

Sub-Area 1: Central

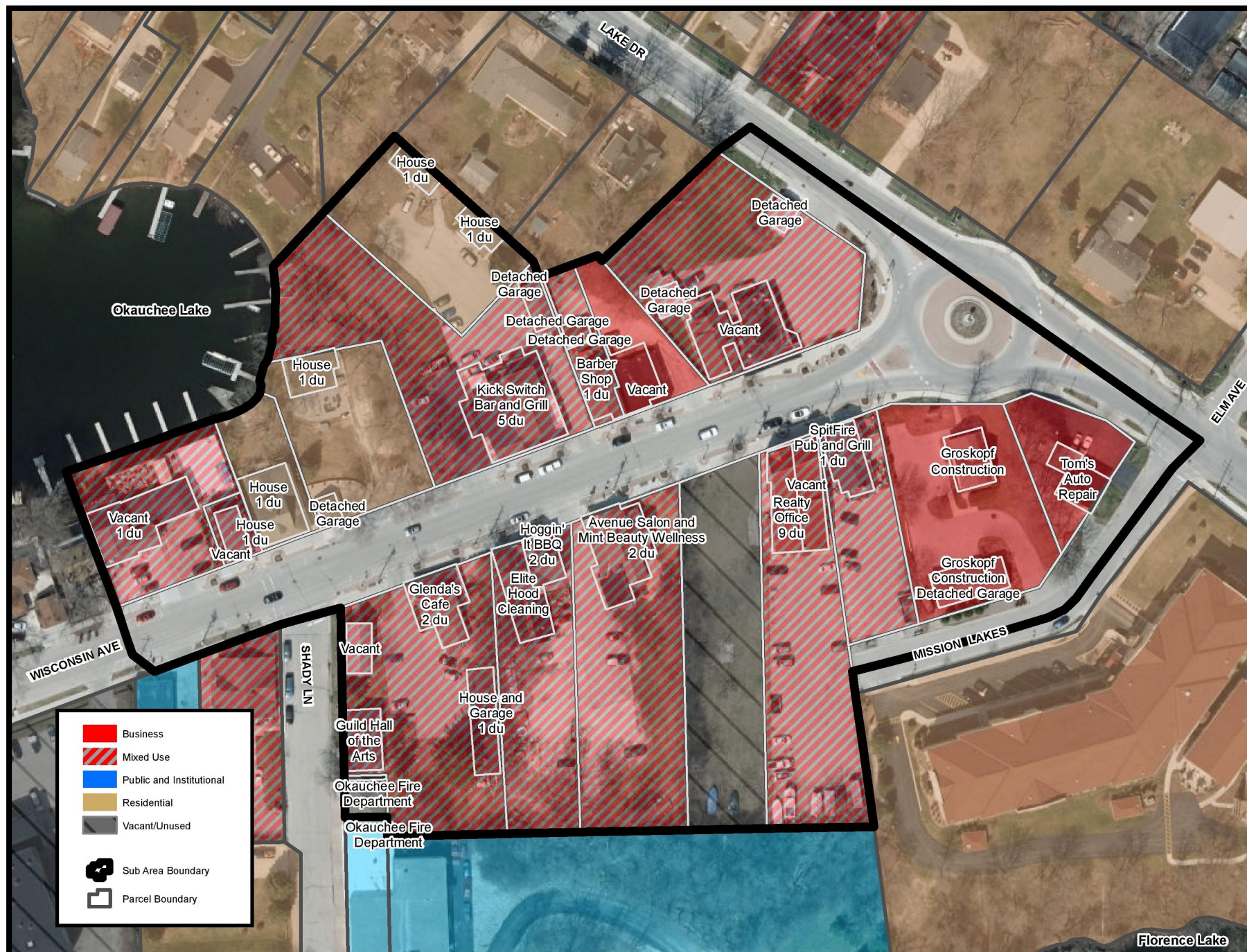
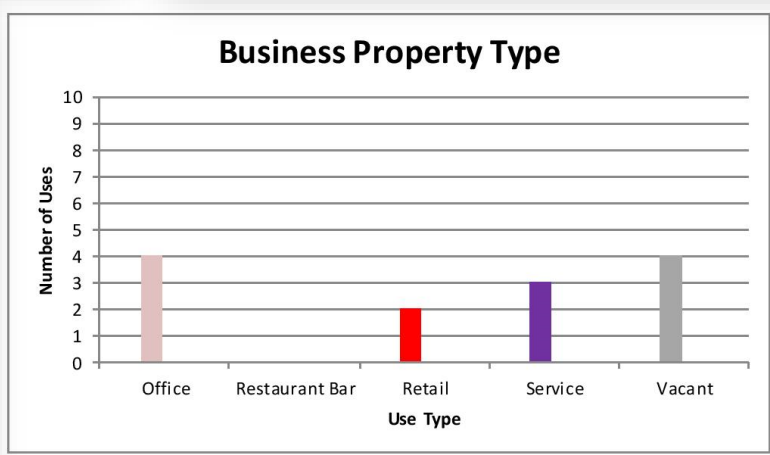
Location: Both sides of Wisconsin Ave. from the roundabout to approximately Shady Lane.

