



**AGENDA**  
**COMMUNITY DEVELOPMENT AUTHORITY MEETING**  
**VILLAGE OF SUSSEX**  
**5:45 PM ON TUESDAY MAY 18, 2021**  
**SUSSEX CIVIC CENTER – BOARD ROOM 2<sup>ND</sup> FLOOR**  
**N64W23760 MAIN STREET**

Pursuant to the requirements of Section 19.84, Wis Stats., notice is hereby given of a meeting of the Sussex CDA, at which a quorum of the Village Board may attend in order to gather information about a subject which they have decision making responsibility. The meeting will be held at the above noted date, time and location. Notice of Village Board Quorum, (Chairperson to announce the following if there is a quorum of the Village Board: Please let the minutes reflect that a quorum of the Village Board is present and that the Village Board members may be making comments under the Public Comments section of the agenda, during any Public Hearing(s) or if the rules are suspended to allow the same.)

1. Call to order.
2. Roll Call
3. Selection of Chairperson, and Vice-Chairperson
4. Consideration and possible action on the minutes of the CDA meeting held on April 20, 2021.

5. Public Hearing on the following item:

Please take notice that the Village of Sussex Community Development Authority will hold a public hearing on Tuesday, May 18, 2021 at the Sussex Civic Center, N64W23760 Main Street, Sussex, WI at 5:45 p.m. to consider a proposal to amend tax incremental district #7 (also referred to herein as, the “District”) to amend the boundary to include the following territory:



Such hearing shall also be for the purpose of considering an amendment to the project plan for the District.

The proposed additional projects are for the purpose of promoting industrial and commercial development on properties located north of CTH K and west of the existing TID #7 boundary. The development will be named the Highlands Business Park. Projects include, but are not limited to development incentives (including cash grants to developers of land within the District), administrative and legal costs. The approximate additional costs contained in the project plan are estimated to be \$2.425 million.

All interested parties will be given a reasonable opportunity to express their views on the proposed District boundaries and proposed amendment to the project plan of the District. Such hearing shall be public and citizens and interested parties shall then be heard. A copy of the project plan map will be available for review upon request at the Sussex Civic Center during normal office hours and on the website at [www.villagesussex.org](http://www.villagesussex.org)

6. Consideration and possible action on Resolution 21-08 designating the amended boundaries and amended project plan for TID #7 and adopting the same.

7. Adjournment.

Chairperson  
Community Development Authority

---

Jeremy Smith  
Village Administrator

Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Jeremy Smith at 246-5200.

VILLAGE OF SUSSEX  
SUSSEX, WISCONSIN

Minutes of the Community Development Authority Public Hearing held on April 20, 2021.

Village President, Anthony LeDonne called the CDA meeting to order at 5:30 p.m.

Members Present: Heather Pfalz, Jennifer Bell, Jim Stone and Ralph Benka.

Members excused: Mike Schulist

Staff present: Kasey Fluet – Assistant Development Director, Jeremy Smith – Village Administrator and John Macy- Village Attorney.

**Consideration and possible action on minutes of the CDA meeting held July 21, 2020.**

A motion by Pfalz, seconded by Bell, to approve the minutes of the CDA meeting of July 21, 2020.

Motion carried.

**Review and discussion of TID #7 amending the boundary to add territory to include the Brown property located west of the Highland Business Park.**

Mr. Smith reviewed what a TIF is showing a diagram (copy attached).

Matt Moroney and Mark Lake from Wangard Partners, Inc. were present for this matter. Moroney reviewed the map (copy attached). Moroney said they would sell off the residential piece to a residential developer. Moroney said this TIF requires the park to build 600,000 square feet of industrial users. Lake described the new industrial user.

Smith reviewed the memo and TIF amendment presentation (copy attached). Smith stated the next step is to schedule the public hearing. The next CDA meeting is May 18 and at the meeting we will hold the public hearing

Pfalz asked who holds the letter of credit the Developer or the bank. Macy answered the bank holds the letter of credit. Pfalz asked what school district the residential piece will be in. Smith stated Arrowhead School District.

It was the consensus of the CDA members to set the public hearing.

**Consideration and discussion of the Developer Agreement for Highland Business Park.**

Smith explained the details of the Developers Agreement (copy attached).

A motion by Benka, seconded by Bell to adjourn the meeting at 6:10 p.m.

Motion carried.

Respectfully submitted,  
Kasey Fluet, Assistant Development Director

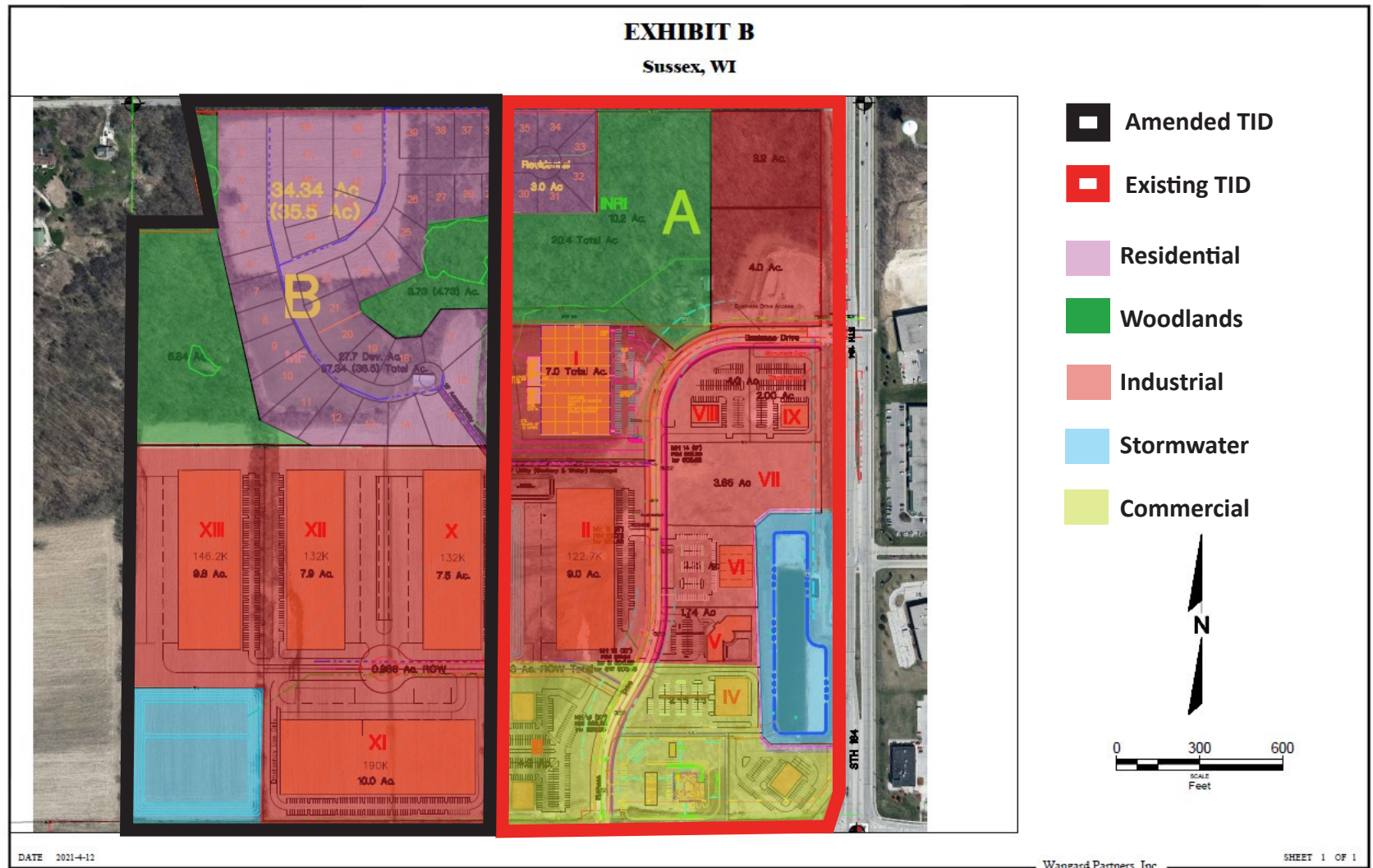
## VI. Existing Uses and Conditions



-  Woodlands
-  Agriculture



## VII. Proposed Uses and Conditions





# Village of Sussex

## TID #7 Amendment Presentation

**April 20, 2021**

---

PFM Financial  
Advisors LLC

---

115 South 84<sup>th</sup> Street  
Suite 315  
Milwaukee, WI 53214

---

414-771-2700  
[pfm.com](http://pfm.com)



## TID #7 Amendment Overview

- In 2018 the Village created TID #7 to promote industrial and commercial development at the northwest intersection of STH 164 and CTH K.
- The proposed amendment would expand the boundaries of TID #7 by adding approximately 76 acres immediately west of the current boundary.
- It is anticipated that approximately 40 acres will be developed as a business park with construction of the first building in 2021 and will be fully developed by 2025.
- In addition to the business park development it is anticipated that approximately 36 acres will be available for residential development.



## TID #7 – Projected Growth--Amended Area--Business Park Only

<u>Const. Year</u>	<u>Jan. 1 Valuation</u>	<u>Revenue Collection</u>	<u>New Construction</u>	<u>Total Increment</u>	<u>Tax Rate</u>	<u>TID Revenues</u>
2021	2022	2023	10,093,750	10,093,750	17.11	172,704
2022	2023	2024	8,125,000	18,218,750	17.11	311,723
2023	2024	2025	6,500,000	24,718,750	17.11	422,938
2024	2025	2026	5,281,250	30,000,000	17.11	513,300
2025	2026	2027		30,000,000	17.11	513,300
2026	2027	2028		30,000,000	17.11	513,300
2027	2028	2029		30,000,000	17.11	513,300
2028	2029	2030		30,000,000	17.11	513,300
2029	2030	2031		30,000,000	17.11	513,300
2030	2031	2032		30,000,000	17.11	513,300
2031	2032	2033		30,000,000	17.11	513,300
2032	2033	2034		30,000,000	17.11	513,300
2033	2034	2035		30,000,000	17.11	513,300
2034	2035	2036		30,000,000	17.11	513,300
2035	2036	2037		30,000,000	17.11	513,300
2036	2037	2038		30,000,000	17.11	513,300
2037	2038	2039		30,000,000	17.11	513,300
2038	2039	2040		30,000,000	17.11	513,300
Totals			30,000,000			8,606,865



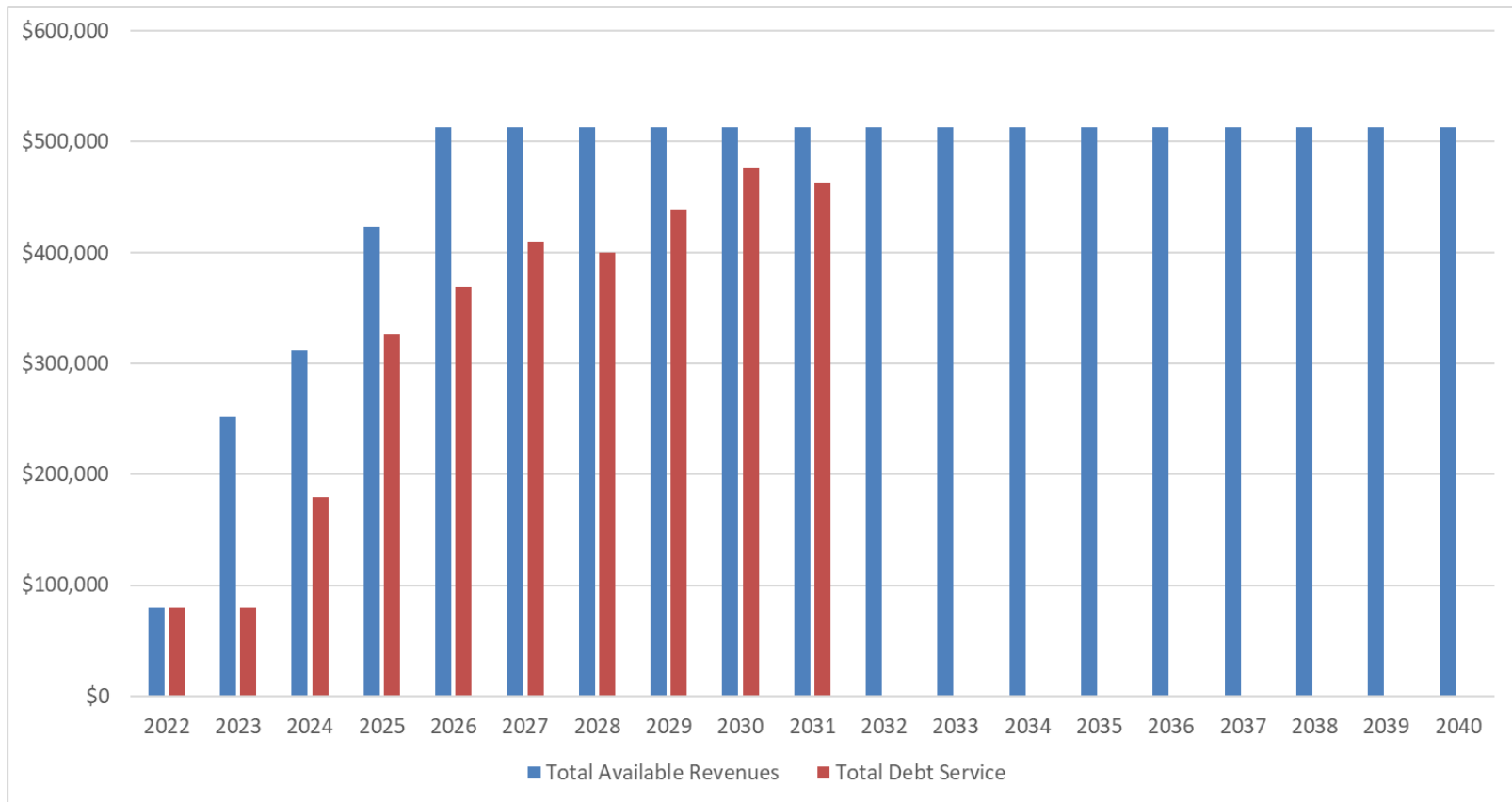
## TID #7 – Cash Flow --Business Park Only

Year	Increment Revenues	Capitalized Interest	Total	2021 Notes			Surplus/ (Deficit)	Revenue Balance	Debt Balance
				Princ.	Int.	Total			
							-	-	2,650,000
2022		79,500	79,500		79,500	79,500	-	-	2,650,000
2023	172,704	79,500	252,204		79,500	79,500	172,704	172,704	2,650,000
2024	311,723		311,723	100,000	79,500	179,500	132,223	304,927	2,550,000
2025	422,938		422,938	250,000	76,500	326,500	96,438	401,365	2,300,000
2026	513,300		513,300	300,000	69,000	369,000	144,300	545,665	2,000,000
2027	513,300		513,300	350,000	60,000	410,000	103,300	648,965	1,650,000
2028	513,300		513,300	350,000	49,500	399,500	113,800	762,765	1,300,000
2029	513,300		513,300	400,000	39,000	439,000	74,300	837,065	900,000
2030	513,300		513,300	450,000	27,000	477,000	36,300	873,365	450,000
2031	513,300		513,300	450,000	13,500	463,500	49,800	923,165	-
2032	513,300		513,300	-	-	-	513,300	1,436,465	-
2033	513,300		513,300	-	-	-	513,300	1,949,765	-
2034	513,300		513,300		-	-	513,300	2,463,065	-
2035	513,300		513,300		-	-	513,300	2,976,365	-
2036	513,300		513,300		-	-	513,300	3,489,665	-
2037	513,300		513,300		-	-	513,300	4,002,965	-
2038	513,300		513,300		-	-	513,300	4,516,265	-
2039	513,300		513,300		-	-	513,300	5,029,565	-
2040	513,300		513,300	-	-	-	513,300	5,542,865	-
Total	8,606,865	79,500	8,686,365	2,650,000	493,500	3,143,500			





## TID #7 - Business Park Only: Revenues versus Debt Service





## TID #7 – Projected Growth --Amended Area--Business Park plus Residential

<u>Const. Year</u>	<u>Jan. 1 Valuation</u>	<u>Revenue Collection</u>	<u>New Construction</u>	<u>Total Increment</u>	<u>Tax Rate</u>	<u>TID Revenues</u>
2021	2022	2023	11,393,750	11,393,750	17.11	194,947
2022	2023	2024	14,875,000	26,268,750	17.11	449,458
2023	2024	2025	13,250,000	39,518,750	17.11	676,166
2024	2025	2026	12,031,250	51,550,000	17.11	882,021
2025	2026	2027		51,550,000	17.11	882,021
2026	2027	2028		51,550,000	17.11	882,021
2027	2028	2029		51,550,000	17.11	882,021
2028	2029	2030		51,550,000	17.11	882,021
2029	2030	2031		51,550,000	17.11	882,021
2030	2031	2032		51,550,000	17.11	882,021
2031	2032	2033		51,550,000	17.11	882,021
2032	2033	2034		51,550,000	17.11	882,021
2033	2034	2035		51,550,000	17.11	882,021
2034	2035	2036		51,550,000	17.11	882,021
2035	2036	2037		51,550,000	17.11	882,021
2036	2037	2038		51,550,000	17.11	882,021
2037	2038	2039		51,550,000	17.11	882,021
2038	2039	2040		51,550,000	17.11	882,021

**Totals**

**51,550,000**

**14,550,879**

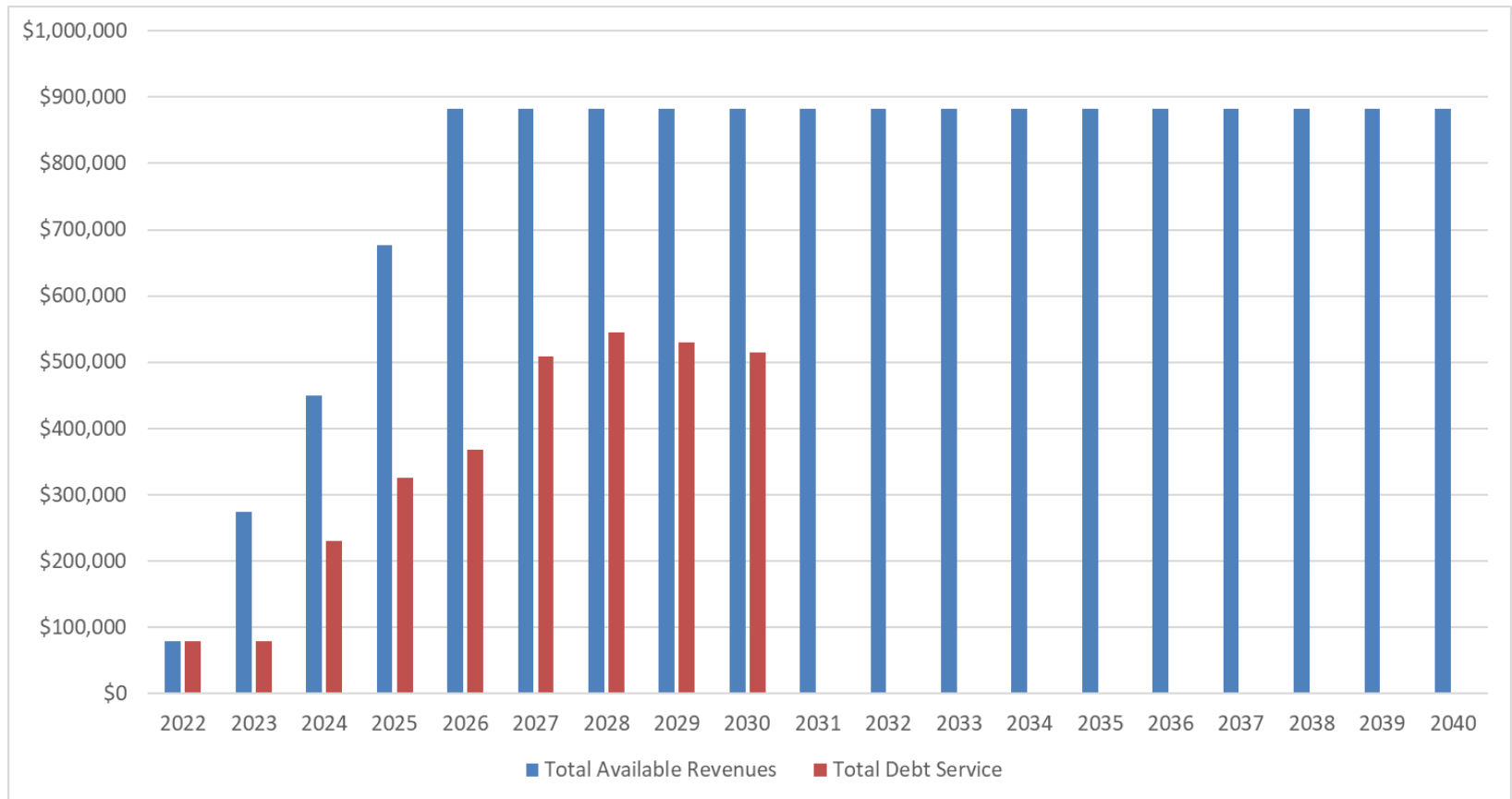


# TID #7 – Cash Flow-Business Park plus Residential

Year	Increment Revenues	Capitalized Interest	Total	2021 Notes			Surplus/ (Deficit)	Revenue Balance	Debt Balance
				Princ.	Int.	Total			
2022		79,500	79,500		79,500	79,500	-	-	2,650,000
2023	194,947	79,500	274,447		79,500	79,500	194,947	194,947	2,650,000
2024	449,458		449,458	150,000	79,500	229,500	219,958	414,905	2,500,000
2025	676,166		676,166	250,000	75,000	325,000	351,166	766,071	2,250,000
2026	882,021		882,021	300,000	67,500	367,500	514,521	1,280,592	1,950,000
2027	882,021		882,021	450,000	58,500	508,500	373,521	1,654,112	1,500,000
2028	882,021		882,021	500,000	45,000	545,000	337,021	1,991,133	1,000,000
2029	882,021		882,021	500,000	30,000	530,000	352,021	2,343,153	500,000
2030	882,021		882,021	500,000	15,000	515,000	367,021	2,710,174	-
2031	882,021		882,021		-	-	882,021	3,592,194	-
2032	882,021		882,021	-	-	-	882,021	4,474,215	-
2033	882,021		882,021	-	-	-	882,021	5,356,235	-
2034	882,021		882,021		-	-	882,021	6,238,256	-
2035	882,021		882,021		-	-	882,021	7,120,276	-
2036	882,021		882,021		-	-	882,021	8,002,297	-
2037	882,021		882,021		-	-	882,021	8,884,317	-
2038	882,021		882,021		-	-	882,021	9,766,338	-
2039	882,021		882,021		-	-	882,021	10,648,358	-
2040	882,021		882,021	-	-	-	882,021	11,530,379	-
Total	14,550,879	79,500	14,630,379	2,650,000	450,000	3,100,000			



## TID #7 - Business Park plus Residential: Revenues versus Debt Service





## TID #7 Amendment Timeline

Date	Action
April 20	CDA Reviews Preliminary TID No. 7 information and Sets Date of Public Hearings
May 5	Publish Notice for CDA TID Public Hearings
May 18	Joint Review Board Meeting
May 18	Public Hearing on TID No. 7
May 18	CDA Meeting – Adopt Resolutions Approving amended boundary and TID Project Plan and recommend approval by the Village Board.
June 8	Approval of TID No. 7 Amendment by the Village Board
TBD	Approval of TID No. 7 Amendment by Joint Review Board



# WAUKESHA COUNTY INDUSTRIAL/BUSINESS PARK LAND ABSORPTION STUDY

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION  
AND THE  
WAUKESHA COUNTY DEPARTMENT OF PARKS AND LAND USE

**SOUTHEASTERN WISCONSIN  
REGIONAL PLANNING COMMISSION**

**KENOSHA COUNTY**

Steve Bostrom  
Aloysius Nelson  
Robert W. Pitts

**RACINE COUNTY**

Mike Dawson  
James A. Ladwig  
Peggy L. Shumway

**MILWAUKEE COUNTY**

Brian R. Dranzik  
William R. Drew,  
*Treasurer*  
Theodore Lipscomb, Sr.

**WALWORTH COUNTY**

Charles L. Colman,  
*Chairman*  
Nancy Russell,  
Vacant

**OZAUKEE COUNTY**

Thomas H. Buestrin  
Jennifer Rothstein  
Gus W. Wirth, Jr.,  
*Secretary*

**WASHINGTON COUNTY**

Jeffrey D. Schleif  
Daniel S. Schmidt  
David L. Stroik

**WAUKESHA COUNTY**

Michael A. Crowley,  
*Vice-Chairman*  
José M. Delgado  
James T. Dwyer

**WORKGROUP MEMBERS:**

Jennifer Andrews .....Community Development Director,  
City of Waukesha  
Bill Carity .....Carity Land Group  
Matt Carran .....Community Development Director,  
Village of Menomonee Falls  
Tim Casey .....Director, Economic Development,  
Waukesha County Center for Growth, Inc.  
David Cox .....Administrator, Village of Hartland  
Bob Duffy .....Economic Development Director,  
City of Oconomowoc  
Dan Ertl .....Director of Community Development,  
City of Brookfield  
Jeff Hoffman .....Principal, Cushman & Wakefield | Boerke  
Katie Gremban .....Director of Research,  
Cushman & Wakefield | Boerke  
Nikki Jones .....Planning Services Director,  
City of New Berlin  
Mike Judson .....Judson Real Estate  
Mike Mooney .....MLG Capital  
Maria Pandazi .....City Planner, City of Waukesha  
Adam Trzebiatowski .....Lead Planner, City of Muskego  
Jeff Weigel .....Director of Public Works,  
City of Pewaukee

**WAUKESHA COUNTY DEPARTMENT  
OF PARKS AND LAND USE STAFF:**

Dale Shaver .....Director, Waukesha County  
Department of Parks and Land Use  
Rebekah Baum .....Senior Land Use Specialist,  
Department of Parks and Land Use  
Jason Fruth .....Planning and Zoning Manager,  
Department of Parks and Land Use

**SOUTHEASTERN WISCONSIN REGIONAL  
PLANNING COMMISSION STAFF**

Michael G. Hahn, PE, PH .....Executive Director  
Kevin J. Muhs .....Deputy Director  
Stephen P. Adams .....Public Involvement and  
Outreach Manager  
Christopher T. Hiebert, PE .....Chief Transportation  
Engineer  
Laura L. Herrick, PE, CFM .....Chief Environmental  
Engineer  
Elizabeth A. Larsen, SPHR .....Assistant Director-  
Administration  
Eric D. Lynde .....Chief Special  
Project Planner  
Benjamin R. McKay .....Chief Community  
Assistance Planner  
Rob W. Merry, PLS .....Chief Surveyor  
David A. Schilling .....Chief Land Use Planner  
Dr. Thomas M. Slawski .....Chief Biologist

**MEMORANDUM REPORT  
NUMBER 227**

**WAUKESHA COUNTY INDUSTRIAL/BUSINESS PARK LAND  
ABSORPTION STUDY**

Prepared by the

Southeastern Wisconsin Regional Planning Commission  
W239 N1812 Rockwood Drive  
P.O. Box 1607  
Waukesha, Wisconsin 53187-1607  
[www.sewrpc.org](http://www.sewrpc.org)

and the

Waukesha County Department of Parks and Land Use  
515 W. Moreland Boulevard, Room AC 230  
Waukesha, WI 53188  
[www.waukeshacounty.gov/planningandzoning](http://www.waukeshacounty.gov/planningandzoning)

April 2017

(This page intentionally left blank)



## TABLE OF CONTENTS

	Page
Introduction.....	1
Methodology .....	1
Study Findings .....	1
Historic Development Trends: Industrial/Business Parks .....	1
Projections .....	2
Other Considerations .....	2
Local and Regional Planning.....	3
Future Industrial/Business Park Land Evaluation.....	3
Conclusion .....	3

## LIST OF MAPS

Map	Page
1 Existing Industrial and Business Parks in Waukesha County: 2015.....	5
2 Proposed Industrial and Business Park Areas in Waukesha County: 2015.....	6

## LIST OF FIGURES

Figure	Page
1 124th Commerce District.....	11
Bishop’s Woods Office Park .....	12
3 Brookfield Industrial Park.....	13
4 Brookfield Lakes Corporate Center .....	14
5 Eastgate Business Center .....	15
6 Executive Drive Office Park .....	16
7 Gateway West Commerce Center .....	17
8 Glenwood Executive Center .....	18
9 Northeast Industrial Park .....	19
10 Pheasant Drive Industrial Park.....	20
11 Fox River Business Center.....	21



12	Cushing Park Business Center .....	22
13	Kettle Moraine Business Park.....	23
14	Muskego Commerce Center-East and West.....	24
15	Muskego Industrial Park .....	25
16	Tess Corners Industrial Park .....	26
17	New Berlin Industrial Park .....	27
18	Towne Corporate Business Park .....	28
19	Westridge Business Park.....	29
20	Oconomowoc Corporate Center .....	30
21	Pabst Farms Business Park .....	31
22	Pabst Farms Business Park-North.....	32
23	Pabst Farms Commerce Centre.....	33
24	River Bend Industrial Park.....	34
25	Bluemound East Industrial Park .....	35
26	Bluemound Industrial Park .....	36
27	CTH F/Duplainville Road Corridor .....	37
28	Harkin/Scot Industries .....	38
29	Interstate Partners/Bayerlein Development .....	39
30	Jericho Industrial Park .....	40
31	Pewaukee Business Center .....	41
32	Pewaukee Corporate Park.....	42
33	Pewaukee Crossroads Center/Westwood Commerce Center.....	43
34	Pewaukee Woods Commerce Center .....	44
35	R & D Industrial Park .....	45
36	Ridgeview Corporate Park.....	46
37	Riverwood Corporate Center .....	47
38	Stone Ridge Business and Industrial Park .....	48
39	Tower Place.....	49
40	Woodsvie Commerce Center.....	50
41	Hillcrest Business Center.....	51
42	Lincoln Avenue Industrial Area .....	52
43	Pebble Creek Industrial Park .....	53
44	Priedeman Business Center.....	54
45	Sentry Drive Industrial Area .....	55
46	Spring City Business Park .....	56
47	Waukesha Corporate Center.....	57
48	Waukesha Airport Industrial Park.....	58
49	Waukesha Industrial Park.....	59
50	Waukesha Industrial Park-South.....	60
51	Westmoreland Industrial Park.....	61
52	Bahl Business Park .....	62
53	Big Bend Industrial Park.....	63
54	Butler Industrial Park-North .....	64
55	Butler Industrial Park-South .....	65
56	Dousman Industrial Park.....	66
57	Eagle Industrial Park.....	67
58	Bark River Commerce Center.....	68

Figure		Page
59	Cottonwood Commerce Center.....	69
60	Geason Commerce Center .....	70
61	Hartland/Lake Country Business Park.....	71
62	Lannon Industrial Park.....	72
63	Bowling Green Industrial Park .....	73
64	Falls Business Park .....	74
65	Heritage Reserve Business Park .....	75
66	Northwest Business Park .....	76
67	Nor-X-Way Industrial Park I, II and III .....	77
68	Silver Spring Corporate Park/Technology Center .....	78
69	Silver Spring Industrial Heights and Annex .....	79
70	Westbrook Corporate Center.....	80
71	Woodland Prime Office Park .....	81
72	Mukwonago Gateway Center .....	82
73	Mukwonago Industrial Park.....	83
74	Oakridge Business Park .....	84
75	Pewaukee Industrial Park.....	85
76	Quail Ridge Business Park.....	86
77	Pabst Farms Health Campus .....	87
78	Sussex Business Park.....	88
79	Sussex Corporate Center.....	89
80	Sussex Industrial Park.....	90
81	Crossroads Corporate Center .....	91
82	Goerke Business Park .....	92
83	Genesee Business Park .....	93
84	Quarry Corner Business Park.....	94
85	Commerce Centre Industrial Park.....	95
86	Oconomowoc West Industrial Park.....	96
87	Vernon Enterprise Centre .....	97
88	Rockwood Industrial Area .....	98

## LIST OF TABLES

Table		Page
1	Historic Development of Industrial/Business Parks in Waukesha County .....	7
2	Developable Land Remaining in Industrial/Business Parks in Waukesha County.....	9

(This page intentionally left blank)

## **SEWRPC Memorandum Report No. 227**

### **Waukesha County Industrial/Business Park Land Absorption Study**

#### **INTRODUCTION**

In June 2016, Waukesha County requested assistance from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in preparing a report documenting current industrial/business park land absorption rates within industrial/business parks in Waukesha County.

The study was conducted under the guidance of the Waukesha County Industrial Park Land Absorption Study Workgroup established by the Waukesha County Executive. A Workgroup meeting was held on March 29, 2017, to review the draft of the Memorandum Report. The Workgroup membership is presented on the inside front cover of this report.

#### **METHODOLOGY**

The methodology for the industrial/business park land absorption study included the following steps:

1. The list of industrial/business parks within Waukesha County was developed by SEWRPC, reviewed, updated, and approved by the associated community, and reviewed by the Workgroup. The list includes sites that were identified as having characteristics of planned industrial/business parks. The specific characteristics of planned industrial/business parks that were utilized include: 1) the presence of a planned publicly-owned internal street system, 2) a minimum site size of 10 acres, and 3) land that was platted or divided by certified survey maps. A total of 88 such sites were identified and analyzed in the report. The location of these sites is shown on Map 1.
2. Each of the industrial/business parks was delineated on 2015 digital aerial photographs.
3. Aerial photographs for the years 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, 2010, and 2015 were examined to determine the amount of land developed/committed for industrial/business uses within each industrial/business park for each of the subject years. The amount of land developed/committed for industrial/business uses for each time period was delineated on the 2015 aerial photographs. In this step, lots were generally considered to be developed/committed if any improvements such as buildings, parking lots, and outside storage areas were identified on the lot.
4. The area of land developed/committed for industrial/business uses as delineated in Step 3 within each industrial/business park was determined, and used to calculate average absorption rates by time period for all industrial/business parks combined.
5. Through the extrapolation of these past absorption rates, projections for when the supply of industrial/business park land would be exhausted were made for each industrial/business park and for all areas combined.

#### **STUDY FINDINGS**

##### **Historic Development Trends: Industrial/Business Parks**

The historic development of the 88 industrial/business parks is shown graphically on Figures 1 through 88. Related quantitative data are presented in Tables 1 and 2. The key inventory findings are:

- The 88 industrial/business parks together encompass a gross site area of 11,021 acres. Gross site area includes the entire area of each industrial/business park (see Table 1).

- The 88 industrial/business parks together encompass a net site area of 9,211 acres. Net site area is defined as gross site area less land devoted to internal roads, outlots, detention ponds, and other designated non-developable areas (see Table 1).
- As of April 2015, 7,722 acres, or 84 percent of the aggregate net site area of 9,211 acres, were developed for industrial or business uses (see Table 2).
- As of April 2015, 1,489 acres, or 16 percent, remained available for purchase and development. As shown on Map 1 and in Table 2, 25 of the 88 sites had no land available for purchase and development at that time.

### ***Projections***

This report shows that in April 2015 Waukesha County had a total of 1,489 acres of land in industrial/business parks available for development. As part of the study, alternative projections were made of the number of years before this supply of land at the 88 industrial/business parks would be exhausted (see Table 2). Three scenarios were developed. One scenario assumed continuation of the rate of development observed between 1970 and 2015 (147.2 acres/year). The second assumed a continuation of the rate of development observed between 1980 and 2015 (154.6 acres/year). The third assumed a continuation of the rate of development observed between 1990 and 2015 (164.2 acres/year). Under these scenarios, the assumed rates of development were applied to the available developable area as of April 2015.

The results of this analysis are as follows:

- Assuming the growth rate observed in Waukesha County between 1970 and 2015, it would take 10.1 years before all of the remaining available developable land in Waukesha County was developed for industrial/business uses.
- Assuming the growth rate observed in Waukesha County between 1980 and 2015, it would take 9.6 years before all of the remaining available developable land in Waukesha County was developed for industrial/business uses.
- Assuming the growth rate observed in Waukesha County between 1990 and 2015, it would take 9.1 years before all of the remaining available developable land in Waukesha County was developed for industrial/business uses.

### **Other Considerations**

In discussions at meetings with the Workgroup members, it was noted that a number of factors can affect the desirability of vacant lands in industrial/business parks with respect to the purchase and development of such lands. As identified by the Workgroup, these factors include: the size of the developable parcel; the age of the development, and consequently the site design guidelines in place for the development; and existing site limitations. Site limitations that could affect the development potential of the remaining vacant lands include the presence of wetlands, floodplains, environmental corridors or isolated natural resource areas, hydric soils, high water table, bedrock at or near the surface, and lands located in an airport restriction zone, which may limit building height and type of building permitted. The Commission staff evaluated each vacant parcel with respect to the above factors and offers the following summary findings.

- Of the 236 parcels containing the 1,489 acres of remaining developable land, 63 parcels (27 percent), containing 1,116 acres (75 percent), consist of parcels five acres or larger in size.
- 113 parcels (48 percent) containing 1,031 acres (69 percent) are located in developments created after 1990.
- 44 parcels (19 percent) containing 859 acres (58 percent) consist of parcels five acres or larger located in developments that were created after 1990.
- 193 parcels (82 percent) containing 1,197 acres (80 percent) contain one or more of the potential limiting factors listed above, based on available map files for those factors.



While the study findings would indicate that the inventory of developable land may be exhausted in 9 to 10 years, based on historic development rates, it may be expected that the supply of land in the more desirable parcels (five acres or larger in newer developments) would be exhausted much sooner. With respect to parcels identified as potentially having one or more limiting factors within the site, the determination of the significance of the potential limitation is subject to a detailed analysis of site conditions.

## **LOCAL AND REGIONAL PLANNING**

Any planning efforts to identify new industrial/business parks should take into account the recommendations of the adopted local, county, and regional land use plans with respect to future industrial development and redevelopment. As part of the effort to identify existing industrial/business parks, Waukesha County communities also identified proposed industrial/business park areas. Map 2 identifies existing industrial/business park areas analyzed under this study, as well as proposed industrial/business park areas identified by communities in the County. The areas proposed for industrial/business uses as shown on Map 2 encompass 1,848 acres (1,728 acres in Waukesha County). These sites should be considered to have significant potential to meet future demands for such uses.

The regional plan encourages the concentration of industrial activity in areas that have ready accessibility to arterial highways, power and water supply, and sanitary sewer service, and generally have good access to airports and railway facilities. In planning for industrial/business park growth, due consideration should be given to the recommendations of the regional land use plan.

## **FUTURE INDUSTRIAL/BUSINESS PARK LAND EVALUATION**

Independent of this study, Waukesha County planning staff is in the process of developing a data set for use as a tool in analyzing the suitability of lands in Waukesha County for siting future industrial/business parks. The suitability analysis includes, but is not limited to: proximity to major transportation nodes; parcel size criteria; existing use and ownership; potential natural resource constraints; sanitary sewer and public water service; transportation facility access; and comprehensive plan recommendations. Once completed, this data set and companion tool should be invaluable to the County, communities, and economic development professionals in locating suitable/desirable sites for future industrial/ business park development.

## **CONCLUSION**

This study, based on the industrial/business park lands available as of April 2015, has concluded that industrial/business park land may be fully developed within about 10 years.

This projection of time for remaining industrial/business park land to be fully utilized is based on alternative scenarios using average absorption rates over three different time periods: 1970-2015, 1980-2015, and 1990-2015. These are average rates that take into account all land sales within their respective time period. A variety of factors contribute to the sale of industrial/business park land—location, parcel size, site conditions that may limit development, access to the transportation infrastructure, current market conditions, and types of business at a given location. As such, it is important that each industrial/business park be evaluated in the context of these additional factors that contribute to the development patterns in the individual parks.

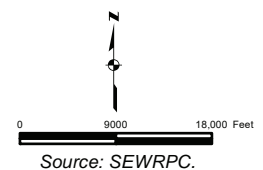
Moreover, the supply of vacant land in the more desirable parcels (five acres or larger in newer developments) may be exhausted in five to six years based on the range of growth rates identified in this study

In many cases, it may require up to three years to provide for new industrial/business parks in a community. Given the current supply of industrial/business park land in Waukesha County that is documented in this study, it is recommended that Waukesha County and the Waukesha County Center for Growth work with communities in Waukesha County in planning efforts to identify suitable sites for new industrial/business parks.

Specific recommendations include:

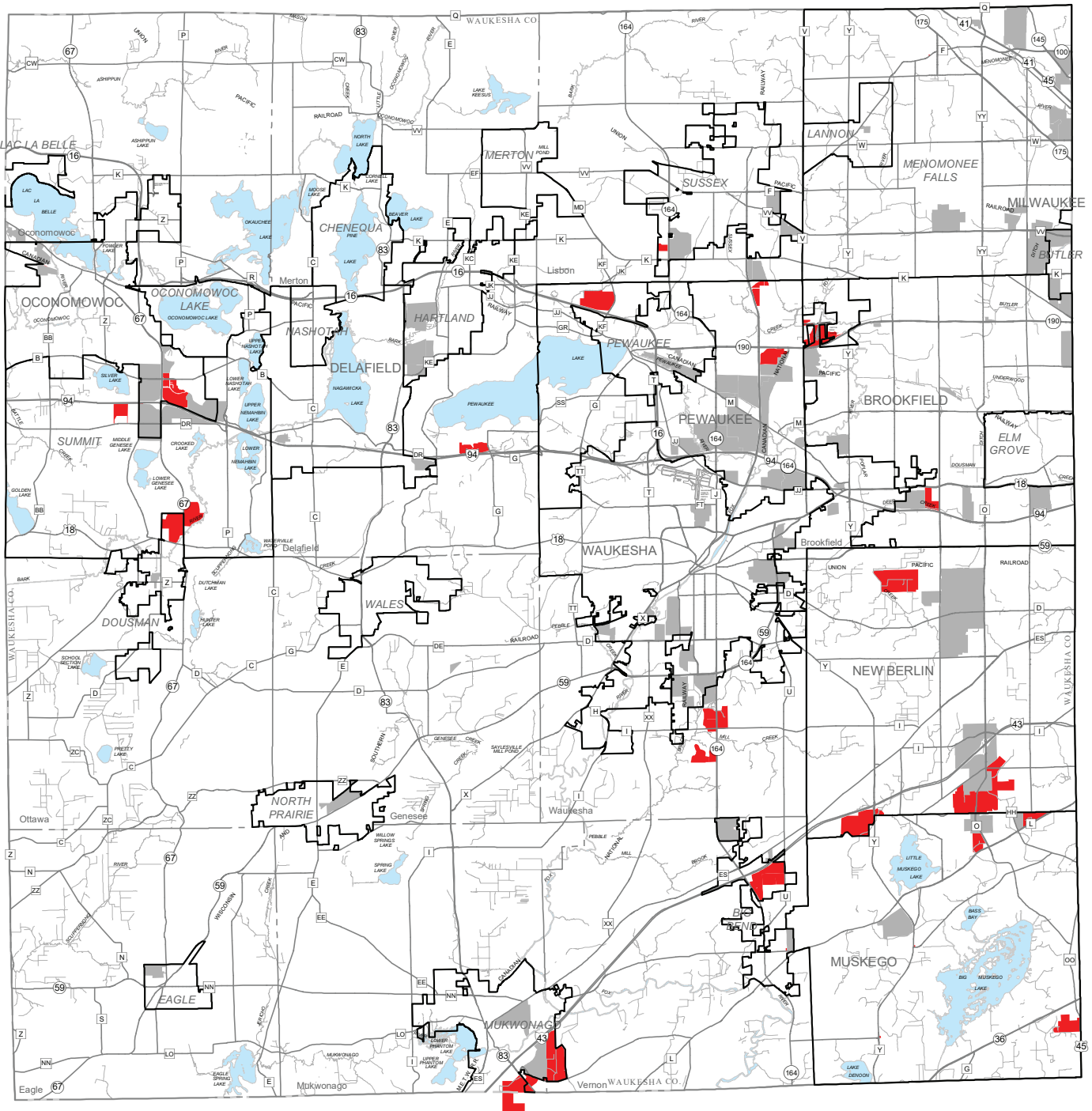
- Communities that are considering the construction of new industrial/business parks should examine the absorption rates included herein in order to properly plan such parks.
- Based on the current supply of developable land as shown in this study, and the time it may take to identify, plan, and develop new land for industrial/business uses, development officials in Waukesha County should closely monitor the absorption of industrial/business park land in the County to ensure an adequate supply of land throughout all of Waukesha County.
- Communities with sewer and other urban services that have no or limited land planned for new industrial/business park development should consider the provision of such land in order to create a balanced tax base and, at a minimum, land for the expansion of local companies.
- Communities should be encouraged to phase the implementation of new industrial/business parks to ensure that the supply of such land does not exceed the demand.

