

Weston Meadows

Quality Site Adjacent to Established Neighborhood Development

70 Acres in City of Oconomowoc Offered at \$3,495,000



Approved for 88 Multi-Family / 26 Two-Family / 82 Single-Family

All information is believed to be accurate, but is not guaranteed and is subject to change

<Broker Owned>

Oconomowoc, WI Residential Land For Sale

PROPERTY SUMMARY

OFFERING SUMMARY

LOCATION	City of Oconomowoc
COUNTY	Waukesha
TOTAL ACRES	70 ac.
NUMBER OF UNITS	196
	SINGLE FAMILY 82 DUPLEX 26 MULTI-FAMILY 88
TAX KEYS	OCOC0554998 OCOC0553104 OCOC0553105 OCOC0553989003 OCOC0553052 OCOC0553053

FINANCIAL SUMMARY

OFFERING PRICE	\$3,995,000
PRICE PER ACRE	\$57,071.43/acre

PROPERTY FEATURES

MIN. SETBACK FRONT OR STREET	20'
SIDE & REAR	
MIN. SETBACK- ALL SIDE PROPERTY LINES	10**
MAXIMUM STRUCTURE HEIGHT	35'
UTILITIES	None
IMPACT FEES (2021)	
NEW CONSTRUCTION	\$50
HIGHWAY & TRANSPORTATION	\$388
LAW ENFORCEMENT	\$425
SEWER	\$3,995
PARK & REC	\$2,878
SECOND ST. LIFT STATION	\$689
NET EFFECTIVE TAX RATE (2020)	1.5% / \$100,000 home value
ZONING	SR- Suburban Residential MF-Multi-Family
SCHOOL DISTRICT	Oconomowoc Area
ELEMENTARY	Park Lawn
MIDDLE SCHOOL	Silver Lake

*A 7.5' minimum side setback could be requested but not part of zoning presently.

**Overall site will not be split



OCONOMOWOC
REALTY LLC

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Pictures of Phase I/II of Weston Meadows & Greater Area

Land Available for Purchase is not Built Out



Weston Meadows

Situated on the western edge of Oconomowoc, the Weston Meadows Neighborhoods combine the calmness of the country with the convenience of city living. With 2 Phases of the Master Plan already developed, this offering allows the buyer to complete the blueprint for the site, which has been conceptually approved by governmental bodies, with necessary zoning in place, or draft something all their own.

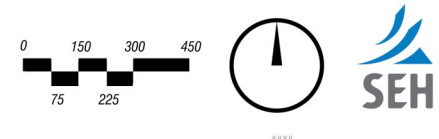
With 70 acres this site represents a golden opportunity in the rising market of Oconomowoc.

Sale Includes. . .

- 30 x 40 Morton Building (Potential Clubhouse)
- Conceptual Lot Plans
- Acres of Pristine Land



