



Property Highlights

- Concept plans in place for 149 single family residential lots
- Elkhorn is replacing & upgrading the lift station that serves site in 2025
- Current lift station supports the development
- Elkhorn is equally situated between Chicago, Madison, Milwaukee and Rockford
- Average Lot sale \$48,500, no new land sales/options in the City of Elkhorn
- Average Home sale \$325,254, Greater Elkhorn Area

Property Summary

Sale Price	\$1,820,000 (\$0.65/sf)
Parcel No.	YU NW 00058
Parcel Size	64.25 acres (2,798,643 sf)
Zoning	RS-1 Residential
Assessment	\$23,100
2022 Taxes	353.35

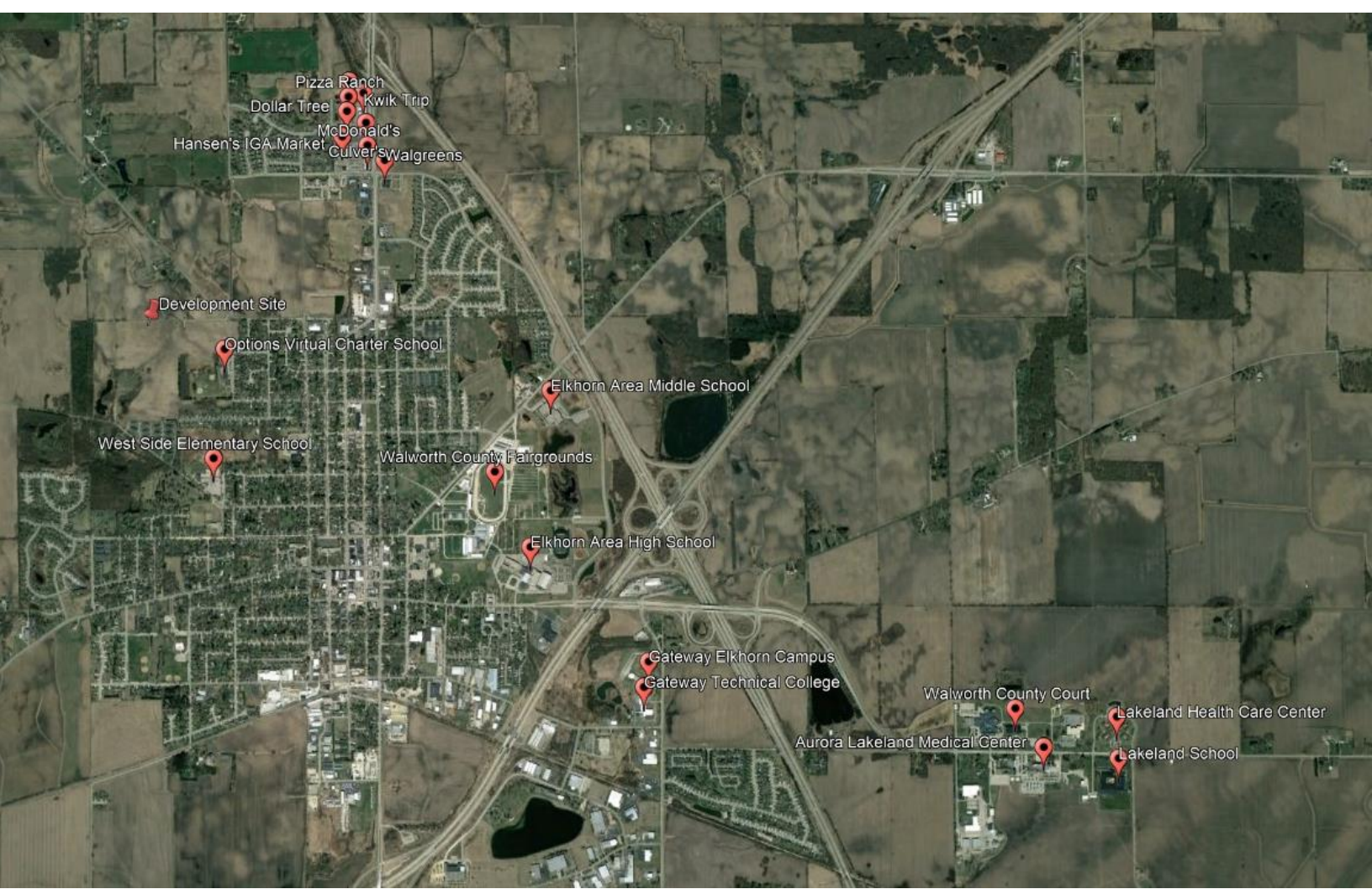
Ben Filkouski, CCIM
608-333-7734

Ben.Filkouski@madisoncommercialre.com

Residential Development

Sugar Creek Ridge

Elkhorn WI 53121



Demographics

	1 Mile	3 Mile	5 Mile
Population (2023)	6,076	11,901	17,093
Number of Households	2,541	4,855	6,869
Average HH Income	\$85,455	\$88,913	\$92,583
School Ranking	#52 in Wisconsin High Schools #1 in Whitewater area #1,887 National Ranking 89.33/100 overall score		

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SUGAR CREEK RIDGE CONCEPTUAL PLAN

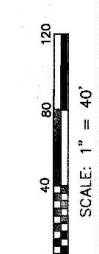
PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE
SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 3 NORTH,
RANGE 16 EAST, CITY OF ELKHORN, WISCONSIN

- NOTES:**
- TOTAL PARCEL OF LAND INCLUDED IN THIS PLAT CONTAINS 58.89 ACRES
 - ALL LOTS TO BE SERVED BY SANITARY SEWER PROVIDED BY THE CITY OF ELKHORN.
 - 100 YEAR FLOODPLAIN LOCATED WITHIN THIS PLAT PER FEMA MAP 561270160D, EFFECTIVE DATE OCT. 2, 2009.
 - CONSERVATION EASIMENT LOCATED WITHIN THIS PLAT PER CONSERVATION SERVICE MAPPING.
 - CURRENT ZONING IS RS-1, SINGLE FAMILY RESIDENTIAL.
 - EXISTING TOPOGRAPHY TAKEN FROM WALWORTH COUNTY G.I.S. WEBSITE, APRIL 2018.
 - SEE SHEET 3 FOR TOPOGRAPHIC AND SOILS INFORMATION.

LEGAL DESCRIPTION:
