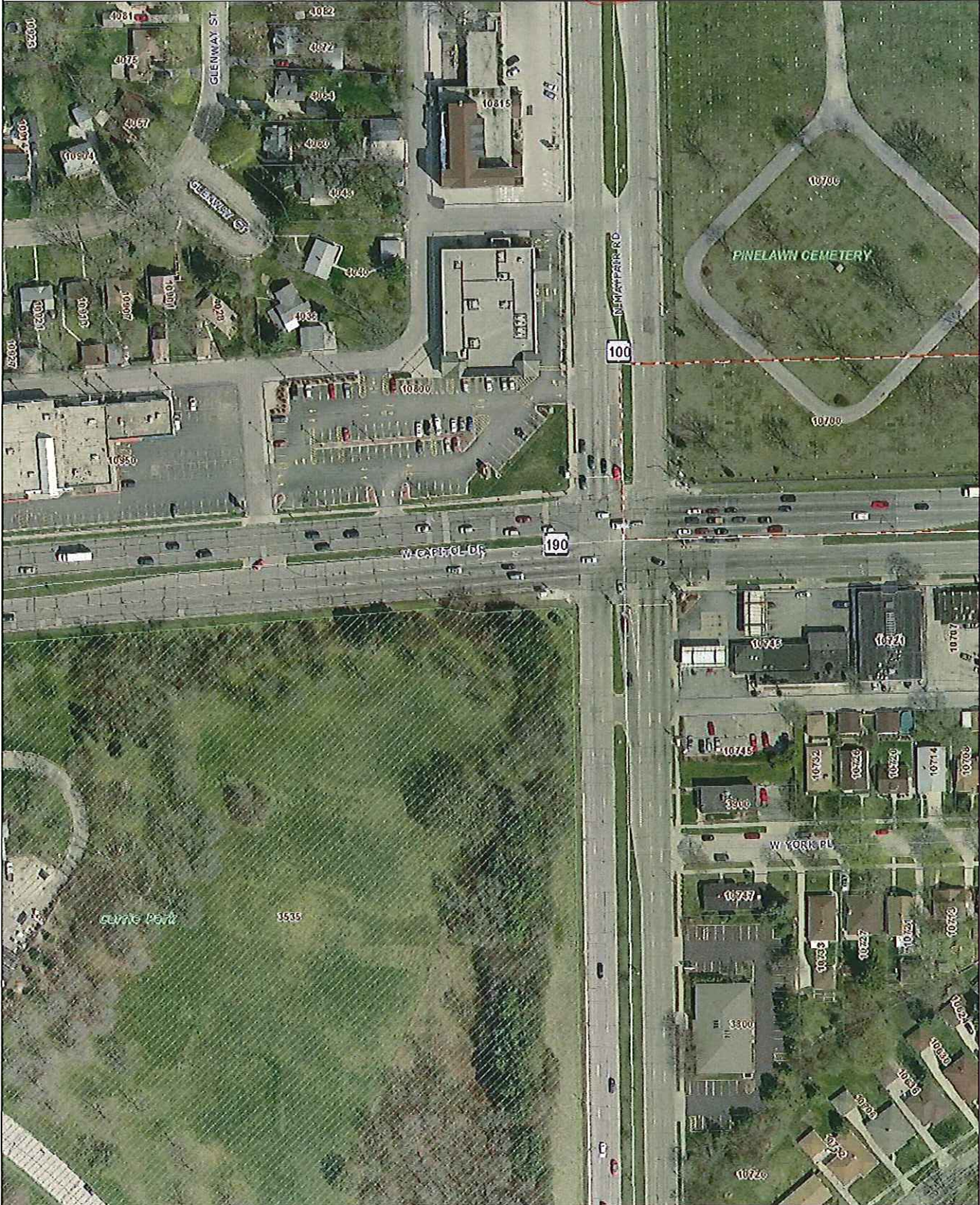




CURRIE PARK CAPITOL DRIVE - RIGHT TURN LANE

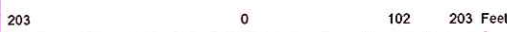


Notes
row

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Legend

1:1,220

- County Boundary
- Highways, to 8k
- Street Centerlines, 0k to 8k
- Railroad 8k
- Water 8k
- Rivers 8k
- Landmarks 8k
- County Parks 8k
- Municipal Subdivisions 25k
- Tax Parcels
- 2010(High Res) NAT CLR
- Red: Band_1

AERIAL OF SUBJECT SITE



SITE DESCRIPTIVE SUMMARY

The concept of “larger parcel” is an analytical principle unique to eminent domain valuations and is an essential step in determining the property to be appraised and therefore essential to the determination of damages. According to the Dictionary of Real Estate Appraisal, Fifth Edition, larger parcel can be defined as...“In governmental land acquisitions, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.”

Although Milwaukee County owns the entire 194.95 acre tract of land at the southwest corner of State Highway 100 (Mayfair Road) and State Highway 190 (Capitol Drive), as well as other adjacent land, Menomonee River Parkway carves through the northeast corner of the subject’s 194.95 acre parcel. This roadway has not been publicly dedicated. Nonetheless, it effectively subdivides the subject into two separate parcels. The Milwaukee County park system is utilizing the land areas separately. Specifically, the land area located southwest of the roadway is improved with an 18-hole golf course, a clubhouse and an

