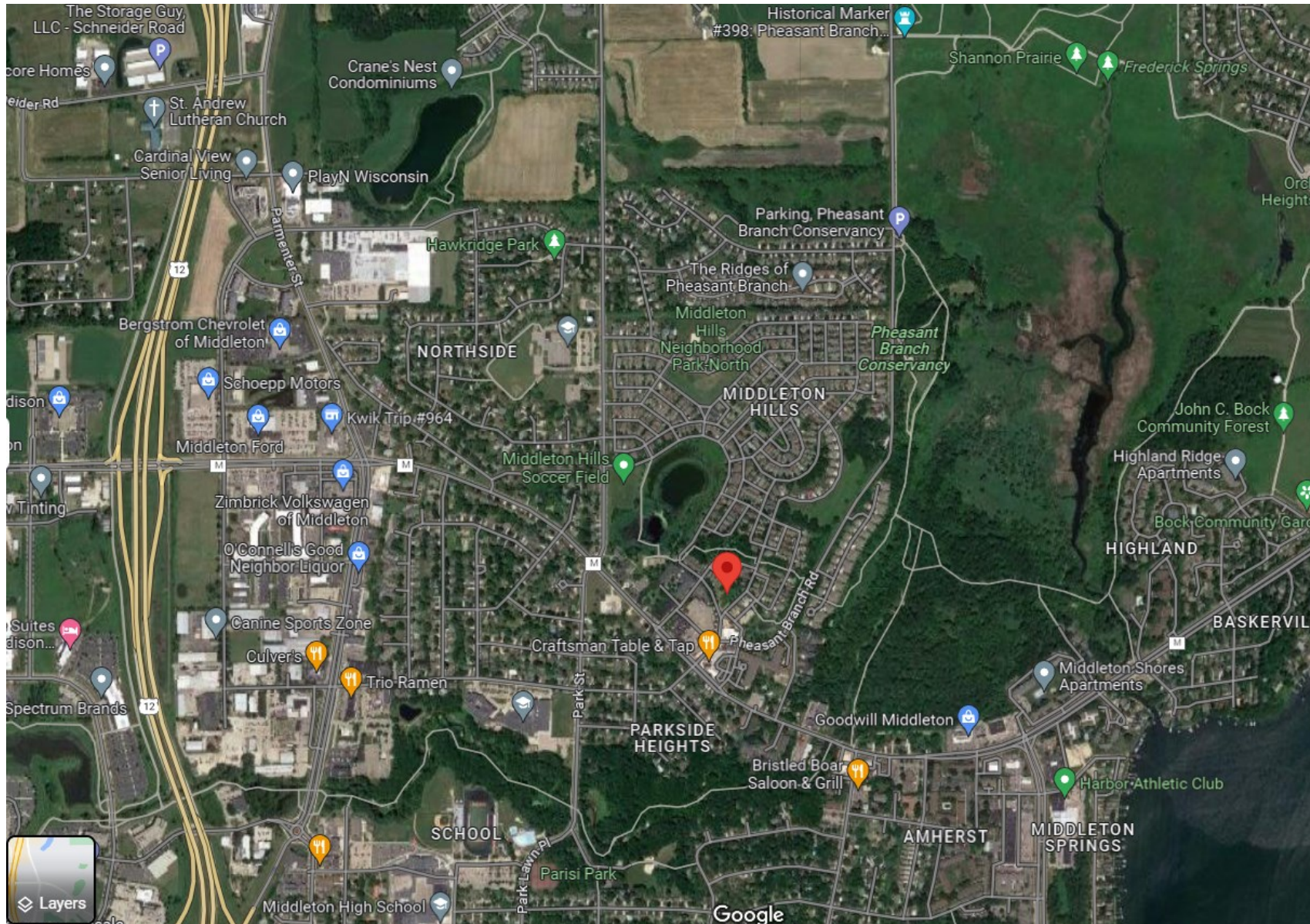
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AERIAL MAP

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DISCLAIMER

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PRESENTED BY:

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