A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 16 EAST, CITY OF ELKHORN, WALWORTH COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT A CONCRETE MONUMENT WITH IRONS CAP FOUND MARKING THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SAID SECTION 36, THENCE S82°10'00"E, ALONG THE EAST LINE OF SAID 1/4 SECTION, 40.00', THE POINT OF BEGINNING, THENCE LEAVING SAID EAST LINE N88°28'45"E, 33.40', THENCE N11°13'17"W, A DISTANCE OF 7.00', THENCE N89°29'45"E, A DISTANCE OF 115.39' TO A POINT, THENCE S01°19'23"E, A DISTANCE OF 414.24' TO THE NE CORNER OF C.S.M. #2028, THENCE WITH THE NORTH LINE OF C.S.M. #8870087W, A DISTANCE OF 113.48' TO A POINT, THENCE WITH THE WEST SIDE OF SAID C.S.M. #8473004E, A DISTANCE OF 140.00' TO A POINT ON THE NORTH LINE OF FOURTH AVE., THENCE WITH SAID NORTH LINE S89°00'00"W, A DISTANCE OF 33.88' TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, THENCE S88°05'47"W, A DISTANCE OF 807.00' TO A POINT, THENCE S91°53'16"E, A DISTANCE OF 33.88' TO A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4, THENCE S87°44'46"W, A DISTANCE OF 180.79' TO A POINT, THENCE S01°19'49"E, A DISTANCE OF 130.21' TO A POINT, THENCE S87°28'49"W, A DISTANCE OF 1002.81' TO A POINT, THENCE S01°45'21"E, A DISTANCE OF 66.32' TO A POINT, THENCE N70°14'11" E, A DISTANCE OF 238.24' TO A POINT, THENCE S87°44'46"W, A DISTANCE OF 53.73' TO A POINT, THENCE N64°29'19"W, A DISTANCE OF 68.32' TO A POINT, THENCE N28°25'45"E, A DISTANCE OF 540.73' TO A POINT, THENCE S87°43'09"W, A DISTANCE OF 639.39' TO A POINT, THENCE N07°11'41"E, A DISTANCE OF 988.13' TO A POINT ON THE NORTH LINE OF SAID NW 1/4 OF SAID SECTION, THENCE WITH SAID NORTH LINE N88°14'09"E, A DISTANCE OF 1185.59' TO A POINT, THENCE LEAVING SAID NORTH LINE S01°45'21"E, A DISTANCE OF 179.00' TO A POINT, THENCE N88°14'09"E, A DISTANCE OF 75.00' TO A POINT, THENCE N01°45'21"E, A DISTANCE OF 138.00' TO A POINT, THENCE N88°14'09"E, A DISTANCE OF 840.32' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 58.89 ACRES MORE OR LESS.

