





MAP 2

PARCELS SELECTED FOR
DETAILED STUDY

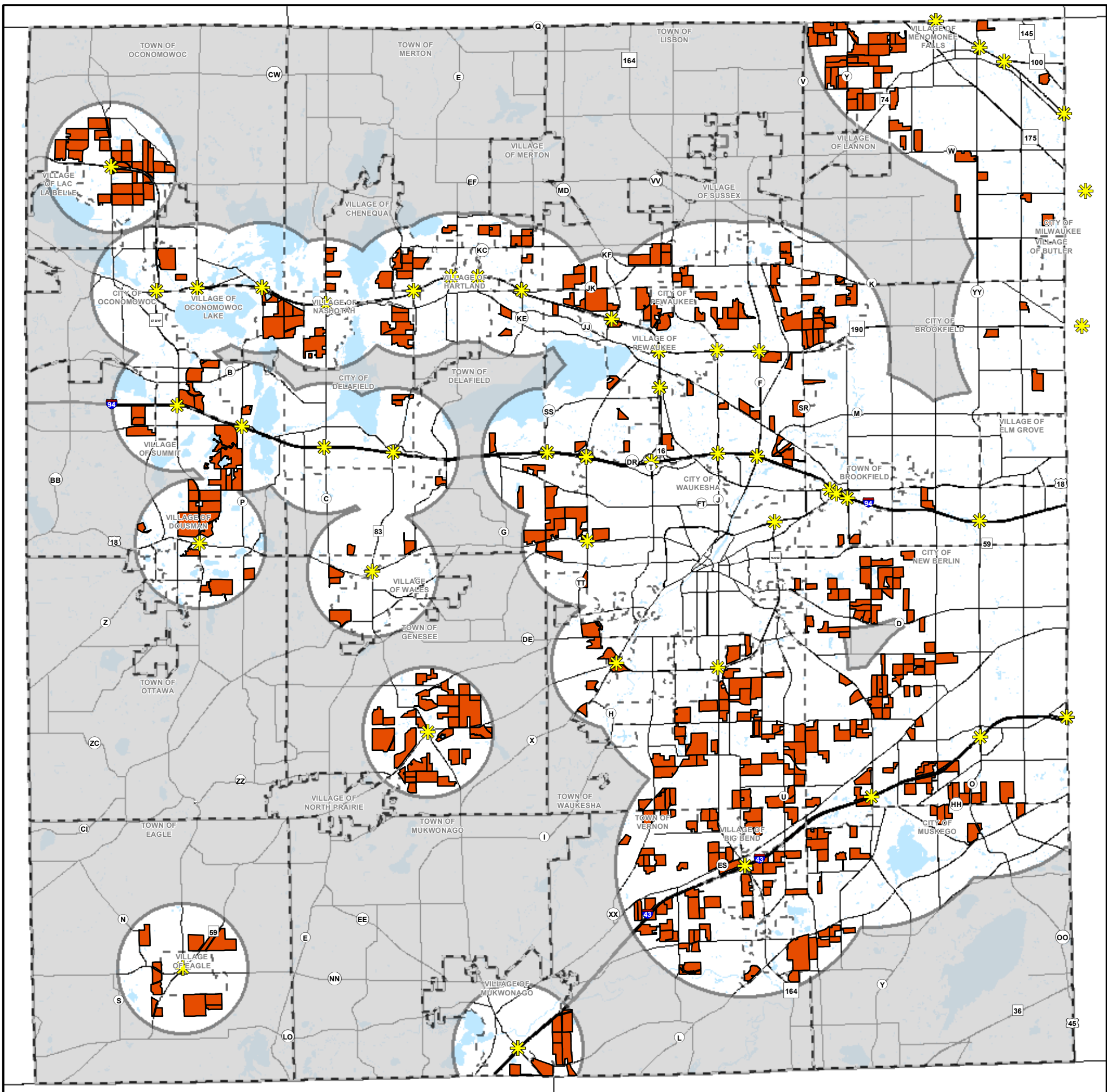
WAUKESHA COUNTY

 Selected Parcels
Number of Parcels: 449
Total Acres: 20,641
Developable Acres: 13,998

