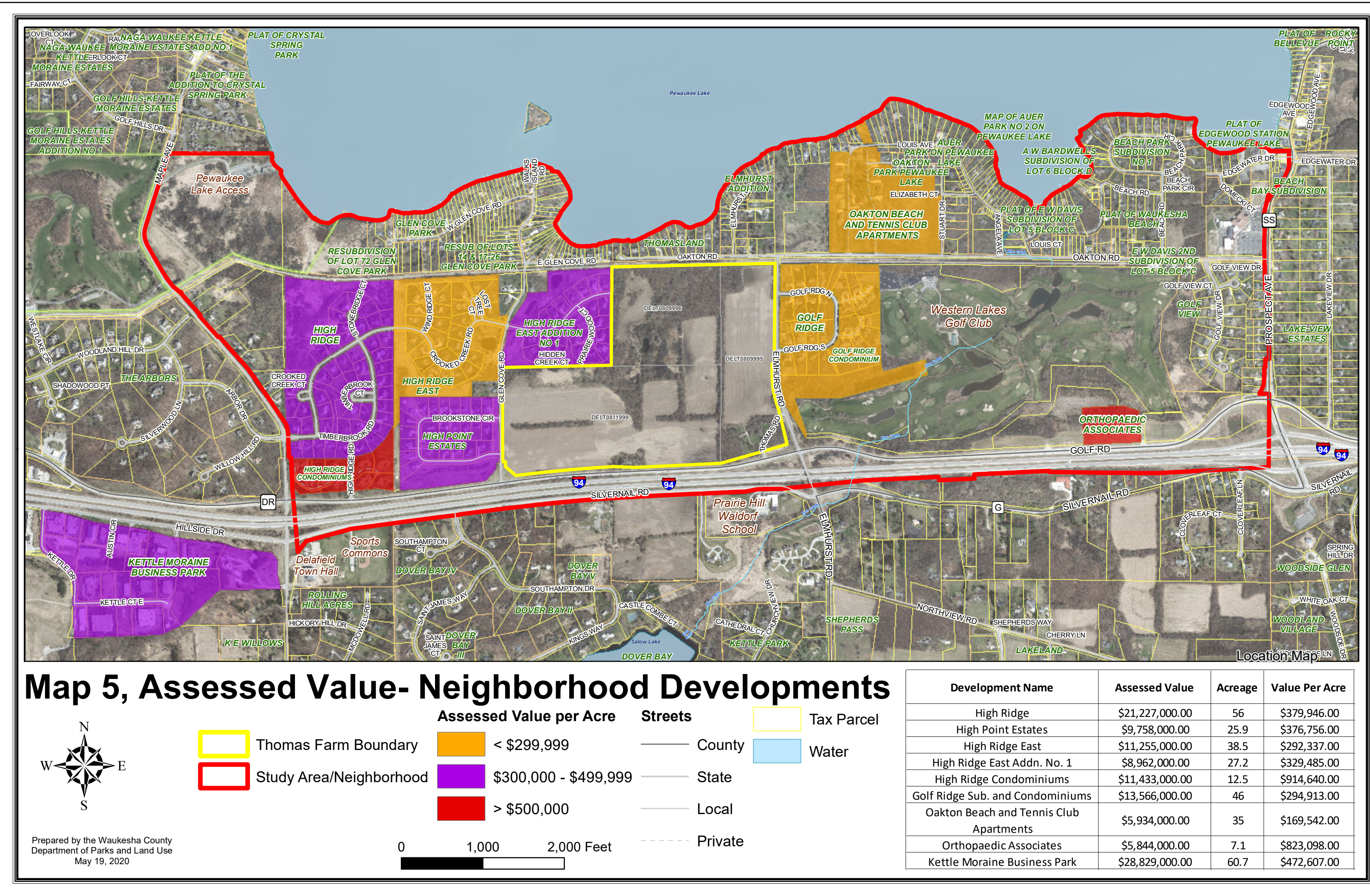
