

6.92 ACRES FOR SALE

N. WISCONSIN STREET | ELKHORN, WISCONSIN



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PROPERTY HIGHLIGHTS



6.92 acres for sale



Area tenants include Piggly Wiggly, Pizza Ranch, Kwik Trip, Hampton Inn, Starbucks, Dollar Tree, Sentry Foods, Do-It-Best Hardware



Close proximity to I-43 via Hwy 12 (2.8 miles)



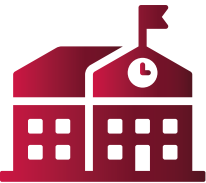
N Wisconsin St: 8,500 VPD
Route 12: 11,000 VPD
W Market St: 1,900 VPD
I-43: 25,000 VPD



B2 Zoning - Community Business District
[\(click here to read more\)](#)



Ideal uses may be multi-family, senior housing, self-storage, recreational



1.3 miles from Options Virtual Charter School

1.6 miles from Walworth County Fairground

1.7 miles from West Side Elementary School

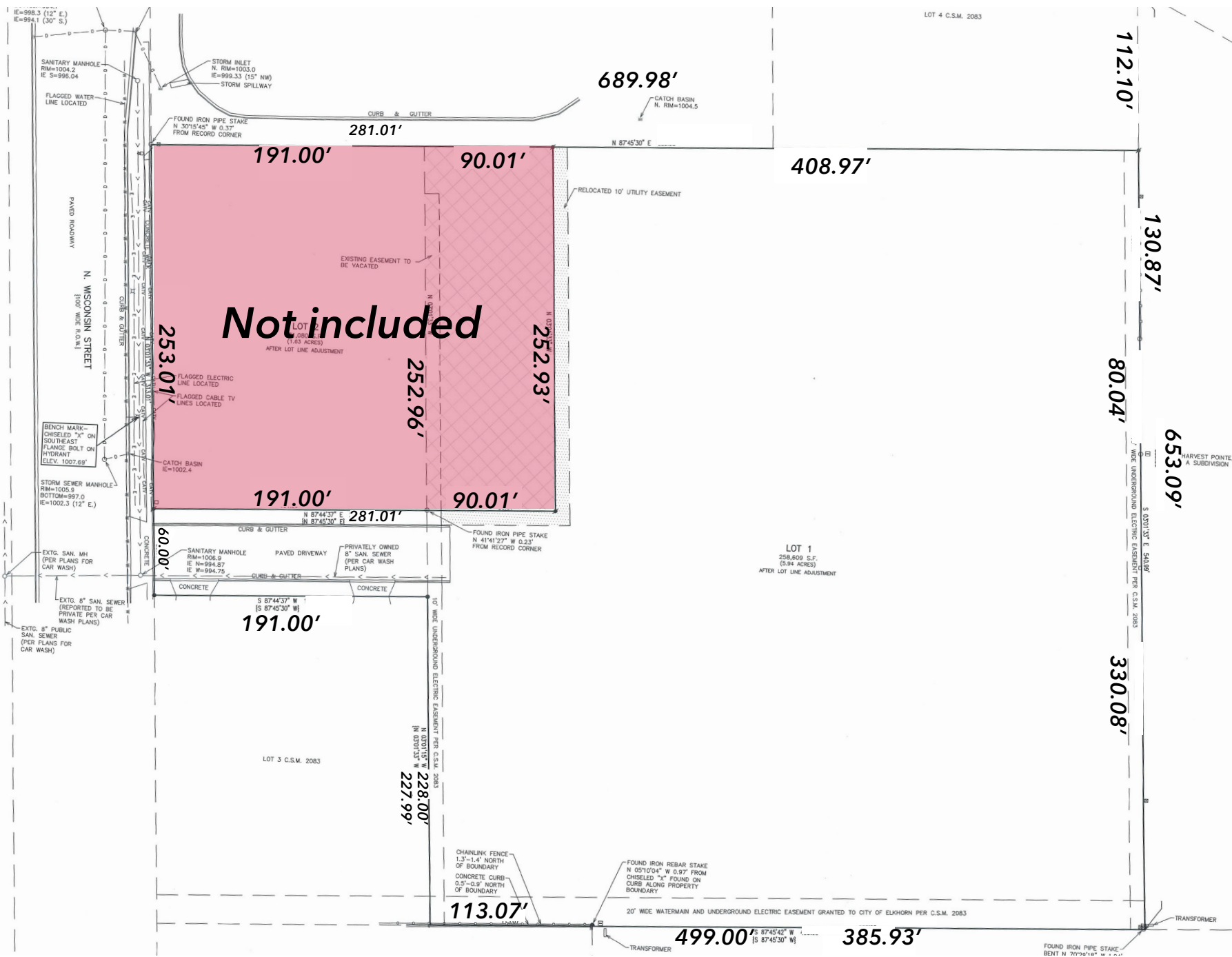
2.1 miles from Elkhorn Area High School

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	3,986	10,340	15,378
# OF HOUSEHOLDS	1,639	4,245	6,206
HOUSEHOLD INCOME	\$93,563	\$102,499	\$105,874
DAYTIME POPULATION	1,803	8,806	11,084

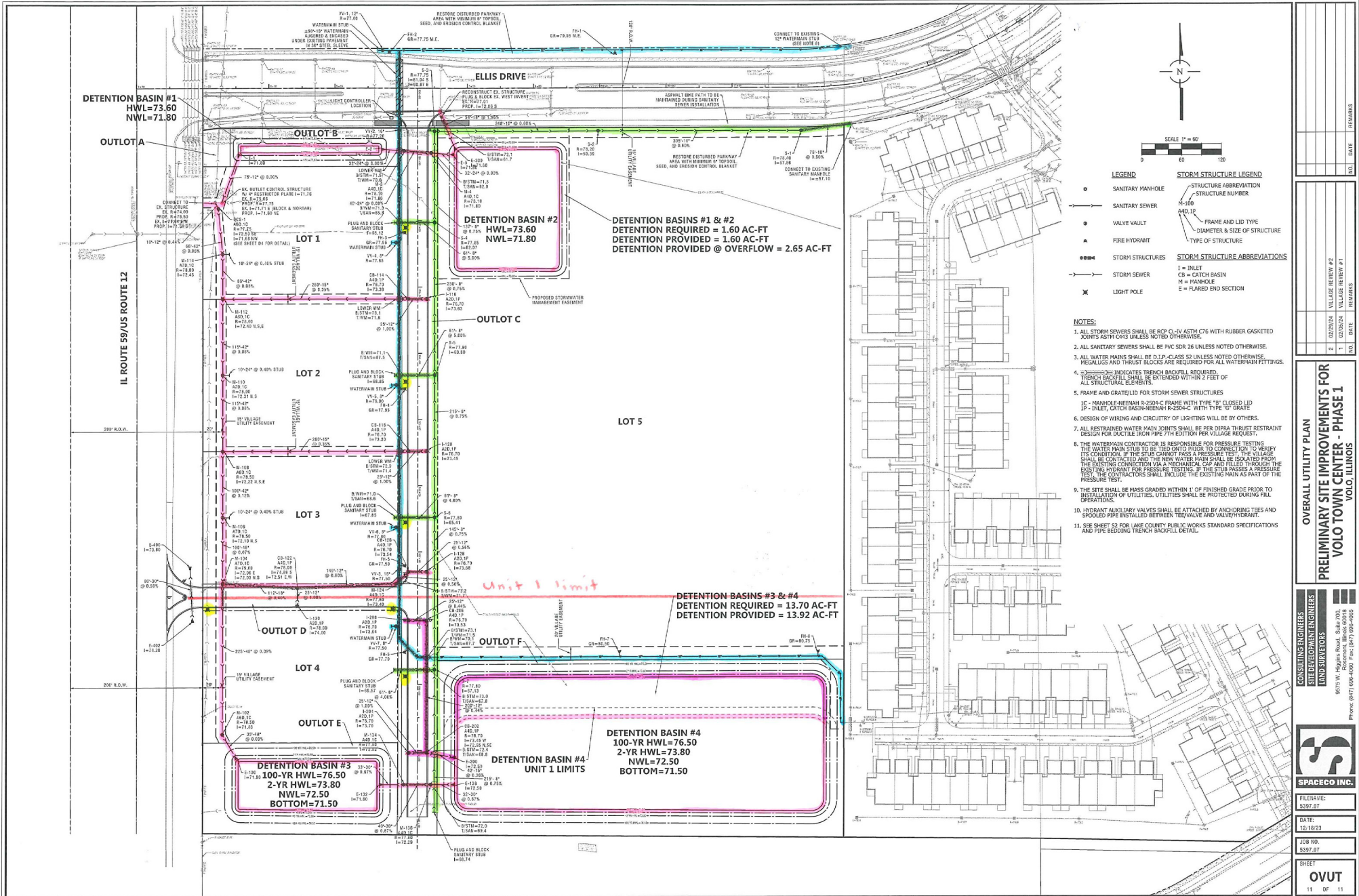
[CLICK HERE TO VIEW FULL DEMOGRAPHICS REPORT](#)