 Major Transportation Node
 Civil Division Boundary
 Study Area



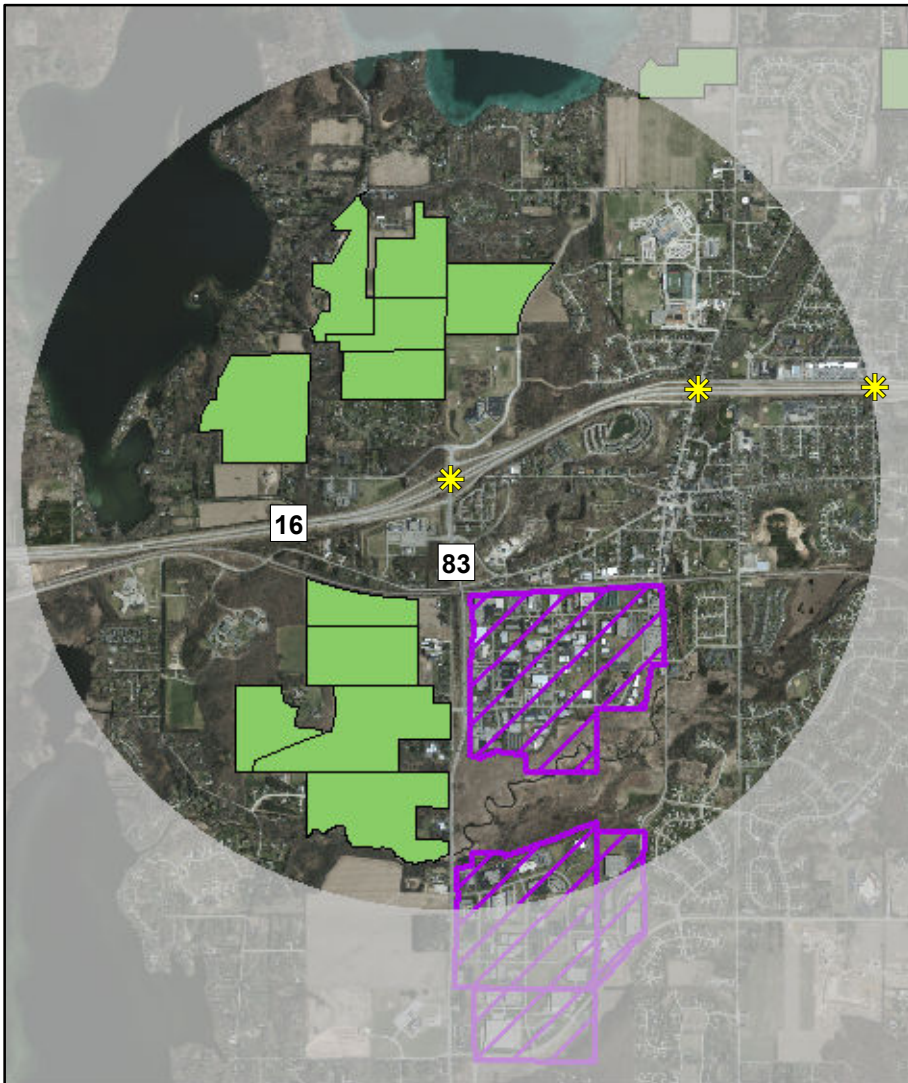
Prepared by the Waukesha County
Department of Parks and Land Use
Planning & Zoning Division
July 20, 2017




MAP 3

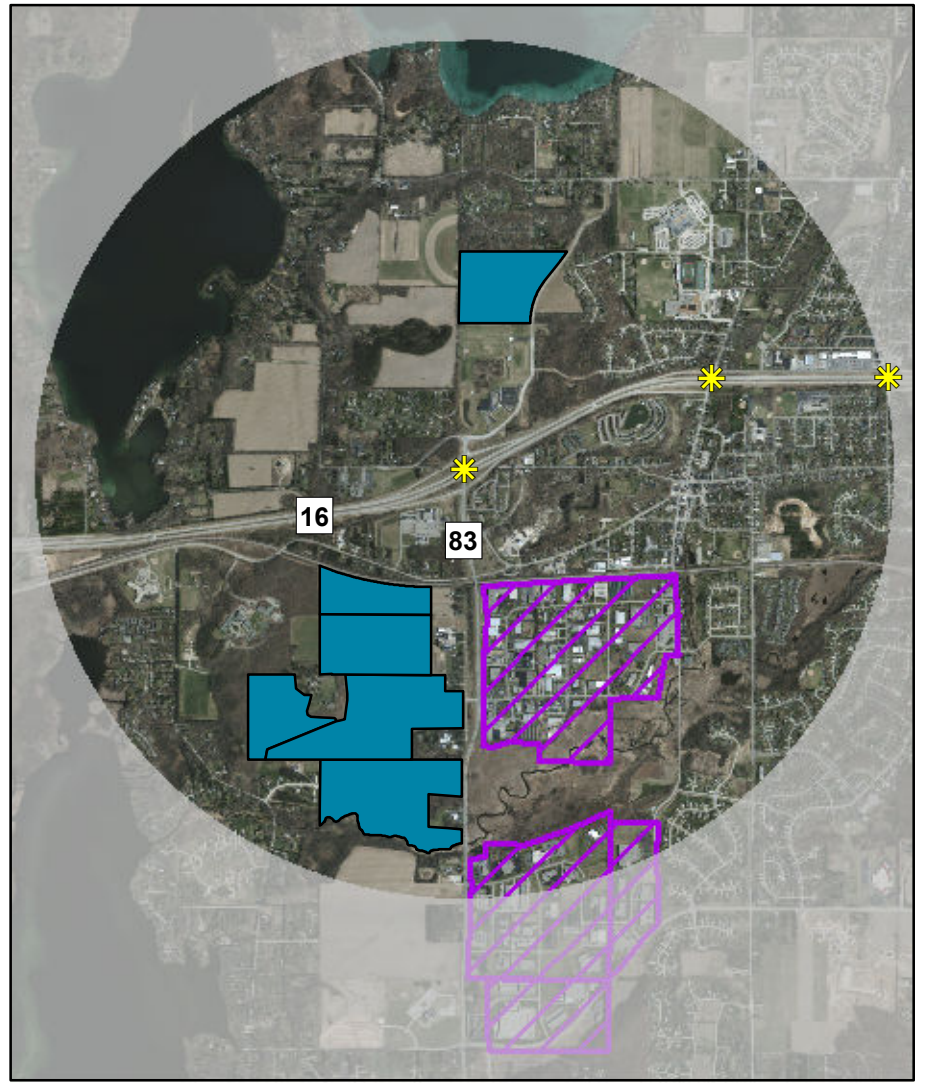
DETAILED PARCEL ANALYSIS: S.T.H. 16 / S.T.H. 83 FOCUS AREA

