

# Commercial Land for Sale

Lot 2, CSM 12049, Mazomanie WI 53560



## Property Highlights

- Outstanding visibility and access from Highway 14
- Located next to the Wick Building Campus and Mazomanie EMS
- Permitted uses include Hardware stores, General Grocery Stores, Retail Bakeries, Furniture Stores, Taverns, Bars, Liquor Stores, Antique or Secondhand Stores, see attached for more details.

## Property Summary

Sale Price	\$99,900 \$2.36/sf
Parcel No.	0710-274-0204-0
Parcel Size	.973 acres 42,384 sf
Zoning	B-1 General Business
Assessment	\$89,000
2023 Taxes	\$1,678.79

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**§ 415-21. B-1 General Commercial District.**

- A. Purpose. The B-1 District is intended to provide an area for the business and commercial needs of the community, especially those which can be most suitably located in a compact and centrally located business district.
- B. Permitted uses. The following uses of land are permitted in the B-1 District:
- (1) Hardware stores.
  - (2) Electrical supply stores.
  - (3) Paint, glass and wallpaper stores.
  - (4) Department stores, variety stores, and general merchandise stores.
  - (5) General grocery stores, supermarkets, fruit and vegetable stores, meat and fish stores, and miscellaneous food stores.
  - (6) Dairy products stores, including ice cream stores.
  - (7) Retail bakeries, including those which produce some or all of the products sold on the premises, but not including establishments which manufacture bakery products primarily for sale through outlets located elsewhere or through home service delivery.
  - (8) Candy, nut or confectionery stores.
  - (9) Clothing and shoe stores.
  - (10) Furniture, home furnishings, and floor covering stores.
  - (11) Restaurants, lunchrooms and other eating places, except drive-in-type establishments.
  - (12) Taverns, bars, and other drinking places.
  - (13) Drugstores and pharmacies.
  - (14) Liquor stores.
  - (15) Antique stores and secondhand stores.
  - (16) Book and stationery stores.
  - (17) Sporting goods stores.
  - (18) Bicycle shops, including facilities for the repair of nonmotorized bicycles only.
  - (19) Jewelry stores, including clock and watch stores.
  - (20) Gift, novelty and souvenir shops.
  - (21) Florist shops.
  - (22) Camera and photographic supply stores.

- (23) Tobacco and smokers' supplies stores.
- (24) News dealers and newsstands.
- (25) Wholesale merchandise establishments.
- (26) Banks and other financial institutions.
- (27) Offices of insurance companies, agents, brokers and service representatives.
- (28) Offices of real estate agents, brokers, managers and title companies.
- (29) Retail laundry and dry-cleaning outlets, but not including laundering and dry-cleaning plants, and not including coin-operated laundries and dry-cleaning establishments commonly called "laundromats" and "laundrettes."
- (30) Photographic studios and commercial photography establishments.
- (31) Barbershops, beauty shops and hairdressers.
- (32) Shoe repair shops and shoe shine parlors.
- (33) Tailor shops, dressmaker shops, and garment repair shops, but not garment pressing establishments, hand laundries, or hat cleaning and blocking establishments.
- (34) Advertising agencies, news agencies, and employment agencies.
- (35) Duplicating, blueprinting, photocopying, addressing, mailing, mailing list, and stenographic services.
- (36) Commercial parking lots, parking garages, and parking structures.
- (37) Watch, clock and jewelry repair services.
- (38) Hotels.
- (39) Rooming and boarding houses.
- (40) Motion-picture theaters, but not including drive-in theaters.
- (41) Billiard and pool establishments.
- (42) Public transportation passenger stations, taxicab company offices, and taxicab stands, but not vehicle storage lots or garages.
- (43) Offices of physicians and surgeons, dentists and dental surgeons, osteopathic physicians, and chiropractors, but not veterinarians' offices.
- (44) Law offices.
- (45) Accounting, auditing, and bookkeeping firms or services.
- (46) Engineering and architectural firms or consultants.
- (47) Professional, scientific, or educational firms, agencies, offices, or services, but not

research laboratories or manufacturing operations.

