

SPRING LAKE

# VILLAGE OF MUKWONAGO INDUSTRIAL PARK DEVELOPMENT PLAN

VERNON MARSH

JERICO

MUKWONAGO PARK

PHANTOM  
LOWER LAKE

STATE OF  
WISCONSIN  
PROPERTY

RIVER

MUKWONAGO

MUKWONAGO

EAST TROY

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**MEMORANDUM REPORT  
NUMBER 27**

**VILLAGE OF MUKWONAGO  
INDUSTRIAL PARK DEVELOPMENT PLAN  
WAUKESHA COUNTY, WISCONSIN**

**Prepared by the  
Southeastern Wisconsin Regional Planning Commission  
P. O. Box 1607  
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## Section I

### ANALYSIS OF THE CHARACTERISTICS OF THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK

#### INTRODUCTION

By letter dated May 12, 1986, the Village of Mukwonago requested that the Southeastern Wisconsin Regional Planning Commission provide assistance to the Village's Economic Development Committee in preparing a development plan and attendant promotional materials for the existing industrial park site in the Village. The Regional Planning Commission was to provide assistance regarding five areas: 1) the characteristics of the industrial park site; 2) the organizational aspects of industrial park development; 3) industrial park design; 4) industrial park development controls; and 5) marketing and advertising the industrial park. This section presents the Commission staff's analysis of the characteristics of the village industrial park site.

#### INDUSTRIAL PARK SITE CHARACTERISTICS

Certain characteristics are important in any consideration of the suitability of an industrial park site for the intended development.

##### Size, Shape, and Expansion Capabilities

The site should be of adequate size to accommodate a viable industrial park. In 1984, the Regional Planning Commission and the Wisconsin Electric Power Company conducted an inventory of industrial parks located within the Region that were 80 acres or more in size. The use of the minimum threshold size of 80 acres permitted the identification of sites that were considered large enough to support the development of a properly designed industrial site to accommodate a community of industries, and assured that the inventory would include the vast majority of such areas within the Region.

The site configuration, or shape, should accommodate the use of the site as an industrial park. An irregular site shape is viewed as undesirable because of the awkward or inefficient lots it may produce. The site should allow for some expansion of the industrial park area in order to accommodate future industrial land needs.

##### Existing Natural Resource Features

Natural resource features on a site may be divided into two classifications: environmental corridors and isolated natural areas. Environmental corridors are defined as linear areas in the landscape containing concentrations of natural resource and resource-related amenities. Almost all the remaining high-value wetlands, woodlands, wildlife habitat areas, major bodies of surface water, and delineated floodlands and shorelands of an area are contained within these corridors. In addition, significant groundwater recharge and discharge areas, many of the most important recreational and scenic areas, and the best remaining potential park sites are located within these corridors. Environmental corridors are, in effect, a composite of the most

important individual elements of the natural resource base in southeastern Wisconsin, and have immeasurable environmental, ecological, and recreational value. As such, the environmental corridors should be protected from urban development.

Isolated natural areas are small concentrations of natural resource base elements occurring outside environmental corridors. These elements are isolated from environmental corridors by urban development or agricultural uses. Although separated from the environmental corridor network, such "isolated" natural areas may provide the only available wildlife habitat in an area, provide good locations for local parks and nature study areas, and lend aesthetic character and natural diversity to an area. Accordingly, isolated natural areas should be protected from urban development where practicable.

An industrial park site with a high percentage of its area occupied by natural resource features would suffer from a correspondingly low percentage of developable land. However, small amounts of natural features can be an asset to an industrial park when they are viewed as amenities to be carefully integrated into development of the site.

#### Soil Limitations

The proper relation of industrial land use development to soil type and distribution can serve to prevent the creation of costly environmental problems and promote the use of an irreplaceable resource. Industrial development should not be located in areas covered by soils identified in the regional soil survey as having severe or very severe limitations for such development. Where soils exhibit severe soil limitations for industrial development, improvements should be properly engineered so as to overcome these limitations.

#### Topography and Site Drainage

Slope, to a considerable extent, determines the land uses practicable on a given parcel of land. Lands with slopes generally exceeding 6 percent may not be suitable for industry-related development. Desirably, the maximum grade of any street in an industrial area should not exceed 3 percent. In addition, industrial park sites should provide for good stormwater outfall.

#### Existing Man-Made Features

To the extent practicable, industrial parks should be compatible with existing man-made features on the site. Such features can include structures, historic and otherwise; roadways; and land division boundaries. When maintenance of an existing man-made feature is deemed to be detrimental to the development of the industrial park site, and when the man-made feature is deemed to be expendable, then the feature should be removed or altered as appropriate.

#### Existing Neighboring Land Uses

An industrial park site should be compatible with adjoining land uses and structures and should not adversely affect its neighboring uses. Insofar as possible, an industrial park area should be bounded by arterial streets; major park, parkway, or institutional lands; bodies of water; or other natural or cultural features which serve to clearly and physically separate the industrial park from surrounding incompatible land uses.

#### Availability of Public Sanitary Sewer and Water Supply

Public sanitary sewer service should be readily available to an industrial park site with the adequate size, depth, and capacity to serve the proposed industrial uses.

Public water supply should be available in sufficient amount and pressure to meet drinking, heating, cleaning, and fire protection system requirements.

#### Availability of Energy and Telephone Communications Systems

Adequate electric power, natural gas, and telephone communications systems should be available to the industrial park site to meet both present and future needs.

#### Availability of Fire Protection Services

Adequate fire protection services should be available for protecting plant and employees against the hazards of fire at or near the industrial park site. A maximum distance of one-and-one-half miles from a fire station providing engine, hose, or engine-ladder company is recommended.

#### Availability of Highway Transportation Facilities/Vehicle Ingress and Egress

Industrial parks should be located so as to have direct access to arterial street and highway facilities and reasonable access through an appropriate component of the transportation system to residential areas. Safe and sufficient vehicular ingress and egress should be available to an industrial park site from abutting streets and highways.

#### Availability of Railway Freight, Air, and Water Transportation Facilities and Public Transit Facilities

An industrial park site should be located so as to minimize travel distance to existing railway freight, air, and water transportation facilities if such facilities are required by the type of industrial park being studied. Because of the uncertainty surrounding the future cost and availability of petroleum for personal automobile transportation, industrial parks should be located so as to minimize travel distance to existing or proposed public transit facilities.

#### Visual Exposure and Image

High visibility is an important advantage to industrial parks. Prominent sites with attractive buildings and high-quality landscaping, roadways, signage, lighting, utility treatment, and other site features constitute an important form of advertising for park occupants, as well as for the communities in which they are located. Such sites are sought by firms wishing to establish or maintain a progressive and forward-thinking public image. This positive image may reflect well upon the individual tenant or owner, the industrial area, and the community.

## **ANALYSIS OF THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK SITE CHARACTERISTICS**

### **Size, Shape, and Expansion Capabilities**

The Village of Mukwonago industrial park site is located in part of the southeast one-quarter of U. S. Public Land Survey Section 23, the southwest one-quarter of Section 24, the north one-half of Section 25, and the northeast one-quarter of Section 26, all in Township 5 North, Range 18 East, Village of Mukwonago, Waukesha County, Wisconsin. The site is approximately 80.7 acres in size. This figure is roughly equal to that used by the Regional Planning Commission and the Wisconsin Electric Power Company as a minimum threshold size in their inventory of existing industrial parks in the Region. Map 1 shows the industrial parks identified in that inventory and the Village industrial park site.

The village industrial park site, as shown on Map 2, is irregularly shaped, and of a generally undesirable configuration which would tend to result in irregularly shaped parcels awkward to use for industrial development. A roughly square area at the west end of the generally triangular site is tenuously joined to, and therefore isolated from, the rest of the site. A more regular site configuration would permit more efficient use of land and lessen the isolation of the west end of the site.

The expansion potential of the site is good. Although the lands to the north and west of the site are substantially developed, the lands to the east and south are open and used for agricultural purposes. If expansion is desirable, a detailed analysis of these agricultural lands should be performed.

### **Natural Resource Features**

There are no environmental corridors located within the industrial park site. However, about 11 acres, or 13.6 percent of the total site, consist of isolated natural areas. Map 3 shows the location of the isolated natural areas on the site. Of the two isolated natural areas, the northerly one is primarily a wetland, and the southerly one is primarily a woodland. The provision of large industrial lots in these areas would allow the integration of the natural resource features into the industrial park. There are no floodplains on the site.

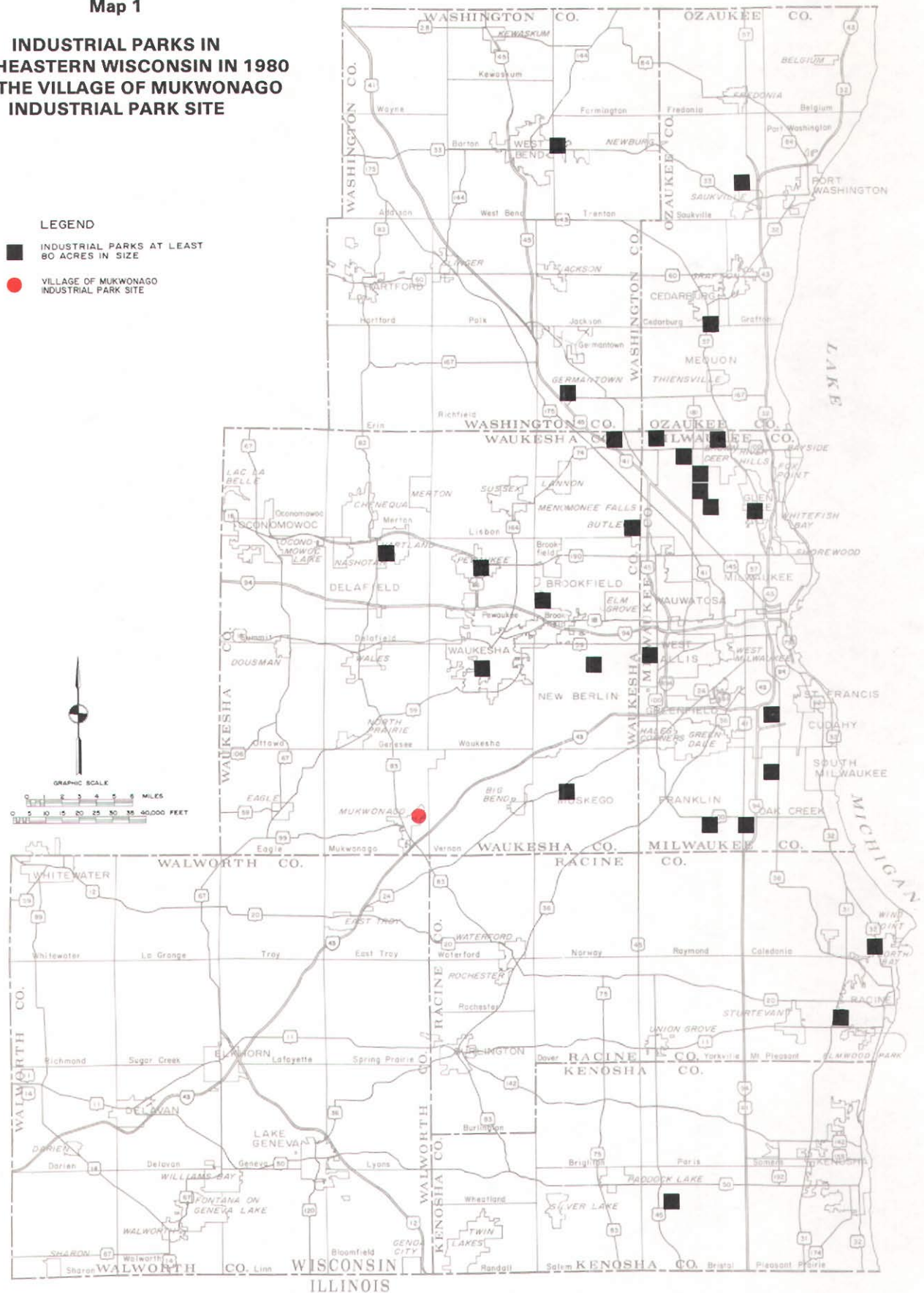
### **Soil Conditions**

Detailed soil limitations for light industrial and commercial development are not available for soils found at the village industrial park site owing to recent land disturbances. The U. S. Department of Agriculture, Soil Conservation Service (SCS), performed an onsite investigation of soils at the industrial park site during June 1987, and identified the majority of the soils in the area as "sandy and gravelly land." This delineation is a miscellaneous soil type that is used for cut and borrowed land, and, because of the variable nature of this material, soil limitations for light industrial and commercial development are not available. Therefore, it is recommended that soil borings be made by a professional engineer prior to the construction of any new roads or buildings within the industrial park.

Map 1

**INDUSTRIAL PARKS IN  
SOUTHEASTERN WISCONSIN IN 1980  
AND THE VILLAGE OF MUKWONAGO  
INDUSTRIAL PARK SITE**

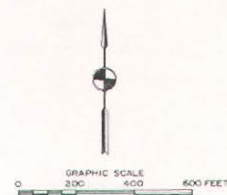
- LEGEND**
- INDUSTRIAL PARKS AT LEAST 80 ACRES IN SIZE
  - VILLAGE OF MUKWONAGO INDUSTRIAL PARK SITE



Source: SEWRPC.



Topographic map of the Village Industrial Park site boundary. The map shows the park's location relative to surrounding streets and terrain. Key streets include Pearl Ave., Grand Ave., Clarendon Ave., Wisconsin Central RR, Cedar St., Maple St., Oakland Ave., Pine St., Fox St., Mc Kenzie Rd., Swan Dr., Woods Rd., and Plank Rd. The park boundary is outlined in black, and several buildings are shown within the park area. The map also features contour lines indicating elevation and labels for "CTH NN" and "CTH ES".

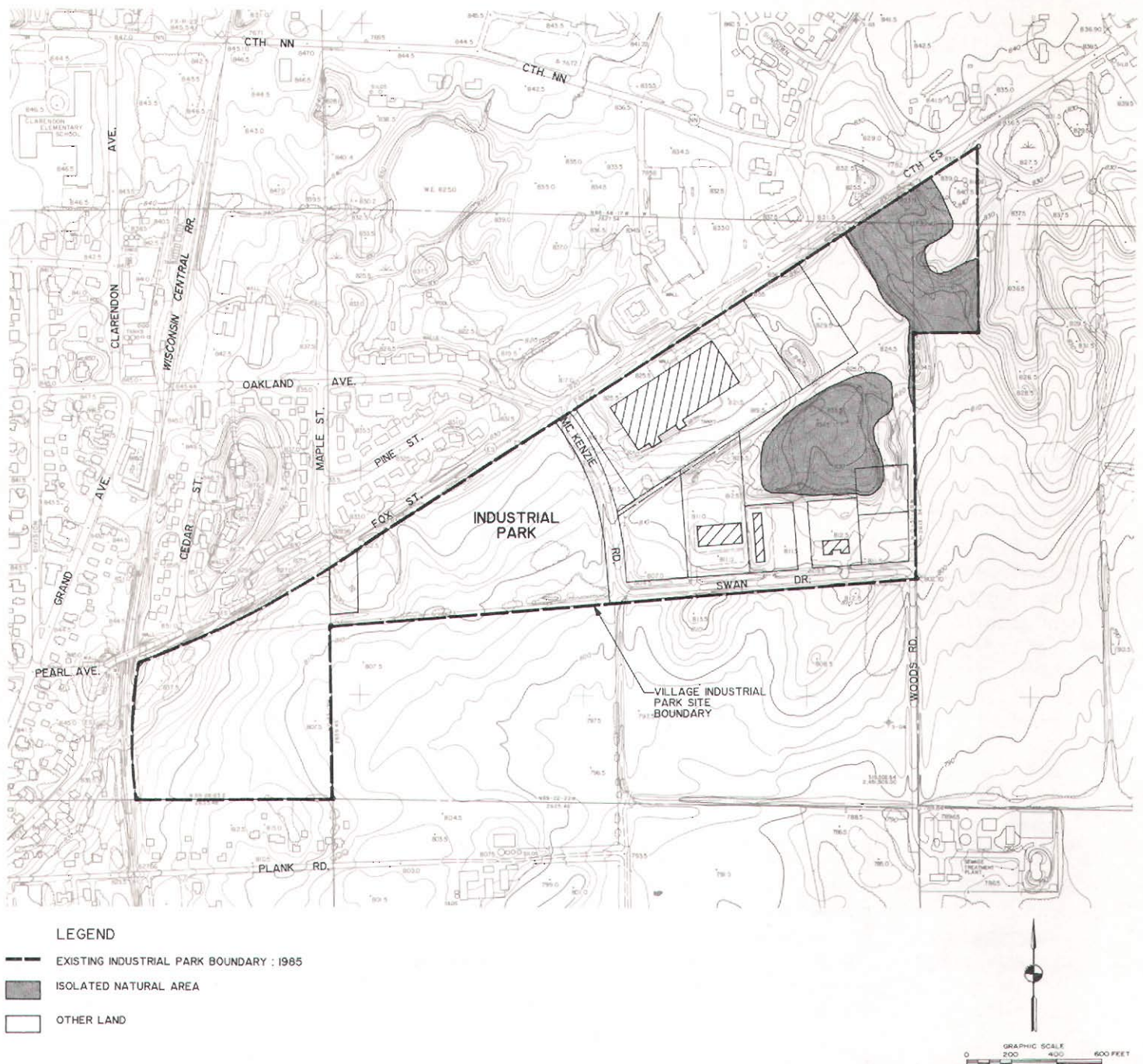


Source: SEWRPC.



### Map 3

## LOCATION OF ISOLATED NATURAL AREAS IN THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK



Source: SEWRPC.

### Topography and Site Drainage

Table 1 shows the characteristics of slopes in the village industrial park site. Approximately 17.7 acres, or 21.9 percent of the total area, exhibits slopes of greater than 6 percent and may not be suitable for industrial development. Map 4 shows the locations of such steep slopes on the site.

The gently rolling site drains to the Mukwonago River, located to the south of the site.

### Existing Man-Made Features

Some abandoned farm structures exist at the extreme northeast corner of the industrial park site. These may be demolished if they possess no historical significance. There are four industrial buildings on the site; consideration must be given to the effects of these buildings on any industrial development. The existing roadways in the village industrial park site serve only a portion of the site, and will need to be extended in a planned manner in dedicated street rights-of-way as the remaining land is developed. The existing lots in the industrial park appear to have been carved out of the larger parcel on an as-needed basis. This practice should be ended and the remaining land platted so that an efficient parcel can be achieved and an organized marketing program carried out.

### Existing and Neighboring Land Uses

Map 5 shows the existing generalized land uses on and around the Village of Mukwonago industrial park site. The existing land uses adjacent to the site are comprised of about 15 percent commercial, about 35 percent residential, and about 50 percent agricultural uses. The commercial and residential uses lie, respectively, to the north and to the north, west, and south of the site. The agricultural lands lie to the south and east of the site. The uses to the north are separated from the industrial park by Fox Street (CTH ES), an arterial highway. The uses to the west are separated from the site by the Soo Line Railroad Company right-of-way. The agricultural lands and about 24 percent of the residential lands neighboring the industrial park site are directly contiguous to the site.

### Availability of Public Sanitary Sewer and Water Supply

A 10-inch public sanitary sewer is located beneath the existing roadways and serves the industries in the village industrial park. An eight-inch public sanitary sewer is located beneath Plank Road about 350 feet south of the extreme southern boundary of the site. If adequate downstream capacity exists in the system, these sewers should be adequate to serve future development of the industrial park site.

An eight-inch public water main is located beneath the existing roadways and serves the existing industries in the industrial park. A 12-inch public water main is located in a generally east-west direction beneath the currently vacant west end of the site. These water mains should be adequate to serve future development of the industrial park site.




Table 1  
CHARACTERISTICS OF SLOPES IN THE  
VILLAGE OF MUKWONAGO INDUSTRIAL PARK


	Area Covered	Percent
0-3 percent.....	58.9	73.0
4-6 percent.....	4.1	5.1
7-11 percent.....	14.3	17.7
12 percent or greater.....	3.4	4.2
Total	80.7	100.0

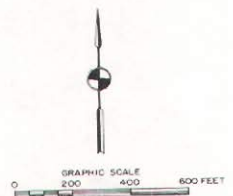
Source: SEWRPC.

Topographic map showing the Village Industrial Park site boundary. The map includes the following features:

- Roads:** CTH NN, CTH ES, Grand Ave, Pearl Ave, Cedar St, Wisconsin Central RR, Oakland Ave, Maple St, Pine St, Fox St, Mc Kenzie Rd, Swan Dr, Woods Rd, Plank Rd.
- Water Features:** Several small water bodies or wetlands are shown in dark grey.
- Site Boundary:** The Village Industrial Park site boundary is outlined in black.
- Legend:** A legend indicates that the shaded areas represent the Village Industrial Park Site Boundary.