Map 3a



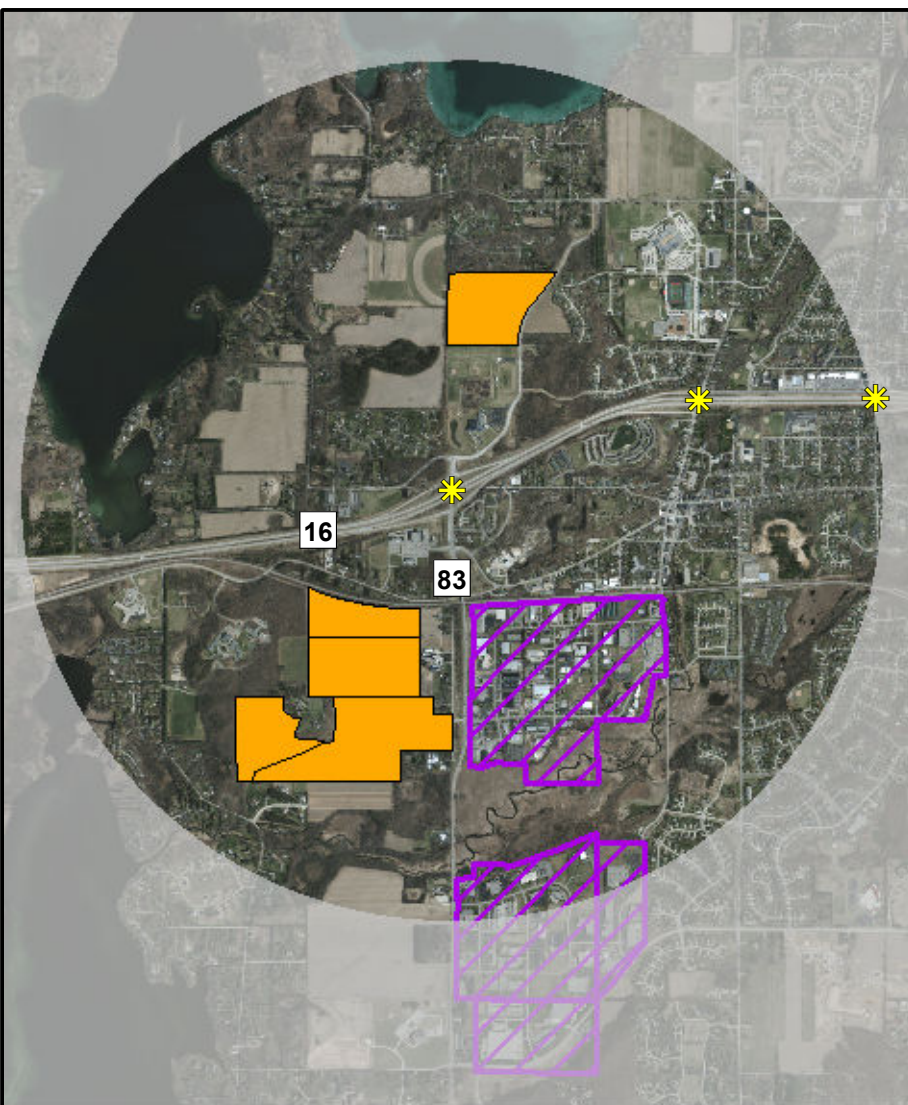
 Queries Applied: 1) 10+ Developable Acres

Map 3b



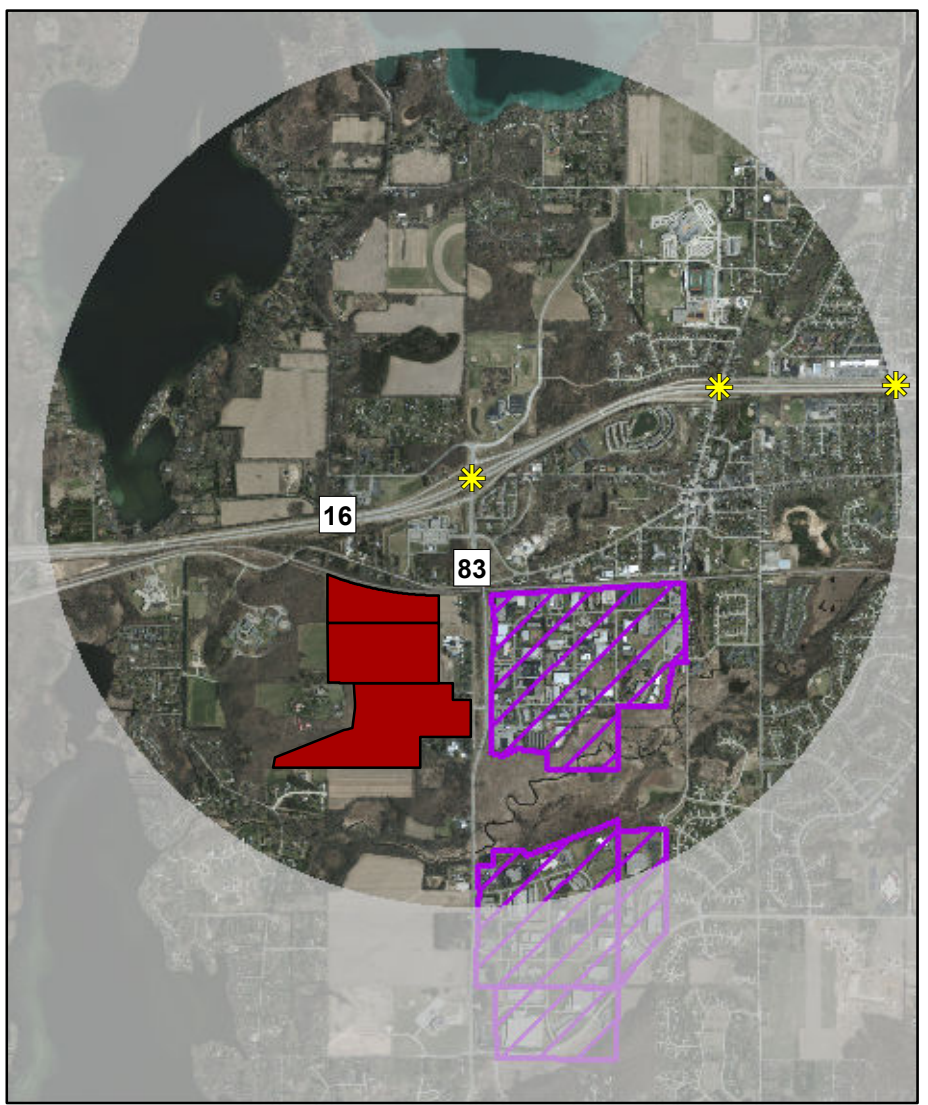
 Queries Applied: 1) 10+ Developable Acres
2) Planned Sewer Service Area

