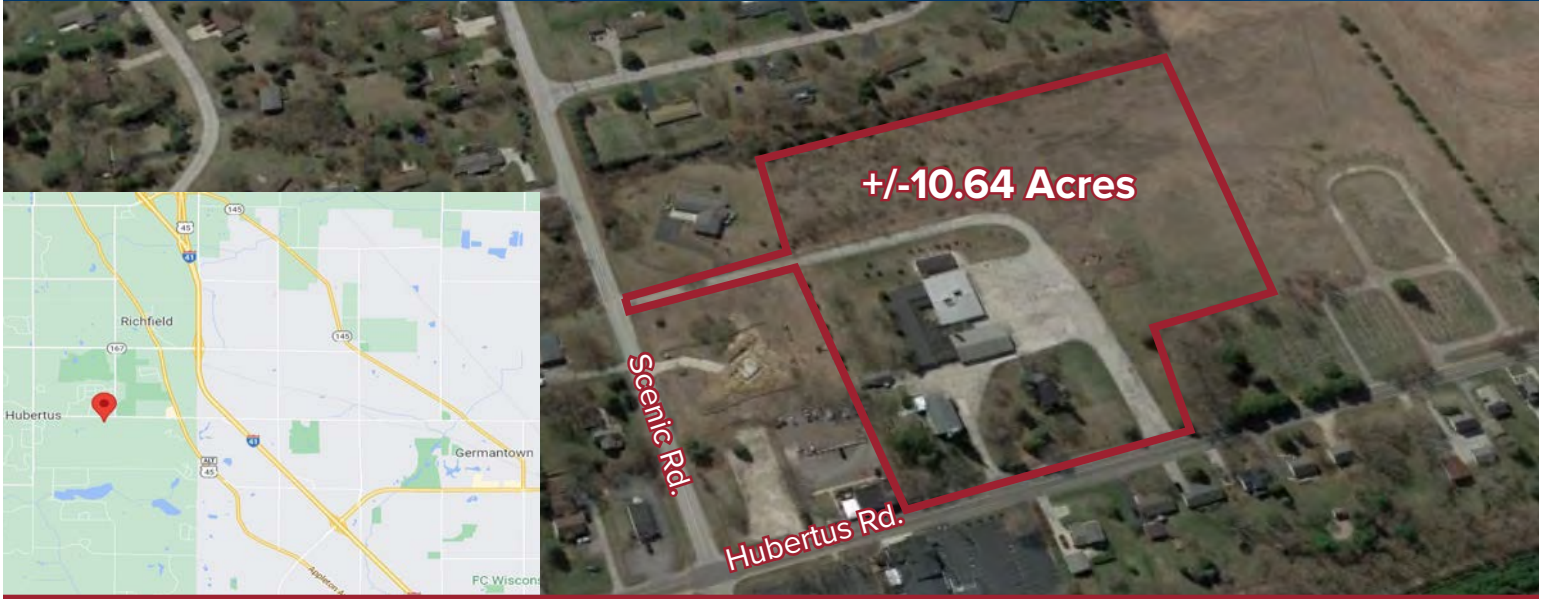


PRICE REDUCED:
~~\$850,000~~ \$795,000!

**FORMER CONGREGATION
PROPERTY**
3727 & 3233 Hubertus Road
Hubertus WI, 53033



FOR SALE

Church, School, and Retail Property consisting of approximately 26,590 SF on 10.64 Acres Asking Sale Price: **\$795,000**

CONTACT:

CONTACT:

Kevin C. Barry, CCIM
Executive Vice President
414-272-6728
kbarry@barrycre.com

Property Highlights

- Redevelopment opportunity in expanding residential area
- Located in the downtown area in the growing town of Hubertus
- Three buildings (rectory, church, and school) are included with the undeveloped land

Property Information

- +/- 26,590 SF over multiple buildings
- +/- 10.64 Acres
- Zoned I-1; Institutional
- Parcel #V10 082900B