Area Description:

- ◇ Mixed Use environment with narrow lots and buildings situated near the road. Area is characterized by restaurant/bar and other small commercial uses.
- ◇ Most buildings contain first floor commercial or office use. Many buildings contain upper level residential units or units to the rear of property.
- ◇ Several properties on north side of Wisconsin Ave. front Okauchee Lake and contain steep conditions between the road and the shoreline.

Vacancies:

Six commercial/office spaces currently have at least partial vacancy, two of which are restaurant/bar spaces (Pauline's, Bucky's).



Sub-Area 2: Wisconsin Ave. — Northeast

Location: North side of Wisconsin Ave. from Elm Ave. to Road P

Area Description:

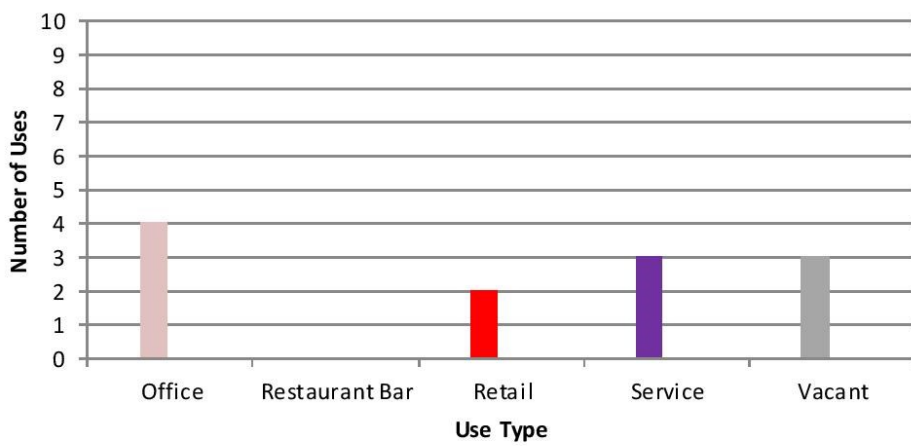
- ◇ Commercial and mixed uses with three residential lots in vicinity of Road P. Uses include a gas station and convenience store on west end, a medical/dental clinic and the American Legion.
- ◇ Development pattern is more suburban in nature with commercial sites containing on-site parking lots. Buildings are setback further from road as compared to Central sub-area.
- ◇ Most lots contain level terrain and approximately 200' of depth with variable widths. Most properties abut the former quarry/concrete plant property, which is to the north.

Vacancies:

Three commercial buildings or spaces are currently vacant.



