

4700 N 39th St.

Independent (non-district) charter schools in Wisconsin receive a fixed state per-pupil payment of \$12,369 for the 2025-26 school year. This is the same amount for K–12 students.

dpi.wi.gov

The Wisconsin Department of Public Instruction (DPI) sets and pays this amount directly to the operators of independent charter schools (also called 2r or 2x charters). It is estimated to rise to about \$12,797 in 2026-27 under the existing indexing formula.

dpi.wi.gov

Key distinctions by charter type Independent charter schools (authorized by entities such as the City of Milwaukee, UW-Milwaukee, UW-Parkside, Office of Educational Opportunity, Waukesha County Executive, and others): Receive the statutory state per-pupil amount noted above (\$12,369 in 2025-26). Funding for “legacy” authorizers (pre-2015) comes fully from the state general fund with no reduction to the student’s home district. For newer authorizers, the state reduces general aid to the student’s resident district by the same amount (districts cannot raise property taxes to offset this).

2. Dormitory

United States:

Single room in a shared house/apartment → usually \$600–\$1,500+ per month (cheaper in Midwest/South, much higher in NYC, SF, Boston, LA, Seattle). Utilities are often extra or partially included.

3. Sanctuary alone often needs ~12–15 SF per seat (including stage/aisles) → roughly 24,000–30,000 SF for the main worship space.

Full facility (sanctuary + fellowship halls, commercial kitchens, classrooms/offices, restrooms, lobby, storage) commonly runs 30–50+ SF per seat overall → total building often 40,000–80,000+ SF (or more for a full campus).

churchfacilitiesolutions.com

Specialty/assembly rates in the Milwaukee area are generally lower than office (~\$15–25+/SF/year) and closer to industrial/flex or lower specialty levels (commonly in the \$5–12+/SF/year ballpark for church-type properties, NNN or similar, varying by condition and location).

Multiplying a realistic 40,000–70,000 SF building by \$6–12/SF/year produces the broad annual range noted above. Premiums apply for:

Multiple or high-quality commercial kitchens

Good interior/exterior condition and floors

Ample parking (critical for 2,000 capacity)

Convenient Milwaukee location and modern HVAC/AV/systems

8 bed 6 bath

There is no single “typical” value — an 8-bedroom, 6-bathroom building in Wisconsin can range widely from roughly \$400,000 to well over \$2.5 million, depending on location, condition, square footage, lot size, zoning, and use potential. The ability to add 4 more rooms (bringing it to ~12 bedrooms) can increase value if zoning and building codes allow conversion to multi-family, a rooming/boarding house, group home, B&B, or short-term rental. Observed listing ranges (recent Wisconsin market data) Examples of 8-bedroom (or similar large) properties currently or recently listed:

Type / Location	Style
Urban / Milwaukee-area	multi-bed or multi-family style
	\$150,000–\$600,000+
Older or denser neighborhoods;	condition and specific location matter heavily
Standard suburban / smaller-city	large homes
	\$500,000–\$1.2 million

Approx. Price Range

Notes

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Typical rents in Milwaukee for a 4-car garage with office space and a lot (contractor shop, auto-related, flex, or light industrial use) generally fall in the \$1,000–\$4,000+ per month range, or roughly \$6–\$15+ per square foot per year (often NNN or modified gross), depending on exact size, condition, location, and amenities.

3 buildable commercial lots. Income potential

Current market observations (listings and comps) Many vacant or development lots in 53209 are relatively inexpensive, especially smaller or tax-foreclosed parcels: Small lots (~0.1–0.3 acres / 4,000–13,000 SF): often listed from a few thousand dollars up to ~\$30,000–\$35,000 (examples include parcels on Teutonia, Green Bay Ave, and side streets in the \$1–\$30,000 range). Larger lots (~0.5–0.7 acres): examples around \$45,000–\$90,000 (one 0.67-acre lot on Villard Ave listed near \$90,000; a nearby Brown Deer commercial parcel ~0.46 acres around \$45,000). Development or better-located commercial sites: can reach higher (tens to low hundreds of thousands), while prime or larger industrial/commercial parcels nearby command more.

Rough range for three typical commercial lots in 53209: Three small/modest lots → often \$20,000–\$150,000 total.

Three larger or better-located lots (good frontage, commercial zoning, utilities) → \$100,000–\$400,000+ total.

Premium or larger acreage assemblage → potentially higher.

Key factors that affect value Size (square feet or acres) and shape.

Zoning (commercial, industrial, mixed-use) and permitted uses.

Location/frontage (high-traffic roads like Teutonia or Green Bay Ave vs. side streets).

Access, utilities, environmental condition, and whether the lots are contiguous (assemblage premium).

Market demand for commercial/industrial land in northern Milwaukee (generally more affordable than downtown or southern/western suburbs).