

MEMORANDUM REPORT NO. 136  
(3rd Edition)

# RACINE COUNTY INDUSTRIAL PARK LAND ABSORPTION STUDY

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION  
AND THE  
RACINE COUNTY ECONOMIC DEVELOPMENT CORPORATION

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ABSORPTION STUDY**

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July 1, 2014

To the Racine County Community:

An important economic development consideration in any community is the availability of high quality business park land in a variety of locations. The availability of such lands enhances a community's ability to recruit new businesses and, perhaps, more importantly, to retain existing businesses.

In March 2013, Racine County and Racine County Economic Development Corporation (RCEDC) required assistance from the Southeastern Regional Plan Commission (SEWRPC) in conducting a study to determine the adequacy of vacant business park land in Racine County for future development. The request resulted from a perception by these parties that a sufficient amount of business park land was not available on a countywide basis, as well as in individual communities in the county.

The study was conducted under the guidance of the RCEDC staff and the Business Park Land Ad-Hoc Committee appointed by the RCEDC. A committee meeting was held on June 3, 2014 to review a draft of the updated study.

Overall, the perceptions of the parties were validated. The study indicated that, if 1990 to 2013 development trends continue:

1. All remaining available developable land in Racine County would be developed/committed for industrial/business uses within 10.4 years.
2. Forty-five percent of the land currently available is located in the Caledonia Business Park, which is likely to experience limited absorption because the land remaining to be developed does not have ready access to arterial highways and utilities. If the Caledonia Business Park is removed from the analysis, the land that is currently available in Racine County would be fully developed in 6.1 years.
3. Assuming the growth rate observed since the development of the Grandview Business Park and The Renaissance Business Park in the mid 1990's and the recent addition of the Land and Lakes in Mount Pleasant Business Park, it would take 8.2 years before all of the remaining available development land in the IH 94 corridor was developed/committed for industrial/business uses.

As indicated above, industrial/business park land in Racine County could be totally utilized in 6.1 to 10.4 years.



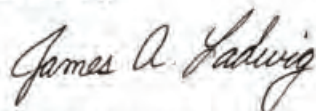
However, significant planning for new industrial/business parks is currently underway that should address the potential shortage of land. The availability of adequate industrial/business park land is the basis for any comprehensive economic development program. Without the availability of an adequate supply of such land, the future economic viability of the County is seriously impaired.

The study results have several implications; we have identified the most important of these issues below:

1. Communities that are interested in attracting new development should continue the process of identifying land for new industrial/business parks. Such efforts should utilize the generalized land use planning efforts of SEWRPC that are contained in the 2035 Land Use and Transportation Plan for Southeastern Wisconsin together with local municipal plans.
2. To the extent possible, new industrial/business parks should be developed through partnership by the private and public sectors. It is unlikely that new industrial/business parks will be successful without private sector leadership and without the financing tools available from the public sector, the most important of which is Tax Increment Financing.
3. Future siting of industrial, warehouse and related buildings should focus on locations in industrial or business parks. These parks should be strategically located based on traditional location criteria, as well as proximity to, or access by, the local labor force, as this criterion has become increasingly important.
4. Overall, the redevelopment of brownfield and related lands that meet appropriate industrial location criteria should continue together with the development of new sites. These sites are particularly important to the City of Racine where a high percentage of the County's industrial establishment are located and where the greatest number of unemployed workers reside.

Racine County and RCEDC would like to thank SEWRPC and the Business Park Land Ad-Hoc Committee for their assistance in this important project. As the County's designated agencies for planning and economic development, the Racine County Planning and Development and RCEDC stand ready to assist local communities and private developers in the industrial/business park development process.

Sincerely,



James A. Ladwig  
County Executive



Bryan Albrecht  
RCEDC President

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**SEWRPC Memorandum Report No. 136, 3rd Edition**  
**Racine County Industrial Park Land Absorption Study**

## **INTRODUCTION**

In March 2013, the Racine County Economic Development Corporation (RCEDC) requested assistance from the Southeastern Wisconsin Regional Planning Commission (SEWRPC) in updating SEWRPC Memorandum Report No. 136 (2nd Edition), dated December 2005, to determine current industrial land absorption rates within industrial/business parks in Racine County.

The study was conducted under the guidance of the Ad-Hoc Committee on New Industrial Lands in Racine County appointed by the RCEDC. A Committee meeting was held on June 3, 2014, to review the draft of the updated Memorandum Report. The Committee membership is presented in the inside front cover of this report.

## **METHODOLOGY**

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

1. The list of industrial/business parks within Racine County that was included in the December 2005 report was reviewed and updated to address changes that had occurred since the original report was issued. The updated list includes sites that were identified as having characteristics of planned industrial/business parks. The specific characteristics of planned industrial/business parks that were utilized include: 1) the presence of a planned publicly-owned internal street system, 2) the availability of sanitary sewer service and public water, 3) single ownership, 4) land that is available and on the market, 5) a buildable site, 6) a minimum of 10 acres for brownfield sites and 40 acres for greenfield sites, and 7) land that was platted or divided by certified survey maps except for brownfield sites. A total of 15 such sites were identified and analyzed in the main body of this report. The location of these sites is shown on Map 1.
2. This updated report also provides a separate analysis for lands available for industrial/business park development located within planned public sanitary sewer and water service areas, but not currently served by public sanitary sewer or water. The location of these sites is shown on Map 2.
3. Five industrial/business parks within Racine County meet all of the planning criteria above except that they did not have sanitary sewer service or public water available, and are located outside planned public sanitary sewer and water service areas. The location of these sites is shown on Map A-1 in Appendix A.
4. Site plans were analyzed for each industrial/business park and the date on which each park was created was determined. In the case of a platted industrial/business park, the date the plat was recorded was used. In the case of an “unplatted” park, the date the first building permit was issued was considered the starting point.
5. Each of the industrial/business parks was delineated on one inch equals 400 feet scale 2010 digital aerial photographs.
6. Aerial photographs for the years 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2005, and 2010 were examined to determine the amount of land developed/committed for industrial/business uses within each industrial/business park for each of the subject years. The amount of land developed/committed for industrial/business uses for each time period was delineated on the 2010 aerial photographs. In this step, lots were considered to be developed/committed if any improvements such as buildings, parking lots, and outside storage areas were identified on the lot.
7. Field checks were conducted for each industrial/business park, to identify and delineate additional land that was developed/committed between April 2010, the date of the most recent aerial photography, and November 2013.

8. Undeveloped lots that were committed to industrial/business uses as of November 2013 were delineated. This included lots that had been purchased, but not developed, for industrial/business use as of November 2013. This was based on information provided by the RCEDC.
9. The acreage of land developed/committed for industrial/business uses as delineated in Steps 6 through 8 within each industrial/business park was determined, and used to calculate average absorption rates by time period for each industrial/business park and for all industrial/business parks combined.
10. Through the extrapolation of these past absorption rates, projections for when the supply of industrial/business park land would be exhausted were made for each industrial/business park and for all areas combined.

## STUDY FINDINGS

### Historic Development Trends: Industrial/Business Parks that Meet All Criteria

The historic development of the 15 industrial/business parks that meet all seven criteria is shown graphically on Figures 1 through 15. Related quantitative data are presented in Tables 1 through 3. A summary of the key inventory findings follows:

- The 15 industrial/business parks together encompass a gross site area of 2,223 acres. Gross site area includes the entire area of each industrial/business park (see Table 1).
- The 15 industrial/business parks together encompass a net site area of 1,766 acres. Net site area is defined as gross site area less land devoted to internal roads, outlots, detention ponds, and other designated non-developable areas and in the case of the Washington Avenue Industrial Complex, less undeveloped land reserved for S.C. Johnson development only (see Table 1).
- As of November 2013, 1,152 acres, or 65 percent of the aggregate net site area of 1,766 acres, were developed/committed for industrial or business uses (see Table 3).
- Among the 15 industrial/business parks, the rate of development, calculated over the life of the respective parks, ranged from one acre per year at the F.M. Young Industrial Park to 14 acres per year at The Renaissance (see Table 2).
- As of November 2013, 614 acres, or 35 percent, remained available for purchase and development. Four of the 15 sites—Burlington Industrial Complex, Huck Industrial Park (Racine), Waterford Industrial Park, and the Wright-Wieczorek Industrial Park (Racine)—had no land available for purchase and development at that time (see Table 3).

### *Projections*

This report shows that in November 2013 Racine County had a total of 614 acres of land in industrial/business parks available for purchase and development. As part of the study, alternative projections were made of the number of years before this supply of land at the 15 industrial/business parks that meet all planning criteria would be exhausted (see Table 2). Three scenarios were developed. One scenario assumed continuation of the rate of development observed between 1970 and 2013. The second assumed a continuation of the rate of development observed between 1980 and 2013. The third assumed a continuation of the rate of development observed between 1990 and 2013. Under these scenarios, the assumed rates of development were applied to the available developable area as of November 2013.

The results of this analysis are as follows:

- Assuming the growth rate observed in Racine County between 1970 and 2013, it would take 9.7 years before all of the remaining available developable land in Racine County was developed/committed for industrial/business uses.

- Assuming the growth rate observed in Racine County between 1980 and 2013, it would take 10.3 years before all of the remaining available developable land in Racine County was developed/committed for industrial/business uses.
- Assuming the growth rate observed in Racine County between 1990 and 2013, it would take 10.4 years before all of the remaining available developable land in Racine County was developed/committed for industrial/business uses.

### **Industrial/Business Park Areas Located Within Planned Sanitary Sewer and Public Water Service Areas**

Shown on Map 2 are the industrial/business park areas located within sanitary sewer and public water service areas, but not currently served by public sanitary sewer and water. Each area is shown graphically on Figures 16 through 24. Related quantitative data is presented in Table 4. A summary of the key inventory findings follows:

- The nine industrial/business park areas together encompass a gross site area of 823 acres. Gross site area includes the entire area of each industrial/business park (see Table 4).
- The nine industrial/business park areas together encompass a net site area of 685 acres. In this case, net site area is defined as gross site area less land devoted to detention ponds, and other designated non-developable areas (see Table 4).
- As of November 2013, only 43 acres, or 6 percent of the aggregate net site area of 685, were developed/committed for industrial or business uses (see Table 4).
- As of November 2013, 642 acres, or 94 percent, remained available for purchase and development.

The development of these sites for industrial/business park uses will be significantly limited until detailed plans identifying an internal public street system and a parcel layout for the site have been developed and approved. In addition, the process of extending public sanitary sewer and water service by the community/utility involved will need to be completed. In most cases this process may require several years to complete before the land in the industrial/business park can effectively be marketed, sold, and developed.

### **Historic Development Trends: Industrial/Business Parks – Not Served by Sanitary Sewer and Public Water**

The location of industrial/business parks that are not served by sanitary sewer and public water and are located outside planned public sanitary sewer and water service areas, are shown on Map A-1 in Appendix A. The historic development of these five sites is shown graphically on Figures A-1 through A-5. A summary of the key inventory findings follows:

- The five industrial/business parks together encompass a gross site area of 262 acres. Gross site area includes the entire area of each industrial/business park (see Table A-1).
- The five industrial/business parks together encompass a net site area of 218 acres. Net site area is defined as gross site area less land devoted to internal roads, outlots, detention ponds, and other designated non-developable areas (see Table A-1).
- As of November 2013, 169 acres, or 78 percent of the aggregate net site area of 218 acres, were developed/committed for industrial or business uses (see Table A-1).
- Among the five industrial/business parks, the rate of development, calculated over the life of the respective parks, ranged from one acre per year at the Evergreen Commerce Park to over six acres per year at the Raymond Business Park (see Table A-2).
- As of November 2013, 49 acres, or 22 percent, remained available for purchase and development. One site—Blackhawk Industrial Park—had no land available for purchase and development at that time (see Table A-3).

## ***Projections***

As noted above, 49 acres of land remained available for purchase and development in November 2013 at the five industrial/business parks not served by public sanitary sewer and water. Assuming the growth rate observed at these sites between 1990 and 2013, it would take about three years before all of the remaining available developable land was developed/committed for industrial/business uses (see Table A-4).

### **Industrial/Business Parks and Industrial/Business Park Areas in the IH 94 Corridor**

A number of the sites identified in this report are located near IH 94. In Racine County, IH 94 is the major transportation corridor connecting the metropolitan areas of Milwaukee and Chicago. In this report, the IH 94 corridor is defined as those areas lying within a distance of three miles from either side of IH 94. As shown on Map 3, the 10 industrial/business parks and industrial/business park areas located in the IH 94 corridor include:

1. Industrial/Business parks that meet all planning criteria—Grandview Business Park, Land and Lakes Business Park, and The Renaissance (231 acres available for purchase and development)
2. Industrial/Business park areas located in close proximity to sanitary sewer and public water service—Enterprise Business Park, Mount Pleasant Commerce Center, Park 94 at Mount Pleasant, Park 94 at Mount Pleasant North, and the Sisson site (386 acres available for purchase and development)
3. Industrial/Business parks that are not served by sanitary sewer and public water—Blackhawk Industrial Park and Raymond Business Park (21 acres available for purchase and development)

As of November 2013, these sites together encompass a total of 638 acres that remained available for purchase and development. As noted earlier, the 386 acres associated with the sites in No. 2 above may not be immediately available for purchase and development.

With respect to the three industrial/business parks in the IH 94 corridor that meet all planning criteria (see No. 1 above), assuming the growth rate observed for these sites since the mid 1990's (see Table 5), it would take 8.2 years before all the remaining developable land in the IH 94 corridor was developed/committed for industrial/business uses.

## **LOCAL AND REGIONAL PLANNING**

Any planning efforts to identify new industrial/business parks should take into account the recommendations of the adopted local, county, and regional land use plans with respect to future industrial development and redevelopment. A number of communities in Racine County have adopted local comprehensive plans that identify potential future development areas for industrial/business park uses. Map 4 identifies industrial/business park areas analyzed in this study, as well as undeveloped lands identified in both local and County comprehensive plans for future industrial/business uses. The areas planned for industrial/business uses as shown on Map 4 encompass 4,300 acres. Consequently, given the local endorsement for future development of these areas for industrial/business uses, these sites should be considered to have significant potential to meet future demands for such uses.

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

## **CONCLUSION**

The second edition of this report, published in December 2005, estimated that Racine County at that time had 499 acres of land in industrial/business parks available for purchase and development, and it was projected that if the 1990-2005 development rate continued, all available industrial/business park land in Racine County would be fully developed in eight years. This new study, based on the industrial/business park lands available as of November 2013, has concluded that industrial/business park land may be fully developed within about 10 years.



This projection of time for remaining industrial/business park land to be fully utilized is based on alternative scenarios using average absorption rates over three different time periods: 1970-2013, 1980-2013, and 1990-2013. These are average rates that take into account all land sales within their respective time period. A variety of factors contribute to the sale of industrial/business park land—location, parcel size, access to the transportation infrastructure, current market conditions, and types of business at a given location. As such, it is important that each industrial/business park be evaluated in the context of these additional factors that contribute to the development patterns in the individual parks.