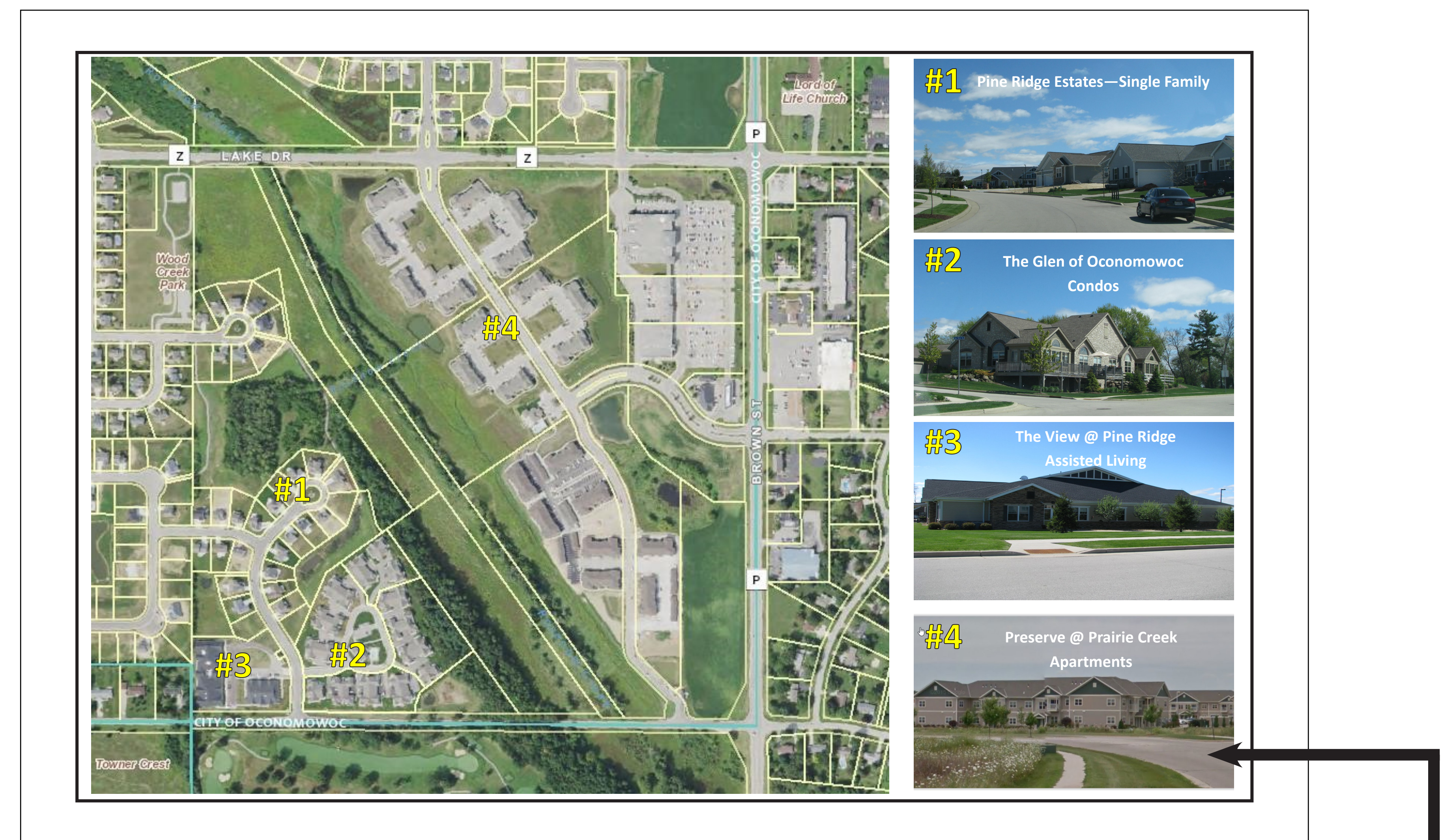
