

Sun. Adv.-Houses & Site

68 parcels pinned using Society of Real Estate Appraisers data for 1963 and 1964 Annual Reports.

Pinning Key:

- O approximate location (within one block)
- X not pinned (couldn't locate, ambiguous data, etc.)
- ✓ pinned accurately

Mr. Blasinski

4/4/64

-
- 1.) N.B. 3rd listing for Fox Point - 1963
 - 2.) according to total price & area mentioned by Dr. Gottlieb, the recently purchased NW RR land ~~the~~ sold for \$2.30/ft².

The University of Wisconsin - Milwaukee

MILWAUKEE, WISCONSIN 53211 • WOODRUFF 4-4400

● DEPARTMENT OF ECONOMICS

Data from "Ann. Rpt. Soc. of Real Estate Appraisers on Lv. Metro. Milw."
March 1, 1964

Municipality	Location	Lot	ft. ²	Price	Price/ft. ²
Fox Point	Barnett Lane	84'X182'	15,288	\$13,000	.85 0
	Links Circle	100'X250'	25,000	11,500	.46 0
	7700 Boydway	70'X227'	15,890	9,300	.59 0
	Indian Cr. Parkway	78'X289	22,542	7,900	.35 X
	6800 N. Yates Rd.	100'X115'	11,500	9,500	.83 ✓
	N. Crossway Rd. + ^{Fairhill} Circle			8,700	
Bayside	Hilding + Wahnar	82'X125'	10,250	9,000	.88 ✓
	8600 blk. Granvale	83'X140'	11,620	8,500	.73 ✓
	Glencoe, W. of Lake Dr.	100'X120'	12,000	8,000	.67 0
	Sleepy Hollow Ln., N. of Fairy Chasm Rd.	150'X395'	59,250	5,000	.084 X
	Regent Ct.	acre	43,560	12,500	.287 X
	9000 blk. Santa Monica	85'X174'	14,790	4,900	.33 X
Glendale	300 blk. W. Fordale	90'X115'	10,350	11,500	1.11 X
	Rayfield + Pt. Wash. Rd.	157'X140'	21,980	7,500	.34 0
River Hills	Pheasant Ln. (W. side), S. of Bradley	5 acre	217,800	17,500	.080 0
	W. side of Pheasant Ln., S. of Calumet	5 acre	217,800	18,000	.083 "
	North Range Line Rd., South of Co. Line Rd.	5 acre	"	11,500	.053 ✓
	North River Rd., south of Bradley	5 acres	"	11,500	.053 ✓
	Upper River Rd. (extended) north of Fairy Chasm	5 acres	"	27,500	.126 0
				27,500	.126 ✓
Brown Deer	47th, between Dean Rd. + Churchill	100'X150'	15,000	5,350	.357 0
	Bradley + 49th	50'X350'	17,500	10,000	.571 ✓

	N. of Br. Deer Rd., both sides of N. 60 th	100' X 150'	15,000	avg. 5,000	.33 ✓
	67 th , N. of Bradley	100' X 150'	15,000	5,500	.367 ✓
	51 st - 57 th , N. of Bradley	100' X 150'	15,000	avg. 5,500	.367 X
	Melody Ln., 64 th - 62 nd between Br. Deer Rd. + Deer Rd.	"	15,000	"	.367 X
Wauwatosa	between Center + Burlingh, east of N. 124 th				
	N. 116 + 117 th , between Walnut + North	40' X 120'	7,800	avg. 3,100	.646 X
	N. Elm Spring	50' X 120'	6,000	7,500	1.25 X
Brookfield	N. of Calhoun Rd., N. of W. Burlingh Rd. (N. of Blumound)	$\frac{1}{2}$ acre	21,780	7,000	.32 X
	200 W. Janicek Rd. A	$\frac{1}{2}$ acre	21,780	5,000	.23 X
Greendale					
West Allis	NW corner S. 109 + W. Cleveland Ave.	11.5 acres	500,940	460,000	.918 ✓
	SE corner S. Curtis Rd. + W. Dixon St.	2.5 acres	108,900	37,500	.344 X