In many cases, it may require up to three years to provide for new business parks in a community. Given the current supply of industrial/business park land in Racine County that is documented in this study, especially land in strategic locations such as the IH 94 corridor, it is recommended that Racine County and the RCEDC work with communities in Racine County in planning efforts to identify suitable sites for new industrial/business parks.

Specific recommendations include:

1. Communities that are considering the construction of new industrial/business parks should examine the absorption rates included herein in order to properly plan such parks.
2. Communities should be encouraged to phase the implementation of new industrial/business parks to ensure that the supply of such land does not exceed the demand.
3. Based on the current adequacy of land shown herein, Racine County development officials should closely monitor the absorption of industrial/business park land in the County to ensure an adequate supply of land throughout all of Racine County, as well as the IH 94 corridor.
4. Communities without land for new industrial/business park development should consider the provision of such land in order to create a balanced tax base and, at a minimum, land for the expansion of local companies.

Map 1

## LOCATION OF INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY THAT MEET ALL CRITERIA

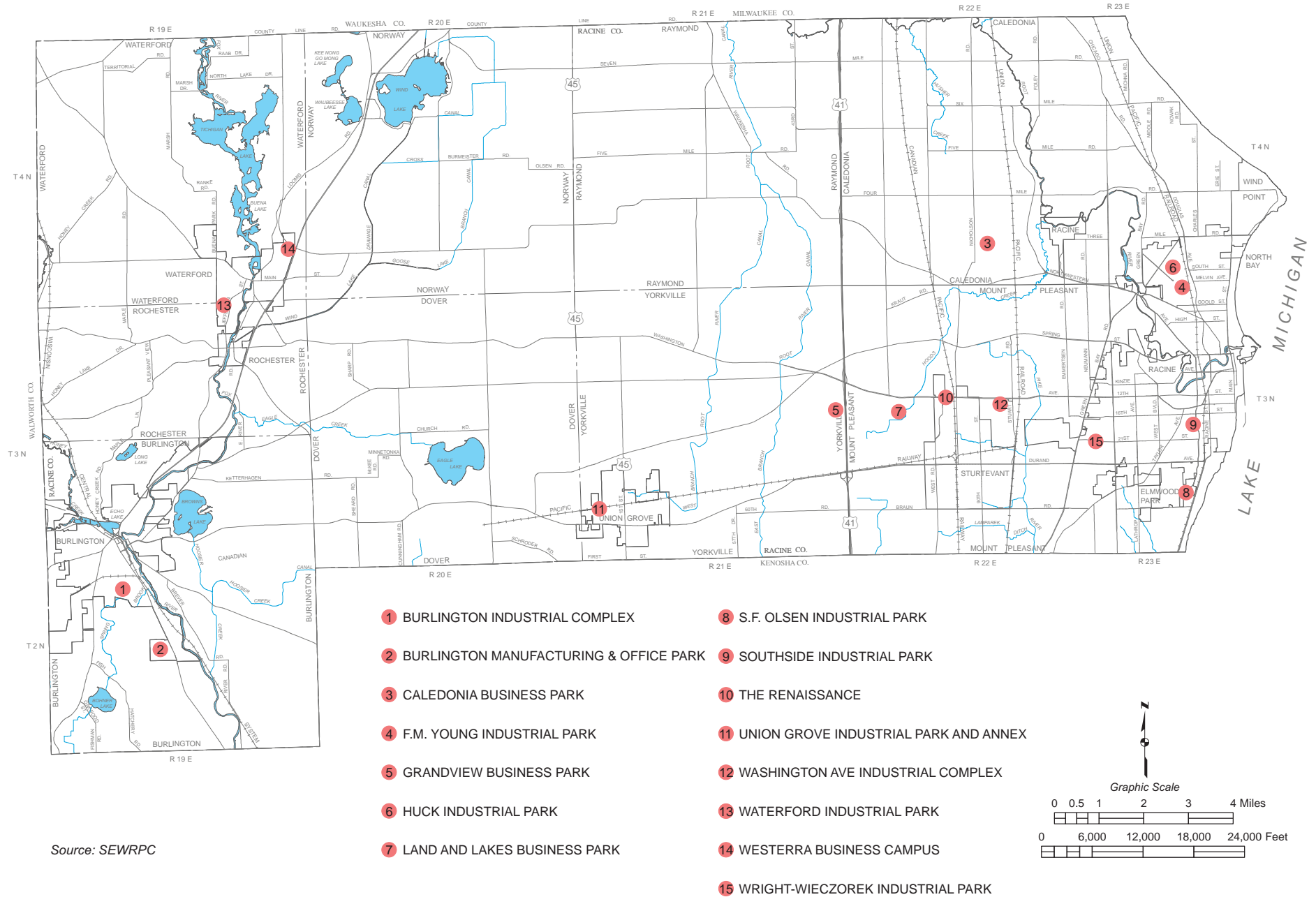
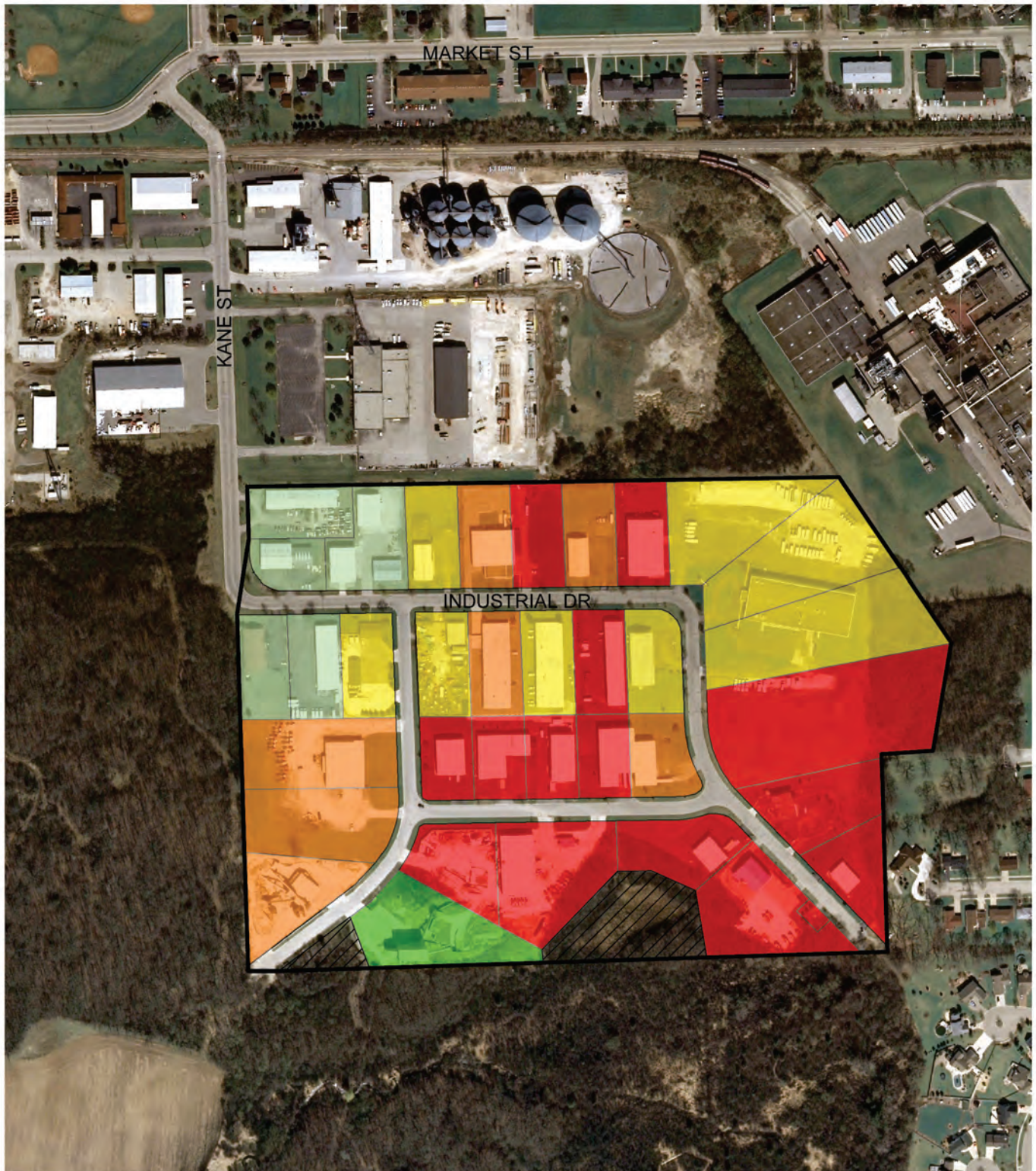
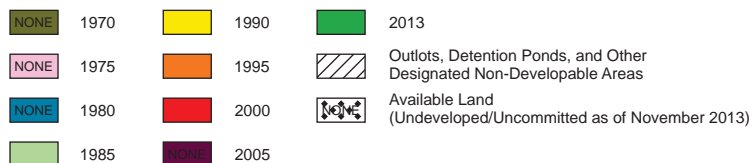


Figure 1

BURLINGTON INDUSTRIAL COMPLEX



Developed/Committed



Source: SEWRPC.

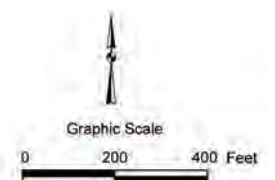
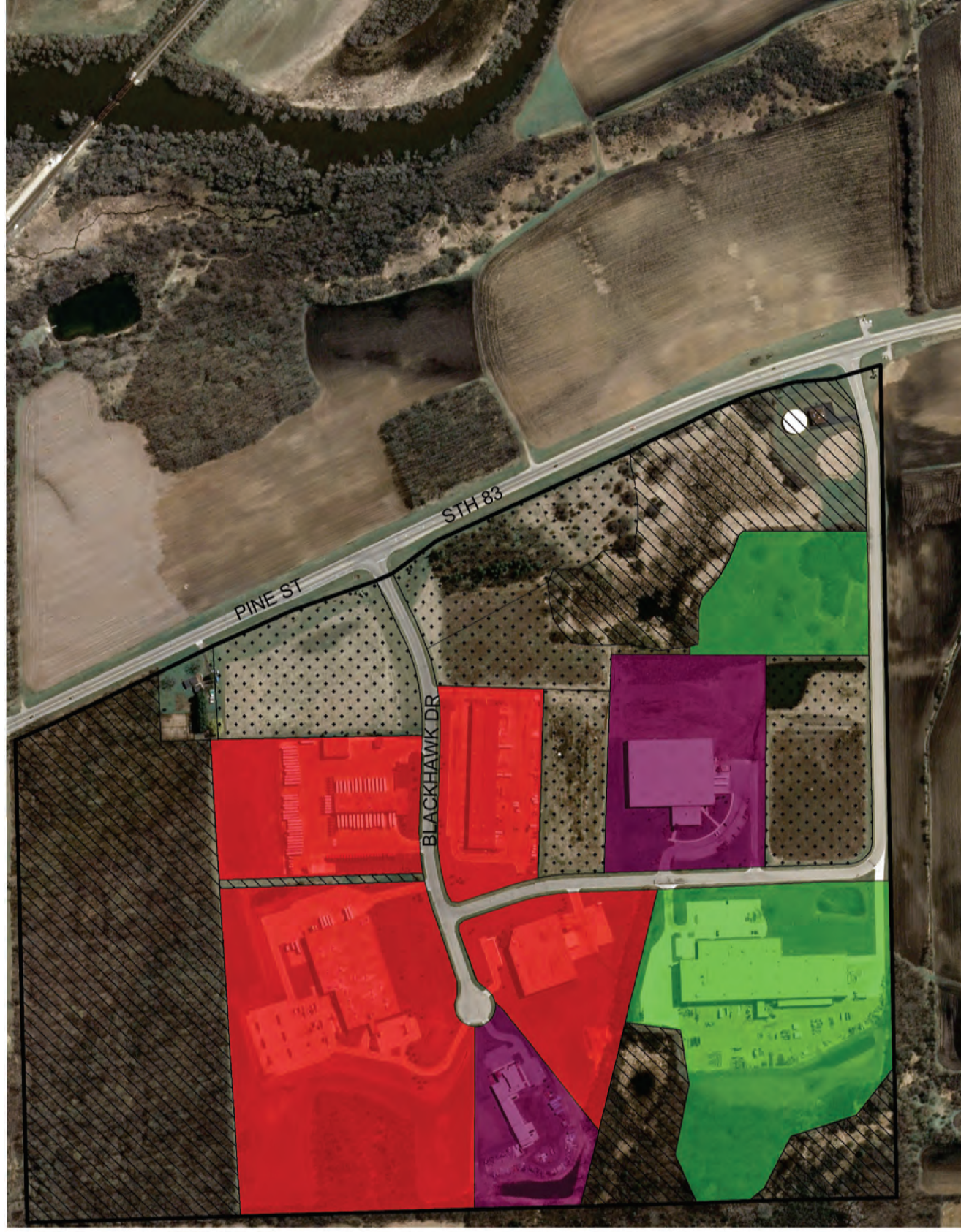