Map 3c

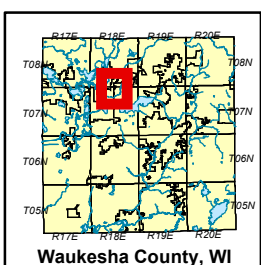


 Queries Applied: 1) 10+ Developable Acres
2) Planned Sewer Service Area
3) <= One Mile to Major Transportation Node

Map 3d



 Queries Applied: 1) 10+ Developable Acres
2) Planned Sewer Service Area
3) <= One Mile to Major Transportation Node
4) "A" or "B" Neighborhood Compatibility Ranking





 Major Transportation Node
 Existing Business Park



EXHIBIT B: DETAILED PARCEL ANALYSIS: S.T.H. 16/S.T.H. 83 FOCUS AREA

PARCEL DATA

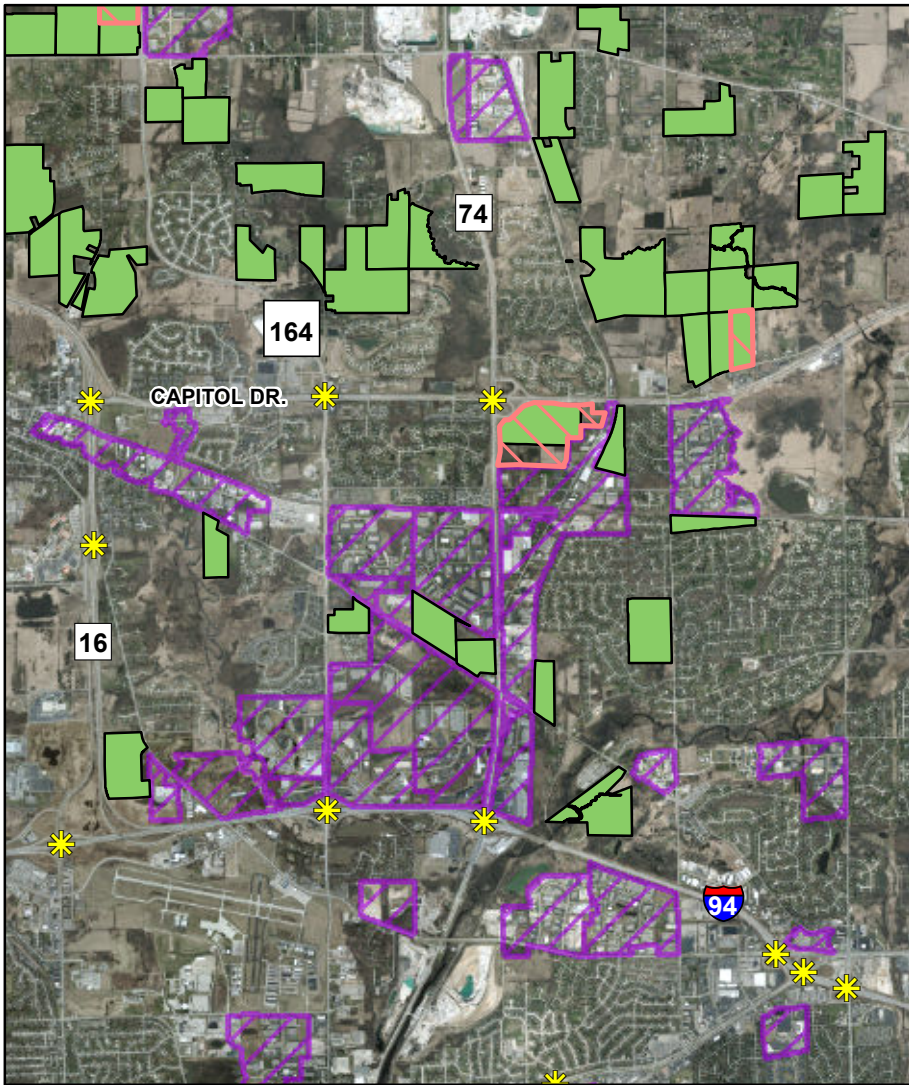
Query	Parcel										
	V/Chenequa	V/Chenequa	C/Delafield	C/Delafield	C/Delafield	C/Delafield	C/Delafield	T/Merton	T/Merton	T/Merton	T/Merton
Municipality	V/Chenequa	V/Chenequa	C/Delafield	C/Delafield	C/Delafield	C/Delafield	C/Delafield	T/Merton	T/Merton	T/Merton	T/Merton
Tax Key	CHQV0419998	CHQV0417991005	DELCO736988001	DELCO736989	DELCO733974	DELCO753995	DELCO736997	MRTT0417997	MRTT0420988	MRTT0417996	MRTT0422985
Total Acres	79	43	79	52	30	76	34	39	40	35	47
Wetlands/Surface Water (in acres)	0	0	0	0	0	34	0	0	0	0	0
Floodplain (in acres)	0	0	0	0	0	19	0	0	0	0	0
P.E.C. (in acres)	3	3	0	7	1	51	22	0	16	13	28
Developable Acres (devoid of wetlands/floodplain/P.E.C.)	76	40	79	45	29	25	12	39	24	22	19
Hydric Soils Present (in acres)	1	0	0	0	0	1	0	0	0	0	0
Sewered Lands (Yes/No)	N	N	N	N	N	N	N	N	N	N	N
Proximity to Sewered Lands: A=<0.25; B=0.25-.49; C>=0.5 miles	B	B	A	A	A	A	A	A	A	A	A
Within a Planned (Refined) Sewer Service Area (Yes/No)	N	N	Y	Y	Y	Y	Y	N	N	N	Y
Proximity to Planned (Refined) Sewer Service Area A=<0.25; B=0.25-.49; C>=0.5 miles	A	B	A	A	A	A	A	A	A	A	A
Within Adopted Water service area (Yes/No)	N	N	N	N	N	N	N	N	N	N	N
Proximity to Existing Public Water Service A=<0.25; B=0.25-.49; C>=0.5 miles	B	B	A	A	B	B	C	A	A	A	A
Proximity to existing arterials/highways A=abutting; B= ≤500 ft.; C=>500 ft.	A	A	B	C	B	A	C	B	C	B	A
Proximity to planned arterials/highways A=abutting; B= ≤500 ft.; C=>500 ft.	C	C	C	C	C	C	C	C	C	C	C
Within one mile of transportation node (Yes/No)	Y	Y	Y	Y	Y	N	Y	Y	Y	Y	Y
Rail Service Proximity A=abutting; B=≤0.25 miles; C=>0.25 miles	C	C	C	B	A	C	C	C	C	C	C
Within 0.25 miles of transit station (Yes/No)	N	N	N	N	N	N	N	N	N	N	N
Proximity to existing business park A=<0.25; B=0.25-.49; C>=0.5 miles	C	C	B	B	B	B	C	C	C	C	C
Proximity to proposed business park A=within; B=<0.25; C=0.25-.49; D>=0.5 miles	D	D	D	D	D	D	D	D	D	D	D
Proximity to existing TIF districts A=within; B=≤500 ft.; C=>500 ft.	C	C	C	C	C	C	C	C	C	C	C
Land Use Plan(s) Consistency (Yes/No)	N	N	N	N	N	N	N	N	N	N	N
Land Use Conflicts/Neighborhood Compatibility A=most compatible; B=somewhat compatible; C=least compatible	C	C	A	A	A	B	C	C	C	C	C
Critical Mass Assessment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