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Since 1921

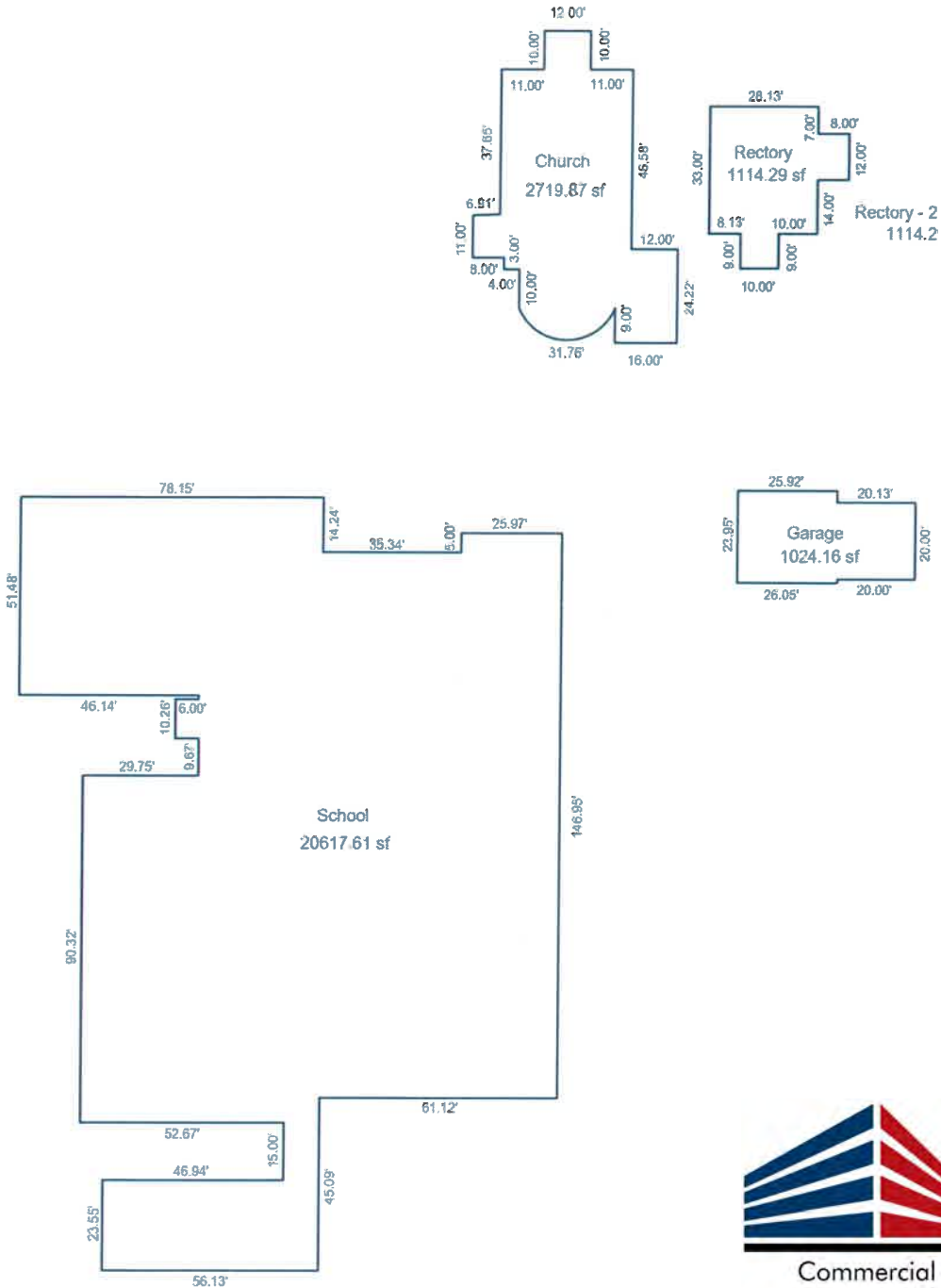
1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

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Building Area Calculation Sketch



CONTACT:

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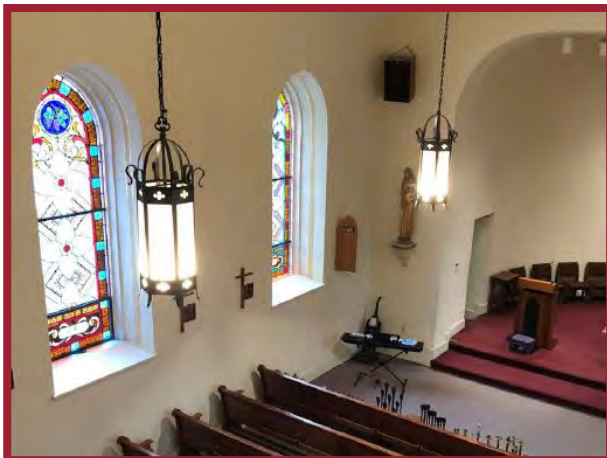
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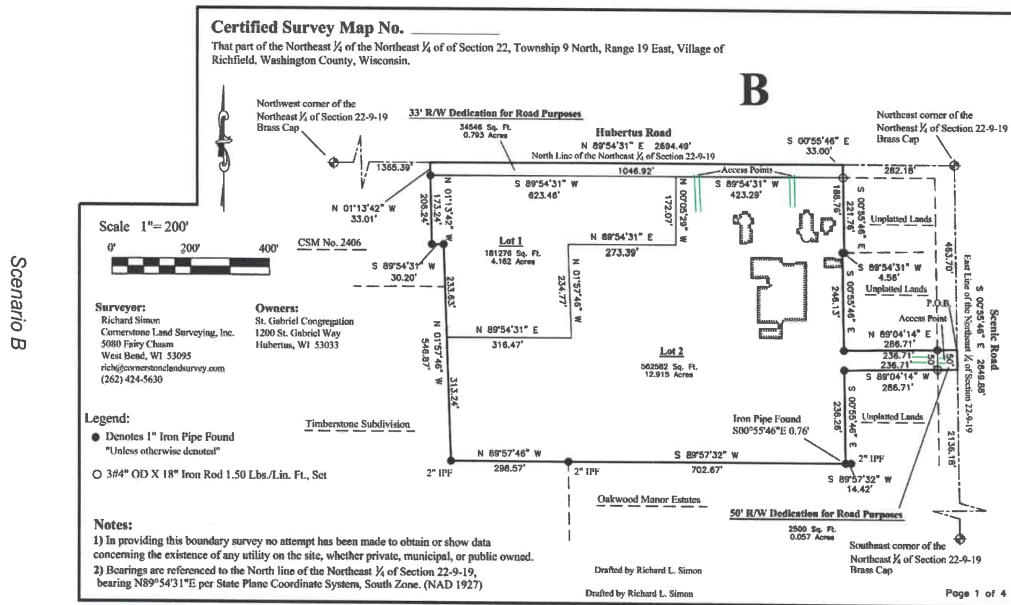
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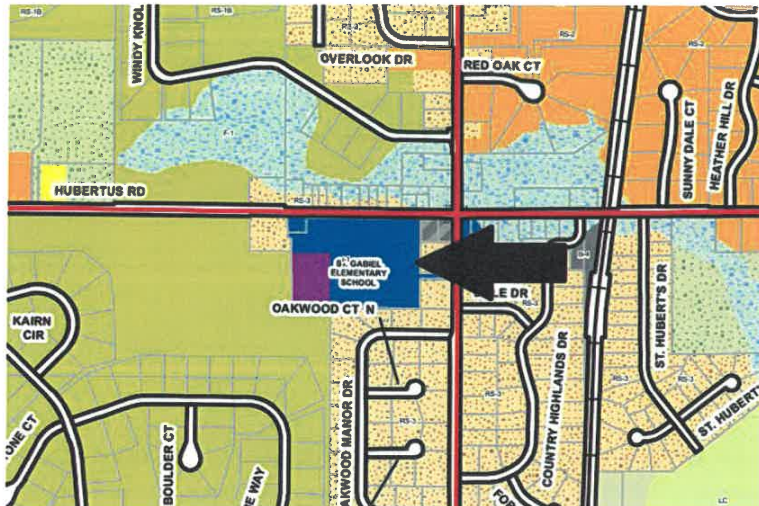
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Zoning Map