 SLOPES OF 7 PERCENT OR GREATER

 OTHER SLOPES

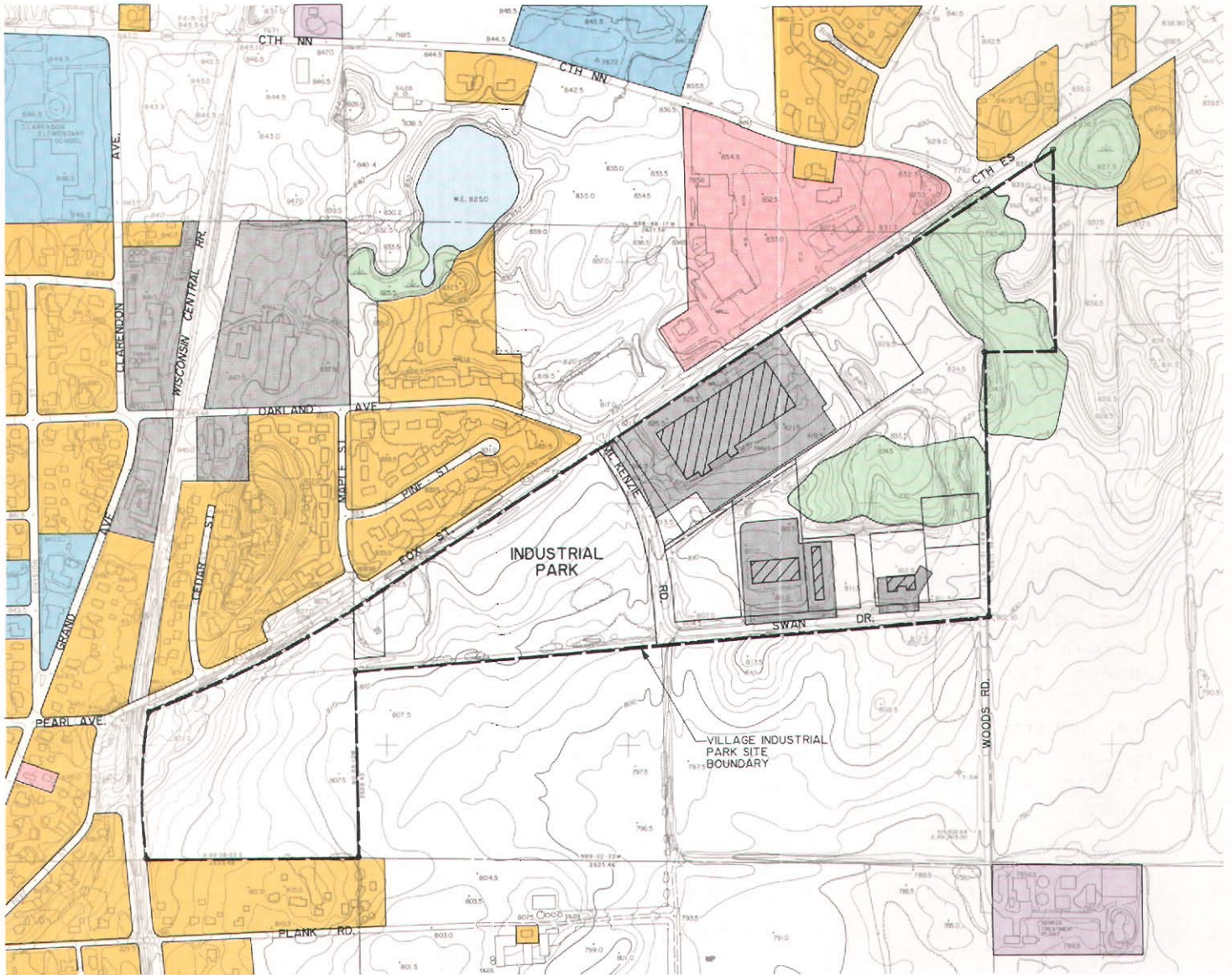


Source: SEWRPC.



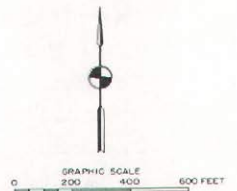
Map 5

EXISTING GENERALIZED LAND USES ON AND AROUND  
THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK SITE



LEGEND

- |              |                      |
|--------------|----------------------|
| RESIDENTIAL  | WOODLAND AND WETLAND |
| COMMERCIAL   | WATER                |
| GOVERNMENTAL | OTHER OPEN LAND      |
| INDUSTRIAL   | EXISTING STREET      |
| UTILITY      | EXISTING RAILROAD    |



Source: SEWRPC.

#### Availability of Energy and Telephone Communication Systems

Electric power, natural gas, and telephone communication facilities are currently available and used by the industries at the village industrial park site.

#### Availability of Fire Protection Services

The Village of Mukwonago fire station is located in the downtown section of the Village. All parts of the village industrial park site are located within the one-and-one-half mile optimum service radius of that station.

#### Availability of Highway Transportation Facilities/Vehicle Ingress and Egress

The village industrial park site is located on CTH ES, and is 0.1 mile from STH 83 and about one mile from IH 43, the Rock Freeway. The location near a freeway is highly desirable for an industrial park site. Unfortunately, vehicles coming from the south on STH 83 and from the Rock Freeway must negotiate two sets of reverse curves located on hills and pass through the center of the Village in order to reach the site. There is a 13-foot, 9-inch, height restriction on STH 83 under the Wisconsin Central Railroad overpass. This should not affect use by standard-height trucks; excess height vehicles have to reach the site by exiting IH 43 east or west of the Village and using CTH ES. Map 6 shows highways in the Village of Mukwonago area.

The adopted regional transportation plan recommends that STH 83 be relocated to the east of its existing alignment through the Village. Its planned alignment would bisect the industrial park site on the route of the existing north-south land access road in the park, and would join the existing STH 83 just north of the interchange with the Rock Freeway. This would greatly improve the access to the industrial park site from the Rock Freeway and, of course, STH 83.

The industrial park's location on CTH ES affords it good vehicular ingress and egress. The relocation of STH 83 would greatly enhance this asset. The Village should make every effort to secure a state commitment to program right-of-way acquisition and construction of the STH 83 bypass.

#### Availability of Railway Freight, Air, and Water Transportation and Public Transit Facilities

The Wisconsin Central Railroad right-of-way abuts the west end of the industrial park, giving the site direct access to railway freight transportation. The railway currently provides regular service on the line.

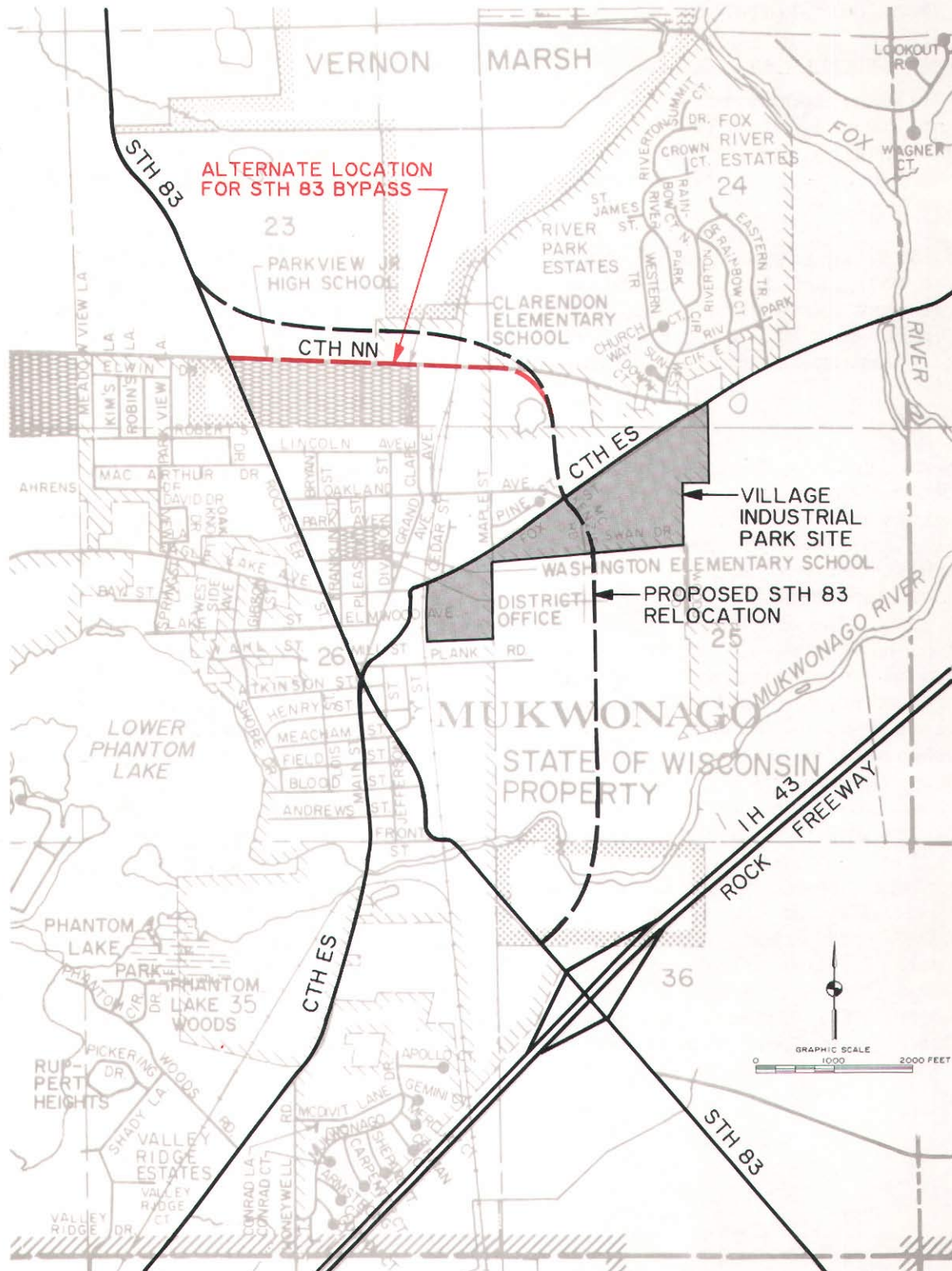
The village industrial park site is located approximately six miles from East Troy Municipal Airport. The Village of East Troy has programmed improvements to this facility so that it will accommodate most types of general aviation aircraft. The park is located about 23 miles from General Mitchell International Airport in Milwaukee County, where commercial airline service is available.

Water transportation facilities are available at the Port of Milwaukee, which gives access to a major international water transportation system--the Great Lakes-St. Lawrence Seaway--which extends to the Atlantic Ocean. Major harbor



Map 6

HIGHWAY FACILITIES IN THE VILLAGE OF MUKWONAGO AREA



facilities, dockage, and heavy cargo-handling equipment are concentrated at Milwaukee.

There are currently no inter- or intraregional public transit facilities serving the Village of Mukwonago.

#### Visual Exposure and Image

The village industrial park site receives relatively low visual exposure. It is not readily visible from the Rock Freeway or STH 83, but it does have good exposure from the less important CTH ES. The relocation of STH 83 would give the site excellent visual exposure, as the highway would pass through the site.

The existing appearance of the industrial park site is poor and does not reflect well upon its occupants or the Village. The sign identifying the industrial park is temporary and of poor construction. The lack of landscaping and lighting combined with the rural road section used for the access roadways give the park an unplanned, unkempt appearance.

#### **SUMMARY**

The analysis of the characteristics of the Village of Mukwonago industrial park indicates that the site has several desirable attributes for future development, but that it is also hampered by some undesirable attributes. While the size and shape of the site are of marginal adequacy, its expansion capabilities are excellent. The site has few natural resource features to hinder development. Soil limitations for industrial development are few on the site. The amount of steep slopes on the site indicates that development may be handicapped, but site drainage should not be a major problem. Although there are few existing structures requiring removal for further site development, other man-made features such as roadways and land division practices will need to be altered. Neighboring land uses are generally compatible with development of the industrial park site. Public sanitary sewer and water supply systems are available at the site. Energy and telephone communications systems are also available at the site. The village fire station is located so as to provide adequate fire protection for the industrial park. The site's location near two state trunk highways, one of which is a freeway, is an advantage somewhat mitigated by the poor alignment of the highway system in the vicinity of the park. Planned improvements would greatly improve the highway facilities in the area. The industrial park has direct access to railway freight transportation facilities and good access to air and water transportation facilities; no public transit services are currently available, however. The visual exposure and image of the site are low, although planned highway improvements would help remedy this deficiency.

## Section II

### INDUSTRIAL PARK DEVELOPMENT ORGANIZATIONS

#### INTRODUCTION

The Village of Mukwonago has requested that this industrial park study include a description of the alternative organizational development structures available for implementing economic development activities and developing an industrial park in the Village. Specifically, such development was to include responsibility for the marketing and enforcement of legal controls in the village industrial park. This section describes the options available to the Village for this purpose, and makes a recommendation as to the type of organization that should be utilized.

There are at least four organizational structures that could be used by the Village, depending upon the desired purpose of the industrial park development organization: 1) a private, nonprofit industrial development corporation; 2) a private, for-profit industrial development corporation; 3) a Village Community Development Authority; and 4) the Village Economic Development Committee. It is important to note that the descriptions of these alternative organizational structures provided herein represent brief summaries, and that the Village of Mukwonago should consult with its Village Attorney to determine the specific requirements entailed in establishing an economic development organization.

#### PRIVATE, NONPROFIT DEVELOPMENT CORPORATION

Section 181 of the Wisconsin Statutes permits individual residents of the State or domestic or foreign corporations to create private, nonprofit development corporations. Such corporations must submit articles of incorporation to the State of Wisconsin to govern their activities. The State enabling legislation requires that nonprofit development corporations be managed by a board of directors, and appoint and maintain a registered agent authorized to transact business in the State. The initial board of directors must be named in the articles of incorporation, and holds office until the first annual election. Subsequently, boards of directors are elected according to the provisions outlined in the articles of incorporation or the bylaws adopted by the corporation. The registered agent may be either a resident of the State, a domestic corporation, or a foreign corporation. The nonprofit development corporation can also include one or more classes of members, or the corporation may have no members. The membership classes, if any, must be specified in the articles of incorporation or bylaws. The private, nonprofit development corporation may engage in any lawful activity except banking, insurance, or building or operating public railroads. However, the corporation must identify the purpose for which it is organized in its articles of incorporation. Nonprofit development corporations are supported by membership fees and donations of public and private entities, such as the local government and private businesses. The corporation may receive cash, land, buildings, or other donations, with these donations being tax deductible. The nonprofit development corporations cannot issue capital stock, pay dividends, or otherwise distribute income to its members, directors, or officers. To act as the

agent for developing a municipally owned industrial park, the local governmental body would need to contract with the development corporation to market and sell industrial parkland.

#### **PRIVATE, FOR-PROFIT DEVELOPMENT CORPORATION**

Section 180 of the Wisconsin Statutes permits individual residents or domestic or foreign corporations to create private, for-profit development corporations. The for-profit development corporation is similar to any other business corporation in that it is organized to make a profit. Like the private, nonprofit development corporation, the for-profit corporation must file articles of incorporation with the State of Wisconsin. These articles must consist of, but not be limited to, identifying the purpose of the corporation, the number and type of corporate shares that will be issued, and the type of corporate management. The for-profit corporation must have a registered agent who is a resident of the State, or a domestic corporation or a foreign corporation. The membership of the corporation consists of the individual corporate shareholders. The private, for-profit development corporation may engage in any lawful activity except banking, insurance, or building or operating public railroads. Such corporations have the ability to raise money for their operations through selling securities, buying and selling buildings and land, and receiving donations, with the money raised being used to carry out the corporation's purposes. Profits that are made through the investment of the capital and the conduct of the corporation's activities are returned to the stockholders. Like the nonprofit corporation, the local governmental body would need to contract with the development corporation to market and sell municipally owned industrial parkland.

#### **COMMUNITY DEVELOPMENT AUTHORITY**

Section 66.4325 of the Wisconsin Statutes permits cities and villages to create community development authorities. A copy of this enabling legislation is provided in Appendix A of this report. While the for-profit and nonprofit industrial development corporation alternatives are somewhat similar in their organizational structure, the community development authority alternative is substantially different, particularly with regard to its relationship to the local governmental body and its general powers. The membership of the authority is specified by statute, and must include seven commissioners that have credentials in the fields of urban renewal, community development, and housing. The appointment of the membership is by the Mayor or Village President, subject to the approval of the Common Council or Village Board by a two-thirds vote. Two of the commissioners must be members of the Common Council or Village Board. The ordinance creating the community development authority designates the authority as a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects, and housing projects. In addition, the authority can be authorized to act as the agent of the City or Village in planning and carrying out community development programs and activities approved by the Mayor and Village President and the Common Council and Village Board. The community development authority receives its funds from the local governmental body, and may raise money through the purchase and sale of industrial land and buildings that are located within a redevelopment area.



## **ECONOMIC DEVELOPMENT COMMITTEE**

Sections 61.34 and 62.11 of the Wisconsin Statutes permit cities and villages to manage and control city or village property and to purchase and sell land for industrial purposes. The Village of Mukwonago, like a number of other municipalities in southeastern Wisconsin, has created an economic development committee that is responsible for advising the local governmental body relative to economic development matters, and for implementing specific economic development activities. In addition, economic development committees can be given the responsibility for development and maintenance of an industrial park. Specific responsibilities for an industrial park would include enforcement of deed restrictions and protective covenants, including the review and approval of land use, site and landscaping plans, building plans, building setbacks, architectural appearance, landscaping maintenance, off-street parking and loading, outdoor storage, waste incineration, security fencing, signs and billboards, utility control, easements, drainage, and nuisance control. The composition of such committees ranges from a combination of public and private sector members to solely public sector members. The membership of a committee of this type is not specified by state statute and is at the discretion of the local governmental body. An economic development committee would receive its funds from the Common Council or Village Board. The text of a sample ordinance that discusses the duties and composition of an economic development committee is shown in Appendix B.

## **SUMMARY AND CONCLUSIONS**

All of the organizational structures discussed herein are currently used in the Southeastern Wisconsin Region to carry out economic development efforts, and all have had various degrees of success and failure. After careful deliberation, the Village Economic Development Committee has recommended that the Village Board continue to utilize the Committee with the duties and composition as stated in Appendix B. The Committee would continue to advise the Village Board on economic development matters and to implement economic development activities that are designed to improve the local economy, while assuming the responsibility for developing and maintaining the village industrial park. Consequently, the sample ordinance provided in Appendix B should be submitted to the Village Attorney for use in drafting a legal instrument that, upon adoption by the Village Board, would expand the duties and responsibilities of the Village Economic Development Committee.

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### Section III

## ALTERNATIVE SITE PLANS FOR THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK

### INTRODUCTION

An important aspect of the industrial park study for the Village of Mukwonago is the presentation of alternative site development plans and attendant deed restrictions on, and protective covenants for, the industrial land to be sold by the Village. This section presents two alternative site development plans for the village industrial park, one of which is identified as the recommended alternative. The section also presents recommendations for plan implementation, including proposed deed restrictions and protective covenants.

### THE EXISTING VILLAGE INDUSTRIAL PARK

Map 7 shows the existing 81-acre village industrial park. The irregular shape of the park, areas of steep topography, and existing land divisions impose constraints on the efficient development of the remainder of the park as it now exists.

### SITE DEVELOPMENT ALTERNATIVE A

Map 8 illustrates site development Alternative A. This alternative shows development of the industrial park within its existing boundaries. In addition to the parcels already sold by the Village, 17 salable lots would be provided under this alternative. The lots would range in size from 1.0 acre to 5.0 acres. Under this alternative, the park could function with McKenzie Road either as a local street--as it currently is--or as a portion of the STH 83 bypass around downtown Mukwonago--as it is planned to be. Sufficient right-of-way and appropriate vehicular access easements have been provided for the road's planned status as an arterial highway.