*Bold indicates parcels shown in Map 3d

MAP 4

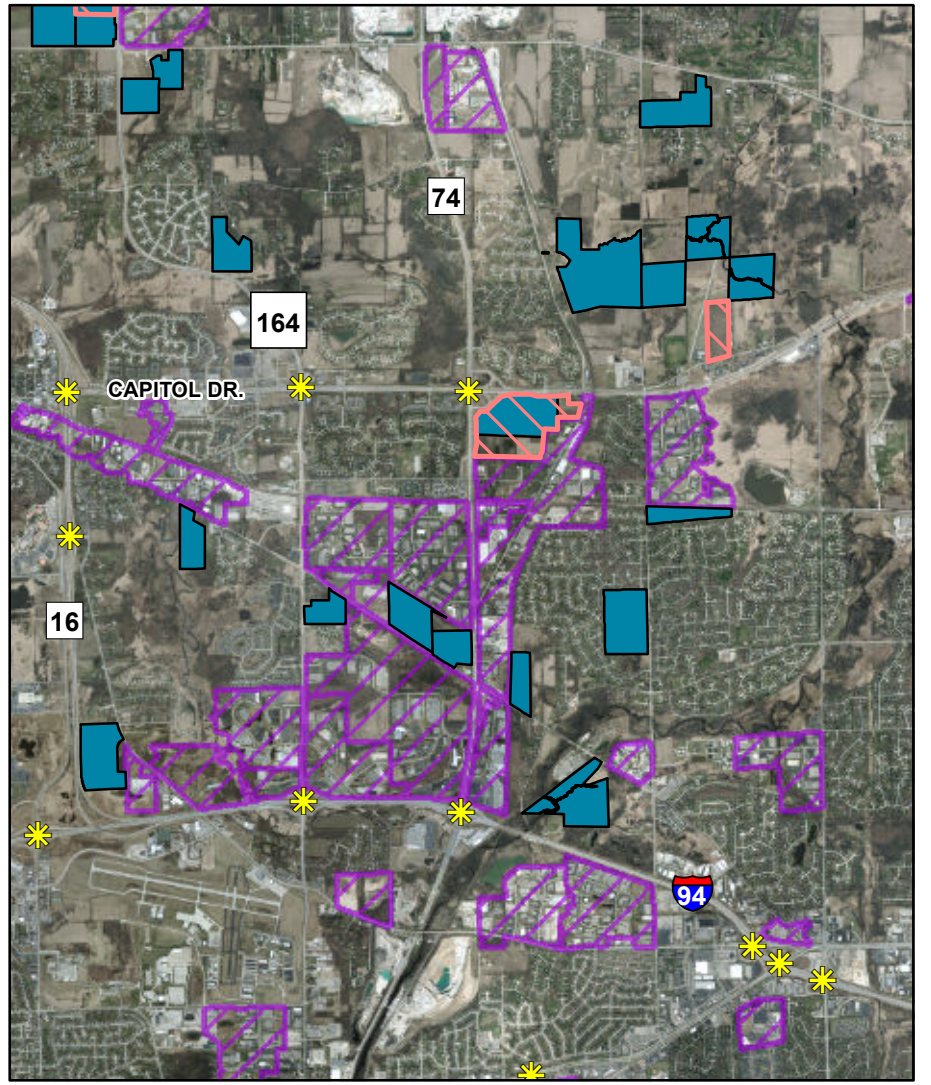
DETAILED PARCEL ANALYSIS: CAPITOL DR. / I-94 VICINITY