Figure 2

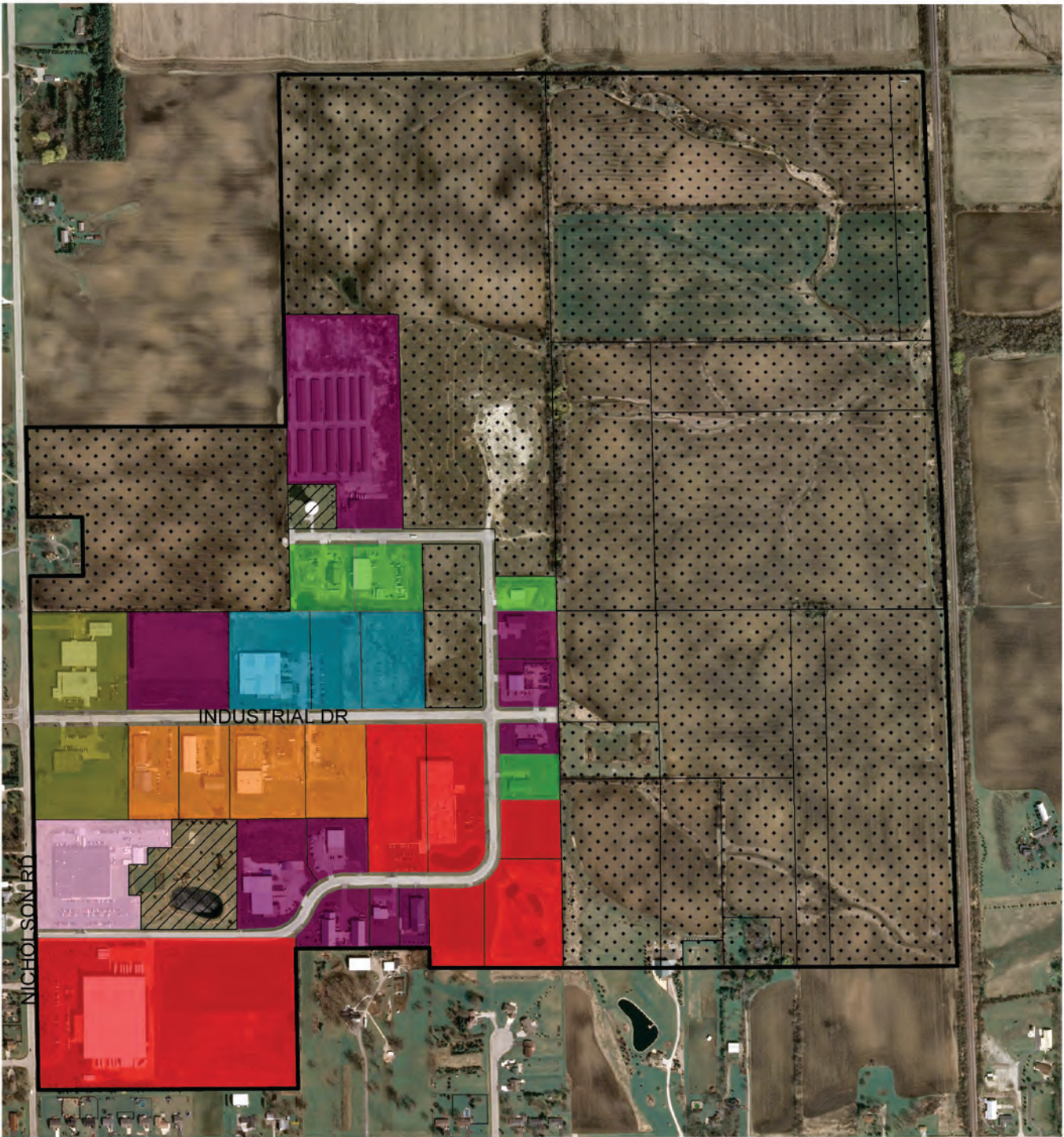
BURLINGTON MANUFACTURING AND OFFICE PARK



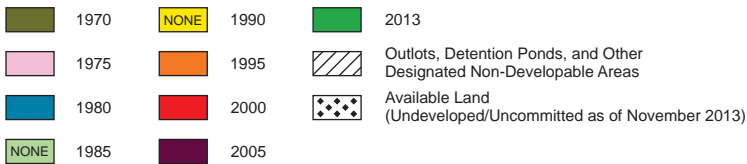
Source: SEWRPC.



Figure 3  
**CALEDONIA BUSINESS PARK**



Developed/Committed



Source: SEWRPC.

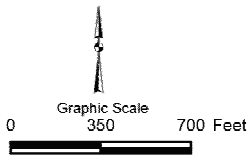
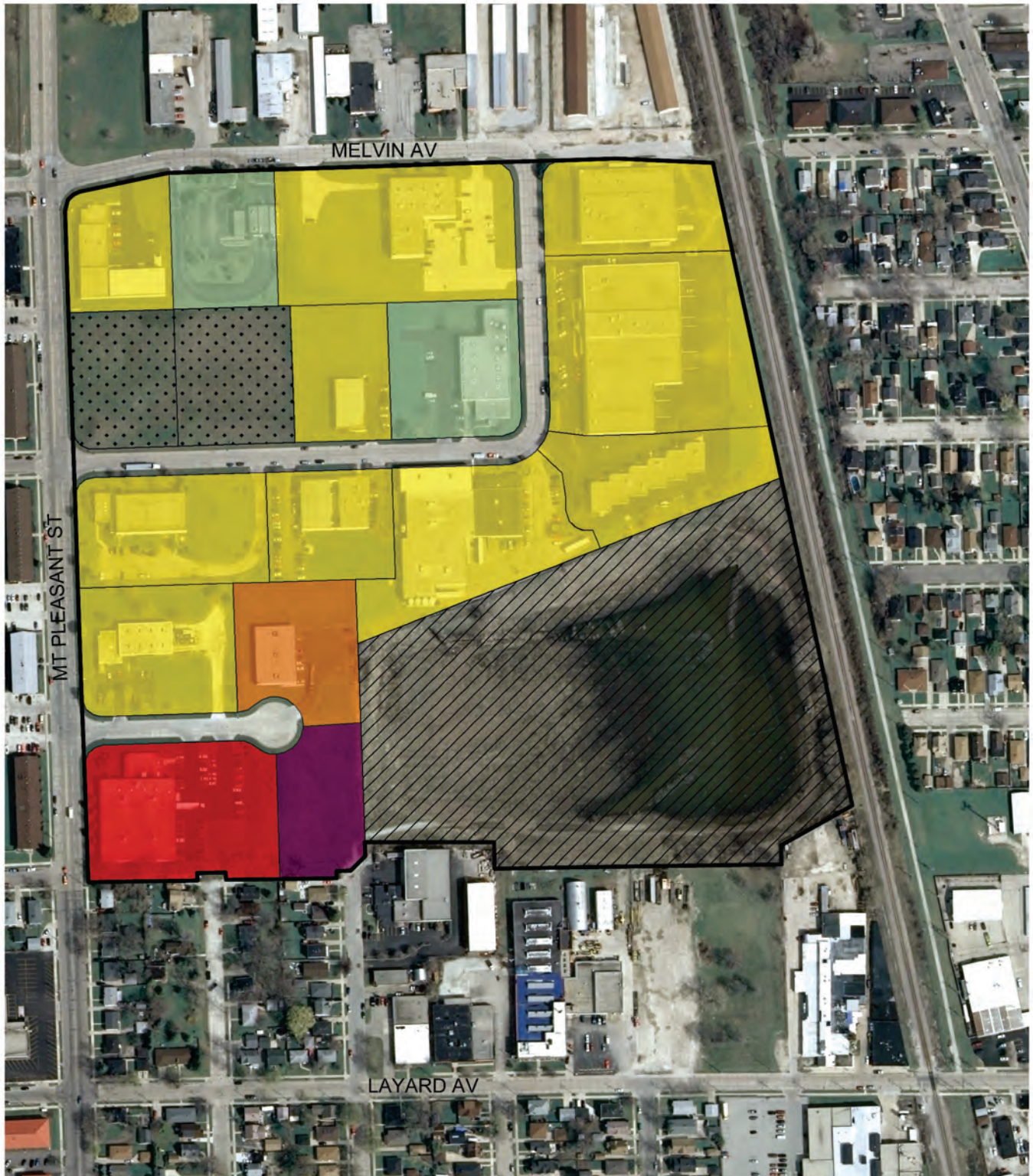


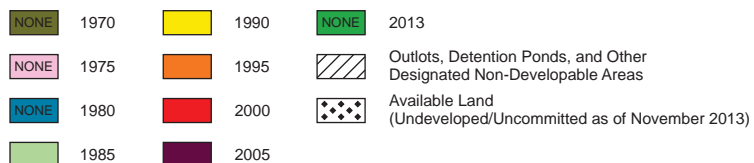


Figure 4

F.M. YOUNG INDUSTRIAL PARK



Developed/Committed



Source: SEWRPC.

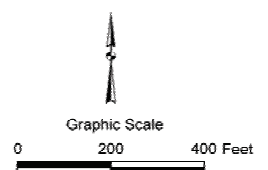




Figure 5  
GRANDVIEW BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990	2013
NONE	1975	1995		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1980	2000		Available Land (Undeveloped/Uncommitted as of November 2013)
NONE	1985	2005		

Source: SEWRPC.

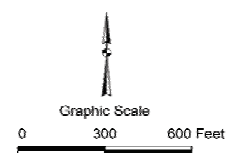
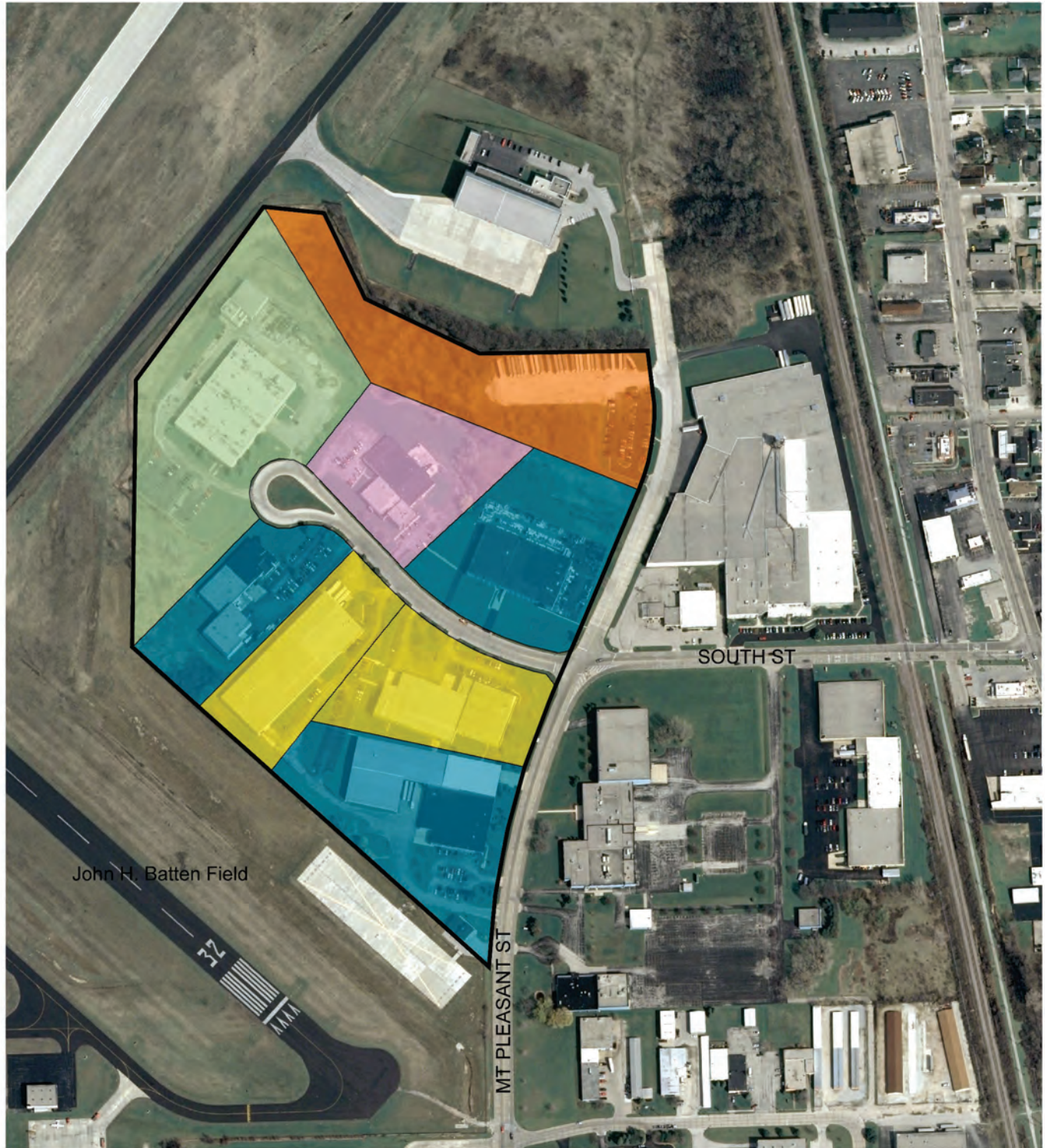


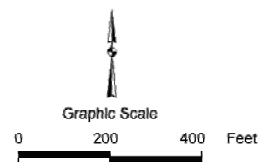


Figure 6  
HUCK INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	NONE	2013
1975	1975	1995	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
1980	1980	NONE	Available Land (Undeveloped/Uncommitted as of November 2013)	
1985	1985	2005		



Source: SEWRPC.



Figure 7

LAND AND LAKES BUSINESS PARK



Developed/Committed

NONE	1970	NONE	1990		2013
NONE	1975	NONE	1995		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1980	NONE	2000		Available Land (Undeveloped/Uncommitted as of November 2013)
NONE	1985	NONE	2005		

Source: SEWRPC.

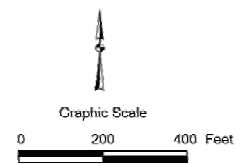
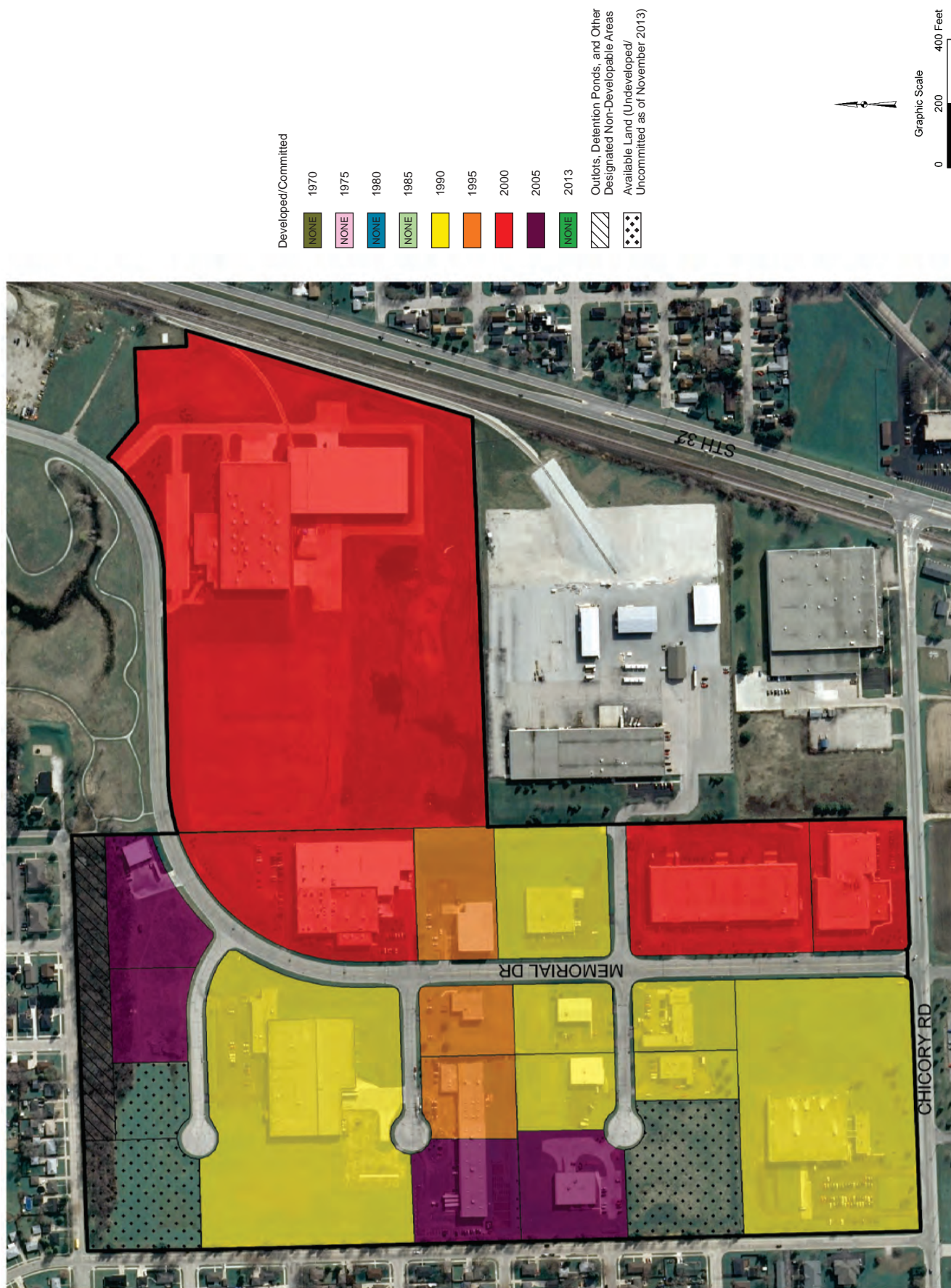




Figure 8  
S.F. OLSEN INDUSTRIAL PARK



Source: SEWRPC.