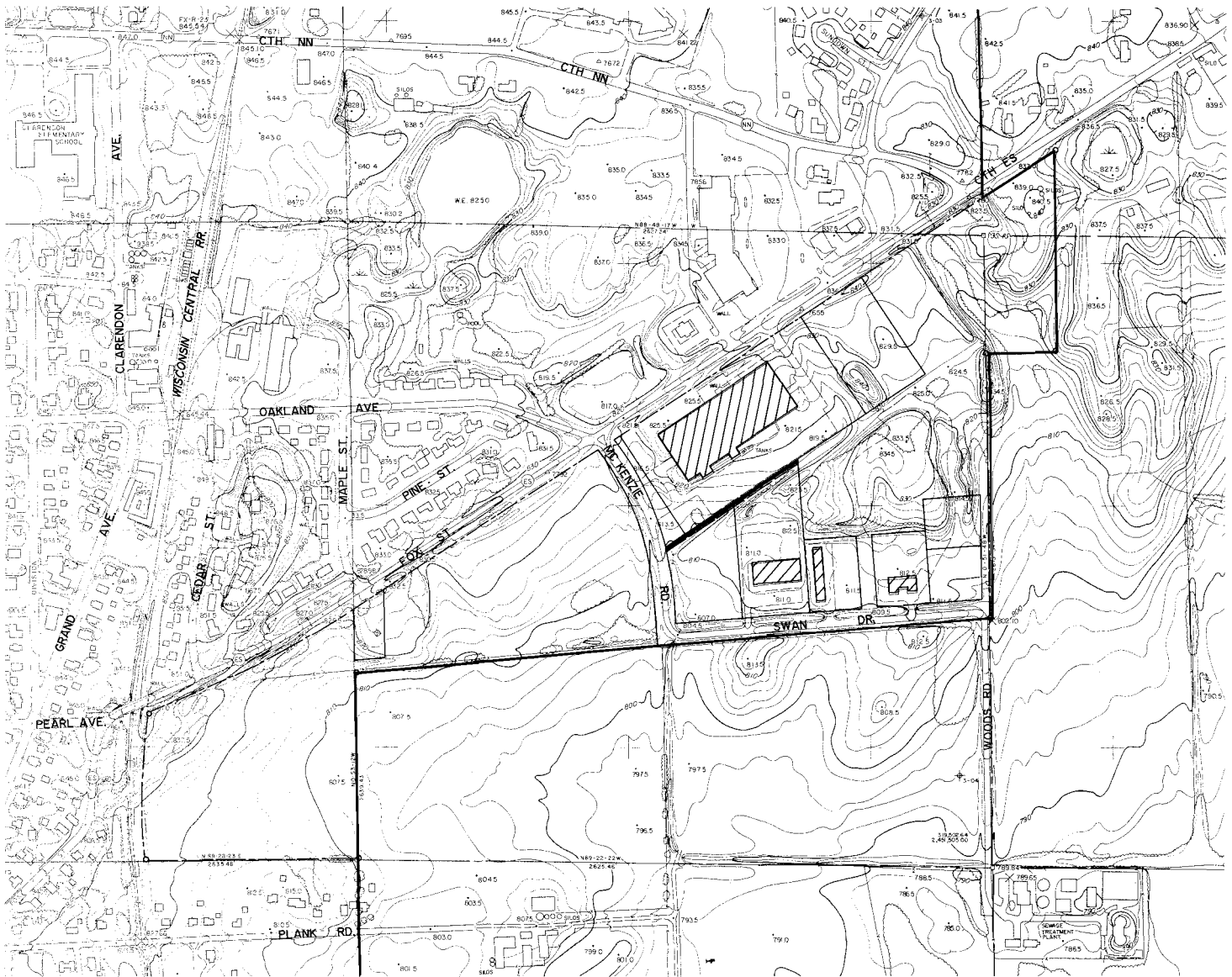
Where practicable, elongated lots of relatively small area--one acre minimum--are provided. This provides greater flexibility for industrial land purchasers, who may amass multiple parcels to suit their particular land area needs. Lots 1, 2, 6, and 7 are larger because of their steep topography.

Where lots are bounded on more than one side by street rights-of-way, no vehicular access is provided on the side facing the more heavily traveled street. By facing away from CTH ES, Lots 1, 4, and 8-12 do not present the safety hazard numerous driveways may pose if located along an arterial street. Moreover, these lots are more fully integrated into the industrial park. Lots 8 and 16 would not have vehicular access to McKenzie Road--the planned STH 83--but Lot 17 would have to front this planned arterial highway.

All public street rights-of-way shown in the industrial park are 80 feet wide. This is generous for a two-lane urban roadway section. The two cul-de-sacs shown in Figure 2 have "turnaround" radii of 150 feet to allow adequate room for tractor-trailer trucks to turn around. A 50-foot-wide railway spur

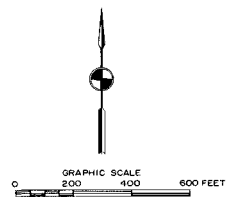
Map 7

THE EXISTING VILLAGE OF MUKWONAGO INDUSTRIAL PARK



LEGEND

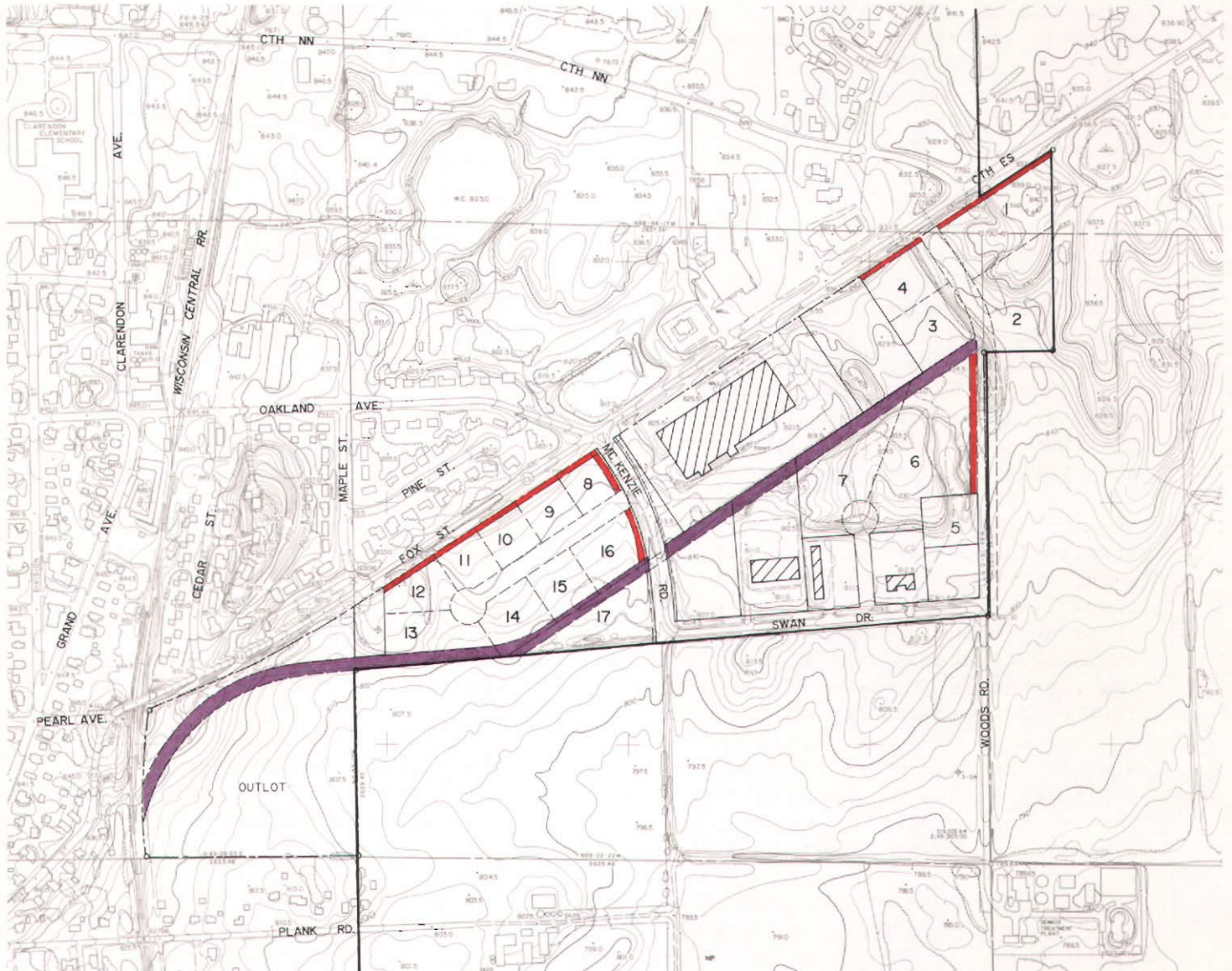
- EXISTING LOT LINES IN INDUSTRIAL PARK
- EXISTING INDUSTRIAL PARK BOUNDARY
- EXISTING EASEMENT
- EXISTING CONTOUR LINE (2 FT. INTERVAL)
- EXISTING ROADWAY
- EXISTING BUILDING IN INDUSTRIAL PARK
- EXISTING VILLAGE LIMIT LINE



Source: SEWRPC.

Map 8

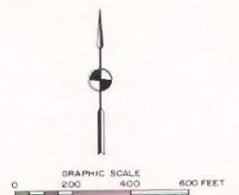
**SITE DEVELOPMENT ALTERNATIVE A FOR THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK**



**LEGEND**

- EXISTING LOT LINES IN INDUSTRIAL PARK
- EXISTING INDUSTRIAL PARK BOUNDARY
- EXISTING CONTOUR LINE (2 FT. INTERVAL)
- EXISTING ROADWAY
- ▨ EXISTING BUILDING IN INDUSTRIAL PARK
- EXISTING VILLAGE LIMIT LINE

- PROPOSED LOT LINES IN INDUSTRIAL PARK
- PROPOSED NO ACCESS EASEMENT ( 20 FT. WIDE)
- PROPOSED RAILWAY SPUR EASEMENT ( 50 FT. WIDE)
- 13 PROPOSED LOT NUMBER



easement is shown which would allow railway service to five existing and eight proposed lots.

Alternative A does not show development of the western 17 acres of the industrial park because this area is not accessible from within the rest of the park, and it would be very difficult to gain access even from outside the rest of the park, except from the east. Thus, about 21 percent of the industrial park area would be unavailable for development. This area is shown as an outlot to be retained by the Village until further development occurs which would allow access from the east. At that time, the area could be developed for industrial use.

#### **SITE DEVELOPMENT ALTERNATIVE B**

Map 9 illustrates site development Alternative B. This alternative shows development within the existing boundaries of the industrial park and on about 55 acres of land generally contiguous to the southern boundary of the existing park, and currently in the Town of Mukwonago. Under this alternative, the park would be 136 acres in size. In addition to the parcels already sold by the Village, 47 salable lots would be provided by this alternative. The lots would range in size from 1.0 acre to 5.0 acres. This alternative also allows the industrial park to function with McKenzie Road acting as a local street or as a portion of the STH 83 bypass.

As in Alternative A, lots of relatively small area are provided to allow greater flexibility to industrial land purchasers. Some lots are relatively large because of topographic and geometric constraints. Office or light industrial uses which may be expected to generate relatively more vehicular trips and which require relatively small lots may wish to locate in Lots 8-16, where ready access to CTH ES may be had. Industries that generate relatively fewer vehicular trips and that require somewhat larger lots may wish to locate in the southern portion of the industrial park.

None of the lots proposed to be created under Alternative B would be permitted vehicular access to existing or planned arterial streets. This is to ensure that driveways are not added unnecessarily to arterial streets and that lots are oriented inward, toward the rest of the industrial park.

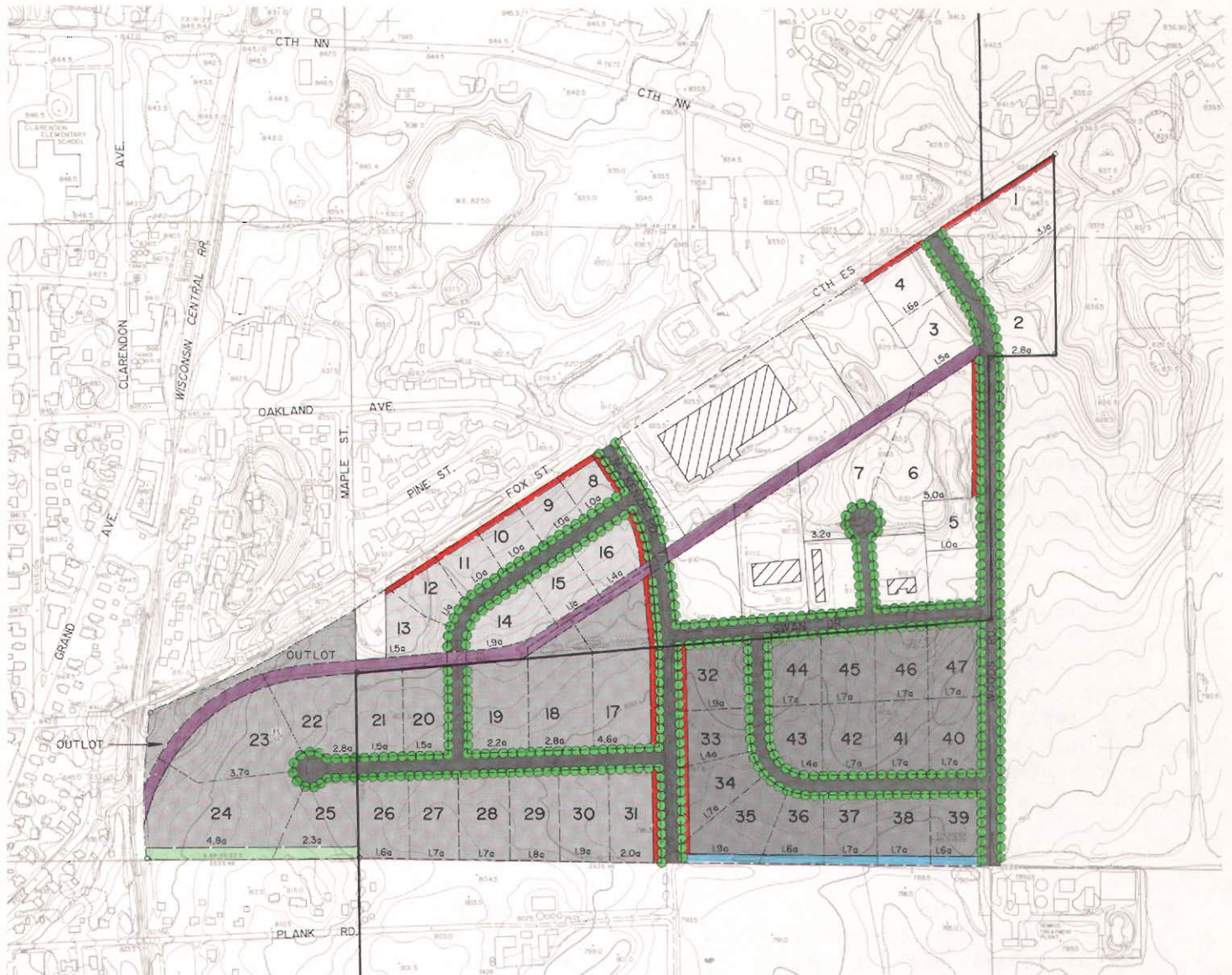
As in Alternative A, all public street rights-of-way shown in the industrial park are 80 feet wide, and the two cul-de-sacs have turnaround radii of 150 feet. McKenzie Road need not be constructed in the right-of-way between Lots 31 and 34 until the STH 83 relocation takes place or the lands to the south of the industrial park are developed. A 50-foot-wide railway spur easement is shown, which would provide railway service to five existing and 15 proposed lots.

Under Alternative B, much of the 17 acres of land at the western end of the park, which is shown as an outlot in Alternative A, would be accessible and therefore developable. A 50-foot-wide landscape easement for an earth berm with dense, sight-proof coniferous plantings is proposed to buffer the residential land to the south from the industrial uses on Lots 24 and 25. The land to the north of Lots 22 and 23 is to be retained by the Village and cleared in a manner that allows a view of the industrial park to be had by



Map 9

**SITE DEVELOPMENT ALTERNATIVE B FOR THE VILLAGE OF MUKWONAGO INDUSTRIAL PARK**

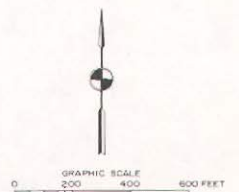


**LEGEND**

- EXISTING LOT LINES IN INDUSTRIAL PARK
- - - EXISTING INDUSTRIAL PARK BOUNDARY
- - - EXISTING CONTOUR LINE (2 FT. INTERVAL)
- EXISTING ROADWAY
- PROPOSED STREET PAVING
- PROPOSED STREET TREES
- ▨ EXISTING BUILDING IN INDUSTRIAL PARK
- EXISTING VILLAGE LIMIT LINE
- - - PROPOSED LOT LINES IN INDUSTRIAL PARK
- PROPOSED NO ACCESS EASEMENT (ALL 20 FEET IN WIDTH)

- PROPOSED RAILWAY SPUR EASEMENT (ALL 50 FEET IN WIDTH)
- PROPOSED LANDSCAPE EASEMENT (ALL 50 FEET IN WIDTH)
- PROPOSED DRAINAGE EASEMENT (ALL 30 FEET IN WIDTH)
- 25 PROPOSED LOT NUMBER
- 2.8a PROPOSED LOT SIZE IN ACRES
- PHASE 1 DEVELOPMENT
- PHASE 2 DEVELOPMENT
- PHASE 3 DEVELOPMENT
- DEVELOPMENT AS NEEDED

NOTE: ALL LOTS CAN BE AMASSED INTO LARGER PARCEL SIZES DEPENDING UPON INDIVIDUAL INDUSTRIAL CLIENTELE NEEDS



motorists traveling east on CTH ES, which is at a higher elevation than the park at this point.

Alternative B, as shown in Figure 3, uses land more efficiently and provides a greater number of higher quality industrial lots than Alternative A, as shown in Figure 2. It is therefore recommended that Alternative B be adopted by the Village of Mukwonago for the further development of its industrial park.

## **RECOMMENDATIONS FOR SITE DEVELOPMENT PLAN IMPLEMENTATION**

### **Land Development**

The recommended site development plan for the Mukwonago industrial park should serve as a basis for the preparation of both preliminary and final land subdivision plats for the park. In this respect, the site development plan should be viewed as a point of departure for the precise layout of land subdivision. As illustrated in Figure 3, it is recommended that the Village adopt a phasing schedule for the development of the park. Phase one would be platted and the necessary infrastructure would be implemented as soon as possible. Phases two and three would be developed as the Village requires additional industrial sites. The unshaded area would be developed incrementally as needed by incoming industry. The Village should have a minimum of 10 acres of "ready-to-sell" improved land available at all times.

### **Proposed Deed Restrictions and Protective Covenants**

Deed restrictions and protective covenants may be defined as the limitations placed upon the use of real property in the writing of a deed. Deed restrictions and protective covenants are governed by the law of contracts, and the legal presumption is in favor of the free exercise of the right to contract. This generalization is subject to two important limitations: 1) contracts may not be contrary to public policy; and 2) contracts must not be unreasonable. Deed restrictions and protective covenants are intended to supplement existing public land use controls at the industrial park.

Deed restrictions and protective covenants for the Mukwonago industrial park should be designed to protect not only the investments of the occupants and landowners of the park but the public interest as well. In addition, protective covenants should ensure that clientele locating in the industrial park improve their property in accordance with established standards, and that individual site development will be in harmony with the overall development of the park. Items which should be taken into account by deed restrictions and protective covenants for the benefit of both the park client and the community are the use of land, site plan and building plan approval, landscaping, off-street automobile parking, fencing, environmental control, signs, and maintenance.

The proposed deed restrictions and protective covenants set forth in Appendix C of this report should, after legal review and approval, be adopted by the Village Board, recorded with the Waukesha County Register of Deeds, and diligently enforced by the Village.



## Section IV

### VILLAGE OF MUKWONAGO INDUSTRY ATTRACTION STUDY

#### INTRODUCTION

The purpose of the Village of Mukwonago industry attraction study is to identify, in a systematic fashion, targeted industry classifications whose locational requirements are compatible with the physical and socioeconomic characteristics of the Village, and that should be the focus of any industry attraction program. The industry attraction program should consist of a direct mail program, whereby the Village would provide promotional materials to targeted industrial establishments located in neighboring states.

This section presents the findings of the industry attraction study, which includes: 1) a list of 50 manufacturing industry classifications that have exhibited recent growth; 2) a priority ranking of the growth industry classifications relative to the industry attraction criteria developed in cooperation with the Village of Mukwonago Economic Development Committee; and 3) a list of targeted industry classifications that can be utilized in a targeted industry attraction program in Mukwonago.

#### IDENTIFICATION OF GROWTH INDUSTRIES

The Southeastern Wisconsin Regional Planning Commission, utilizing data provided by the U.S. Department of Commerce, International Trade Administration, developed a list of 50 manufacturing industry classifications that have exhibited growth in the value of industry shipments during the 1982 through 1987 time period.<sup>1</sup> This list is presented in Table 2. A summary description of the manufacturing industry classifications listed in Table 2, as provided by the Standard Industrial Classification Manual, published by the U. S. Department of Commerce, Office of Federal Statistical Policy and Standards, is set forth in Appendix D.

#### RANKING OF GROWTH INDUSTRIES

In order to identify those industries that should find the Village of Mukwonago a particularly good location, the list of manufacturing industry classifications presented in Table 2 has been ranked in accordance with

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<sup>1</sup>The list of manufacturing industry classifications was developed by rank ordering the U. S. Department of Commerce list "Real Shipments for 219 Manufacturing Industries: 1972 to 1987" by growth in the value of industry shipments during the 1982 through 1987 time period, and, of those manufacturing industry classifications that showed during that period, selecting those at or above the 75th percentile. Industry shipments refers to the total value of all products shipped by establishments classified in an industry.