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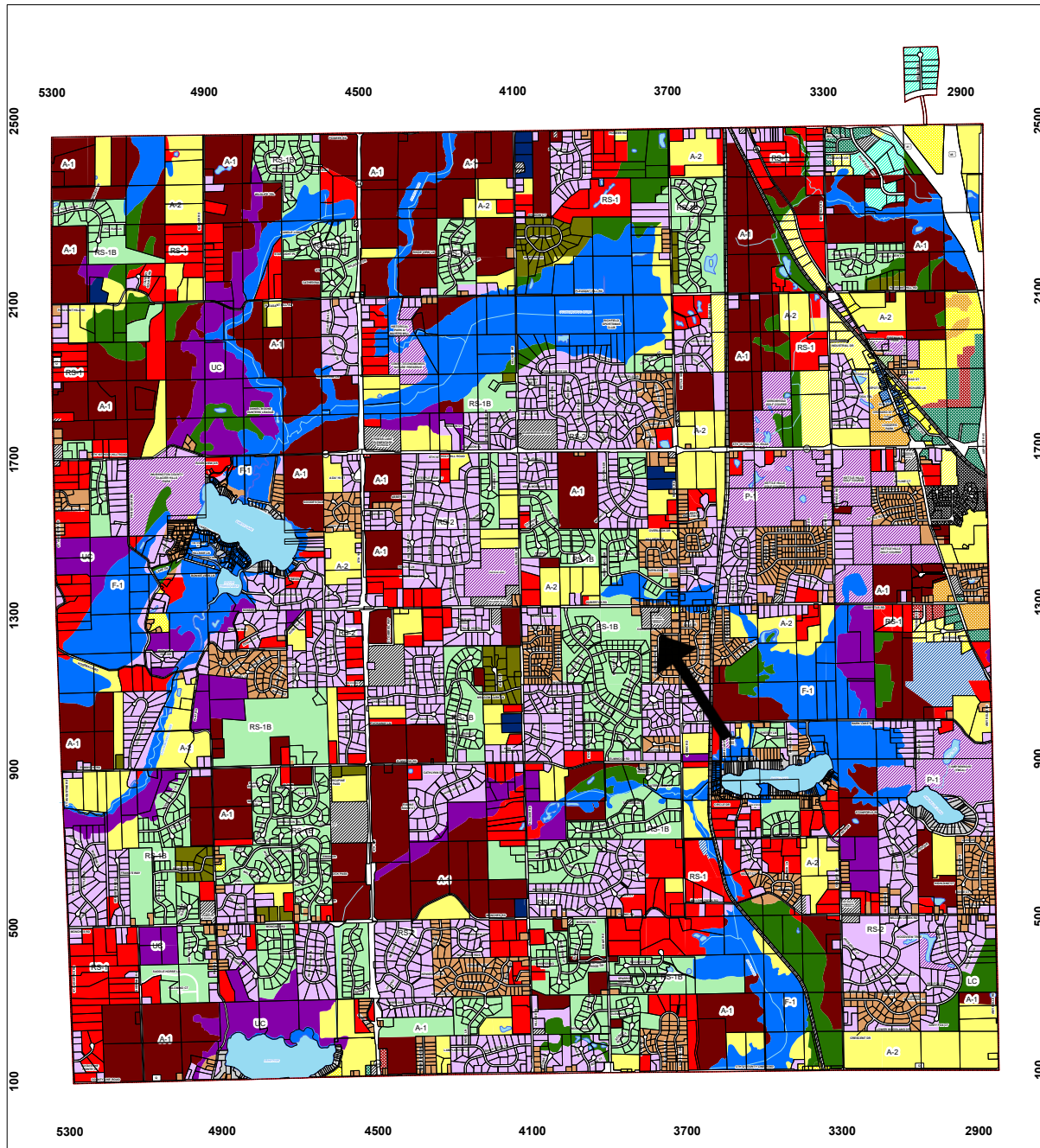
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 PROPERTY**
 3727 & 3233 Hubertus Road
 Hubertus WI, 53033