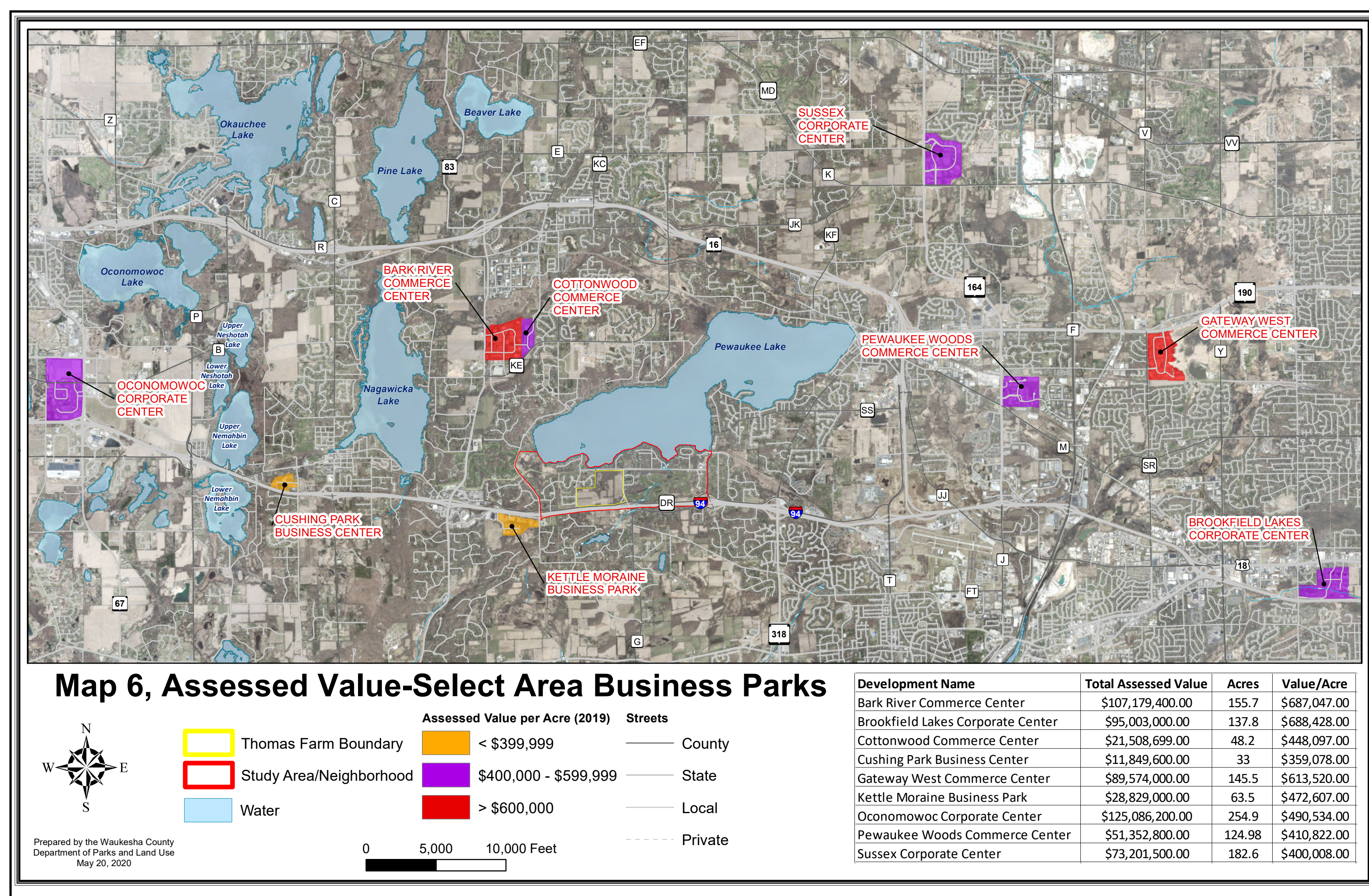