			ft. ²		#	
FRANKLIN	76th + Pruett Rd.	110'x220'	24,200	\$3,500	.1446	○
	8500 S. 116th	10 acres	435,600	6,500	.015	○
	Loomis Rd. + Dawson	40 acres	1,742,400	28,500	.0163	○
	4700 Drexel Ave.	825'x1845'	1,522,125	15,000	.0098	○
	Hwy. 100 at 51st	9 acres	392,040	10,000	.0255	×
OAK CREEK	470 Groveland Dr.	90'x136'	12,240	6,000	.49	○
	8414 S. Vandew	90'x135'	12,150	6,000	.4938	✓
	east side of 27th at 9000 south, N. side Woodward Dr.	144'x154'	22,176	1,950	.0879	○
	320 E. Jewel St.	156'x138'	21,528	1,800	.0836	○
	260 E. Groveland	75'x135'	10,125	5,400	.5333	○
	5.13th 10000 south, S. side Daniel Lane	120'x175'	21,000	1,500	.0714	×
	same, but on N. side Daniel Ln.	160'x150'	24,000	1,800	.075	×
	9281 So. 15th Ave.	160'x260'	41,600	1,500	.036	○
	8081 Willow Dr.	130'x165'	21,450	2,995	.1396	○
	9280 So. 15th Ave.	165'x792'	130,680	4,000	.031	○
MILWAUKEE	91st + W. Br. Deer Rd.	75 acres	3,267,000	155,000	.0474	○
	7200 blk. W. Tripoli Ave.	68'x118'	8,024	7,000	.872	○
	2700 blk. S. Mass. Ave.	90'x118'	10,620	8,000	.753	?
	7300 blk. W. Duluth Ave.	73'x110'	8,030	7,000	.8717	○
	8200 W. Howard	7.81 acres	340,204	50,000	.1469	○
	4600(R) S. 27th	6.7 acres	291,852	40,000	.137	○
	2400 N. Murray Ave.	80'x127'	10,160	36,000	3.72	○
	2500 blk. N. Frederick	120'x127'	15,240	54,300	3.58	○
	1400 blk. N. Farwell		12,210	47,500	3.89	×
	1500 blk. N. "		13,145	60,000	4.61	×

			ft. ²	Price	Price/ft. ²
Milwaukee (cont.)	500 blk. N. 17th	104'X135'	14,040	50,000	3.56 ✓
	2000 blk. W. Mich. St.	39'X147'	5,733	9,000	1.57 ○
	2900 blk. Hilbourn	80'X181'	14,480	45,600	3.15 ○
	2900 blk. W. Hilbourn	70'X230'	16,100	40,000	2.48 ○
CBD I	SE corner Misc. + Water	60'X120'	7,200	550,000	76.39 ✓
↓	NW corner Misc. + Broadway	120'X180'	21,600	600,000	27.78 ✓
	724 N. Broadway	20'X120'		52,500 ⁷⁹⁵⁸	
	SE corner Jackson + Mason	120'X120'	14,400	165,000	11.46 ✓
parking lot	SE corner Misc. + Tanburen	60'X120'	7,200	^{sold 1958} 125,000	17.36 ✓
	SE corner Misc. + Cass	40'X108'	4,320	^{sold 1960} 152,500	35.30 ✓
	SW corner Misc. + 2nd	100'X100'	10,000	385,000	38.50 ✓
	324-330 W. Misc.	75'X100'	7,500	260,000	34.66 ✓
parking deck	E. side N. 2nd, ^{twice Misc.} + Wells		22,144	^{sold 1959} 785,000	35.45 ✓
	see p. 39, sale #6				
	NE corner W. Mich. + N. 2nd	50'X100'	5,000	92,500	18.50 ✓