## EXISTING INDUSTRIAL AND BUSINESS PARKS IN WAUKESHA COUNTY: 2015



Map 2

**PROPOSED INDUSTRIAL AND BUSINESS PARK AREAS  
IN WAUKESHA COUNTY: 2015**



PROPOSED INDUSTRIAL / BUSINESS PARK AREA

EXISTING INDUSTRIAL / BUSINESS PARKS

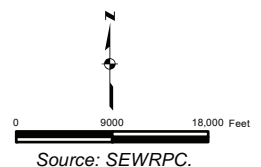


Table 1

## HISTORIC DEVELOPMENT OF INDUSTRIAL/BUSINESS PARKS IN WAUKESHA COUNTY

Site Number <sup>a</sup> and Name	Gross Area <sup>b</sup> (Acres)	Net Area <sup>c</sup> (Acres)	Land Developed/Committed for Industrial or Business (Acres)											Total Net Area Developed/Committed (Acres)		
			As of 1970	1970-1975	1975-1980	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	1970-2015	1980-2015	1990-2015	
1 124th Commerce District .....	121.9	111.4	92.2	--	12.9	1.1	3.6	--	--	1.6	--	--	19.2	6.3	1.6	
2 Bishop's Woods Office Park .....	166.7	117.5	--	10.0	46.8	18.0	6.2	--	13.3	23.2	--	--	117.5	60.7	36.5	
3 Brookfield Industrial Park .....	97.7	66.6	--	19.5	39.1	4.0	4.0	--	--	--	--	--	66.6	8.0	--	
4 Brookfield Lakes Corporate Center .....	137.8	89.2	--	--	--	15.5	40.0	23.6	5.6	--	--	--	84.7	84.7	29.2	
5 Eastgate Business Center .....	19.4	16.6	--	--	--	--	--	--	16.6	--	--	--	16.6	16.6	16.6	
6 Executive Drive Office Park .....	108.4	99.4	--	26.2	30.6	19.0	14.0	--	4.6	--	--	--	94.4	37.6	4.6	
7 Gateway West Commerce Center .....	145.6	119.1	--	--	--	--	--	--	72.9	12.2	15.0	2.3	102.4	102.4	102.4	
8 Glenwood Executive Center .....	7.8	7.4	--	--	--	--	--	--	7.4	--	--	--	7.4	7.4	7.4	
9 Northeast Industrial Area .....	78.8	67.5	51.4	1.7	4.3	--	7.2	--	1.6	1.3	--	--	16.1	10.1	2.9	
10 Pheasant Drive Industrial Park .....	29.7	27.9	13.4	4.2	2.2	--	3.4	--	--	--	4.7	--	14.5	8.1	4.7	
11 Fox River Business Center .....	10.9	10.5	--	--	--	--	--	--	10.5	--	--	--	10.5	10.5	10.5	
12 Cushing Park Business Center .....	33.1	30.6	--	--	--	--	--	--	21.3	1.3	5.4	--	28.0	28.0	28.0	
13 Kettle Moraine Business Park .....	63.6	53.4	--	--	--	--	8.0	--	23.1	7.5	1.8	3.4	43.8	43.8	35.8	
14 Muskego Commerce Center-East and West .....	159.6	104.4	--	--	--	--	--	--	--	--	50.1	17.2	67.3	67.3	67.3	
15 Muskego Industrial Park .....	217.0	193.0	--	11.8	58.8	10.3	10.2	52.0	25.9	1.0	4.3	1.5	175.8	105.2	84.7	
16 Tess Corners Industrial Park .....	43.3	39.5	15.3	--	10.4	2.3	11.5	--	--	--	--	--	24.2	13.8	--	
17 New Berlin Industrial Park .....	1,159.0	1,002.3	316.5	204.1	105.5	71.4	94.6	36.9	16.4	--	8.8	--	537.7	228.1	62.1	
18 Towne Corporate Business Park .....	308.2	259.8	--	--	--	--	--	--	52.4	104.1	48.4	12.2	217.1	217.1	217.1	
19 Westridge Business Park .....	339.2	280.4	--	--	--	--	--	--	160.7	16.3	87.0	--	264.0	264.0	264.0	
20 Oconomowoc Corporate Center .....	254.9	236.6	--	--	--	--	--	138.6	31.6	47.0	1.5	--	218.7	218.7	218.7	
21 Pabst Farms Business Park .....	203.8	164.4	--	--	--	--	--	--	--	--	--	--	--	--	--	
22 Pabst Farms Business Park-North .....	57.8	48.3	--	--	--	--	--	--	--	--	3.0	1.8	4.8	4.8	4.8	
23 Pabst Farms Commerce Centre .....	238.8	217.9	--	--	--	--	--	--	--	128.9	15.0	8.7	152.6	152.6	152.6	
24 River Bend Industrial Park .....	122.4	98.7	23.7	17.7	1.6	3.8	19.8	16.1	1.8	1.4	--	--	62.2	42.9	19.3	
25 Blue Mound East Industrial Park .....	138.7	121.7	--	--	1.4	7.6	22.9	42.5	30.8	8.2	--	--	113.4	112.0	81.5	
26 Blue Mound Industrial Park .....	121.4	108.5	--	--	35.2	31.8	29.9	--	1.8	4.5	--	--	103.2	68.0	6.3	
27 CTH F/Duplainville Road Corridor .....	314.2	235.7	43.2	6.4	31.7	18.4	32.1	18.0	35.5	14.6	2.5	8.1	167.3	129.2	78.7	
28 Harkin/Scot Industries .....	117.5	106.5	--	--	60.0	--	--	--	--	--	--	28.5	88.5	28.5	28.5	
29 Interstate Partners/Bayerlein Development .....	48.9	48.9	--	--	--	--	--	--	--	--	--	40.7	40.7	40.7	40.7	
30 Jericho Industrial Park .....	27.5	24.1	--	5.5	7.6	1.5	4.9	2.6	1.0	--	1.0	--	24.1	11.0	4.6	
31 Pewaukee Business Center .....	179.3	159.1	--	--	7.1	9.8	33.6	18.8	87.4	2.4	--	--	159.1	152.0	108.6	
32 Pewaukee Corporate Park .....	22.2	21.6	--	--	--	--	--	--	16.2	--	--	--	16.2	16.2	16.2	
33 Pewaukee Crossroads Center/Westwood Commerce Center .....	77.9	69.4	--	--	--	30.4	22.1	7.1	2.8	3.5	3.5	--	69.4	69.4	16.9	
34 Pewaukee Woods Commerce Center .....	124.7	108.5	--	--	--	--	--	29.2	31.2	37.2	8.4	--	106.0	106.0	106.0	
35 R & D Industrial Park .....	21.0	18.3	--	9.7	0.9	--	2.9	0.9	3.0	--	--	--	17.4	6.8	3.9	
36 Ridgeview Corporate Park .....	378.4	265.1	--	--	--	--	--	25.9	119.6	49.9	23.9	22.9	242.2	242.2	242.2	
37 Riverwood Corporate Center .....	131.3	115.4	--	--	--	--	28.0	11.1	28.7	21.8	3.3	14.0	106.9	106.9	78.9	
38 Stone Ridge Business and Industrial Park .....	144.6	106.5	--	13.2	--	12.4	25.1	2.0	14.0	3.7	17.4	7.8	95.6	82.4	44.9	
39 Tower Place .....	30.6	20.0	--	--	--	3.9	--	--	15.1	1.0	--	--	20.0	20.0	16.1	
40 Woodsview Commerce Center .....	27.9	26.6	--	--	--	--	--	--	--	--	20.5	--	20.5	20.5	20.5	
41 Hillcrest Business Center .....	74.9	65.4	--	--	--	--	--	8.2	37.5	8.2	3.5	--	57.4	57.4	57.4	
42 Lincoln Avenue Industrial Area .....	234.4	196.9	69.9	3.8	9.8	--	14.6	18.8	20.3	18.8	8.2	5.6	99.9	86.3	71.7	
43 Pebble Creek Industrial Park .....	67.0	44.4	--	--	--	--	16.8	5.9	19.9	1.8	--	--	44.4	44.4	27.6	
44 Priedeman Business Center .....	29.1	26.5	--	--	--	1.2	--	--	22.3	--	--	3.0	26.5	26.5	25.3	
45 Sentry Drive Industrial Area .....	191.6	176.7	90.9	29.4	7.0	5.0	13.8	--	--	0.4	3.2	16.6	75.4	39.0	20.2	



Table 1 (continued)

Site Number <sup>a</sup> and Name	Gross Area <sup>b</sup> (Acres)	Net Area <sup>c</sup> (Acres)	Land Developed/Committed for Industrial or Business (Acres)										Total Net Area Developed/Committed (Acres)		
			As of 1970	1970-1975	1975-1980	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2010	2010-2015	1970-2015	1980-2015	1990-2015
46 Spring City Business Park .....	54.2	49.8	--	--	--	--	--	--	--	2.1	17.3	6.9	26.3	26.3	26.3
47 Waukesha Corporate Center .....	145.2	108.0	--	--	--	--	--	--	--	9.4	29.9	4.1	43.4	43.4	43.4
48 Waukesha Airport Industrial Park.....	115.4	104.2	--	2.0	1.0	--	4.7	40.1	29.0	--	1.8	--	78.6	75.6	70.9
49 Waukesha Industrial Park .....	84.1	79.3	9.8	27.3	4.8	9.9	1.5	--	16.8	--	--	--	60.3	28.2	16.8
50 Waukesha Industrial Park-South.....	93.3	83.9	--	--	3.0	19.9	31.8	11.8	7.5	7.1	--	--	81.1	78.1	26.4
51 Westmoreland Industrial Park .....	19.8	17.4	1.4	1.5	3.4	4.1	2.5	1.4	0.9	--	--	--	13.8	8.9	2.3
52 Bahl Business Park.....	146.8	146.8	--	--	--	--	--	--	--	--	--	--	--	--	--
53 Big Bend Industrial Park .....	50.9	44.8	3.0	11.4	13.9	5.2	7.3	--	1.0	--	2.0	--	40.8	15.5	3.0
54 Butler Industrial Park-North.....	130.1	97.4	33.9	15.9	19.1	4.0	12.8	9.3	1.0	--	0.5	--	62.6	27.6	10.8
55 Butler Industrial Park-South .....	80.0	74.4	53.7	--	--	--	--	8.3	12.4	--	--	--	20.7	20.7	20.7
56 Dousman Industrial Park.....	30.1	28.0	8.1	--	2.3	1.3	2.1	1.4	--	--	--	--	7.1	4.8	1.4
57 Eagle Industrial Park.....	78.7	70.2	--	--	--	--	16.8	21.4	--	11.4	8.4	--	58.0	58.0	41.2
58 Bark River Commerce Center .....	155.8	137.5	--	--	--	--	12.1	42.9	43.5	14.8	9.5	--	122.8	122.8	110.7
59 Cottonwood Commerce Center.....	48.2	43.1	--	--	--	--	--	--	26.6	16.5	--	--	43.1	43.1	43.1
60 Geason Commerce Center .....	68.1	51.0	--	--	--	--	--	--	6.4	21.8	16.3	--	44.5	44.5	44.5
61 Hartland/Lake Country Business Park.....	226.3	176.2	0.9	25.8	49.8	8.5	31.1	38.1	9.7	4.3	--	1.0	168.3	92.7	53.1
62 Lannon Industrial Park.....	17.4	14.8	2.0	1.0	5.5	5.3	--	--	--	--	1.0	--	12.8	6.3	1.0
63 Bowling Green Industrial Park.....	47.2	42.0	20.6	8.2	7.8	2.1	2.2	--	--	1.1	--	--	21.4	5.4	1.1
64 Falls Business Park .....	271.3	248.7	17.9	--	6.4	35.8	54.6	97.7	33.6	1.0	--	--	229.1	222.7	132.3
65 Heritage Reserve Business Park .....	48.1	41.5	--	--	--	--	22.2	--	5.6	--	--	13.7	41.5	41.5	19.3
66 Northwest Business Park.....	55.7	38.2	1.5	1.4	9.1	10.3	--	1.5	8.5	--	--	--	30.8	20.3	10.0
67 Nor-X-Way Industrial Park .....	313.3	277.8	81.2	18.0	52.8	44.7	47.6	3.2	16.8	--	3.3	--	186.4	115.6	23.3
68 Silver Spring Corporate Park/Technology Center .....	232.9	154.2	--	--	--	--	--	--	130.8	23.4	--	--	154.2	154.2	154.2
69 Silver Spring Industrial Heights and Annex.....	53.1	46.0	46.0	--	--	--	--	--	--	--	--	--	--	--	--
70 Westbrook Corporate Center .....	158.2	125.7	--	--	--	--	--	--	--	63.6	5.7	8.4	77.7	77.7	77.7
71 Woodland Prime Office Park.....	158.6	118.9	--	--	--	--	--	1.7	23.1	18.5	--	10.4	53.7	53.7	53.7
72 Mukwonago Gateway Center.....	189.2	147.3	--	--	--	--	--	--	8.8	41.2	--	8.0	58.0	58.0	58.0
73 Mukwonago Industrial Park.....	197.1	156.2	--	10.4	3.4	1.5	13.8	37.4	41.9	29.9	--	--	138.3	124.5	109.2
74 Oakridge Business Park .....	133.9	123.6	40.5	8.5	18.6	4.4	10.5	19.6	8.8	1.4	--	--	71.8	44.7	29.8
75 Pewaukee Industrial Park .....	151.9	113.9	37.7	17.3	14.6	8.7	11.4	4.8	--	5.2	11.4	--	73.4	41.5	21.4
76 Quail Ridge Business Park .....	16.9	15.6	--	--	--	--	--	2.5	9.3	2.3	1.5	--	15.6	15.6	15.6
77 Pabst Farms Health Campus.....	156.2	108.3	--	--	--	--	--	--	--	--	52.6	--	52.6	52.6	52.6
78 Sussex Business Park .....	71.2	70.3	--	--	--	--	--	--	--	35.8	7.9	--	43.7	43.7	43.7
79 Sussex Corporate Center .....	182.7	162.6	--	--	--	--	--	--	99.1	26.4	22.3	--	147.8	147.8	147.8
80 Sussex Industrial Park .....	90.0	84.0	--	--	--	48.3	30.7	2.1	2.9	--	--	--	84.0	84.0	5.0
81 Crossroads Corporate Center.....	40.9	36.3	--	--	--	--	22.4	10.2	--	--	--	--	32.6	32.6	10.2
82 Goerke Business Park .....	15.8	13.8	--	--	7.9	--	--	3.3	2.6	--	--	--	13.8	5.9	5.9
83 Genesee Business Park .....	18.6	16.6	--	--	--	--	--	--	--	4.9	7.2	--	12.1	12.1	12.1
84 Quarry Corners Business Park .....	32.8	24.5	--	--	--	--	--	--	--	--	--	--	--	--	--
85 Commerce Centre Industrial Park.....	76.0	66.6	7.8	--	1.6	--	5.1	6.3	21.7	--	19.4	2.6	56.7	55.1	50.0
86 Oconomowoc West Industrial Park....	58.5	51.4	15.2	1.1	2.8	9.4	1.3	9.4	2.4	8.4	--	--	34.8	30.9	20.2
87 Vernon Enterprise Centre .....	18.9	16.2	--	--	--	--	--	--	6.1	4.5	3.4	1.2	15.2	15.2	15.2
88 Rockwood Industrial Area.....	59.5	55.7	--	--	--	--	--	1.0	19.3	14.0	1.5	18.9	54.7	54.7	53.7
Total	11,021.4	9,210.9	1,097.7	513.0	700.7	490.8	814.7	851.9	1,543.6	878.3	580.7	250.6	6,624.3	5,410.6	4,105.1

<sup>a</sup>Corresponds to figure number.<sup>b</sup>Includes entire park area.<sup>c</sup>Excludes internal roads and railroads, outlots, detention ponds, and other designated non-developable areas.

Source: SEWRPC.

Table 2

## DEVELOPABLE LAND REMAINING IN INDUSTRIAL/BUSINESS PARKS IN WAUKESHA COUNTY

Site Number and Name	Net Site Area <sup>a</sup> (Acres)	Area Developed/Committed for Industrial/Business Uses (Acres)	Remaining Available Developable Area (Acres)
1 124th Commerce District.....	111.4	111.4	0.0
2 Bishop's Woods Office Park .....	117.5	117.5	0.0
3 Brookfield Industrial Park.....	66.6	66.6	0.0
4 Brookfield Lakes Corporate Center .....	89.2	84.7	4.5
5 Eastgate Business Center .....	16.6	16.6	0.0
6 Executive Drive Office Park.....	99.4	94.4	5.0
7 Gateway West Commerce Center.....	119.1	102.4	16.7
8 Glenwood Executive Center .....	7.4	7.4	0.0
9 Northeast Industrial Area.....	67.5	67.5	0.0
10 Pheasant Drive Industrial Park.....	27.9	27.9	0.0
11 Fox River Business Center.....	10.5	10.5	0.0
12 Cushing Park Business Center.....	30.6	28.0	2.6
13 Kettle Moraine Business Park .....	53.4	43.8	9.6
14 Muskego Commerce Center-East and West.....	104.4	67.3	37.1
15 Muskego Industrial Park.....	193.0	175.8	17.2
16 Tess Corners Industrial Park.....	39.5	39.5	0.0
17 New Berlin Industrial Park .....	1,002.3	854.2	148.1
18 Towne Corporate Business Park.....	259.8	217.1	42.7
19 Westridge Business Park .....	280.4	264.0	16.4
20 Oconomowoc Corporate Center.....	236.6	218.7	17.9
21 Pabst Farms Business Park .....	164.4	0.0	164.4
22 Pabst Farms Business Park-North .....	48.3	4.8	43.5
23 Pabst Farms Commerce Centre.....	217.9	152.6	65.3
24 River Bend Industrial Park.....	98.7	85.9	12.8
25 Blue Mound East Industrial Park .....	121.7	113.4	8.3
26 Blue Mound Industrial Park .....	108.5	103.2	5.3
27 CTH F/Duplainville Road Corridor.....	235.7	210.5	25.2
28 Harkin/Scot Industries .....	106.5	88.5	18.0
29 Interstate Partners/Bayerlein Development.....	48.9	40.7	8.2
30 Jericho Industrial Park .....	24.1	24.1	0.0
31 Pewaukee Business Center .....	159.1	159.1	0.0
32 Pewaukee Corporate Park .....	21.6	16.2	5.4
33 Pewaukee Crossroads Center/ Westwood Commerce Center.....	69.4	69.4	0.0
34 Pewaukee Woods Commerce Center	108.5	106.0	2.5
35 R & D Industrial Park.....	18.3	17.4	0.9
36 Ridgeview Corporate Park.....	265.1	242.2	22.9
37 Riverwood Corporate Center.....	115.4	106.9	8.5
38 Stone Ridge Business and Industrial Park .....	106.5	95.6	10.9
39 Tower Place.....	20.0	20.0	0.0
40 Woodsvew Commerce Center.....	26.6	20.5	6.1
41 Hillcrest Business Center .....	65.4	57.4	8.0
42 Lincoln Avenue Industrial Area.....	196.9	169.8	27.1
43 Pebble Creek Industrial Park.....	44.4	44.4	0.0
44 Priedeman Business Center.....	26.5	26.5	0.0
45 Sentry Drive Industrial Area.....	176.7	166.3	10.4
46 Spring City Business Park.....	49.8	26.3	23.5
47 Waukesha Corporate Center.....	108.0	43.4	64.6

Table 2 (continued)

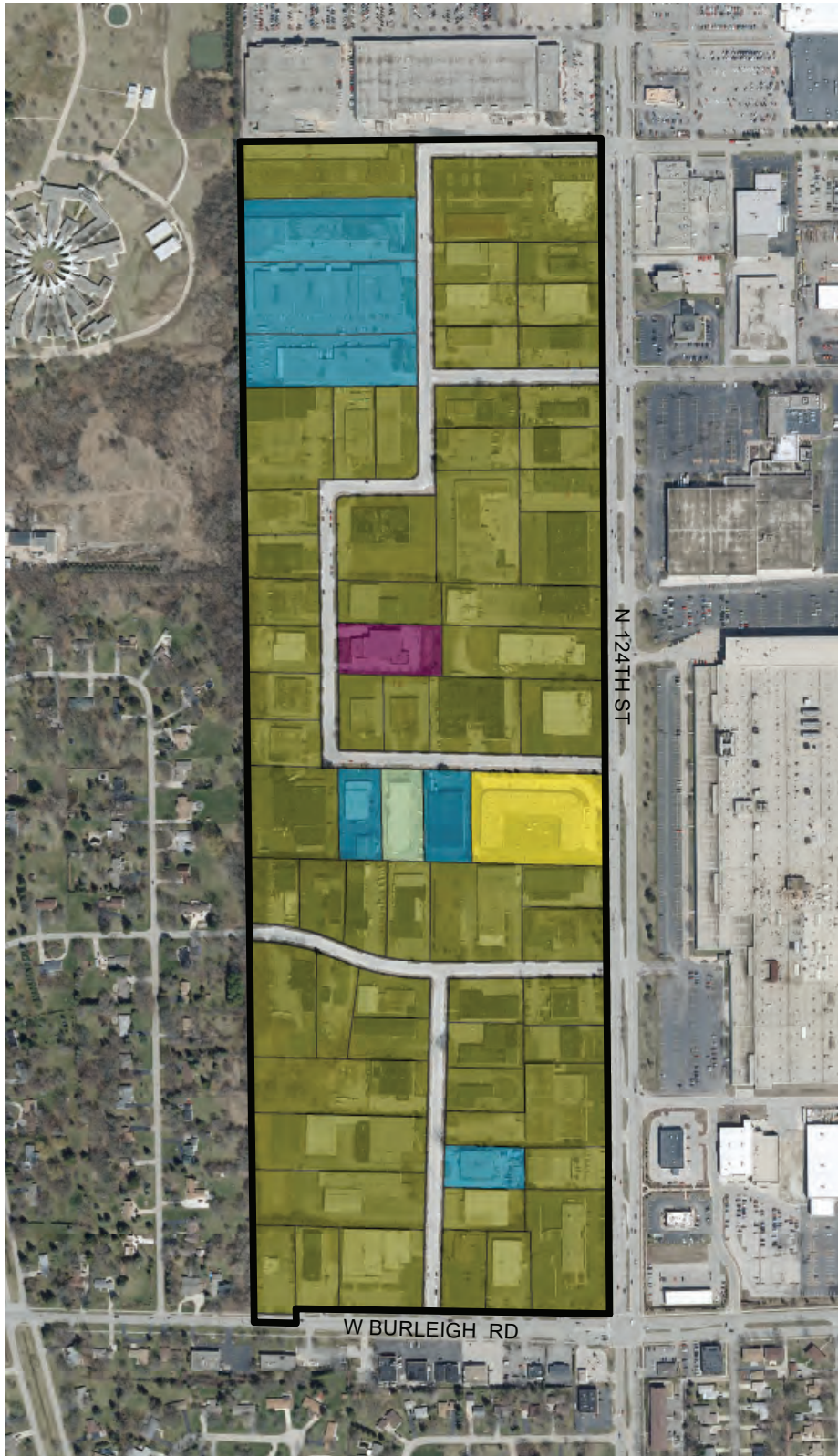
Site Number and Name	Net Site Area <sup>a</sup> (Acres)	Area Developed/Committed for Industrial/Business Uses (Acres)	Remaining Available Developable Area (Acres)
48 Waukesha Airport Industrial Park .....	104.2	78.6	25.6
49 Waukesha Industrial Park.....	79.3	70.1	9.2
50 Waukesha Industrial Park-South.....	83.9	81.1	2.8
51 Westmoreland Industrial Park .....	17.4	15.2	2.2
52 Bahl Business Park .....	146.8	0.0	146.8
53 Big Bend Industrial Park .....	44.8	43.8	1.0
54 Butler Industrial Park-North .....	97.4	96.5	0.9
55 Butler Industrial Park-South.....	74.4	74.4	0.0
56 Dousman Industrial Park .....	28.0	15.2	12.8
57 Eagle Industrial Park .....	70.2	58.0	12.2
58 Bark River Commerce Center .....	137.5	122.8	14.7
59 Cottonwood Commerce Center .....	43.1	43.1	0.0
60 Geason Commerce Center.....	51.0	44.5	6.5
61 Hartland/Lake Country Business Park.....	176.2	169.2	7.0
62 Lannon Industrial Park.....	14.8	14.8	0.0
63 Bowling Green Industrial Park .....	42.0	42.0	0.0
64 Falls Business Park .....	248.7	247.0	1.7
65 Heritage Reserve Business Park.....	41.5	41.5	0.0
66 Northwest Business Park .....	38.2	32.3	5.9
67 Nor-X-Way Industrial Park.....	277.8	267.6	10.2
68 Silver Spring Corporate Park/Technology Center .....	154.2	154.2	0.0
69 Silver Spring Industrial Heights and Annex .....	46.0	46.0	0.0
70 Westbrook Corporate Center.....	125.7	77.7	48.0
71 Woodland Prime Office Park .....	118.9	53.7	65.2
72 Mukwonago Gateway Center .....	147.3	58.0	89.3
73 Mukwonago Industrial Park .....	156.2	138.3	17.9
74 Oakridge Business Park .....	123.6	112.3	11.3
75 Pewaukee Industrial Park.....	113.9	111.1	2.8
76 Quail Ridge Business Park.....	15.6	15.6	0.0
77 Pabst Farms Health Campus .....	108.3	52.6	55.7
78 Sussex Business Park.....	70.3	43.7	26.6
79 Sussex Corporate Center.....	162.6	147.8	14.8
80 Sussex Industrial Park.....	84.0	84.0	0.0
81 Crossroads Corporate Center .....	36.3	32.6	3.7
82 Goerke Business Park.....	13.8	13.8	0.0
83 Genesee Business Park.....	16.6	12.1	4.5
84 Quarry Corners Business Park.....	24.5	0.0	24.5
85 Commerce Centre Industrial Park .....	66.6	64.5	2.1
86 Oconomowoc West Industrial Park .....	51.4	50.0	1.4
87 Vernon Enterprise Centre.....	16.2	15.2	1.0
88 Rockwood Industrial Area.....	55.7	54.7	1.0
Total	9,210.9	7,722.0	1,488.9

<sup>a</sup>Excludes internal roads and railroads, outlots, detention ponds, and other designated non-developable areas.













Source: SEWRPC.



Figure 1  
124TH COMMERCE DISTRICT



Developed/Committed

	1970		1990		NONE	2010	
	NONE		NONE	1995		NONE	2015
	1980		NONE	2000		NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	1985			2005		NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

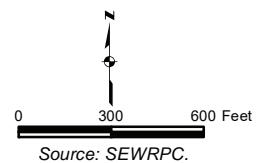
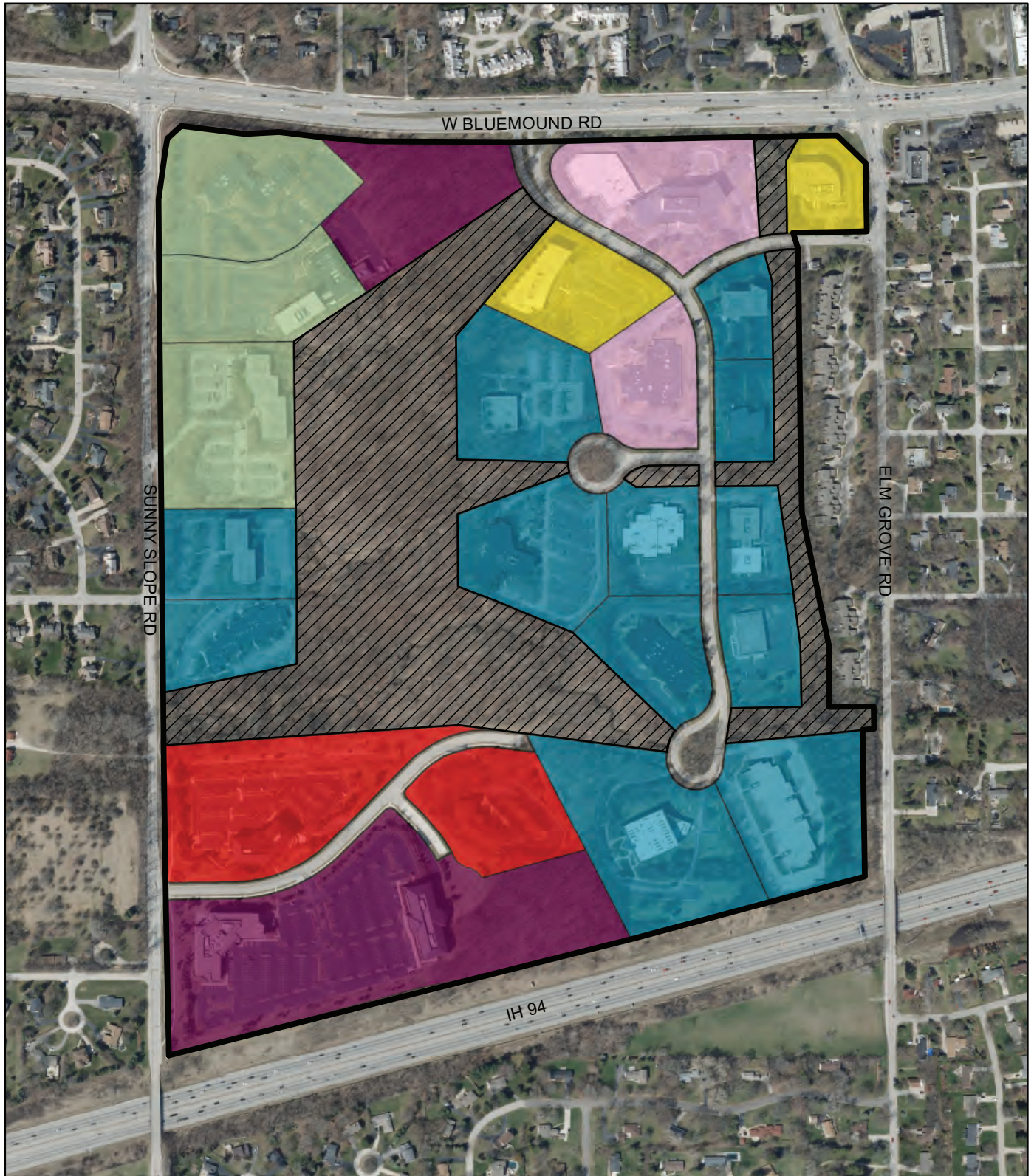




Figure 2

BISHOP'S WOODS OFFICE PARK



Developed/Committed

NONE	1970	1990	NONE	2010
1975	NONE	1995	NONE	2015
1980	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
1985	2005		Available Land (Undeveloped/Uncommitted as of April 2015)	

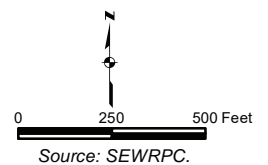
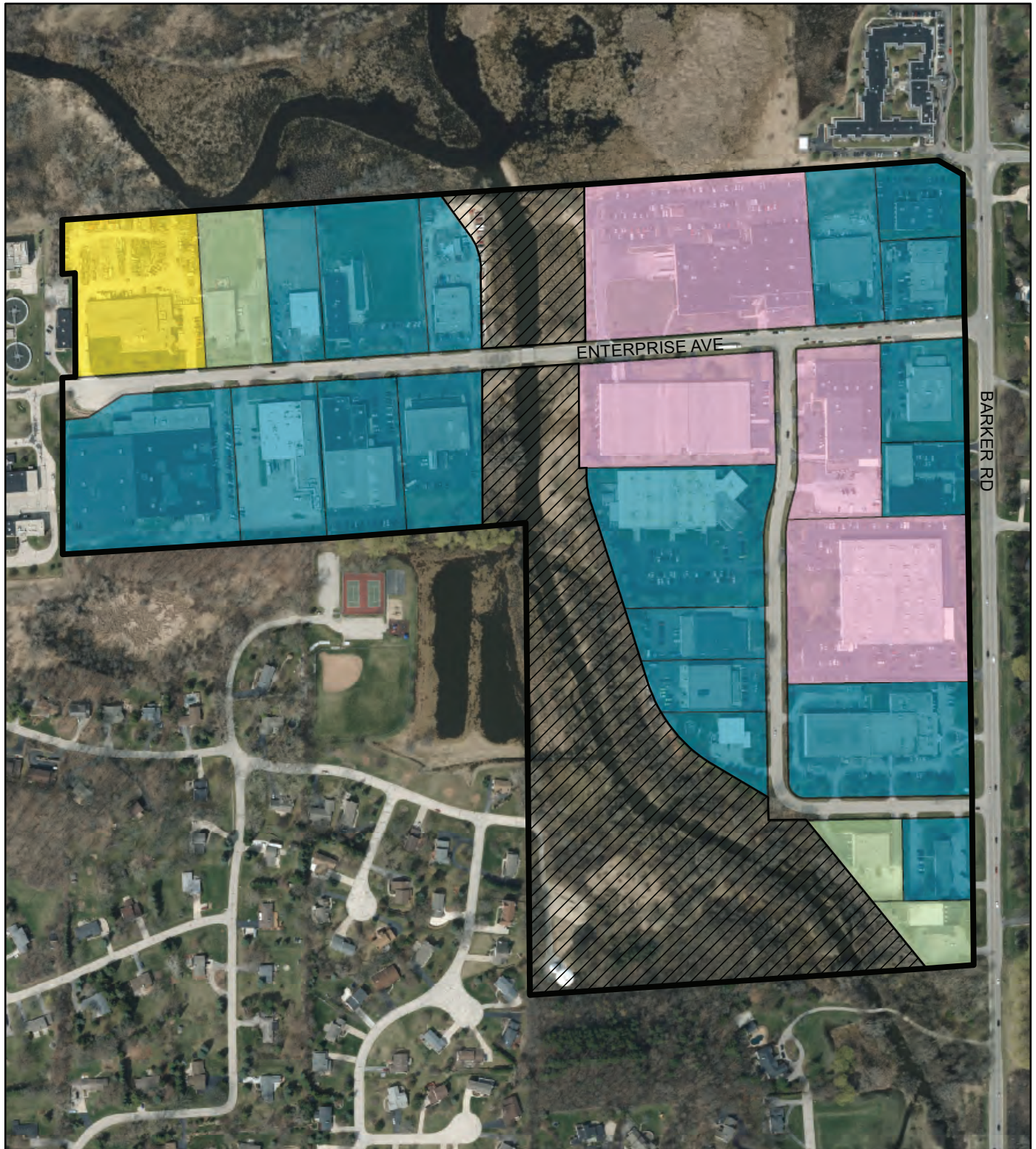




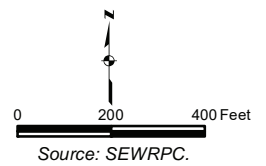
Figure 3

BROOKFIELD INDUSTRIAL PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980	NONE	2000	NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005	NONE	Available Land (Undeveloped/Uncommitted as of April 2015)





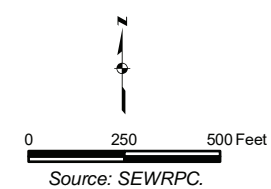
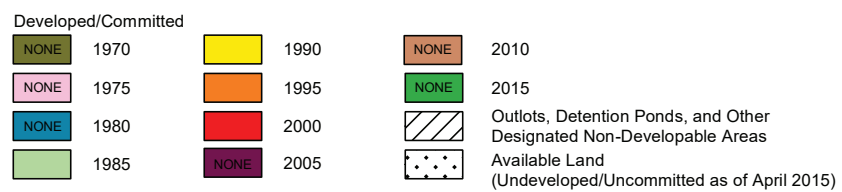
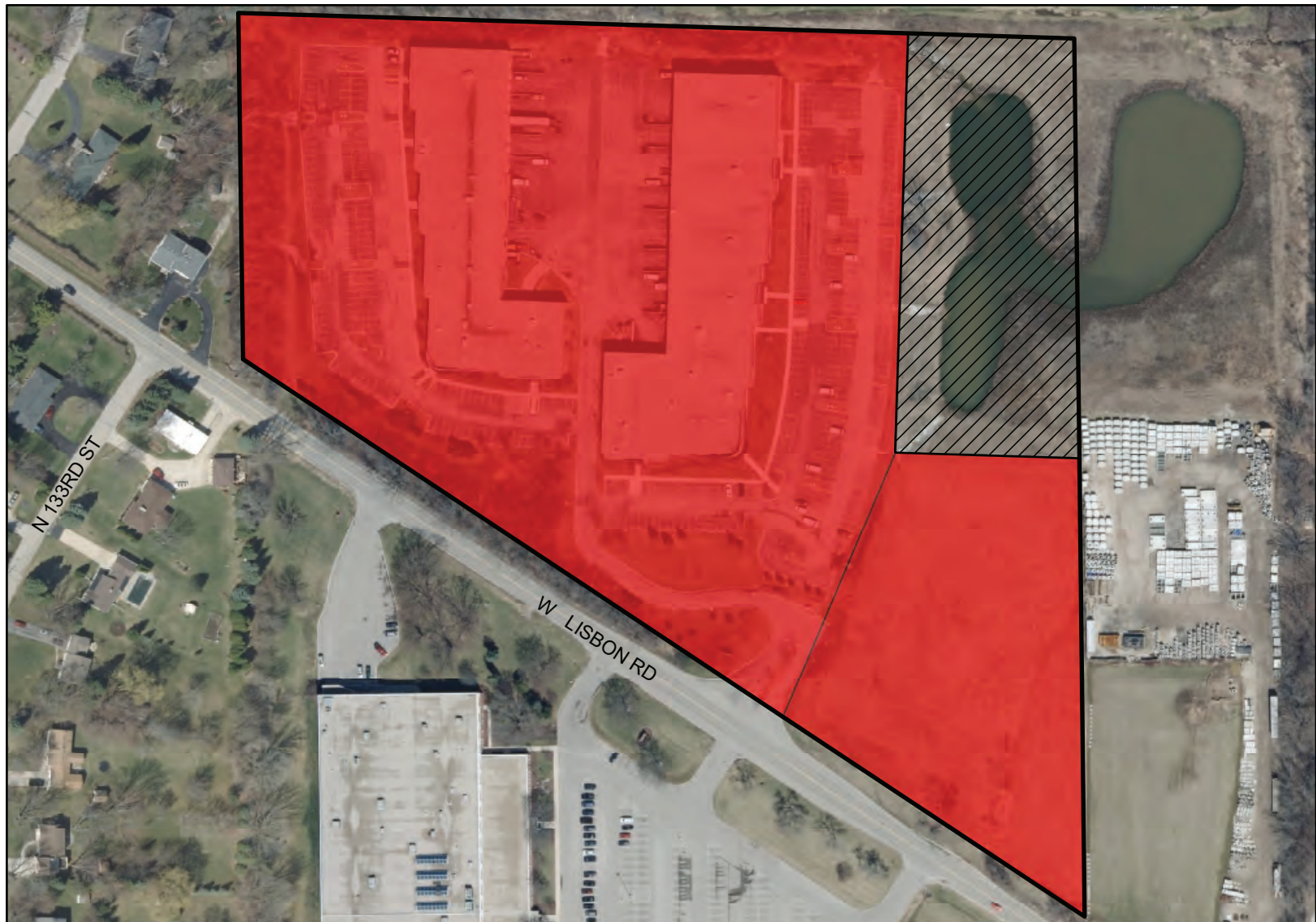




Figure 5  
EASTGATE BUSINESS CENTER



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

NONE	2010
NONE	2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
Available Land (Undeveloped/Uncommitted as of April 2015)	

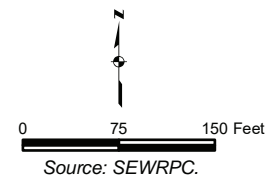




Figure 6

EXECUTIVE DRIVE OFFICE PARK

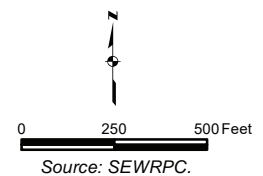
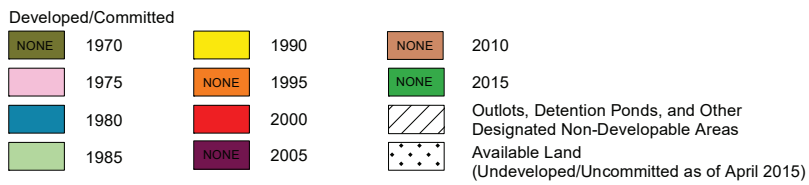
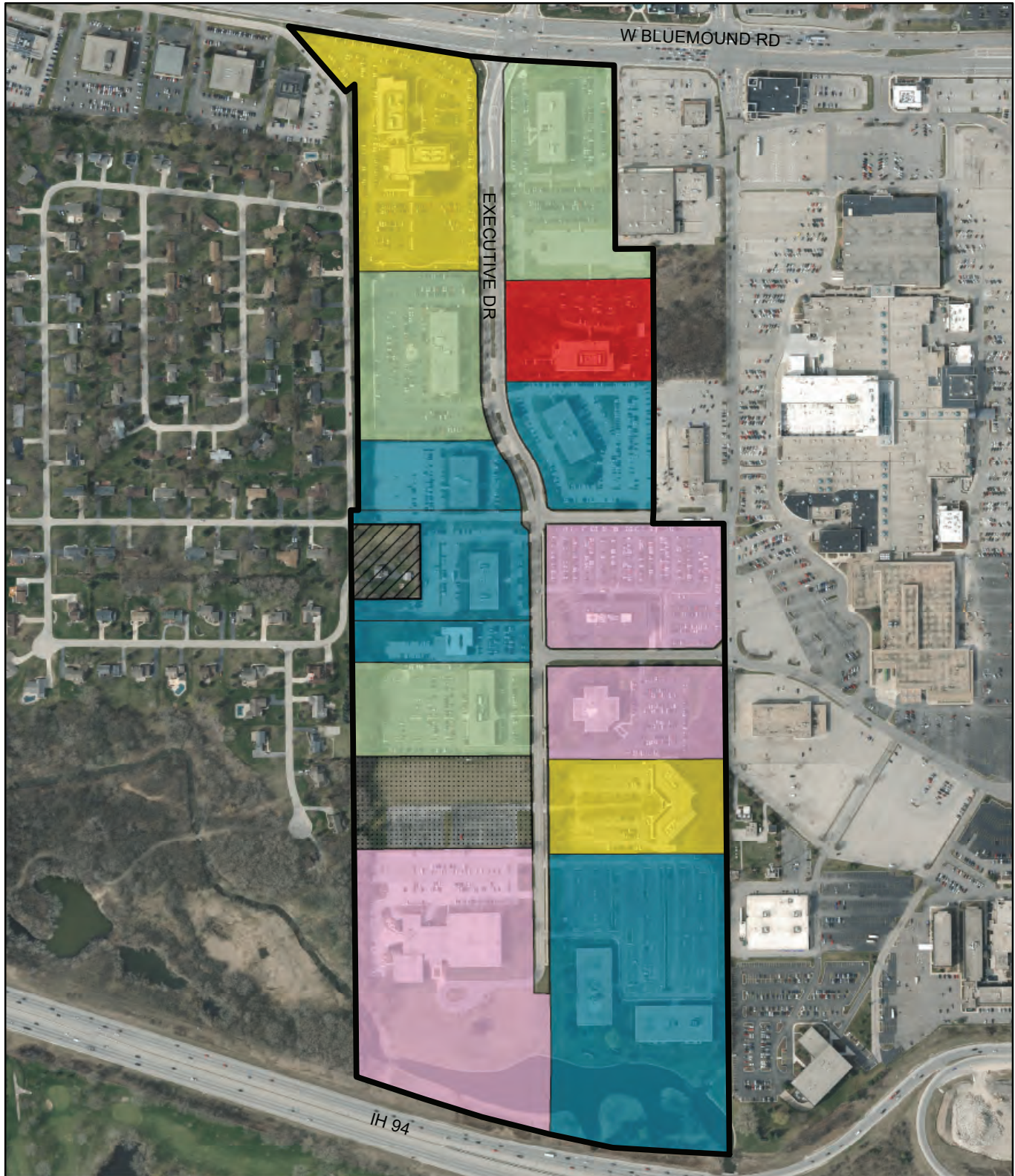
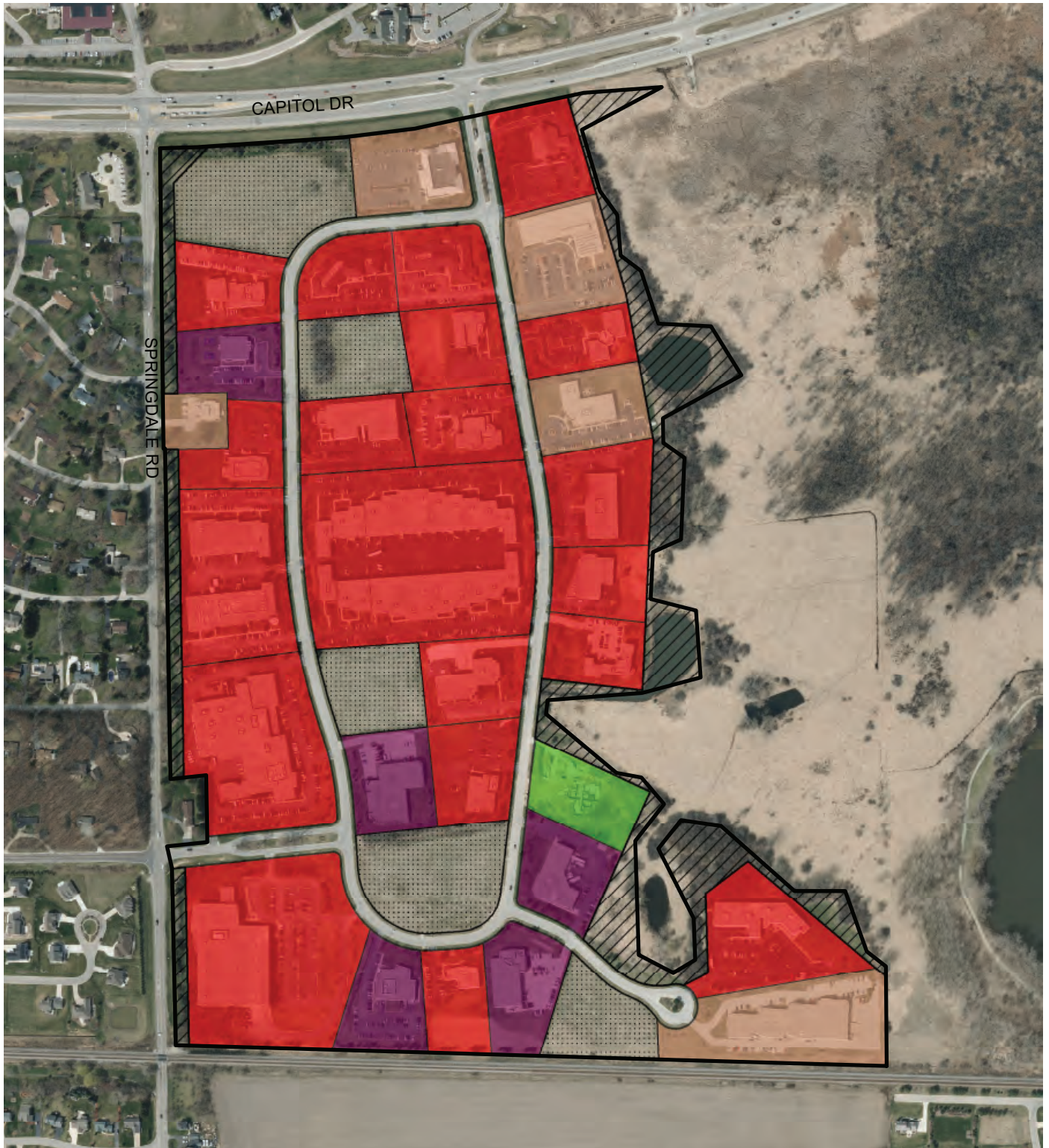




