

FOR SALE

DOWNTOWN KENOSHA REDEVELOPMENT LOT

5506 – 7TH AVENUE/5525 – 8TH AVENUE
CITY OF KENOSHA, KENOSHA COUNTY WI



Pitts Brothers & Associates, LLC

6309 – 60th Street, Suite 100

Kenosha, WI 53144

Pittsbrothers.com

Rob Pitts

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Address

5506 – 7th Avenue &
5525 – 8th Avenue
City of Kenosha, Kenosha County WI, 53140

Lot Size

1.378 Acres, or 60,020 Sq. Ft.



Features

- High profile site located in Downtown Kenosha.
- Located just east of the proposed City Hall and public parking garage, west of new Apis Hotel & Restaurant and south of the proposed City vision development.
- Asking Price: \$1,000,000
- Located within an Opportunity Zone.
- Traffic Counts:
 - 4,800 vehicles per day – 56th Street
 - 20,200 vehicles per day – Sheridan Road (STH “32”)

Demographics

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	17,008	77,226	107,184
2024 Population:	17,327	77,620	107,576
Growth 2019-2024:	1.9%	0.5%	0.4%
Households			
2019 Total HH:	6,412	29,165	40,789
HH Growth 2019-2024:	2.2%	0.6%	0.4%



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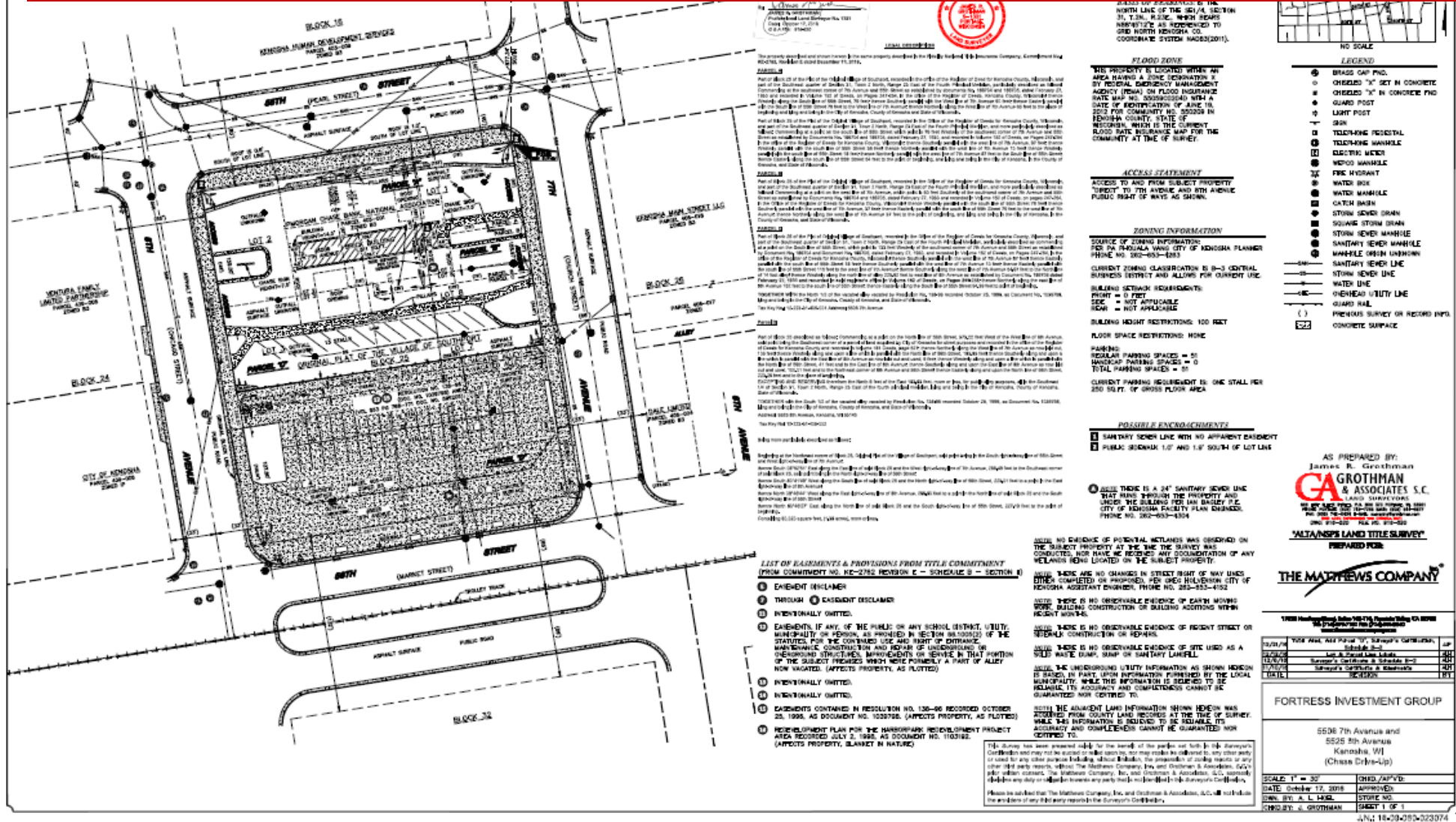
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NO SCALE
LEGEND
BRASS CAP PIN
SET IN CONCRETE
SET IN CONCRETE PIN
CHARGED LIGHT POST
LIGHT POST
T- SIGN
TELEPHONE PEDISTAL
TELEPHONE MANHOLE
ELECTRIC METER
WATER MANHOLE
FIRE HYDRANT
WATER BOX
WATER MAIN
GATE INSH
STORM SEWER DRAIN
SQUARE STORM DRAIN
STORM SEWER MANHOLE
SANITARY SEWER MANHOLE
MANHOLE BRUSH UNBURNED
SANITARY SEWER LINE
WATER LINE
OVERHEAD UTILITY LINE
CONCRETE SURFACE