Village of Richfield
 Washington County, Wisconsin
Zoning Map

Certification

Village President _____ Date _____

Village Clerk _____ Date _____

Scale: 0 0.25 0.50 1.00 Miles

Legend

- Village Boundary
- Water
- Zoning Districts**
- A-1 Exclusive Agriculture
- A-2 General Agriculture
- LC Lowland Conservancy
- UC Upland Conservancy
- F-1 Floodplain
- B-1 Neighborhood Business
- B-2 Community Business
- B-3 General Business
- B-4 Highway Business
- B-5 Downtown Business
- NAC Neighborhood Activity Center
- WHD Walkable Hamlet
- RS-1 Country Estate
- RS-1A Single-Family Residential and Rural Preservation
- RS-1B Single-Family Cluster/Open Space Residential
- RS-1R Country Estate - Remnant Parcel
- RS-2 Single-Family Residential
- RS-3 Single-Family Residential
- RS-4 Single-Family Residential
- RD-1 Two-Family Cluster/Open Space Residential
- M-1 General Wholesale Business/Warehousing
- M-2 Limited Industrial
- M-3 General Industrial
- M-4 Industrial Park
- M-5 Extractive
- I-1 Institutional
- P-1 Park and Recreation

History of Recent Amendments

Date	Ordinance	Description



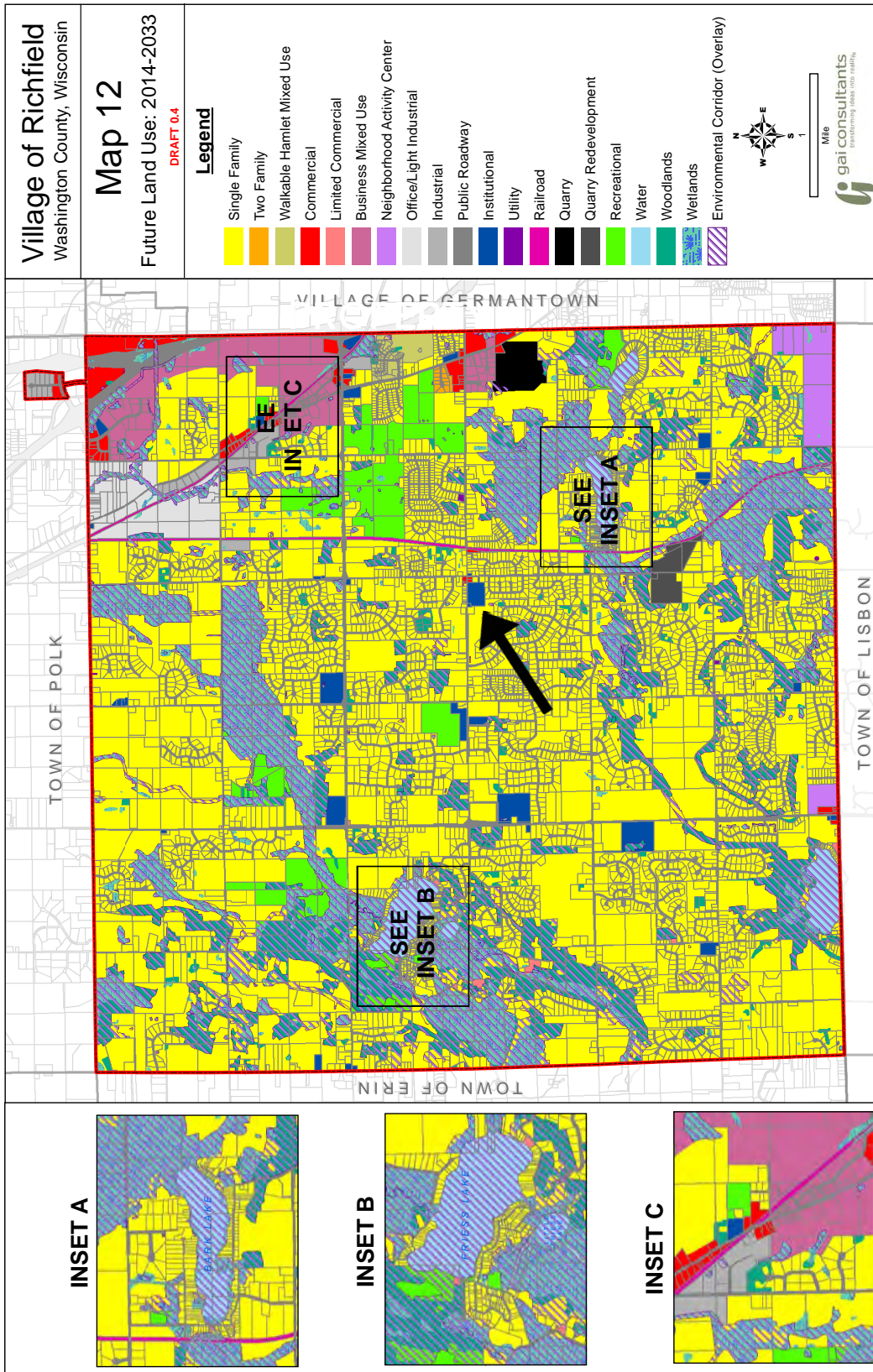
Map updated August 13, 2020

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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 within 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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January 15, 2026

Timothy Bickel
St. Gabriel Catholic Parish
1200 Saint Gabriel Way
Hubertus, WI 53033
Sent via electronic mail to frtim@stgabrielhubertus.org

Subject: Liability Clarification and "No Action Required" Determination Letter
St. Gabriel Catholic Parish Hubertus Road Property, 3733 Hubertus Rd, Hubertus,
Wisconsin 53033
Parcel # 082900B
BRRTS Activity Name: St Gabriel Catholic Parish Hubertus - USTs
BRRTS # 07-67-598467 and 09-67-598466 FID # 267036550

Dear Mr. Bickel:

The Wisconsin Department of Natural Resources (DNR) received a request for a liability clarification and a "No Action Required" determination from Stantec Consulting Services, Inc. (Stantec) on behalf of St. Gabriel Catholic Parish on December 23, 2025 (Request). The Request was submitted with the appropriate review fee for the site location (Property) identified above. The purpose of this letter is to provide St. Gabriel Catholic Parish clarification as to environmental liabilities and current environmental conditions at the Property.

Wisconsin Statutes (Wis. Stat.) § 292.55(1)(d)1 authorizes the DNR to issue a letter to a person seeking assistance concerning the liability of a person owning or leasing a property for environmental pollution at a property, the type and extent of environmental pollution at a property, the adequacy of an environmental investigation, or any other matter related to a request for assistance. This type of letter contains a DNR determination as to whether response actions are needed under Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 based on the discharge of one or more hazardous substances, or the presence of environmental pollution at the Property. The DNR based this letter on review of environmental reports and other documents that were provided in the Request:

- Liability clarification letter request, completed Form 4400-237, signed November 26, 2025, including a cover letter and attachments.
- Discharge notification form submitted to the DNR on December 23, 2025;
- *Phase I Environmental Site Assessment*, Stantec, October 3, 2024;
- *Phase II Environmental Site Assessment*, Stantec, September 23, 2025.

PROPERTY USE

The Property consists of a 10.6-acre parcel that is currently improved with five buildings including a school/administration building, convent house/school, rectory home, church, and a garage. Refer to the attached Figure 3 for a map of the Property.