PARCEL AERIAL





UTILITY PLAN



- LEGEND**
- SANITARY MANHOLE
 - SANITARY SEWER
 - VALVE VAULT
 - ▲ FIRE HYDRANT
 - STORM STRUCTURES
 - STORM SEWER
 - ✕ LIGHT POLE
- STORM STRUCTURE LEGEND**
- STRUCTURE ABBREVIATION
 - STRUCTURE NUMBER
 - FRAME AND LID TYPE
 - DIAMETER & SIZE OF STRUCTURE
 - TYPE OF STRUCTURE
- STORM STRUCTURE ABBREVIATIONS**
- I = INLET
 - CB = CATCH BASIN
 - M = MANHOLE
 - E = FLARED END SECTION
- NOTES**
1. ALL STORM SEWERS SHALL BE RCP CL-VI ASTM C76 WITH RUBBER GASKETED JOINTS ASTM C415 UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 3. ALL WATER MAINS SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE. REGULOUS AND THROST BLOCKS ARE REQUIRED FOR ALL WATER MAIN FITTINGS.
 4. — INDICATES TRENCH BACKFILL REQUIRED. TRENCH BACKFILL SHALL BE EXTENDED WITHIN 2 FEET OF ALL STRUCTURAL ELEMENTS.
 5. FRAME AND GRATELID FOR STORM SEWER STRUCTURES
 6. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING SHALL BE BY OTHERS.
 7. ALL RESTRAINED WATER MAIN JOINTS SHALL BE PER APPA THROST RESTRAINT DESIGN FOR DUCTILE IRON PIPE 7TH EDITION PER VILLAGE REQUEST.
 8. THE WATERMAIN CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING THE WATER MAIN STUB TO BE TIED ONTO PROBE TO CONNECTION TO VERIFY ITS CONDITION. IF THE STUB CANNOT PASS A PRESSURE TEST, THE VILLAGE SHALL BE CONTACTED AND THE NEW WATER MAIN SHALL BE ISOLATED FROM THE EXISTING CONNECTION VIA A MECHANICAL CAP AND FILLED THROUGH THE EXISTING HYDRANT FOR PRESSURE TESTING. IF THE STUB PASSES A PRESSURE TEST, THE CONTRACTORS SHALL INCLUDE THE EXISTING MAIN AS PART OF THE PRESSURE TEST.
 9. THE SITE SHALL BE MASS GRADED WITHIN 1' OF FINISHED GRADE PRIOR TO INSTALLATION OF UTILITIES. UTILITIES SHALL BE PROTECTED DURING FILL OPERATIONS.
 10. HYDRANT AUXILIARY VALVES SHALL BE ATTACHED BY ANCHORING TEES AND SPOOLED PIPE INSTALLED BETWEEN TEE VALVE AND VALVE HYDRANT.
 11. SEE SHEET 33 FOR LAKE COUNTY PUBLIC WORKS STANDARD SPECIFICATIONS AND PIPE BEDDING TRENCH BACKFILL DETAIL.