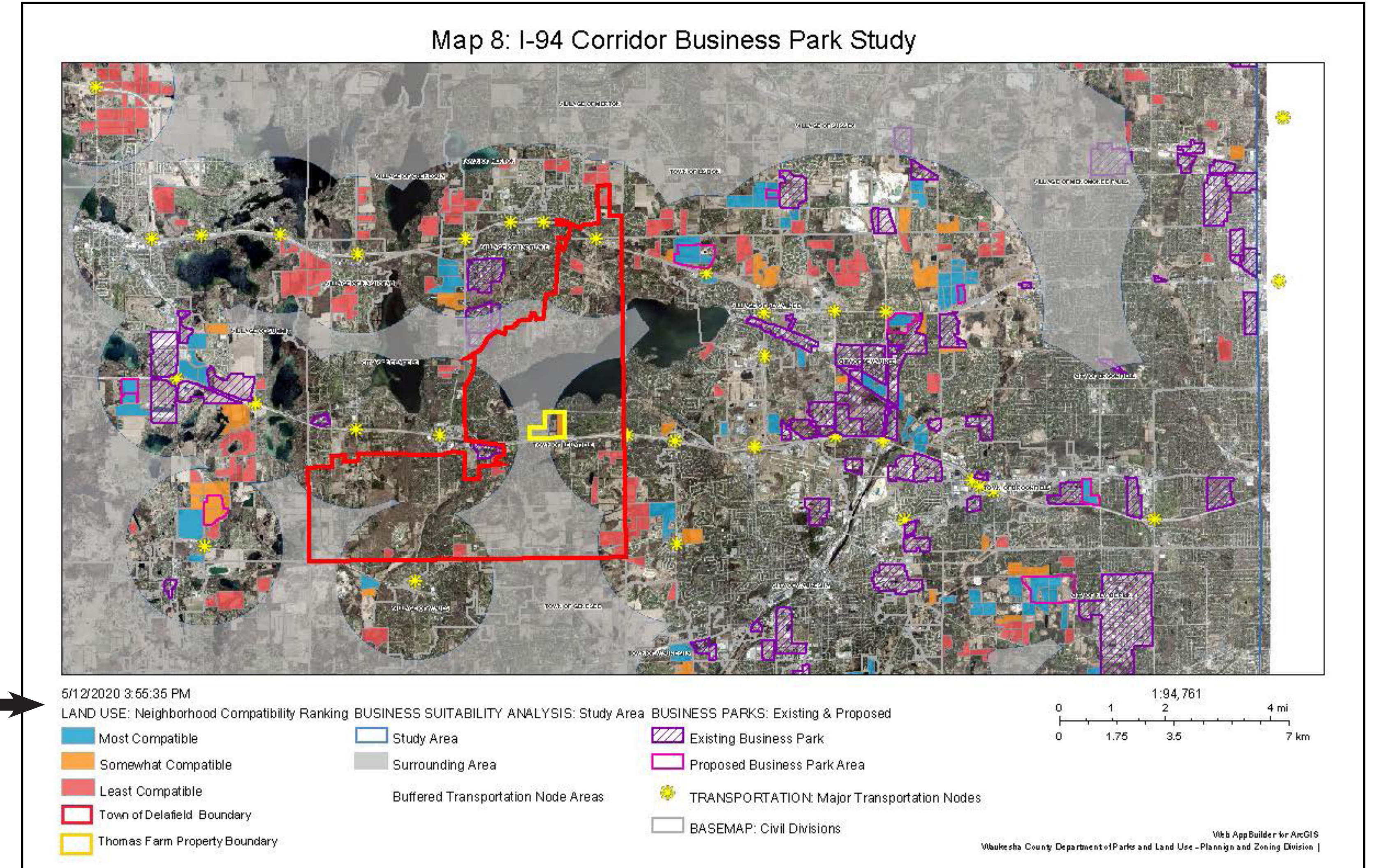