March 1, 1963

Municipality	Location	Lot	ft. ²	Price	Price/ft. ²
Bayside	E of Lake Dr. on Bayville Dr.	175' X 349'	68,075	\$14,500	.21 X
	King Ave., N. of Brown Deer Rd.	100' X 153'	15,300	7,500	.49 X
	Fairy Chasm Rd., W. of Lake Dr.	130' X 201'	26,130	8,500	.33 O
	N. of Brown Deer, W. of Regent	75' X 153'	11,475	4,500	.39 X
Fox Point	corner Graylog Ln. + Lake Dr.	200' X 220'	44,000	15,000	.34 ✓
	corner Suburban Dr. + Seneca	105' X 214'	22,470	11,500	.51 ✓
	W. Dean Rd., just E. of Port Wash.	110' X 180'	19,800	65,000	3.28 O
	North Point Dr., just S. of Brown Deer Rd.	117' X 180'	21,060	8,500	.40 O
Glendale	locations ambiguous, prices average				
River Hills	corner Pheasant Ln. + Calumet Rd.	5 acres	217,800	10,000	.045 ✓
N.W. Milw.	88th + Capital	40' X 120'	4,800	6,000	1.25 ✓
	88th + Hampton	40' X 120'	4,800	3,800	.79 ✓
Brown Deer	ambiguous				
West Allis	S. 118th + West Fairview Ave.	2.36 acres	102,802	35,000	.34 X
	S. 124th + Ophelia	200' X 200'	40,000	35,000	.88 ✓
Milw. incl. raising costs	1100 blk. E. Knapp	70' X 199'	13,930	84,000	6.03 O
	1000 "	60' X 180'	10,800	55,000	5.10 O

1950-9 total \$49M construction
1960-2 " \$42M " (downtown)
increase private

NEW CONSTRUCTION

June 9, 1963 Milwaukee Journal Home Section
GROWTH POINT AT 5 CORNERS

1. remodeled warehouse into office and retail building N. Prospect + E. North Ave. - almost million dollars
2. First Wisc. National Bank east side of office 2303 N. Farwell av. ("Georgian Motel") cost \$125,000
3. A Three story medical clinic for group of doctors northwest corner of Prospect + E. Vanhose Pl. cost © \$200,000 lot was vacant
4. 104 unit apartment building at 2233 N. Summit Ave. cost over \$1 Million, 25%-30% occupied
5. New Vanhose Place 2013 E. Vanhose Pl.
6. \$1,750,000, 14 story luxury apartment building at 1570 N. Prospect av. 126 units, living area from 510 sq ft to 980 sq ft. parking for 100 cars
7. Oak Creek 40 acres southwest corner E. Puety rd + S. Shysand av. Rember Krity is developer of 5005 N. Palisades rd. Whitefish Bay

overall development costs \$ 7,000,000 to \$ 8 mil.

shopping center planned on adjoining 60 acre tract at S. Howell av. & E. Pkwy is a planned downtown area for sprawling suburb, plans 60 buildings, 480 unit apartment develop.

- 8 Motor Coach House Motor Inn 1926 Wisconsin Av, 7 story \$1,500,000 addition 105 sleeping rooms 4 story parking for 250 vehicles lounge swimming pool, dining & meeting rooms rooms to be 12 x 20 unit for from \$9 to \$13 present rooms are 15 x 24 unit for \$11.50 to \$21
55% occupancy breakeven point they have over 70%

9 ELM GROVES

- a) some residences up to \$ 200,000
- b) some half acre lots sell up to \$14,000
- c) population (2163) (M.J.) 5,500 eventually only 8,000 don't want lot of services
- d) no village taxes

- 10 Apartment house 48 unit buildg 3955 N. Murray (Shorewood) part 11

structure 2 Construction Costs (2)

- (cont) 10. of 10' block development bounded by E. Capitol Dr., N. Oakland, N. Murray, + N. Shorewood Bld.
- a) rent \$160 to 200 underground parking 73 foot height
 - b) granted "height variance" may change zoning
11. N. 29th St. + W. Wisconsin 36 unit apartment building
- 40 foot frontage runs 166 ft. south on N. 29 St
- a) 24 efficiency units 340 sq ft. living space ^{furnished \$115} _{unfurnished \$115}
 - b) 12 one bedroom unit each 550 sq ft. furnished \$125-130 unfurnished \$110 + up
 - c) cost of building about \$350,000
 - d) interior corridor 60' skylite
 - e) basement parking 18 vehicles
- 12 Red Carpet Inn. \$550,000 addition
- a) covers 7 1/2 acres of 100 acre tract
 - b) will expand from new 200 unit, to 320 unit capacity
13. Mickelson's Colonial \$14,000 plus lot

14. M.L. Ap. 21, 63 estimated costs

a) commercial building
48X 150 containing 7200 sq ft.
cost \$43,980 or \$6.11 sq. ft.

b) Milwaukee bungalow in 60
cost \$15,200, in 63 \$13,990 to build

c) Colonial 1,100 sq. ft. \$11,190 \$10.13 sq. ft.

d) ranch 1,102 sq. ft. 13,990 \$11.90 sq. ft.