Table 2

INDUSTRY CLASSIFICATIONS THAT HAVE EXHIBITED GROWTH  
IN INDUSTRY SHIPMENTS DURING THE 1982 THROUGH THE  
1987 TIME PERIOD, MEASURED IN 1982 DOLLARS\*

Industry	SIC Code	Percent Change 1982 to 1987
Semiconductors and Related Devices .....	3674	189.3
Engine Electrical Equipment .....	3694	106.4
Automotive Stampings .....	3465	102.3
Space Vehicle Equipment, nec .....	3769	100.2
Household Vacuum Cleaners .....	3635	93.9
Truck Trailers .....	3715	93.0
Particle board .....	2492	81.9
Aircraft Equipment, nec .....	3728	79.5
Optical Instruments and Lenses .....	3832	70.8
Dolls .....	3942	63.1
Millwork .....	2431	63.1
Guided Missiles and Space Vehicles .....	3761	58.8
Truck and Bus Bodies/Motor Homes .....	3710**	58.5
Carburetors, Pistons, Rings, and Valves .....	3592	55.5
Alkalies and Chlorine .....	2812	55.4
Motor Vehicle Parts and Accessories .....	3714	55.0
Telephone and Telegraph Apparatus .....	3661	51.3
Storage Batteries .....	3691	50.6
Adhesives and Sealants .....	2891	49.3
Vehicular Lighting Equipment .....	3647	47.9
Household Appliances, nec .....	3639	47.3
Surgical Appliances and Supplies .....	3842	44.3
Current-Carrying Wiring Devices .....	3643	43.3
Cereal Breakfast Foods .....	2043	42.9
Frozen Specialties .....	2038	42.2
Radio and Television Communication Equipment ....	3662	42.0
Brick and Structural Clay Tile .....	3251	41.6
Hardwood Dimension and Flooring .....	2426	39.8
Space Propulsion Units and Parts .....	3764	39.6
Plastics Materials and Resins .....	2821	38.8
Structural Wood Members, nec .....	2439	38.6
Household Laundry Equipment .....	3633	38.1
Electronic Capacitors .....	3675	37.8
Ice Cream and Frozen Desserts .....	2024	36.0
Environmental Controls .....	3822	35.9
Gypsum Products .....	3275	35.8
Miscellaneous Plastics Products .....	3079	35.5
Refrigeration and Heating Equipment .....	3585	33.2

-continued-

Table 2 (continued)

Industry	SIC Code	Percent Change 1982 to 1987
Wood Pallets and Skids .....	2448	33.1
Motor Vehicles and Car Bodies .....	3711	32.7
Cookies and Crackers .....	2052	32.7
Commercial Printing .....	2750***	32.3
Lawn and Garden Equipment .....	3524	31.9
Radio and Television Receiving Sets .....	3651	31.4
Softwood Veneer and Plywood .....	2436	31.3
X-Ray and Electromedical Apparatus .....	3693	30.9
Industrial Organic Chemicals, nec .....	2869	29.4
Engineering and Scientific Instruments .....	3811	28.9
Wood Household Furniture .....	2511	28.6
Upholstered Household Furniture .....	2512	28.4

\* Industry shipments refers to the total value of all products shipped by establishments classified in an industry.

\*\* SIC Codes: 3713, 3716

\*\*\* SIC Codes: 2751, 2752, 2754

Source: U. S. Department of Commerce, International Trade Administration;  
and SEWRPC.

ranking criteria identified by the Village of Mukwonago Economic Development Committee. Table 3 lists the criteria and the ranking points that were assigned to each of the 50 manufacturing industry classifications identified in Table 2.

The following steps were used to rank order the manufacturing industry classifications: 1) a set of local industry attraction criteria were developed by the Regional Planning Commission staff and the Economic Development Committee; 2) weights ranging from one to 15 were assigned to the industry attraction criteria by the Regional Planning Commission staff utilizing the Economic Development Committee's ranking of the industry attraction criteria; 3) weights were assigned to manufacturing industry classifications within each criterion utilizing qualitative and quantitative measures that accurately reflected the distribution of the data and the need to select a limited number of industry classifications; and 4) the weighted criteria were applied to the previously identified 50 manufacturing industry classifications, with the total of the weights assigned to each of the criterion resulting in a rank order of the manufacturing industry classifications.

Tables 4 through 12 set forth the industry attraction criteria, along with their weighted values, which were used to rank order the manufacturing industry classifications. Table 13 presents the final ranking of the manufacturing industry classifications for use in a targeted industry attraction program in the Village of Mukwonago.

#### Ranking Criterion One: Manufacturing Industry Classifications Located in the Southeastern Wisconsin Region in 1987

The Village of Mukwonago Economic Development Committee considered the identification of manufacturing industry classifications currently located in the Southeastern Wisconsin Region to be the most important industry attraction criterion. It was determined that other establishments in these industries may also find communities in the Region to be an appropriate place to locate. Table 4 lists the number of manufacturing industry classifications that are currently located in the Southeastern Wisconsin Region--defined as the Counties of Kenosha, Milwaukee, Ozaukee, Racine, Walworth, Washington, and Waukesha. A weight of 15 points was assigned to those industry classifications whose total number of industrial establishments located in the Region was at or above nine establishments.

#### Ranking Criterion Two: Manufacturing Industry Classifications with Primary Locations in the States of Wisconsin or Illinois in 1982

The Village of Mukwonago may be expected to exhibit industrial location characteristics similar to those of other communities in the State of Wisconsin. Additionally, because of the proximity of the Village to the highly urbanized northeastern Illinois region, the Village may be expected to attract industries located in northeastern Illinois that are expanding and/or establishing branch locations. Table 5 shows the total number and percentage of industry establishments presently located in the States of Wisconsin or Illinois. Manufacturing industry classifications that had 5 percent or more of their industry establishments located in the States of Wisconsin or Illinois in 1982 were awarded 13 points in the ranking system.

Table 3  
CRITERIA AND RANKING POINTS UTILIZED TO RANK ORDER  
THE LIST OF GROWTH INDUSTRIES

Criteria	Ranking Points
1. Manufacturing Industry Classifications Located in the Southeastern Wisconsin Region in 1987 .....	15
2. Manufacturing Industry Classifications with Primary Locations in the States of Wisconsin or Illinois in 1982 .....	13
3. Manufacturing Industry Classifications that Exhibited Growth in Industry Establishments in Wisconsin During the 1977 to 1982 Time Period .....	11
4. Manufacturing Industry Classifications that Exhibited Growth in Industry Establishments in the Midwest Region During the 1977 to 1982 Time Period .....	9
5. Manufacturing Industry Classifications Identified As Likely Job Generators in Wisconsin in 1985 .....	9
6. Manufacturing Industry Classifications Located in Waukesha, Walworth, and Racine Counties in 1987 .....	7
7. Manufacturing Industry Classifications in the U. S. with Fewer than 100 employees in 1982 .....	5
8. Manufacturing Industry Classifications that Exhibited Growth in the Value of Industry Shipments in the U. S. During the 1982 to 1987 Time Period .....	3
9. Manufacturing Industry Classifications that Are Part of the Health Industry .....	1

Source: Village of Mukwonago, Economic Development Committee; and SEWRPC.

Table 4

RANKING CRITERION ONE: MANUFACTURING INDUSTRY CLASSIFICATIONS  
LOCATED IN THE SOUTHEASTERN WISCONSIN REGION: 1987

Industry	SIC Code	Number of Industry Establishments Located in Southeastern Wisconsin Region	Ranking Points
Ice Cream and Frozen Desserts .....	2024	4	0
Frozen Specialties .....	2038	10	15
Cereal Breakfast Foods .....	2043	0	0
Cookies and Crackers .....	2052	5	0
Hardwood Dimension and Flooring .....	2426	3	0
Millwork .....	2431	26	15
Softwood Veneer and Plywood .....	2436	0	0
Structural Wood Members, nec .....	2439	2	0
Wood Pallets and Skids .....	2448	15	15
Particle Board .....	2492	0	0
Wood Household Furniture .....	2511	22	15
Upholstered Household Furniture .....	2512	3	0
Commercial Printing .....	2750 *	333	15
Alkalies and Chlorine .....	2812	0	0
Plastics Materials and Resins .....	2821	7	0
Industrial Organic Chemicals, nec .....	2869	10	15
Adhesives and Sealants .....	2891	12	15
Miscellaneous Plastics Products .....	3079	136	15
Brick and Structural Clay Tile .....	3251	0	0
Gypsum Products .....	3275	2	0
Automotive Stampings .....	3465	3	0
Lawn and Garden Equipment .....	3524	6	0
Refrigeration and Heating Equipment .....	3585	9	15
Carburetors, Pistons, Rings, and Valves .....	3592	1	0
Household Laundry Equipment .....	3633	0	0
Household Vacuum Cleaners .....	3635	0	0
Household Appliances, nec .....	3639	3	0
Current-Carrying Wiring Devices .....	3643	10	15
Vehicular Lighting Equipment .....	3647	2	0
Radio and Television Receiving Sets .....	3651	3	0
Telephone and Telegraph Apparatus .....	3661	5	0
Radio and Television Communication Equipment .....	3662	14	15
Semiconductors and Related Devices .....	3674	2	0
Electronic Capacitors .....	3675	1	0
Storage Batteries .....	3691	3	0

Table 4 (continued)

Industry	SIC Code	Number of Industry Establishments Located in Southeastern Wisconsin Region	Ranking Points
X-Ray and Electromedical Apparatus .....	3693	7	0
Engine Electrical Equipment .....	3694	7	0
Truck and Bus Bodies/Motor Homes .....	3710 **	7	0
Motor Vehicles and Car Bodies .....	3711	6	0
Motor Vehicle Parts and Accessories .....	3714	21	15
Truck Trailers .....	3715	2	0
Aircraft Equipment, nec .....	3728	5	0
Guided Missiles and Space Vehicles .....	3761	0	0
Space Propulsion Units and Parts .....	3764	0	0
Space Vehicle Equipment, nec .....	3769	0	0
Engineering and Scientific Instruments .....	3811	5	0
Environmental Controls .....	3822	4	0
Optical Instruments and Lenses .....	3832	2	0
Surgical Appliances and Supplies .....	3842	16	15
Dolls .....	3942	1	0

Note: Manufacturing industry classifications were awarded 15 points if the total number of establishments located in the Southeastern Wisconsin Region was at or above nine establishments.

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

Table 5

RANKING CRITERION TWO: MANUFACTURING INDUSTRY CLASSIFICATIONS  
WITH PRIMARY LOCATIONS IN THE STATES OF WISCONSIN OR ILLINOIS: 1982

Industry	SIC Code	Number of Industry Establishments			Percent of Industry Location		Ranking Points
		Wisconsin	Illinois	U.S.	Wisconsin	Illinois	
Ice Cream and Frozen Desserts .....	2024	17	25	552	3.1	4.5	0
Frozen Specialties .....	2038	16	37	389	4.1	9.5	13
Cereal Breakfast Foods .....	2043	0	5	52	0.0	9.6	13
Cookies and Crackers .....	2052	10	23	358	2.8	6.4	13
Hardwood Dimension and Flooring .....	2426	16	0	789	2.0	0.0	0
Millwork .....	2431	88	78	2,321	3.8	3.4	0
Softwood Veneer and Plywood .....	2436	0	0	250	0.0	0.0	0
Structural Wood Members, nec .....	2439	17	16	704	2.4	2.3	0
Wood Pallets and Skids .....	2448	70	67	1,677	4.2	4.0	0
Particle Board .....	2492	3	0	54	5.6	0.0	13
Wood Household Furniture .....	2511	55	60	2,607	2.1	2.3	0
Upholstered Household Furniture .....	2512	8	25	1,227	0.7	2.0	0
Commercial Printing .....	2750 *	619	1,764	28,866	2.1	6.1	13
Alkalies and Chlorine .....	2812	0	0	51	0.0	0.0	0
Plastics Materials and Resins .....	2821	4	29	440	0.9	6.6	13
Industrial Organic Chemicals, nec .....	2869	16	32	688	2.3	4.7	0
Adhesives and Sealants .....	2891	17	52	684	2.5	7.6	13
Miscellaneous Plastics Products .....	3079	281	741	11,653	2.4	6.4	13
Brick and Structural Clay Tile .....	3251	0	5	294	0.0	1.7	0
Gypsum Products .....	3275	0	0	139	0.0	0.0	0
Automotive Stampings .....	3465	11	28	668	1.6	4.2	0
Lawn and Garden Equipment .....	3524	14	12	175	8.0	6.9	13
Refrigeration and Heating Equipment .....	3585	29	45	865	3.4	5.2	13
Carburetors, Pistons, Rings, and Valves .....	3592	6	9	171	3.5	5.3	13
Household Laundry Equipment .....	3633	3	2	25	12.0	8.0	13
Household Vacuum Cleaners .....	3635	0	4	31	0.0	12.9	13
Household Appliances, nec .....	3639	5	5	83	6.0	6.0	13
Current-Carrying Wiring Devices .....	3643	8	30	415	1.9	7.2	13
Vehicular Lighting Equipment .....	3647	0	11	84	0.0	13.1	13
Radio and Television Receiving-Sets .....	3651	2	35	458	0.4	7.6	13
Telephone and Telegraph Apparatus .....	3661	6	32	333	1.8	9.6	13
Radio and Television Communication Equipment .....	3662	30	104	2,388	1.3	4.4	0
Semiconductors and Related Devices .....	3674	12	14	766	1.6	1.8	0
Electronic Capacitors .....	3675	3	11	130	2.3	8.5	13
Storage Batteries .....	3691	1	12	201	0.5	6.0	13



Table 5 (continued)

Industry	SIC Code	Number of Industry Establishments			Percent of Industry Location		Ranking Points
		Wisconsin	Illinois	U.S.	Wisconsin	Illinois	
X-Ray and Electromedical Apparatus .....	3693	12	16	262	4.6	6.1	13
Engine Electrical Equipment .....	3694	9	31	433	2.1	7.2	13
Truck and Bus Bodies/Motor Homes .....	3710 **	17	28	767	2.2	3.7	0
Motor Vehicles and Car Bodies .....	3711	21	13	355	5.9	3.7	13
Motor Vehicle Parts and Accessories .....	3714	43	135	2,420	1.8	5.6	13
Truck Trailers .....	3715	9	7	325	2.8	2.2	0
Aircraft Equipment, nec .....	3728	0	13	966	0.0	1.3	0
Guided Missiles and Space Vehicles .....	3761	0	0	29	0.0	0.0	0
Space Propulsion Units and Parts .....	3764	0	0	27	0.0	0.0	0
Space Vehicle Equipment, nec .....	3769	0	0	49	0.0	0.0	0
Engineering and Scientific Instruments .....	3811	15	38	771	1.9	4.9	0
Environmental Controls .....	3822	7	12	245	2.9	4.9	0
Optical Instruments and Lenses .....	3832	7	31	638	1.1	4.9	0
Surgical Appliances and Supplies .....	3842	32	58	1,367	2.3	4.2	0
Dolls .....	3942	0	0	237	0.0	0.0	0

Note: Ranking points were awarded if the States of Wisconsin or Illinois included 5 percent or more of all U. S. establishments.

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: U. S. Bureau of the Census and SEWRPC.

Table 6

RANKING CRITERION THREE: MANUFACTURING INDUSTRY CLASSIFICATIONS  
THAT EXHIBITED GROWTH IN INDUSTRY ESTABLISHMENTS IN WISCONSIN: 1977 TO 1982

Industry	SIC Code	Number of Industry Establishments		Percent Change 1977 to 1982	Ranking Points
		1977	1982		
Ice Cream and Frozen Desserts .....	2024	17	17	0.0	0
Frozen Specialties .....	2038	16	16	0.0	0
Cereal Breakfast Foods .....	2043	0	0	0.0	0
Cookies and Crackers .....	2052	8	10	25.0	0
Hardwood Dimension and Flooring .....	2426	17	16	-5.9	0
Millwork .....	2431	73	88	20.5	0
Softwood Veneer and Plywood .....	2436	0	0	0.0	0
Structural Wood Members, nec .....	2439	16	17	6.3	0
Wood Pallets and Skids .....	2448	60	70	16.7	0
Particle Board .....	2492	2	3	50.0	11
Wood Household Furniture .....	2511	38	55	44.7	11
Upholstered Household Furniture .....	2512	10	8	-20.0	0
Commercial Printing .....	2750 *	586	619	5.6	0
Alkalies and Chlorine .....	2812	0	0	0.0	0
Plastics Materials and Resins .....	2821	6	4	-33.3	0
Industrial Organic Chemicals, nec .....	2869	11	16	45.5	11
Adhesives and Sealants .....	2891	14	17	21.4	0
Miscellaneous Plastics Products .....	3079	246	281	14.2	0
Brick and Structural Clay Tile .....	3251	0	0	0.0	0
Gypsum Products .....	3275	0	0	0.0	0
Automotive Stampings .....	3465	6	11	83.3	11
Lawn and Garden Equipment .....	3524	15	14	-6.7	0
Refrigeration and Heating Equipment .....	3585	28	29	3.6	0
Carburetors, Pistons, Rings, and Valves .....	3592	5	6	20.0	0
Household Laundry Equipment .....	3633	3	3	0.0	0
Household Vacuum Cleaners .....	3635	0	0	0.0	0
Household Appliances, nec .....	3639	6	5	-16.7	0
Current-Carrying Wiring Devices .....	3643	0	8	800.0	11
Vehicular Lighting Equipment .....	3647	0	0	0.0	0
Radio and Television Receiving Sets .....	3651	5	2	-60.0	0
Telephone and Telegraph Apparatus .....	3661	6	6	0.0	0
Radio and Television Communication Equipment ..	3662	23	30	30.4	11
Semiconductors and Related Devices .....	3674	0	12	1200.0	11
Electronic Capacitors .....	3675	2	3	50.0	11
Storage Batteries .....	3691	3	1	-66.7	0

Table 6 (continued)

Industry	SIC Code	Number of Industry Establishments		Percent Change 1977 to 1982	Ranking Points
		1977	1982		
X-Ray and Electromedical Apparatus .....	3693	11	12	9.1	0
Engine Electrical Equipment .....	3694	11	9	-18.2	0
Truck and Bus Bodies/Motor Homes .....	3710 **	22	17	-22.7	0
Motor Vehicles and Car Bodies .....	3711	16	21	31.3	11
Motor Vehicle Parts and Accessories .....	3714	44	43	-2.3	0
Truck Trailers .....	3715	8	9	12.5	0
Aircraft Equipment, nec .....	3728	0	0	0.0	0
Guided Missiles and Space Vehicles .....	3761	0	0	0.0	0
Space Propulsion Units and Parts .....	3764	0	0	0.0	0
Space Vehicle Equipment, nec .....	3769	0	0	0.0	0
Engineering and Scientific Instruments .....	3811	11	15	36.4	11
Environmental Controls .....	3822	0	7	700.0	11
Optical Instruments and Lenses .....	3832	3	7	133.3	11
Surgical Appliances and Supplies .....	3842	25	32	28.0	11
Dolls .....	3942	0	0	0.0	0

Note: Manufacturing industry classifications that had a rate of growth that was at or above the upper quartile of 28 percent were awarded 11 points.

\* SIC Codes: 2551, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: U. S. Bureau of the Census and SEWRPC.

