

Golden Valley Place
 112 N. Main St.
 Oconomowoc, WI 53066

Golden Valley Place



~A uniquely designed neighborhood with a sense of pride and community~

What is Golden Valley Place? What Does it Offer?

Golden Valley Place is a 40 acre tract of land at the corner of Golden Lake Road and Valley Road, also known as highways "B" and "BB". It is intended to be a uniquely designed neighborhood with a sense of pride and community, consisting of upscale apartments; stylish side by side condos and eclectic single



family homes. It is not subsidized or low income, but meant to

appeal to the vast majority of the workforce that is presently or about to work in positions in the City of Oconomowoc.

The single family homes will have a "cottage" or "bungalow" style featuring porches and covered entries to promote the feeling of a safe and comfortable neighborhood. The side by side duplex condos are meant to appeal to a segment of the marketplace who wishes to enjoy owning a home without the typical outside maintenance that comes with living in a single family residence.



The apartments will be spread over 18 acres of land. Its centerpiece will be a large pond stocked with fish and a multi-use building with swimming pool and a resort quality fitness center. A community garden and children's play area will be available for use by residents of the apartments. The family who will build these apartments have a respected history in Oconomowoc



as tax payers and developers of multi-family apartments. In each of their apartment developments they

provide professional onsite and offsite management. This assures the highest quality of tenants, a good many of whom become long term renters. Applicants are given a full criminal and background check, need to have a high credit score and

furnish prior rental history and professional references. By having the number of apartments across Wis-



consin that this family own, they have the knowledge and finances necessary to hire the best in management, who are well trained and can address tenant issues in a timely matter. It is clear that we need new upscale apartments in the City of Ocono-

mowoc for young professionals, empty nesters and seniors.



A WELL PLANNED NEIGHBORHOOD

This neighborhood will fill the need that has been created on the south end of town where we have 800 new jobs at Aurora Hospital 2 miles away, an Intermediate School that will employ 76 people and have 800 students just .3 miles away, as well as, the Corporate, Commerce and Town Centres. Over 40 local employers were surveyed in Oconomowoc and support this development, **in this location, at this time.**

The vast majority of employee concentration comes from the area within 2 miles of Golden Valley Place. As gas prices keep rising we need to accommodate those people, who now commute and who might like to become part of our community. The timing of the project, which has a completion date of 2010 is imperative so it coordinates with the opening of the new hospital, Town Centre, Evercare and other planned new businesses. Rather than send this large group of employees to other communities to live while working here we could value their involvement in our schools, churches, shopping, and support of our new downtown.



THE GROWTH IS HERE

The Border agreement between the City of Oconomowoc and the Town of Summit was intended for growth on the south side of the City. The sewage plant and lift station has the capacity to accommodate this development, the County is in agreement with the road access point locations and Oconomowoc City Utilities welcome it. A new fire station has been planned for this area along the Oconomowoc Parkway to accommodate emergencies and safety issues.



These push pins represent the largest concentration of employment in the city.

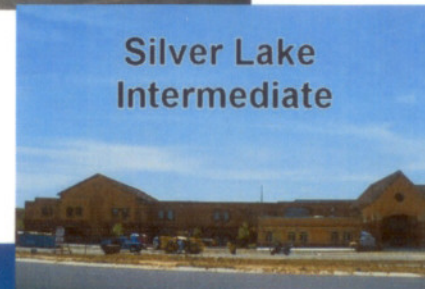
It is designed to move traffic easily from the east to the west taking into consideration future growth.

GOOD LAND USE PLAN

Golden Valley Place Neighborhood is needed **at this location, at this time.** It will be a lifestyle neighborhood transitioning from the downtown to Pabst Farms and Hwy 67 and will insure that property values will be maintained by the high integrity of this planned development. It will blend in easily to the surrounding subdivisions and could provide a wonderful living arrangement for a loved one, newly graduated student, parent or grandparent, all of whom may want to live near family members. Oconomowoc needs all types of housing to make us a well-rounded community. Consider the new teachers,

nurses, store managers and others who will be working just a short distance away. Golden Valley Place is intended to create a unique living environment, where grandparents can take their grandchildren fishing, where families can safely go trick or treating in the neighborhood and people can sit on their front porch and be proud of where they live.

“Oconomowoc is changing, and with that growth the city is becoming more of an employment center than in the past”. ~Bob Duffy, Director of Economic Development



Thank you for taking the time to review our vision for the Golden Valley Place Neighborhood. We believe it can be a wonderful addition to our City and tax base, as well as a much needed public benefit to the south edge of our community where urbanism, growth and employment have been created.

If you should have any questions, please do not hesitate contacting us.

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If you agree with the need for Golden Valley Place to be a reality please feel free to call, e-mail or write to the Oconomowoc City Planner, Jason Gallo.

City of Oconomowoc Planning Department

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