WESTON MEADOWS
OCONOMOWOC, WISCONSIN



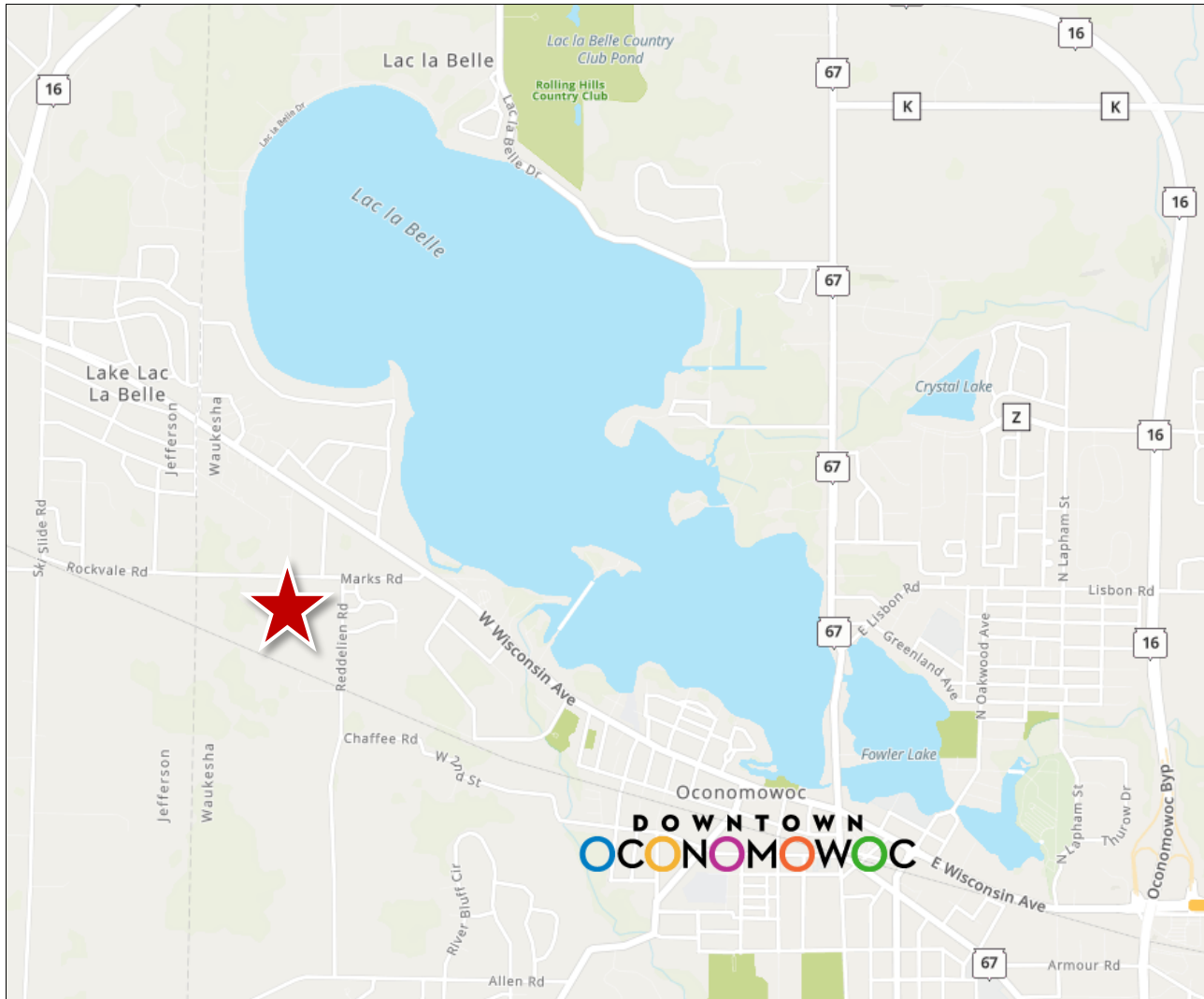


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|------------------------------------|-----------------------------------|----------------------------|
| 20200630Parcels | RMH-Multi-Unit (High) Residential | MC - Mixed -Use Commercial |
| Zoning Overlays | IRS - Isthmus Residential Single | BP - Business Park |
| SR - Suburban Residential | IRM - Isthmus Residential Multi | I - Industrial |
| TR - Traditional Residential | RR - Rural Residential | IP - Institutional Public |
| RML - Multi-Unit (Low) Residential | GC - General Commercial | UR - Urban Reserve |





Phases III - V



DISTANCE FROM OCONOMOWOC

MILWAUKEE	30 MINUTES
MADISON	50 MINUTES
CHICAGO	120 MINUTES



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	2 Mile	5 Mile	10 Mile
2020 Total Population	11,498	28,737	73,499
Projected Population- 2025	11,918	31,554	77,949
Median Age	41.8	42.7	43.8
Average Household Income	\$106,033	\$113,580	\$121,227
Median Home Value	\$273,368	\$312,018	\$347,097