Table 7

RANKING CRITERION FOUR: MANUFACTURING INDUSTRY CLASSIFICATIONS  
THAT EXHIBITED GROWTH IN INDUSTRY ESTABLISHMENTS IN THE MIDWEST REGION DURING  
THE 1977 TO 1982 TIME PERIOD

Industry	SIC Code	Total Establishments		Percent Change 1977 to 1982	Ranking Points
		1977	1982		
Ice Cream and Frozen Desserts .....	2024	137	109	-20.4	0
Frozen Specialties .....	2038	106	108	1.9	0
Cereal Breakfast Foods .....	2043	17	20	17.6	0
Cookies and Crackers .....	2052	69	72	4.3	0
Hardwood Dimension and Flooring .....	2426	112	74	-33.9	0
Millwork .....	2431	413	396	-4.1	0
Softwood Veneer and Plywood .....	2436	0	0	0.0	0
Structural Wood Members, nec .....	2439	129	111	-14.0	0
Wood Pallets and Skids .....	2448	177	479	170.6	9
Particle Board .....	2492	4	8	100.0	9
Wood Household Furniture .....	2511	358	307	-14.2	0
Upholstered Household Furniture .....	2512	118	92	-22.0	0
Commercial Printing .....	2750 *	3,110	3,726	19.8	9
Alkalies and Chlorine .....	2812	4	3	-25.0	0
Plastics Materials and Resins .....	2821	86	78	-9.3	0
Industrial Organic Chemicals, nec .....	2869	96	112	16.7	0
Adhesives and Sealants .....	2891	139	179	28.8	9
Miscellaneous Plastics Products .....	3079	2,710	3,020	11.4	0
Brick and Structural Clay Tile .....	3251	67	44	-34.3	0
Gypsum Products .....	3275	19	18	-5.3	0
Automotive Stampings .....	3465	477	530	11.1	0
Lawn and Garden Equipment .....	3524	61	65	6.6	0
Refrigeration and Heating Equipment .....	3585	213	203	-4.7	0
Carburetors, Pistons, Rings, and Valves .....	3592	43	48	11.6	0
Household Laundry Equipment .....	3633	15	12	-20.0	0
Household Vacuum Cleaners .....	3635	10	10	0.0	0
Household Appliances, nec .....	3639	19	25	31.6	9
Current-Carrying Wiring Devices .....	3643	98	103	5.1	0
Vehicular Lighting Equipment .....	3647	25	22	-12.0	0
Radio and Television Receiving Sets .....	3651	114	84	-26.3	0
Telephone and Telegraph Apparatus .....	3661	43	50	16.3	0
Radio and Television Communication Equipment ...	3662	320	314	-1.9	0
Semiconductors and Related Devices .....	3674	27	55	103.7	9
Electronic Capacitors .....	3675	13	16	23.1	9
Storage Batteries .....	3691	37	30	-18.9	0

Table 7 (continued)

Industry	SIC Code	Total Establishments		Percent Change 1977 to 1982	Ranking Points
		1,977	1,982		
X-Ray and Electromedical Apparatus .....	3693	49	50	2.0	0
Engine Electrical Equipment .....	3694	124	103	-16.9	0
Truck and Bus Bodies/Motor Homes .....	3710 **	245	194	-20.8	0
Motor Vehicles and Car Bodies .....	3711	101	125	23.8	9
Motor Vehicle Parts and Accessories .....	3714	874	836	-4.3	0
Truck Trailers .....	3715	53	38	-28.3	0
Aircraft Equipment, nec .....	3728	93	121	30.1	9
Guided Missiles and Space Vehicles .....	3761	3	1	-66.7	0
Space Propulsion Units and Parts .....	3764	3	3	0.0	0
Space Vehicle Equipment, nec .....	3769	0	2	200.0	9
Engineering and Scientific Instruments .....	3811	140	133	-5.0	0
Environmental Controls .....	3822	49	71	44.9	9
Optical Instruments and Lenses .....	3832	70	86	22.9	9
Surgical Appliances and Supplies .....	3842	243	282	16.0	0
Dolls .....	3942	11	13	18.2	9

Note: The midwest region comprises the following states: Illinois, Indiana, Michigan, Minnesota, Ohio, and Wisconsin. Manufacturing industry classifications that had a rate of growth that was at or above the upper quartile of 18.2 percent were awarded nine points.

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: U. S. Bureau of the Census and SEWRPC.

Table 8

RANKING CRITERION FIVE: MANUFACTURING INDUSTRY CLASSIFICATIONS  
IDENTIFIED AS LIKELY JOB GENERATORS IN WISCONSIN: 1985

Industry	SIC Code	Likely Job Generator		Ranking Points
		Yes	No	
Ice Cream and Frozen Desserts .....	2024		X	0
Frozen Specialties .....	2038	X		9
Cereal Breakfast Foods .....	2043		X	0
Cookies and Crackers .....	2052		X	0
Hardwood Dimension and Flooring .....	2426		X	0
Millwork .....	2431	X		9
Softwood Veneer and Plywood .....	2436	X		9
Structural Wood Members, nec .....	2439	X		9
Wood Pallets and Skids .....	2448		X	0
Particle Board .....	2492		X	0
Wood Household Furniture .....	2511		X	0
Upholstered Household Furniture .....	2512		X	0
Commercial Printing .....	2750 *	X		9
Alkalies and Chlorine .....	2812	X		9
Plastics Materials and Resins .....	2821		X	0
Industrial Organic Chemicals, nec .....	2869		X	0
Adhesives and Sealants .....	2891	X		9
Miscellaneous Plastics Products .....	3079	X		9
Brick and Structural Clay Tile .....	3251		X	0
Gypsum Products .....	3275		X	0
Automotive Stampings .....	3465		X	0
Lawn and Garden Equipment .....	3524		X	0
Refrigeration and Heating Equipment .....	3585	X		9
Carburetors, Pistons, Rings, and Valves .....	3592	X		9
Household Laundry Equipment .....	3633		X	0
Household Vacuum Cleaners .....	3635		X	0
Household Appliances, nec .....	3639		X	0
Current-Carrying Wiring Devices .....	3643	X		9
Vehicular Lighting Equipment .....	3647	X		9
Radio and Television Receiving Sets .....	3651		X	0
Telephone and Telegraph Apparatus .....	3661	X		9
Radio and Television Communication Equipment .....	3662	X		9
Semiconductors and Related Devices .....	3674	X		9
Electronic Capacitors .....	3675	X		9
Storage Batteries .....	3691	X		9



Table 8 (continued)

Industry	SIC Code	Likely Job Generator		Ranking Points
		Yes	No	
X-Ray and Electromedical Apparatus .....	3693	X		9
Engine Electrical Equipment .....	3694	X		9
Truck and Bus Bodies/Motor Homes .....	3710 **		X	0
Motor Vehicles and Car Bodies .....	3711		X	0
Motor Vehicle Parts and Accessories .....	3714		X	0
Truck Trailers .....	3715		X	0
Aircraft Equipment, nec .....	3728	X		9
Guided Missiles and Space Vehicles .....	3761		X	0
Space Propulsion Units and Parts .....	3764		X	0
Space Vehicle Equipment, nec .....	3769		X	0
Engineering and Scientific Instruments .....	3811		X	0
Environmental Controls .....	3822		X	0
Optical Instruments and Lenses .....	3832	X		9
Surgical Appliances and Supplies .....	3842		X	0
Dolls .....	3942		X	0

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: Wisconsin Strategic Development Commission and SEWRPC.

Table 9

RANKING CRITERION SIX: MANUFACTURING INDUSTRY CLASSIFICATIONS  
LOCATED IN WAUKESHA, WALWORTH, AND RACINE COUNTIES: 1987

Industry	SIC Code	Number of Industry Establishments Located in Waukesha, Walworth, and Racine Counties	Ranking Points
Ice Cream and Frozen Desserts .....	2024	0	0
Frozen Specialties .....	2038	3	7
Cereal Breakfast Foods .....	2043	0	0
Cookies and Crackers .....	2052	1	0
Hardwood Dimension and Flooring .....	2426	1	0
Millwork .....	2431	13	7
Softwood Veneer and Plywood .....	2436	0	0
Structural Wood Members, nec .....	2439	2	7
Wood Pallets and Skids .....	2448	8	7
Particle Board .....	2492	0	0
Wood Household Furniture .....	2511	10	7
Upholstered Household Furniture .....	2512	2	7
Commercial Printing .....	2750 *	118	7
Alkalies and Chlorine .....	2812	0	0
Plastics Materials and Resins .....	2821	1	0
Industrial Organic Chemicals, nec .....	2869	4	7
Adhesives and Sealants .....	2891	2	7
Miscellaneous Plastics Products .....	3079	78	7
Brick and Structural Clay Tile .....	3251	0	0
Gypsum Products .....	3275	1	0
Automotive Stampings .....	3465	3	7
Lawn and Garden Equipment .....	3524	3	7
Refrigeration and Heating Equipment .....	3585	4	7
Carburetors, Pistons, Rings, and Valves .....	3592	1	0
Household Laundry Equipment .....	3633	0	0
Household Vacuum Cleaners .....	3635	0	0
Household Appliances, nec .....	3639	1	0
Current-Carrying Wiring Devices .....	3643	6	7
Vehicular Lighting Equipment .....	3647	0	0
Radio and Television Receiving Sets .....	3651	1	0
Telephone and Telegraph Apparatus .....	3661	2	7
Radio and Television Communication Equipment .....	3662	6	7
Semiconductors and Related Devices .....	3674	0	0
Electronic Capacitors .....	3675	0	0
Storage Batteries .....	3691	2	7

Table 9 (continued)

Industry	SIC Code	Number of Industry Establishments Located in Waukesha, Walworth, and Racine Counties	Ranking Points
X-Ray and Electromedical Apparatus .....	3693	4	7
Engine Electrical Equipment .....	3694	5	7
Truck and Bus Bodies/Motor Homes .....	3710 **	3	7
Motor Vehicles and Car Bodies .....	3711	3	7
Motor Vehicle Parts and Accessories .....	3714	7	7
Truck Trailers .....	3715	1	0
Aircraft Equipment, nec .....	3728	4	7
Guided Missiles and Space Vehicles .....	3761	0	0
Space Propulsion Units and Parts .....	3764	0	0
Space Vehicle Equipment, nec .....	3769	0	0
Engineering and Scientific Instruments .....	3811	1	0
Environmental Controls .....	3822	1	0
Optical Instruments and Lenses .....	3832	1	0
Surgical Appliances and Supplies .....	3842	6	7
Dolls .....	3942	0	0

Note: Manufacturing industry classifications were awarded seven points if the total number of establishments located in Waukesha, Walworth, and Racine Counties was at or above two establishments.

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: Wisconsin Department of Industry, Labor and Human Relations; and SEWRPC.

Table 10

RANKING CRITERION SEVEN: MANUFACTURING INDUSTRY CLASSIFICATIONS  
IN THE U. S. WITH FEWER THAN 100 EMPLOYEES: 1982

Industry	SIC Code	Total Number Establishments	Establishments With Fewer than 100 Employees in 1982		Ranking Points
			Number	Percent	
Ice Cream and Frozen Desserts .....	2024	498	456	91.6	5
Frozen Specialties .....	2038	337	241	71.5	0
Cereal Breakfast Foods .....	2043	54	30	55.6	0
Cookies and Crackers .....	2052	339	258	76.1	5
Hardwood Dimension and Flooring .....	2426	728	681	93.5	5
Millwork .....	2431	2,121	2,027	95.6	5
Softwood Veneer and Plywood .....	2436	223	107	48.0	0
Structural Wood Members, nec .....	2439	669	657	98.2	5
Wood Pallets and Skids .....	2448	1,469	1,460	99.4	5
Particle Board .....	2492	86	62	72.1	0
Wood Household Furniture .....	2511	2,283	1,998	87.5	5
Upholstered Household Furniture .....	2512	1,134	933	82.3	5
Commercial Printing .....	2750 *	25,231	24,590	97.5	5
Alkalies and Chlorine .....	2812	60	38	63.3	0
Plastics Materials and Resins .....	2821	518	378	73.0	0
Industrial Organic Chemicals, nec .....	2869	582	405	69.6	0
Adhesives and Sealants .....	2891	645	612	94.9	5
Miscellaneous Plastics Products .....	3079	10,602	9,406	88.7	5
Brick and Structural Clay Tile .....	3251	276	249	90.2	5
Gypsum Products .....	3275	124	87	70.2	0
Automotive Stampings .....	3465	610	474	77.7	5
Lawn and Garden Equipment .....	3524	165	118	71.5	0
Refrigeration and Heating Equipment .....	3585	792	560	70.7	0
Carburetors, Pistons, Rings, and Valves .....	3592	163	119	73.0	0
Household Laundry Equipment .....	3633	27	11	40.7	0
Household Vacuum Cleaners .....	3635	33	22	66.7	0
Household Appliances, nec .....	3639	83	58	69.9	0
Current-Carrying Wiring Devices .....	3643	398	289	72.6	0
Vehicular Lighting Equipment .....	3647	80	60	75.0	5
Radio and Television Receiving Sets .....	3651	417	340	81.5	5
Telephone and Telegraph Apparatus .....	3661	305	181	59.3	0
Radio and Television Communication Equipment ..	3662	2,059	1,521	73.9	0
Semiconductors and Related Devices .....	3674	776	584	75.3	5
Electronic Capacitors .....	3675	115	64	55.7	0
Storage Batteries .....	3691	189	116	61.4	0

Table 10 (continued)

Industry	SIC Code	Total Number Establishments	Establishments With Fewer than 100 Employees in 1982		Ranking Points
			Number	Percent	
X-Ray and Electromedical Apparatus .....	3693	212	127	59.9	0
Engine Electrical Equipment .....	3694	394	314	79.7	5
Truck and Bus Bodies/Motor Homes .....	3710 **	672	598	89.0	5
Motor Vehicles and Car Bodies .....	3711	336	235	69.9	0
Motor Vehicle Parts and Accessories .....	3714	2,195	1,708	77.8	5
Truck Trailers .....	3715	323	256	79.3	5
Aircraft Equipment, nec .....	3728	849	683	80.4	5
Guided Missiles and Space Vehicles .....	3761	29	2	6.9	0
Space Propulsion Units and Parts .....	3764	29	7	24.1	0
Space Vehicle Equipment, nec .....	3769	45	29	64.4	0
Engineering and Scientific Instruments .....	3811	851	741	87.1	5
Environmental Controls .....	3822	251	169	67.3	0
Optical Instruments and Lenses .....	3832	544	461	84.7	5
Surgical Appliances and Supplies .....	3842	1,228	1,096	89.3	5
Dolls .....	3942	204	186	91.2	5

Note: Manufacturing industry classifications that were at or above the median of 75 percent were awarded five points.

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: U. S. Bureau of the Census and SEWRPC.

Table 11

RANKING CRITERION EIGHT: MANUFACTURING INDUSTRY CLASSIFICATIONS  
THAT EXHIBITED GROWTH IN THE VALUE OF INDUSTRY SHIPMENTS IN THE U. S. DURING  
THE 1982 TO 1987 TIME PERIOD

Industry	SIC Code	Percent Change in the Value of Industry Shipments: 1982 to 1987	Ranking Points
Ice Cream and Frozen Desserts .....	2024	35.0	0
Frozen Specialties .....	2038	42.2	3
Cereal Breakfast Foods .....	2043	42.9	3
Cookies and Crackers .....	2052	32.7	0
Hardwood Dimension and Flooring .....	2426	39.8	0
Millwork .....	2431	63.1	3
Softwood Veneer and Plywood .....	2436	31.3	0
Structural Wood Members, nec .....	2439	38.6	0
Wood Pallets and Skids .....	2448	33.1	0
Particle Board .....	2492	81.9	3
Wood Household Furniture .....	2511	28.6	0
Upholstered Household Furniture .....	2512	28.4	0
Commercial Printing .....	2750 *	32.3	0
Alkalies and Chlorine .....	2812	55.4	3
Plastics Materials and Resins .....	2821	38.8	0
Industrial Organic Chemicals, nec .....	2869	29.4	0
Adhesives and Sealants .....	2891	49.3	3
Miscellaneous Plastics Products .....	3079	35.5	0
Brick and Structural Clay Tile .....	3251	41.6	0
Gypsum Products .....	3275	35.8	0
Automotive Stampings .....	3465	102.3	3
Lawn and Garden Equipment .....	3524	31.9	0
Refrigeration and Heating Equipment .....	3585	33.2	0
Carburetors, Pistons, Rings, and Valves .....	3592	55.5	3
Household Laundry Equipment .....	3633	38.1	0
Household Vacuum Cleaners .....	3635	93.9	3
Household Appliances, nec .....	3639	47.3	3
Current-Carrying Wiring Devices .....	3643	43.3	3
Vehicular Lighting Equipment .....	3647	47.9	3
Radio and Television Receiving Sets .....	3651	31.4	0
Telephone and Telegraph Apparatus .....	3661	51.3	3
Radio and Television Communication Equipment ..	3662	42.0	0
Semiconductors and Related Devices .....	3674	189.3	3
Electronic Capacitors .....	3675	37.8	0
Storage Batteries .....	3691	50.6	3



Table 11 (continued)

Industry	SIC Code	Percent Change in the Value of Industry Shipments: 1982 to 1987	Ranking Points
X-Ray and Electromedical Apparatus .....	3693	30.9	0
Engine Electrical Equipment .....	3694	106.4	3
Truck and Bus Bodies/Motor Homes .....	3710 **	58.5	3
Motor Vehicles and Car Bodies .....	3711	32.7	0
Motor Vehicle Parts and Accessories .....	3714	55.0	3
Truck Trailers .....	3715	93.0	3
Aircraft Equipment, nec .....	3728	79.5	3
Guided Missiles and Space Vehicles .....	3761	58.8	3
Space Propulsion Units and Parts .....	3764	39.6	0
Space Vehicle Equipment, nec .....	3769	100.2	3
Engineering and Scientific Instruments .....	3811	28.9	0
Environmental Controls .....	3822	35.9	0
Optical Instruments and Lenses .....	3832	70.8	3
Surgical Appliances and Supplies .....	3842	44.3	3
Dolls .....	3942	63.1	3

Note: Manufacturing industry classifications that had a rate of growth that was at or above the median of 42.2 percent were awarded three points.

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: U. S. Department of Commerce, International Trade Administration; and SEWRPC.

Table 12

RANKING CRITERION NINE: MANUFACTURING INDUSTRY CLASSIFICATIONS  
THAT ARE A PART OF THE HEALTH INDUSTRY

Industry	SIC Code	Part of Health Industry		Ranking Points
		Yes	No	
Ice Cream and Frozen Desserts .....	2024		X	0
Frozen Specialties .....	2038		X	0
Cereal Breakfast Foods .....	2043		X	0
Cookies and Crackers .....	2052		X	0
Hardwood Dimension and Flooring .....	2426		X	0
Millwork .....	2431		X	0
Softwood Veneer and Plywood .....	2436		X	0
Structural Wood Members, nec .....	2439		X	0
Wood Pallets and Skids .....	2448		X	0
Particle Board .....	2492		X	0
Wood Household Furniture .....	2511		X	0
Upholstered Household Furniture .....	2512		X	0
Commercial Printing .....	2750 *		X	0
Alkalies and Chlorine .....	2812		X	0
Plastics Materials and Resins .....	2821	X		1
Industrial Organic Chemicals, nec .....	2869		X	0
Adhesives and Sealants .....	2891		X	0
Miscellaneous Plastics Products .....	3079	X		1
Brick and Structural Clay Tile .....	3251		X	0
Gypsum Products .....	3275		X	0
Automotive Stampings .....	3465		X	0
Lawn and Garden Equipment .....	3524		X	0
Refrigeration and Heating Equipment .....	3585		X	0
Carburetors, Pistons, Rings, and Valves .....	3592		X	0
Household Laundry Equipment .....	3633		X	0
Household Vacuum Cleaners .....	3635		X	0
Household Appliances, nec .....	3639		X	0
Current-Carrying Wiring Devices .....	3643		X	0
Vehicular Lighting Equipment .....	3647		X	0
Radio and Television Receiving Sets .....	3651		X	0
Telephone and Telegraph Apparatus .....	3661		X	0
Radio and Television Communication Equipment .....	3662		X	0
Semiconductors and Related Devices .....	3674		X	0
Electronic Capacitors .....	3675		X	0
Storage Batteries .....	3691		X	0

Table 12 (continued)

Industry	SIC Code	Part of Health Industry		Ranking Points
		Yes	No	
X-Ray and Electromedical Apparatus .....	3693	X		1
Engine Electrical Equipment .....	3694		X	0
Truck and Bus Bodies/Motor Homes .....	3710 **		X	0
Motor Vehicles and Car Bodies .....	3711		X	0
Motor Vehicle Parts and Accessories .....	3714		X	0
Truck Trailers .....	3715		X	0
Aircraft Equipment, nec .....	3728		X	0
Guided Missiles and Space Vehicles .....	3761		X	0
Space Propulsion Units and Parts .....	3764		X	0
Space Vehicle Equipment, nec .....	3769		X	0
Engineering and Scientific Instruments .....	3811		X	0
Environmental Controls .....	3822		X	0
Optical Instruments and Lenses .....	3832	X		1
Surgical Appliances and Supplies .....	3842	X		1
Dolls .....	3942		X	0

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: SEWRPC.