Map 4a



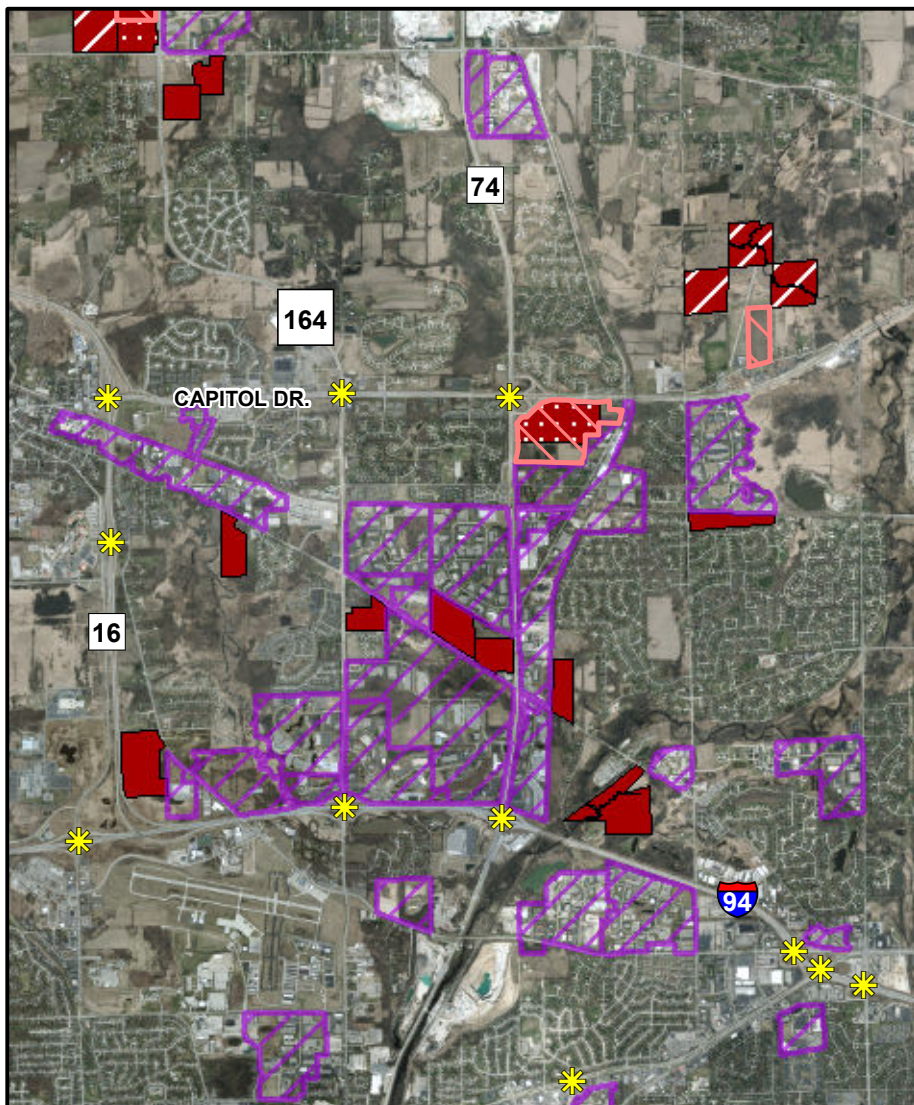
■ Query Applied: 1) 10+ Developable Acres

Map 4b



■ Queries Applied: 1) 10+ Developable Acres
2) Planned Sewer Service Area
3) Abutting Existing or Proposed Arterial Road