- (48) The offices, meeting places, and premises of professional membership associations, civic, social, and fraternal associations, business associations, labor unions and similar labor organizations, political organizations, religious organizations, charitable organizations, or other nonprofit membership organizations.
  - (49) The offices of governmental agencies and post offices.
  - (50) Telephone and telegraph offices.
  - (51) Second-floor residential apartments.
- C. Conditional uses. The following are permitted as conditional uses in the B-1 District, provided that no nuisance shall be afforded to the public through noise, the discharge of exhaust gases from motor-driven equipment, unpleasant odors, smoke, steam, harmful vapors, obnoxious materials, unsightly conditions, obstruction of passage on the public street or sidewalk, or other conditions generally regarded as nuisances, and provided that where operations which are necessary or incident to the proper performance of these services or occupations would tend to afford such nuisances, areas, facilities, barriers, or other devices shall be provided in such a manner that the public is effectively protected from any and all such nuisances. These uses shall be subject to the consideration of the Plan Commission and Village Board with regard to such matters.
- (1) The sale, service, repair, testing, demonstration or other use of piston-type engines or motors or any type of device, appliance or equipment operated by such engines or motors. However, the number of unenclosed vehicles awaiting sale or repair shall be established by the Village Board. Enclosed vehicles shall be stored within a building or enclosed by a complete vision-barrier fence a minimum of six feet in height. Prior to construction, the materials proposed to be used for the fence and the fence design shall be approved by the Village Board. Such enclosure fences shall be maintained in such a manner so as not to constitute a nuisance.
  - (2) The sale, service, repair, testing, demonstration or other use of radios, television sets, high-fidelity sound equipment, electronic amplifiers, stereophonic sound systems, musical instruments, or other such devices.
  - (3) Establishments engaged in the sale, service, repair, testing, demonstration or other use of motor-driven bicycles, commonly called "motorbikes," with the provision that such activity, when carried out in an establishment which also engages in the sale, repair or other operations with non-motor-driven bicycles, shall constitute a separate and distinct use insofar as the intention of this chapter is concerned.
  - (4) Establishments engaged in the sale, servicing, repairing, testing, demonstration, or other use of electrical household appliances, including washing machines, vacuum cleaners, dishwashers, irons, toasters, or similar household appliances, but not including refrigeration or air-conditioning appliances or equipment; provided, further, specifically that areas and facilities for loading, unloading, and storage of such appliances shall be provided in a manner which affords no nuisance of obstruction or of unsightly conditions to the public.

- (5) Establishments engaged in the sale, servicing, repairing, testing, demonstration, or other use of household electrical refrigerators, freezers, air conditioners, other self-contained refrigeration units, or other similar appliances or equipment; provided, further, specifically that areas and facilities for operating, repairing, loading, unloading and storage of such appliances or equipment shall be provided in a manner which affords no nuisance of obstruction, or of the discharge of unpleasant or harmful vapors or liquids, or of unsightly conditions to the public.
- (6) Garment-pressing establishments, hand laundries, and hat cleaning and blocking shops.
- (7) Coin-operated laundries and dry-cleaning establishments commonly called "laundromats" and "laundrettes."
- (8) Parking lots, parking garages, or parking structures.
- (9) Bowling alleys.
- (10) Establishments engaged in the publishing and printing of newspapers, periodicals or books.
- (11) First-floor residential apartments in a building's rear with a reasonable amount of floor area left for store space in front.
- (12) Small veterinary offices, with no outside storage and no kennel facilities. **[Added 3-24-1992 by Ord. No. 1992-1]**
- (13) Commercial uses that are in keeping with the statement of purpose for the B-1 General Commercial District, and consistent with surrounding and neighboring land uses, but which are not permitted uses. **[Added 6-10-1997 by Ord. No. 1997-1]**

D. Specifications. **[Amended 4-13-2005 by Ord. No. 2005-3]**

- (1) Within the B-1 District the following standards shall apply except as otherwise provided herein:
  - (a) Maximum building height: 45 feet.
  - (b) Lot size: no minimum.
  - (c) Minimum front yard setback: 15 feet.
  - (d) Minimum rear yard setback: 25 feet.
  - (e) Minimum side yard:
    - [1] Principal building: five feet on each side.
    - [2] Accessory building: three feet on each side.
  - (f) Minimum lot width: 70 feet.
- (2) In the Downtown Historic District located within the boundaries of a B-1 District, the following standards shall apply:

- (a) Maximum building height: 45 feet.
  - (b) Lot size: no minimum.
  - (c) Minimum front yard setback: none.
  - (d) Minimum rear yard setback: none.
  - (e) Minimum side yard:
    - [1] Principal building: none.
    - [2] Accessory building: none.
  - (f) Minimum lot width: 70 feet.
- (3) In the blocks in the B-1 Commercial District which are already developed, setbacks, minimum lot widths, commercial parking and truck unloading areas for new or renovated buildings can correspond with the existing setbacks, minimum lot widths, commercial parking and truck unloading areas, provided that the Plan Commission determines such action will be in keeping with the purpose of this chapter.



**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.