BACKGROUND AND ENVIRONMENTAL SUMMARY

The Property is in Hubertus and is surrounded by a cemetery and commercial and residential properties. A Phase I Environmental Site Assessment (ESA) was conducted by Stantec in 2024. The former use of 2,000-gallon and 700-gallon fuel oil underground storage tanks (USTs) was identified as a recognized environmental condition (REC).

A Phase II ESA was conducted by Stantec to evaluate the REC. Ten soil borings (SB-1 to SB-10) were advanced to a maximum depth of 20 feet below ground surface (bgs). Two samples were collected from SB-1 and one sample from the rest of the borings. All samples were laboratory analyzed for volatile organic compounds (VOCs) and Resource Conservation and Recovery Act (RCRA) metals. Laboratory analytical results identified selenium above its Wis. Admin. Code ch. NR 720 residual contaminant level (RCL) for groundwater pathway. Methylene chloride was identified in several samples exceeding its RCL for groundwater pathway. Selenium appears to be associated with background conditions. The methylene chloride was also detected in the blank and appears to be a lab contaminant. Based on this information, the DNR concurs that no action is required.

DETERMINATIONS

Wis. Stat. ch. 292 and Wis. Admin. Code chs. NR 700 to 799 require those who are responsible for a hazardous substance discharge or environmental pollution to take actions necessary to restore the environment to the extent practicable and minimize the harmful effects from the discharge to the air, lands or waters of the state. Wis. Stat. § 292.55 authorizes the DNR to issue clarification letters concerning liability for environmental pollution.

Information submitted to the DNR with your request for liability clarification indicates that no hazardous substance discharges or environmental pollution has occurred on the Property. Therefore, based on information provided at this time, further site investigation activities are not required, and no response action is required under Wis. Admin. Code chs. NR 700 to 799.

As with any environmental assessment, some areas of the Property were not assessed, the number of samples collected were limited based on professional judgment and financial considerations, and environmental samples were not analyzed for all parameters. This letter relates and refers only to those conditions described above and to information and data you submitted to the DNR in your request for this letter. The DNR makes no determination concerning the presence or absence of hazardous substances or environmental pollution on the Property other than those identified in the documents and reports listed above, which you submitted to the DNR. In the future, if the DNR becomes aware of new information concerning the contaminants referenced above or the presence of any other contaminants on the Property, the DNR will evaluate that data at that time to determine if any response actions are required.

CLOSING

This letter, site and case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

If you have any questions regarding this letter, please contact me at 608-400-9934, or mackenzie.reynoldsspargur@wisconsin.gov.

Sincerely,



Mackenzie Reynolds-Spargur
Southeast Region Project Manager
Remediation and Redevelopment Program