Figure 7

GATEWAY WEST COMMERCE CENTER



Developed/Committed

NONE 1970	NONE 1990	2010
NONE 1975	NONE 1995	2015
NONE 1980	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE 1985	2005	Available Land (Undeveloped/Uncommitted as of April 2015)

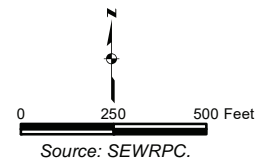
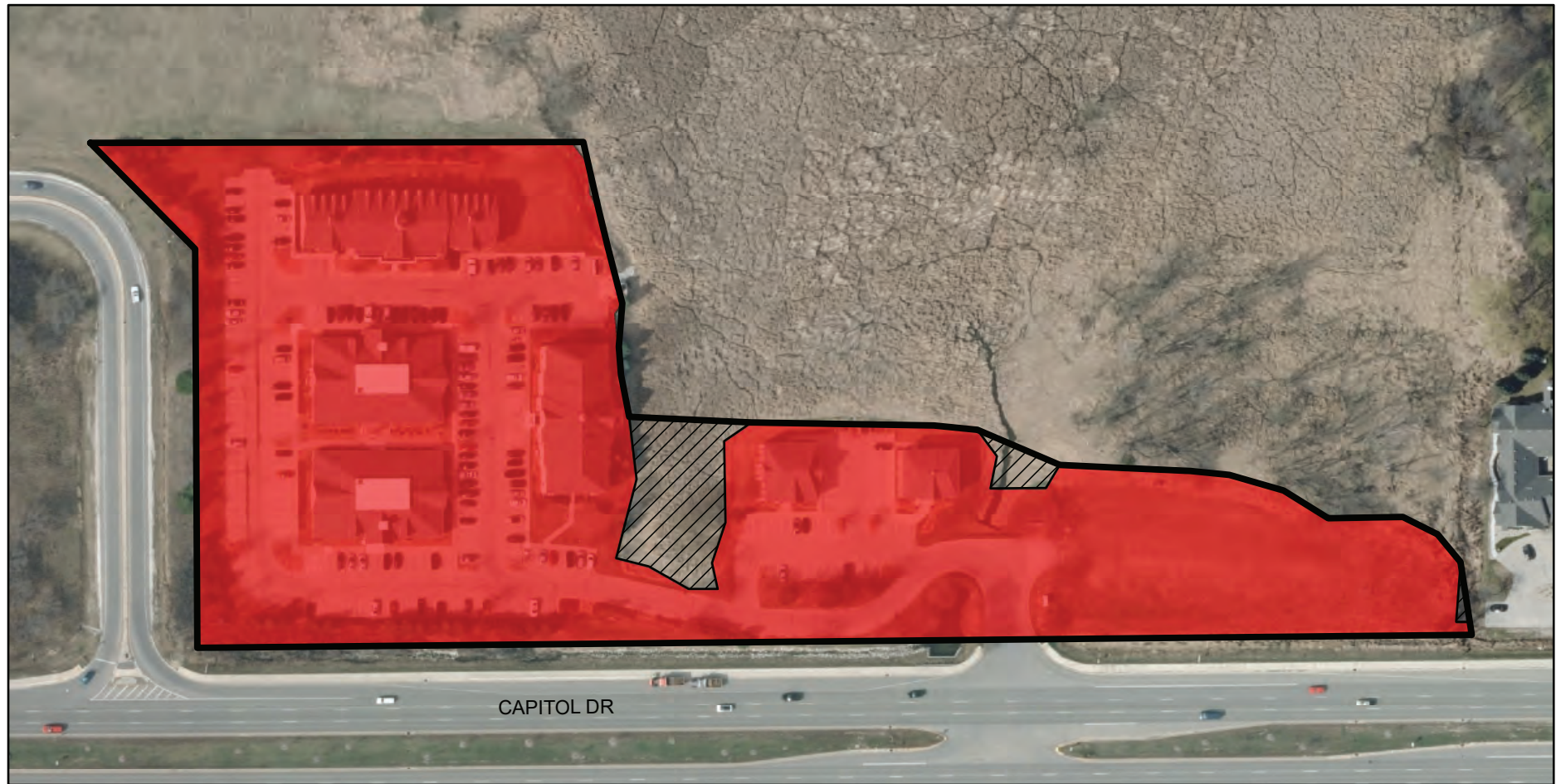




Figure 8  
GLENWOOD EXECUTIVE CENTER



Developed/Committed

NONE 1970  
NONE 1975  
NONE 1980  
NONE 1985

NONE 1990  
NONE 1995  
NONE 2000  
NONE 2005

NONE 2010  
NONE 2015  
NONE  
NONE

Outlots, Detention Ponds, and Other  
Designated Non-Developable Areas  
Available Land  
(Undeveloped/Uncommitted as of April 2015)

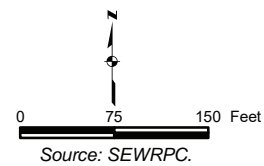
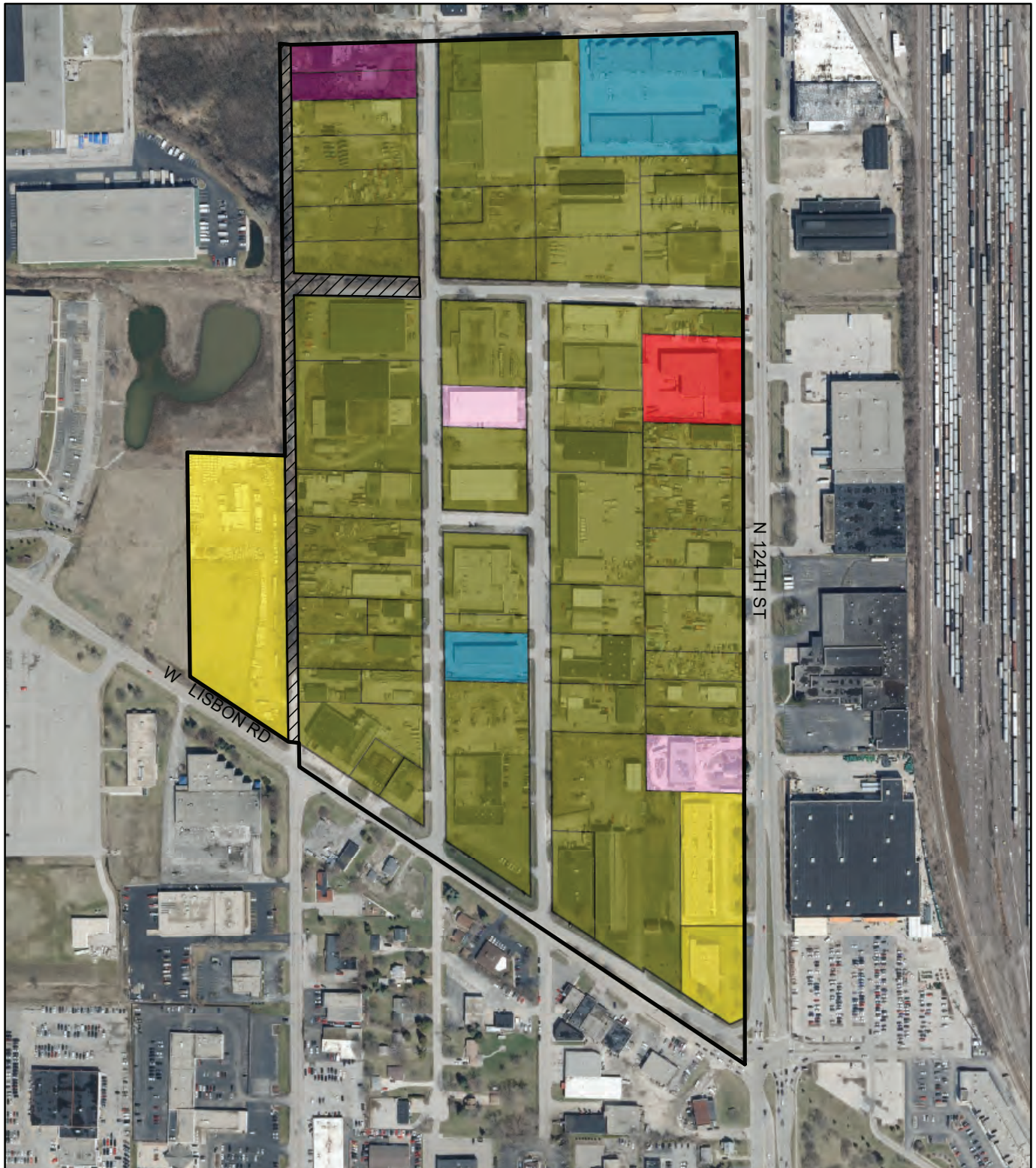




Figure 9

NORTHEAST INDUSTRIAL PARK



Developed/Committed

1970	1990
1975	NONE
1980	2000
1985	2005

NONE	2010
NONE	2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
Available Land (Undeveloped/Uncommitted as of April 2015)	

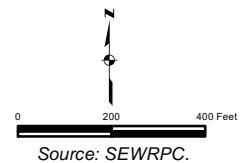
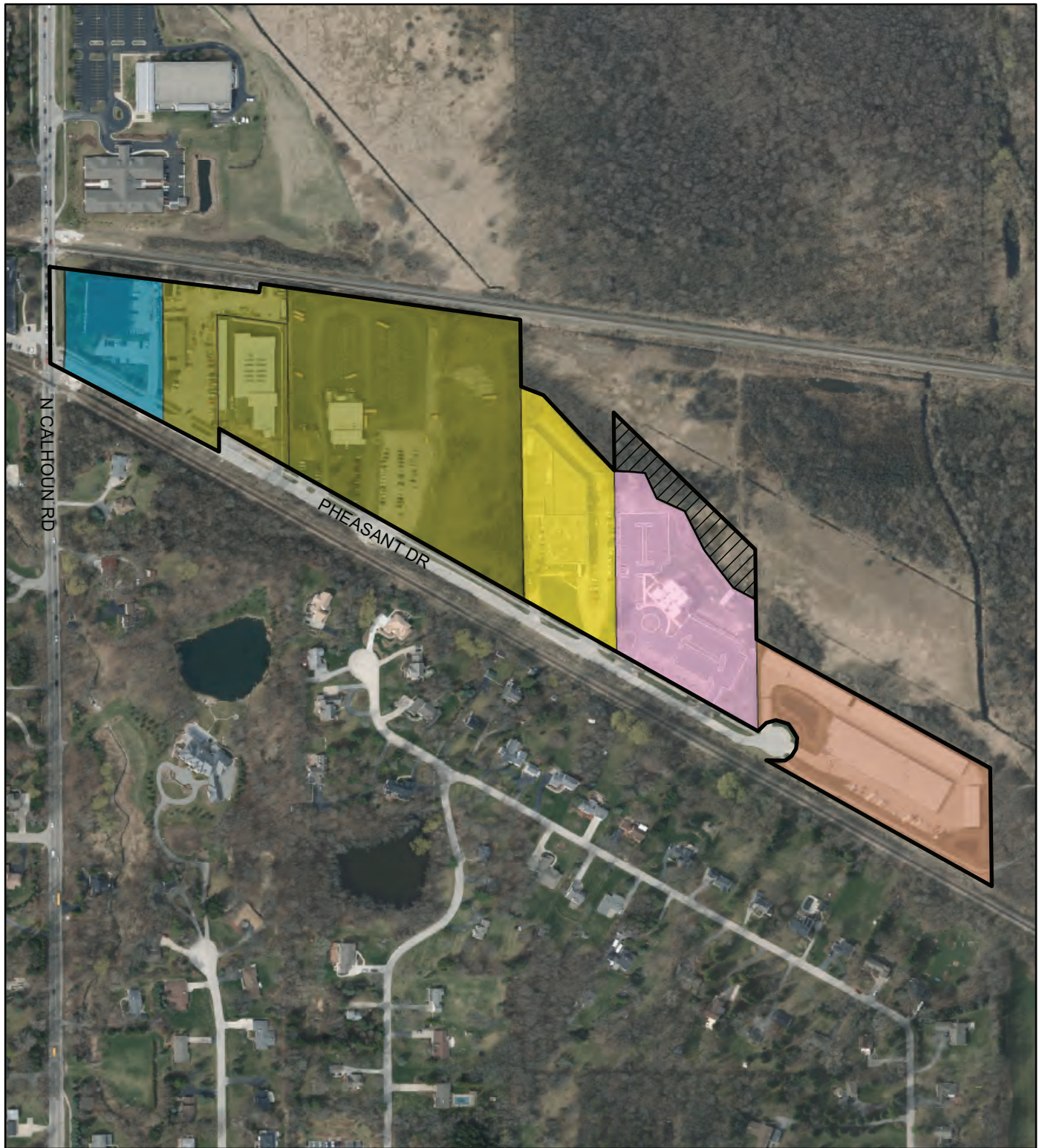




Figure 10

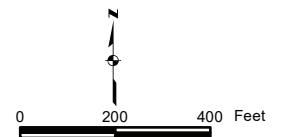
PHEASANT DRIVE INDUSTRIAL PARK



Developed/Committed

1970	1990
1975	NONE
1980	NONE
NONE	1985
	2005

2010
NONE
2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas
Available Land (Undeveloped/Uncommitted as of April 2015)



Source: SEWRPC.



Figure 11  
FOX RIVER BUSINESS CENTER

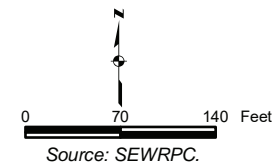
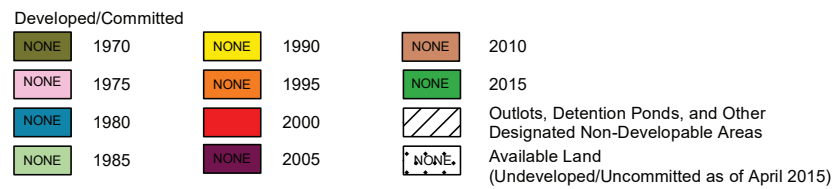
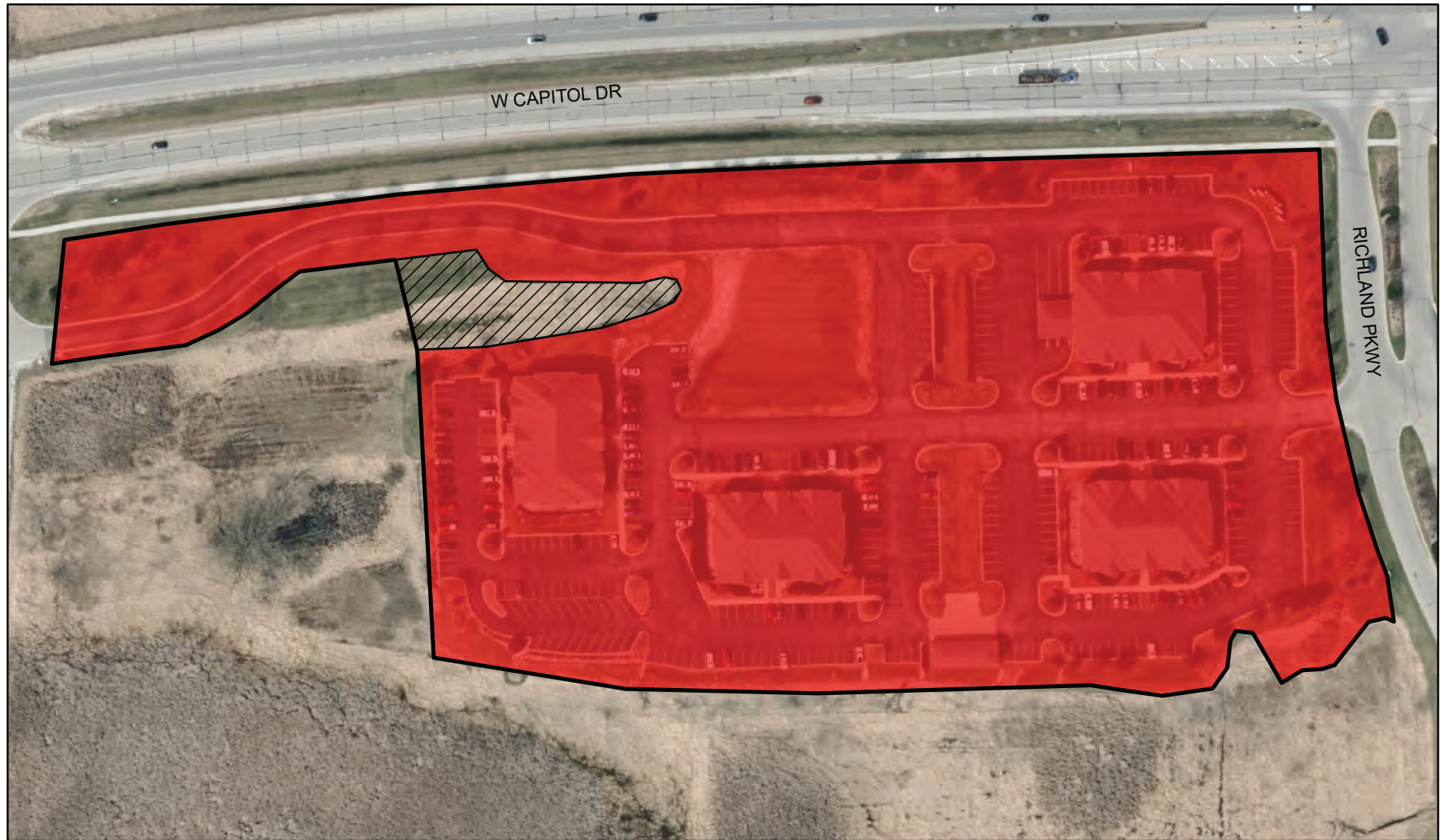
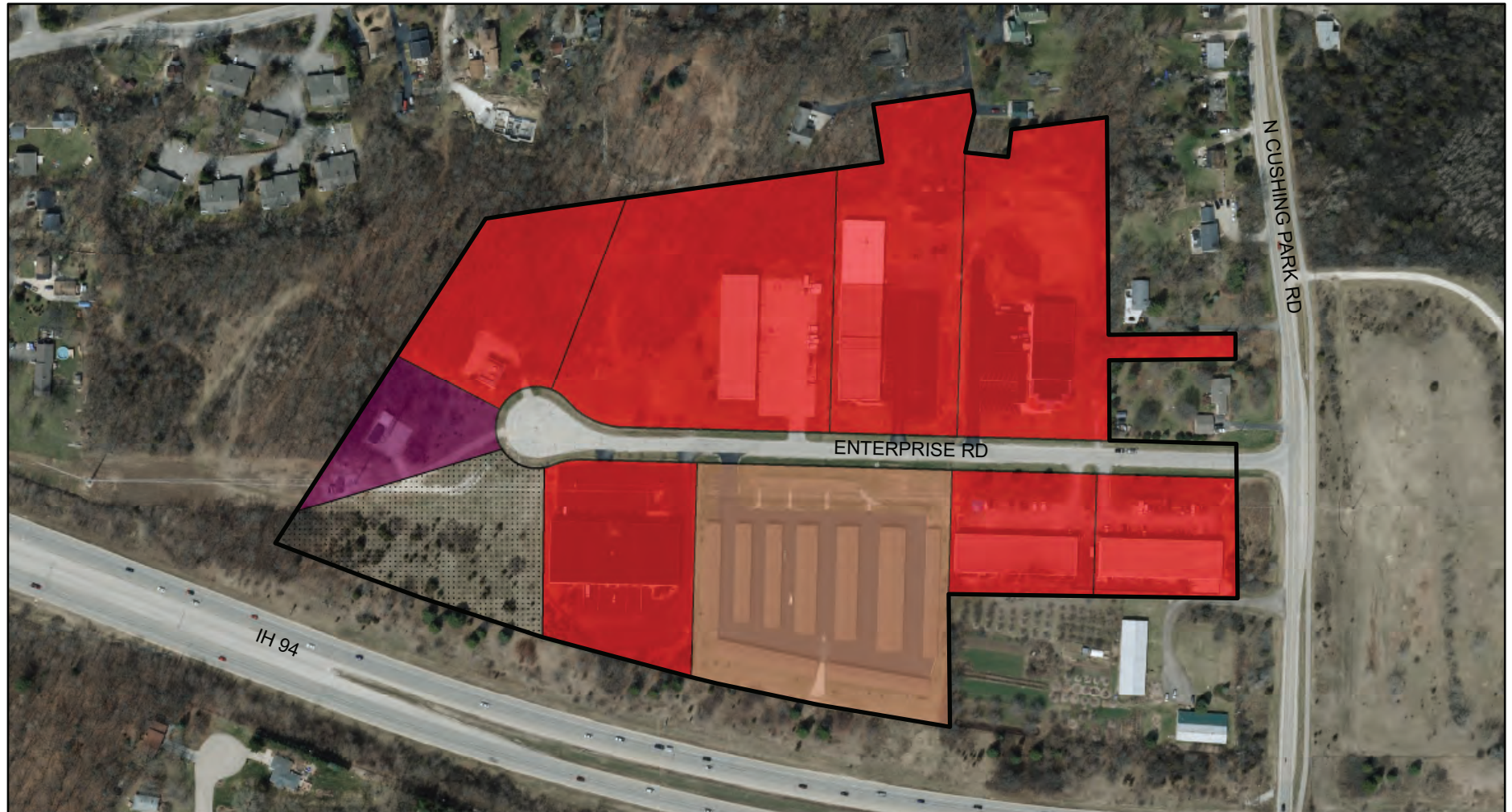




Figure 12  
CUSHING PARK BUSINESS CENTER



Developed/Committed

NONE	1970	NONE	1990		2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980		2000	NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

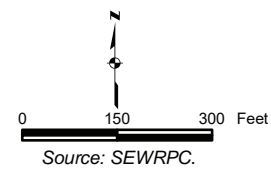




Figure 13  
KETTLE MORaine BUSINESS PARK



Developed/Committed

NONE	1970		1990		2010
NONE	1975		NONE	1995	2015
NONE	1980			2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985			2005	Available Land (Undeveloped/Uncommitted as of April 2015)

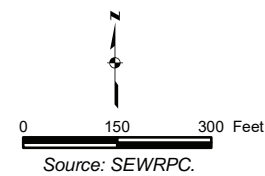
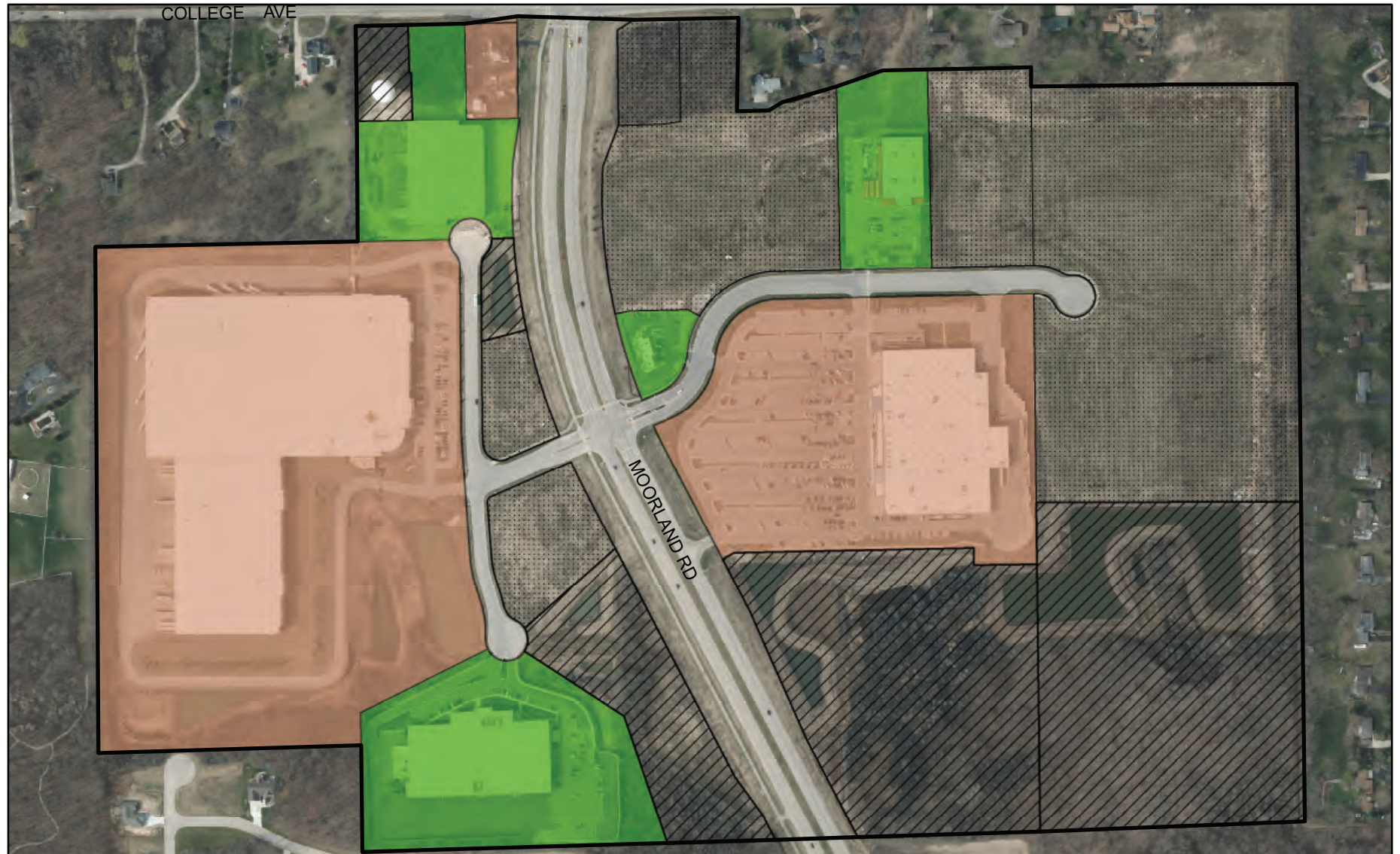




Figure 14

MUSKEGO COMMERCE CENTER - EAST AND WEST



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

	2010
	2015
	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	Available Land (Undeveloped/Uncommitted as of April 2015)

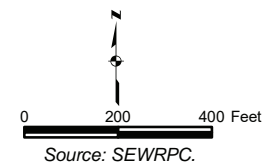
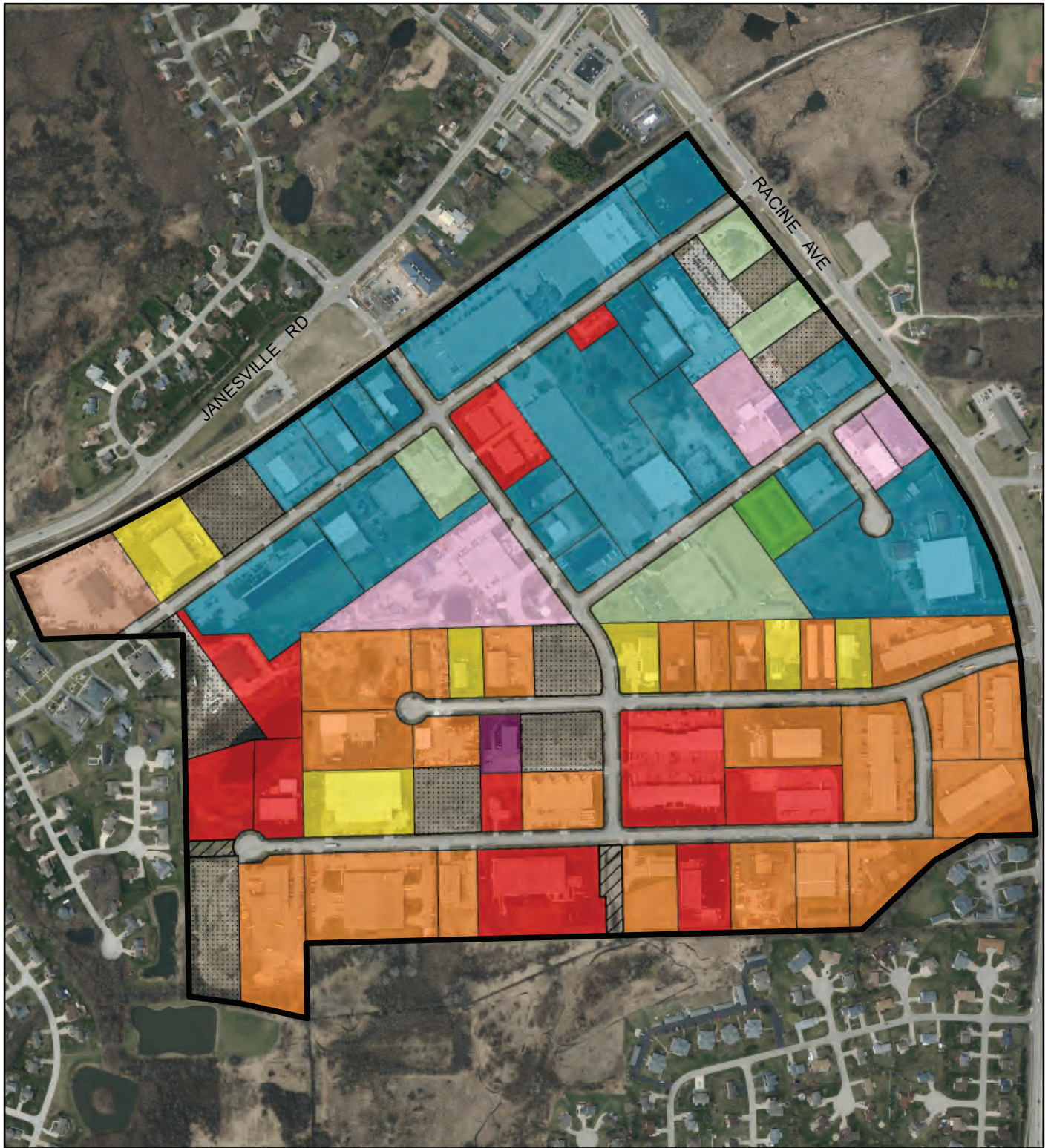




Figure 15  
MUSKEGO INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	2010
1975	1995	2015	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
1980	2000	Available Land (Undeveloped/Uncommitted as of April 2015)	
1985	2005		

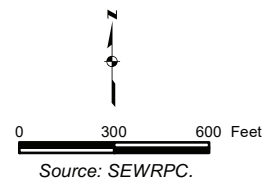
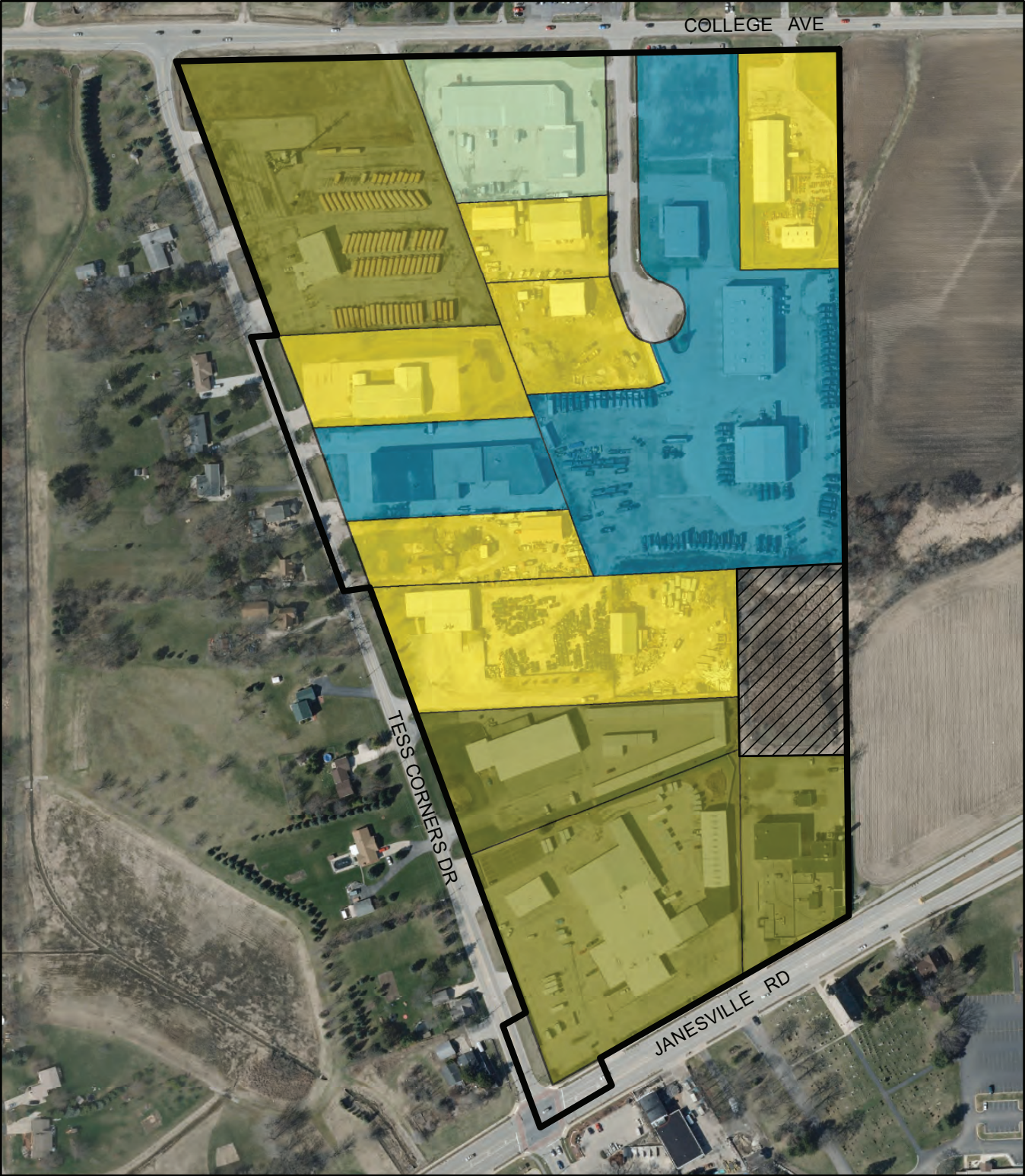
















Figure 16

TESS CORNERS INDUSTRIAL PARK



Developed/Committed			
	1970		1990
	NONE 1975		NONE 1995
	1980		NONE 2000
	1985		2005
			NONE 2010
			NONE 2015
			Outlots, Detention Ponds, and Other Designated Non-Developable Areas
			Available Land (Undeveloped/Uncommitted as of April 2015)

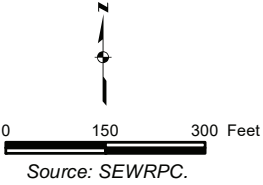
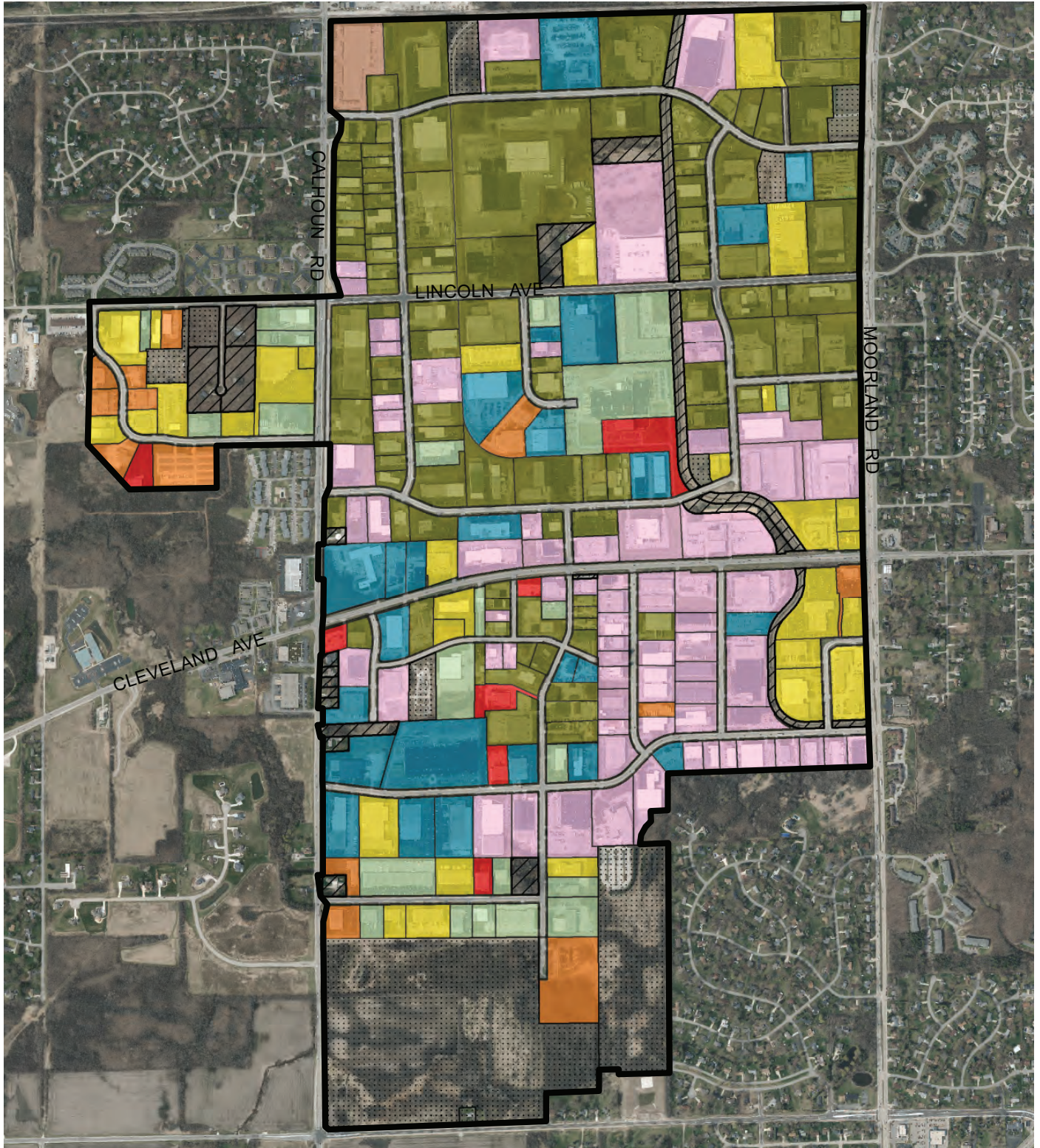
















Figure 17

NEW BERLIN INDUSTRIAL PARK



Developed/Committed

	1970		1990	
	1975		1995	
	1980		2000	
	1985		2005	

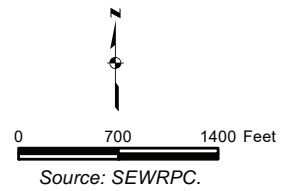
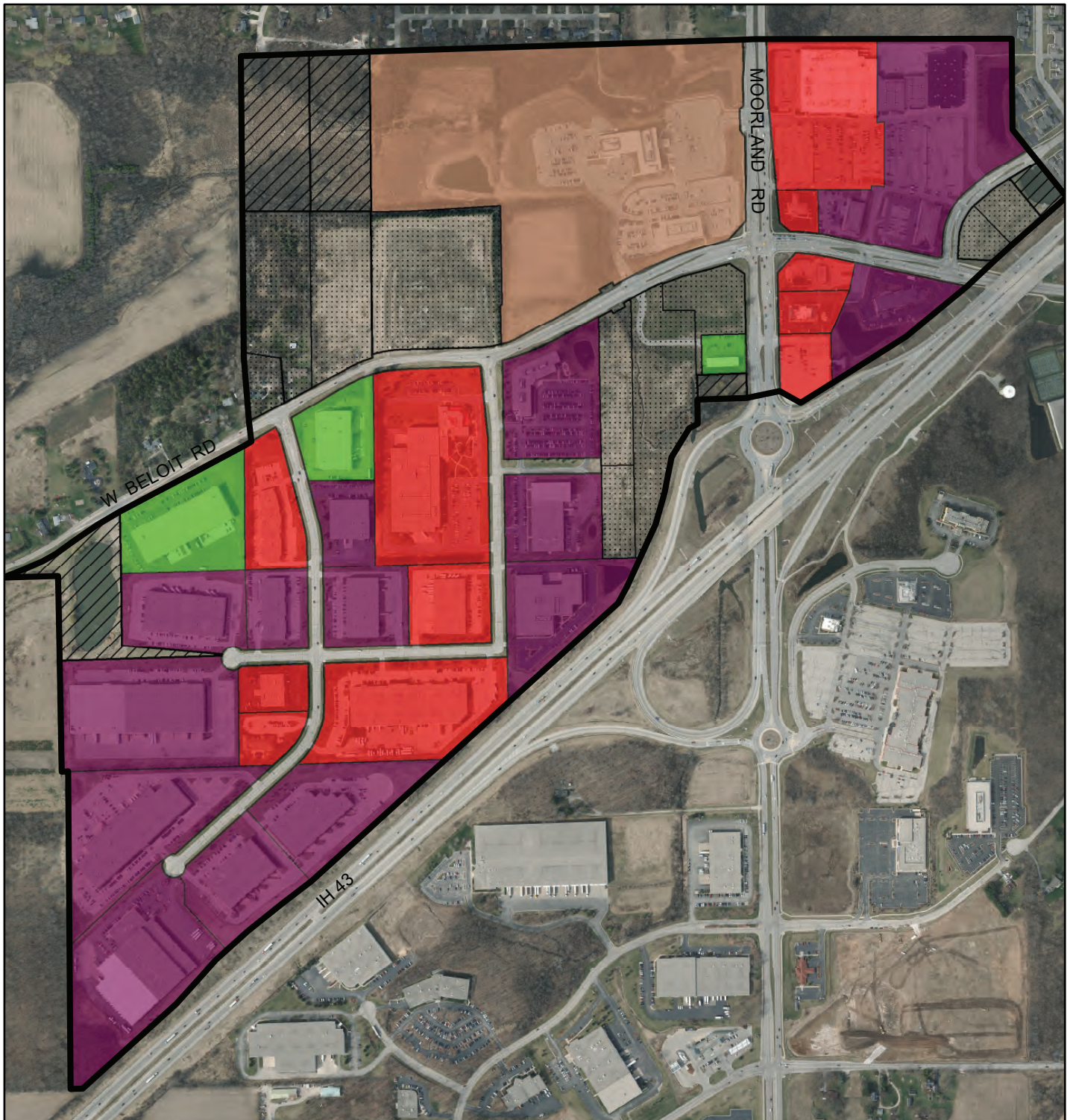




Figure 18

TOWNE CORPORATE BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

	2010
	2015
	Outlets, Detention Ponds, and Other Designated Non-Developable Areas
	Available Land (Undeveloped/Uncommitted as of April 2015)

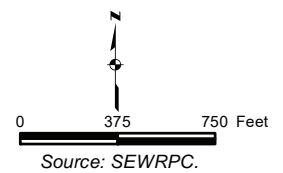
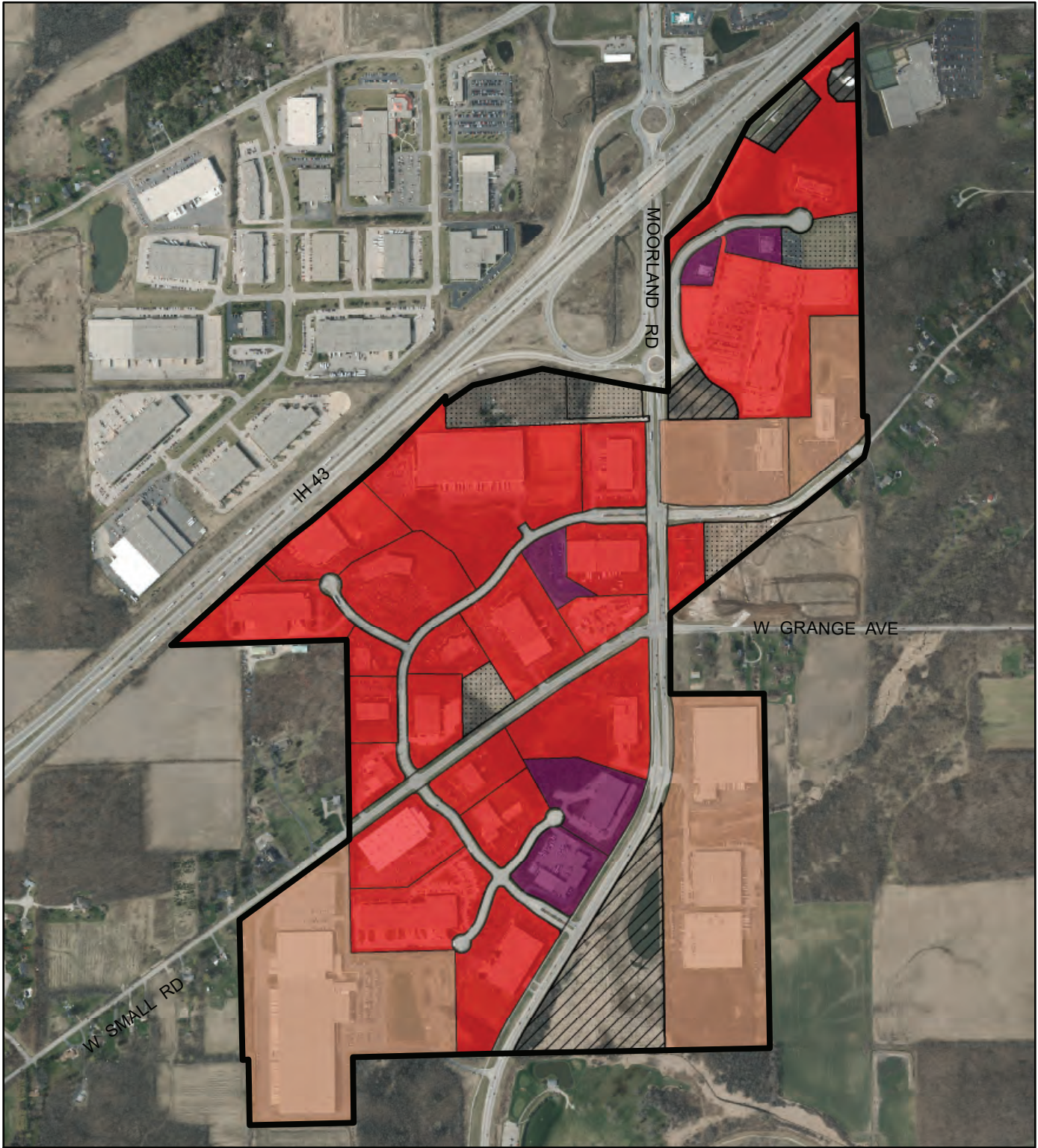