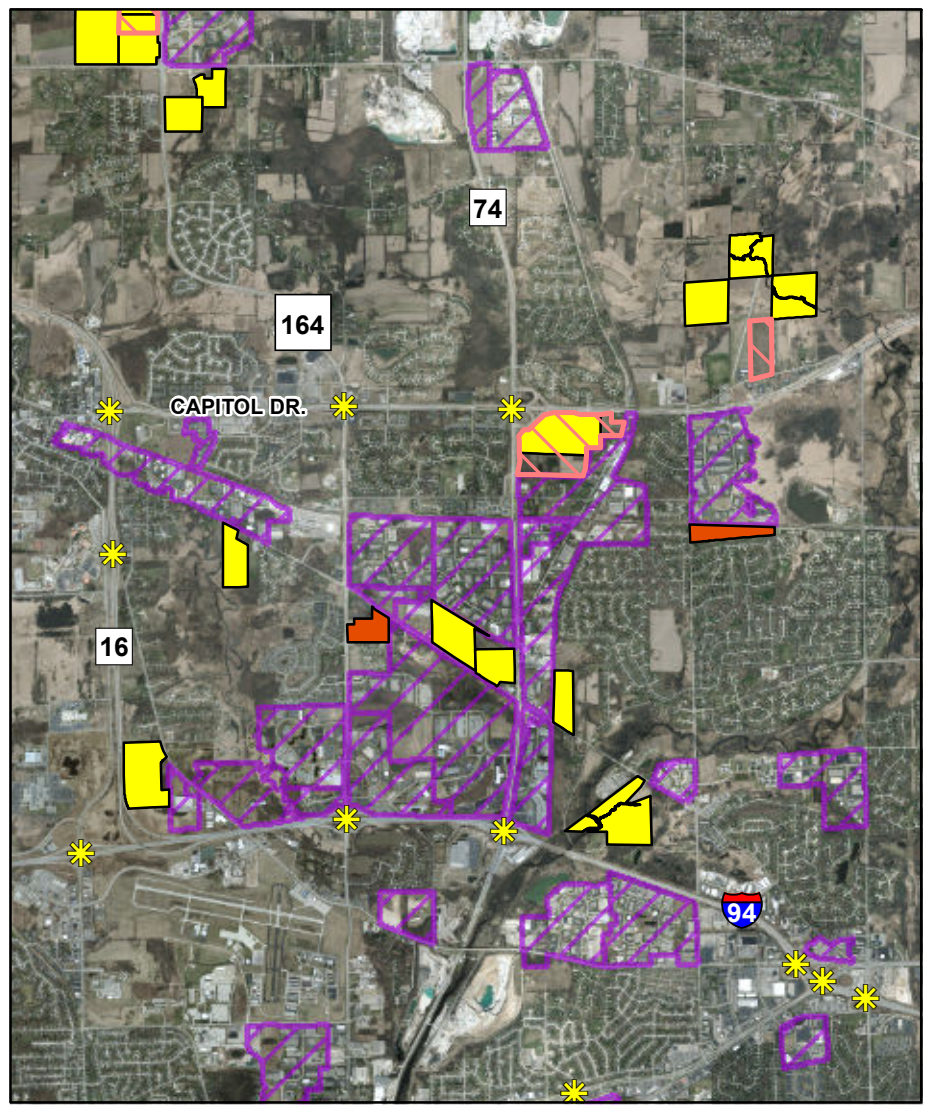
Map 4c



Queries Applied: 1) 10+ Developable Acres
2) Planned Sewer Service Area
3) Abutting Existing or Proposed Arterial Road
4) Proximity to Business Parks

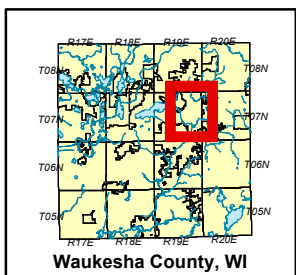
■ Within 1/4 Mile of Existing Business Park
■ Within 1/4 Mile of Proposed Business Park
■ Within a Proposed Business Park & Within 1/4 Mile of Existing Business Park

Map 4d



Queries Applied: 1) 10+ Developable Acres
2) Planned Sewer Service Area
3) Abutting Existing or Proposed Arterial Road
4) Within 1/4 Mile of Existing & Proposed Business Park
5) Neighborhood Compatibility Ranking

■ "A" Neighborhood Compatibility Ranking
■ "B" Neighborhood Compatibility Ranking




■ Proposed Business Park Area
■ Existing Business Park
★ Major Transportation Node