15. R.R. post office site \$1,500,000

16. Refurbishing J.C. Penney's
downtown store \$750,000

17. Remodeling \$500,000 worth on
E. Maple building corner of
Shorewood W. Wisconsin & N. Plankinton av.
occupancy up 52% to 95%

18. 2 million dollar, 30 story
apartment building proposed
2503-25 S. Shore Dr.

lot 150X300 view of
Lake Michigan bought from
city, highest bid for \$78,000

Construction Cost (3)

- 19 Cudahy over \$3 1/2 million for
 226,000 sq ft of floor space
 12 stories 245 car below ground
 parking
 renting at \$125-140 month
 for 425 sq. feet - efficiencies
 655 sq. feet \$135-150 1 bedroom
 880 sq. feet \$150-170 2 "
 925 " " 250-325 penthouse
 built in park system
- 20 Straus building 238 W. Wise.
 sold for about \$500,000 remodeling at over \$1,000,000
- 21 Gold Coast N. Lake Dr. PROPOSED
 12 Town house units with 2,130
 sq. feet living space each, 4 with
 1,850 sq ft would be 18, 2 bedroom
 apartments; 8 3 bedroom units with
 2,232 sq ft; 8 one bedroom units with
 1,110 sq ft; 7 three bedroom penthouse
 units with 2,194 sq ft; 6 two bedroom
 units with 1,234 sq ft. 15 less than
Schroeder
- 22 N. 7th + W. Wisconsin, 255 foot
 office building + 5 story bus terminal
 3 stories above terminal for parking 150 X
 cost \$501 including land 410 ft

23 Junau Square 165 x 135 E Wisconsin
+ N. Cass cost excess \$2,500,000

- ① 3 level 150 car underground parking
8 stories office building
- ② E W. W., E Mich. W. Marshall + N. Cass
\$2,225,000 4 story office building
- ③ 12 story Marshall + Wisc 70,000
sq feet

40 x 80 foot mall between
the 4 & 8 story + 80 x 120 mall between 8 & 12
architect Edmund Kawalski Junau Sq. Corp.

24 N 23rd + W. Wisc. architect Schaly
72 one bedroom units each 550 sq. feet
of living space rent \$115 @ \$130
70 ft on W. W. 190 N on 23rd parking for 30
Minkin Const. Co. ~~proposed~~

25 Shorewood proposed
7 luxury apt. buildings 50 units each
rent at \$225-250 total cost \$7M
city village will use writedown proceeds
if plans adopted

26 PLANS \$1,100,000, 10 story 72 unit
apartment 2919 W. Wisc. by Longoff/Co
taking down 2 rooming houses. 80 x 160 site
lower level parking for 36; each unit
1 bedroom 575 sq. feet 115-140 north
Miller + Walty archit.

Construction (4)

Rental Report

Median Rental \$88/month
exceeded only by Chicago's \$90
% owner occupied is 17th
median value of owner occupied 7th \$16,400
in vacancy was down to 21st
median family income \$6,995
Census