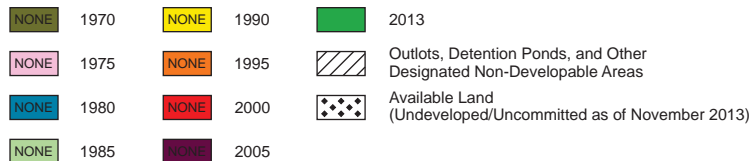


Figure 9

SOUTHSIDE INDUSTRIAL PARK



Developed/Committed



Source: SEWRPC.

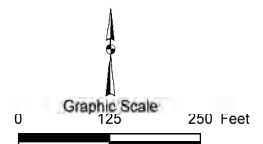




Figure 10  
THE RENAISSANCE

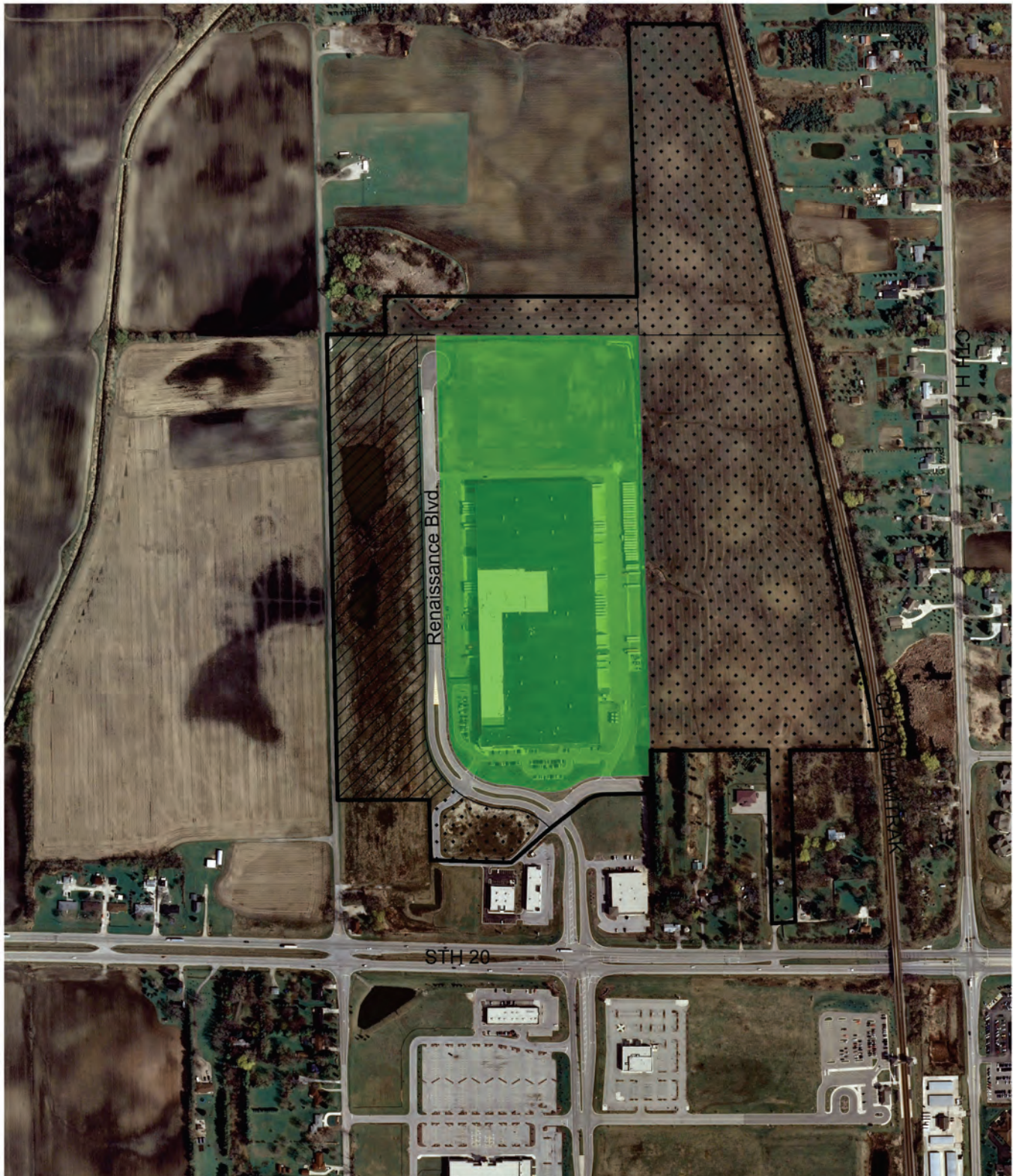


Source: SEWRPC.

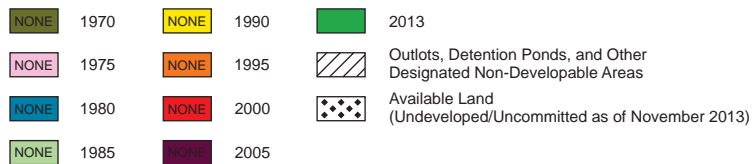


Figure 10a

THE RENAISSANCE NORTH AND RENAISSANCE NORTH ADDITION



Developed/Committed



Source: SEWRPC.

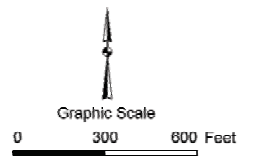
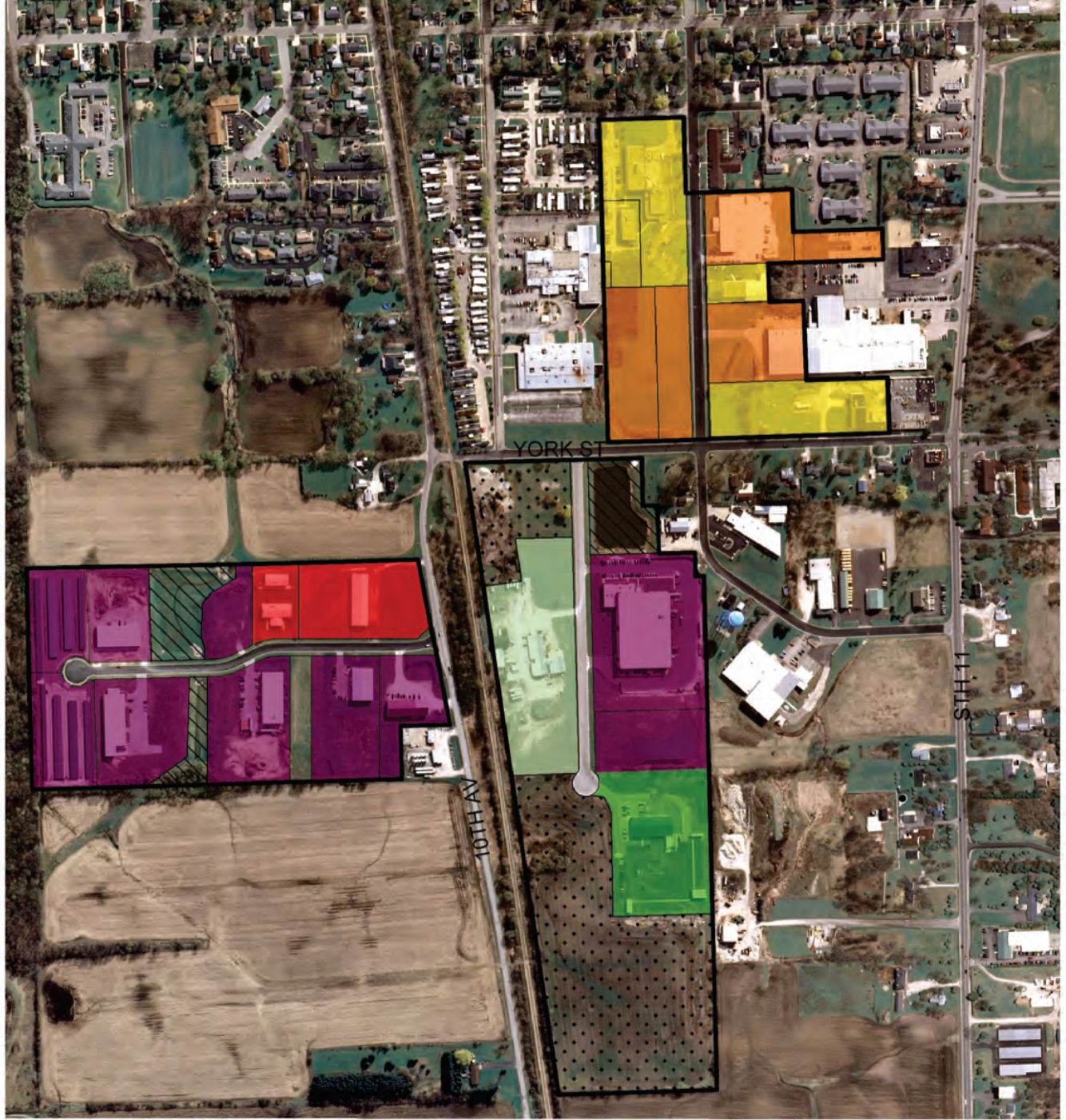




Figure 11

UNION GROVE INDUSTRIAL PARK AND ANNEX



Source: SEWRPC.



Figure 12  
WASHINGTON AVENUE INDUSTRIAL COMPLEX



Source: SEWRPC.



Figure 13

WATERFORD INDUSTRIAL PARK



Developed/Committed

NONE	1970	1990	NONE	2013
1975	1995	2000	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
1980	2005	Available Land (Undeveloped/Uncommitted as of November 2013)		
1985				

Source: SEWRPC.

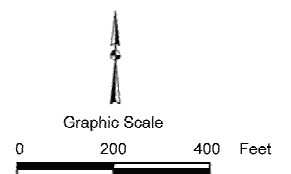
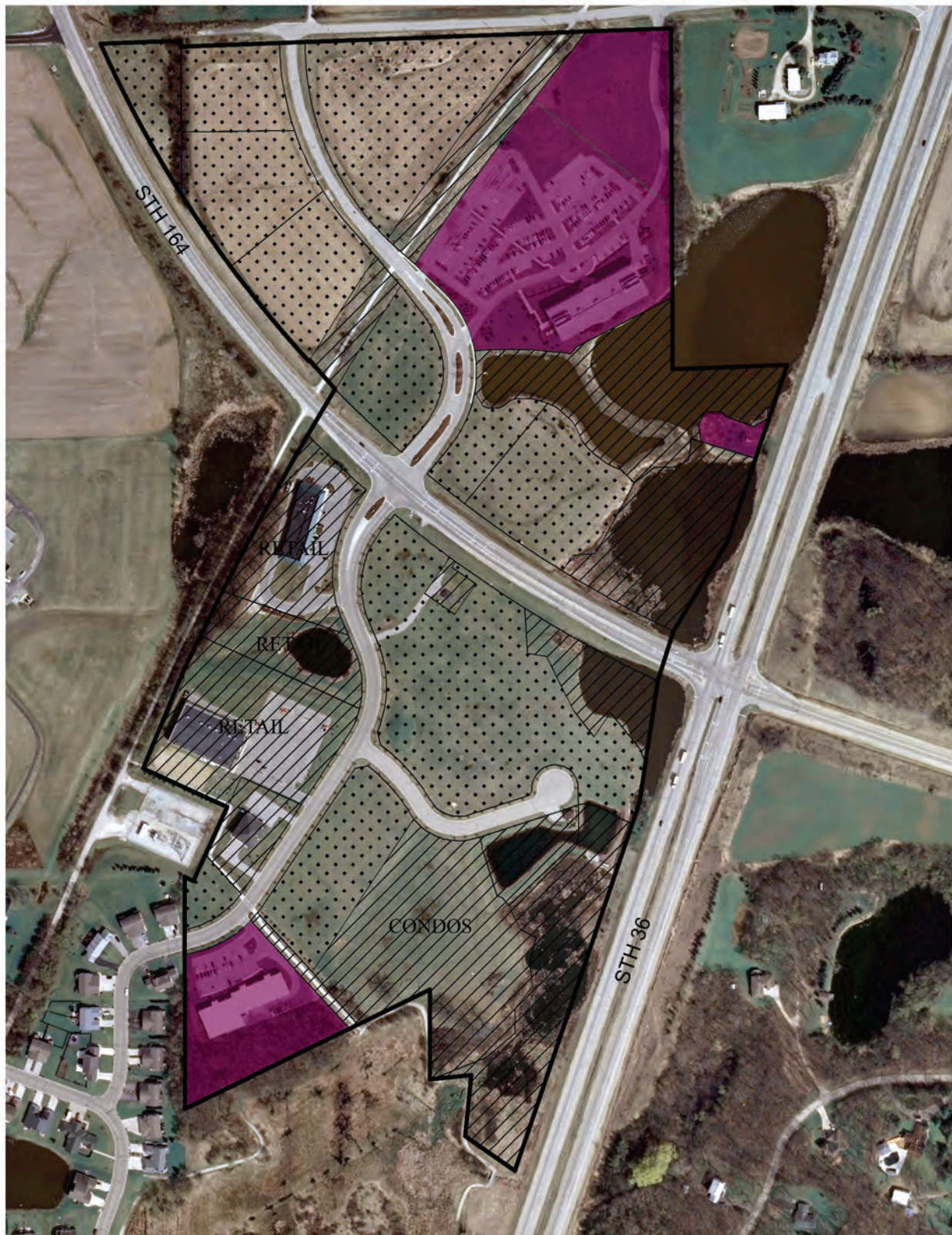




Figure 14

WESTERRA BUSINESS CAMPUS



Developed/Committed

NONE	1970	NONE	1990	NONE	2013
NONE	1975	NONE	1995		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1980	NONE	2000		Available Land (Undeveloped/Uncommitted as of November 2013)
NONE	1985		2005		

Source: SEWRPC.