Business Property Type



Sub-Area 3: Wisconsin Ave. — Southeast

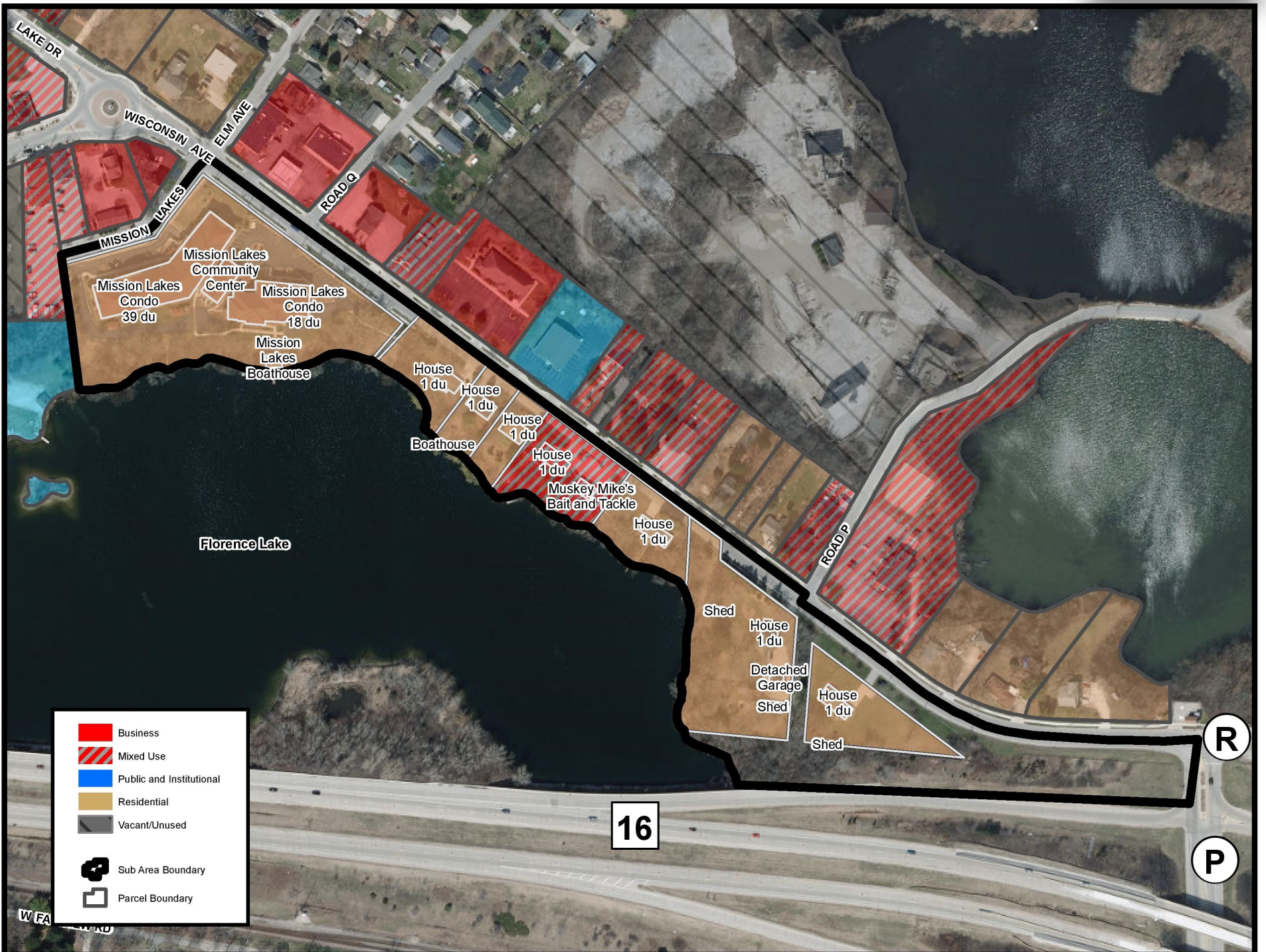
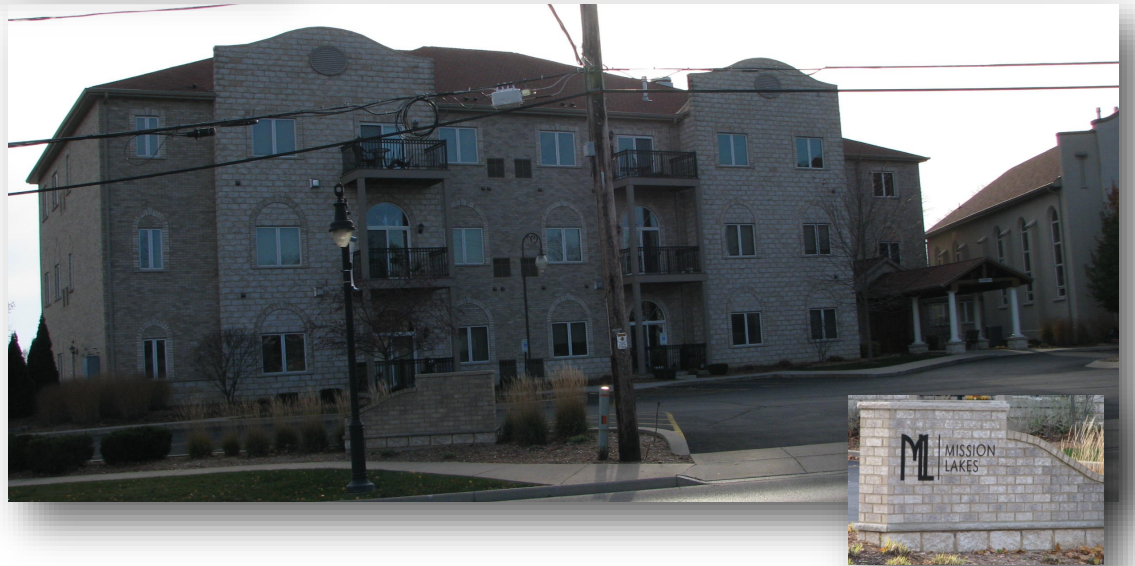
Location: South side of Wisconsin Ave. from Mission Lakes to CTH "P".

