

**A** Building For Sale **ACTIVE**

## Land Development/School

### 520 E Holum St DeForest WI 53532

#### Overview

Listing ID:	<b>#20169392</b>	Building SF:	<b>42,424</b>
Parcel Size:	<b>4 Acres</b>	Price:	<b>\$1,750,000</b>
Building PSF:	<b>\$41.25</b>	Property Type:	<b>Special Purpose</b>



#### Description

This property includes 6 parcels 0910-172-6298-4, 0910-172-6320-5, 0910-172-6344-7, 0910-174-8720-5, 0910-172-6221-5, 0910-172-6201-9, 0910-172-6241-1. EXCELLENT OPPORTUNITY, whether you are interested in giving this school a facelift or developing the land it is on, the options are endless. Sneak a peek into the history of this building by researching Union Free High School. See zoning info in docs. for current and future use. The building features classrooms, offices, a recreational gym space, one garage door, a shop and storage,...



#### Building Details

Building Type:	<b>rm-6</b>	Building Status:	<b>Existing</b>
Year Built:	<b>999</b>	Number of Floors:	<b>2</b>
Number of Units:	<b>2</b>	Zoning:	<b>rm-6</b>
Potential Zoning:	<b>rm-4,rm-5,PUD,TND</b>	Outside Parking:	<b>Yes</b>
Inside Parking:	<b>Yes</b>	Municipal Sewer:	<b>Yes</b>
Municipal Water:	<b>Yes</b>	Drive Doors:	<b>Yes</b>

#### Building Amenities

Break Room:	<b>Yes</b>	Lounge:	<b>Yes</b>
Reception Area:	<b>Yes</b>	Shower:	<b>Yes</b>
Other:	<b>Gym</b>		

#### Attachments

- [Attachment 1](#)
- [Attachment 2](#)



**Devin Fowler**  
 Rebel Real Estate Group  
 Phone: (608) 628-4758  
 dfowler@gmail.com  
 rebelrealestategroup.com

Important Disclaimer: Content for property listings on this website is provided by third parties. The party posting this listing is solely responsible for the accuracy of the information provide, including commissions. PropertyDrive makes no guarantee, warranty, or representation about the accuracy, timeliness or thoroughness and disclaims responsibility for the content of any property listing. PropertyDrive reserves the right to remove listings at any time.





Future Land Use Category (shown on Map 5.1)	General Description of Land Uses Allowed and Character	Typical Implementing Zoning Districts	Density Guidelines	Development Policies (see also Village zoning, subdivision, stormwater management, official map, and other references)
Higher Density Village Residential	Generally multiple-family housing, such as garden apartments, duplex apartments, and condominium buildings with common entries, row detached duplexes, row flats, townhouses, rowhouses, single family detached residences, home occupations, community facilities, institutional residential facilities, childcare, parks, and other compatible uses allowed in residential zoning districts.	RM-4 Multifamily Housing RM-5 Density Housing PUD Planned Unit Development TNC Traditional Neighborhood Development Village map also consider and use land-based zoning	Between 12 and 20 units per net residential acre in most development, potentially higher in designated redevelopment project areas. (includes row houses, townhome facilities, and other forms of multi-family housing)	<ol style="list-style-type: none"> <li>Map Higher Density Village Residential Areas in parts of the Village that have characteristics described in Figure 4.2 of the Housing &amp; Neighborhoods chapter.</li> <li>Apply the design criteria shown in Figure 4.2 for row multiple-family housing to ensure design quality, livability, and community compatibility.</li> <li>Encourage and where possible require effective configuration, maintenance, and management of higher density housing, including through approaches described in the Housing &amp; Neighborhoods chapter.</li> <li>Parkland emphasizes the dense-urban/corridor and appropriate uses Higher Density Village Residential Areas are reported close to Low Density Village Residential areas.</li> <li>Apply same parking and street connectivity policies as advised for Moderate Density Village Residential areas.</li> </ol>