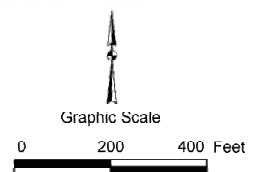




Figure 15

WRIGHT-WIECZOREK INDUSTRIAL PARK

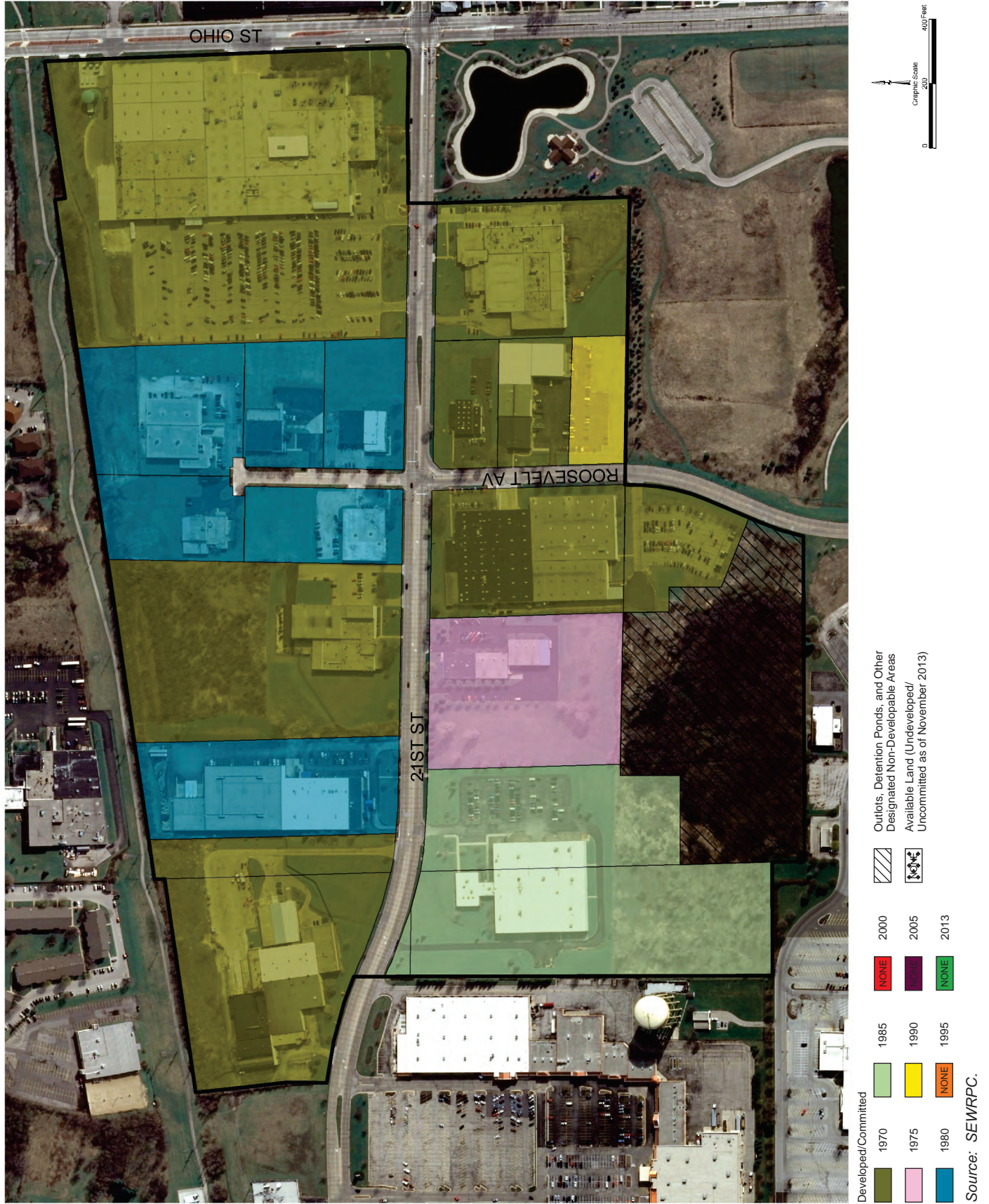


Table 1

## HISTORIC DEVELOPMENT OF INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY THAT MEET ALL CRITERIA

Site Name	Gross Area <sup>a</sup> (Acres)	Net Area <sup>b</sup> (Acres)	Amount of Land Developed/Committed for Industrial/Business Uses (Acres)								Total Net Area Developed/Committed 1970-2013 (Acres)	Total Net Area Developed/Committed 1980-2013 (Acres)	Total Net Area Developed/Committed 1990-2013 (Acres)
			1970-1975	1975-1980	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2013			
Burlington Industrial Complex .....	59.5	50.0	--	--	5.1	12.9	9.5	20.4	0.0	2.1	50.0	50.0	32.0
Burlington Manufacturing and Office Park.....	174.3	113.9	--	--	--	--	--	45.8	15.6	24.5	85.9	85.9	85.9
Caledonia Business Park.....	418.8	400.2	17.2	10.7	0.0	0.0	12.5	40.9	32.5	7.7	121.5	93.6	93.6
F.M. Young Industrial Park .....	49.8	32.8	--	--	3.2	21.2	1.6	2.6	1.2	--	29.8	29.8	5.4
Grandview Business Park.....	228.2	205.8	--	--	--	--	22.5	20.9	37.1	41.4	121.9	121.9	121.9
Huck Industrial Park.....	43.7	41.6	4.0	14.3	9.6	7.5	6.2	--	--	--	41.6	23.3	6.2
Land and Lakes Business Park.....	60.9	40.9	--	--	--	--	--	--	--	8.1	8.1	8.1	8.1
S.F. Olsen Industrial Park.....	111.0	100.8	--	--	--	31.5	5.6	47.4	8.9	--	93.4	93.4	61.9
Southside Industrial Park.....	18.5	15.0	--	--	--	--	--	--	--	1.9	1.9	1.9	1.9
The Renaissance.....	418.2	344.7	--	--	--	--	--	97.0	58.2	75.7	230.9	230.9	230.9
Union Grove Industrial Park and Annex.....	92.8	81.8	--	--	6.1	9.3	10.5	4.7	28.1	5.2	63.9	63.9	48.5
Washington Avenue Industrial Complex.....	262.8	136.2 <sup>c</sup>	--	--	--	--	99.5	20.1	0.0	7.7	127.3	127.3	127.3
Waterford Industrial Park.....	83.0	58.9	17.0	0.0	18.7	3.2	4.8	15.2	--	--	58.9	41.9	20.0
Westerra Business Campus .....	79.1	39.4	--	--	--	--	--	--	12.8	--	12.8	12.8	12.8
Wright-Wieczorek Industrial Park.....	122.0	104.4	68.2	20.0	14.6	1.6	--	--	--	--	104.4	16.2	--
Total	2,222.6	1,766.4	106.4	45.0	57.3	87.2	172.7	315.0	194.4	174.3	1,152.3	1,000.9	856.4

<sup>a</sup>Includes entire park area.<sup>b</sup>Excludes internal roads, outlots, detention ponds, and other designated non-developable areas.<sup>c</sup>Excludes undeveloped lands reserved for S.C. Johnson development only.

Source: SEWRPC.

Table 2

**PROJECTED NUMBER OF YEARS UNTIL REMAINING SUPPLY OF  
AVAILABLE DEVELOPABLE LAND IN INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY  
THAT MEET ALL CRITERIA WILL BE EXHAUSTED BASED UPON SELECTED DEVELOPMENT RATES**

Site Name	1970-2013 Development Rate	Available Developable Area		1980-2013 Development Rate	Available Developable Area		1990-2013 Development Rate	Available Developable Area	
		Area Remaining: 2013 (Acres)	No. of Years Until Fully Developed		Area Remaining: 2013 (Acres)	No. of Years Until Fully Developed		Area Remaining: 2013 (Acres)	No. of Years Until Fully Developed
Burlington Industrial Complex.....	3.3	0.0	--	3.3	0.0	--	3.7	0.0	--
Burlington Manufacturing and Office Park.....	5.1	28.0	5.5	5.1	28.0	5.5	5.1	28.0	5.5
Caledonia Business Park ....	3.1	278.7	NA	2.8	278.7	NA	4.1	278.7	NA
F.M. Young Industrial Park..	0.9	3.0	3.3	0.9	3.0	3.3	0.2	3.0	15.0
Grandview Business Park ...	6.4	83.9	13.1	6.4	83.9	13.1	6.4	83.9	13.1
Huck Industrial Park .....	1.9	0.0	--	1.6	0.0	--	1.2	0.0	--
Land and Lakes Business Park .....	8.1	32.8	4.0	8.1	32.8	4.0	8.1	32.8	4.0
S.F. Olsen Industrial Park ...	3.3	7.4	2.2	3.3	7.4	2.2	2.7	7.4	2.7
Southside Industrial Park ....	0.1	13.1	NA	0.1	13.1	NA	0.1	13.1	NA
The Renaissance .....	13.6	113.8	8.4	13.6	113.8	8.4	13.6	113.8	8.4
Union Grove Industrial Park and Annex.....	2.3	17.9	7.8	2.3	17.9	7.8	3.7	17.9	4.8
Washington Avenue Industrial Complex.....	6.4	8.9	1.4	6.4	8.9	1.4	6.4	8.9	1.4
Waterford Industrial Park.....	2.0	0.0	--	2.3	0.0	--	2.5	0.0	--
Westerra Business Campus.....	1.0	26.6	NA	1.0	26.6	NA	1.0	26.6	NA
Wright-Wieczorek Industrial Park .....	5.8	0.0	--	2.3	0.0	--	--	0.0	--
Total	63.3	614.1	9.7	59.5	614.1	10.3	58.8	614.1	10.4

Source: SEWRPC.

Table 3

**DEVELOPABLE LAND REMAINING IN INDUSTRIAL/BUSINESS PARKS IN RACINE  
COUNTY THAT MEET ALL CRITERIA**

Site Name	Net Site Area <sup>a</sup> (Acres)	Area Developed/ Committed for Industrial/ Business Uses (Acres)	Remaining Available Developable Area (Acres)
Burlington Industrial Complex .....	50.0	50.0	0.0
Burlington Manufacturing and Office Park.....	113.9	85.9	28.0
Caledonia Business Park .....	400.2	121.5	278.7
F.M. Young Industrial Park.....	32.8	29.8	3.0
Grandview Business Park .....	205.8	121.9	83.9
Huck Industrial Park .....	41.6	41.6	0.0
Land and Lakes Business Park.....	40.9	8.1	32.8
S.F. Olsen Industrial Park.....	100.8	93.4	7.4
Southside Industrial Park.....	15.0	1.9	13.1
The Renaissance.....	344.7	230.9	113.8
Union Grove Industrial Park and Annex .....	81.8	63.9	17.9
Washington Avenue Industrial Complex .....	136.2 <sup>b</sup>	127.3	8.9
Waterford Industrial Park.....	58.9	58.9	0.0
Westerra Business Campus.....	39.4	12.8	26.6
Wright-Wieczorek Industrial Park .....	104.4	104.4	0.0
Total	1,766.4	1152.3	614.1

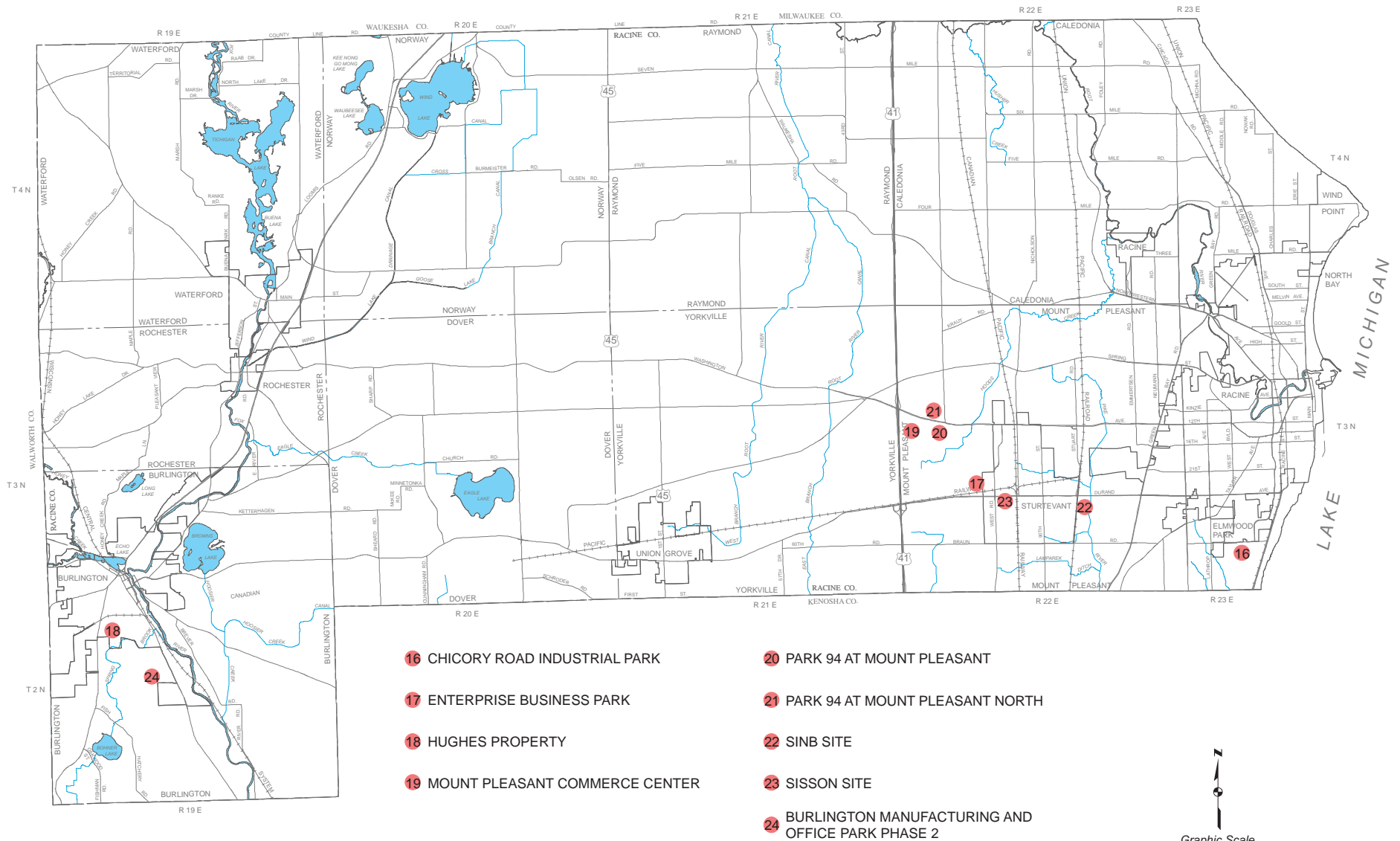
<sup>a</sup>Excludes internal roads, outlots, detention ponds, and other designated non-developable areas.

<sup>b</sup>Excludes undeveloped lands reserved for S.C. Johnson development only.

Source: SEWRPC.