Attachment: Figure 3, Soil Contamination, September 9, 2025, Stantec

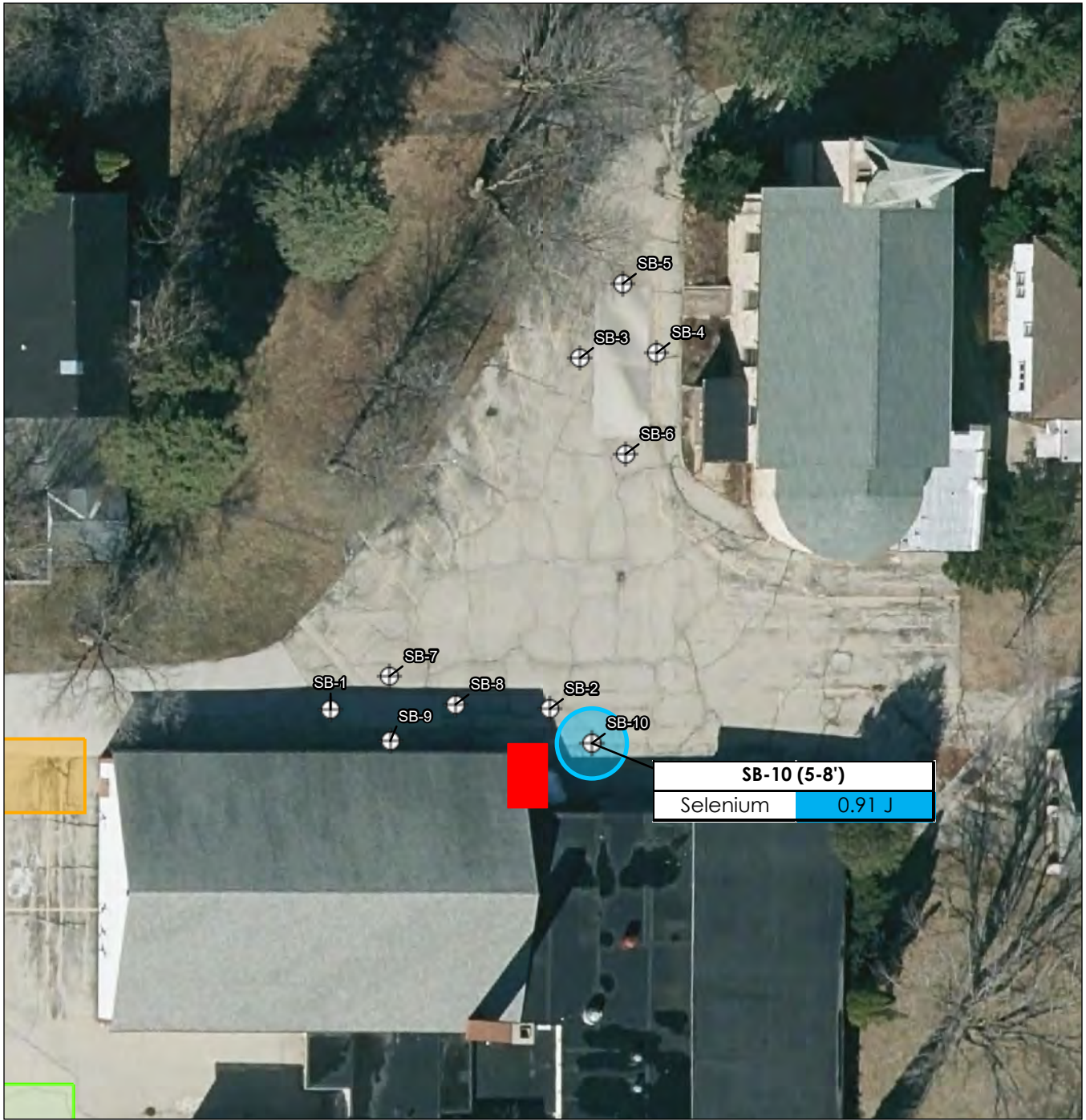
cc:

Erin Gross, Stantec Consulting Services, Inc. – erin.gross@stantec.com

Margaret Brunette, DNR, Remediation and Redevelopment Program -
margaret.brunette@wisconsin.gov

Michael Prager, DNR, Remediation and Redevelopment Program – michael.prager@wisconsin.gov

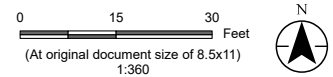
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Notes
 1. Coordinate System: NAD 1983 StatePlane Wisconsin South FIPS 4803 Feet
 2. Data Sources: Stantec, NADS, USGS
 3. Orthophotography: SEWPRC 2020

- Legend**
- Property Boundary
 - Approximate Location of the Cistern observed during Site Reconnaissance
 - Soil Borehole
 - Approximate Location of Former 2,000-Gal Fuel Oil Tank
 - Approximate Location of Septic Field
 - Approximate Location of Septic Tank/Cesspool
 - Approximate Area of Soil Exceeding Wisconsin GW RCLs for Selenium

Note:
 GW = Groundwater
 RCLs = Residual Contaminate Levels



Project Location
 V. of Richfield,
 Washington Co., WI

Prepared by AJS on 2025-09-09
 TR by JH on 2025-09-10
 IR by EG on 2025-09-15

Client/Project
 Washington County
 3733 Hubertus Road
 Phase II ESA

193708879

Figure No.
3

Title
Soil Contamination