Figure 19  
**WESTRIDGE BUSINESS PARK**



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	2000	2005
NONE	1985		

2010	2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	Available Land (Undeveloped/Uncommitted as of April 2015)

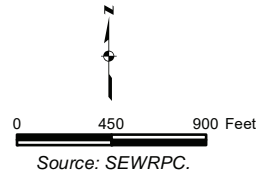
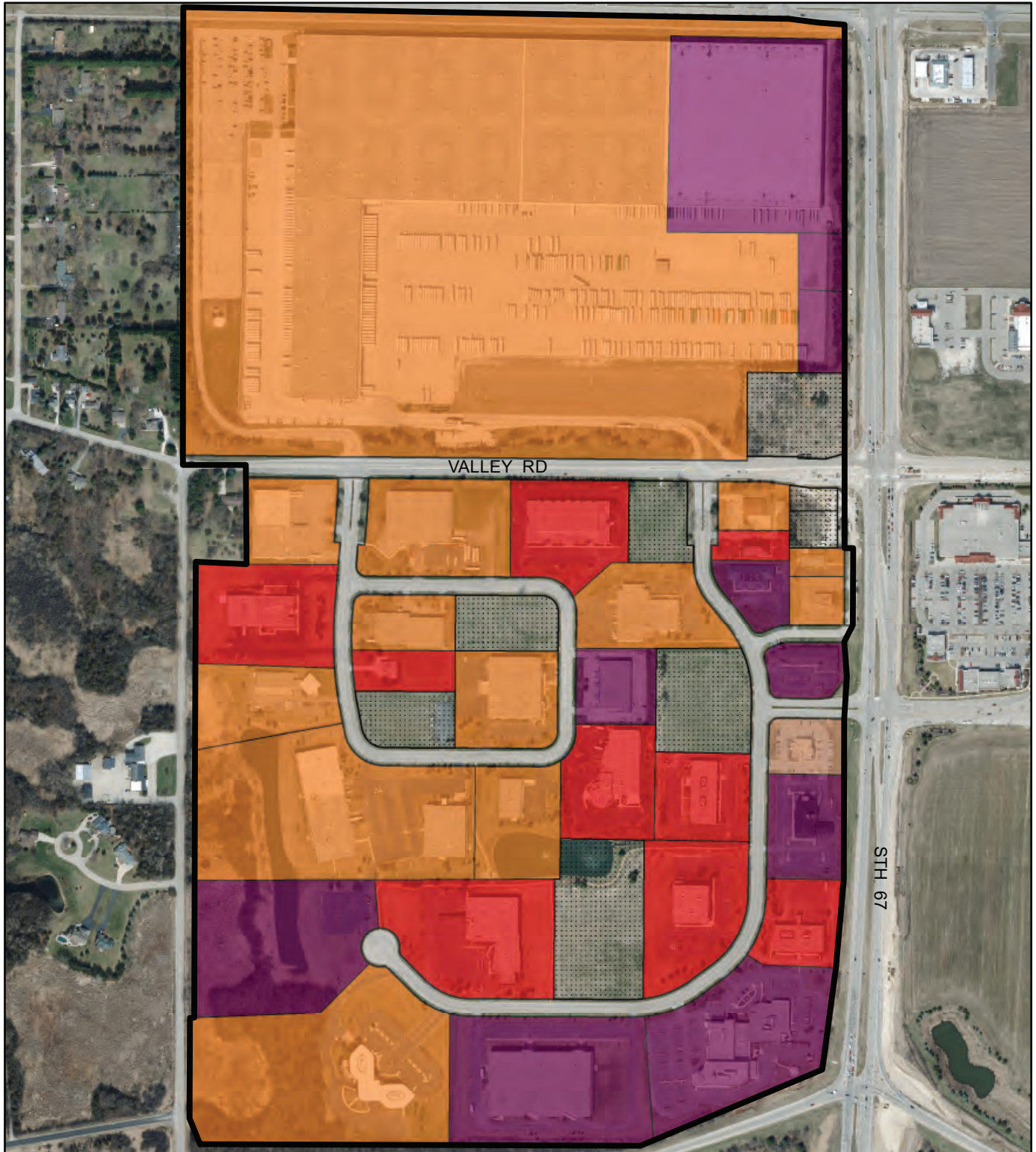




Figure 20

OCONOMOWOC CORPORATE CENTER



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

NONE	2010
NONE	2015
NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

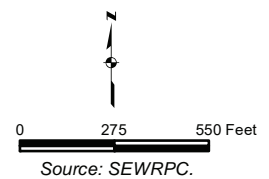




Figure 21  
PABST FARMS BUSINESS PARK

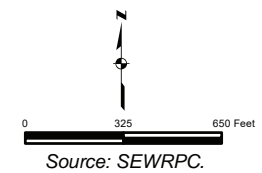
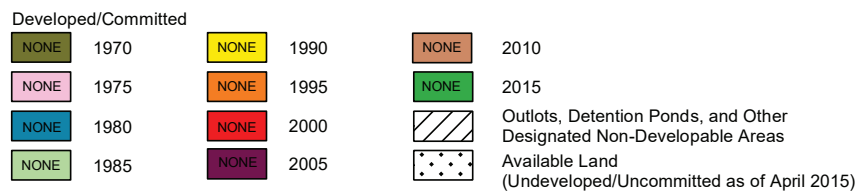
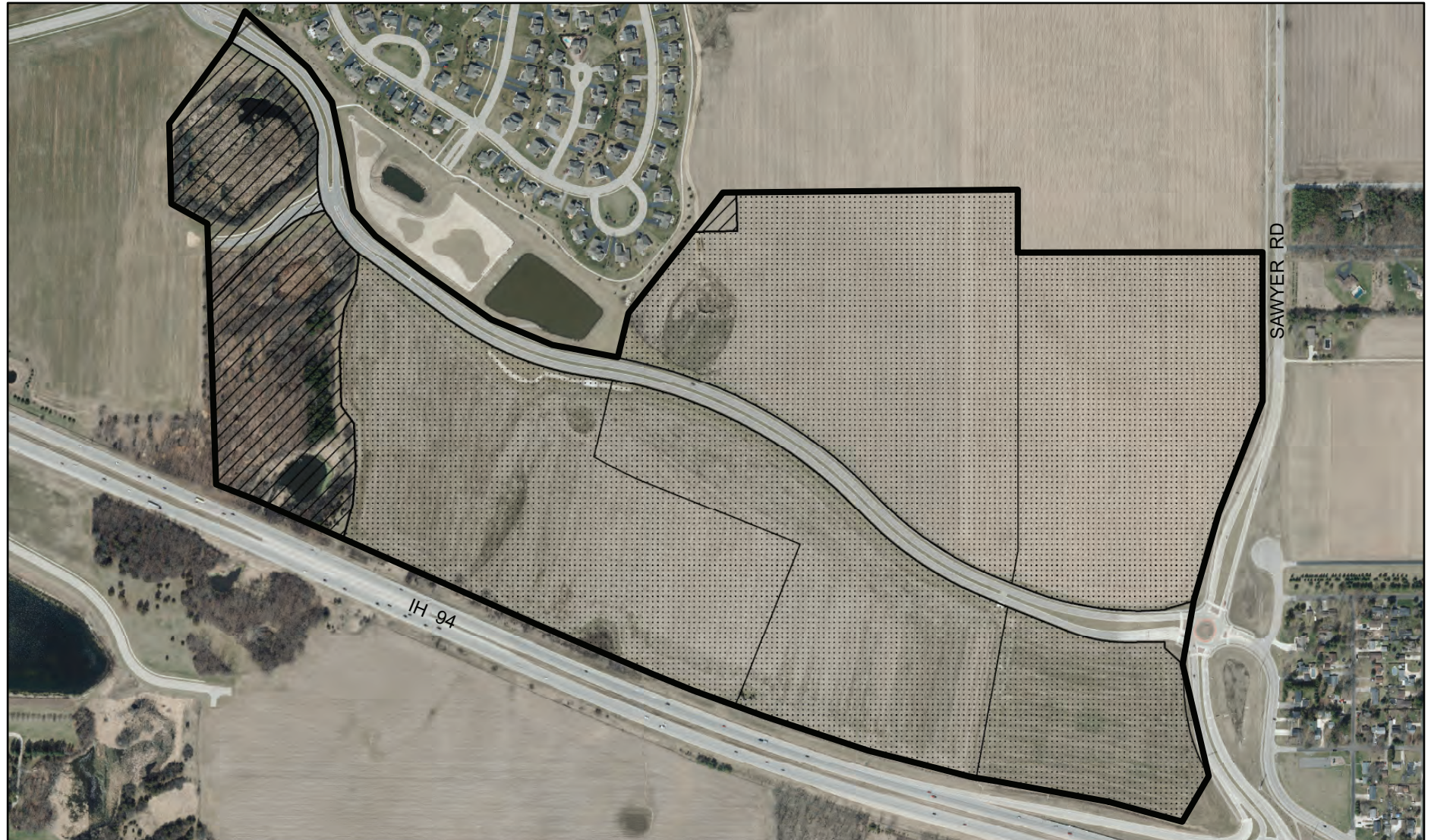




Figure 22

PABST FARMS BUSINESS PARK - NORTH



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

2010

2015

Outlots, Detention Ponds, and Other Designated Non-Developable Areas

Available Land (Undeveloped/Uncommitted as of April 2015)

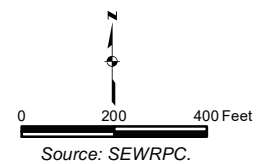
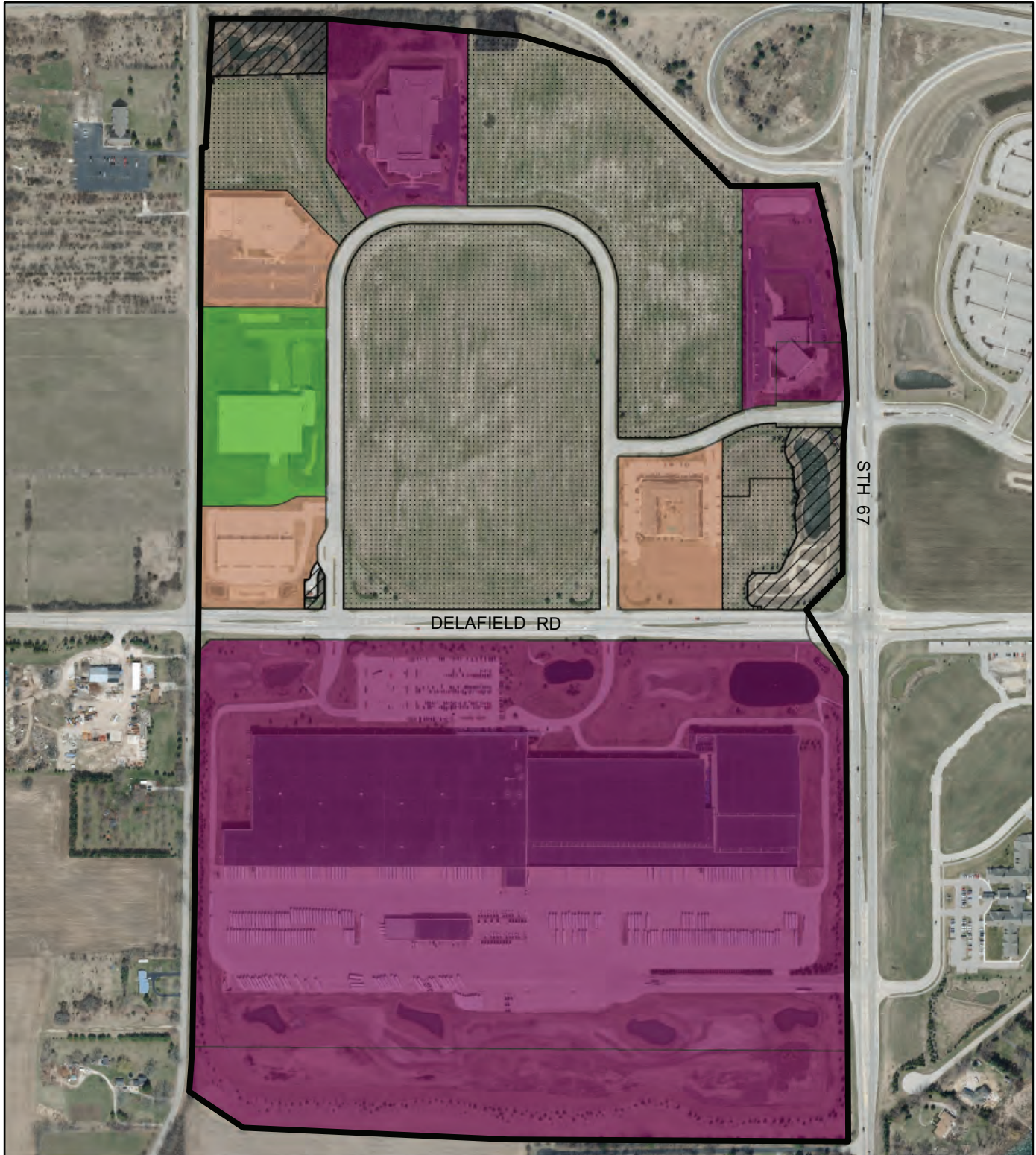




Figure 23

PABST FARMS COMMERCE CENTRE



Developed/Committed

NONE	1970	NONE	1990		2010
NONE	1975	NONE	1995		2015
NONE	1980	NONE	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005		Available Land (Undeveloped/Uncommitted as of April 2015)

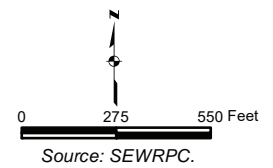
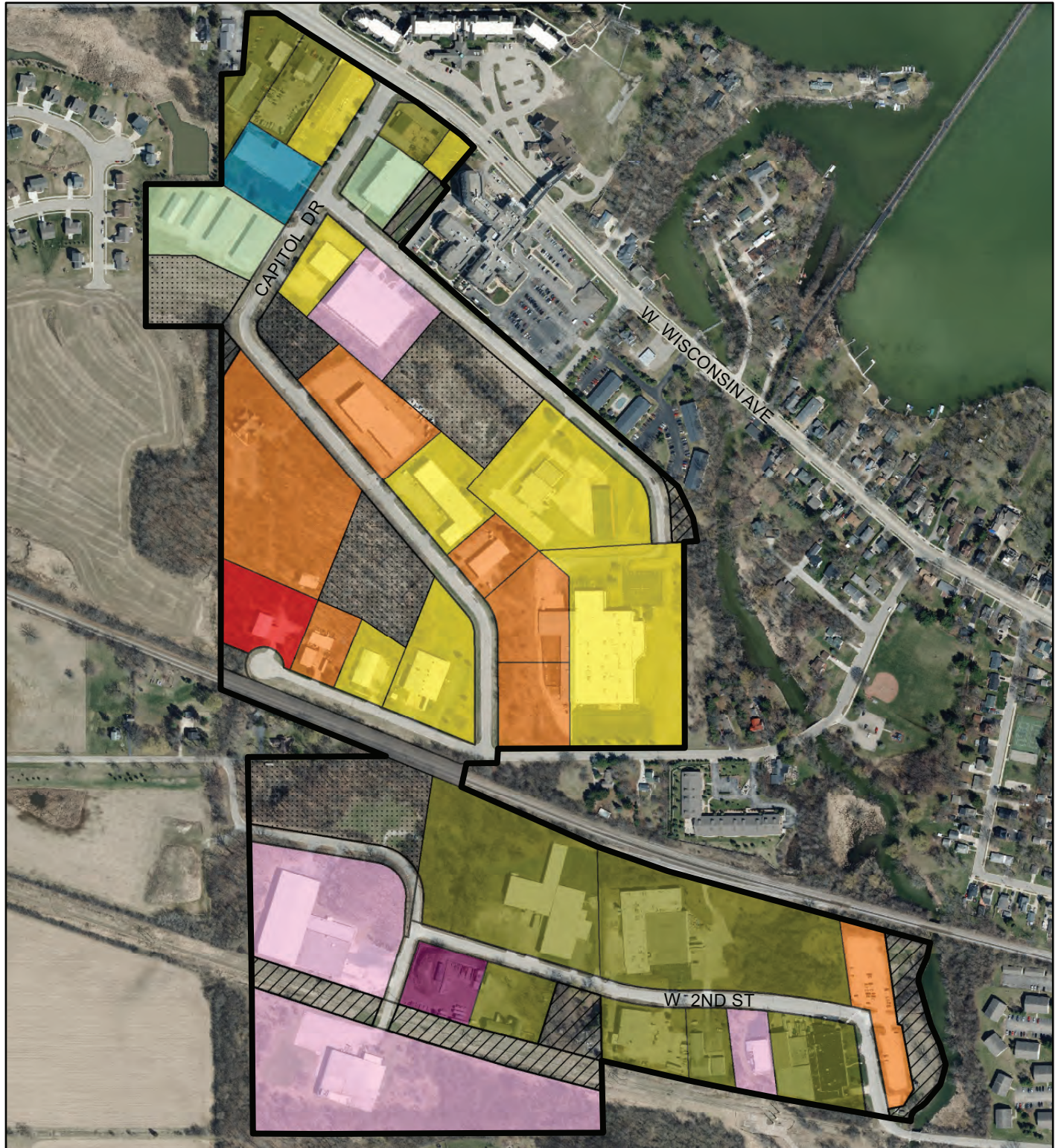
















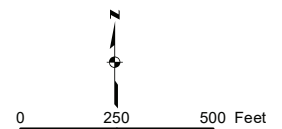
Figure 24

RIVER BEND INDUSTRIAL PARK



Developed/Committed

	1970		1990		NONE	2010
	1975		1995		NONE	2015
	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)	

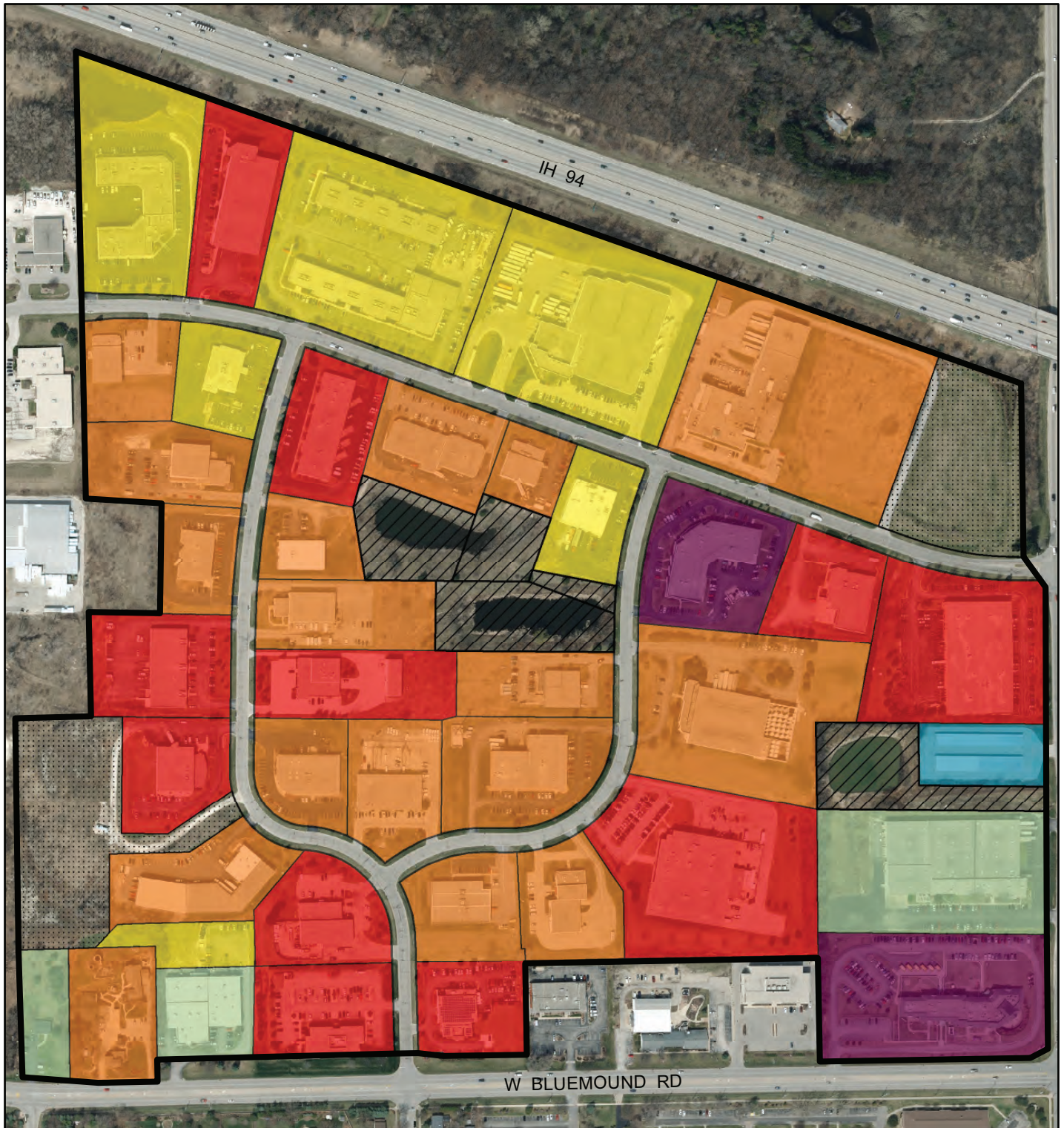


Source: SEWRPC.



Figure 25

BLUEMOUND EAST INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	NONE	2010
NONE	1975	1995	NONE	2015
1980	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
1985	2005		Available Land (Undeveloped/Uncommitted as of April 2015)	

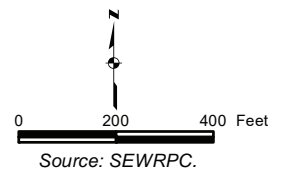
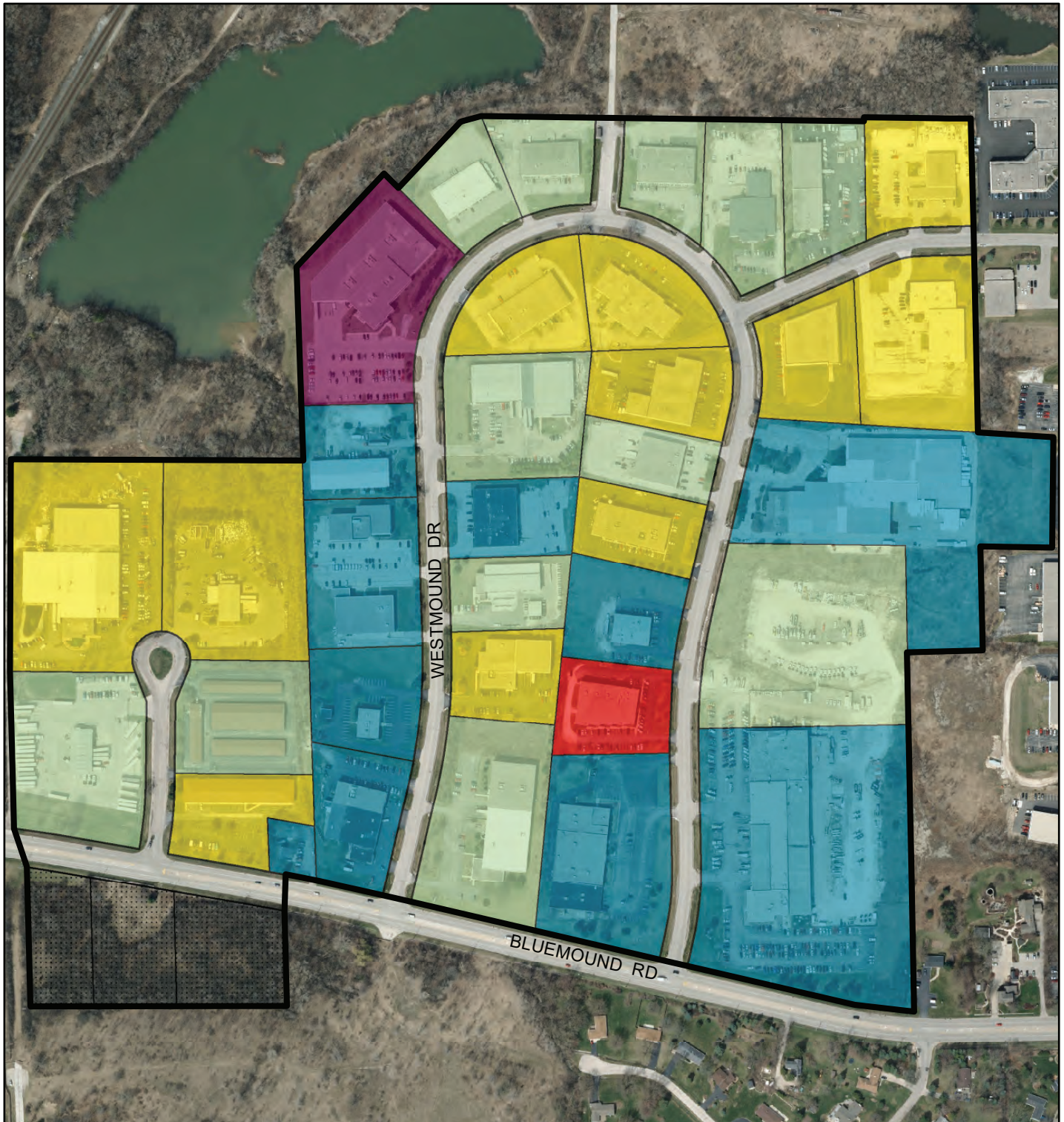




Figure 26

BLUEMOUND INDUSTRIAL PARK



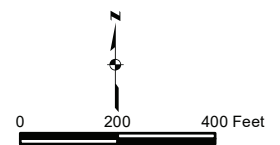
Developed/Committed

NONE 1970  
NONE 1975  
1980  
1985

1990  
NONE 1995  
2000  
2005

NONE 2010  
NONE 2015  
NONE  
NONE

Outlots, Detention Ponds, and Other  
Designated Non-Developable Areas  
Available Land  
(Undeveloped/Uncommitted as of April 2015)

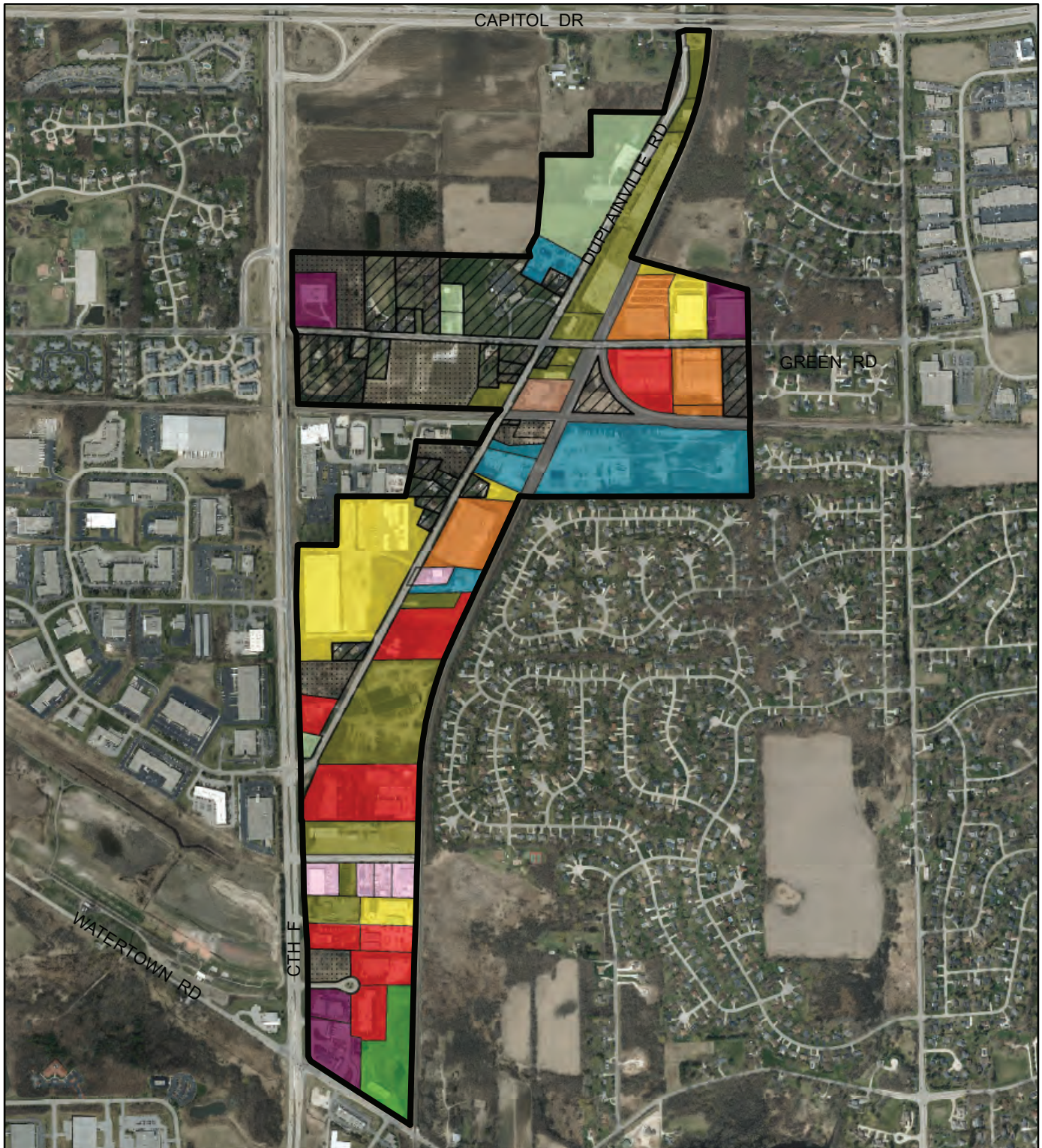


Source: SEWRPC.



Figure 27

CTH F / DUPLAINVILLE ROAD CORRIDOR



Developed/Committed

1970	1990
1975	1995
1980	2000
1985	2005

2010
2015

Outlots, Detention Ponds, and Other  
Designated Non-Developable Areas

Available Land

(Undeveloped/Uncommitted as of April 2015)

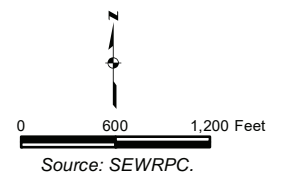




Figure 28  
HARKIN/SCOT INDUSTRIES



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	2015	
	1980	NONE	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
	1985	NONE	2005	Available Land (Undeveloped/Uncommitted as of April 2015)	

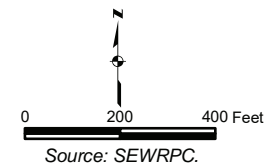




Figure 29

INTERSTATE PARTNERS / BAYERLEIN DEVELOPMENT



Developed/Committed

NONE 1970	NONE 1990	NONE 2010
NONE 1975	NONE 1995	2015
NONE 1980	NONE 2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE 1985	NONE 2005	Available Land (Undeveloped/Uncommitted as of April 2015)

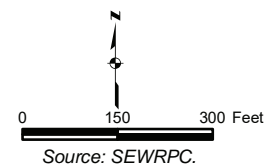




Figure 30  
JERICHO INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	2010
1975	1995	2015	
1980	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
1985	2005	Available Land (Undeveloped/Uncommitted as of April 2015)	

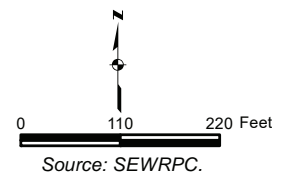
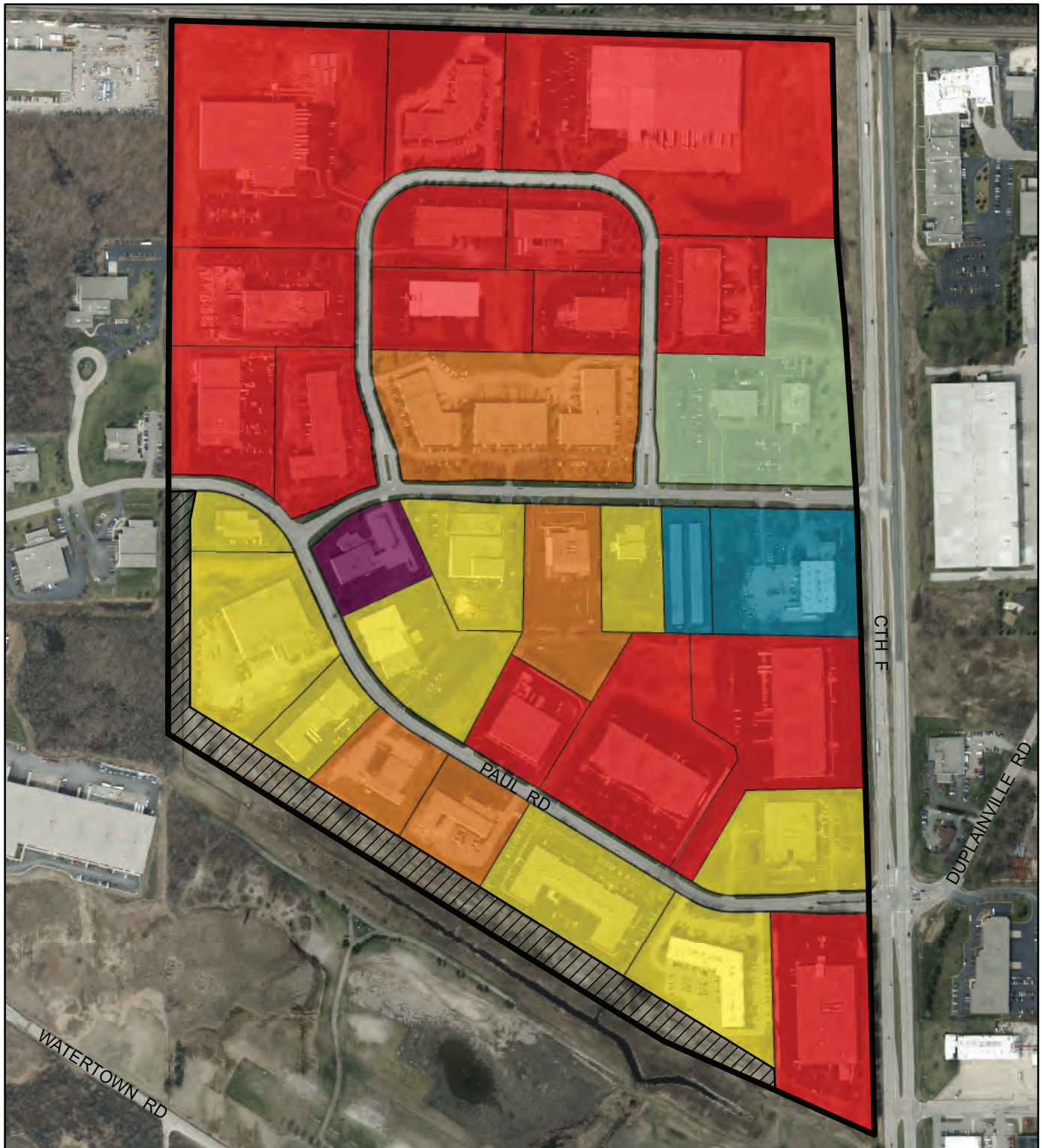




Figure 31

PEWAUKEE BUSINESS CENTER



Developed/Committed

NONE	1970		1990	NONE	2010
NONE	1975		1995	NONE	2015
	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

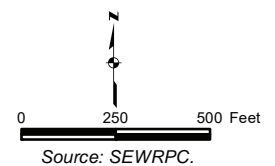
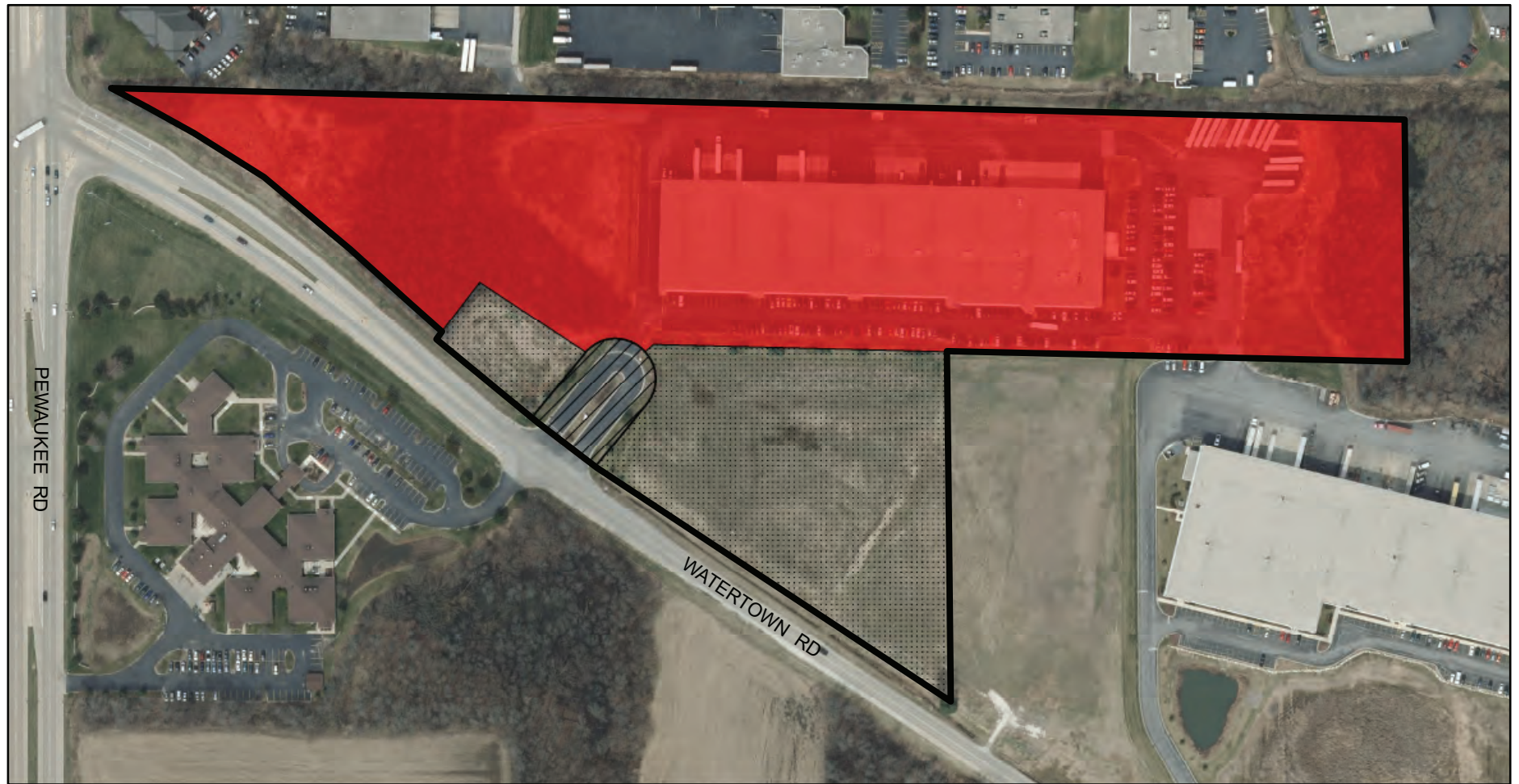




Figure 32  
PEWAUKEE CORPORATE PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
NONE	1985	2005		Available Land (Undeveloped/Uncommitted as of April 2015)	

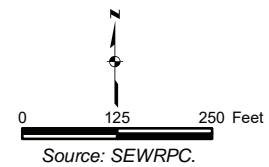
















Figure 33

PEWAUKEE CROSSROADS CENTER / WESTWOOD COMMERCE CENTER



Developed/Committed

 NONE	1970		1990		2010
 NONE	1975		1995	 NONE	2015
 NONE	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	1985		2005	 NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

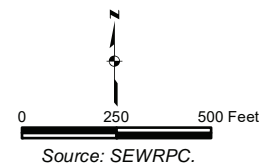




Figure 34  
PEWAUKEE WOODS COMMERCE CENTER

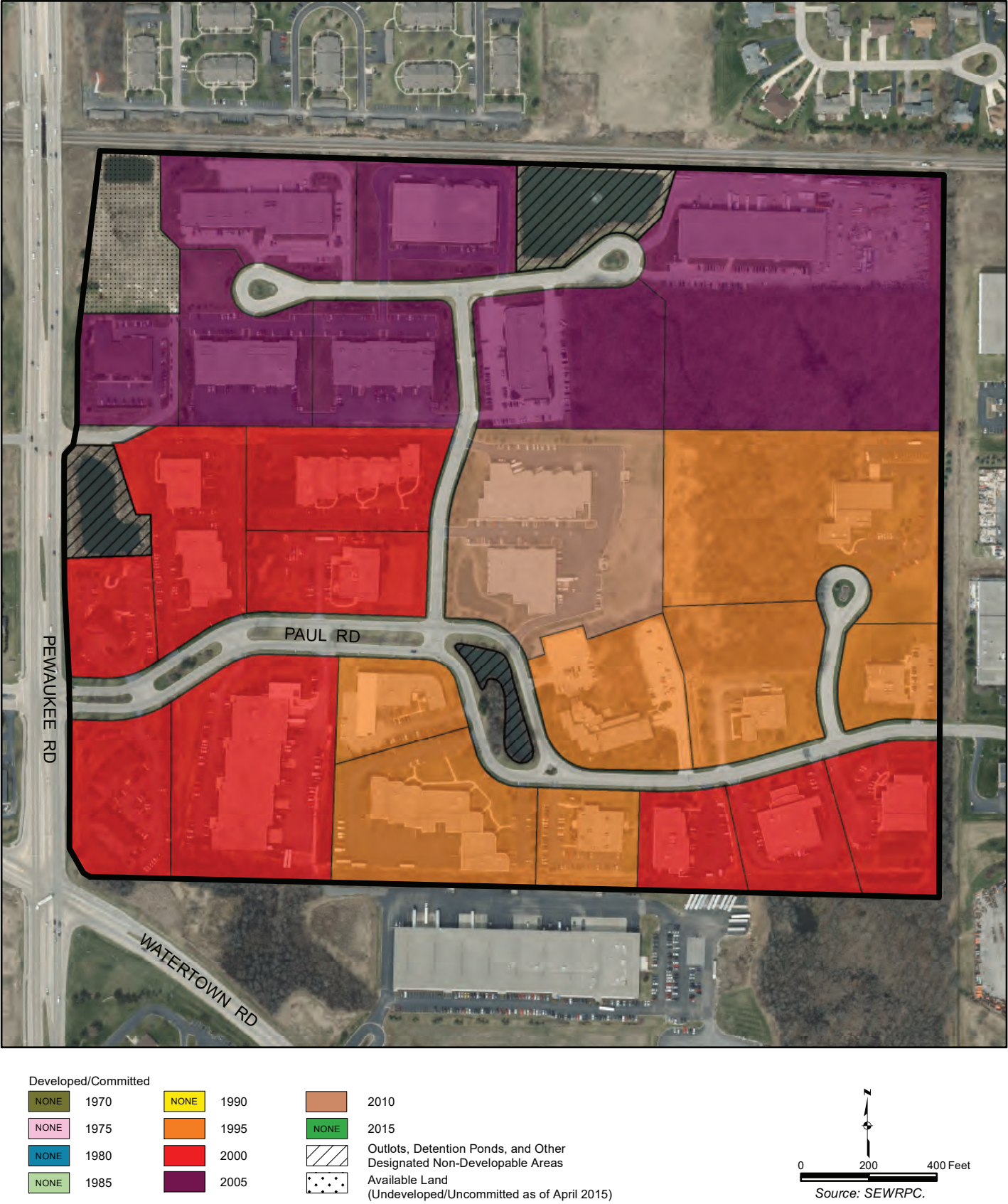
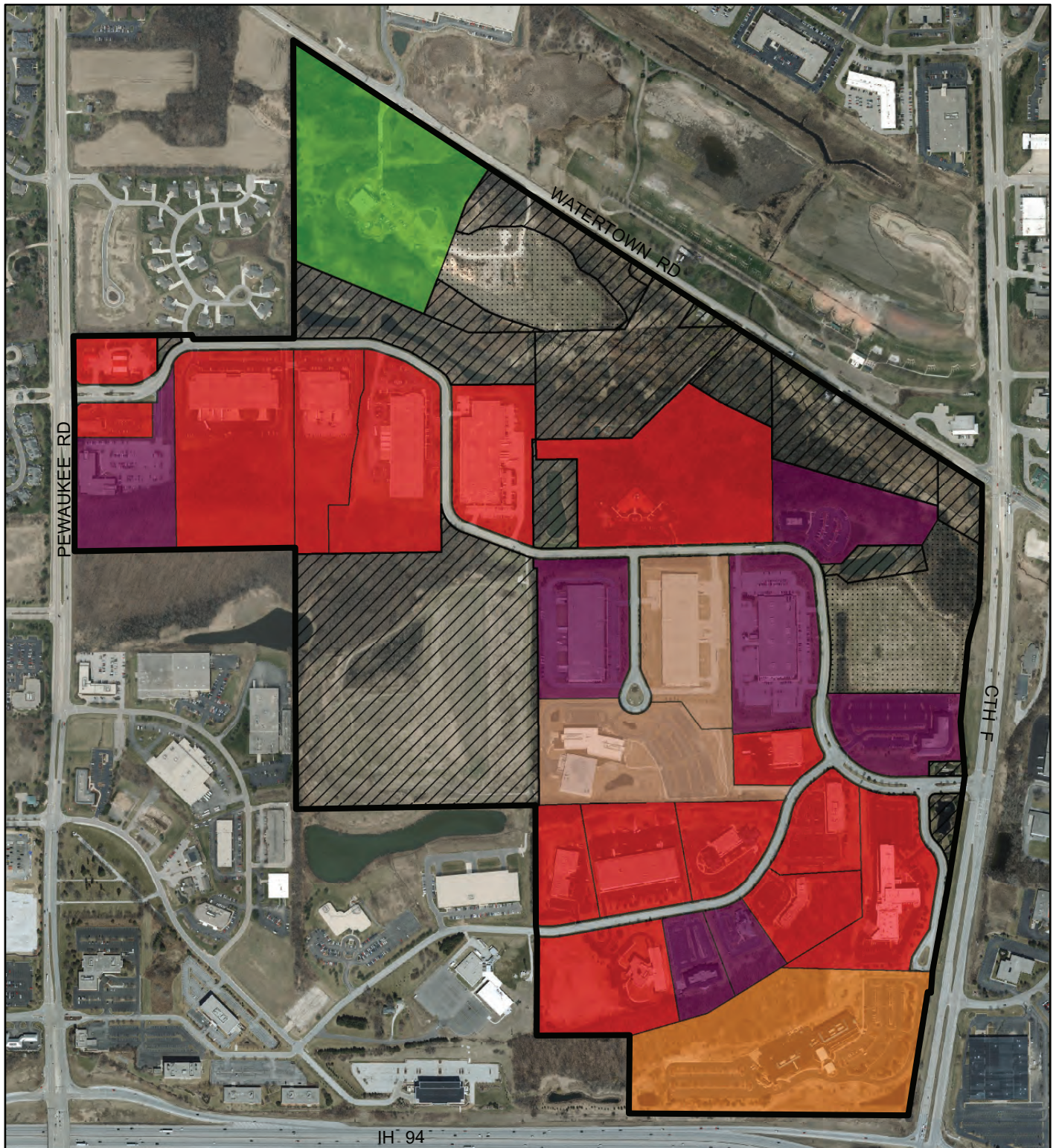