Table 13

TOTAL RANKING OF MANUFACTURING INDUSTRY CLASSIFICATIONS

Industry	SIC Code	Ranking Criterion									Total Points
		No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	
High Priority											
Adhesives and Sealants .....	2891	15	13	0	9	9	7	5	3	0	61
Commercial Printing .....	2750 *	15	13	0	9	9	7	5	0	0	58
Current-Carrying Wiring Devices .....	3643	15	13	11	0	9	7	0	3	0	58
Miscellaneous Plastics Products .....	3079	15	13	0	0	9	7	5	0	1	50
Frozen Specialties .....	2038	15	13	0	0	9	7	0	3	0	47
Refrigeration and Heating Equipment .....	3585	15	13	0	0	9	7	0	0	0	44
Motor Vehicle Parts and Accessories .....	3714	15	13	0	0	0	7	5	3	0	43
Electronic Capacitors .....	3675	0	13	11	9	9	0	0	0	0	42
Radio and TV Communication Equipment .....	3662	15	0	11	0	9	7	0	0	0	42
Surgical Appliances and Supplies .....	3842	15	0	11	0	0	7	5	3	1	42
Medium Priority											
Motor Vehicles and Car Bodies .....	3711	0	13	11	9	0	7	0	0	0	40
Millwork .....	2431	15	0	0	0	9	7	5	3	0	39
Wood Household Furniture .....	2511	15	0	11	0	0	7	5	0	0	38
Optical Instruments and Lenses .....	3832	0	0	11	9	9	0	5	3	1	38
Engine Electrical Equipment .....	3694	0	13	0	0	9	7	5	3	0	37
Semiconductors and Related Devices .....	3674	0	0	11	9	9	0	5	3	0	37
Wood Pallets and Skids .....	2448	15	0	0	9	0	7	5	0	0	36
Particle Board .....	2492	0	13	11	9	0	0	0	3	0	36
Aircraft Equipment, nec .....	3728	0	0	0	9	9	7	5	3	0	33
Industrial Organic Chemicals, nec .....	2869	15	0	11	0	0	7	0	0	0	33
Telephone and Telegraph Apparatus .....	3661	0	13	0	0	9	7	0	3	0	32
Storage Batteries .....	3691	0	13	0	0	9	7	0	3	0	32

Table 13 (continued)

Ranking Criterion											
Industry	SIC Code	No. 1	No. 2	No. 3	No. 4	No. 5	No. 6	No. 7	No. 8	No. 9	Total Points
Low Priority											
X-Ray and Electromedical Apparatus .....	3693	0	13	0	0	9	7	0	0	1	30
Vehicular Lighting Equipment .....	3647	0	13	0	0	9	0	5	3	0	30
Automotive Stampings .....	3465	0	0	11	0	0	7	5	3	0	26
Household Appliances, nec .....	3639	0	13	0	9	0	0	0	3	0	25
Carburetors, Pistons, Rings, and Valves .	3592	0	13	0	0	9	0	0	3	0	25
Structural Wood Members, nec .....	2439	0	0	0	0	9	7	5	0	0	21
Environmental Controls .....	3822	0	0	11	9	0	0	0	0	0	20
Lawn and Garden Equipment .....	3524	0	13	0	0	0	7	0	0	0	20
Cookies and Crackers .....	2052	0	13	0	0	0	0	5	0	0	18
Radio and Television Receiving Sets .....	3651	0	13	0	0	0	0	5	0	0	18
Dolls .....	3942	0	0	0	9	0	0	5	3	0	17
Household Vacuum Cleaners .....	3635	0	13	0	0	0	0	0	3	0	16
Cereal Breakfast Foods .....	2043	0	13	0	0	0	0	0	3	0	16
Engineering and Scientific Instruments ..	3811	0	0	11	0	0	0	5	0	0	16
Truck and Bus Bodies/Motor Homes .....	3710 **	0	0	0	0	0	7	5	3	0	15
Plastics Materials and Resins .....	2821	0	13	0	0	0	0	0	0	1	14
Household Laundry Equipment .....	3633	0	13	0	0	0	0	0	0	0	13
Alkalies and Chlorine .....	2812	0	0	0	0	9	0	0	3	0	12
Space Vehicle Equipment, nec .....	3769	0	0	0	9	0	0	0	3	0	12
Upholstered Household Furniture .....	2512	0	0	0	0	0	7	5	0	0	12
Softwood Veneer and Plywood .....	2436	0	0	0	0	9	0	0	0	0	9
Truck Trailers .....	3715	0	0	0	0	0	0	5	3	0	8
Hardwood Dimension and Flooring .....	2426	0	0	0	0	0	0	5	0	0	5
Brick and Structural Clay Tile .....	3251	0	0	0	0	0	0	5	0	0	5
Ice Cream and Frozen Desserts .....	2024	0	0	0	0	0	0	5	0	0	5
Guided Missiles and Space Vehicles .....	3761	0	0	0	0	0	0	0	3	0	3
Space Propulsion Units and Parts .....	3764	0	0	0	0	0	0	0	0	0	0
Gypsum Products .....	3275	0	0	0	0	0	0	0	0	0	0

\* SIC Codes: 2751, 2752, 2754

\*\*SIC Codes: 3713, 3716

Source: SEWRPC.

**Ranking Criterion Three: Manufacturing Industry Classifications  
that Exhibited Growth in Industry Establishments in Wisconsin  
During the 1977 to 1982 Time Period**

The growth of an industry in Wisconsin is an important consideration in rank ordering manufacturing industry classifications for an industry attraction program. Those industry classifications that have shown growth in industry establishments in Wisconsin in the recent past have the potential for continued growth in the future. Table 6 identifies the total number of industry establishments in Wisconsin in 1977 and 1982 and the percentage change in the number of establishments from 1977 to 1982. A weight of 11 points was assigned to those industry classifications that had a rate of growth during the 1977 to 1982 time period that was at or above the upper quartile of 28 percent.

**Ranking Criterion Four: Manufacturing Industry Classifications  
that Exhibited Growth in Industry Establishments in the Midwest  
Region During the 1977 to 1982 Time Period**

The growth of an industry in the midwest region is an important consideration in an industry attraction program, since firms have historically chosen to expand or establish branch locations near their existing location. Table 7 identifies the total number of industry establishments in the midwest region--defined as the States of Illinois, Indiana, Ohio, Michigan, Minnesota, and Wisconsin--in 1977 and 1982, and the percentage change in the number of establishments from 1977 to 1982. A weight of nine points was assigned to those industry classifications that had a rate of growth during the 1977 to 1982 time period that was at or above the upper quartile of 18.2 percent.

**Ranking Criterion Five: Manufacturing Industry Classifications  
Identified As Likely Job Generators in Wisconsin in 1985**

The Wisconsin Strategic Development Commission, a gubernatorial study committee, was established to examine the State's economy and to bring together public and private sector leaders to create a strategic plan for improving economic development in the State of Wisconsin. In August 1985, the Strategic Development Commission issued the Final Report, which presents the Commission's strategic plan for the State and identifies 77 industries in Wisconsin that are "likely job generators" for the long-term future. The Village of Mukwonago Economic Development Committee determined that industry classifications projected to show growth in the number of jobs in Wisconsin should receive priority in the industry attraction study. As indicated in Table 8, manufacturing industry classifications that coincide with the industries identified by the Strategic Development Commission as likely job generators in Wisconsin were awarded nine points in the ranking system.

**Ranking Criterion Six: Manufacturing Industry Classifications  
Located in Waukesha, Walworth, and Racine Counties in 1987**

Another method of identifying the industries that should be included in an industry attraction program is to examine the industry classifications that are currently located in the immediate area. This criterion recognizes that locational factors that are important to a particular industry may be important to other establishments in the same industry. Additionally, local industrial firms that are similar to one another may be able to utilize the



same suppliers and customers. Table 9 lists those manufacturing industry classifications that are currently located in Waukesha, Walworth, and Racine Counties. As indicated in Table 9, an industry classification that had two or more establishments currently located in these Counties was awarded seven points in the ranking system, indicating this criterion's perceived importance relative to the other criteria in the ranking system.

**Ranking Criterion Seven: Manufacturing Industry Classifications in the U.S. with Fewer than 100 Employees in 1982**

The size of an industrial establishment is an important consideration in an industry attraction program. The attraction of small- and medium-size firms, as measured by total employment, is important because industrial establishments with fewer than 100 employees generated 77 percent of the net new jobs in Wisconsin from 1969 to 1976, as reported in The Job Generation Process in Wisconsin: 1969 to 1981, Wisconsin Department of Development. Table 10 indicates the total number of establishments in each of the manufacturing industry classifications, as well as the total number and percentage of establishments with fewer than 100 employees. A weight of five points was assigned to those industry classifications whose percentage of total industry establishments with fewer than 100 employees in 1982 was at or above the median of 75 percent.

**Ranking Criterion Eight: Manufacturing Industry Classifications that Exhibited Growth in the Value of Industry Shipments in the U. S. During the 1982 to 1987 Time Period**

The U. S. Department of Commerce, International Trade Administration, provides annual estimates and forecasts of growth in the value of industry shipments for selected manufacturing industry classifications. The Village of Mukwonago Economic Development Committee believed that industries exhibiting recent growth in the value of shipments should be given consideration in rank ordering industry classifications for an industry attraction program. Table 11 lists the industry classifications that have exhibited growth in the value of industry shipments during the 1982 to 1987 time period. A weight of three points was assigned to those industry classifications that had a rate of growth during that period that was at or above the median of 42.2 percent, indicating this criterion's perceived importance relative to the other criteria in the ranking system.

**Ranking Criterion Nine: Manufacturing Industry Classifications that Are a Part of the Health Industry**

Overall, the health industry has been identified as a growth industry. Therefore, the Village of Mukwonago Economic Development Committee indicated that establishments that are a part of the health industry should be given consideration in the village industry attraction program. Table 12 identifies those industry classifications that are associated with the health industry. As indicated in Table 12, manufacturing industry classifications that are a part of the health industry were awarded one point in the ranking system.

## RESULTS OF THE INDUSTRY RANKING PROCESS

Table 13 sets forth the results of the ranking of the manufacturing industry classifications for the industry attraction program. As indicated in Table 13, the ranking points for each industry classification range from 61 points for the adhesives and sealants industry, an industry classification that would be most appropriate to target in an industry attraction program for the Village, to 0 points for the space propulsion units and parts and gypsum products industries, industry classifications that would be inappropriate to target in an industry attraction program.

The manufacturing industry classifications listed in Table 13 can be classified into three priority categories: 1) the industry classifications that should receive highest priority in an industry attraction program, or those industry classifications receiving from 42 to 61 points in the priority ranking system; 2) the industry classifications that should receive medium priority in an industry attraction program, or those industry classifications receiving from 32 to 41 points in the priority ranking system; and 3) the industry classifications that should have low priority in an industry attraction program, or those industry classifications receiving 31 or fewer points in the priority ranking system.

## INDUSTRY ATTRACTION ACTIVITIES IN SOUTHEASTERN WISCONSIN

### Forward Wisconsin, Inc.

Forward Wisconsin, Inc., a nonprofit marketing corporation formed by the Wisconsin Legislature, has developed an economic development marketing program that identifies targeted industries that have the potential for locating in Wisconsin and are economic-base oriented, or primarily involved in exporting activities. This marketing program is giving priority to targeted industries that are growing nationally, that are projected to be fast growth industries in the future, that have shown good performance in Wisconsin and the Midwest, and that have locational requirements that correspond with the unique assets of the State. In addition, Forward Wisconsin hosts industry trade shows and prospecting call trips for local officials and business persons to assist in recruiting industry from neighboring states.

Over the next three years, Forward Wisconsin will conduct a direct mail program to the following targeted industries: 1) forest products; 2) biotechnology; 3) auto supplies; 4) printing; 5) plastics; 6) administrative centers; and 7) federal prime contractors.

### Wisconsin Electric Power Company

The Wisconsin Electric Power Company has initiated a major economic development marketing program with the theme "Wisconsin: Where Success Stories Start" to bring new industry to Wisconsin Electric's service area in southeastern Wisconsin. The major objectives of this program are to improve Wisconsin's out-of-state image, to generate leads that will assist in attracting new industries to the area, and to coordinate the efforts of Wisconsin Electric with the marketing efforts of communities in southeastern Wisconsin. In addition, Wisconsin Electric will be working with targeted markets that

include the following industries: 1) biotechnology; 2) forest products; 3) printing and publishing; and 4) service industries.

Wisconsin Electric will be utilizing a variety of methods to conduct its marketing program. These include: 1) print advertising; 2) newsletters; 3) direct mail promotions; 4) telemarketing promotions; 5) trade shows; 6) industry call programs; and 7) miscellaneous activities such as developing fact sheets and community profiles, and expanding its site and building data bank.

The Forward Wisconsin and Wisconsin Electric economic development marketing programs include targeted industries that correspond, in part, with the targeted industry classifications identified in this study. Two of the targeted industries selected by Forward Wisconsin and Wisconsin Electric coincide with this study's high priority-ranked industries: miscellaneous plastics products and commercial printing.

#### **RECOMMENDED TARGETED INDUSTRY PROGRAM**

Table 14 lists the total number and percentage of industry establishments located in each of the states comprising the midwest region, the total number of establishments in the midwest region, the total number of establishments in the U. S., and the percent of industry establishments located in the midwest region for each of the targeted manufacturing industry classifications. The distribution of industry establishments within each of the targeted industry classifications provides a perspective on the concentration of these industries in the Midwest, and will provide a means by which the Village of Mukwonago can determine the states that should be included in the village industry attraction program.

As indicated in Table 14, the State of Illinois has the largest number of industry establishments in the following targeted industry classifications: 1) adhesives and sealants; 2) commercial printing; 3) current-carrying wiring devices; 4) miscellaneous plastics products; 5) frozen specialties; 6) refrigeration and heating equipment; 7) electronic capacitors; and 8) radio and television communication equipment. The State of Michigan has the largest number of targeted industry establishments in motor vehicles parts and accessories; and the State of Ohio has the largest number of targeted industry establishments in surgical appliances and supplies.

It is recommended that the Village of Mukwonago initially provide a promotional packet to approximately 500 randomly selected industry establishments in those states that exhibit the highest concentrations of the targeted industry classifications. The Village should purchase manufacturing directories for those states selected. This promotional packet would include the new Village of Mukwonago economic profile prepared by the Southeastern Wisconsin Regional Planning Commission (SEWRPC), in cooperation with Wisconsin Electric; a letter from the President of the Village; and an offer to provide a copy of the videotape highlighting the community and the industrial park brochure upon request. The Village Clerk should be designated as the primary contact person for industry establishments responding to the industry attraction effort. In addition, the Village Clerk should closely monitor the results of the initial attraction effort. Telephone calls and letters

Table 14

NUMBER AND PERCENT OF HIGH-PRIORITY TARGETED INDUSTRY ESTABLISHMENTS  
LOCATED IN THE UNITED STATES AND THE MIDWEST REGION: 1982

Industry Establishments							
High-Priority Targeted Industry Classification	SIC Code	Illinois	Percent of Midwest Region Establishments	Indiana	Percent of Midwest Region Establishments	Michigan	Percent of Midwest Region Establishments
Adhesives and Sealants .....	2891	52	29.1	14	7.8	37	20.7
Commercial Printing .....	2750 *	1,764	47.3	593	15.9	973	26.1
Current-Carrying Wiring Devices .....	3643	30	29.1	20	19.4	17	16.5
Miscellaneous Plastics Products .....	3079	741	24.5	375	12.4	633	21.0
Frozen Specialties .....	2038	37	34.3	8	7.4	14	13.0
Refrigeration and Heating Equipment ...	3585	45	22.2	23	11.3	40	19.7
Motor Vehicles Parts and Accessories ..	3714	135	16.1	107	12.8	324	38.8
Electronic Capacitors .....	3675	11	68.8	2	12.5	0	0.0
Radio and Television Communication Equipment .....	3662	104	33.1	27	8.6	38	12.1
Surgical Appliances and Supplies .....	3842	58	20.6	31	11.0	47	16.7

Industry Establishments							
High-Priority Targeted Industry Classification	SIC Code	Minnesota	Percent of Midwest Region Establishments	Ohio	Percent of Midwest Region Establishments	Wisconsin	Percent of Midwest Region Establishments
Adhesives and Sealants .....	2891	11	6.1	48	26.8	17	9.5
Commercial Printing .....	2750 *	597	16.0	1,297	34.8	619	16.6
Current-Carrying Wiring Devices .....	3643	0	0.0	28	27.2	8	7.8
Miscellaneous Plastics Products .....	3079	269	8.9	721	23.9	281	9.3
Frozen Specialties .....	2038	17	15.7	16	14.8	16	14.8
Refrigeration and Heating Equipment ...	3585	23	11.3	43	21.2	29	14.3
Motor Vehicles Parts and Accessories ..	3714	32	3.8	195	23.3	43	5.1
Electronic Capacitors .....	3675	0	0.0	0	0.0	3	18.8
Radio and Television Communication Equipment .....	3662	40	12.7	75	23.9	30	9.6
Surgical Appliances and Supplies .....	3842	36	12.8	78	27.7	32	11.3

Table 14 (continued)

Industry Establishments				
High-Priority Targeted Industry Classification	SIC Code	Midwest Region	United States	Percent of U.S. Establishments in the Midwest Region
Adhesives and Sealants .....	2891	179	684	26.2
Commercial Printing .....	2750 *	3,726	28,866	12.9
Current-Carrying Wiring Devices .....	3643	103	415	24.8
Miscellaneous Plastics Products .....	3079	3,020	11,653	25.9
Frozen Specialties .....	2038	108	389	27.8
Refrigeration and Heating Equipment ...	3585	203	865	23.5
Motor Vehicles Parts and Accessories ..	3714	836	2,420	34.5
Electronic Capacitors .....	3675	16	130	12.3
Radio and Television Communication Equipment .....	3662	314	2,388	13.1
Surgical Appliances and Supplies .....	3842	282	1,367	20.6

\* SIC Codes: 2751, 2752, 2754

Source: U. S. Bureau of the Census and SEWRPC.

received from industry establishments in response to the solicitation should be carefully logged and the results analyzed.

It is also recommended that the Village establish an ongoing working relationship with Forward Wisconsin and Wisconsin Electric and participate in the economic development marketing programs of these organizations, as well as receive updates on possible new industries interested in locating in Wisconsin. Additionally, these organizations should be informed on a periodic basis of progress in the village industry attraction efforts.

Information regarding the names, addresses, and telephone numbers of specific manufacturing establishments within the Standard Industrial Classification (SIC) codes indicated above are available in printed form for each state in the nation. The publications setting forth this information range in price from \$15 to \$125 and can be ordered from Manufacturing News, Inc., 4 E. Huron Street, Chicago, Illinois, 60611; (312) 337-1084.



## **APPENDICES**

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**Appendix A**

**MUNICIPAL LAW 66.4325**

ordinance on the same or similar subject matter by one or more other cities, villages, towns or counties.

**History:** 1971 c. 185 s. 7; 1975 s. 94, 275, 422; 1977 c. 418 s. 929 (55); 1981 c. 112; 1981 c. 391 s. 210; 1985 s. 29.

Authority of counties and municipalities to enact and enforce ordinances under this section discussed. 74 Atty. Gen. 234.

**66.4325 Housing and community development authorities. (1) AUTHORIZATION.** Any city may, by a two-thirds vote of the members of the city council present at the meeting, adopt an ordinance or resolution creating a housing and community development authority which shall be known as the "Community Development Authority" of such city. It shall be deemed a separate body politic for the purpose of carrying out blight elimination, slum clearance, urban renewal programs and projects and housing projects. The ordinance or resolution creating a housing and community development authority may also authorize such authority to act as the agent of the city in planning and carrying out community development programs and activities approved by the mayor and common council under the federal housing and community development act of 1974 and as agent to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the planning commission under s. 66.405 to 66.425, 66.43, 66.435 or 66.46. A certified copy of such ordinance or resolution shall be transmitted to the mayor. The ordinance or resolution shall also:

(a) Provide that any redevelopment authority created under s. 66.431 operating in such city and any housing authority created under s. 66.40 operating in such city, shall terminate its operation as provided in sub. (5); and

(b) Declare in substance that a need for blight elimination, slum clearance, urban renewal and community development programs and projects and housing projects exists in the city.

**(2) APPOINTMENT OF MEMBERS.** Upon receipt of a certified copy of such ordinance or resolution, the mayor shall, with the confirmation of the council, appoint 7 resident persons having sufficient ability and experience in the fields of urban renewal, community development and housing, as commissioners of the community development authority.

(a) Two of the commissioners shall be members of the council and shall serve during their term of office as council members.

(b) The first appointments of the 5 noncouncil members shall be for the following terms: 2 for one year and one each for terms of 2, 3 and 4 years. Thereafter the terms of noncouncil members shall be 4 years and until their successors are appointed and qualified.

(c) Vacancies shall be filled for the unexpired term as provided in this subsection.

(d) Commissioners shall be reimbursed their actual and necessary expenses including local travel expenses incurred in the discharge of their duties, and may, in the discretion of the city council, receive other compensation.

**(3) EVIDENCE OF AUTHORITY.** The filing of a certified copy of the ordinance or resolution referred to in sub. (1) with the city clerk shall be prima facie evidence of the community development authority's right to transact business and such ordinance or resolution is not subject to challenge because of any technicality. In any suit, action or proceeding commenced against the community development authority, a certified copy of such ordinance or resolution is conclusive evidence that such community development authority is established and authorized to transact business and exercise its powers under this section.