Map 2

**LOCATION OF INDUSTRIAL/BUSINESS PARK AREAS IN RACINE COUNTY THAT ARE  
LOCATED WITHIN PLANNED SANITARY SEWER AND PUBLIC WATER SERVICE AREAS**



Source: SEWRPC



Figure 16

CHICORY ROAD INDUSTRIAL PARK



Developed/Committed

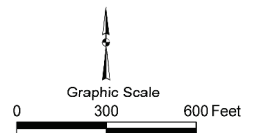
NONE	1970	NONE	1985	NONE	2000
NONE	1975	NONE	1990	NONE	2005
NONE	1980	NONE	1995	NONE	2013



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



Available Land (Undeveloped/Uncommitted as of November 2013)

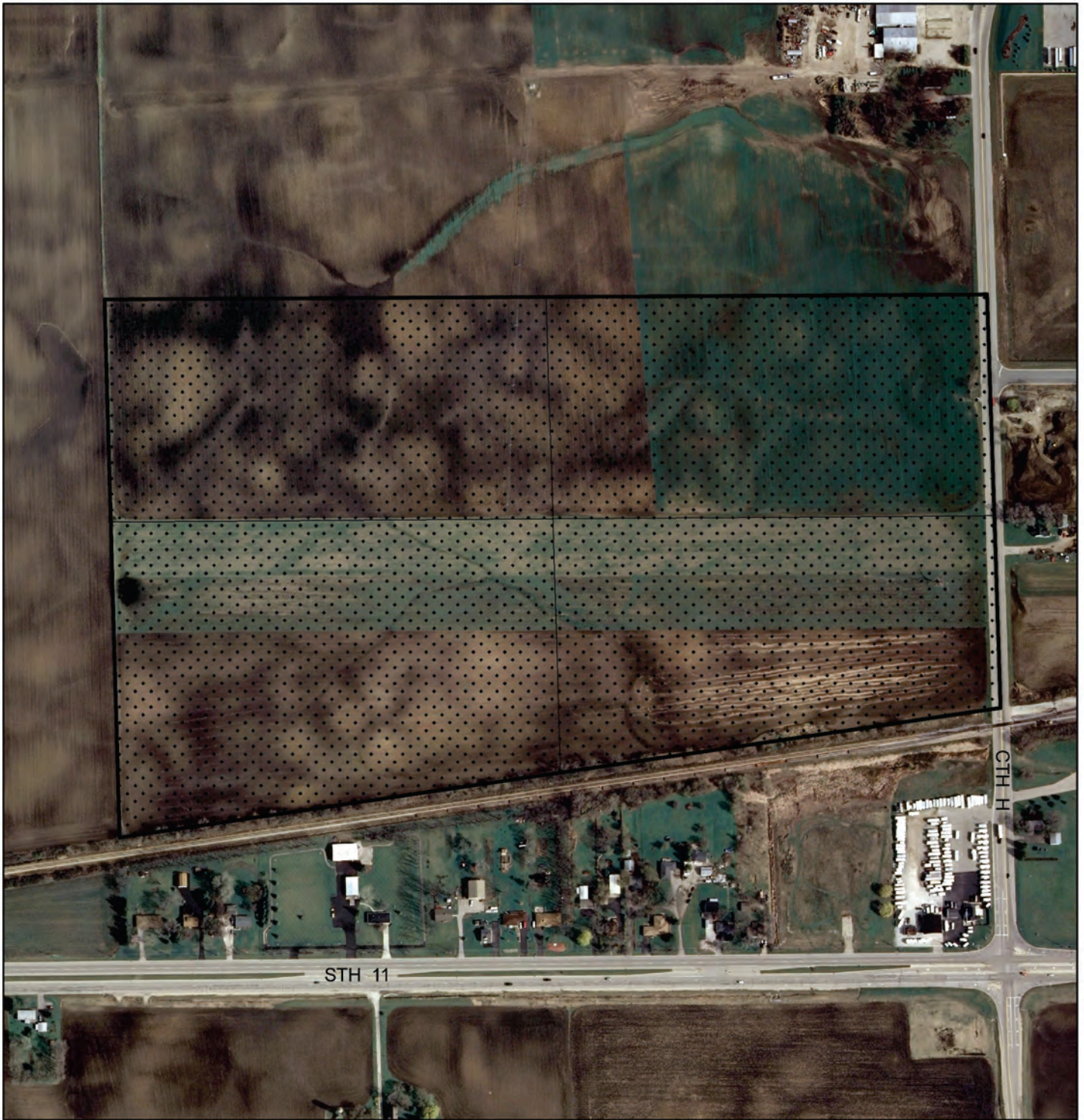


Source: SEWRPC.



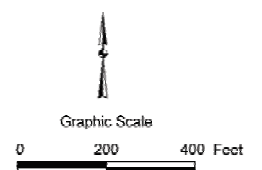
Figure 17

ENTERPRISE BUSINESS PARK



Developed/Committed

NONE 1970	NONE 1990	NONE 2013
NONE 1975	NONE 1995	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE 1980	NONE 2000	Available Land (Undeveloped/Uncommitted as of November 2013)
NONE 1985	NONE 2005	



Source: SEWRPC.



Figure 18

HUGHES PROPERTY



Developed/Committed

NONE	1970	NONE	1990	NONE	2013
NONE	1975	NONE	1995		Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1980	NONE	2000		Available Land (Undeveloped/Uncommitted as of November 2013)
NONE	1985	NONE	2005		

Source: SEWRPC.

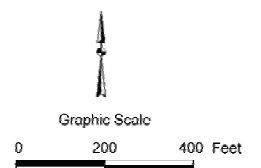
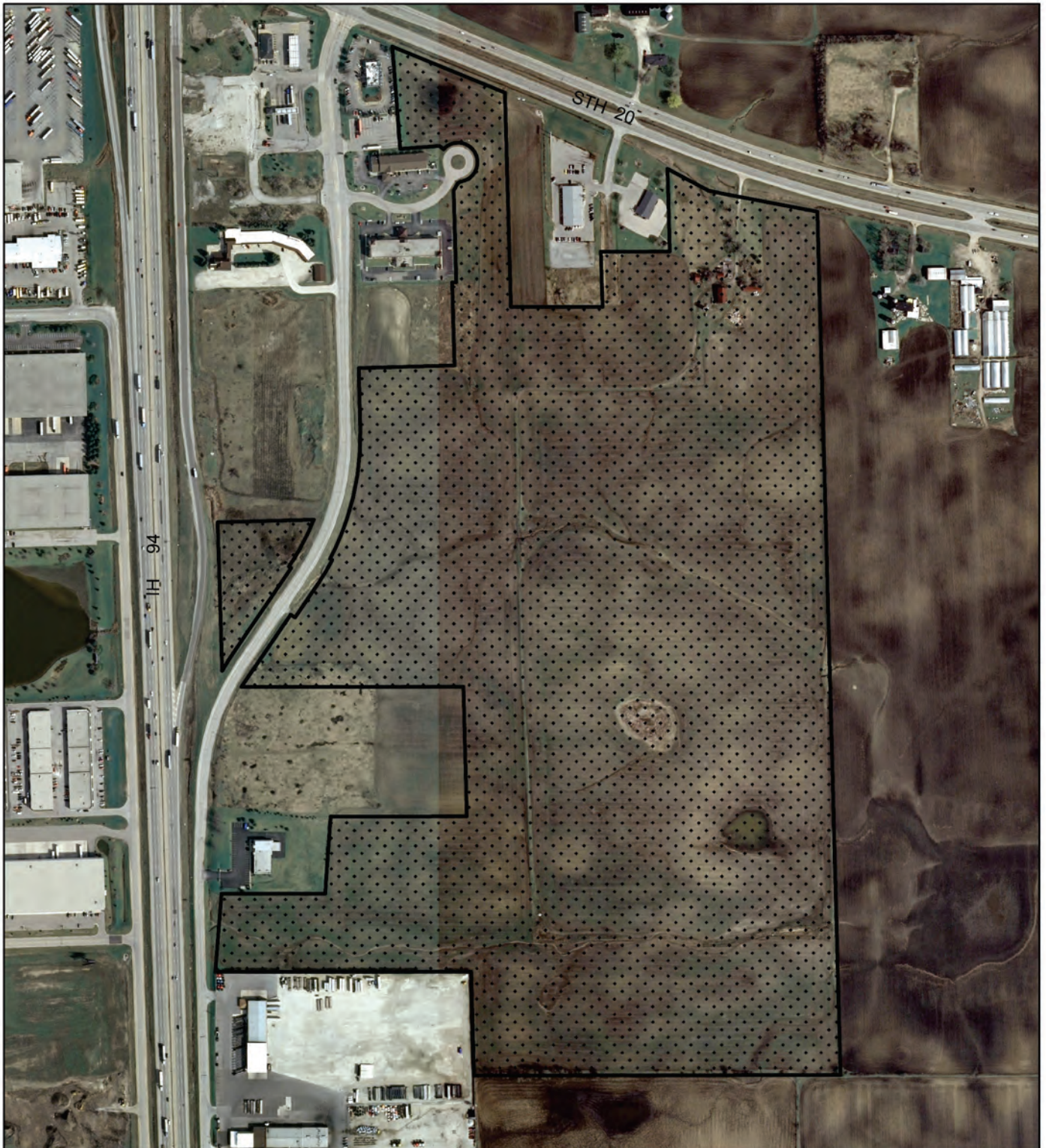




Figure 19

MOUNT PLEASANT COMMERCE CENTER



Developed/Committed

NONE	1970	NONE	1990	NONE	2013
NONE	1975	NONE	1995	NONE	2005
NONE	1980	NONE	2000	NONE	2005
NONE	1985	NONE	2005	NONE	2005
<div> <div> <div></div> <div>Outlots, Detention Ponds, and Other Designated Non-Developable Areas</div> </div> <div> <div></div> <div>Available Land (Undeveloped/Uncommitted as of November 2013)</div> </div> </div>					



Source: SEWRPC.



Figure 20

PARK 94 AT MT. PLEASANT



Developed/Committed

NONE	1970	NONE	1990	2013
NONE	1975	NONE	1995	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1980	NONE	2000	Available Land (Undeveloped/Uncommitted as of November 2013)
NONE	1985	NONE	2005	

Source: SEWRPC.

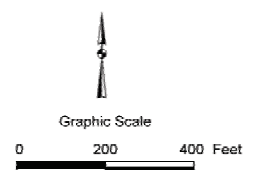




Figure 21

PARK 94 AT MT. PLEASANT NORTH



Developed/Committed

NONE	1970	NONE	1990	NONE	2013
NONE	1975	NONE	1995	NONE	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
NONE	1980	NONE	2000	NONE	Available Land (Undeveloped/Uncommitted as of November 2013)
NONE	1985	NONE	2005		

Source: SEWRPC.

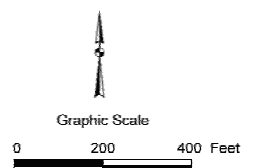




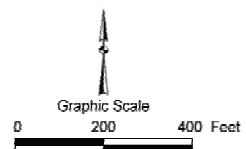
Figure 22

SINB SITE



Developed/Committed

NONE	1970	NONE	1990	NONE	2013
NONE	1975	NONE	1995	Outlots, Detention Ponds, and Other Designated Non-Developable Areas	
NONE	1980	NONE	2000	Available Land (Undeveloped/Uncommitted as of November 2013)	
NONE	1985	NONE	2005		

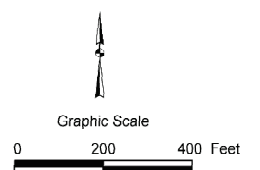
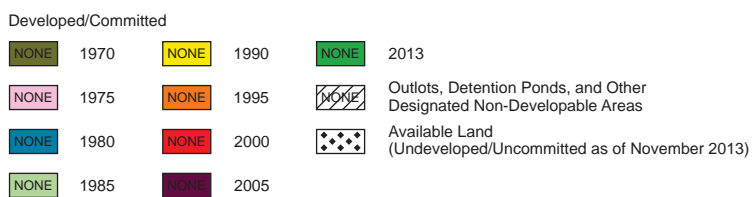


Source: SEWRPC.



Figure 23

SISSON PROPERTY



Source: SEWRPC.



Figure 24

BURLINGTON MANUFACTURING AND OFFICE PARK PHASE 2



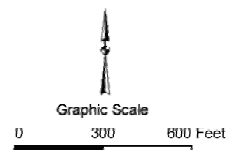
Developed/Committed

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

NONE 2013

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

Available Land (Undeveloped/Uncommitted as of November 2013)



Source: SEWRPC.

**Table 4**

**INDUSTRIAL/BUSINESS PARK AREAS LOCATED WITHIN PLANNED SANITARY SEWER  
AND PUBLIC WATER SERVICE AREAS**

Site Name	Gross Area <sup>a</sup> (Acres)	Net Area <sup>b</sup> (Acres)	Amount of Land Developed Committed for Industrial/Business Uses 2005-2013 (Acres)	Area Remaining 2013 (Acres)
Burlington Manufacturing and Office Park Phase 2 .....	174.3	102.2	--	102.2
Chicory Road Industrial Park.....	80.0	80.0	--	80.0
Enterprise Business Park .....	86.9	86.9	--	86.9
Hughes Property.....	85.6	29.9	--	29.9
Mount Pleasant Commerce Center .....	136.0	136.0	--	136.0
Park 94 at Mount Pleasant .....	83.3	72.7	42.8	29.9
Park 94 at Mount Pleasant North .....	100.8	100.8	--	100.8
SINB Site .....	44.1	44.1	--	44.1
Sisson Site.....	32.2	32.2	--	32.2
Total	823.2	684.8	42.8	642.0