Area Description:

- ◇ A residential area with ranch style single family homes with the Mission Lakes senior living complex anchoring the west end of the sub-area. One small business use (Musky Mike's) operates from an accessory building. A landscaper operates as a home occupation from a residential property.
- ◇ Most properties front Florence Lake and have steep terrain between structures and water. Most of the residential lots are between 1/3 and 1/2 acre. Developable area is highly constrained by steep conditions.

Vacancies:

None.



Sub-Area 4: Wisconsin Ave. — East End

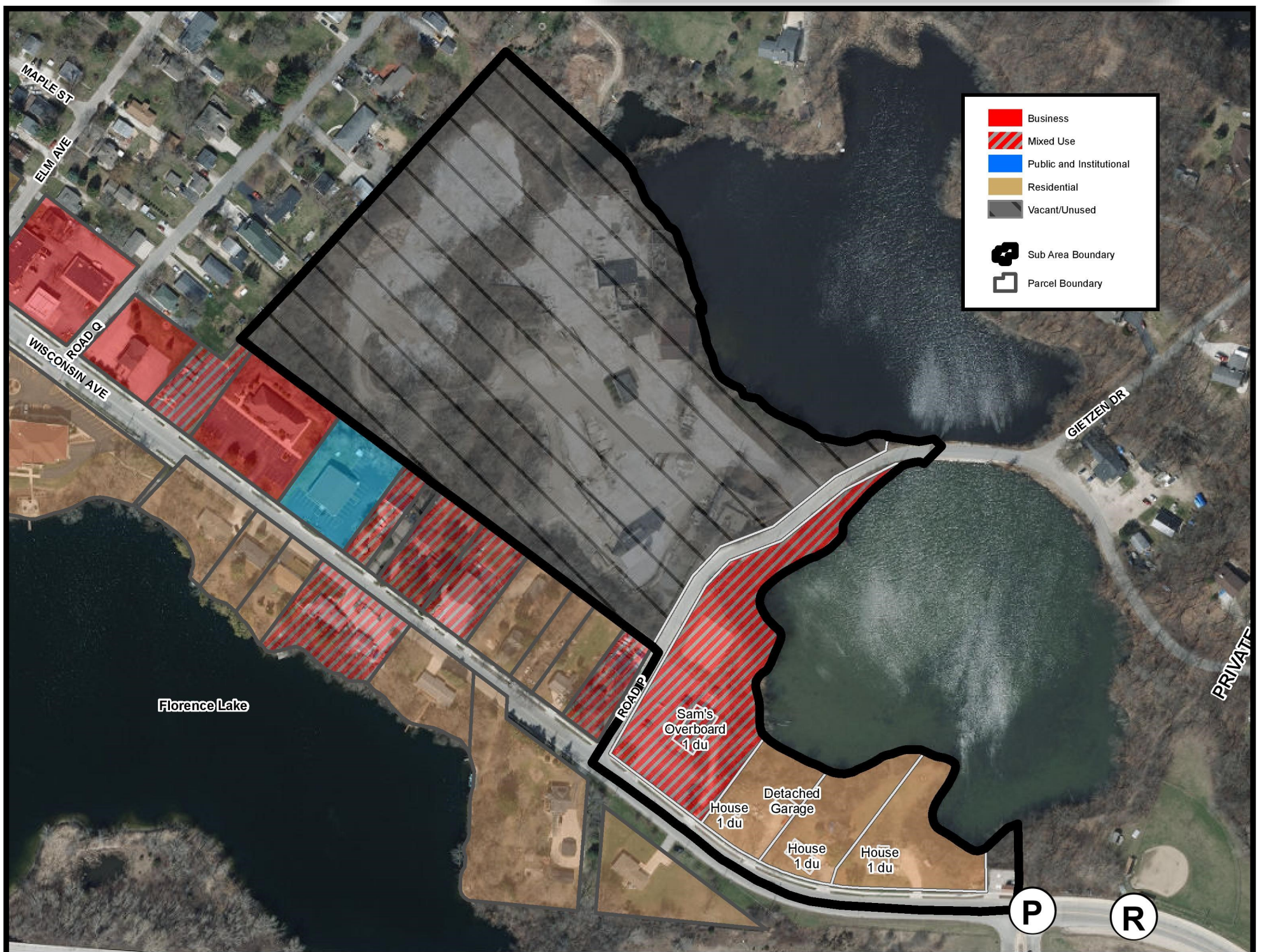
Location: North side of Wisconsin Ave. and both sides of Road P in vicinity of former quarry ponds.