**(4) POWERS AND DUTIES.** The community development authority shall have all powers, duties and functions set out in

ss. 66.40 and 66.431 for housing and redevelopment authorities and as to all housing projects initiated by the community development authority it shall proceed under s. 66.40, and as to all projects relating to blight elimination, slum clearance, urban renewal and redevelopment programs it shall proceed under s. 66.405 to 66.425, 66.43, 66.431, 66.435 or 66.46 as determined appropriate by the common council on a project by project basis. As to all community development programs and activities undertaken by the city under the federal housing and community development act of 1974, the community development authority shall proceed under all applicable laws and ordinances not inconsistent with the laws of this state. In addition, if provided in the resolution or ordinance, the community development authority may act as agent of the city to perform all acts, except the development of the general plan of the city, which may be otherwise performed by the planning commission under s. 66.405 to 66.425, 66.43, 66.435 or 66.46.

**(5) TERMINATION OF HOUSING AND REDEVELOPMENT AUTHORITIES.** Upon the adoption of an ordinance or resolution creating a community development authority, all housing and redevelopment authorities previously created in such city under ss. 66.40 and 66.431 shall terminate.

(a) Any programs and projects which have been begun by housing and redevelopment authorities shall, upon adoption of such ordinance or resolution be transferred to and completed by the community development authority. Any procedures, hearings, actions or approvals taken or initiated by the redevelopment authority under s. 66.431 on pending projects is deemed to have been taken or initiated by the community development authority as though the community development authority had originally undertaken such procedures, hearings, actions or approvals.

(b) Any form of indebtedness issued by a housing or redevelopment authority shall, upon the adoption of such ordinance or resolution, be assumed by the community development authority except as indicated in par. (e).

(c) Upon the adoption of such ordinance or resolution, all contracts entered into between the federal government and a housing or redevelopment authority, or between such authorities and other parties shall be assumed and discharged by the community development authority except for the termination of operations by housing and redevelopment authorities. Housing and redevelopment authorities may execute any agreements contemplated by this subsection. Contracts for disposition of real property entered into by the redevelopment authority with respect to any project shall be deemed contracts of the community development authority without the requirement of amendments thereto. Contracts entered into between the federal government and the redevelopment authority or the housing authority shall bind the community development authority in the same manner as though originally entered into by the community development authority.

(d) A community development authority may execute appropriate documents to reflect its assumption of the obligations set forth in this subsection.

(e) A housing authority which has outstanding bonds or other securities that require the operation of the housing authority in order to fulfill its commitments with respect to the discharge of principal or interest or both, may continue in existence solely for such purpose. The ordinance or resolution creating the community development authority shall delineate the duties and responsibilities which shall devolve upon the housing authority with respect thereto.

(f) The termination of housing and redevelopment authorities pursuant to this section shall not be subject to s. 66.40 (26).

(6) **CONTROLLING STATUTE.** The powers conferred under this section shall be in addition and supplemental to the powers conferred by any other law. Insofar as this section is inconsistent with any other law, this section shall control.

(7) **CONSTRUCTION.** This section shall be construed liberally to effectuate its purposes and the enumeration of specific powers herein does not restrict the meaning of any general grant of power contained in this section nor does it exclude other powers comprehended in such general grant.

History: 1975 c. 311; 1979 c. 110.

**66.433 Community relations-social development commissions.** (1) **DEFINITION.** "Municipality" as used herein means a city, village, town, school district or county.

(2) **CREATION.** Each municipality is authorized and urged to either establish by ordinance a community relations-social development commission or to participate in such a commission established on an intergovernmental basis within the county pursuant to enabling ordinances adopted by the participating municipalities; but a school district may establish or participate in such a commission by resolution instead of by ordinance. Such intergovernmental commission may be established in co-operation with any nonprofit corporation located in the county and composed primarily of public and private welfare agencies devoted to any of the purposes set forth in this section. Every such ordinance or resolution shall substantially embody the language of sub. (3). Each municipality may appropriate money to defray the expenses of such commission. If such commission is established on an intergovernmental basis within the county, the provisions of s. 66.30, relating to local co-operation, are applicable thereto as optional authority and may be utilized by participating municipalities to effectuate the purposes of this section, but a contract between municipalities is not necessary for the joint exercise of any power authorized for the joint performance of any duty required herein.

(3) **PURPOSE AND FUNCTIONS OF COMMISSION.** (a) The purpose of the commission is to study, analyze and recommend solutions for the major social, economic and cultural problems which affect people residing or working within the municipality including, without restriction because of enumeration, problems of the family, youth, education, the aging, juvenile delinquency, health and zoning standards, and discrimination in housing, employment and public accommodations and facilities on the basis of sex, class, race, religion, sexual orientation or ethnic or minority status.

(b) The commission may:

1. Include within its studies problems related to pornography, industrial strife and the inciting or fomenting of class, race or religious hatred and prejudice.

2. Encourage and foster participation in the fine arts.

(c) The commission shall:

1. Recommend to the municipal governing body and chief executive or administrative officer the enactment of such ordinances or other action as they deem necessary:

a. To establish and keep in force proper health standards for the community and beneficial zoning for the community area in order to facilitate the elimination of blighted areas and to prevent the start and spread of such areas;

b. To ensure to all municipal residents, regardless of sex, race, sexual orientation or color, the rights to possess equal housing accommodations and to enjoy equal employment opportunities.

2. Co-operate with state and federal agencies and nongovernmental organizations having similar or related functions.

3. Examine the need for publicly and privately sponsored studies and programs in any field of human relationship

which will aid in accomplishing the foregoing objectives, and initiate such public programs and studies and participate in and promote such privately sponsored programs and studies.

4. Have authority to conduct public hearings within the municipality and to administer oaths to persons testifying before it.

5. Employ such staff as is necessary to implement the duties assigned to it.

(4) **COMPOSITION OF COMMISSION.** The commission shall be nonpartisan and composed of citizens residing in the municipality, including representatives of the clergy and minority groups, and the composition thereof, number and method of appointing and removing the members thereof shall be determined by the governing body of the municipality creating or participating in the commission. Notwithstanding s. 59.03 (4) or 66.11 (2), a member of such governing body may serve on the commission, except that a county board member in a county having a population over 500,000 may not accept compensation for serving on the commission. Of the persons first appointed, one-third shall hold office for one year, one-third for 2 years, and one-third for 3 years from the first day of February next following their appointment, and until their respective successors are appointed and qualified. All succeeding terms shall be for 3 years. Any vacancy shall be filled for the unexpired term in the same manner as original appointments. Every person appointed as a member of the commission shall take and file the official oath.

(5) **ORGANIZATION.** The commission shall meet in January, April, July and October of each year, and may meet at such additional times as the members determine or the chairman directs. Annually, it shall elect from its membership a chairman, vice chairman and secretary. A majority of the commission shall constitute a quorum. Members of the commission shall receive no compensation, but each member shall be entitled to his actual and necessary expenses incurred in the performance of his duties. The commission may appoint consulting committees consisting of either members or nonmembers or both, the appointees of which shall be reimbursed their actual and necessary expenses. All expense accounts shall be paid by the commission on certification by the chairman or acting chairman.

(6) **OPEN MEETINGS.** All meetings of the commission and its consulting committees shall be publicly held and open to all citizens at all times as required by subch. IV of ch. 19.

(7) **DESIGNATION OF COMMISSIONS AS CO-OPERATING AGENCIES UNDER FEDERAL LAW.** (a) The commission may be the official agency of the municipality to accept assistance under title II of the federal economic opportunity act of 1964. No assistance shall be accepted with respect to any matter to which objection is made by the legislative body creating such commission, but if the commission is established on an intergovernmental basis and such objection is made by any participating legislative body said assistance may be accepted with the approval of a majority of the legislative bodies participating in such commission.

(b) The commission may be the official agency of the municipality to accept assistance from the community relations service of the U.S. department of justice under title X of the federal civil rights act of 1964 to provide assistance to communities in resolving disputes, disagreements or difficulties relating to discriminatory practices based on sex, race, color or national origin which may impair the rights of persons in the municipality under the constitution or laws of the United States or which affect or may affect interstate commerce.

(8) **OTHER POWERS OF THE COUNTY BOARD OF SUPERVISORS.** County boards may appropriate county funds for the opera-

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## Appendix B

### PROPOSED ORDINANCE FOR CREATION OF THE VILLAGE OF MUKWONAGO ECONOMIC DEVELOPMENT COMMITTEE (Draft for Legal Review)

#### SECTION 1. INTRODUCTION

WHEREAS, the Village Board of the Village of Mukwonago, after recommendation by the Village of Mukwonago Economic Development Committee and the Village of Mukwonago Plan Commission, has heretofore adopted on February 2, 1988, SEWRPC Memorandum Report No. 27, Village of Mukwonago Industrial Park Development Plan, and the attendant "Declaration of Deed Restrictions and Protective Covenants"; and

WHEREAS, the Village Board has determined that it is necessary for the economic development of the Village of Mukwonago and the proper physical development of municipally owned industrial lands in the Village to establish a Village of Mukwonago Economic Development Committee.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Mukwonago does ordain as follows:

#### SECTION 2. ESTABLISHMENT

There is hereby established a Village of Mukwonago Economic Development Committee (hereafter "Committee") for the purpose of advising the Village Board on economic development matters, implementing economic development activities that will assist in improving economic conditions in the Village, and developing and maintaining the Village of Mukwonago Industrial Park.

#### SECTION 3. MEMBERSHIP

The Committee shall consist of seven members as follows: one member shall be the Village President; one member shall be a member of the Village Plan Commission; and the Village President shall appoint five citizen members with known interest in local economic development, who will be confirmed by the Village Board. The Village President shall make appointments at least one month prior to the meeting at which the members are to be confirmed.

##### Terms

The terms of the five citizen members shall be for staggered three-year periods, except that of those first appointed, one shall be for one year, two shall be for two years, and two shall be for three years.

##### Chairperson

The Chairperson shall be elected from the members and shall serve for a period of one year.

##### Secretary

The Secretary shall be the Village Clerk.

#### Official Oaths

The official oaths shall be taken by all members in accordance with Section 19.01 of the Wisconsin Statutes within 10 days of receiving notice of their appointment.

#### Vacancies

Vacancies shall be filled for the unexpired term in the same manner as appointments for a full term.

### SECTION 4. ORGANIZATION

The Village Board herein adopts rules for the conduct of the business of the Committee in accordance with the provisions of this section. The Committee may adopt further rules as necessary.

#### Meetings

Meetings shall be held at the call of the Chairperson or when requested by the Village Board or Village Plan Commission or by two members of the Committee and shall be open to the public.

#### Minutes

Minutes shall be kept showing all actions taken and shall be a public record. The grounds for every decision shall be stated in the minutes.

#### Quorum

A quorum shall be four members, and all actions shall require the concurring vote of at least four members.

### SECTION 5. POWERS

The Committee shall have the following powers:

#### Implement Economic Development Program Goals

The Committee shall be responsible for implementing the following economic development program goals:

1. Guide and coordinate the efforts of local individuals and organizations concerned with the economic development of the Village.
2. Retain existing employment opportunities and encourage the expansion of existing business and industry in the Village by helping to meet the needs of existing employers.
3. Create new employment opportunities through the attraction of new employers to the community.
4. Assist in creating new employment opportunities by facilitating entrepreneurial opportunities in the Village.
5. Facilitate economic development in the Village through the provision of community facilities and services that will assist in the expansion of employment opportunities.



Village of Mukwonago Industrial Park

The Committee shall administer the "Declaration of Deed Restrictions and Protective Covenants" and other applicable laws associated with the Village of Mukwonago Industrial Park, including the review and approval of industrial parkland use, site and landscape plans, building plans and specifications, building setback requirements, architectural control and appearance, landscaping and landscape maintenance, off-street parking and loading, outdoor storage, waste incineration, security fencing, signs and billboards, utility control, easements, drainage, and nuisance control.

Applications: Businesses interested in locating or expanding in the Village of Mukwonago industrial park shall submit an application to the Village Clerk, acting as Secretary of the Committee, that describes the proposed business operation and is accompanied by plans for the building or improvements, including site plan, landscape plan, and building plans, and a list of the names and addresses of the parties in interest. The building plans shall include floor plans and all exterior building elevations, including facades of existing and proposed structures that show the proposed exterior building facade materials and floor grades.

Variances: Variances from the "Declaration of Deed Restrictions and Protective Covenants" are authorized where, in the judgment of the Committee, it would be inappropriate to apply literally the provisions of said "Declaration" because exceptional or undue hardship would result. Such variance shall not be contrary to the public interest and the public health, safety, and welfare or to the zoning and land division ordinances and all other applicable codes and ordinances.

Recommendations: As provided in the "Declaration of Deed Restrictions and Protective Covenants," the Committee and Village Plan Commission shall meet concurrently and approve, conditionally approve, or deny all applications. However, when an application is conditionally approved or denied, the applicant may request that the Village Board review the application and approve, conditionally approve, or deny the application.

Assistance: The Committee shall, when deemed appropriate, request assistance from city officials, departments, commissions, and boards.

Additional Information: The Committee shall, when deemed appropriate, request the applicant to submit additional information.

Oaths

Oaths shall be administered by the Chairman, who may compel the attendance of witnesses.

**SECTION 6. ENFORCEMENT**

It shall be the duty of the Village Building Inspector and the Chief of Police to enforce the provisions of this Ordinance.

#### SECTION 7. PENALTIES

A person, firm, or corporation that fails to comply with the provisions of this Ordinance shall, upon conviction thereof, forfeit not more than two hundred dollars (\$200) and not less than fifty dollars (\$50) and cost of prosecution for each violation, and in default of payment of such forfeiture and costs shall be imprisoned in the county jail until payment thereof but not exceeding 30 days. Each day a violation exists or continues shall constitute a separate offense.

#### SECTION 8. SEVERABILITY AND CONFLICT

If any section or part of this Ordinance is adjudged unconstitutional or invalid by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. All other ordinances or parts of ordinances of the Village inconsistent with this Ordinance to the extent of the inconsistency only are hereby repealed.

#### SECTION 9. EFFECTIVE DATE

This Ordinance shall be effective after adoption by the Village Board and publication or posting as provided by law.

Adopted \_\_\_\_\_

Published \_\_\_\_\_

Effective \_\_\_\_\_

Countersigned:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Village Clerk

Appendix C

PROPOSED VILLAGE OF MUKWONAGO INDUSTRIAL PARK  
DECLARATION OF DEED RESTRICTIONS  
AND PROTECTIVE COVENANTS  
(Draft for Legal Review)

WHEREAS, the undersigned, VILLAGE OF MUKWONAGO, Waukesha County, Wisconsin, a municipal corporation, is the owner of that certain parcel of land more particularly described as:

(insert legal description of industrial parklands here)

WHEREAS, the undersigned is undertaking and intends to divide and improve or cause to be improved the above-described parcel of land for use as an industrial park to be known as the VILLAGE OF MUKWONAGO INDUSTRIAL PARK.

NOW, THEREFORE, in consideration of the aforesaid and for the purpose of preserving the value of the lots contained within the Village of Mukwonago Industrial Park, as well as all land located in the general vicinity of the Village of Mukwonago Industrial Park, the undersigned hereby declare and provide that the entire area known as the Village of Mukwonago Industrial Park shall be subject to the following restrictions, covenants, and conditions, to wit:

1. USE OF LAND

It is the intention of the Village of Mukwonago that the Village of Mukwonago Industrial Park be developed to enhance the future business and industrial growth of the Village in a planned development for a general mix of heavy and light industry, distribution and limited retail operations if the latter are an integral part of the manufacturing or distribution process, and limited office development. The type of industry or business "mix" will be subject to the review and approval of the Village of Mukwonago Economic Development Committee.

2. AREA OF LOTS

No lot in the Village of Mukwonago Industrial Park shall be created that is less than one acre in area.

3. SUBMISSION OF PLANS

No building or improvement shall be erected, placed, or altered on any lot in the Village of Mukwonago Industrial Park until the plans for such building or improvement, including site plan, landscape plan, and building plan and specifications, have been approved by the Village Plan Commission and the Village Economic Development Committee. Said Commission and Committee shall review and approve, approve conditionally, or disapprove such plans with respect to conformity with these restrictions and other applicable enactments of the Village, and with respect to harmony of external design and land use as it affects property within and adjacent to the Village of Mukwonago Industrial Park. Failure of both the aforesaid Commission and Committee to act upon such building or improvement plans within 60 days after submission to the Village of Mukwonago Village Clerk shall be deemed to constitute approval of such plans.

4. BUILDING SETBACK REQUIREMENTS

(a) FRONT YARD:

No portion or part of any building shall be erected, constructed, or extended nearer than 30 feet from the street right-of-way line, or both street right-of-way lines on a corner lot of any lot in said industrial park. Parking of employee-owned motor vehicles shall be prohibited within 30 feet of the front yard lot line. Visitor or customer parking may be allowed within 30 feet from the street right-of-way line upon approval by the Village Economic Development Committee.

(b) REAR YARD:

No part or portion of any building shall be erected, constructed, or extended nearer than 30 feet to any rear lot line.

(c) SIDE YARD:

No part or portion of any building shall be erected, constructed, or extended nearer than 10 feet to any side lot line. The combined total of side yards for any parcel shall not be less than 30 feet. Corner lots shall be deemed to have two side lot lines.

5. ARCHITECTURAL CONTROL AND APPEARANCE

The front of all buildings--that is, the side facing the street on which the building is deemed to front--shall be faced with concrete or brick masonry, stone, or other material approved by the Village Plan Commission and Village Economic Development Committee, and said facing shall extend across the full front of the building and also extend a distance of not less than 20 feet on each side of the front of the building. That portion of any building facing a street, other than the street on which the building fronts, shall be finished in an attractive manner in keeping with the accepted standards used for industrial buildings, but need not be finished in a like manner as that portion of the building referred to as the front. It is the intent of these provisions that all structures shall be designed and constructed in such a manner as to provide an aesthetically pleasing and harmonious overall development of the industrial park.

Except as otherwise provided herein, the sides and rear of all buildings shall be finished in an attractive manner in keeping with the accepted standards used for industrial buildings subject to the approval of the Village Plan Commission and Village Economic Development Committee. All faces of all buildings must be kept in good repair and appearance at all times. All buildings must be of approved construction in conformance with all applicable building codes. Buildings shall not exceed 45 feet in height.

6. LANDSCAPING AND LANDSCAPING MAINTENANCE

Every effort shall be made to protect and retain all existing trees, shrubbery, vines, and grasses not actually lying in public roadways, drainageways, paths, and trails. Trees shall be protected and preserved during construction in accordance with sound conservation practices, including the preservation of trees by use of wells, islands, or retaining

walls whenever abutting grades are altered to the extent that an existing tree could be damaged.

At least one street tree of an approved species and of at least six feet in height shall be planted for each 50 feet of frontage on proposed public streets and private drives. However, the placement and selection of street tree species shall not hamper or interfere with access to natural light and air for nearby industrial lots and structures. Tree species shall be selected, in part, based upon soil conditions and species hardiness to soil conditions. Columnar varieties of street trees may require shorter distances between plantings. Street trees shall be located so as to be a minimum of 10 feet from a street light, five feet from a fire hydrant, five feet from a driveway, and five feet from any public sidewalk.

All off-street parking areas that serve five vehicles or more shall be provided with accessory landscape areas totaling not less than 5 percent of the surfaced area. The minimum size of each landscape area shall not be less than 100 square feet. The location of landscape areas, plant materials, and the protection afforded the plantings, including curbing and provision for maintenance, shall be subject to approval by the Village Economic Development Committee. The preservation of existing trees, shrubs, and other natural vegetation in the off-street parking area may be included in the calculation of the required minimum landscape area. Those off-street parking areas of five or more vehicles, if located adjoining a residential area, shall be screened from such area by a solid wall or fence or by evergreen plantings of adequate visual density, built and maintained at a minimum height of six feet.

All grass, trees, and shrubbery shall be maintained in good appearance. If grass is not cut, or the trees and shrubbery not properly maintained, the Village may serve notice and if not complied with in 10 calendar days, the Village may maintain same and add the cost incurred to the lot owner's annual real estate bill.

Drives and walks shall be completed and plans shall provide for landscaping within one year of issuance of a building occupancy permit and certificate of occupancy.

## 7. OFF-STREET PARKING AND LOADING

- (a) PARKING LOT DRIVES: Parking lot drives should be a minimum of 24 feet wide for two-way traffic and at least 12 feet wide for one-way traffic.
- (b) PARKING SPACES AND LOCATION: At least one parking space of not less than 180 square feet, excluding driveways and approaches, shall be required for each two employees on the two largest shifts combined to provide a sufficient number of off-street parking spaces to accommodate the maximum number of vehicles of employees and visitors expected on the site during peak hours of utilization. Employee or truck parking shall not be allowed within the front yard building setback area. Additional parking shall be provided on each property as required by

the Village Economic Development Committee as may be found necessary to accommodate all employees and visitors.

Any parking area for five or more vehicles shall have the aisles and spaces clearly marked.