Figure 36  
**RIDGEVIEW CORPORATE PARK**



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	ORANGE	1995
NONE	1980	RED	2000
NONE	1985	PURPLE	2005

BROWN	2010
GREEN	2015
DIAGONAL HATCH	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
DOTS	Available Land (Undeveloped/Uncommitted as of April 2015)

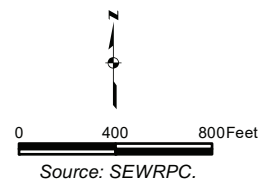




Figure 37  
**RIVERWOOD CORPORATE CENTER**

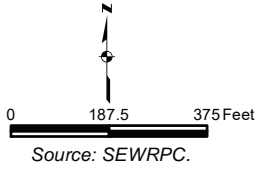
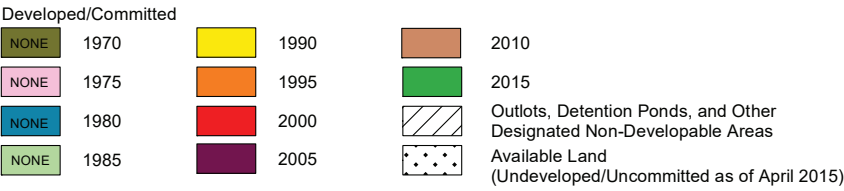
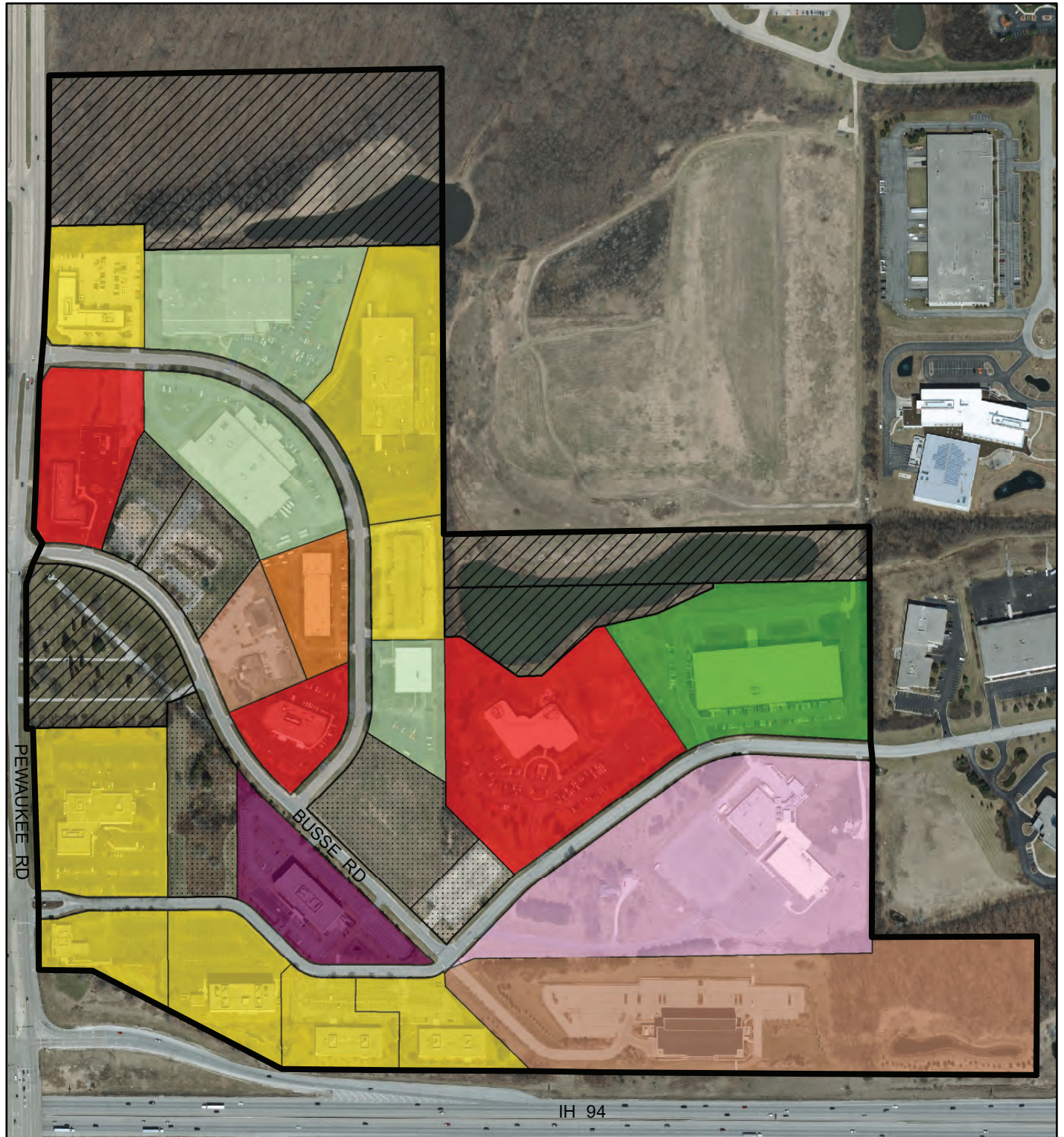




Figure 38

STONE RIDGE BUSINESS AND INDUSTRIAL PARK



Developed/Committed

NONE 1970  
 NONE 1975  
 NONE 1980  
 1985

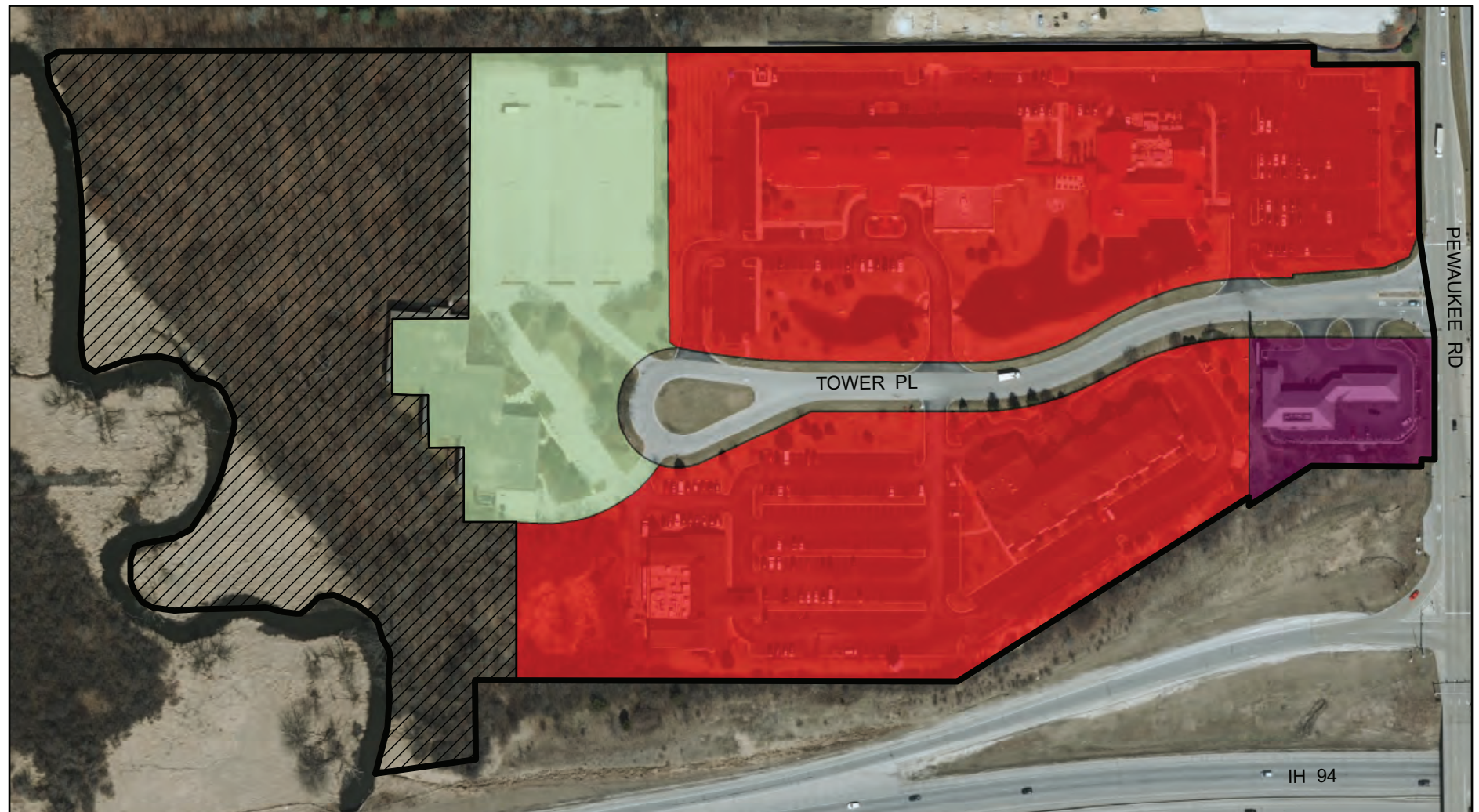
1990  
 1995  
 2000  
 2005

2010  
 2015  
 Outlots, Detention Ponds, and Other  
 Designated Non-Developable Areas  
 Available Land  
 (Undeveloped/Uncommitted as of April 2015)

0 225 450 Feet  
 Source: SEWRPC.



Figure 39  
TOWER PLACE



Developed/Committed

NONE 1970	NONE 1990	NONE 2010
NONE 1975	NONE 1995	NONE 2015
NONE 1980	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
1985	2005	Available Land (Undeveloped/Uncommitted as of April 2015)

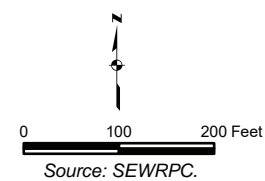




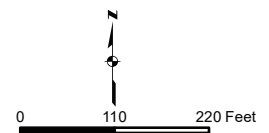
Figure 40

WOODSVIEW COMMERCE CENTER



Developed/Committed

NONE 1970	NONE 1990	2010
NONE 1975	NONE 1995	NONE 2015
NONE 1980	NONE 2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE 1985	NONE 2005	Available Land (Undeveloped/Uncommitted as of April 2015)



Source: SEWRPC.



Figure 41  
HILLCREST BUSINESS CENTER

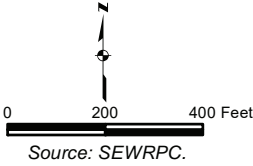
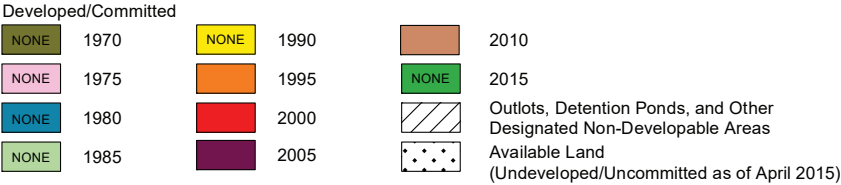
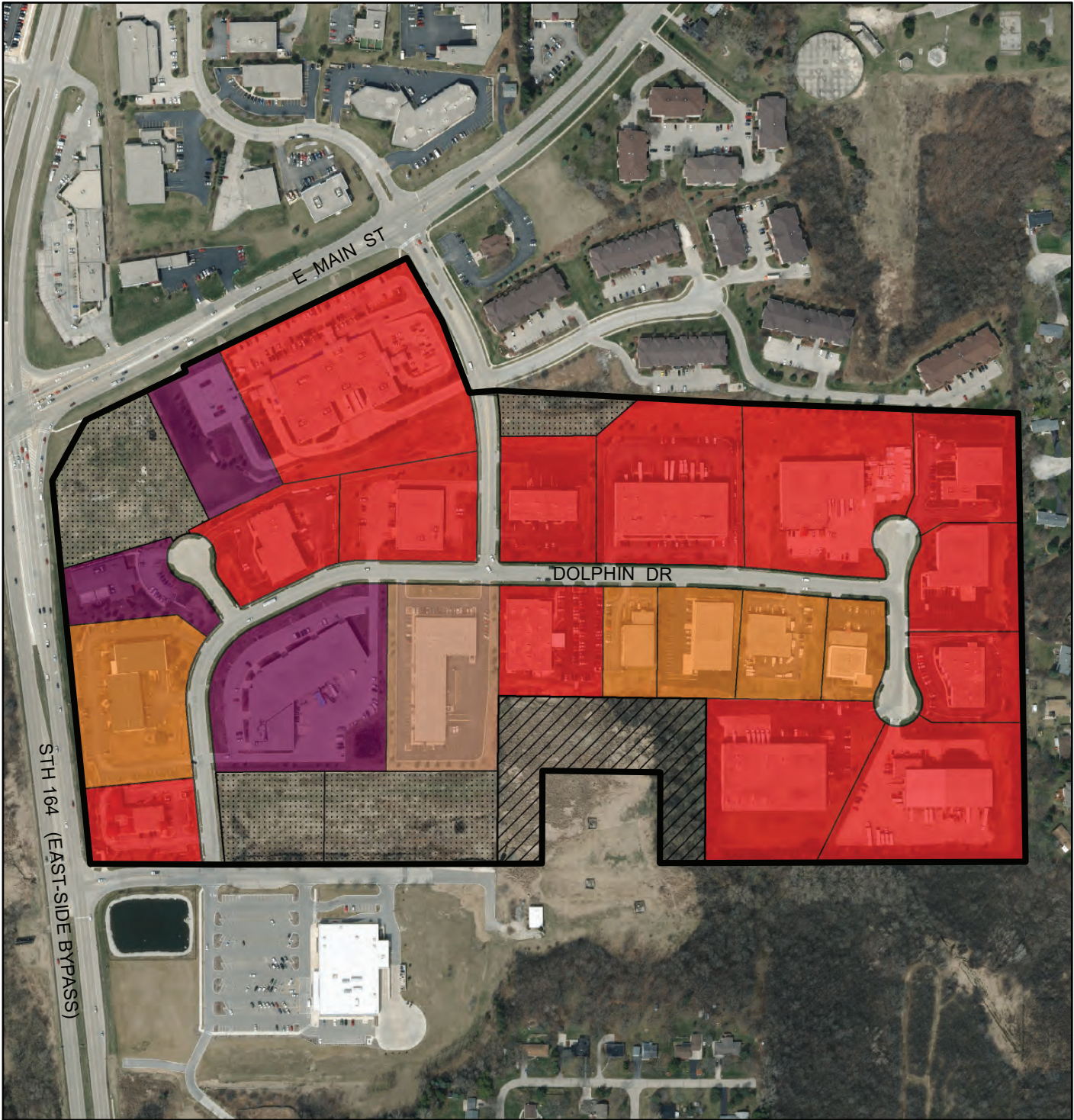




Figure 42  
LINCOLN AVENUE INDUSTRIAL AREA

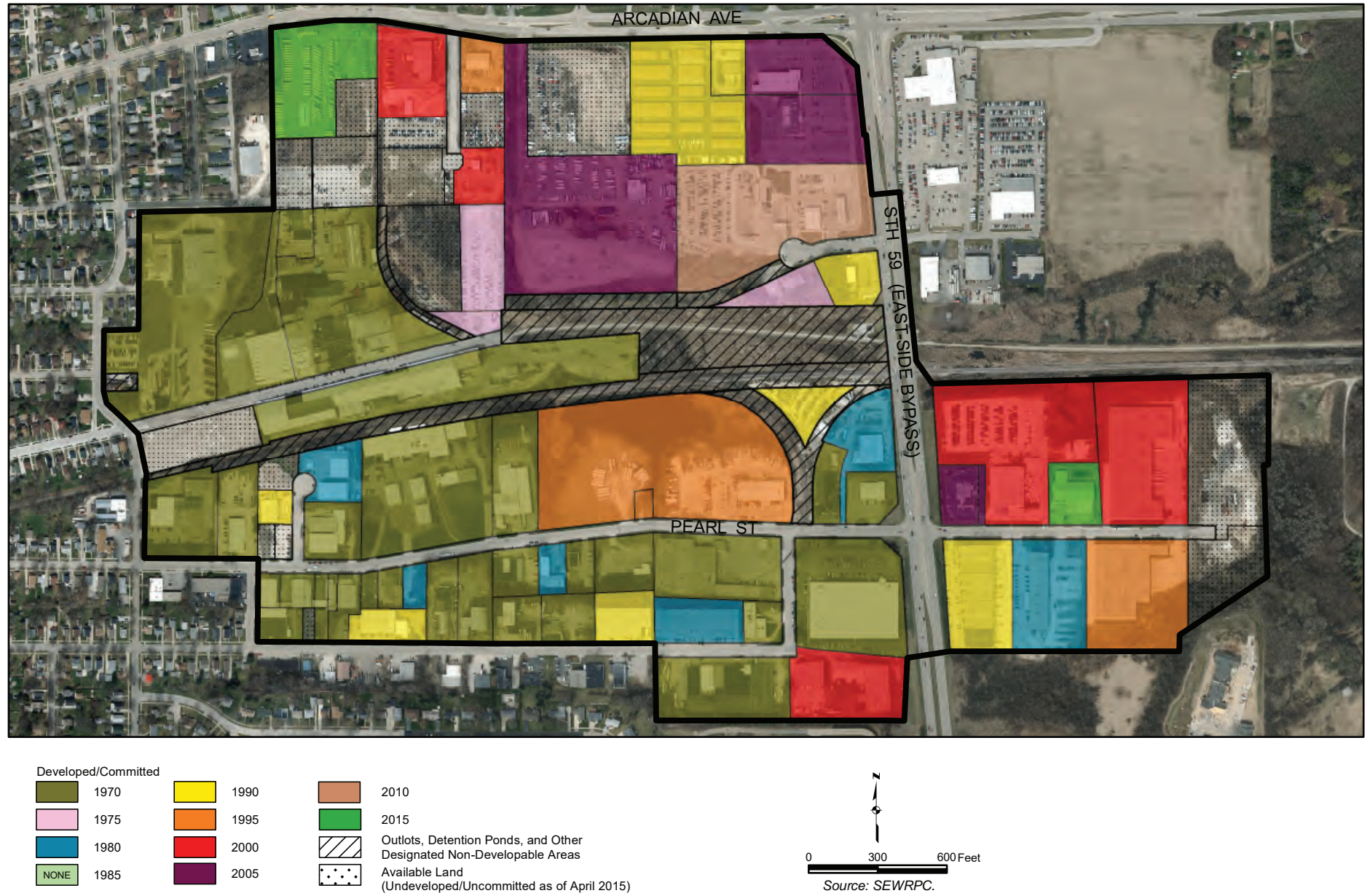


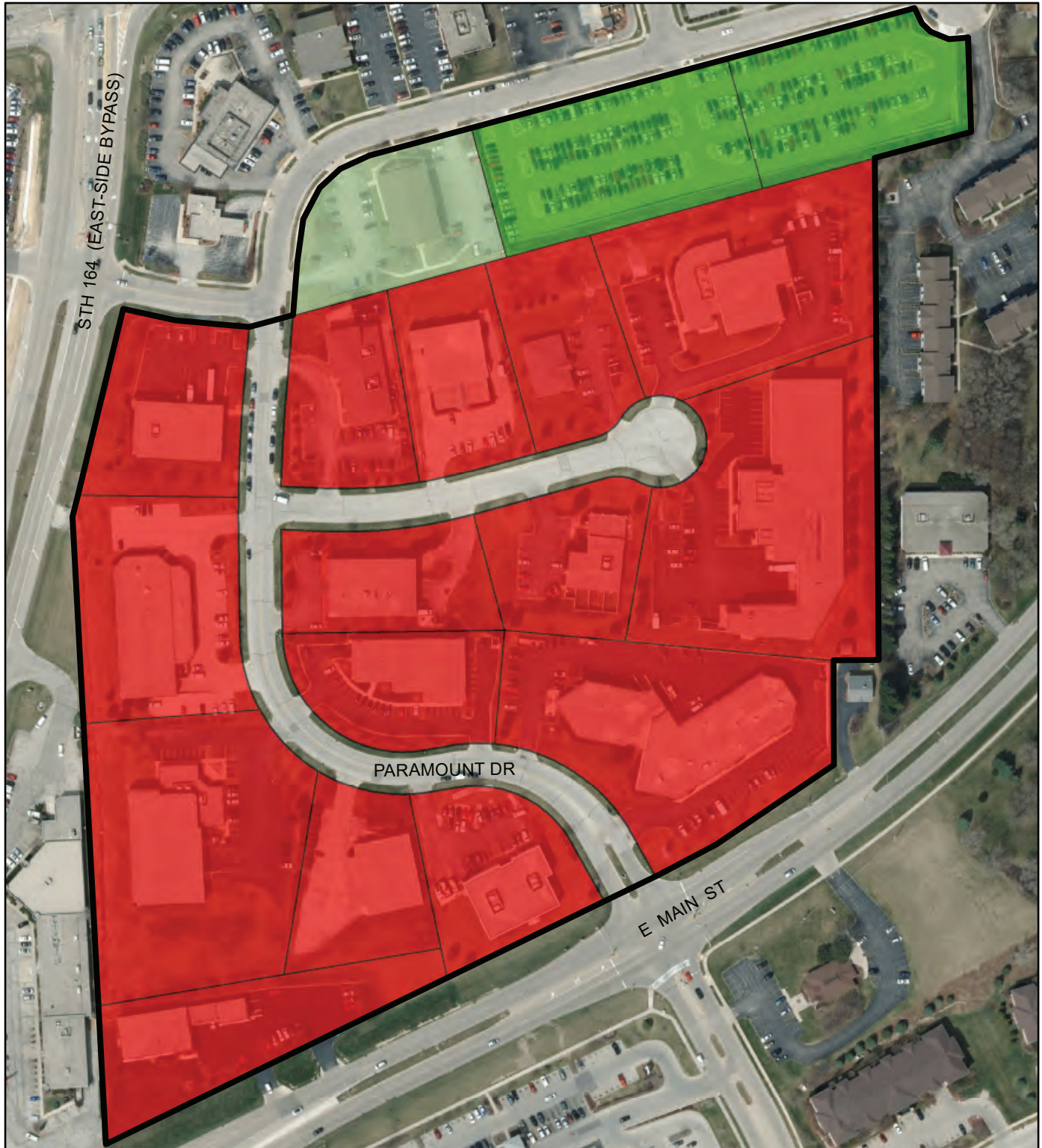






Figure 44

PRIEDEMAN BUSINESS CENTER



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

NONE 2010

NONE 2015

NONE Outlots, Detention Ponds, and Other Designated Non-Developable Areas

NONE Available Land (Undeveloped/Uncommitted as of April 2015)

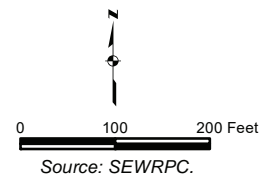
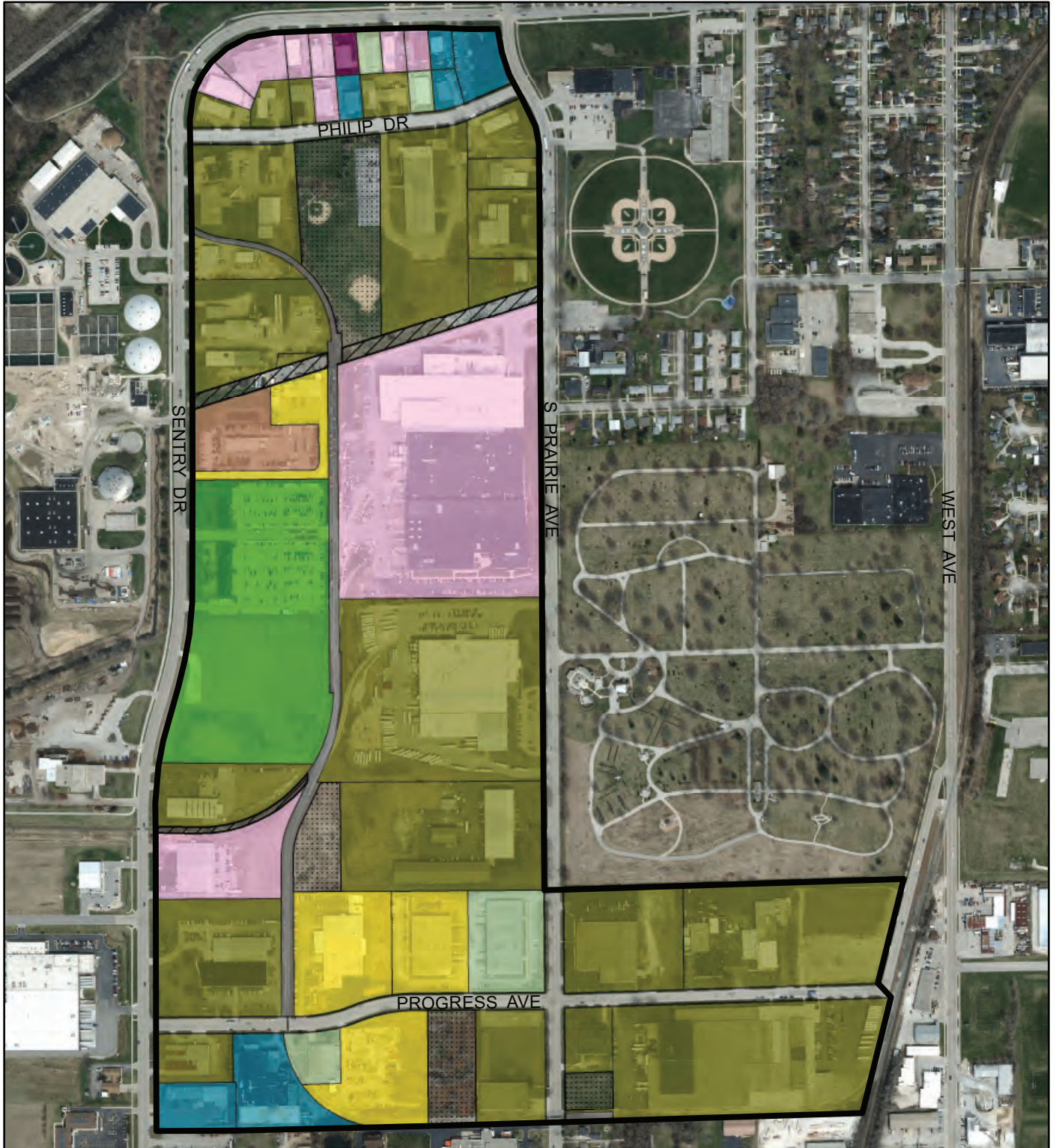




Figure 45

SENTRY DRIVE INDUSTRIAL AREA



Developed/Committed

1970	1990
1975	NONE
1980	NONE
1985	2005

2010	2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	Available Land (Undeveloped/Uncommitted as of April 2015)

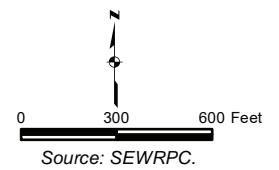
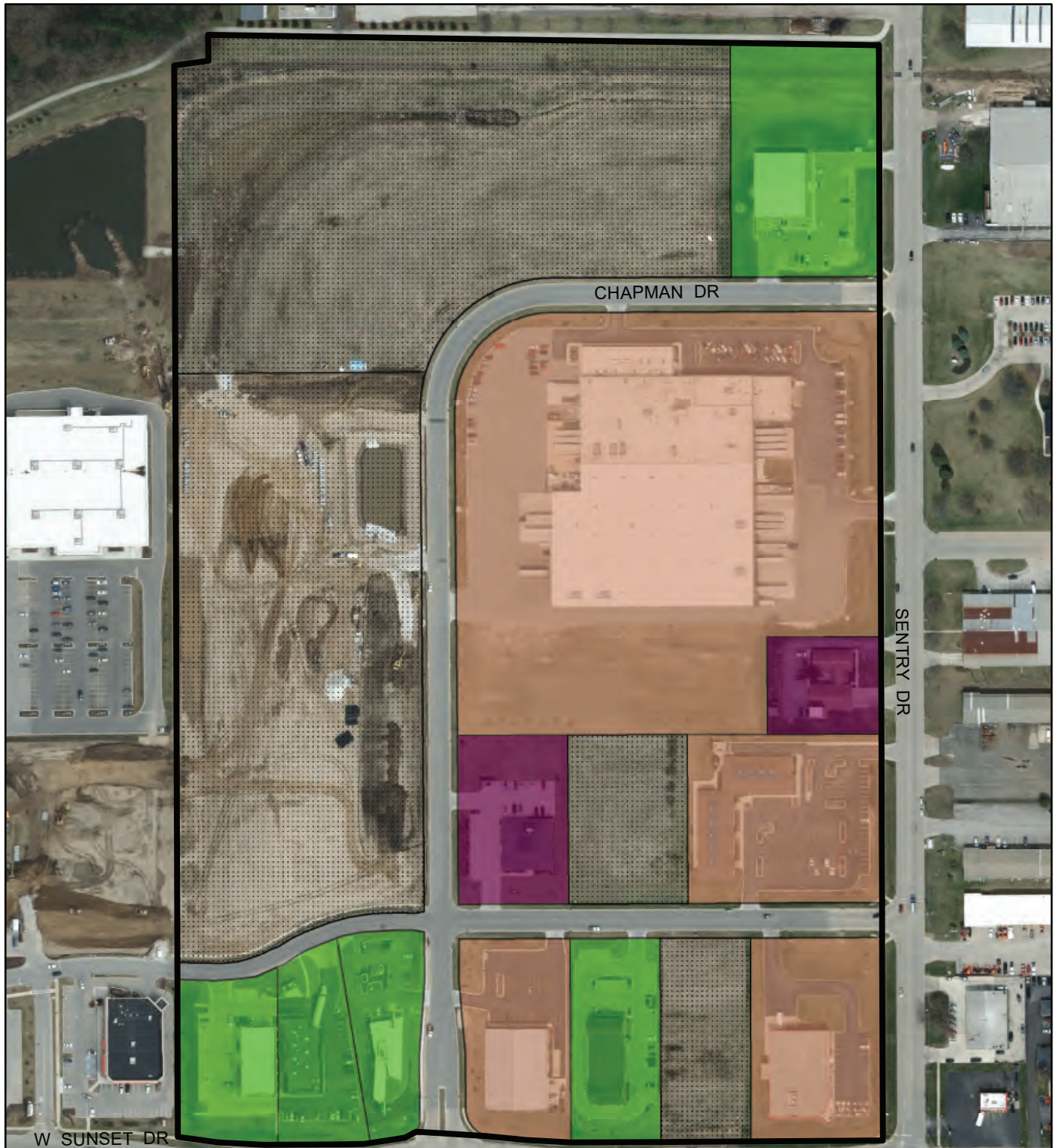




Figure 46

SPRING CITY BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990		2010
NONE	1975	NONE	1995		2015
NONE	1980	NONE	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005		Available Land (Undeveloped/Uncommitted as of April 2015)

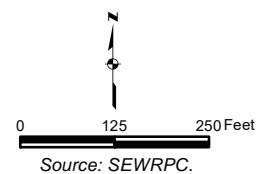
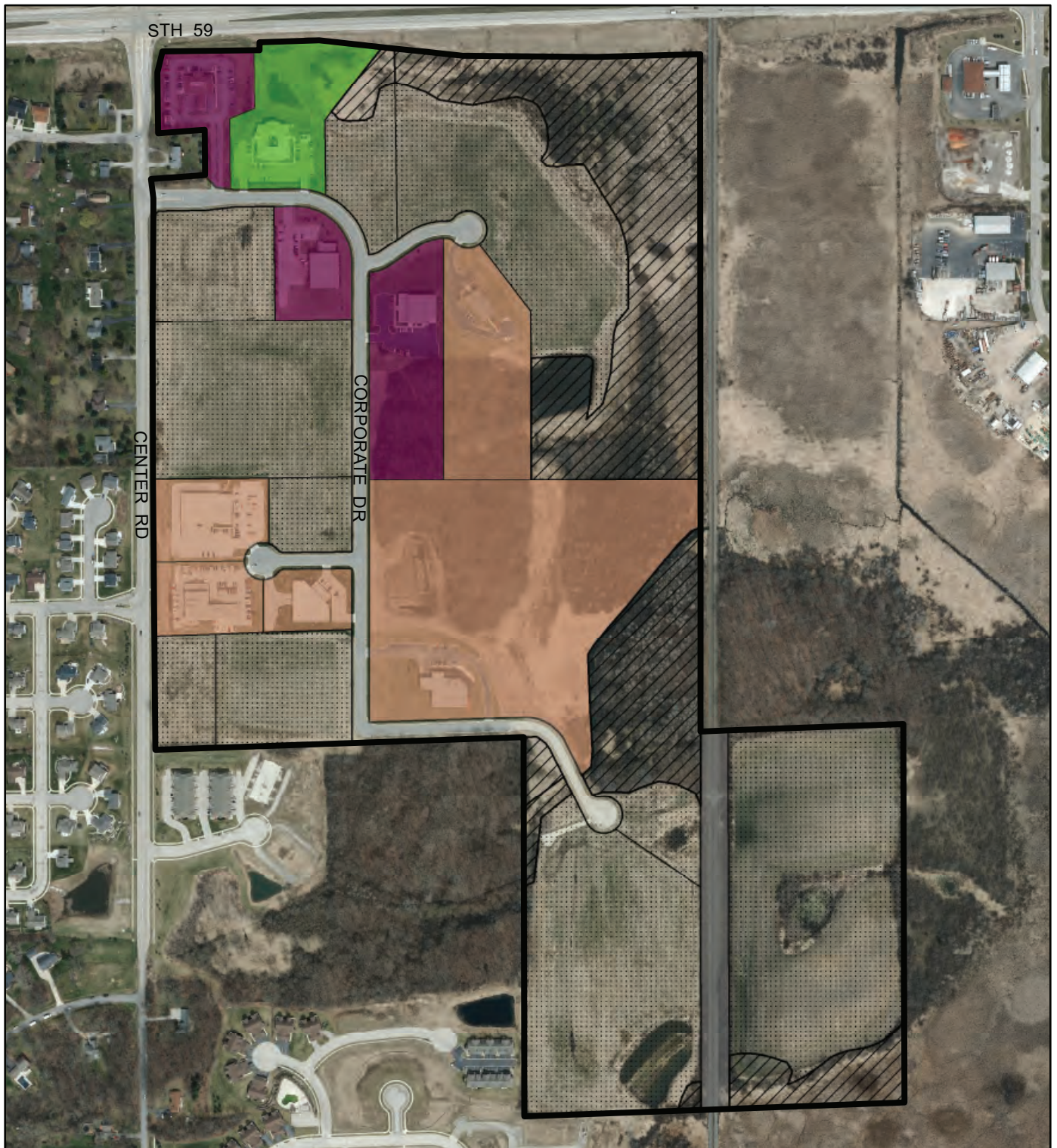




Figure 47

WAUKESHA CORPORATE CENTER



Developed/Committed

NONE	1970	NONE	1990		2010
NONE	1975	NONE	1995		2015
NONE	1980	NONE	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005		Available Land (Undeveloped/Uncommitted as of April 2015)

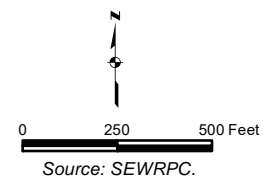
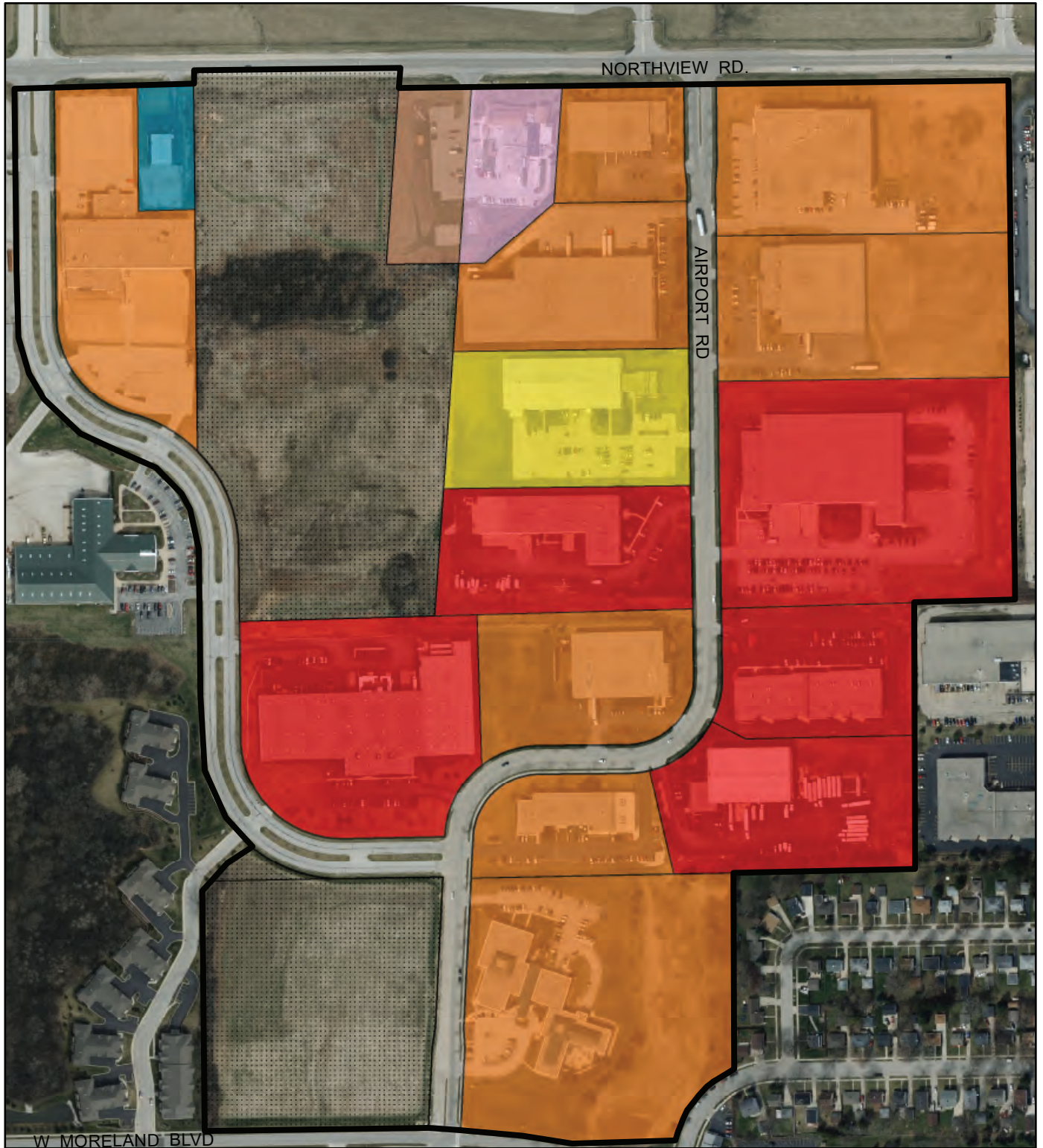




Figure 48

WAUKESHA AIRPORT INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	2010
1975	1995	NONE	2015
1980	2000	NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	2005	NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

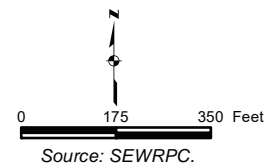
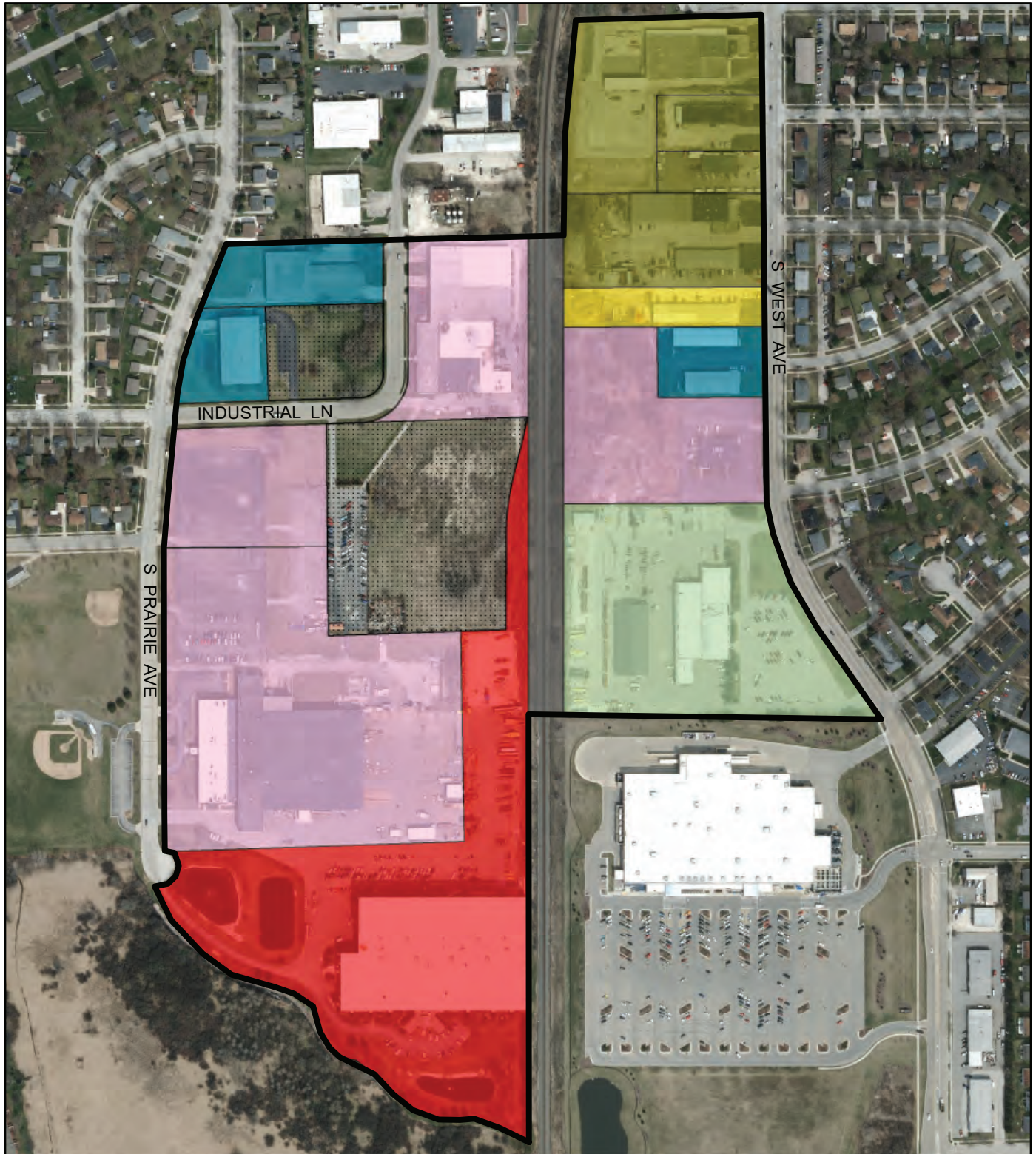




Figure 49

WAUKESHA INDUSTRIAL PARK



Developed/Committed

1970	1990
1975	NONE
1980	2000
1985	2005

NONE 2010

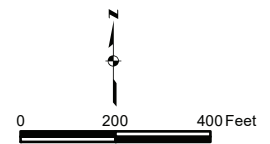
NONE 2015

NONE Outlots, Detention Ponds, and Other

Designated Non-Developable Areas

NONE

Available Land (Undeveloped/Uncommitted as of April 2015)



Source: SEWRPC.