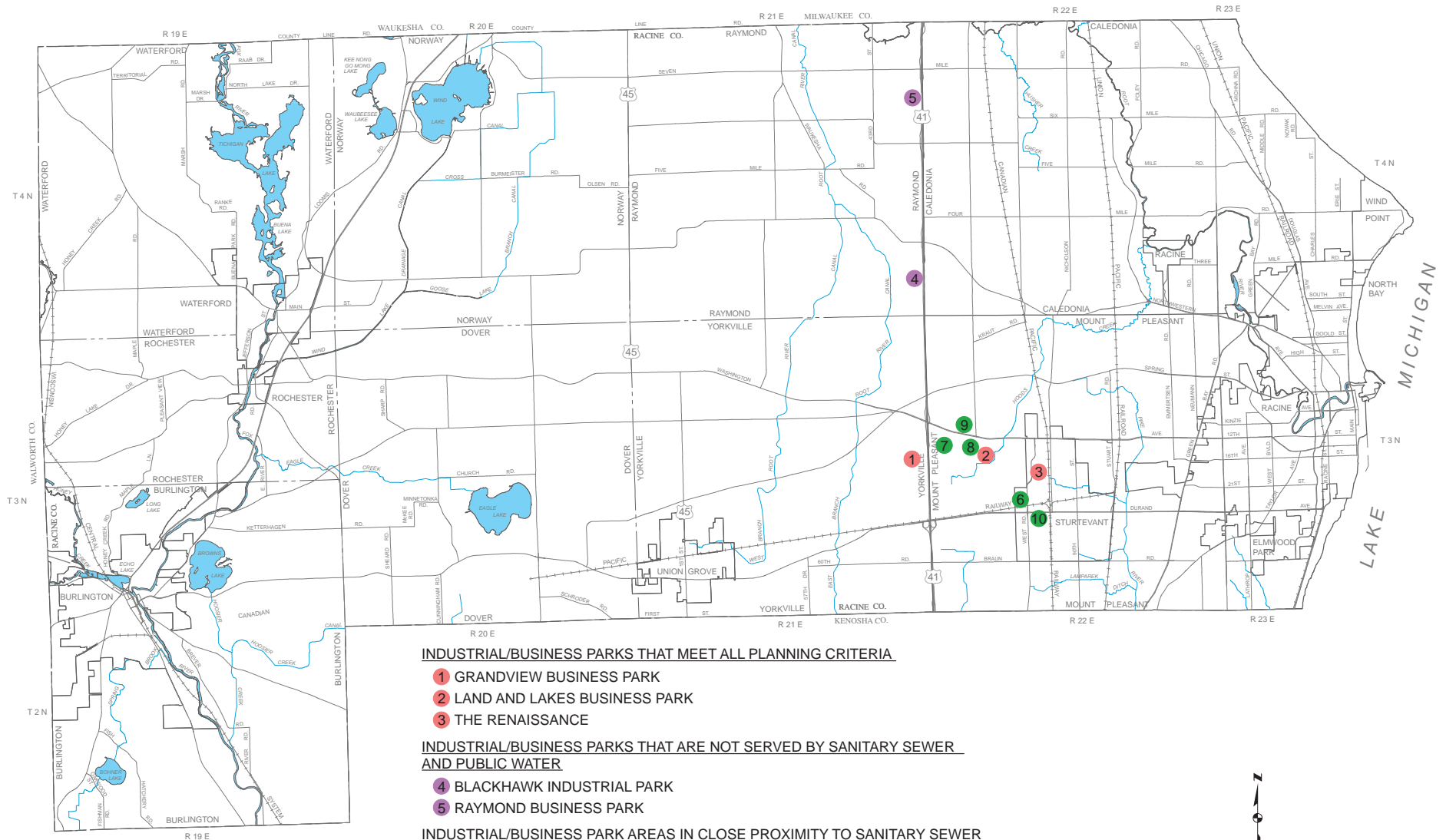
<sup>a</sup>Includes entire park area.

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

Source: SEWRPC.

### Map 3

## INDUSTRIAL/BUSINESS PARKS AND INDUSTRIAL/BUSINESS PARK AREAS IN RACINE COUNTY THAT ARE LOCATED IN THE IH 94 CORRIDOR



#### INDUSTRIAL/BUSINESS PARKS THAT MEET ALL PLANNING CRITERIA

- 1 GRANDVIEW BUSINESS PARK
- 2 LAND AND LAKES BUSINESS PARK
- 3 THE RENAISSANCE

#### INDUSTRIAL/BUSINESS PARKS THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER

- 4 BLACKHAWK INDUSTRIAL PARK
- 5 RAYMOND BUSINESS PARK

#### INDUSTRIAL/BUSINESS PARK AREAS IN CLOSE PROXIMITY TO SANITARY SEWER AND PUBLIC WATER SERVICE

- 6 ENTERPRISE BUSINESS PARK
- 7 MOUNT PLEASANT COMMERCE CENTER
- 8 PARK 94 AT MOUNT PLEASANT
- 9 PARK 94 AT MOUNT PLEASANT NORTH
- 10 SISSON SITE



Graphic Scale

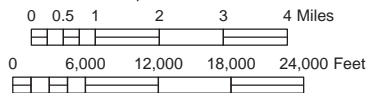




Table 5

**DEVELOPMENT RATES AT INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY  
THAT MEET ALL PLANNING CRITERIA AND ARE LOCATED IN THE IH 94 CORRIDOR**

Site Name	Year Available for Development	Year When Fully Developed/ Committed	Development Rate <sup>a</sup> (Acres/Year)								
			1970-1975	1975-1980	1980-1985	1985-1990	1990-1995	1995-2000	2000-2005	2005-2013	1990-2013
Grandview Business Park .....	1994	--	--	--	--	--	22.5	4.2	7.4	5.2	6.4
Land and Lakes Business Park.....	2013	--	--	--	--	--	--	--	--	8.1	8.1
The Renaissance .....	1996	--	--	--	--	--	--	24.3	11.6	9.5	13.6
Total											28.1

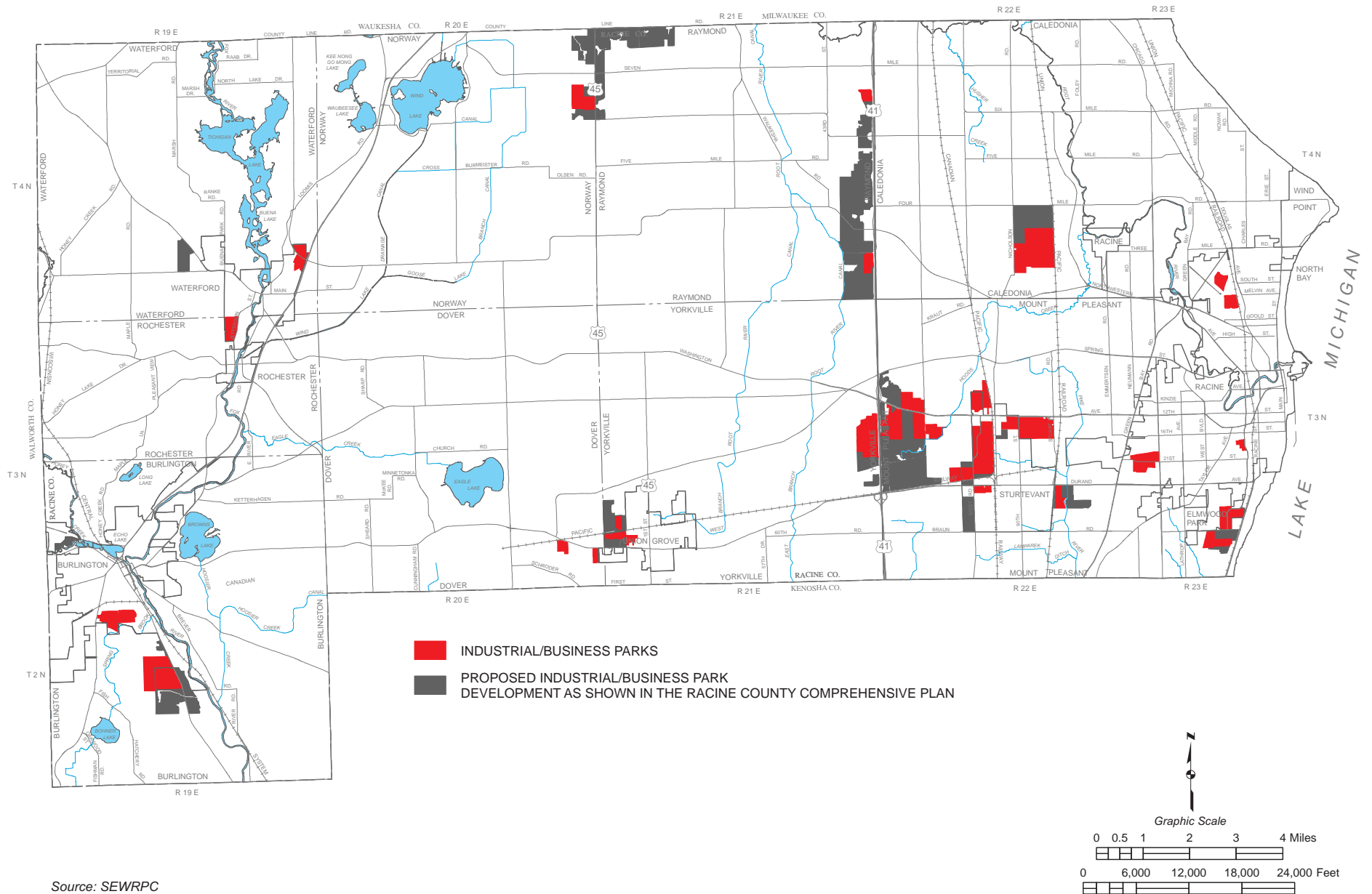
*Note: The IH 94 Corridor is defined as those areas lying within a distance of three miles from either side of IH 94.*

<sup>a</sup>*Rate based upon the area developed/committed for industrial/business uses divided by the number of years that the land was available for development.*

*Source: SEWRPC.*

Map 4

**LOCATION OF INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY COMPARED TO LANDS IDENTIFIED  
IN THE RACINE COUNTY COMPREHENSIVE PLAN FOR FUTURE INDUSTRIAL/BUSINESS PARK DEVELOPMENT**



Source: SEWRPC



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## **APPENDIX**



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## **Appendix A**

### **INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER**



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**Map A-1**

**LOCATION OF INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER**

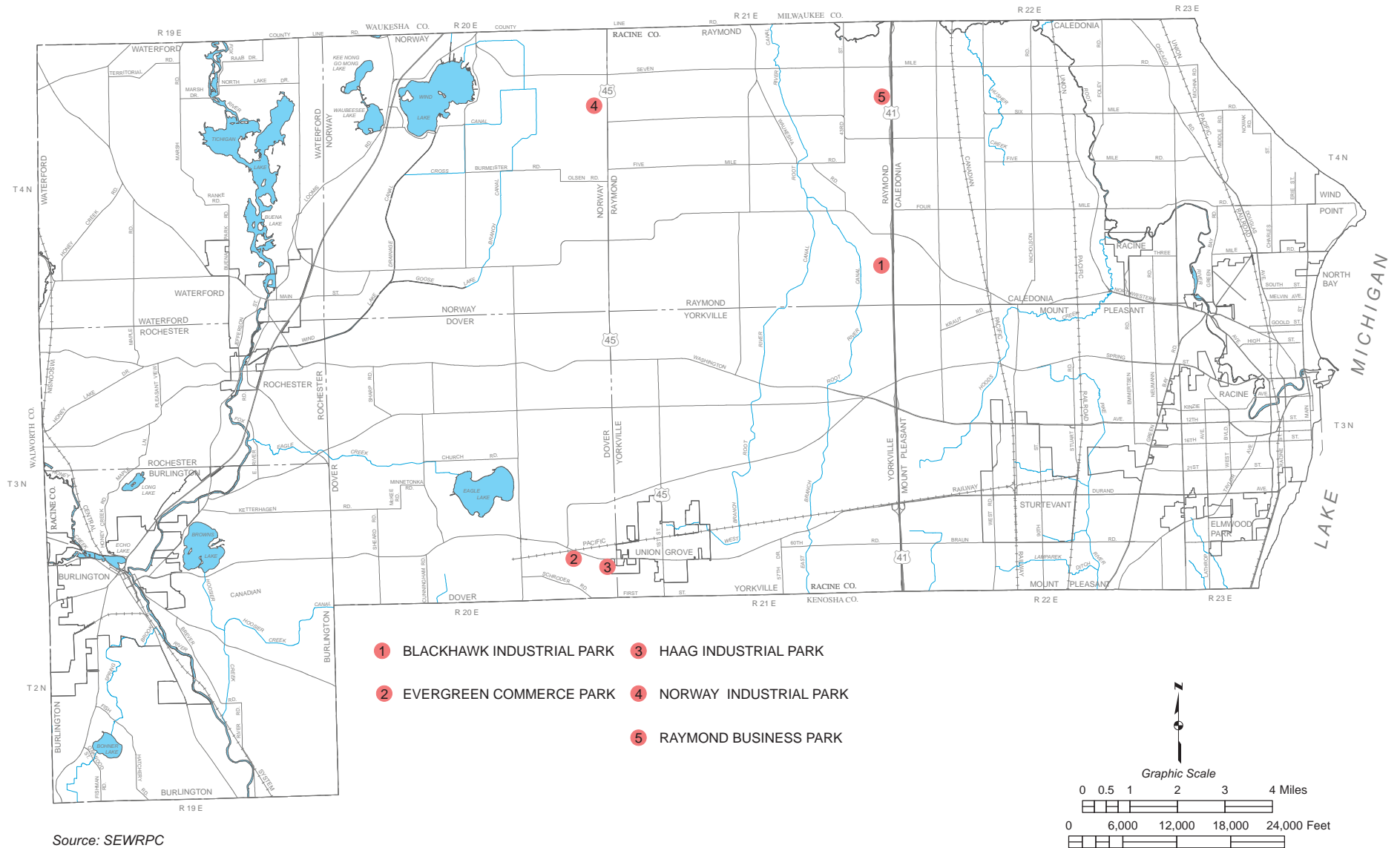




Figure A-1

BLACKHAWK INDUSTRIAL PARK



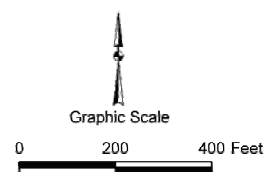
Developed/Committed

NONE	1970	NONE	1990
NONE	1975		
NONE	1980		
NONE	1985		

NONE 2013

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

NONE Available Land (Undeveloped/Uncommitted as of November 2013)

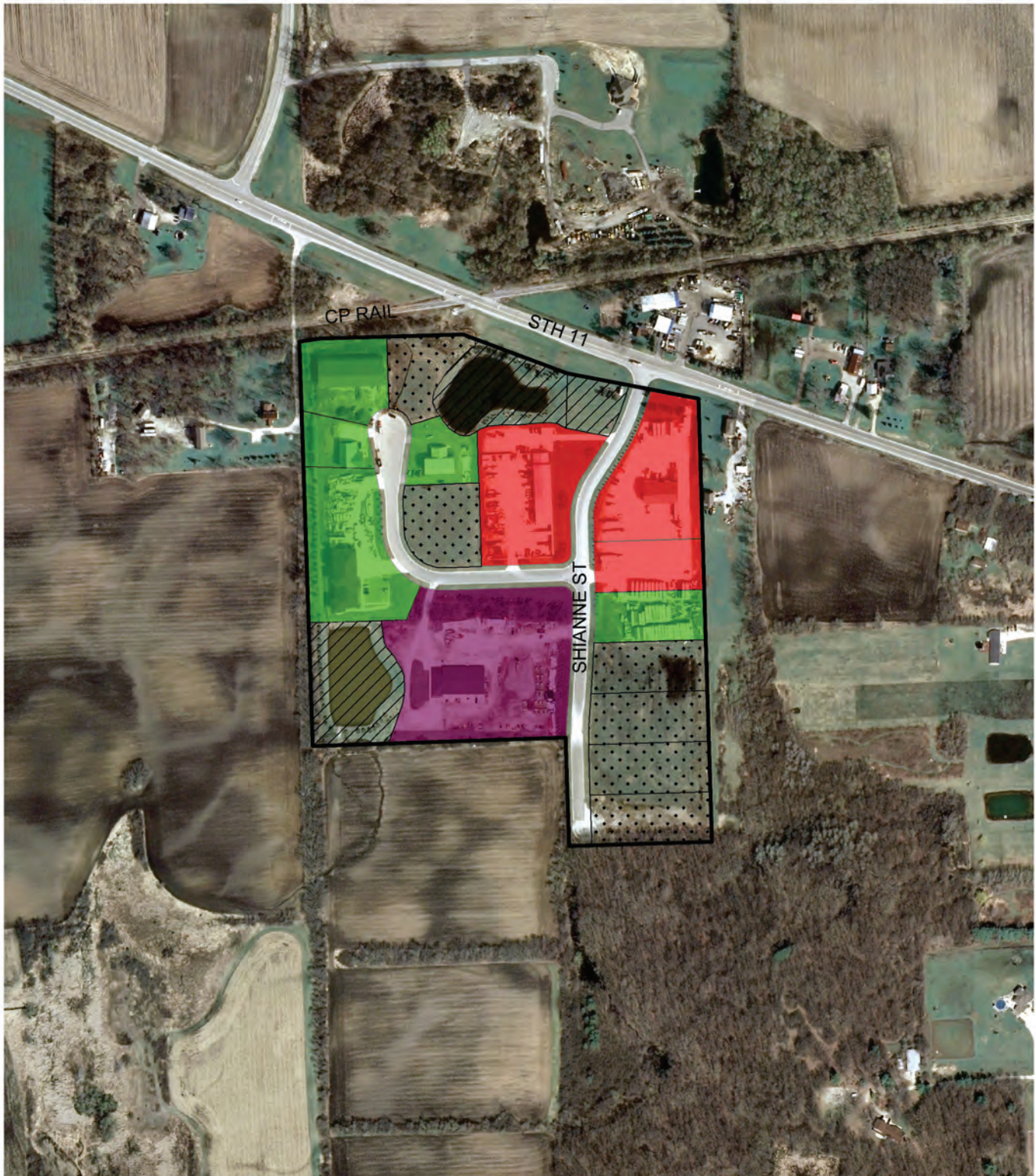


Source: SEWRPC.