BUILDER	LOCATION	PRICE	FLOOR SPACE	FRONT-AGE	ROOMS	BATHS	GARAGE	LOT	HOUSE PRICE	COMBINED PRICE
Wm Kilps	124th at Holmes in	3,800	1,500	100'	6	1 1/2	2 car		16,990	
* Sons 5601 S. 108th	Pioneer Heights	4,200	28 ft.	min.	1	1	2		+ paint by owner	all keeps are 1st BRICK
SAME	SUNSET LAYTON ACRES		1300 sq ft.		5	1 1/2	2		14,490	
SAME	MONACO GRANDE HEIGHTS		1,400		6	1 1/2	2		15,490	
SAME	SAME		1,725		7	1 1/2	2		17,490	
SAME	PIONEER HEIGHTS		1,200		5	1 1/2	2		13,990	
STEVE URBAN	300 W EDGERTON		1,200		6	1 1/2	NO		11,990	INC. PAINTING
USLOW	N 43rd TRIPOLI PK.				6	1	NO		10,990	SAME
DM Builders	WEST BEND		1200		6	1 1/2	7 YES 2			ranch 15,490
SAME	MODELS IN BROWN		?		7	2	2	100x180		split ranch 25,490
SAME	DEER 60th & BROWN DEER RD.		?		7	2	2	100x180		ranch type 24,990
DIAMOND HOMES INC	417 NICHOLSON				6	1 1/2	2		14,990	Brick front
CRESTWAY Blue Mount Rd.	17740 PRIMROSE LANE				7	1 1/2	2		18,500	Brick
NICHOLS & BEEN	15145 W 79th SW		1,544		7	1 1/2	2		16,390	
SAME	345 Prospect Drive		1630		7	2	2		17,390	+ terrace
SAME	17980 Primrose Lane Brookfield		1720		6 (big)	1 1/2	2		17,270	
ARTHUR R PATCH	4435 N. Redford		2,393		7 (or 8)	2 1/2	2		24,700	colonial trip
HERITAGE HOMES	4185 Imperial Drive		1,850		6 (?)	?	NO		17,990	early Amer.
TOM SINGER	1885th NATIONAL	3,650						1/2 ACRE	14,999	ranch type
SAME	67th Bradley	5,150		100' min						
SLAVICK SECURITY	5650 N 67th	5,550	wooded		5	1 3/4	NO		10,990	
REALTY	4345 N. 60th		1,170							
STESSL	5114 LAKESIDE DRIVE		1600		?	1	2		16,390	
SAME	5104 LAKE-SIDE DR.		1500		?	1	2		15,390	
SPACE HOMES	2429 W. HALSEY		1240		6	1 1/2	NO		11,990	Standard
PIERRE BUILDERS	5224 N. 108th		2,250		7	1 1/2	2	60x150	12,390	BRICK TRILEVEL 12,390
JOHNSON	5394 GREENDALE LAKESIDE DR		1,300		5	1	1		13,490	+ PAINTING
SAME	N. 60th		1500		6	?	2		15,990	
SAME	795 Dora Vista Dr.		1,200	RANCH STYLE	5 (?)	?	1		12,990	+ PAINTING + decorative ranch