Area Description:

- ◇ The largest property in the study area is the 10-acre former concrete plant property located to the west of Road P. The sub-area contains three small single family homes north of Wisconsin Ave. and west of Sawyer Rd. A bar is located on the corner of Road P and Wisconsin Ave.
- ◇ Former quarrying activities have left steep slopes along the south end of the concrete plant property. Steep slopes also exist along the shoreline of the three residential properties and the bar.

Vacancies:

The concrete plant property is vacant and being marketed.



Sub-Area 5: Lake Dr. — South

Location: South side of Lake Dr. from the bridge to approximately 150' west of roundabout.

Area Description:

- ◇ Single-family residential properties, with all but two properties containing frontage on Okauchee Lake. Some properties contain boathouses.
- ◇ Properties contain flat areas closer to the road with gradual slopes to shoreline.
- ◇ Several properties are uniquely configured with long narrow strips to the road or shoreline.

Vacancies:

None.



Sub-Area 6: Lake Dr. — North

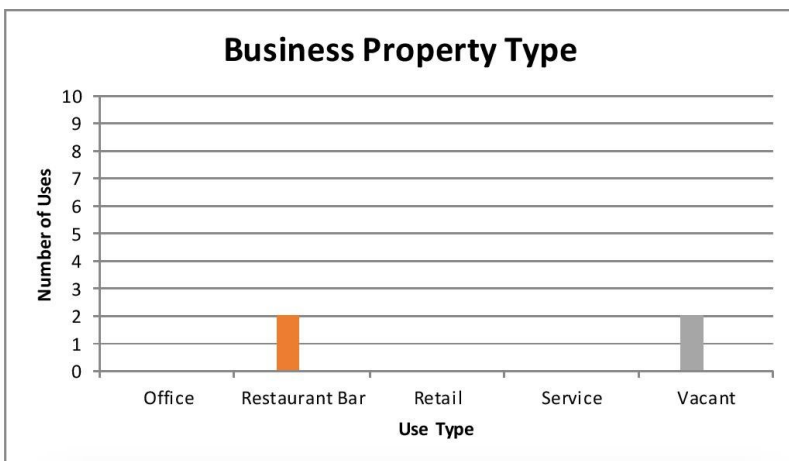
Location: Lake Dr. north to Okauchee Lake, Elm Ave. west to the Foolery's area and including Foolery's on the south side of Lake Dr.

Area Description:

- ◇ Mixed uses including three waterfront restaurant/bar properties (one of which is vacant). The Golden Mast Inn contains banquet facilities and both Golden Mast Inn and Foolery's operate marinas and hold special events. The balance of the area is in single-family use. Larger lake homes are located along Point Comfort Dr. to the north of former Bertrand's/Le Rendezvous.
- ◇ Many smaller residential properties have been assembled by a single owner.
- ◇ Some areas of steeper slopes exist near parts of the shoreline, although some of these slopes have been highly altered over time.

Vacancies:

Two. Redevelopment of the former Bertrand's/Le Rendezvous restaurant property is actively being pursued. One mixed use building along Wisconsin Ave. contains vacant former office space.



Sub-Area 7: Wisconsin Ave.—West End

Location: South side of Wisconsin Ave. from Shady Ln. west to Holy Trinity Lutheran Church & School and south to Lakeland Dr./Hwy. 16.

Area Description:

- ◇ This sub-area contains a number of current or former public/institutional uses along Wisconsin Ave. Okauchee Fire Department is located east of Shady Lane. Uses along the west side of Shady Lane and immediately west are single family residential.
- ◇ Terrain is flat in the sub-area with the exception of the fire department property, which fronts Florence Lake and contains steep conditions approaching the shoreline.
- ◇ Former school property is approximately two acres and the school building has been vacant for some time. The abutting day care site is approximately 5 acres. The two properties are two of the largest acreage parcels within the overall study area. Large parking areas (municipal lot and school property lot) are located near the road.

Vacancies:

One (former school property). Portions of day care property may be underutilized.