- (c) LOADING: In addition to employee and visitor parking, there shall be space provided as necessary for the parking of trucks and trailers. Truck loading berths shall be prohibited in the front yard of all building lots unless the face of each truck loading berth is set back at least 10 feet from the street right-of-way line and suitable maneuvering area is provided for trucks. Truck loading docks for manufacturing and warehouse uses shall be provided at a minimum rate of one berth for the first 5,000 square feet of gross building floor area and one berth for each additional 40,000 square feet of gross building floor area thereafter. Truck loading and unloading docks for storage uses shall be provided at a minimum rate of one berth for the first 10,000 square feet of gross floor area and one berth for each additional 25,000 square feet of gross building floor area thereafter.

Facilities for handling truck loading/unloading shall be placed on the industrial park lot so as not to be visible from any public street right-of-way.

- (d) CONSTRUCTION: All walks, driveways, parking lots, and loading areas will be surfaced with bituminous concrete or Portland cement concrete extending to the public street pavement.

8. OUTDOOR STORAGE

All materials, products, or solid or liquid waste materials stored outside buildings shall be kept behind the building setback line, and shall be screened from view from the street and adjoining properties with a solid wall or fence or other screening approved by the Village Economic Development Committee. Walls and fences must be kept painted or have such other finish so as to provide a good appearance. Wire fence is not acceptable for this purpose.

9. WASTE INCINERATION

No waste material shall be burned on the premises except in an incinerator especially designed and constructed for such purpose.

10. SECURITY FENCING

Lots within the Village of Mukwonago Industrial Park may be fenced subject to the following terms and conditions:

- (a) TYPE: Fences shall be of chainlink design and may have located on the top thereof a barbed wire Y or angle securing band not to exceed 18 inches in height.
- (b) HEIGHT: Fences shall not exceed 10 feet in height including the security band along the top.

(c) MAINTENANCE: All fences shall be maintained in good condition including painting as required.

(d) PLACEMENT; Fences shall not be permitted in the front yard building setback area.

11. SIGNS AND BILLBOARDS

No signs other than company and product identification signs and directional signs are permitted. The type, location, and placement of signs shall be approved by the Village Plan Commission and Village Economic Development Committee.

12. UTILITY CONTROL

All utilities, including all electric power, telephone, gas, water, and storm and sanitary sewer lines, excepting electric power lines exceeding 12,000 volts, shall be underground. The location of the utility shall be subject to approval by the Village Plan Commission and the Village Economic Development Committee.

13. COOPERATION FOR EASEMENTS

All owners and occupants of parcels within the Village of Mukwonago Industrial Park shall cooperate with the Village and other owners and occupants within said industrial park in the planning and granting of all necessary and reasonable easements for gas, electric, telephone, sewer, and water lines, access roads, railway spurs, and loading tracks to the extent that such easements do not interfere with the existing uses of the land or unduly restrict future use or development. Nothing contained in this section shall be deemed to require the purchaser to grant any specific easement, nor grant easements or rights-of-way without reasonable compensation therefor.

14. DRAINAGE CONTROL

No land shall be developed and no use shall be permitted that results in flooding, erosion, or sedimentation on adjacent properties. All runoff shall be properly channeled into a storm drain, watercourse, storage area, or other stormwater management facility. All stormwater drainage facilities shall be of an adequate size and grade to hydraulically accommodate the maximum potential volumes of flow. The type of facility required, the design criteria, and the sizes and grades shall be determined by the Village Engineer. All open drainage channels on privately owned property in the park shall be properly maintained by the property owners pursuant to guidelines established by the Village Engineer. All drainage channels located on publicly owned lands shall be maintained by the Village of Mukwonago pursuant to guidelines established by the Village Engineer. In addition, the Village Engineer may require water retention or detention facilities and/or settling basins so as to prevent erosion and sedimentation.

15. NUISANCE CONTROL

No operation, process, or manufacturing or building use in said industrial park shall produce or create excessive noise, light, odors, smoke, dust, gas, vibration, heat, industrial waste, toxic matter, or other excessive

measurable external nuisance to an extent greater than the following minimum allowable levels:

- (a) AIR POLLUTION: No person or activity shall emit any fly ash, dust, fumes, vapors, mists, or gases in such quantities as to substantially contribute to exceeding established state or federal air pollution standards.
- (b) FIRE AND EXPLOSIVE HAZARDS: All activities involving the manufacture, utilization, processing, or storage of flammable and explosive materials will be provided with adequate safety devices against the hazard of fire and explosion, and with adequate fire-fighting and fire-suppression equipment and devices that are standard in the industry. All materials that range from active to intense burning shall be manufactured, utilized, processed, and stored only in completely enclosed buildings that have combustible exterior walls and an automatic fire-extinguishing system. The above-ground storage capacity of materials that produce flammable or explosive vapors shall not exceed 200,000 gallons.
- (c) GLARE AND HEAT: No activity shall emit glare or heat that is visible or measurable outside its premises except activities which may emit direct or sky-reflected glare which shall not be visible outside their district. All operations producing intense glare or heat shall be conducted within a completely enclosed building. Exposed sources of light shall be shielded so as not to be visible outside their premises.
- (d) WATER QUALITY PROTECTION: No activity shall store or discharge or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxiousness, toxicity, or temperature that might run off, seep, percolate, or wash into surface or subsurface waters so as to contaminate, pollute, or harm such waters or cause nuisances such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness, or be harmful to human, animal, plant, or aquatic life.
- (e) NOISE: All noise shall be so muffled or otherwise controlled so as not to become objectionable because of intermittence, duration, beat frequency, impulse character, periodic character, or shrillness.
- (f) ODORS: No activity shall emit any odorous matter of such nature or quantity as to be offensive, obnoxious, or unhealthful outside its premises.
- (g) RADIOACTIVITY AND ELECTRICAL DISTURBANCES: No activity shall emit radioactivity or electrical disturbances outside its premises that are dangerous or adversely affect the use of neighboring premises.
- (h) VIBRATION: No activity shall emit vibrations that are discernible without instruments outside its premises.



16. RECAPTURE AND RESALE OF LAND

(a) If a buyer of any lot does not commence construction of a building or buildings thereon within 12 months after the date of purchase and complete the construction of a building or buildings thereon within two years after the date of purchase, the Village shall have the option to repurchase the property. Exercise of the option shall be affected by the resolution adopted by the Village Board. Such option shall be exercisable upon delivery in writing of a notice to the buyer within six months after the expiration of such 12-month or two-year period. Closing shall take place within 60 days following the exercise of such option on such date as shall be designated by the Village specified in such notice. The purchase price to be paid by the Village upon the exercise of such option shall be the sum of the following:

- (1) the purchase price paid for the land by the buyer;
- (2) the current market value of all improvements thereon paid by the buyer; and
- (3) all special assessments which may have been paid by the buyer or levied against the premises during the period of such buyer's ownership.

Less the sum of the following:

- (1) unpaid real estate taxes;
- (2) proration of current year's real estate taxes to date or closing;
- (3) title insurance policy premium;
- (4) liens and encumbrances on the property of a definite or ascertainable amount; and
- (5) 12 percent of the purchase price paid for the land by the buyer to cover the Village's original sales costs and expenses.

Conveyance shall be by warranty deed, free and clear of all liens and encumbrances except those in existence prior to the buyer's ownership of the property, and subject to municipal and zoning and land division ordinances, recorded easements for public utilities, and recorded Declaration of Deed Restrictions and Protective Covenants and amendments thereto. Seller shall furnish title insurance policy at seller's expense for full amount of purchase price.

(b) In the event a buyer elects to sell all or any part of any parcel that is vacant, the same shall first be offered for sale, in writing, to the Village at a price per acre computed as set forth in Subsection (a) above. The Village shall have 60 days from the receipt of such offer to accept or reject same. Acceptance or rejection of such offer shall be effected by resolution adopted by the Village Board. Upon acceptance by the Village, conveyance shall be by warranty deed free and clear of all liens and encumbrances except those in existence prior to the buyer's ownership of the property, and subject to municipal and zoning and land division ordinances, easements for public utilities, and building restrictions and ordinances. The seller shall furnish title insurance policy at seller's expense.

(c) If the Village fails to exercise in a timely manner the option described in Subsection (a) above or rejects said offer, buyer may then sell such property to any other buyer and the Village shall have no further interest therein, except that any use of said property by any subsequent buyer shall be subject to applicable zoning and land division ordinances, restrictions, and regulations of the Village relating to the use of said property at the time of such sale and to the provisions of this Declaration of Deed Restrictions and Protective Covenants.

(d) Nothing contained herein shall be deemed to give the Village the right of first refusal or option in the event that a buyer of a parcel who has improved the same by construction of a building or buildings thereon shall propose to sell all of such property as one parcel together with the improvements thereon, it being intended that the provisions of this shall apply only to the resale of vacant parcels.

17. NUMBER OF YEARS DEED RESTRICTIONS AND  
PROTECTIVE COVENANTS TO RUN WITH THE LAND

Each lot shall be conveyed subject to the within deed restrictions and protective covenants, all of which are to run with the land and shall be binding on all parties and all persons claiming them for a period of 10 years from the date this Declaration of Deed Restrictions and Protective Covenants is recorded, after which time said deed restrictions and protective covenants as are then in force and effect shall be automatically extended for successive periods of 10 years each, unless [there is] an instrument terminating such deed restrictions and protective covenants by the Village Board as evidenced by a resolution duly adopted by at least three-fourths favorable vote of all members of the Village Board.

18. MODIFICATION AND AMENDMENT OF DECLARATION  
OF DEED RESTRICTIONS AND PROTECTIVE COVENANTS

The within deed restrictions and protective covenants, except the provisions of Paragraph 16 of these restrictions, may be modified and amended only upon the execution and recording of a written instrument to said effect by the majority of the Village Board evidenced by a resolution duly adopted by at least three-fourths favorable vote of all members of the Village Board at any time.

19. ENFORCEMENT

The enforcement of the deed restrictions and protective covenants contained in this Declaration of Deed Restrictions and Protective Covenants shall be by proceedings at law or equity against any person or persons violating or attempting to violate any deed restrictions or protective covenants, to restrain violation, obtain substantial compliance, and recover any damages. Such proceedings may be commenced by the Village of Mukwonago or by any owner or owners of lots in said industrial park.

20. SEVERABILITY

Invalidation of any one of the deed restrictions or protective covenants contained within this Declaration of Deed Restrictions and Protective Covenants, by judgment or court order, shall in no way affect any of the other provisions hereof which shall remain in full force and effect.

21. OTHER APPLICABLE LAWS

Notwithstanding the provisions contained in this Declaration of Deed Restrictions and Protective Covenants, all development within the Village of Mukwonago Industrial Park shall be in accordance with all applicable local, state, and federal laws.

IN WITNESS WHEREOF, the said Village of Mukwonago has caused these presents to be signed by \_\_\_\_\_, its President, and \_\_\_\_\_, its Clerk, and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

Approved by Village Board  
Village of Mukwonago

\_\_\_\_\_, 1988

By:

\_\_\_\_\_  
Village President

Attestation:

\_\_\_\_\_  
Village Clerk

State of Wisconsin, Waukesha County

Notarization:

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Appendix D

STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODES  
AND INDUSTRY DESCRIPTIONS

Ice Cream and Frozen Desserts (SIC Code: 2024)

Establishments primarily engaged in manufacturing ice cream, ice milk, frozen custards, sherbets, and other frozen desserts.

Frozen Specialties (SIC Code: 2038)

Establishments primarily engaged in freezing and cold packing food specialties, such as frozen dinners, pies, baked goods, and pizza.

Cereal Breakfast Foods (SIC Code: 2043)

Establishments primarily engaged in manufacturing cereal breakfast foods and related preparations.

Cookies and Crackers (SIC Code: 2052)

Establishments primarily engaged in manufacturing cookies, crackers, pretzels, and similar nonperishable bakery products.

Hardwood Dimension and Flooring (SIC Code: 2426)

Establishments primarily engaged in manufacturing hardwood dimension lumber and workings; hardwood flooring; and wood frames for household furniture.

Millwork (SIC Code: 2431)

Establishments primarily engaged in manufacturing fabricated millwork for use in residential and nonresidential construction.

Softwood Veneer and Plywood (SIC Code: 2436)

Establishments primarily engaged in producing commercial softwood veneer and plywood.

Structural Wood Members, nec (SIC Code: 2439)

Establishments primarily engaged in producing laminated or fabricated trusses, arches, and other structural wood members, not elsewhere classified.

Wood Pallets and Skids (SIC Code: 2448)

Establishments primarily engaged in manufacturing wood and wood-metal combination pallets and skids.

Particle Board (SIC Code: 2492)

Establishments primarily engaged in manufacturing wood panel products from small wood particles. This includes preparing small particles of wood, drying, mixing with synthetic resin binders, and compressing.

Wood Household Furniture (SIC Code: 2511)

Establishments primarily engaged in manufacturing wood household furniture commonly used in households, except upholstered furniture.

Upholstered Household Furniture (SIC Code: 2512)

Establishments primarily engaged in manufacturing upholstered furniture on wood frames.

Commercial Printing (SIC Codes: 2751, 2752, 2754)

Establishments primarily engaged in letterpress and screen commercial or job printing, including flexographic printing by the lithographic process, offset printing, photo-offset printing, photolithographing, and gravure printing.

Alkalies and Chlorine (SIC Code: 2812)

Establishments primarily engaged in manufacturing alkalies, carbonates, and chlorine.

Plastics Materials and Resins (SIC Code: 2821)

Establishments primarily engaged in manufacturing synthetic resins, plastics materials, and nonvulcanizable elastomers.

Industrial Organic Chemicals, nec (SIC Code: 2869)

Establishments primarily engaged in manufacturing industrial organic chemicals, not elsewhere classified, including: noncyclic organic compounds; solvents; polyhydric alcohols; synthetic perfume and flavoring materials; and synthetic tanning agents.

Adhesives and Sealants (SIC Code: 2891)

Establishments primarily engaged in manufacturing industrial and household adhesives, glues, caulking compounds, sealants, and linoleum, tile, and rubber cements from vegetable, animal, or synthetic plastic materials.

Miscellaneous Plastics Products (SIC Code: 3079)

Establishments primarily engaged in molding primary plastics, and fabricating miscellaneous finished plastics products, not elsewhere classified, for use in the packaging, consumer goods, construction, electrical and electronics, home furnishings, machinery and equipment, and transportation equipment industries.

Brick and Structural Clay Tile (SIC Code: 3251)

Establishments primarily engaged in manufacturing clay brick and structural clay tile for use in residential and nonresidential construction.

Gypsum Products (SIC Code: 3275)

Establishments primarily engaged in manufacturing plaster, plasterboard, and other products composed of gypsum.

Automotive Stampings (SIC Code: 3465)

Establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.

Lawn and Garden Equipment (SIC Code: 3524)

Establishments primarily engaged in manufacturing lawn mowers, garden tractors, snowblowers, and other lawn and garden equipment used for home lawn and garden care.

Refrigeration and Heating Equipment (SIC Code: 3585)

Establishments primarily engaged in manufacturing refrigeration equipment and systems, air conditioners, nonelectric warm air furnaces, soda fountain and beer-dispensing equipment, humidifiers, and dehumidifiers.

Carburetors, Pistons, Rings, and Valves (SIC Code: 3592)

Establishments primarily engaged in manufacturing carburetors, pistons, rings, and valves.

Household Laundry Equipment (SIC Code: 3633)

Establishments primarily engaged in manufacturing laundry equipment such as washing machines, wringers, dryers, and irons for household use. This industry also includes coin-operated washers and dryers.

Household Vacuum Cleaners (SIC Code: 3635)

Establishments primarily engaged in manufacturing vacuum cleaners for household use.

Household Appliances, nec (SIC Code: 3639)

Establishments primarily engaged in manufacturing household appliances, not elsewhere classified, such as water heaters, dishwashers, food waste disposal units, and floor waxers and polishers.

Current-Carrying Wiring Devices (SIC Code: 3643)

Establishments primarily engaged in manufacturing current-carrying wiring devices, such as attachment plugs and caps, convenience outlets, lamp sockets and receptacles, snap switches, conductor connectors, lightning arresters, and other lightning protective equipment.

Vehicular Lighting Equipment (SIC Code: 3647)

Establishments primarily engaged in manufacturing vehicular lighting equipment for aircraft, automobiles, motorcycles, bicycles, boats and ships, and locomotives and railroad cars.

Radio and Television Receiving Sets (SIC Code: 3651)

Establishments primarily engaged in manufacturing electronic equipment for home entertainment, including automobile radios and tape players.

Telephone and Telegraph Apparatus (SIC Code: 3661)

Establishments primarily engaged in manufacturing wire telephone and telegraph equipment, and parts especially designed for telephone and telegraph use.

Radio and Television Communication Equipment (SIC Code: 3662)

Establishments primarily engaged in manufacturing radio and television broadcasting equipment; electric communication equipment and parts, except telephone and telegraph; electronic field detection apparatus; light and heat emission operating apparatus; object detection apparatus and navigational electronic equipment; aircraft and missile control systems; and high energy-particle accelerator systems and equipment.

Semiconductors and Related Devices (SIC Code: 3674)

Establishments primarily engaged in manufacturing semiconductor and related solid state devices, such as semiconductor diodes and stacks, including

rectifiers, integrated microcircuits, transistors, solar cells, and light-sensing and -emitting semiconductor devices.

Electronic Capacitors (SIC Code: 3675)

Establishments primarily engaged in manufacturing fixed and variable electronic capacitors and condensers for storing electrical energy and isolating electrical circuits.

Storage Batteries (SIC Code: 3691)

Establishments primarily engaged in manufacturing alkaline cell, lead acid, and other storage batteries.

X-Ray and Electromedical Apparatus (SIC Code: 3693)

Establishments primarily engaged in manufacturing radiographic X-ray, fluoroscopic X-ray, and therapeutic X-ray apparatus and tubes for medical, industrial, research, and control applications.

Engine Electrical Equipment (SIC Code: 3694)

Establishments primarily engaged in manufacturing electrical equipment for internal combustion engines, such as armatures, starting motors, alternators, generators, and ignition apparatus.

Motor Vehicles and Car Bodies (SIC Code: 3711)

Establishments primarily engaged in manufacturing or assembling complete passenger automobiles, trucks, commercial cars and buses, and special-purpose motor vehicles. This industry also includes establishments primarily engaged in manufacturing chassis or passenger car bodies.

Truck and Bus Bodies/Motor Homes (SIC Codes: 3713, 3716)

Establishments primarily engaged in manufacturing truck and bus bodies, for sale separately or for assembly on purchased chassis, and self-contained motor homes.

Motor Vehicle Parts and Accessories (SIC Code: 3714)

Establishments primarily engaged in manufacturing motor vehicle parts and accessories, but not engaged in manufacturing complete motor vehicles or passenger car bodies.

Truck Trailers (SIC Code: 3715)

Establishments primarily engaged in manufacturing truck trailers, truck trailer chassis for sale separately, detachable trailer bodies for sale separately, and detachable trailer chassis for sale separately.

Aircraft Parts and Equipment, nec (SIC Code: 3728)

Establishments primarily engaged in manufacturing aircraft parts and auxiliary equipment, not elsewhere classified. Research and development on aircraft parts is included in this industry.

Guided Missiles and Space Vehicles (SIC Code: 3761)

Establishments primarily engaged in manufacturing complete guided missiles and space vehicles. Research and development and other services on or for guided missiles and space vehicles are included in this industry.



Space Propulsion Units and Parts (SIC Code: 3764)

Establishments primarily engaged in manufacturing guided missile and space vehicle propulsion units and propulsion unit parts. Research and development on guided missile and space vehicle propulsion units and propulsion unit parts is also included in this industry.

Space Vehicle Equipment, nec (SIC Code: 3769)

Establishments primarily engaged in manufacturing guided missile and space vehicle parts and auxiliary equipment, not elsewhere classified. Research and development on guided missile and space vehicle parts and auxiliary equipment, not elsewhere classified, is also included in this industry.

Engineering and Scientific Instruments (SIC Code: 3811)

Establishments primarily engaged in manufacturing engineering, laboratory, and scientific instruments, including nautical, navigational, aeronautical, surveying, and drafting equipment.

Environmental Controls (SIC Code: 3822)

Establishments primarily engaged in manufacturing temperature and related controls for heating and air-conditioning installations and refrigeration applications, and automatic regulators used as components of household appliances.

Optical Instruments and Lenses (SIC Code: 3832)

Establishments primarily engaged in manufacturing instruments that measure an optical property; apparatus, except photographic, that projects or magnifies, such as binoculars, prisms, and lenses; optical sighting and fire control equipment; and related analytical instruments.

Surgical Appliances and Supplies (SIC Code: 3842)

Establishments primarily engaged in manufacturing orthopedic, prosthetic, and surgical appliances and supplies, and arch supports and other foot appliances; fracture appliances, elastic hosiery, abdominal supporters, braces, and trusses; bandages; surgical gauze and dressings; sutures; adhesive tapes and medicated plasters; and personal safety appliances and equipment.

Dolls (SIC Code: 3942)

Establishments primarily engaged in manufacturing dolls, doll parts, doll clothing, and stuffed toy animals.