SITE DATA:
TOTAL AREA = 58.89 ACRES
RS-1 SINGLE-FAMILY RESIDENTIAL
DENSITY 2-2.1 LOTS/ACRE
CURRENT ZONING IS RS-1
MIN. LOT WIDTH = 80'
MIN. LOT LENGTH = 100'

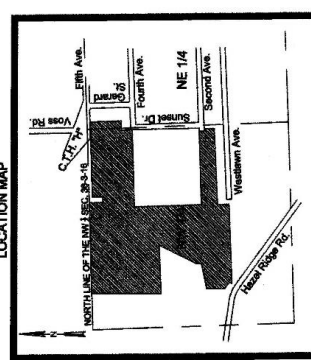
RS-1 SETBACKS AND OFFSETS:
FRONT = 25'
REAR = 20'
SIDE = 10'



SCALE: 1" = 40'
BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 36-3-16, RECORDED AS MAP 561270160D, EFFECTIVE DATE OCT. 2, 2009. SYSTEM SOUTH ZONE, NAD 83. PLANE COORDINATE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD-27).

LEGEND

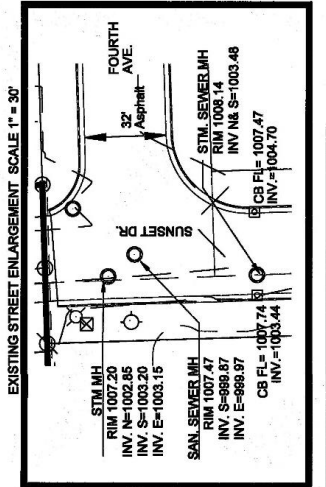
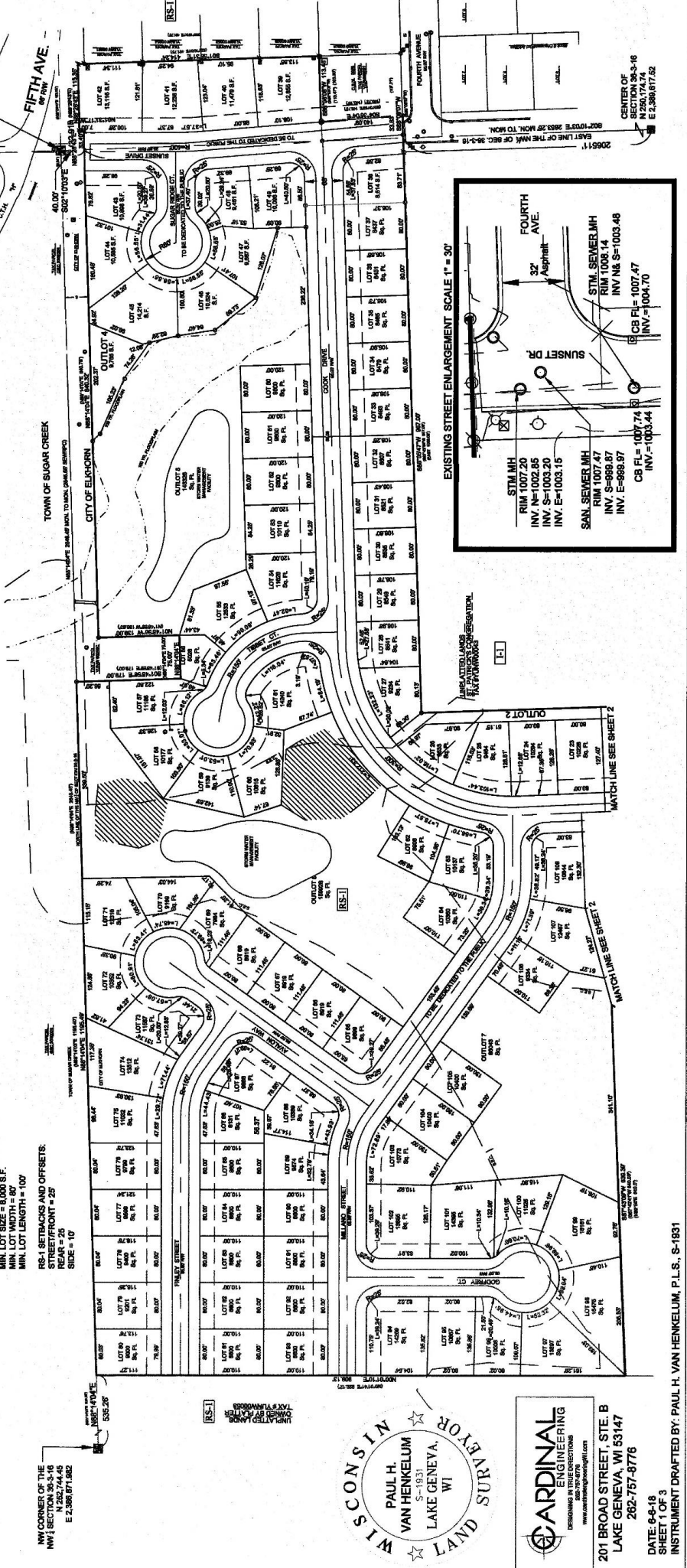
- Found County Section Corner
- Found Iron Pipe
- Open Circle = 1" dia.
- Recorded Information
- Utility Pole
- Light Pole
- Lighter Valve
- Manhole
- Catch Basin
- Existing Contour
- Soil type and delineation



NW 1/4 AND NE 1/4
OF SEC. 36 T3N-R16E
N 252°74'45"
E 2,398.671.62

OWNER/DEVELOPER:
MADISON COMMERCIAL REAL ESTATE
1832 DUNHAM SCHOOL RD.
ELKHORN, WI 53121

SURVEYOR/ENGINEER:
PAUL H. VAN HENKELUM
CARDINAL ENGINEERING
1000 W. WISCONSIN ST.
LAKE GENEVA, WI 53147
PHONE 262-757-8776



WISCONSIN LAND SURVEYOR

PAUL H. VAN HENKELUM
LICENSED SURVEYOR
LAKE GENEVA, WI

CARDINAL ENGINEERING
ENGINEERING & TITLE DISTRIBUTIONS
www.cardinalengineering.com

201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
262-757-8776

DATE: 6-8-18
SHEET 1 OF 3
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S. S-1831
FILENAME: W:\Projects\1701348_Bob Cook\DWG\1701348_Prelot 1A1.LOTS.dwg