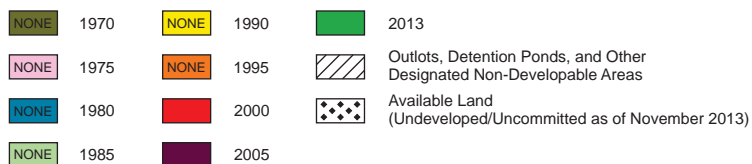


Figure A-2

EVERGREEN COMMERCE PARK



Developed/Committed



Source: SEWRPC.

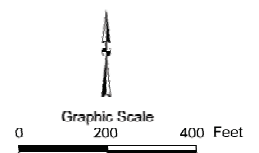
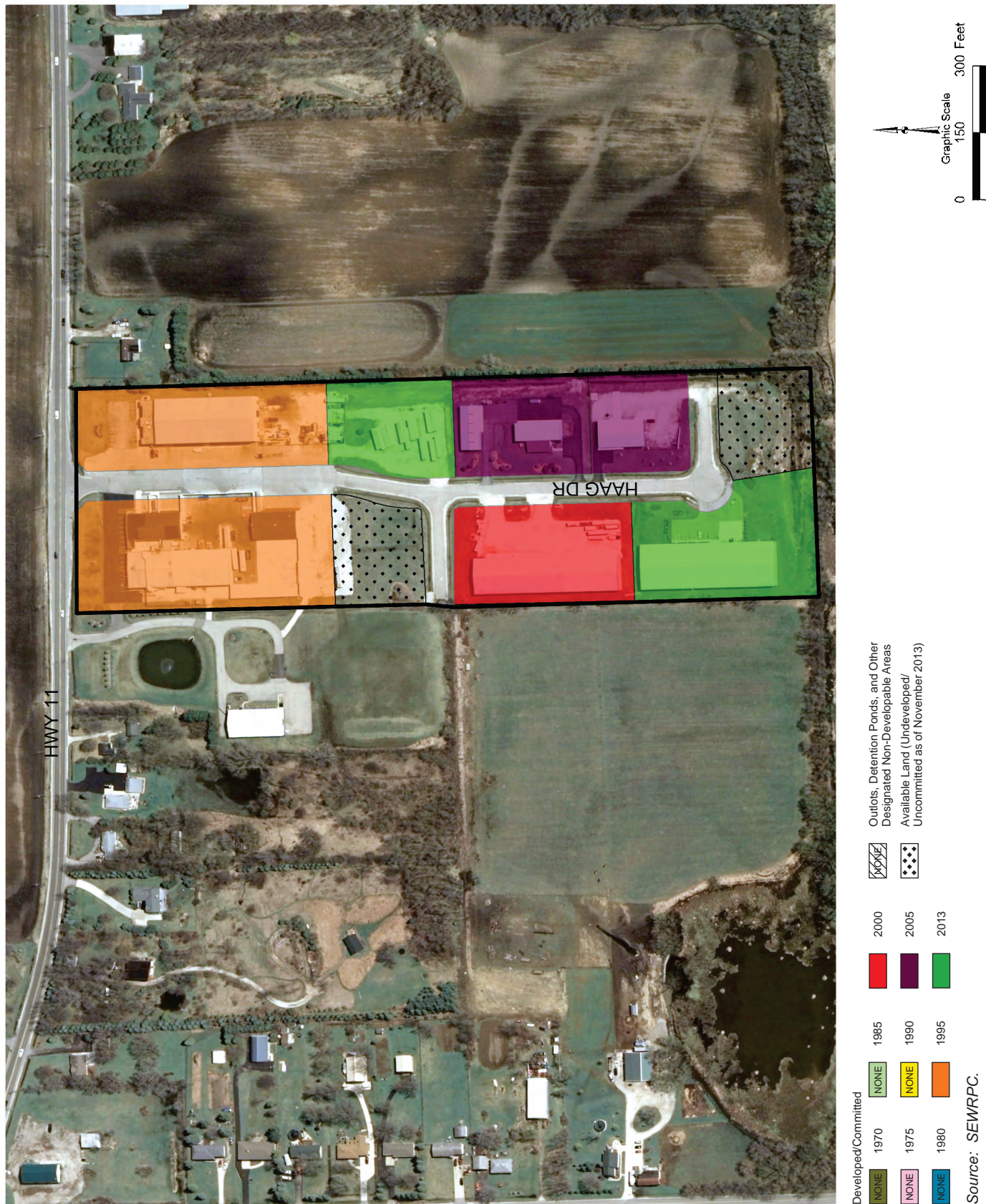




Figure A-3  
HAAG INDUSTRIAL PARK

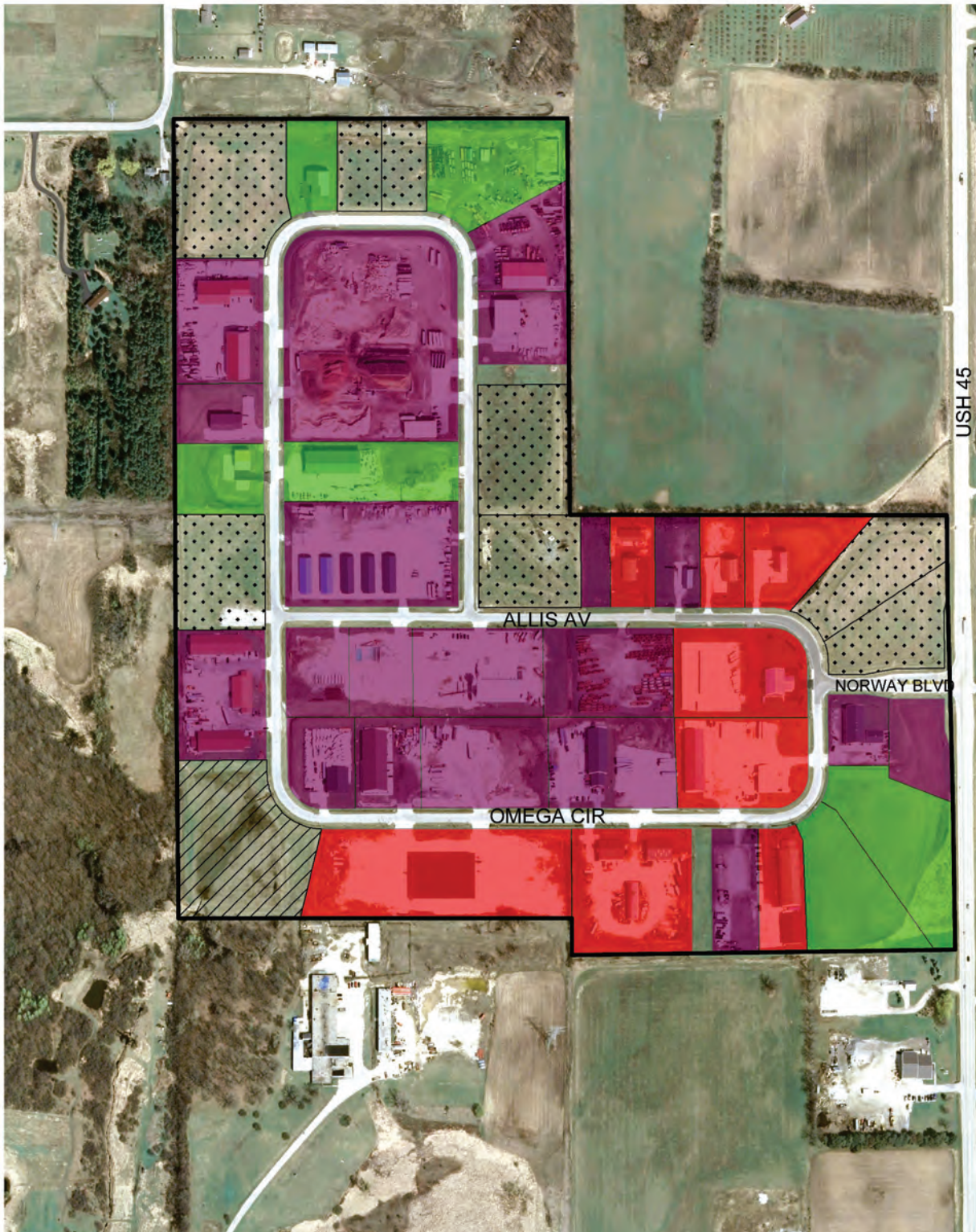


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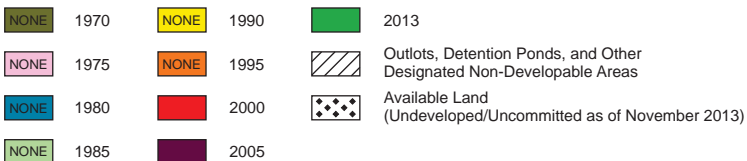


Figure A-4

NORWAY INDUSTRIAL PARK



Developed/Committed



Source: SEWRPC.

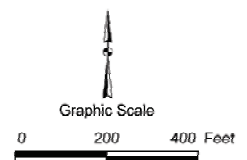
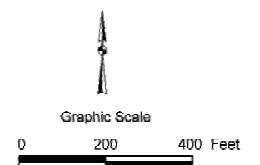
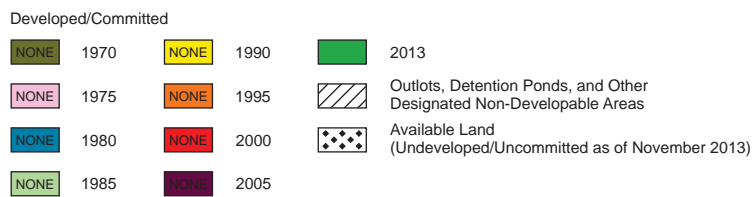




Figure A-5  
RAYMOND BUSINESS PARK



Source: SEWRPC.

Table A-1

**HISTORIC DEVELOPMENT OF INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY  
THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER**

Site Name	Gross Area <sup>a</sup> (Acres)	Net Area <sup>b</sup> (Acres)	Amount of Land Developed/Committed for Industrial/Business Uses (Acres)				Total Net Area Developed/ Committed 1990-2013 (Acres)
			1990-1995	1995-2000	2000-2005	2005-2013	
Blackhawk Industrial Park.....	48.8	44.3	22.6	18.1	3.6	- -	44.3
Evergreen Commerce Park .....	33.7	25.3	- -	6.4	5.3	6.6	18.3
Haag Industrial Park .....	19.4	16.3	5.7	2.0	2.7	3.7	14.1
Norway Industrial Park.....	123.6	104.8	- -	21.7	48.9	15.3	85.9
Raymond Business Park .....	36.3	27.5	- -	- -	- -	6.5	6.5
Total	261.8	218.2	28.3	48.2	60.5	32.1	169.1

<sup>a</sup>Includes entire park area.

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

Source: SEWRPC.



Table A-2

**DEVELOPMENT RATES AT INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY  
THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER**

Site Name	Year Available for Development	Year When Fully Developed/Committed	Development Rate <sup>a</sup> 1990-2013 (Acres/Year)
Blackhawk Industrial Park.....	1990	2005	3.0
Evergreen Commerce Park .....	1996	- -	1.1
Haag Industrial Park .....	1990	- -	0.6
Norway Industrial Park.....	1996	- -	5.1
Raymond Business Park .....	2013	- -	6.5
Total			16.3

<sup>a</sup>Rate based upon the area developed/committed for industrial/business uses divided by the number of years that the land was available for development.

Source: SEWRPC.

**Table A-3**

**DEVELOPABLE LAND REMAINING IN INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY  
THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER**

Site Name	Net Site Area <sup>a</sup> (Acres)	Area Developed/ Committed for Industrial/ Business Uses (Acres)	Remaining Available Developable Area (Acres)
Blackhawk Industrial Park .....	44.3	44.3	0.0
Evergreen Commerce Park.....	25.3	18.3	7.0
Haag Industrial Park.....	16.3	14.1	2.2
Norway Industrial Park .....	104.8	85.9	18.9
Raymond Business Park.....	27.5	6.5	21.0
Total	218.2	169.1	49.1

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

Source: SEWRPC.



Table A-4

**PROJECTED NUMBER OF YEARS UNTIL REMAINING SUPPLY OF AVAILABLE  
DEVELOPABLE LAND IN INDUSTRIAL/BUSINESS PARKS IN RACINE COUNTY  
THAT ARE NOT SERVED BY SANITARY SEWER AND PUBLIC WATER WILL BE EXHAUSTED**

Site Name	1990-2013 Development Rate	Available Developable Area	
		Area Remaining: 2013 (Acres)	No. of Years Until Fully Developed
Blackhawk Industrial Park.....	3.0	0.0	- -
Evergreen Industrial Park .....	1.1	7.0	6.4
Haag Industrial Park .....	0.6	2.2	3.7
Norway Industrial Park.....	5.1	18.9	3.1
Raymond Business Park.....	6.5	21.0	3.2
Total	16.3	49.1	3.0

Source: SEWRPC.