**Figure 50**  
**WAUKESHA INDUSTRIAL PARK - SOUTH**

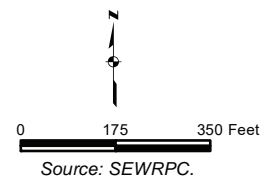
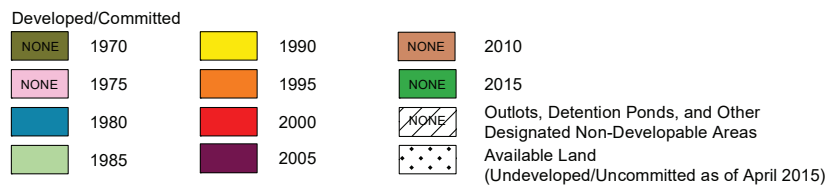
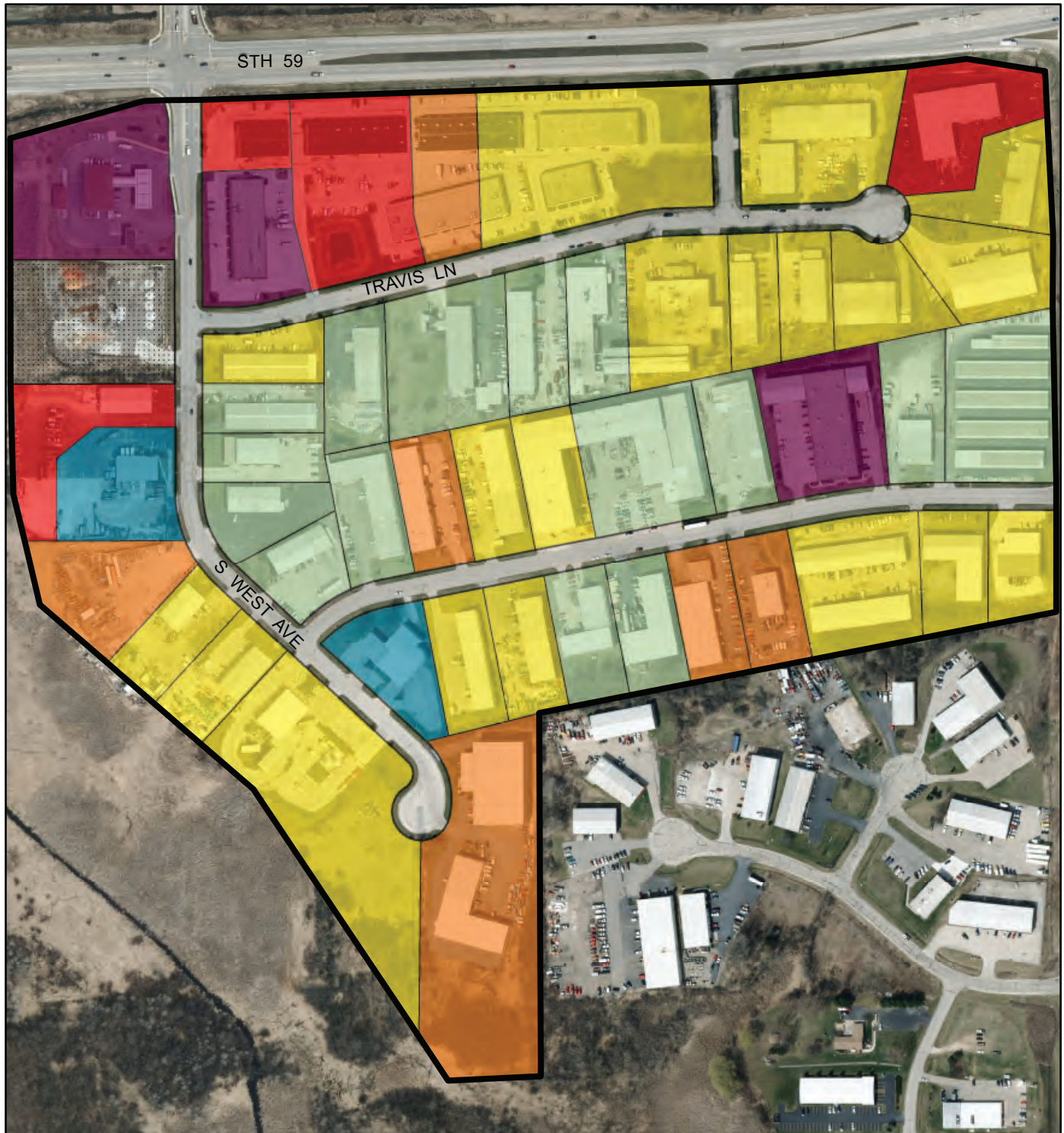




Figure 51

WESTMORELAND INDUSTRIAL PARK

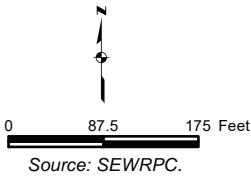
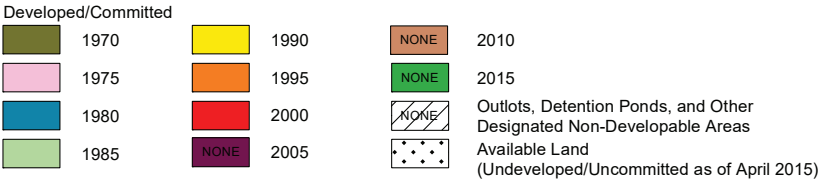




Figure 52  
BAHL BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980	NONE	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
NONE	1985	NONE	2005	Available Land (Undeveloped/Uncommitted as of April 2015)	

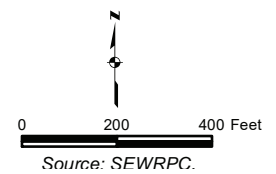




Figure 53

BIG BEND INDUSTRIAL PARK



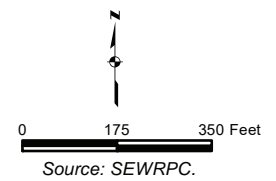
Developed/Committed

1970	1990
1975	NONE
1980	2000
1985	2005

2010
2015

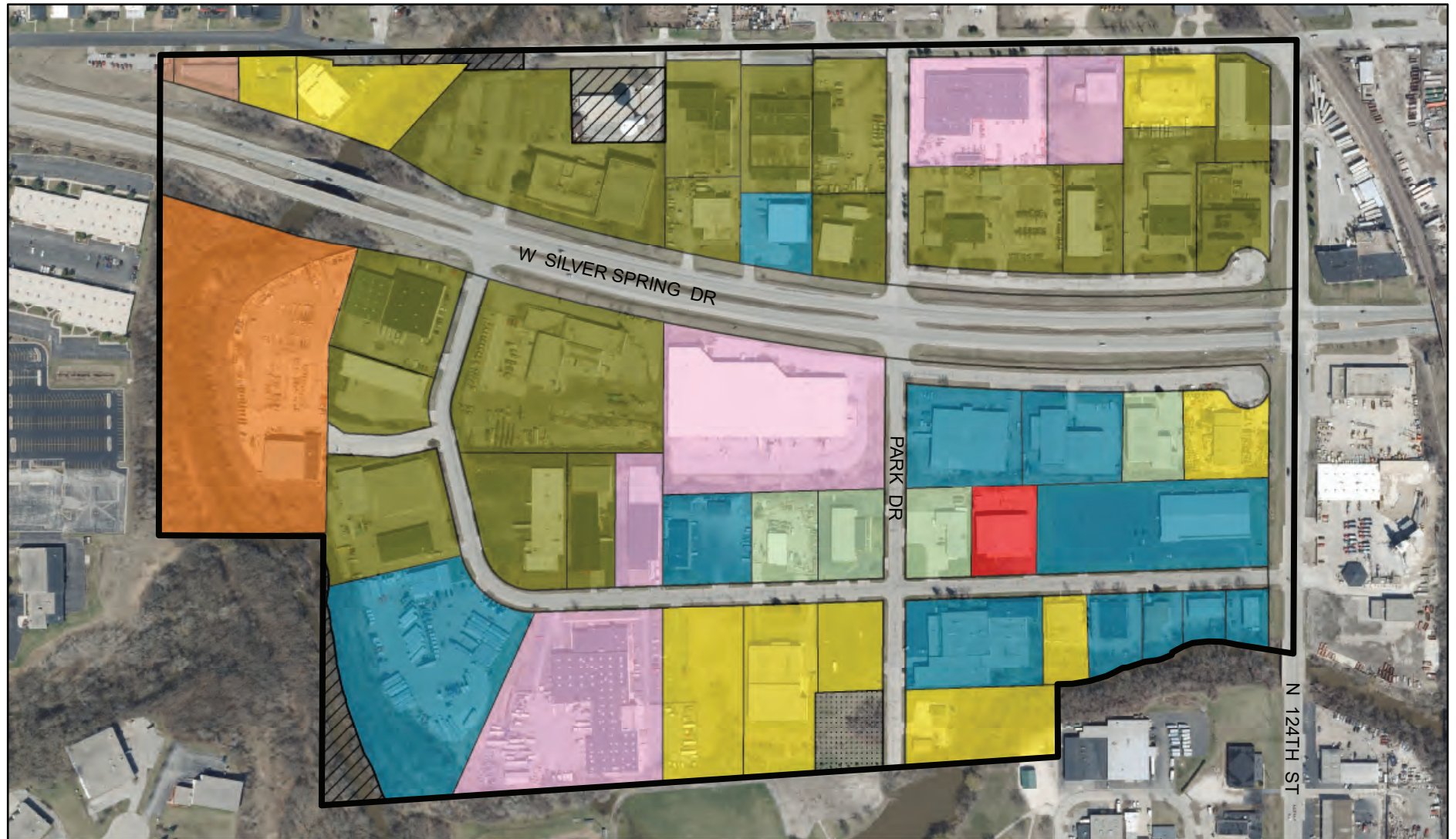


Outlots, Detention Ponds, and Other Designated Non-Developable Areas  
Available Land  
(Undeveloped/Uncommitted as of April 2015)

















**Figure 54**  
**BUTLER INDUSTRIAL PARK - NORTH**



**Developed/Committed**

	1970		1990		2010
	1975		1995		2015
	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	1985		NONE		Available Land (Undeveloped/Uncommitted as of April 2015)
			2005		

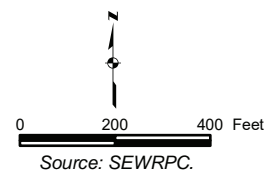
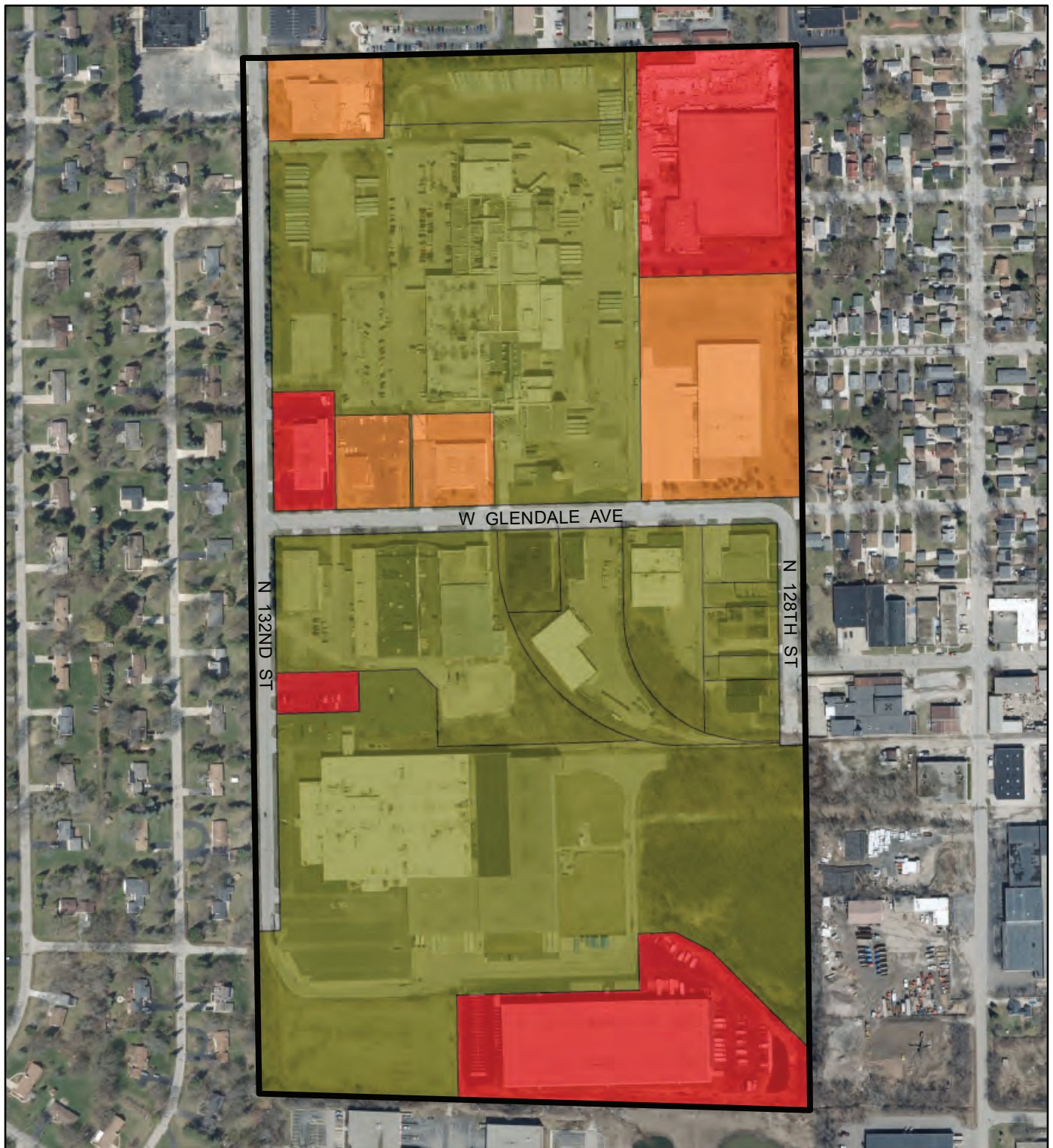




Figure 55

BUTLER INDUSTRIAL PARK - SOUTH



Developed/Committed

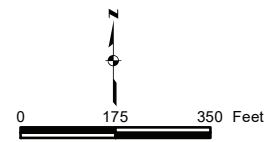
1970	NONE	1990
NONE	1975	1995
NONE	1980	2000
NONE	1985	2005

NONE 2010

NONE 2015

NONE Outlots, Detention Ponds, and Other Designated Non-Developable Areas

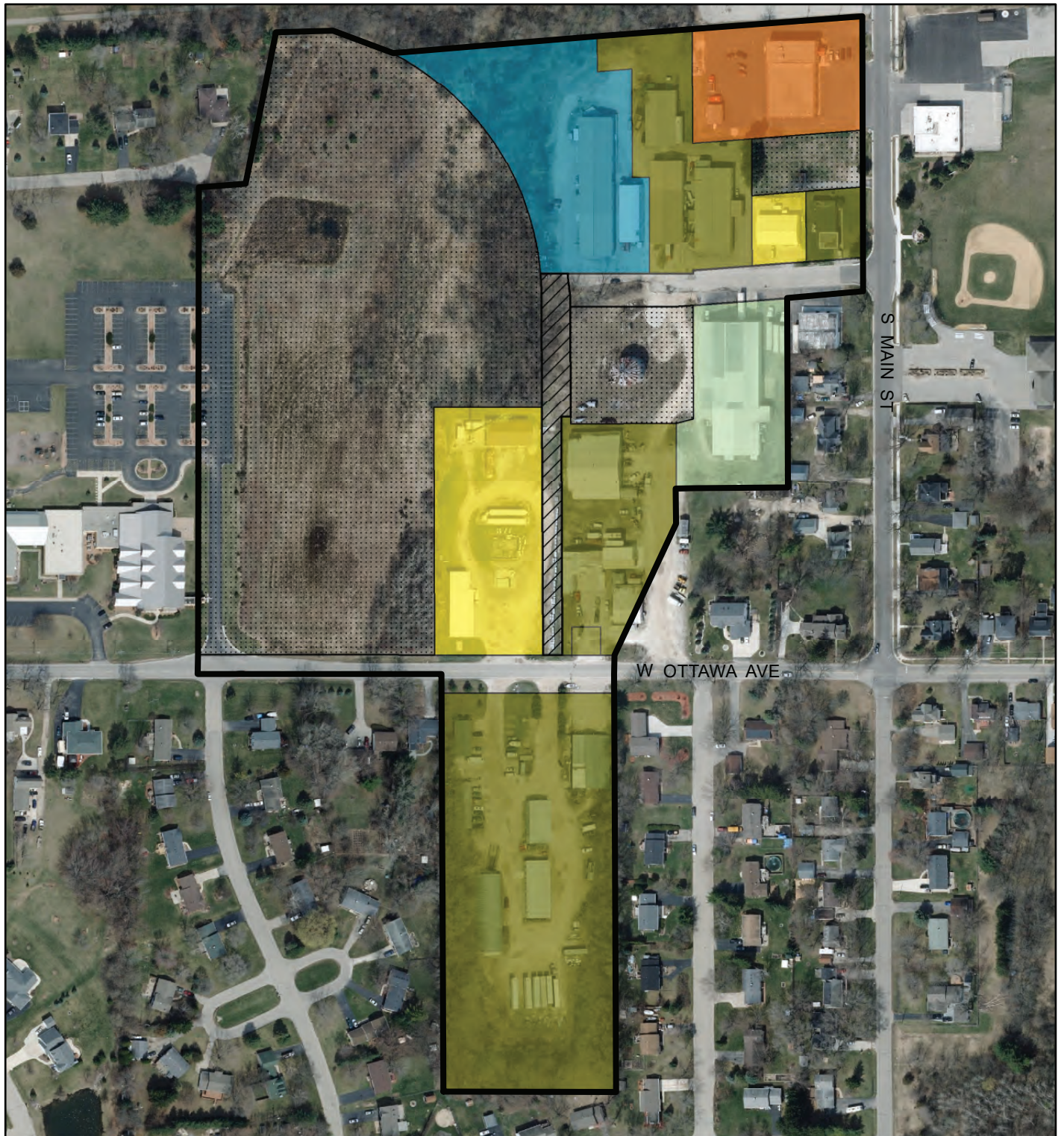
NONE Available Land (Undeveloped/Uncommitted as of April 2015)















Source: SEWRPC.



Figure 56  
DOUSMAN INDUSTRIAL PARK



Developed/Committed

	1970		1990		NONE	2010	
	NONE	1975		1995		NONE	2015
	1980		NONE	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
	1985		NONE	2005		Available Land (Undeveloped/Uncommitted as of April 2015)	

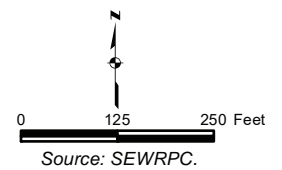




Figure 57  
EAGLE INDUSTRIAL PARK

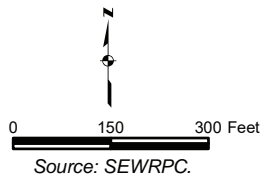
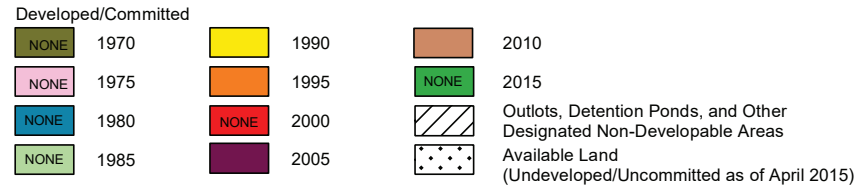




Figure 58

BARK RIVER COMMERCE CENTER



Developed/Committed

NONE	1970	1990
NONE	1975	1995
NONE	1980	2000
NONE	1985	2005

2010
2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas
Available Land (Undeveloped/Uncommitted as of April 2015)

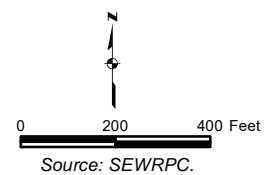
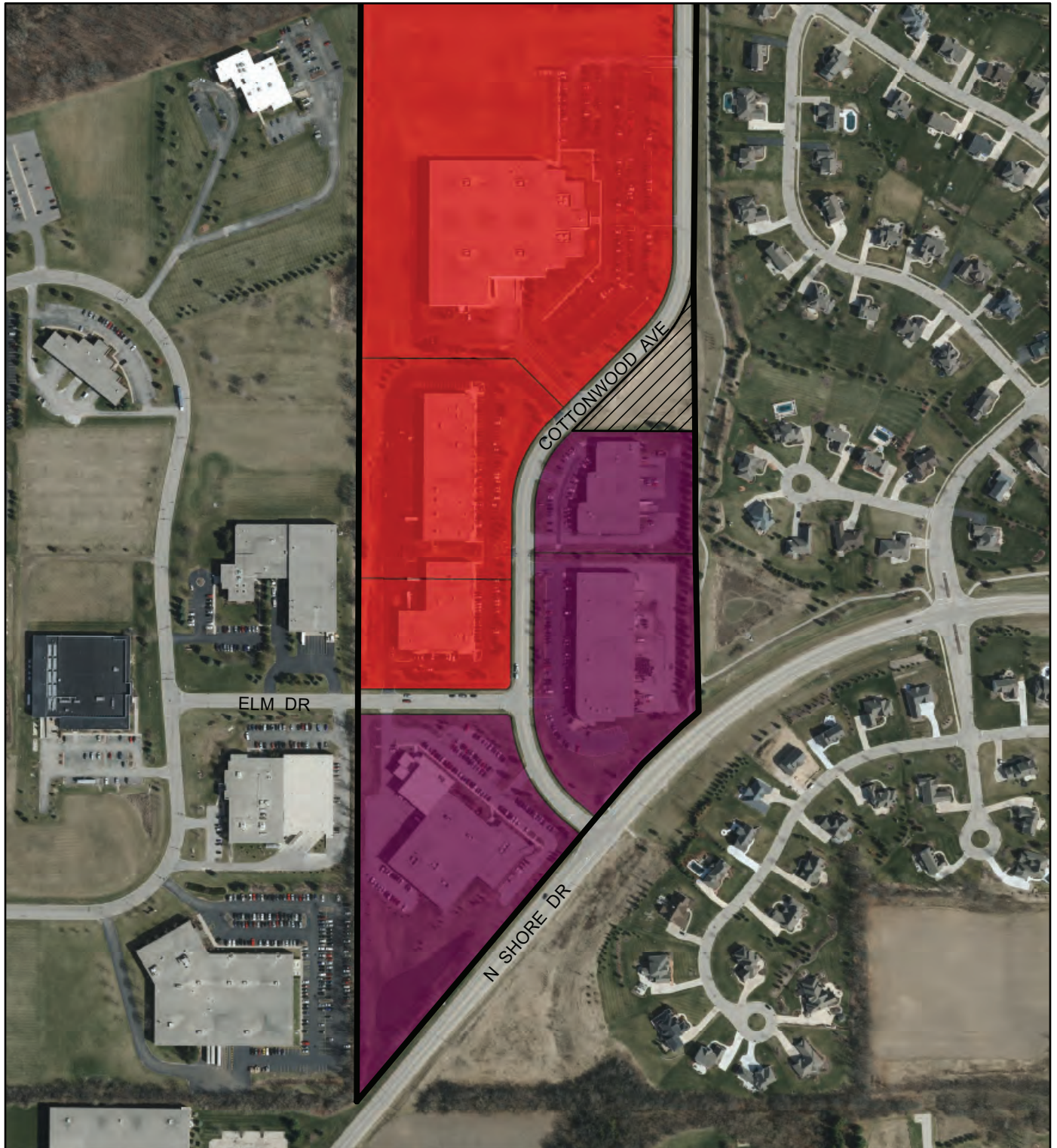




Figure 59

COTTONWOOD COMMERCE CENTER



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

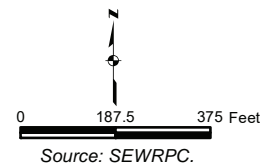




Figure 60  
GEASON COMMERCE CENTER

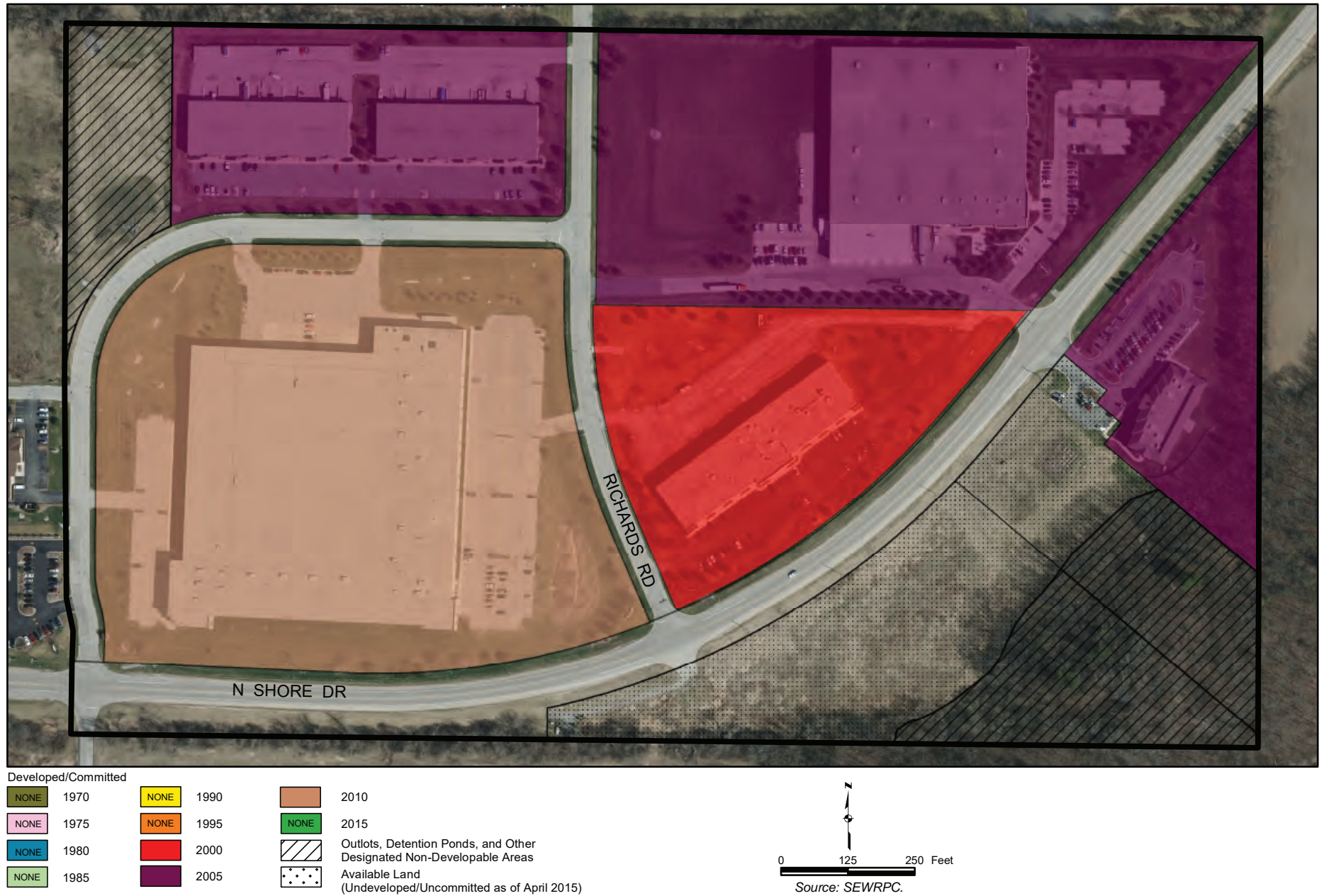
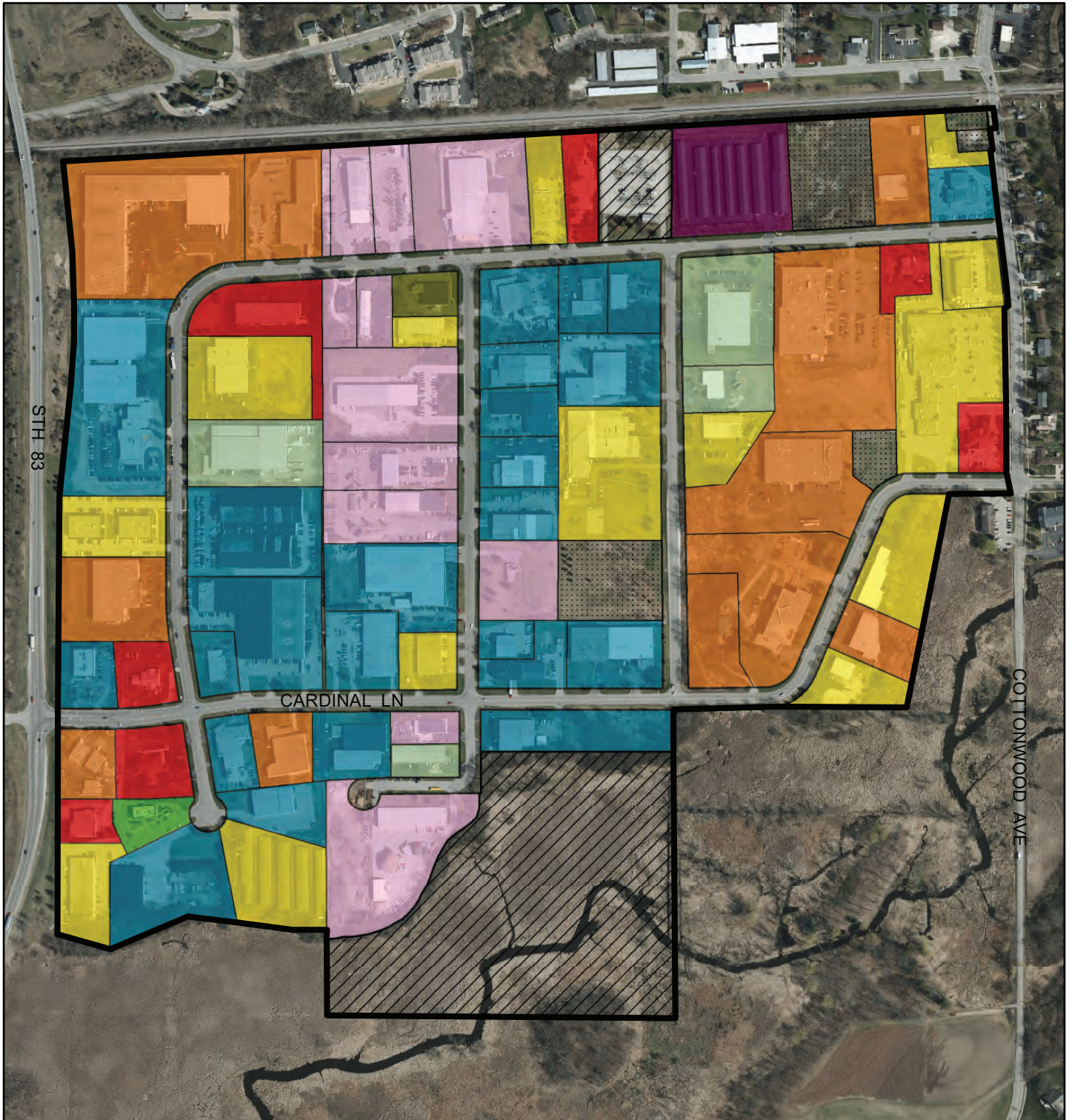















Figure 61

HARTLAND / LAKE COUNTRY BUSINESS PARK



Developed/Committed

	1970		1990		NONE	2010
	1975		1995			2015
	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)	

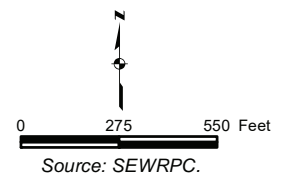




Figure 62  
LANNON INDUSTRIAL PARK





Figure 63

BOWLING GREEN INDUSTRIAL PARK



Developed/Committed

1970	1990
1975	1995
1980	2000
1985	2005

NONE	2010
NONE	2015
NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

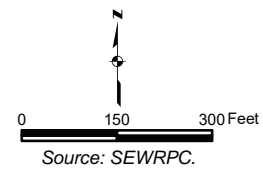




Figure 64  
FALLS BUSINESS PARK

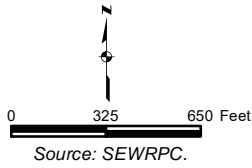
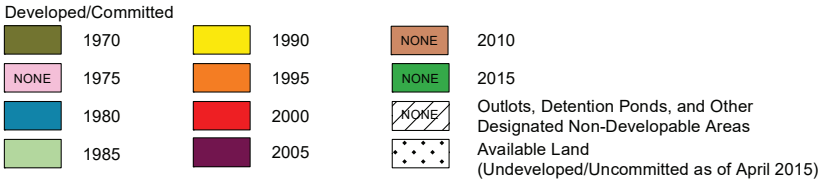
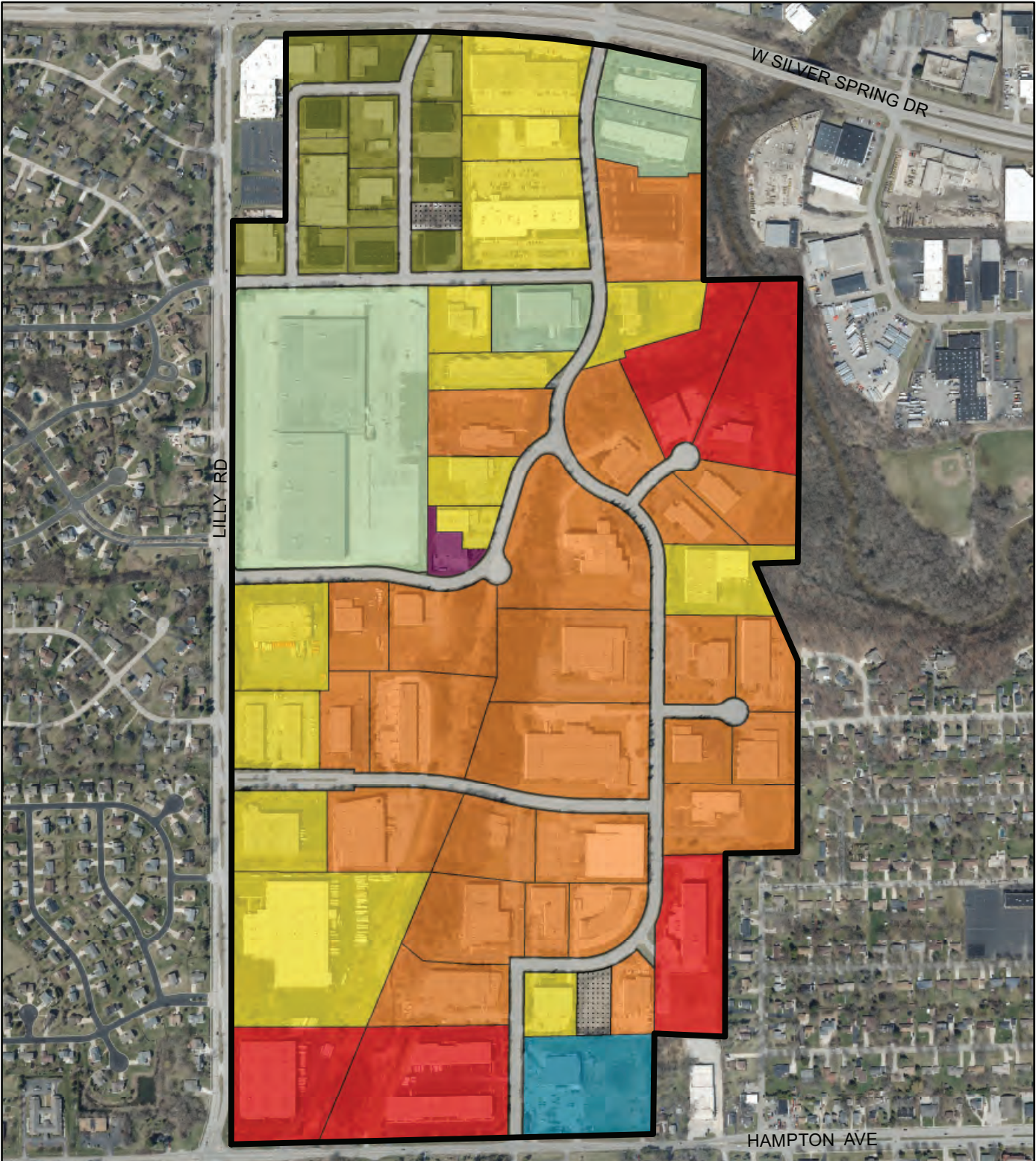
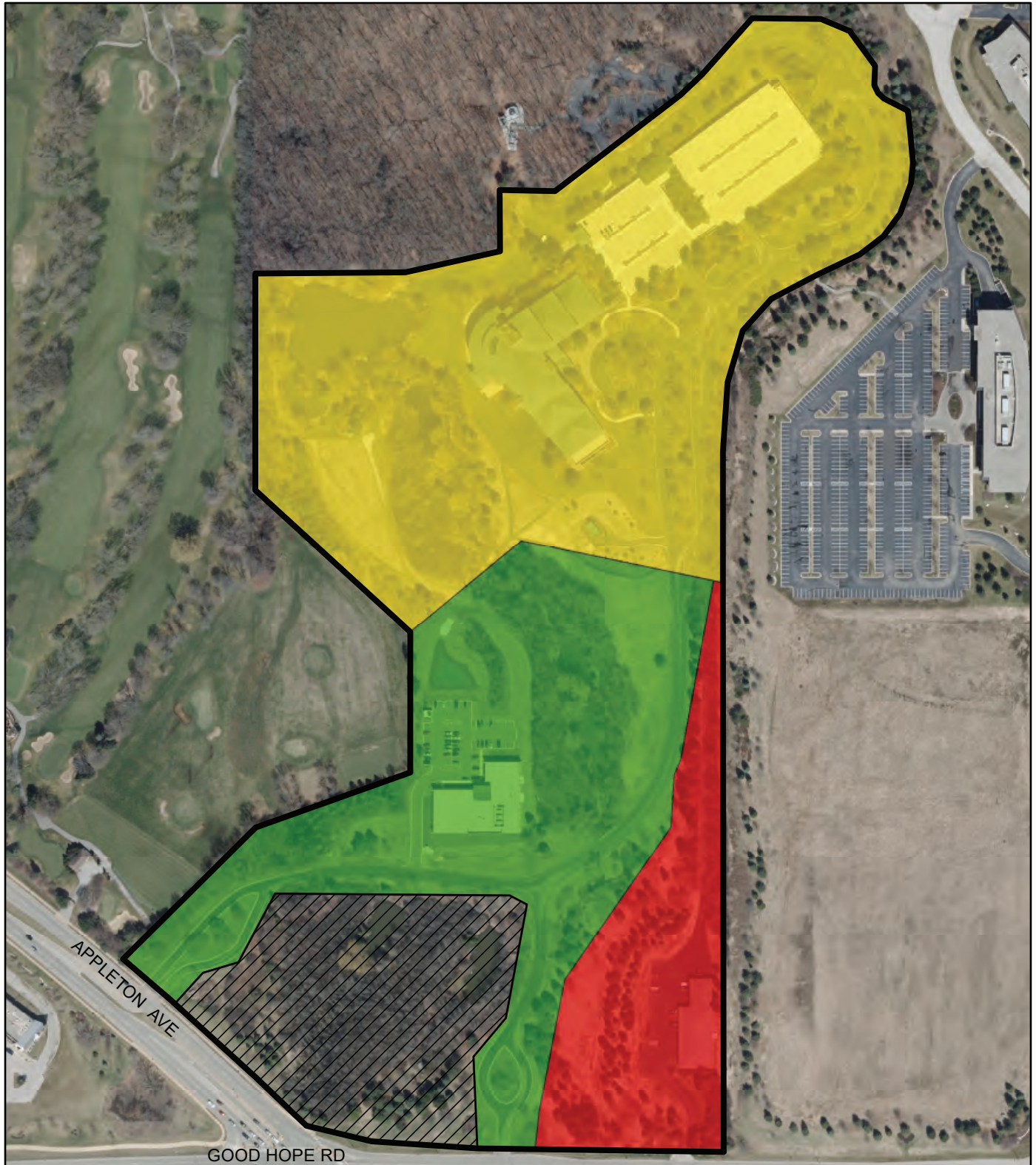




Figure 65

HERITAGE RESERVE BUSINESS PARK



Developed/Committed

NONE	1970		1990	NONE	2010
NONE	1975		NONE	1995	2015
NONE	1980			2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985		NONE	2005	Available Land (Undeveloped/Uncommitted as of April 2015)

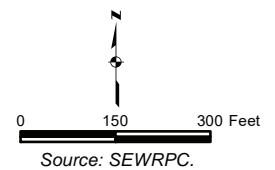
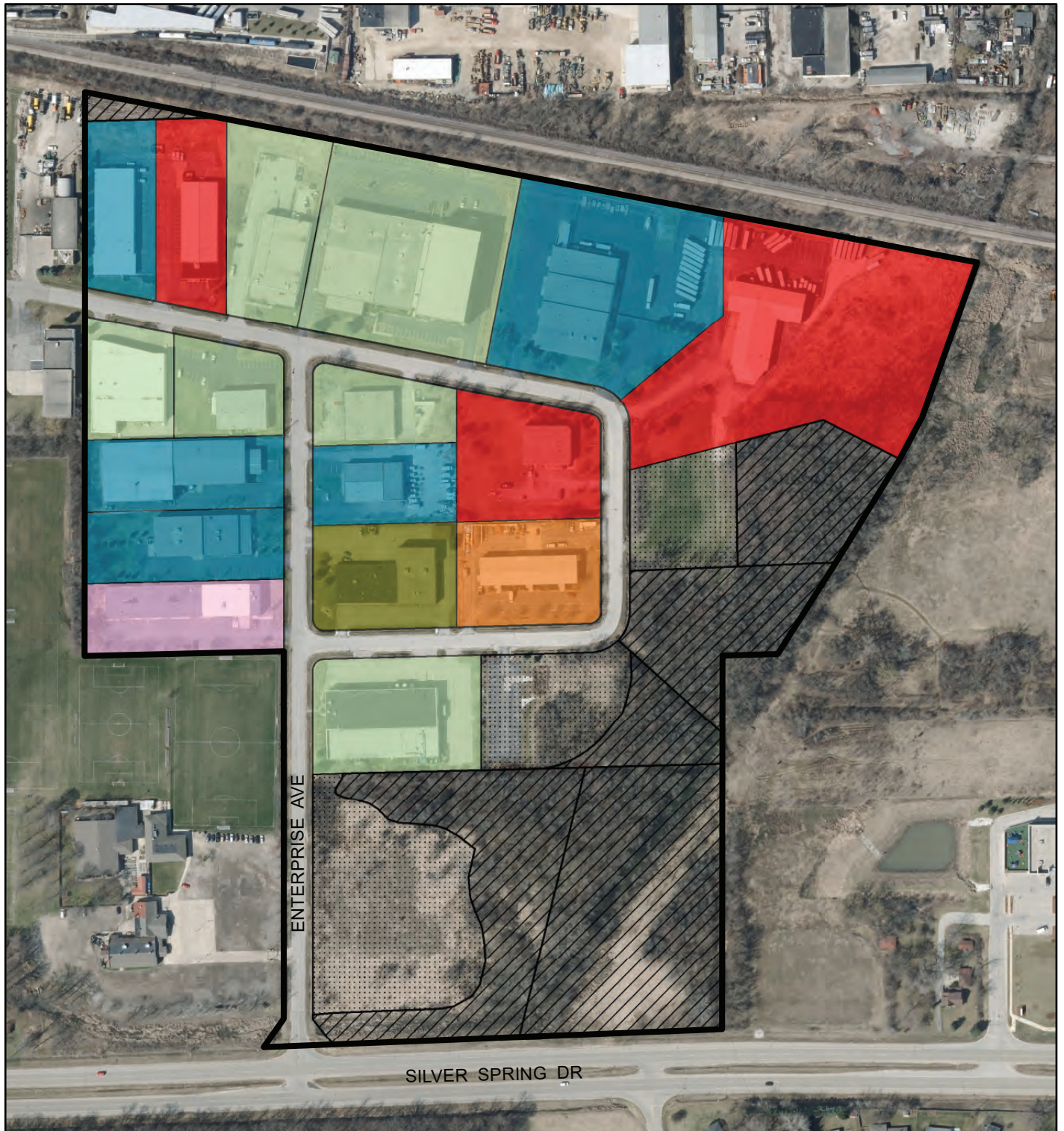




Figure 66  
NORTHWEST BUSINESS PARK



Developed/Committed

1970	NONE	1990
1975	1995	
1980	2000	
1985	2005	

NONE	2010
NONE	2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
Available Land (Undeveloped/Uncommitted as of April 2015)	