PLOT DATE: 6/7/2018 2:27 PM

SUGAR CREEK RIDGE CONCEPTUAL PLAN

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE
SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 3 NORTH,
RANGE 16 EAST, CITY OF ELKHORN, WISCONSIN



SCALE: 1" = 100'

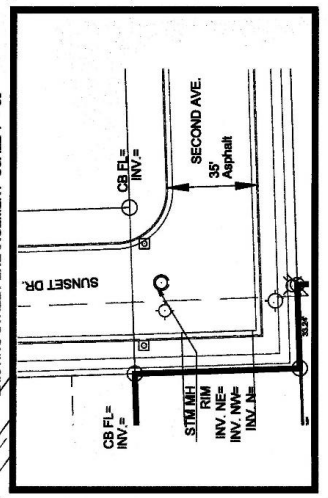
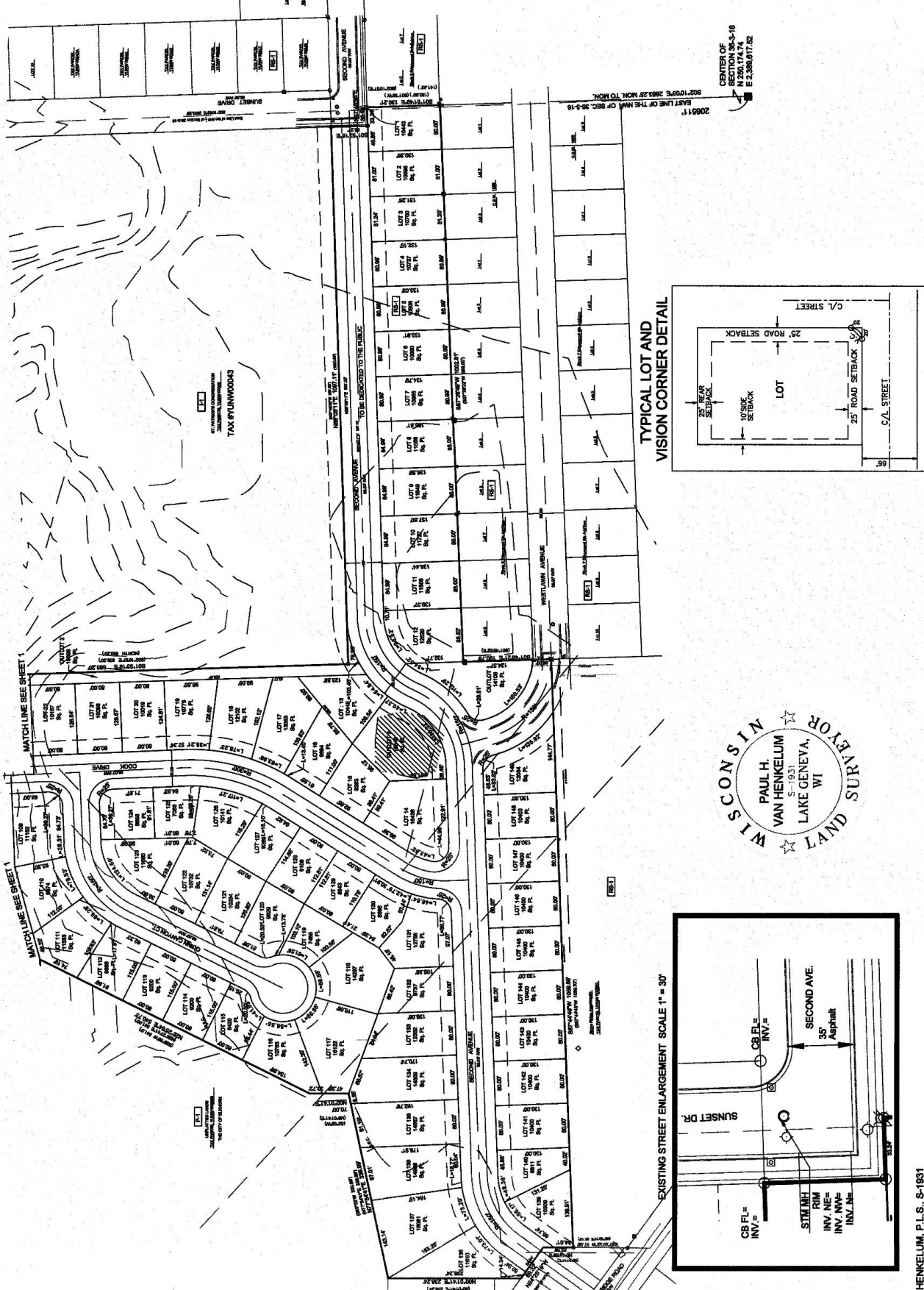
BEARINGS REFERENCED TO THE NORTH LINE OF THE
NORTHWEST 1/4 OF SECTION 36-5-16, RECORDED AS
PLAT 100,000, COUNTY OF WAUKESHA, WISCONSIN STATE
SYSTEM, SOUTH ZONE, (MAD-27). COORDINATES ARE
REFERENCED TO THE WISCONSIN STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE, (MAD-27).