# ASSESSED VALUE & BUSINESS PARK STUDY FINDINGS



## ASSESSED VALUE FINDINGS:

- Typical business park values slightly lower than many condominium, multi-family, dense single-family and senior developments.
- Examined undeveloped parcels of 20+ acres
- Only 10 parcels 20+ acres + within 1.5 miles of I-94 interchanges were identified in the Town of Delafield.
- Thomas Farm ranked "somewhat compatible" for business use.



## Office & Light Industrial Assessed Value- Select area properties

Property	Nearest interchan	Type	Acres	Total Value (2019)	Value/Acre
Golf Rd. Centre	83/Delafield	office	1.6	\$2,243,500	\$1,438,141
Williamstowne Properties	83/Delafield	office	2.4	\$2,591,400	\$1,102,723
Purity Real Estate	83/Delafield	office	4.8	\$5,805,900	\$1,212,088
Equitable Bank	83/Delafield	Office/bank	5.1	\$2,634,000	\$516,471
Ridgepoint Center	83/Delafield	Office/service	2.6	\$1,740,000	\$679,688
Davies Orthodontics	67/Ocon.	office	1.4	\$1,502,300	\$1,073,071
Prohealth	67/Ocon.	office	7.9	\$3,703,400	\$468,785
Orbis	67/Ocon.	office	6.7 (developed)	\$6,697,800	\$999,671
Orthopaedic Assoc.	SS/Delafield	office	7.1	\$5,844,000	\$823,099
<b>Average all office</b>					<b>\$923,749</b>
Pewaukee Corporate Park	J/Pewaukee	Light industrial	20.5	\$7,437,900	\$362,824
Bruno	67/Ocon.	Light industrial	9	\$3,582,500	\$428,055
Lake Country Manufacturing	67/Ocon.	Light industrial	8.7	\$4,623,100	\$531,390
Sentry Equip.	67/Ocon.	Light industrial/office	5	\$3,638,300	\$727,600
Ace Precision	67/Ocon.	Light industrial/office	8.7	\$5,078,300	\$583,713
EmbedTek	J/Pewaukee	Light industrial/office	9	\$4,972,000	\$552,444
Lakeland Supply	J/Pewaukee	Light industrial/office	8.6	\$6,745,900	\$784,407
Maerek Fulfillment	J/Pewaukee	Light industrial/office	8.5	\$8,469,500	\$996,412
Harken	J/Pewaukee	Light industrial/office	20 (developed)	\$8,786,100	\$439,305
<b>Average all industrial</b>					<b>\$600,683</b>

## Senior, Assisted Living & Skilled Nursing

Development	Municipality	Use Type	Acreage	Value	Value/Acre
The Berkshire	C/Oconomowoc	Independent senior apartments	1.3	\$4,716,700	\$3,628,231
Cecilia Place	V/Pewaukee	Assisted living	2.6	\$5,861,900	\$2,254,576
Quail Pointe	V/Pewaukee	50+ independent apartments	5.3	\$13,435,300	\$2,534,962
Delafield Senior Housing	C/Delafield	Senior apartments	3.9	\$2,367,400	\$607,025
Kirkland Crossings	V/Pewaukee	Senior living, assisted living, memory care	11.8	Tax exempt	Tax exempt
Lake Country Landing	Summit	Skilled nursing/assisted living	14	\$15,158,200	\$1,082,729
The Silvernail	Waukesha	Senior apartments	3.6	\$4,719,900	\$1,311,083
The View at Pine Ridge	C/Oconomowoc	Assisted Living	3.5	\$7,838,300	\$2,239,514
<b>Ave. seven non-exempt</b>			<b>4.9</b>	<b>\$7,728,243</b>	<b>\$1,951,160</b>

## MIXED RESIDENTIAL/SENIOR USE NEIGHBORHOOD OCONOMOWOC

### Residential Use Types- Case Studies

Development	Municipality	Use Type	Acreage	Value	Value/Acre (\$)
HWY P Vicinity- Oconomowoc		Mixed res/senior			
Pine Ridge Estates	C/Oconomowoc	Single family	33.2	\$9,284,500	\$279,654
The Glen of Oconomowoc	C/Oconomowoc	Condos	20.1	\$16,285,200	\$810,209
Preserve at Prairie Creek	C/Oconomowoc	Apartments	59.5	\$35,678,100	\$599,632
The View at Pine Ridge	C/Oconomowoc	Senior	3.5	\$7,838,300	\$2,239,514
Capitol Drive- Pewaukee		Multi-family			
Auburn Ridge Condos	C/Pewaukee	Duplex condos	30.9	\$16,730,100	\$541,427
Hunter's Ridge	C/Pewaukee	Apartments	20.8	\$16,902,700	\$812,629

Medium/Low Density	Single family	Typical lot size
Eastlake Village (Pabst Farms)	C/Oconomowoc	Single family 100.8
Woodridge Estates (estimated)	T/Delafield	Single family 150.2
		\$66,828,000 (projection)
		\$597,786 (projection)
		1/4 to 1/3 ac.