FLOOD ZONE
THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 25000-0001 WITH A DATE OF REVISION OF JUNE 10, 2002 FOR COUNTY NO. 0000000 IN KENOSHA COUNTY, STATE OF WISCONSIN. THIS IS THE CURRENT FLOOD RATE INSURANCE MAP FOR THE COMMUNITY AT THE TIME OF SURVEY.

ACCESS STATEMENT
ACCESS TO AND FROM SUBJECT PROPERTY TO 7TH AVENUE AND 8TH AVENUE PUBLIC RIGHT OF WAY IS SHOWN.

ZONING INFORMATION
SOURCE OF ZONING INFORMATION: PDS PA MANUAL VARIOUS CITY OF KENOSHA PLANNER PHONE NO. 262-593-4343
CURRENT ZONING CLASSIFICATION IS B-3 CENTRAL BUSINESS DISTRICT AND ALLOWS FOR CURRENT USE.
BUILDING SETBACK REQUIREMENTS: FRONT = 0 FEET SIDE = NOT APPLICABLE REAR = NOT APPLICABLE
BUILDING HEIGHT RESTRICTIONS: 100 FEET
FLOOR SPACE RESTRICTIONS: NONE
PARKING: REGULAR PARKING SPACES = 20 LANDSCAPED PARKING SPACES = 0 TOTAL PARKING SPACES = 20
CURRENT PARKING REQUIREMENT IS ONE STALL PER 250 SQ. FT. OF GROSS FLOOR AREA.

POSSIBLE ENCUMBRANCES
SANITARY SEWER LINE WITH NO APPARENT EVIDENCE
PUBLIC SEWER 1.0' AND 1.5' 500/74' OF LOT LINE

AS PREPARED BY: James R. Grothman, CA GROTHMAN & ASSOCIATES S.C.
2100 HIGHLAND DRIVE, SUITE 100, KENOSHA, WI 53140
PHONE: 262-593-4343

THE MATTHEWS COMPANY
1700 Highland Drive, Suite 100, Kenosha, WI 53140
FOR MORE INFORMATION CONTACT: JAMES R. GROTHMAN, 2100 HIGHLAND DRIVE, SUITE 100, KENOSHA, WI 53140, PHONE: 262-593-4343

Table with 2 columns: DATE, NAME, ADDRESS, PHONE. Includes entries for Grothman, J.R., Grothman, J.R., and Grothman, J.R.

FORTRESS INVESTMENT GROUP
5506 7th Avenue and 5525 8th Avenue Kenosha, WI (Chase Drive-Up)
SCALE: 1" = 30'
DATE: October 17, 2018
DRAWN BY: A. L. HARRIS
CHECKED BY: J. GROTHMAN



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DOWNTOWN KENOSHA VISION PLAN



Site	Proposed Use	No. of Stories
A	Mixed – Commercial/Residential	5
B	Mixed – Commercial/Residential	10
C	Mixed – Commercial/Residential	10
D	Mixed – Commercial/Residential	10
E	City Hall & Public Parking Ramp	--
F	Performing Arts Center & Mixed Use	4
G	Public Park & Streetcar Garage	--
H	Mixed – Commercial/Residential	10



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STATE OF WISCONSIN BROKER DISCLOSURE
To Non-Residential Customers Wisconsin

Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf, the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker’s duties to a customer under section 452.133(I) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.



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The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.

List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.



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