OWNER / SURVEYOR
MILLARD PROPERTIES, LLC
18352 DUNHAM SCHOOL RD
ELKHORN, WI 53121

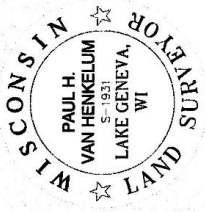
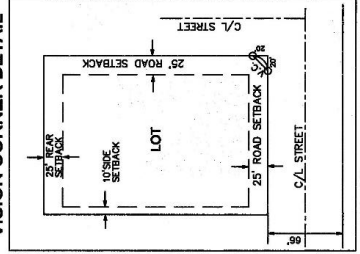
SURVEYOR / ENGINEER
PAUL H. VAN HENKELUM
S-1931
201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
PHONE 262-757-8776



- LEGEND**
- Found County Section Corner
 - Found Iron Pipe
 - Set Iron Pipe, 1" dia.
 - Recorded Information
 - Utility Pole
 - Utility Pedestal
 - Water Valve
 - Hydrant
 - Manhole
 - Catch Basin
 - Current Zoning
 - Existing Contour
 - Soil Type and delineation



TYPICAL LOT AND
VISION CORNER DETAIL



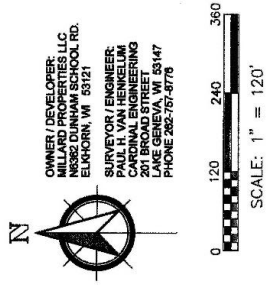
CARDINAL
ENGINEERING
201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
262-757-8776

DATE: 5-06-18
SHEET 2 OF 3
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1931

SUGAR CREEK RIDGE

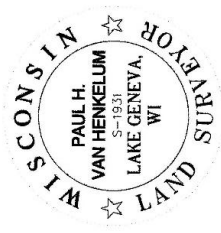
CONCEPTUAL PLAN

PART OF THE SE 1/4 OF THE NW 1/4 AND PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 36, TOWN 3 NORTH, RANGE 16 EAST, CITY OF ELKHORN, WISCONSIN



LEGEND

- Found County Section Corner
- Found Iron Pipe
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- Utility Pole
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- Light Pole
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- Existing Contour
- Soil type and delineation



201 BROAD STREET, STE. B
LAKE GENEVA, WI 53147
262-757-8776

DATE: 6-6-18
SHEET 3 OF 3
INSTRUMENT DRAFTED BY: PAUL H. VAN HENKELUM, P.L.S., S-1831
PROJECT: 1701348_Bob Cook DWG5_Base\1701348 Pre Plot ALL LOTS.dwg

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.