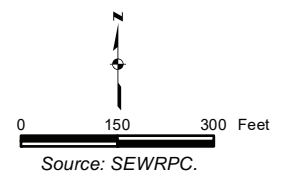
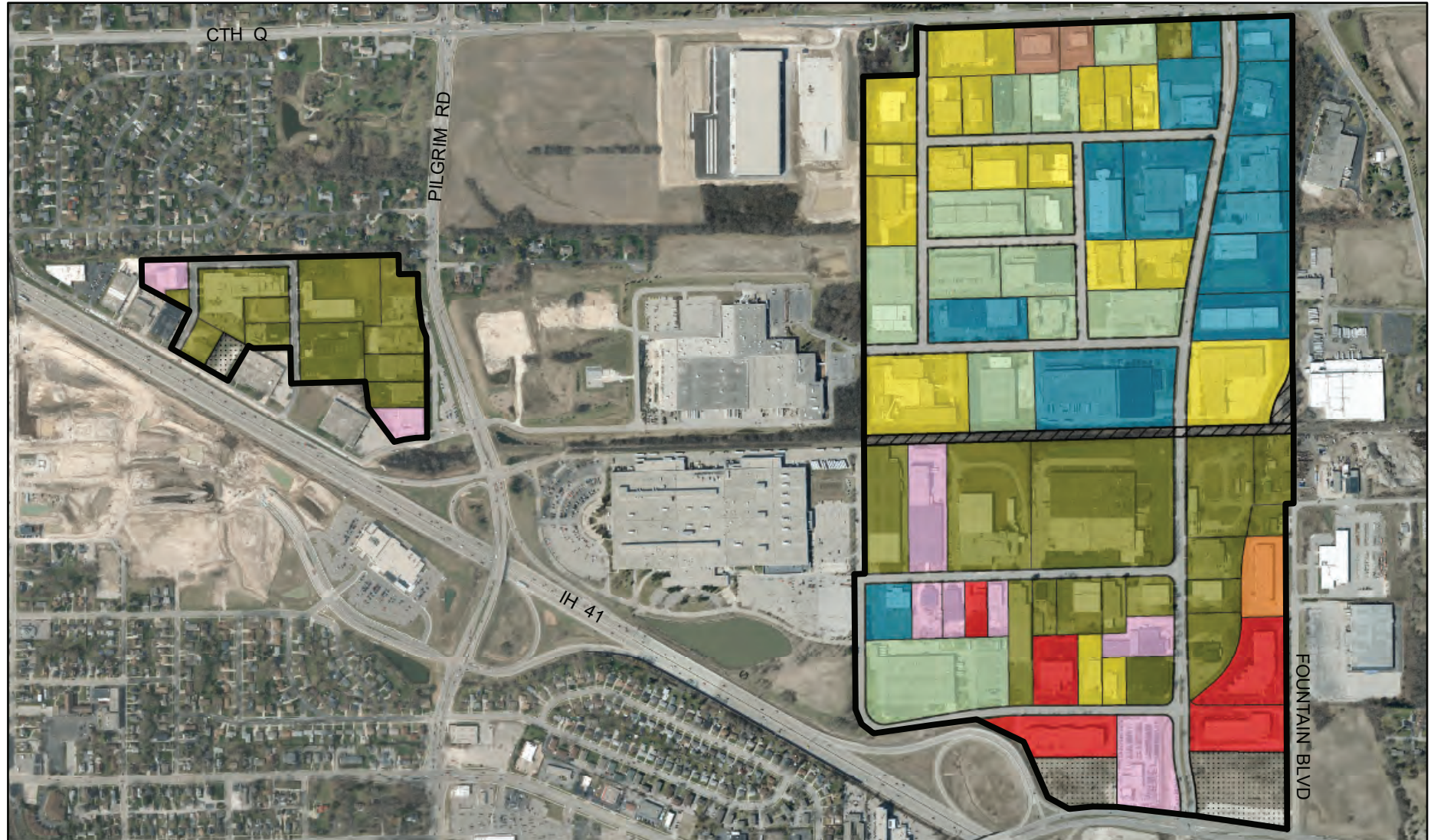




Figure 67

NOR-X-WAY INDUSTRIAL PARK I, II, AND III



Developed/Committed

	1970		1990		2010
	1975		1995		2015
	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

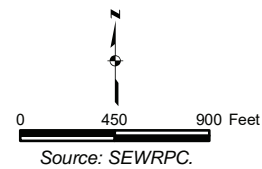
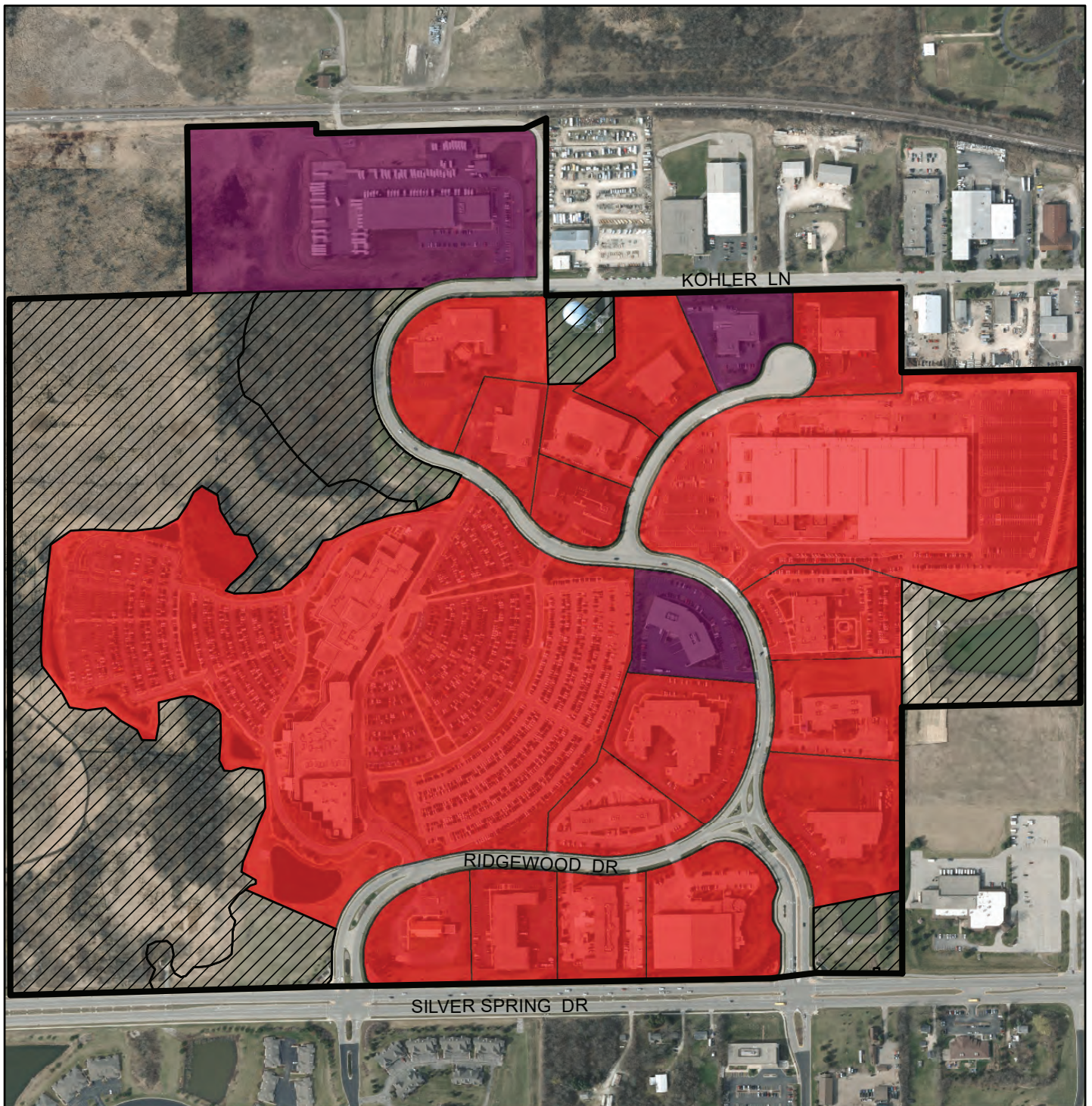




Figure 68

SILVER SPRING CORPORATE PARK / TECHNOLOGY CENTER



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

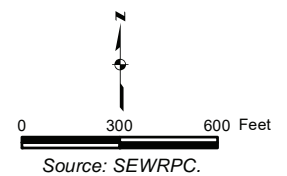


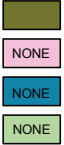


Figure 69

SILVER SPRING INDUSTRIAL HEIGHTS AND ANNEX



Developed/Committed



1970

1975

1980

1985

NONE

NONE

NONE

NONE

1990

1995

2000

2005

NONE

NONE

NONE

NONE

2010

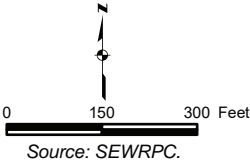
2015

NONE

NONE

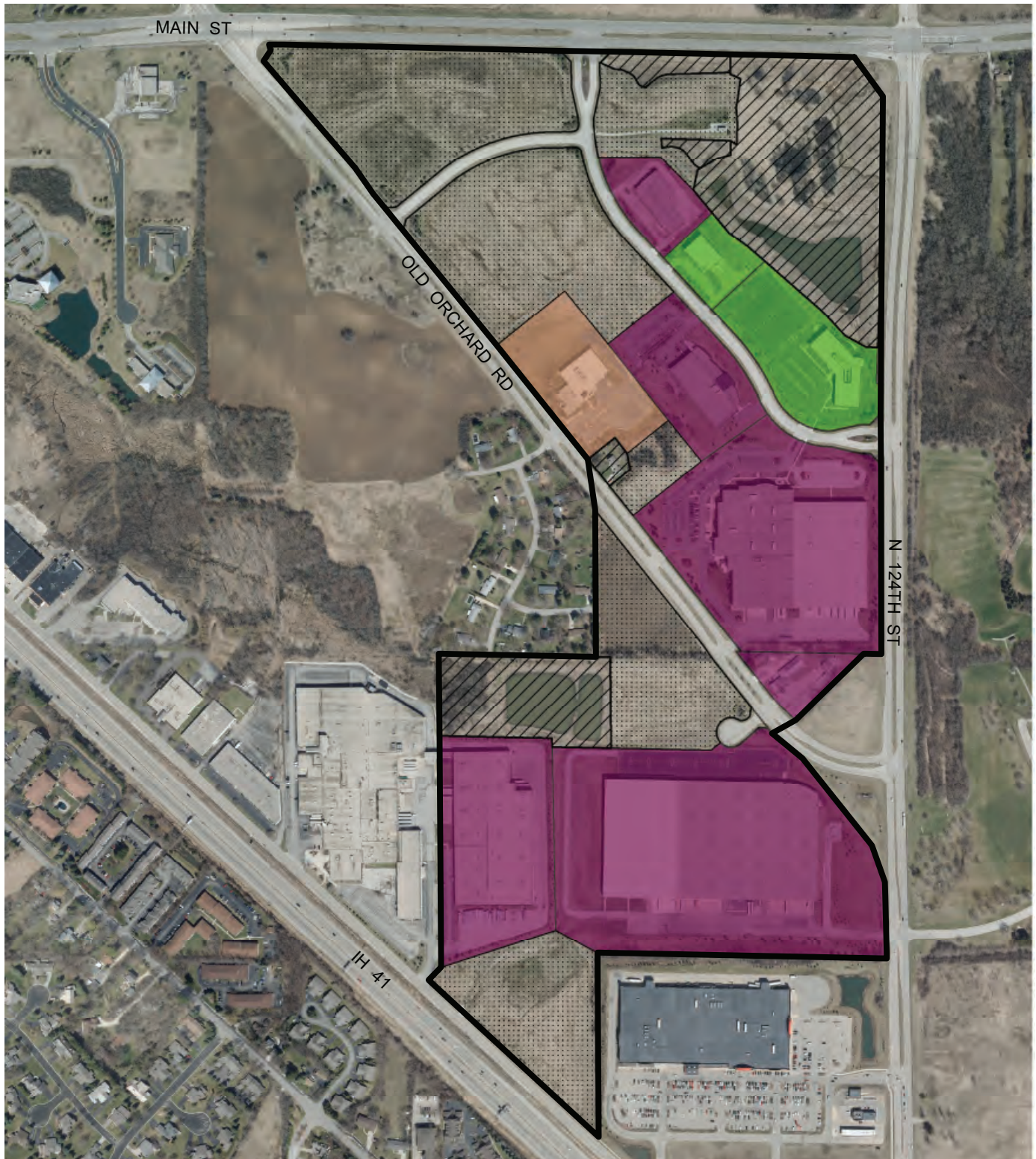
Outlots, Detention Ponds, and Other Designated Non-Developable Areas

Available Land (Undeveloped/Uncommitted as of April 2015)





**Figure 70**  
**WESTBROOK CORPORATE CENTER**



**Developed/Committed**

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

	2010
	2015
	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
	Available Land (Undeveloped/Uncommitted as of April 2015)

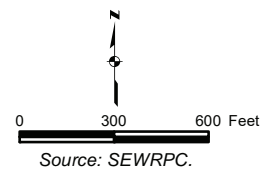
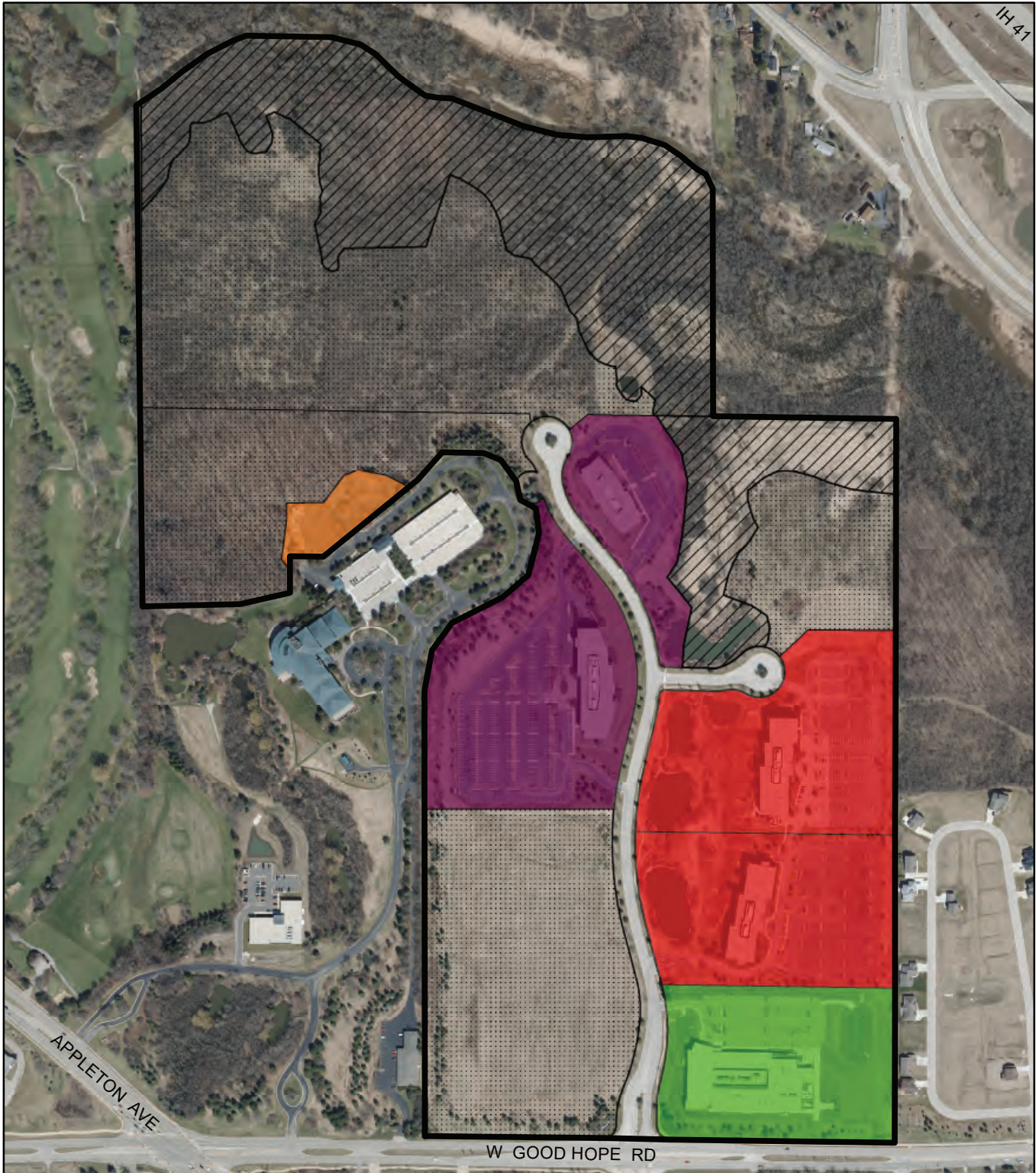




Figure 71

WOODLAND PRIME OFFICE PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995		2015
NONE	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

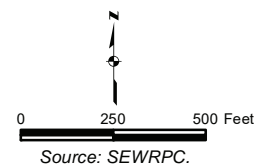
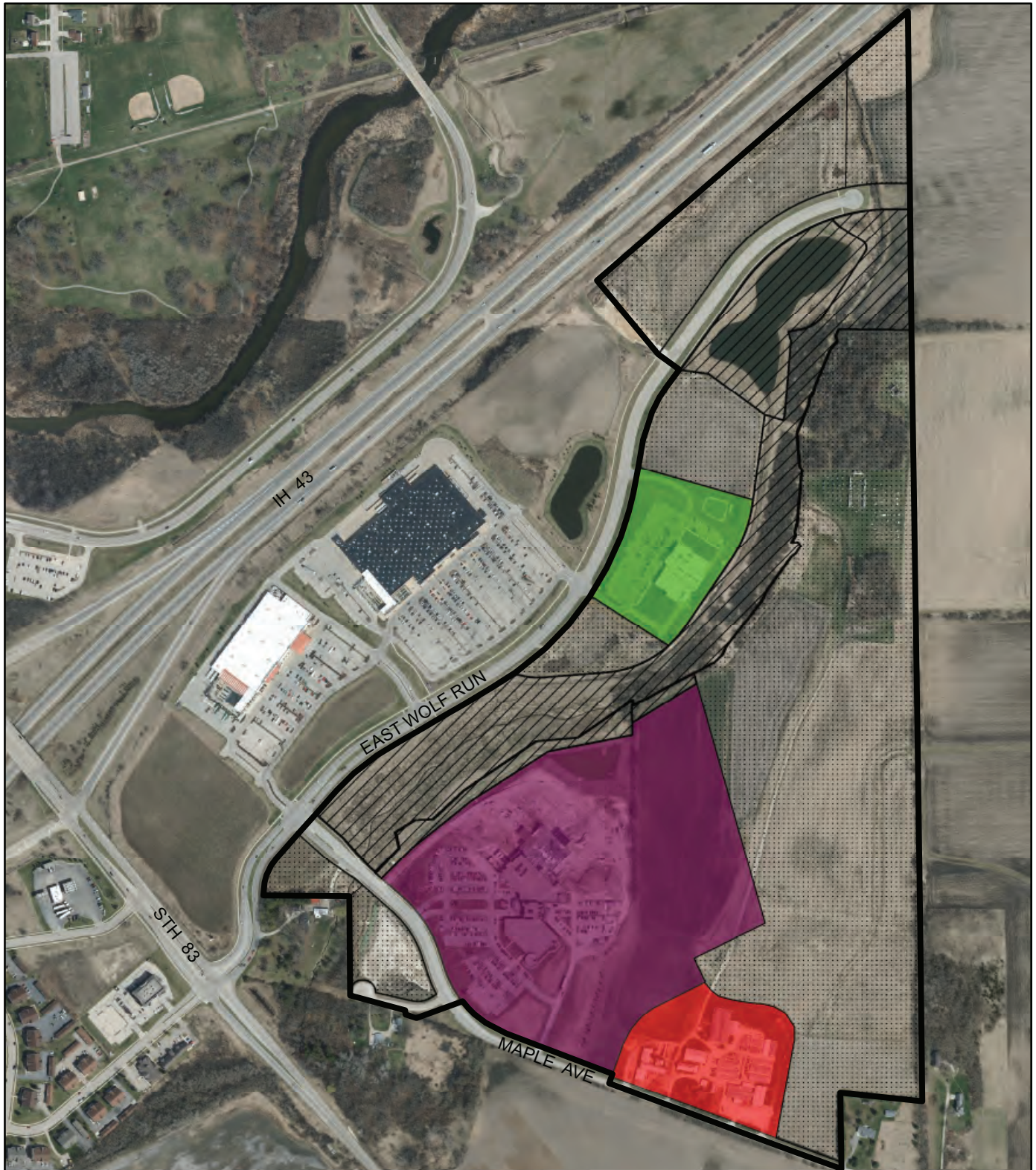




Figure 72

MUKWONAGO GATEWAY CENTER



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

NONE	2010
2015	
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
Available Land (Undeveloped/Uncommitted as of April 2015)	

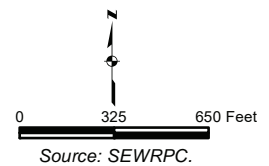
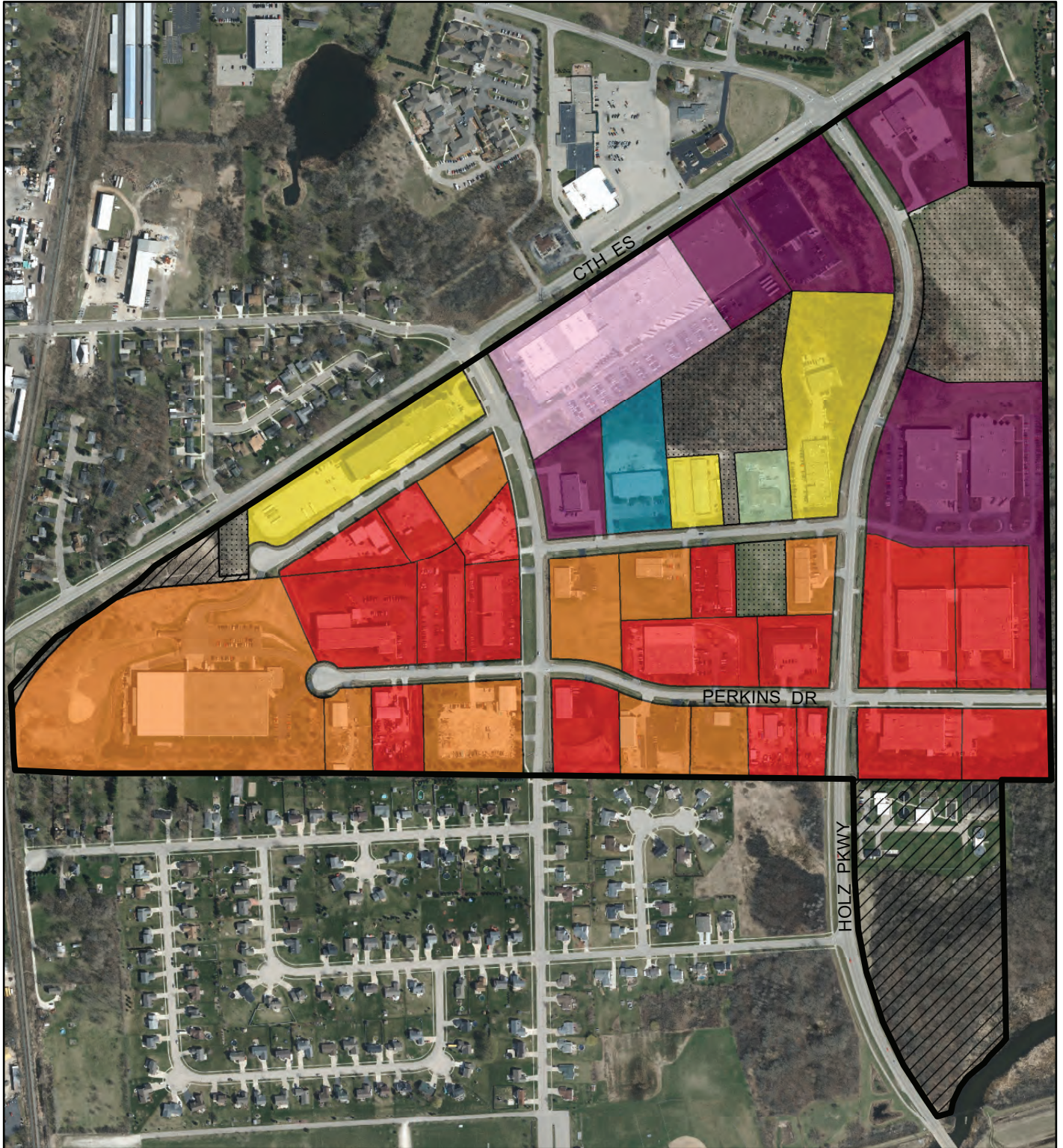




Figure 73

MUKWONAGO INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	NONE	2010
1975	1995	2015	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
1980	2000	Available Land (Undeveloped/Uncommitted as of April 2015)		
1985	2005			

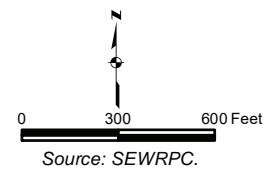












Figure 74

OAKRIDGE BUSINESS PARK





Developed/Committed

	1970		1990
	1975		1995
	1980		2000
	1985		2005

 NONE 2010

 NONE 2015

 Outlots, Detention Ponds, and Other  
Designated Non-Developable Areas

 Available Land  
(Undeveloped/Uncommitted as of April 2015)

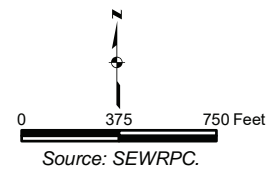
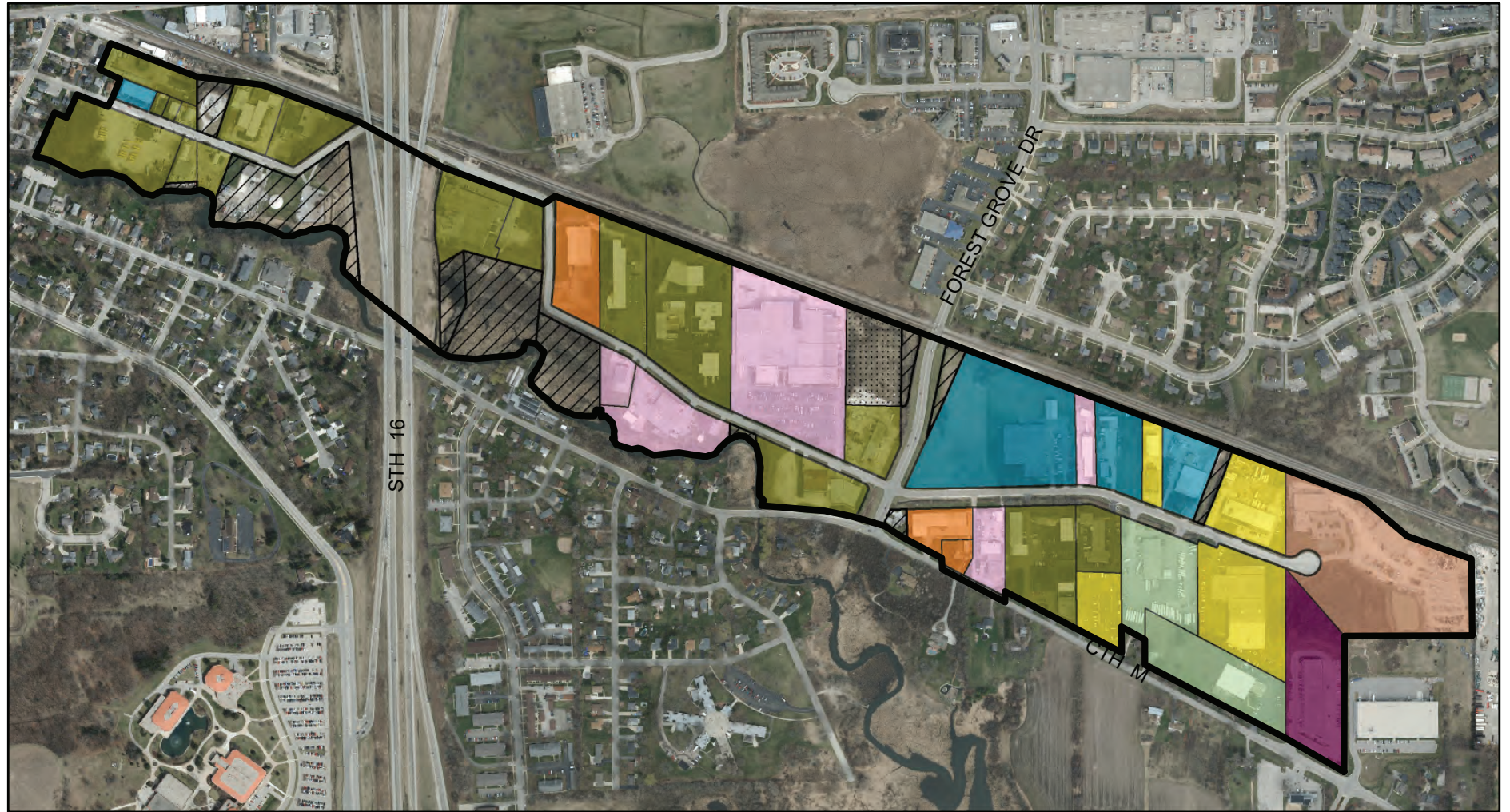




Figure 75

PEWAUKEE INDUSTRIAL PARK



Developed/Committed

1970	1990
1975	1995
1980	NONE
1985	2000
	2005

2010
NONE

Outlots, Detention Ponds, and Other Designated Non-Developable Areas

Available Land (Undeveloped/Uncommitted as of April 2015)

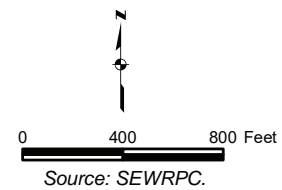
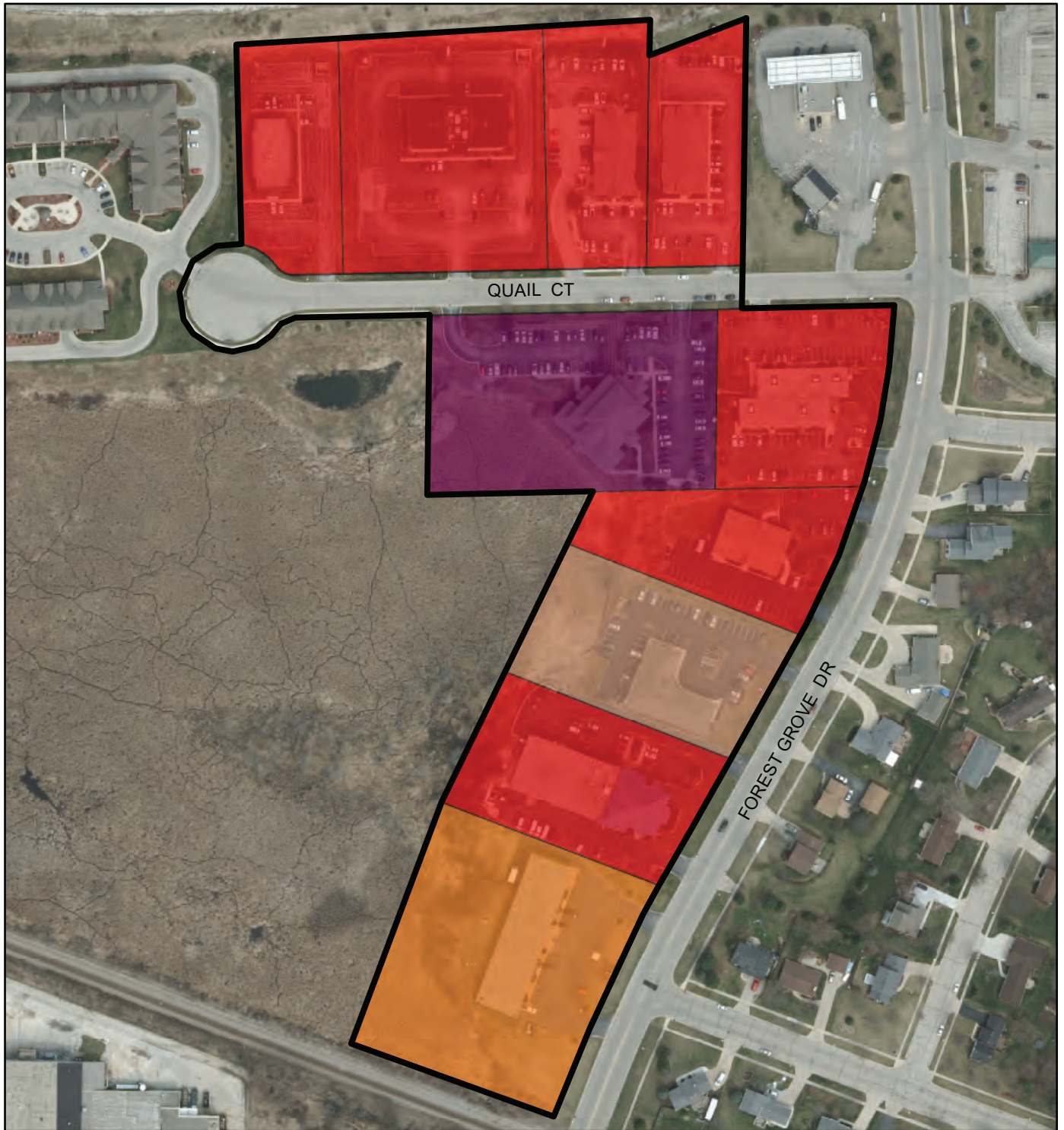




Figure 76  
QUAIL RIDGE BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

NONE	2010
NONE	2015

Outlots, Detention Ponds, and Other  
Designated Non-Developable Areas  
Available Land  
(Undeveloped/Uncommitted as of April 2015)

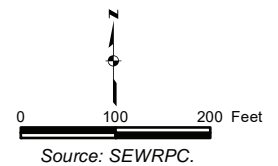




Figure 77

PABST FARMS HEALTH CAMPUS



Developed/Committed

NONE	1970	NONE	1990		2010
NONE	1975	NONE	1995		2015
NONE	1980	NONE	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005		Available Land (Undeveloped/Uncommitted as of April 2015)

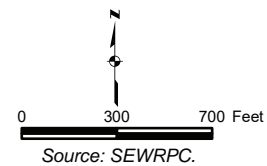
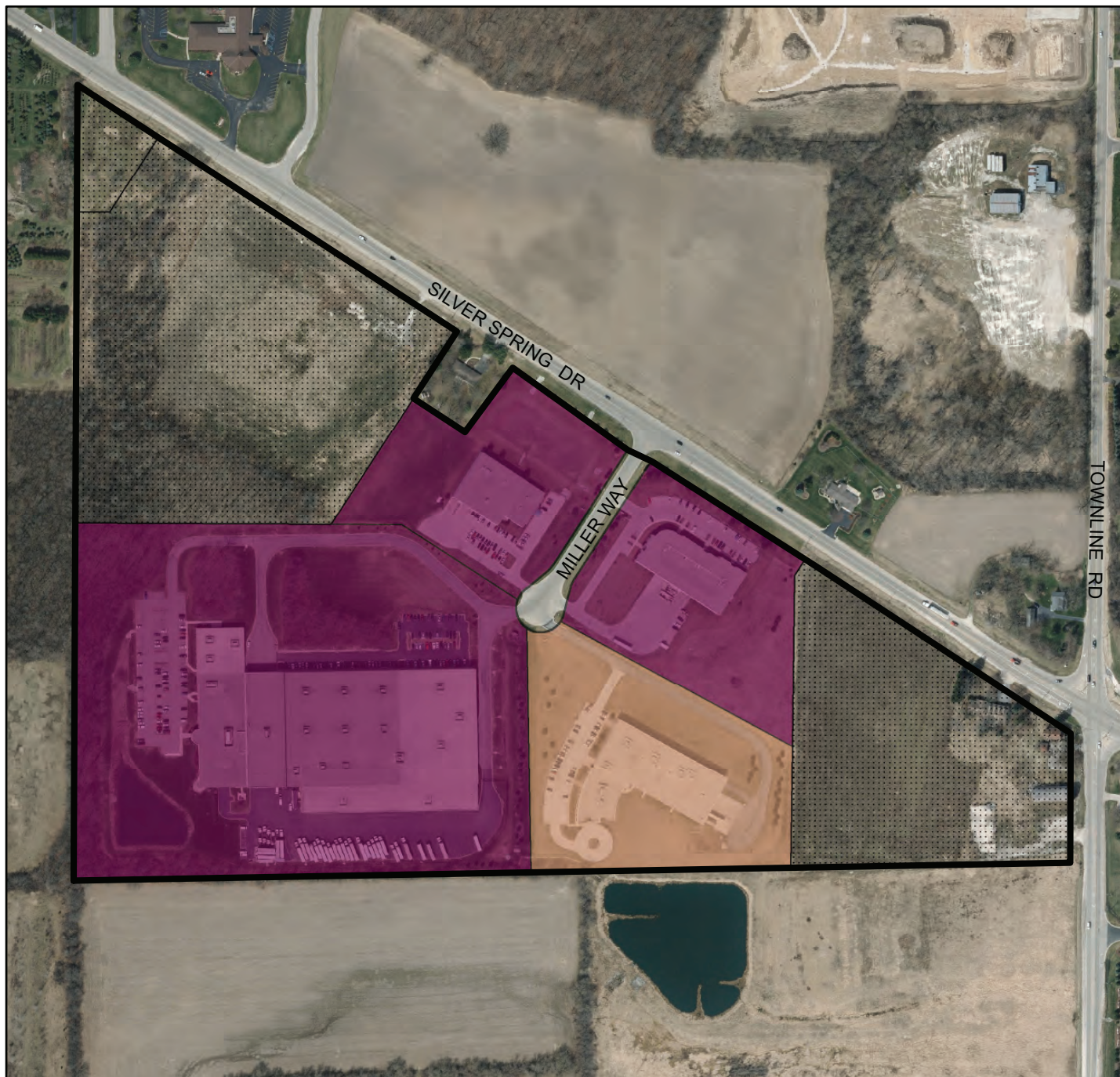




Figure 78  
SUSSEX BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980	NONE	2000	NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005	NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

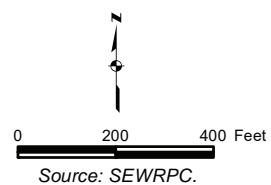
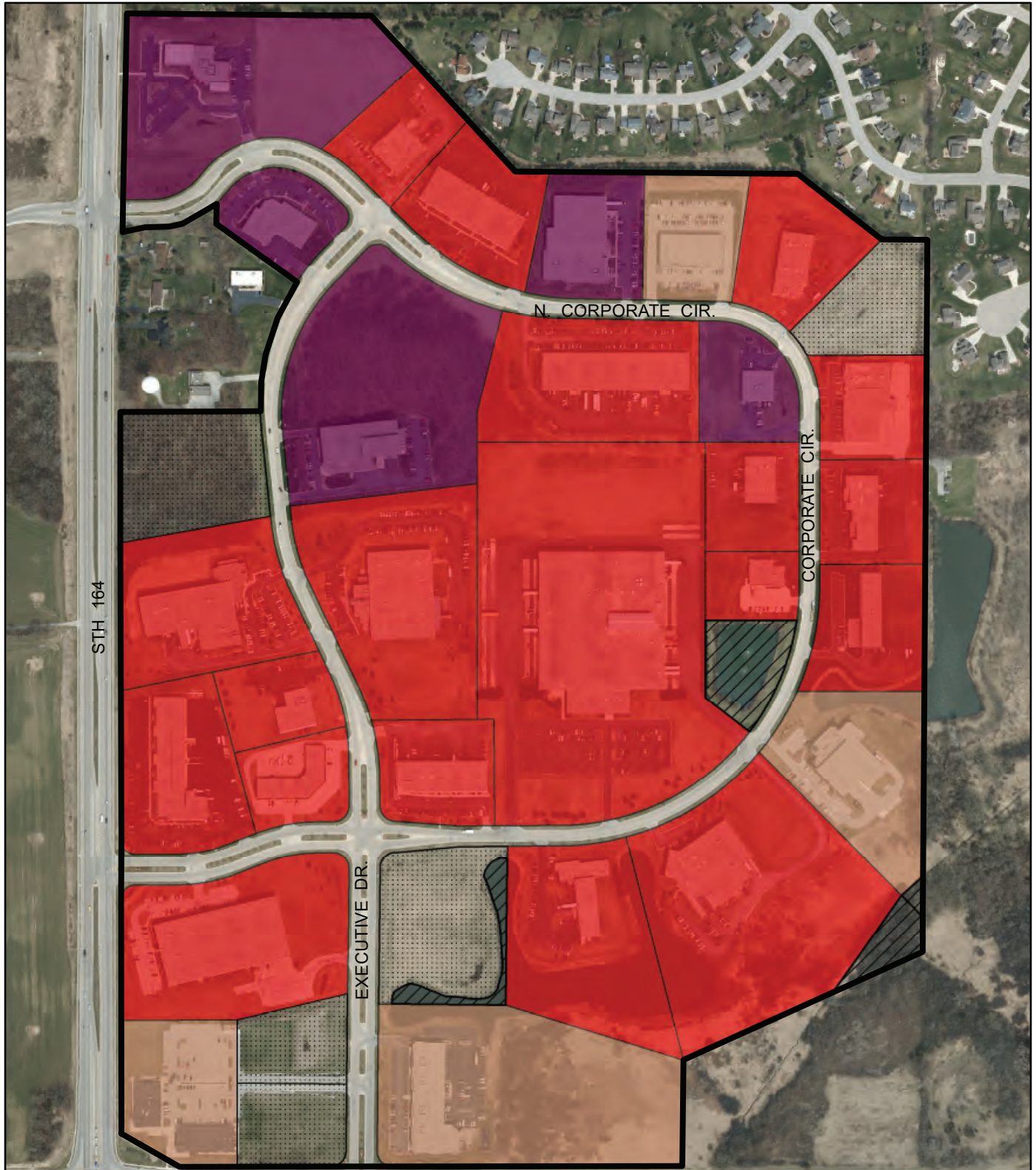




Figure 79

SUSSEX CORPORATE CENTER



Developed/Committed

NONE	1970	NONE	1990		2010
NONE	1975	NONE	1995		2015
NONE	1980		2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985		2005		Available Land (Undeveloped/Uncommitted as of April 2015)

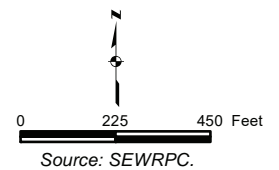
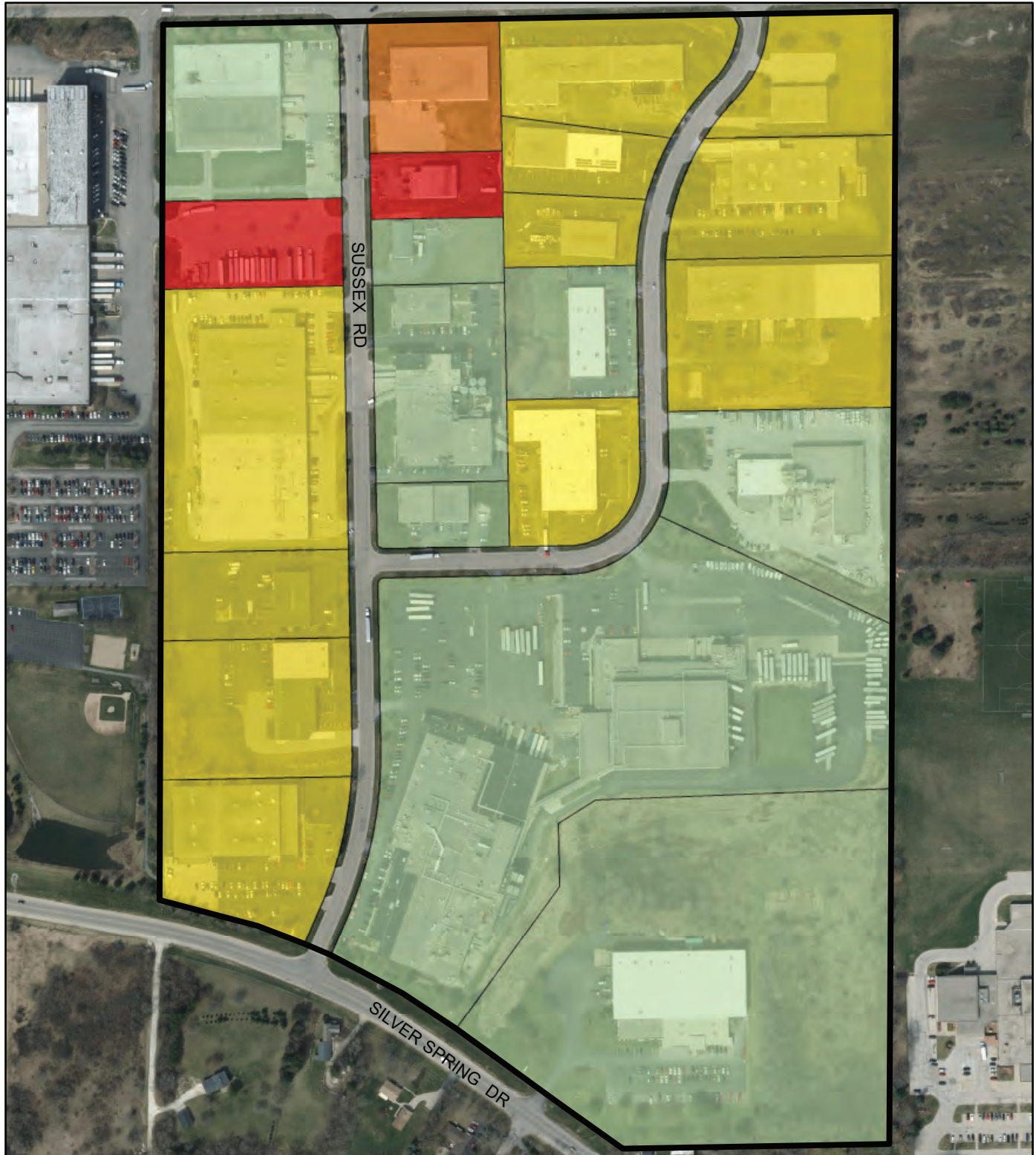




Figure 80

SUSSEX INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990
NONE	1975	1995
NONE	1980	2000
1985	NONE	2005

NONE	2010
NONE	2015
NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	Available Land (Undeveloped/Uncommitted as of April 2015)

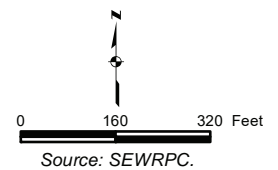
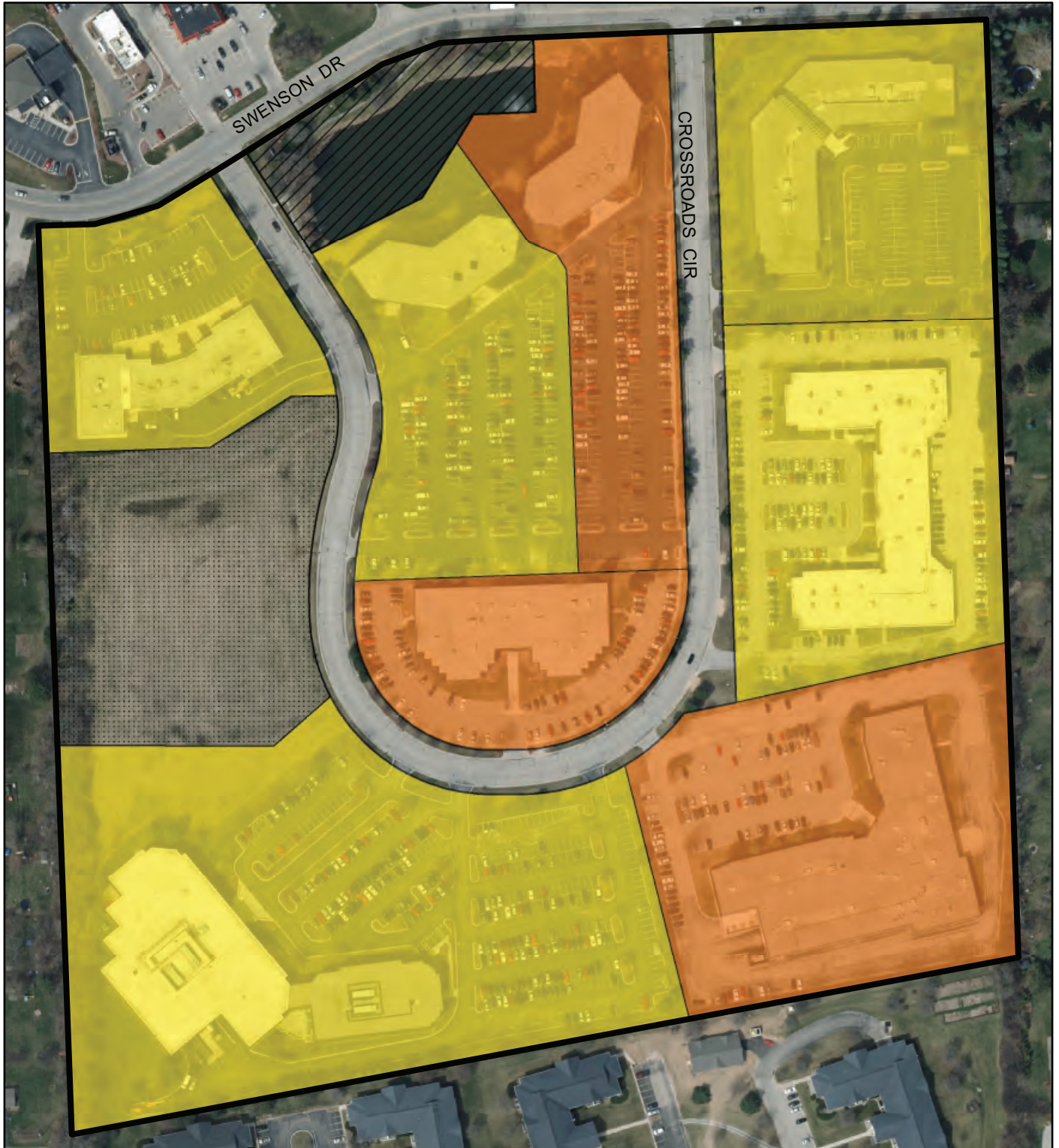




Figure 81

CROSSROADS CORPORATE CENTER



Developed/Committed

NONE	1970	1990
NONE	1975	1995
NONE	1980	NONE
NONE	1985	NONE
		2005

NONE	2010
NONE	2015
Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
Available Land (Undeveloped/Uncommitted as of April 2015)	

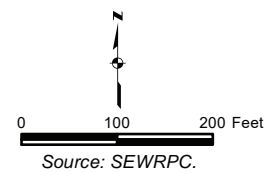




Figure 82  
GOERKE BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980	NONE	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
NONE	1985	NONE	2005	Available Land (Undeveloped/Uncommitted as of April 2015)	

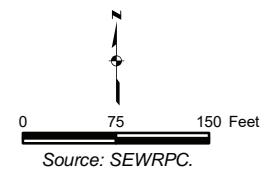




Figure 83

GENESEE BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990	NONE	2010
NONE	1975	NONE	1995	NONE	2015
NONE	1980	NONE	2000		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1985	NONE	2005		Available Land (Undeveloped/Uncommitted as of April 2015)

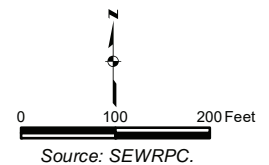




Figure 84

QUARRY CORNERS BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990
NONE	1975	NONE	1995
NONE	1980	NONE	2000
NONE	1985	NONE	2005

NONE 2010

NONE 2015

Outlots, Detention Ponds, and Other Designated Non-Developable Areas

Available Land (Undeveloped/Uncommitted as of April 2015)



Source: SEWRPC.