BUILDING ADDRESS	BUILDING LOCATION	BUILDING PRICE	FLOOR SPACE	ROOMS	BATHS	HOUSE PRICE	LOT PRICE	FRONTAGE	LOTSIZE	COMBINED PRICE	REMARKS
MICKELSON 2110 W NATIONAL	3760 S 84 ST	NO GARAGE NO	-	6	1 1/2	12500					
SAME	4306 S. 36 ST	NO	1242	-	-	12800					
SAME	4344 S 36 ST	NO		6 (?)	1 1/2 (?)	14000					COLONIAL RANCH STYLE
HEFFERDAN 3060 S 43 ST		1 1/2	1460	7 or 6	1 1/2	14890					
BEST REALTY 926 W OLLAHOMA	3410 S 86 ST	2	-	5 (?)	1 1/2	16990					
283 BLATT 2648 W Hopkins	8311 W PUETZ RD	NO	1,100	5	1				1/2 ACRE	14,690	+full basement
SAME	8315 W PUETZ (8700 S)	NO	-	5	1 1/2				1/2 ACRE	14,990	" "
HORIZON HOMES	MEMORONOE FALLS LOCATION	NO	1340	7	1 1/2				?	16990	
Allesi 3670 S 71 ST	8522 W Holt Ave	NO	1,230	5 or 6 (?)	1 1/2	11,990					
XLNC / 7521 W. Beloit		NO	1275	6	1 1/2	12990					
SAME	3714 South 75 St	1	1400	6	1 1/2	13990					
ED WNUK 15655 W NORTH	W 136 N 8301 PARKVIEW DR	1	2000	7 or 8	1 2/2	24,500					
ATKINS + LAHLBERG 612 N WATER	N 60th BROWN DEER RD.		SITES	FOR	SALE		4,950-5950 100' min		15000	6.37 0.26-0.50	2 fireplaces
ROSEN REALTY	5730 S. PENN.	NO	-	5 or 6	1 1/2	5990	6,500-6950 wooded		22000	0.29	
CUSTOM DESIGN ASSOCIATES	5649 OXFORD DR (GREENDALE)	2		8	1 1/2	15,925			60x120	15990	RANCH low tan claim 2 story
SENTRY REALTY 4724 W. FOREST HOME AVE	5405 W. Whitaker	NO	1200	6	1 1/2	11,790					
WINICKI 124 N 76	457 N 113 ST.			6	1 1/2	13,990					
John Williams	12131 W. LOCUST	1 1/2	2,500	8	2 1/2	24,950					advertising traffic pattern
Rite Realty 3121 W Wisconsin	5346 Lynn Rd. GREENDALE	1	-	-	-	13,990					split level standard brick
Levinger + Son	9419 W. ADLER	NO	1200	4 bedrooms			15,500			15500	
Don McElroy	18000 Crum Road Lane	2	-	9	1 2/2	18990	18,990				Trilevel
ODIN	Solar Heights	2	2,050	8	2	20,990	3,500 (IMP)				Colonial
SAME	SAME	2	-	8	1 1/2	18,990	3,500 (IMP)				Ranch
SAME	SAME	2	-	7	1 1/2	16,990	3,500 "				Ranch
SAME	N 60 - W 15882 Hawthorne	2 1/2	2,400	9	2 1/2	23,500					Duplex
SAME	SOLAR HT. Hawthorne	2	1700	7	1 1/2	18990					"L"
SAME	W 156 - N 6372 Hawthorne	1 (?)	1850	8	2	19,990					Ranch
SAME	SAME	1	2175	9	2 1/2	21,990					sunken living room
DIAMOND 5332 N	8525 W APPLETON	NO	-	6 (?)	1	9,990					Colonial
FISHMAN PORT WASH RD	2811 E. BOLIVAR			5 or 6	1 1/2	11,565-13,565. (you paint)			or 13,900		Standard
SIEWERT 7526 W FOND DU LAC	8211 W. Milwaukee Ave	2		8	-	-					lots in Glendale, West Allis
Suburban Homes 845 N 11th	8661 W. MEDFORD	NO	-	7	1 1/2	12990	12,990				(low tan) executive ranch "prestige" wanted
Helix FOND DU LAC	6700 W. HOPE AVE	2	1430	-	1 1/2	15990					Split level
3420 W NATIONAL	Imperial Drive	2	2200	7	2	19590			or 19290		Ranch
SAME	1706 MAIN ST	1	-	5	-	14,490			or 19290		split level
DIETMAR TRUSTWAY 7700 W Blue Hills	6232 N. 95th	1	-	7	1 1/2	11,990 (you paint)					
SUBURBAN 845 N 11th		NO	-	5	1 1/2	11990					
Schroeder	9521 W. ROCHELLE	2	-	7	1 1/2	16275					T shaped Ranch
SAME	9426 W. PARK DECT.	2		8	1 1/2	20375					Ranch
SAME	9505 W ROCHELLE	2		7	1 1/2	17275					Ranch
SAME	4520 N. Imperial	2		8	1 1/2	18775					split level
8518 W CAPITAL DR	4115 N IMPERIAL	2		8	1 1/2	20,475					same

Sunday June 16, 1963

Builder	Address	Site location	GARAGE	± ² Lot ² N	Rooms	Baths	House price	Lot price	Frontage	Lot Size	Combined price	Type	Comments
Schneller	- RADKE 1957 W Hampton	5719 N 96 St	no	1245	6	1 1/2	10,990	(you paint)				2 story	
Marathon	2233 N 47th	4176 S 76	1	—	6	1 1/2	14,590						
same		N 75 - W 5540 menomonee Falls	1 1/2	1400	7 ^s	1 1/2	13990						
Life Homes	10859 W Bluem.	12485 Zinke Dr.	1 1/2	1850	7	1 1/2							