OVERALL UTILITY PLAN
PRELIMINARY SITE IMPROVEMENTS FOR
VOLO TOWN CENTER - PHASE 1
VOLO, ILLINOIS

CONSULTING ENGINEER
AND SURVEYOR
9015 W. Higgins Road, Suite 700,
Chicago, IL 60634
Phone: (847) 699-4000 Fax: (847) 699-4005



FILENAME:
SHEET #:
DATE:
10/18/23
JOB NO.
5397.01
SHEET
OVUT
11 OF 11



DEMOGRAPHICS



1 MILE

3,986

Estimated
Population

1,639

Number of
Households

\$93,563

Household
Income

1,803

Daytime
Population

3 MILES

10,340

Estimated
Population

4,245

Number of
Households

\$102,499

Household
Income

8,806

Daytime
Population

5 MILES

15,378

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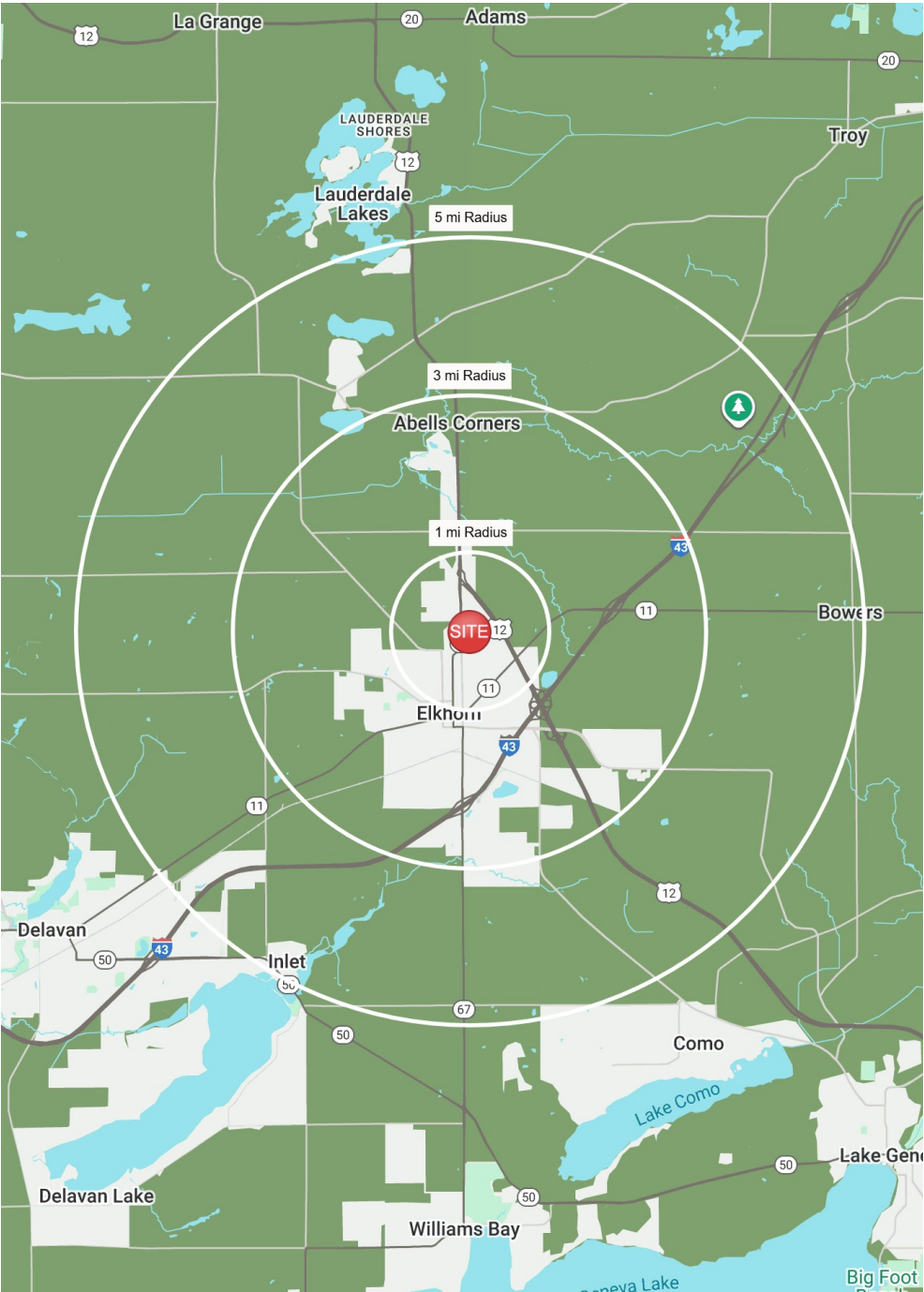
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\$105,874

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