Figure 85

COMMERCE CENTRE INDUSTRIAL PARK

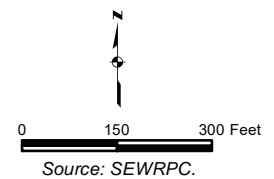
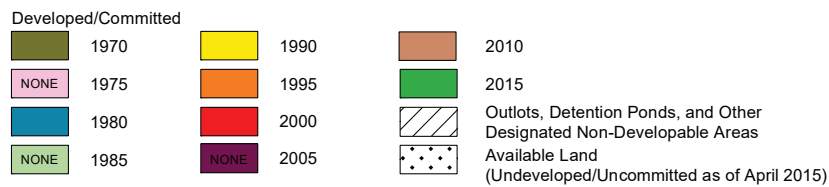
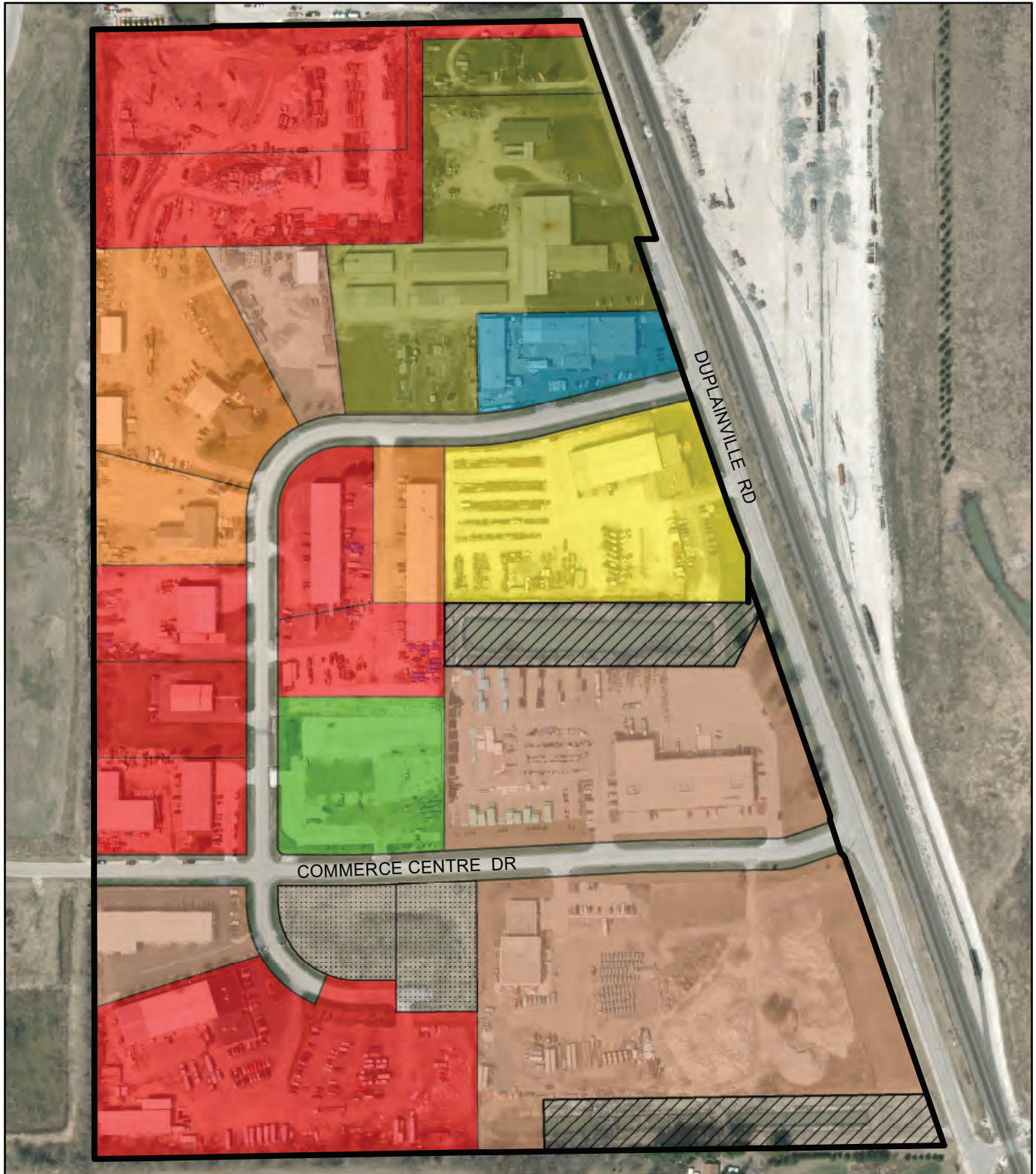
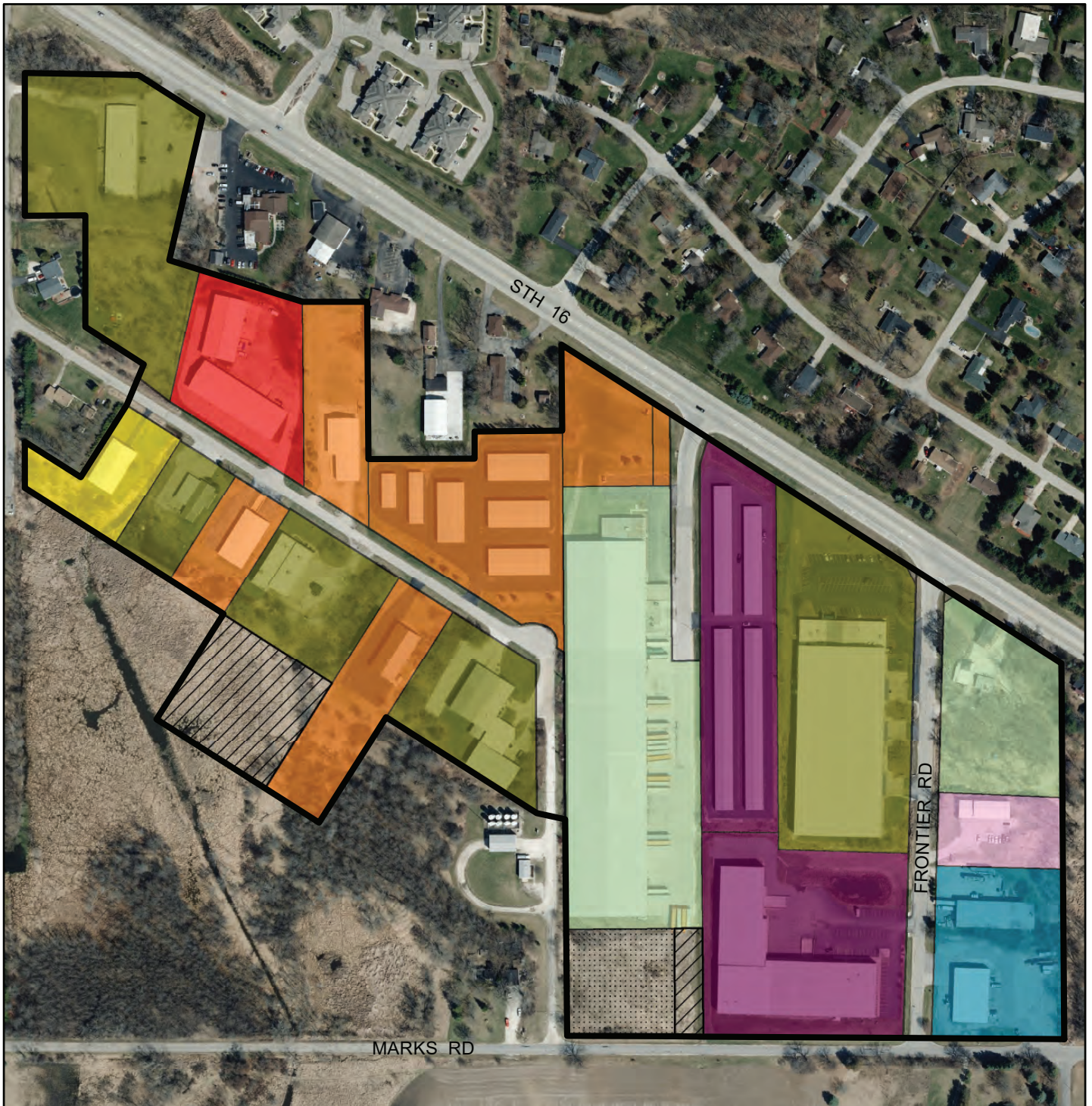




Figure 86

OCONOMOWOC WEST INDUSTRIAL PARK



Developed/Committed

	1970		1990
	1975		1995
	1980		2000
	1985		2005

	NONE	2010
	NONE	2015
	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
	Available Land (Undeveloped/Uncommitted as of April 2015)	

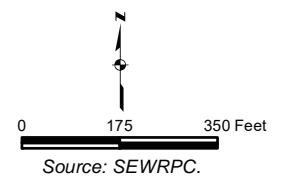




Figure 87

VERNON ENTERPRISE CENTRE

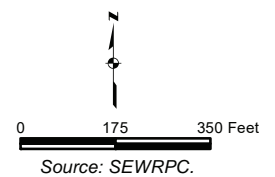
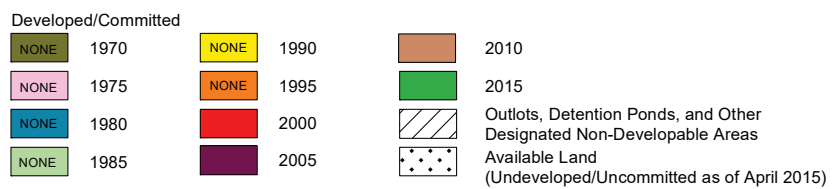
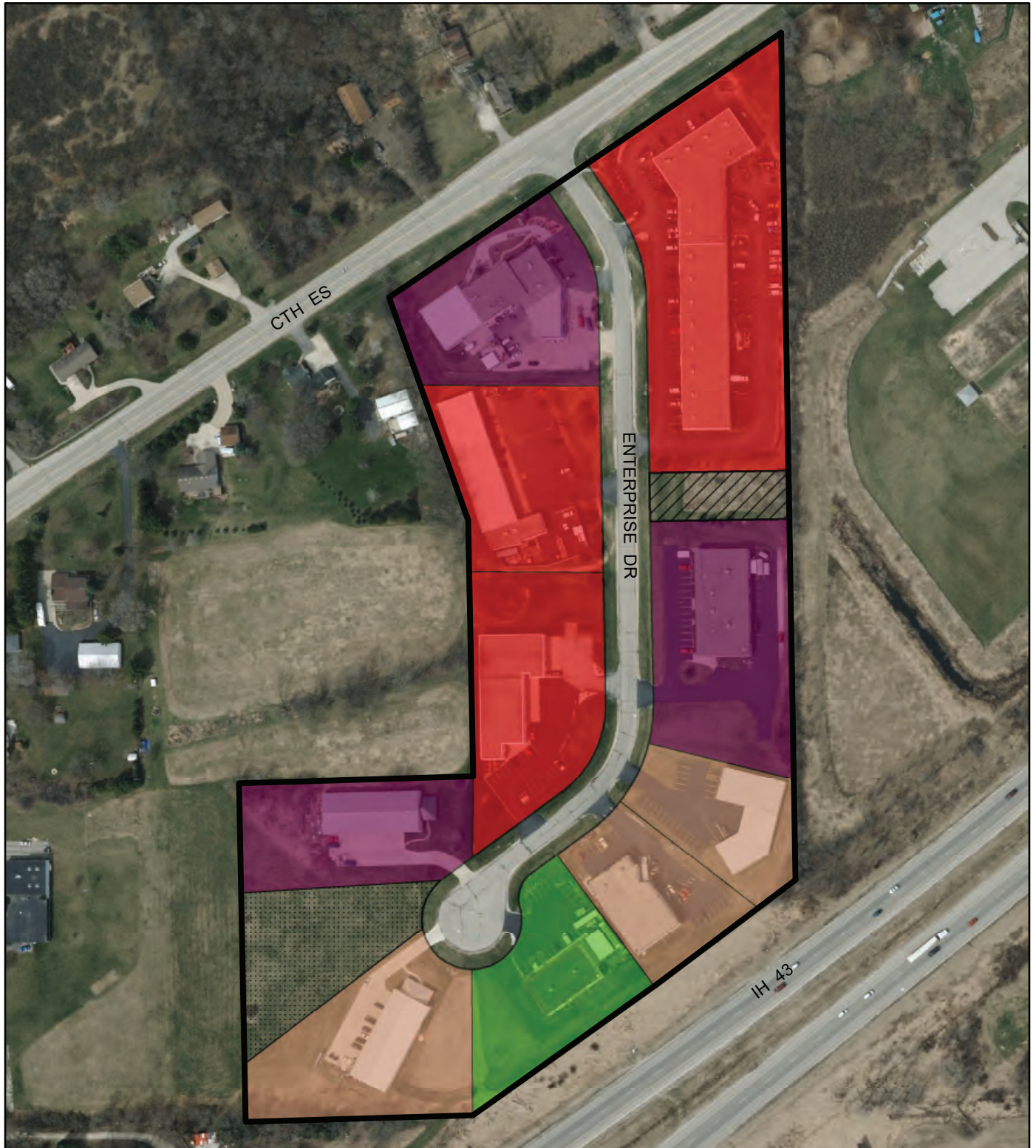




Figure 88

ROCKWOOD INDUSTRIAL AREA



Developed/Committed

NONE 1970  
NONE 1975  
NONE 1980  
NONE 1985

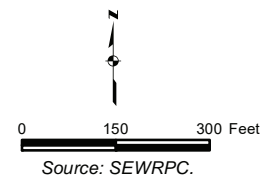
1990  
1995  
2000  
2005

2010  
2015

Outlots, Detention Ponds, and Other Designated Non-Developable Areas

Available Land

(Undeveloped/Uncommitted as of April 2015)





COMMUNITY DEVELOPMENT AUTHORITY OF THE  
VILLAGE OF SUSSEX  
RESOLUTION NO. 21-08

---

RESOLUTION AMENDING BOTH THE BOUNDARIES AND  
PROJECT PLAN AND ADOPTING THE SAME FOR TAX  
INCREMENTAL DISTRICT NO. 7 OF THE  
VILLAGE OF SUSSEX, WISCONSIN

---

WHEREAS, it is determined to be necessary, desirable and in the best interest of the Village of Sussex, Wisconsin (the "Village") to provide for additional industrial lands to expand upon the industrial and commercial development in the northwest corner of STH 164 and CTH K on properties located immediately west of the existing TIF in the Village;

WHEREAS, under the provisions of Section 66.1105 of the Wisconsin Statutes, the Village has the power to amend the boundaries and project plan of a Tax Incremental District to assist in financing the promotion of industrial development in the Village;

WHEREAS, the Village desires to exercise its power under Section 66.1105 of the Wisconsin Statutes to amend the boundaries and project plan of a Tax Incremental District for the purpose of promoting industrial development;

WHEREAS, the Community Development Authority of the Village of Sussex (the "Authority") has prepared a Project Plan including the amended boundaries for Tax Incremental District No. 7 in the Village (the "Project Plan");

WHEREAS, the Project Plan will promote industrial development within the meaning of Sections 66.1105 and 66.1101 of the Wisconsin Statutes; and

WHEREAS, on May 18, 2021 the Authority held a public hearing on the proposed Project Plan for Tax Incremental District No. 7 (the "District") and has considered public input received at such hearing.

NOW, THEREFORE, be it resolved by the Community Development Authority of the Village of Sussex, Wisconsin, as follows:

Section 1. Boundaries of the District. The boundaries of the District shall be amended as described on the Map and the Legal Description, which are attached to this Resolution as Exhibits A and B, respectively.

Section 2. Adoption of Project Plan and Submission of Project Plan to the Village Board. The Amended Project Plan for the District which is attached to this Resolution as Exhibit C is adopted and submitted to the Village Board of the Village for final approval.

Approved: May 18, 2021

---

Chairperson

Attest:

---

Secretary



**DRAFT**

**Project Plan  
Amendment No. 1 for  
Tax Incremental District No. 7  
Project Plan  
In the Village of Sussex**

***Public Hearing Held:***

***Adopted by CDA:***

***Adopted by Village Board:***

***Approved by Joint Review Board:***

***May 14, 2021***



115 South 84<sup>th</sup> Street  
Suite 315  
Milwaukee, WI 53214  
414-771-2700 Telephone



# Village of Sussex, Wisconsin

## **Village of Sussex Elected Officials**

Village President Anthony LeDonne

Scott Adkins

Benjamin Jarvis

Stacy Riedel

Lee Uecker

Ron Wells

Gregory Zoellick

## **Village of Sussex Community Development Authority**

Village President Anthony LeDonne

Chairperson Jim Stone

Heather Pfalz

Jennifer Bell

Ralph Benka

Scott Adkins

Mike Schulist

## **TABLE OF CONTENTS**

<b>I.</b>	<b>BACKGROUND AND INTRODUCTION .....</b>	<b>1</b>
<b>II.</b>	<b>STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND IMPROVEMENTS.....</b>	<b>1</b>
<b>III.</b>	<b>ECONOMIC FEASIBILITY STUDY .....</b>	<b>2</b>
<b>IV.</b>	<b>DETAILED LIST OF PROJECT COSTS.....</b>	<b>9</b>
<b>V.</b>	<b>METHODS OF FINANCING.....</b>	<b>10</b>
<b>VI.</b>	<b>EXISTING USES AND CONDITIONS.....</b>	<b>12</b>
<b>VII.</b>	<b>PROPOSED USES AND CONDITIONS .....</b>	<b>13</b>
<b>VIII.</b>	<b>EQUALIZED VALUE TEST.....</b>	<b>14</b>
<b>IX.</b>	<b>LIST OF ESTIMATED NON-PROJECT COSTS.....</b>	<b>14</b>
<b>X.</b>	<b>PROPOSED CHANGES IN ZONING ORDINANCES, MASTER PLAN, MAP, BUILDING CODES AND VILLAGE ORDINANCES .....</b>	<b>14</b>
<b>XII.</b>	<b>ORDERLY DEVELOPMENT OF THE VILLAGE OF SUSSEX.....</b>	<b>15</b>
<b>XIII.</b>	<b>ATTORNEY OPINION.....</b>	<b>15</b>



## **I. Background and Introduction**

In 2018, the Village of Sussex (the “Village”) created Tax Incremental Financing District Number 7 (“TID No.7” or “District”) for the purpose of promoting industrial and commercial development on properties located at the northwest corner of the intersection of STH 164 and CTH K. The development, known as the Sussex Commerce Center, is providing for the continued expansion and diversification of the Village’s tax base and provides employment opportunities for Village residents. The project is designed to build upon the success of the Sussex Corporate Center which is located directly across STH 164 on the northeast corner of the intersection of STH 164 and CTH K. The Sussex Commerce Center consists of approximately 56 developable acres with 48 acres of industrial development and 8 acres of commercial development.

The Developer of the Sussex Commerce Center recently acquired approximately 76 additional acres immediately west of their current property. The Village is proposing to expand the existing TID#7 western boundary to include the additional property. It is anticipated that approximately 40 acres will be developed as a business park with construction of the first building beginning in 2021 and additional buildings constructed annually through 2025. In addition to the business park development, it is anticipated that approximately 36 acres will be available for residential development.

## **II. Statement of Kind, Number and Location of Proposed Public Works and Improvements**

TID No. 7 is being amended by the Village of Sussex under the authority provided by Wisconsin Statute Section 66.1105. The District is being amended to encourage the further development. Not less than 50% by area of the real property within the District is suitable for industrial sites within the meaning of section 66.1101 of the Wisconsin State Statutes, and has been zoned for industrial use.

Any cost directly or indirectly related to promoting industrial development is considered a “project cost” and eligible to be paid from tax increments of the District. Additionally, the costs of planning, engineering, designing, surveying, legal and consultant fees, testing, environment studies, permits necessary for public work, easements, judgments or damage claims for damages, and other expenses for all project categories as well as discretionary payments, are included in project costs.

Listed below are direct project costs associated with the TID No. 7 Amendment Area.

### **Development Incentives**

The Village anticipates entering into a Development Agreement which would provide the Developer with a total payment of \$2,400,000. The developer will be responsible for all

public improvements on the property including water and sewer main installation, grading and road construction.

### **Administrative and Organizational Costs**

Imputed administrative costs of TID No. 7 include, but are not limited to, a portion of the salaries of Village employees and elected officials, professional fees for audits, legal review, planning and engineering services, professional assistance with general administration of TID No. 7 and other costs associated with the creation and administration of projects over the expenditure period including the administration of grants and other financial assistance received to help pay for projects within TID No. 7.

### **Financing Costs**

Financing costs for TID No. 7 include interest, finance fees, bond discounts, bond redemption premiums, legal opinions, ratings, capitalized interest, bond insurance and other expenses related to financing.

## **III. Economic Feasibility Study**

The purpose of this economic feasibility study is to answer two fundamental questions:

- 1) Is the Village able to obtain financing for the improvements within the District?  
And, more importantly:
- 2) Will the tax increment revenues generated by the District be sufficient to repay the District's obligations?

An analysis to determine the answer to each of these questions follows. The analysis includes only those project costs related to the plan amendment and the increment revenues anticipated as a result of the plan amendment.

### **Ability to Obtain Financing**

An important aspect to consider in assessing the feasibility of the TID No. 7 Amendment Area is the ability of the Village to finance the desired projects. Options available to the Village to finance the project costs include general obligation notes and bonds, revenue bonds, and special assessment bonds. The Community Development Authority of the Village could also issue CDA Lease Revenue Bonds to finance the project costs.

General obligations of the Village are limited by state law to five percent of the Village's total equalized property value. Payments for general obligation debt are not, however, limited by the current levy limit laws. The Village has sufficient general obligation debt capacity to obtain the funds necessary to implement this project plan, as amended.



## Ability to Repay Obligations

In order to determine the ability of the TID No. 7 Amendment Area to repay its obligations it is necessary to project tax increment revenues and analyze the District's cash flow. The revenue projection contained on page 7 is based upon the following assumptions:

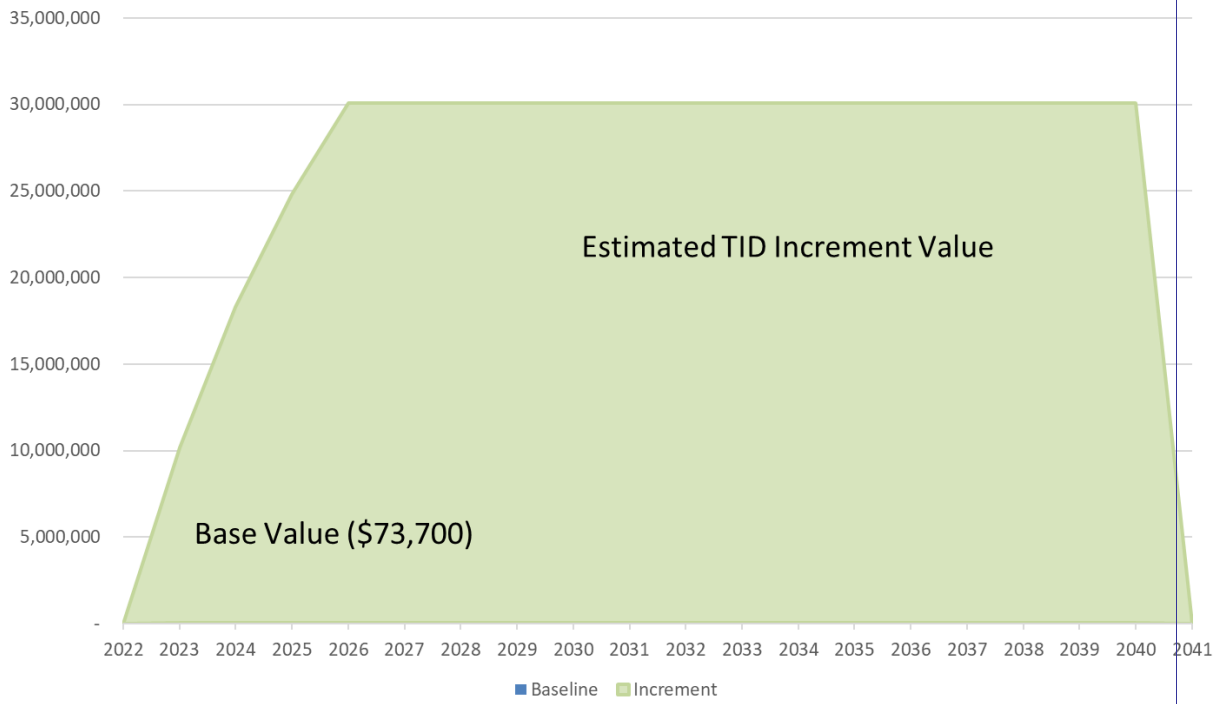
- The base value of the amended area of the district is estimated to be \$73,700.
- The tax rate is \$17.11 per thousand of equalized value, which is the Village's current tax rate, and is projected to remain constant throughout the life of the District.
- The analysis anticipates that there will be 32 net developable acres in the business park which will generate approximately \$30 million in increment value (\$4 million in increased land value and \$26 million in new construction). The construction projects will occur as acreage is sold to third parties. The estimated timeline for the sale of the parcels and construction is as follows:

<b>Sold/ Construction Year</b>	<b>Number of Acres Sold</b>
2022	7.5
2023	10.0
2024	8.0
2025	6.5
<b>Total Acres</b>	<b>32.0</b>

In addition to the business park development it is anticipated that approximately 36 acres will be available for residential development. There is no timetable for the residential development and no values are included for the purposes of this analysis.

- Valuations are projected to remain at their initial construction value and, for the purpose of this analysis, are not expected to increase or decrease throughout the life of the District.

Village of Sussex  
TID No. 7 Projected Increment Values  
(TID No. 7 Amendment Area)





## Projected Tax Increment (TID No. 7 Amendment Area)

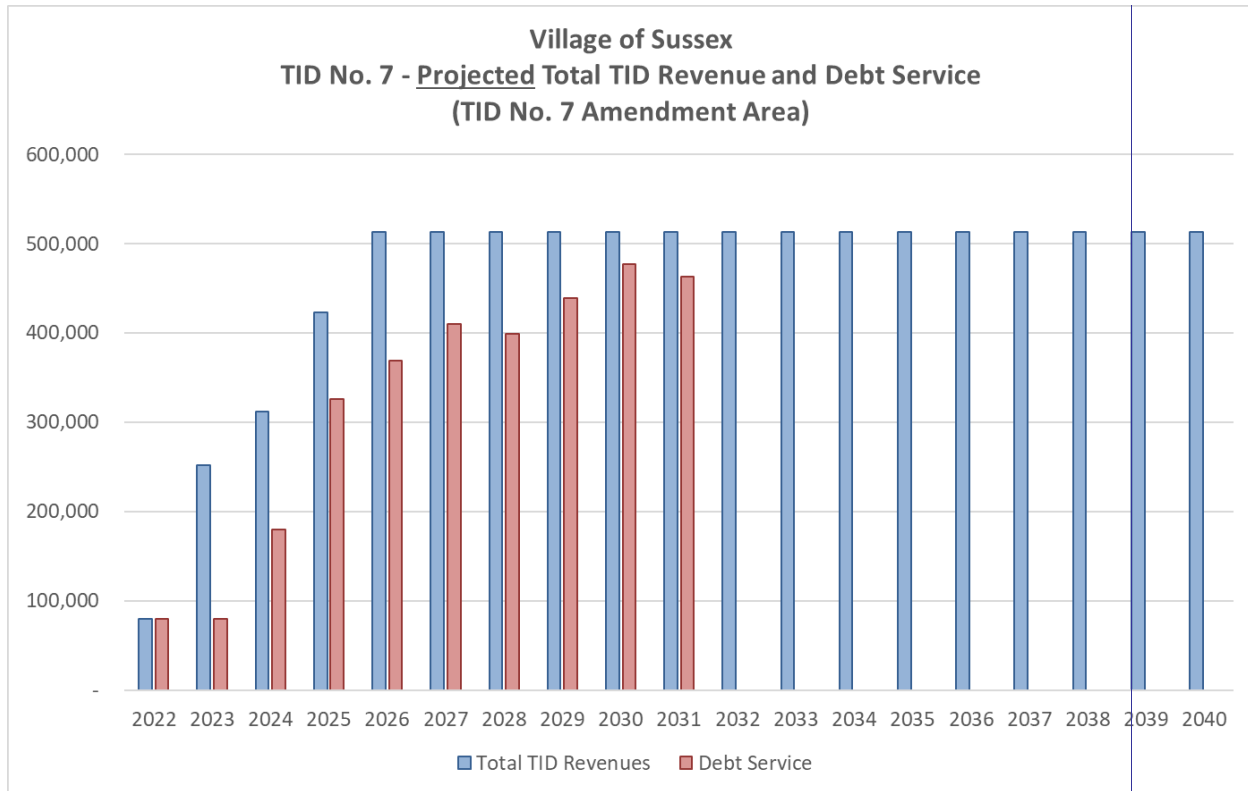
<u>Const. Year</u>	<u>Jan. 1 Valuation</u>	<u>Revenue Collection</u>	<u>New Construction</u>	<u>Total Increment</u>	<u>Tax Rate</u>	<u>TID Revenues</u>
2021	2022	2023	10,093,750	10,093,750	17.11	172,704
2022	2023	2024	8,125,000	18,218,750	17.11	311,723
2023	2024	2025	6,500,000	24,718,750	17.11	422,938
2024	2025	2026	5,281,250	30,000,000	17.11	513,300
2025	2026	2027		30,000,000	17.11	513,300
2026	2027	2028		30,000,000	17.11	513,300
2027	2028	2029		30,000,000	17.11	513,300
2028	2029	2030		30,000,000	17.11	513,300
2029	2030	2031		30,000,000	17.11	513,300
2030	2031	2032		30,000,000	17.11	513,300
2031	2032	2033		30,000,000	17.11	513,300
2032	2033	2034		30,000,000	17.11	513,300
2033	2034	2035		30,000,000	17.11	513,300
2034	2035	2036		30,000,000	17.11	513,300
2035	2036	2037		30,000,000	17.11	513,300
2036	2037	2038		30,000,000	17.11	513,300
2037	2038	2039		30,000,000	17.11	513,300
2038	2039	2040		30,000,000	17.11	513,300
Totals			30,000,000			8,606,865

## Projected Capitalization Schedule (TID No. 7 Amendment Area)

<b><u>Project</u></b>	<b><u>2021 Notes</u></b>
Infrastructure Reimbursement	1,700,000
Development Incentives	500,000
Administrative and Legal	<u>25,000</u>
<b>Total Project Costs</b>	<b><u>2,225,000</u></b>
<i>Plus:</i>	
Capitalized Interest	159,000
Underwriters Discount	26,500
Finance and Legal	<u>40,000</u>
<b>Total Funds Needed</b>	<b><u>2,450,500</u></b>
<i>Less:</i>	
Interest Earnings	199,500
Funds on Hand	<u>--</u>
<b>Total Debt Issue</b>	<b><u>2,650,000</u></b>



Based upon these assumptions, the Village is able to obtain financing for the improvements required by TID No. 7 and the projected revenues will be sufficient to repay all of the district's obligations.



# Village of Sussex

## Tax Incremental District No. 7 Cash Flow (TID No. 7 Amendment Area)

Year	Increment Revenues	Capitalized Interest	Total	2021 Notes			Surplus/ (Deficit)	Revenue Balance	Debt Balance
				Princ.	Int.	Total			
2022		79,500	79,500		79,500	79,500	-	-	2,650,000
2023	172,704	79,500	252,204		79,500	79,500	172,704	172,704	2,650,000
2024	311,723		311,723	100,000	79,500	179,500	132,223	304,927	2,550,000
2025	422,938		422,938	250,000	76,500	326,500	96,438	401,365	2,300,000
2026	513,300		513,300	300,000	69,000	369,000	144,300	545,665	2,000,000
2027	513,300		513,300	350,000	60,000	410,000	103,300	648,965	1,650,000
2028	513,300		513,300	350,000	49,500	399,500	113,800	762,765	1,300,000
2029	513,300		513,300	400,000	39,000	439,000	74,300	837,065	900,000
2030	513,300		513,300	450,000	27,000	477,000	36,300	873,365	450,000
2031	513,300		513,300	450,000	13,500	463,500	49,800	923,165	-
2032	513,300		513,300	-	-	-	513,300	1,436,465	-
2033	513,300		513,300	-	-	-	513,300	1,949,765	-
2034	513,300		513,300		-	-	513,300	2,463,065	-
2035	513,300		513,300		-	-	513,300	2,976,365	-
2036	513,300		513,300		-	-	513,300	3,489,665	-
2037	513,300		513,300		-	-	513,300	4,002,965	-
2038	513,300		513,300		-	-	513,300	4,516,265	-
2039	513,300		513,300		-	-	513,300	5,029,565	-
2040	513,300		513,300	-	-	-	513,300	5,542,865	-
Total	8,606,865	79,500	8,686,365	2,650,000	493,500	3,143,500			



#### IV. Detailed List of Project Costs

Attached is a detailed preliminary cost estimate for the projects necessary to implement the amendment of the plan. All cost estimates are preliminary and have been prepared based upon 2021 prices. The final costs of the projects may be adjusted to reflect design changes and actual construction bids. The timing of the projects is also very preliminary and subject to adjustment based upon implementation of this amendment of the project plan.

This amendment of the project plan is not an appropriation of funds for any specific project. The Village is not obligated to undertake any specific project and each project must be approved by subsequent action of the Village Board. The Village intends to undertake only those projects that remain viable during the implementation of the amendment of the project plan, and may choose to delete projects or change the scope of the projects implemented as they are individually authorized.

The total TIF project costs related to this amendment are limited to \$2,425,000 plus financing related costs. The project costs are identified in the following table. Note that the utilities and road improvement costs will be constructed by the Developer and reimbursed by the Village. The total payment to the Developer will not exceed \$2,425,000.

TIF 7 Creation			
Project	Developer	TIF	Total
Land Acquisition	\$2,135,000		\$2,135,000
Site Work	\$1,271,250		\$1,271,250
Utilities (Water, Sewer, Storm)	\$295,000	\$750,000	\$1,045,000
Road Improvements	\$0	\$950,000	\$950,000
Professional/Municipal Fees/Financing/Development Fees	\$1,118,000	\$200,000	\$1,318,000
Utility Burial/Street Lights	\$360,000		\$360,000
Development Incentive		\$500,000	\$500,000
Administrative Costs		\$25,000	\$25,000
<b>Total</b>	<b>\$5,179,250</b>	<b>\$2,425,000</b>	<b>\$7,604,250</b>

## **V. Methods of Financing**

As previously discussed in the Economic Feasibility Study, the Village has numerous options for financing the improvements required for TID No. 7. These options include general obligation notes and bonds, revenue bonds and special assessment bonds. The Community Development Authority of the Village could also be utilized to issue CDA Lease Revenue Bonds to finance the project costs. The specific method of financing will be determined by the Village during the implementation of this project plan, as amended.

Factors which will be considered in determining the most appropriate method of financing for each individual project will include the amount to be financed, the projects to be financed, the terms required by various development agreements, market conditions, changes in state or federal law and the need for financing municipal improvements which are not a part of this project plan, as amended.

The following pages contain a capitalization and amortization schedule for General Obligation Community Development Notes to be issued in 2021.



## General Obligation Community Development Notes (2021)

**\$2,650,000**

### PROPOSED MATURITY SCHEDULE

The 2021 project costs are anticipated to be financed with General Obligation Community Development Notes to be issued under authority of Wisconsin Statutes Chapter 67. The following is the proposed schedule for repayment of project costs using estimated interest rates.

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022		79,500	79,500
2023		79,500	79,500
2024	100,000	79,500	179,500
2025	250,000	76,500	326,500
2026	300,000	69,000	369,000
2027	350,000	60,000	410,000
2028	350,000	49,500	399,500
2029	400,000	39,000	439,000
2030	450,000	27,000	477,000
2031	450,000	13,500	463,500
2032			
2033			
2034			
2035			
2036			
2037			
2038			
2039			
2040			
	<b>2,650,000</b>	<b>493,500</b>	<b>3,143,500</b>

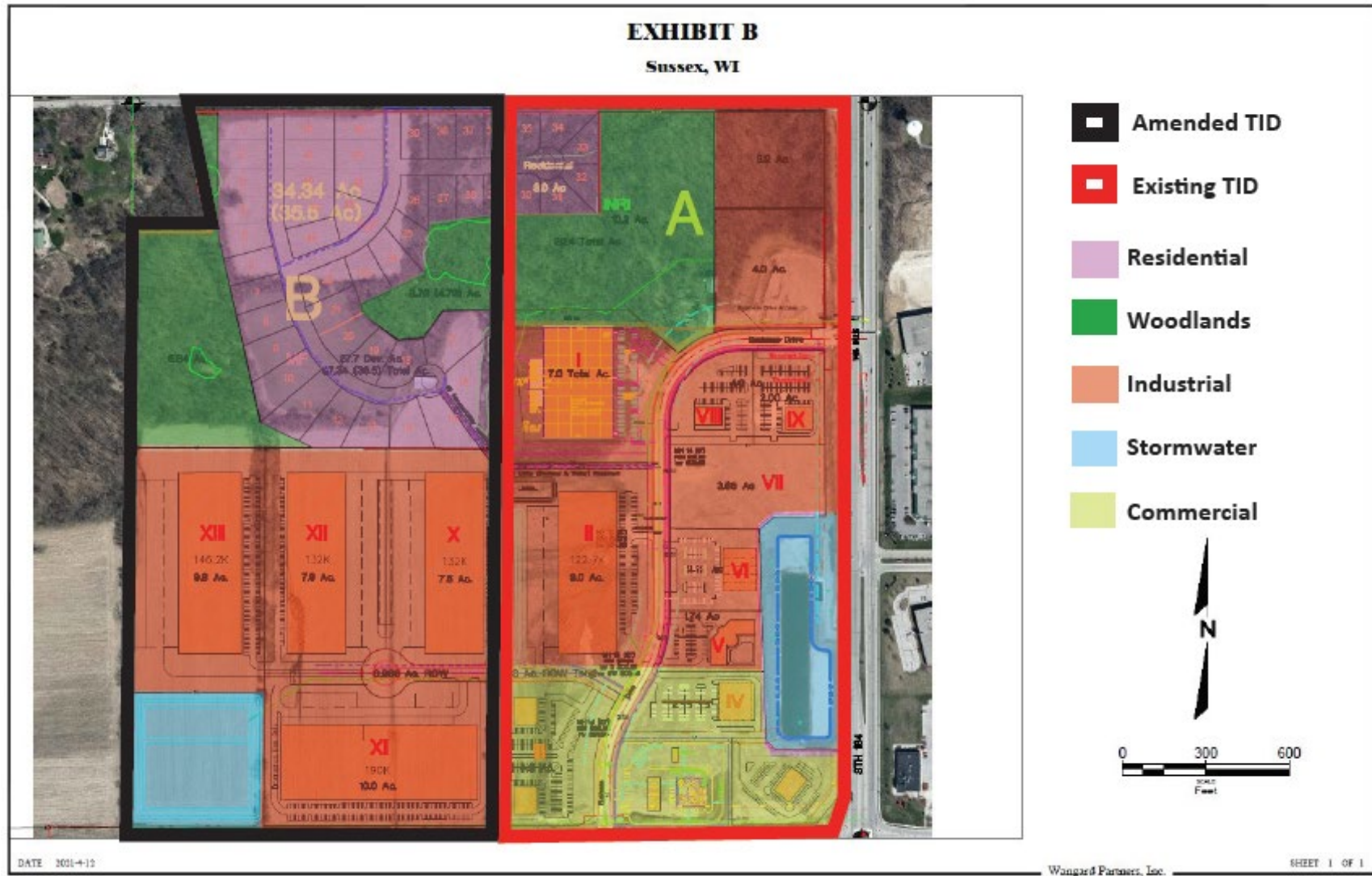
## VI. Existing Uses and Conditions



-  Woodlands
-  Agriculture



## VII. Proposed Uses and Conditions



## **VIII. Equalized Value Test**

Wisconsin Statutes Section 66.1105(4)(gm)4.c. limits the amount of taxable property value which can be included in a new tax incremental district. When a district's boundaries are amended to add territory, the base value of the additional parcels combined with the increment values of all existing districts (including the District to be amended) cannot exceed 12% of the total equalized value of all taxable property within the Village. As of January 1, 2020, the equalized value of the Village was \$1,533,703,600, and the total increment value of the Village's tax increment districts was \$46,733,600. The total allowable additional value of the amendment is \$184,044,432 ( $\$1,533,703,600 \times 12\%$ ). The estimated base value of the TID No. 7 amendment combined with the Village's current increment value does not exceed this limit.

## **IX. List of Estimated Non-Project Costs**

In addition to the project costs to be paid by the Developer listed in the detailed list of project costs (see Part IV), it is anticipated that private parties will construct buildings with a projected value of \$26,000,000.

## **X. Proposed Changes in Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances**

It is expected that this amended project plan will be complementary to the Village's Master Plan and does not require any proposed changes to the Village's Master Plan. There are no proposed changes to the zoning ordinances, building codes, the map or other Village ordinances for the implementation of this project plan, as amended.

## **XI. Relocation**

It is not anticipated there will be a need to relocate any persons or businesses in conjunction with this project plan, as amended. In the event relocation becomes necessary at some time during the implementation period, the Village will take the following steps and actions.

Before negotiations begin for the acquisition of property or easements, all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Commerce.

The Village will file a relocation payment plan and relocation assistance service plan with the Department of Commerce and will not proceed with displacement of persons or business concerns until both plans are approved in writing by the Department of Commerce. The Village will also keep records as required in Wisconsin Statutes Section 32.27.



## **XII. Orderly Development of the Village of Sussex**

TID No. 7 and the amended area contribute to the orderly development of the Village by providing the opportunity for continued growth in tax base and job opportunities.

## **XIII. Attorney Opinion**

OPINION OF THE ATTORNEY FOR THE VILLAGE ADVISING WHETHER THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105.

[Insert draft attorney letter when received]