MAP 5 PLANNED LAND USE & NEIGHBORHOOD COMPATIBILITY ANALYSIS

WAUKESHA COUNTY






Parcels Planned for Other Uses with Commercial Potential

 "A" Neighborhood Compatibility Ranking

Number of Parcels: 40
Developable Acres: 1,385

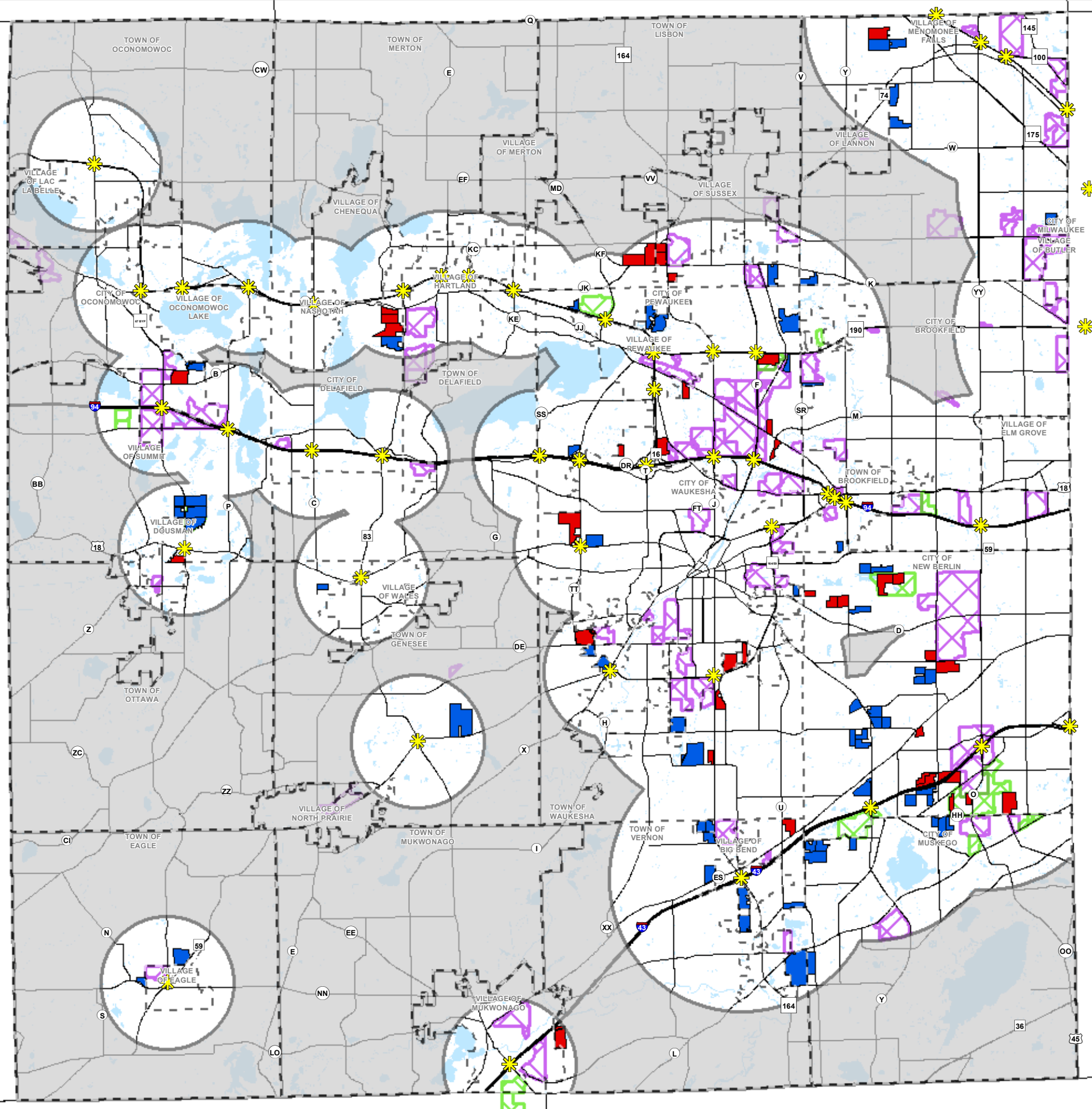
 "B" Neighborhood Compatibility Ranking

Number of Parcels: 63
Developable Acres: 2,322

-  Major Transportation Node
-  Civil Division Boundary
-  Proposed Business Park Area
-  Existing Business Park
-  Study Area




Prepared by the Waukesha County
Department of Parks and Land Use
Planning & Zoning Division
July 20, 2017





MAP 6




DETAILED PARCEL ANALYSIS: TIF DISTRICTS

WAUKESHA COUNTY

-  TIF Districts
Number of TIF Districts: 1,219
Total Acres: 4,613

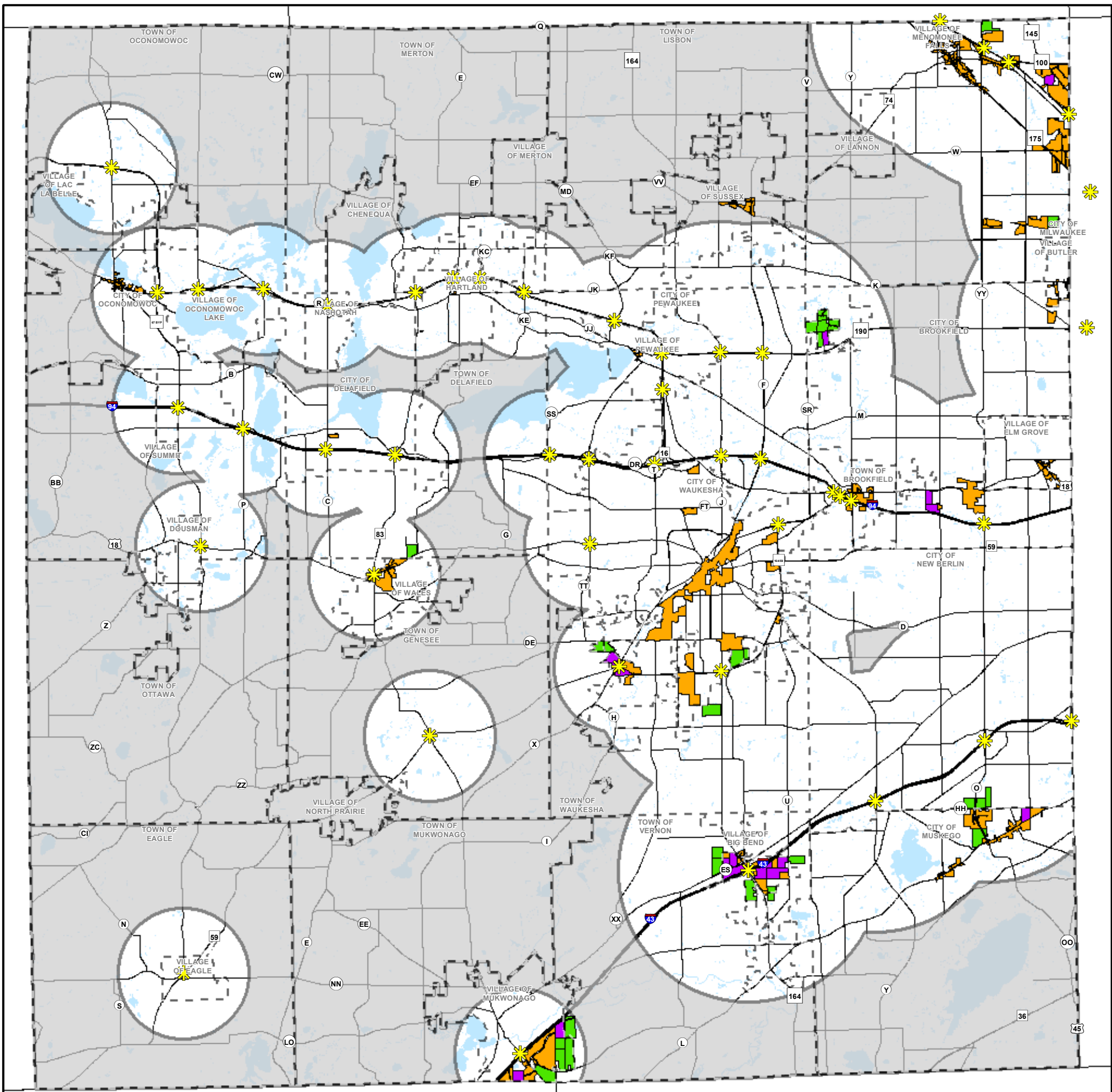
-  Parcels within a TIF District
Number of Parcels: 15
Developable Acres: 461

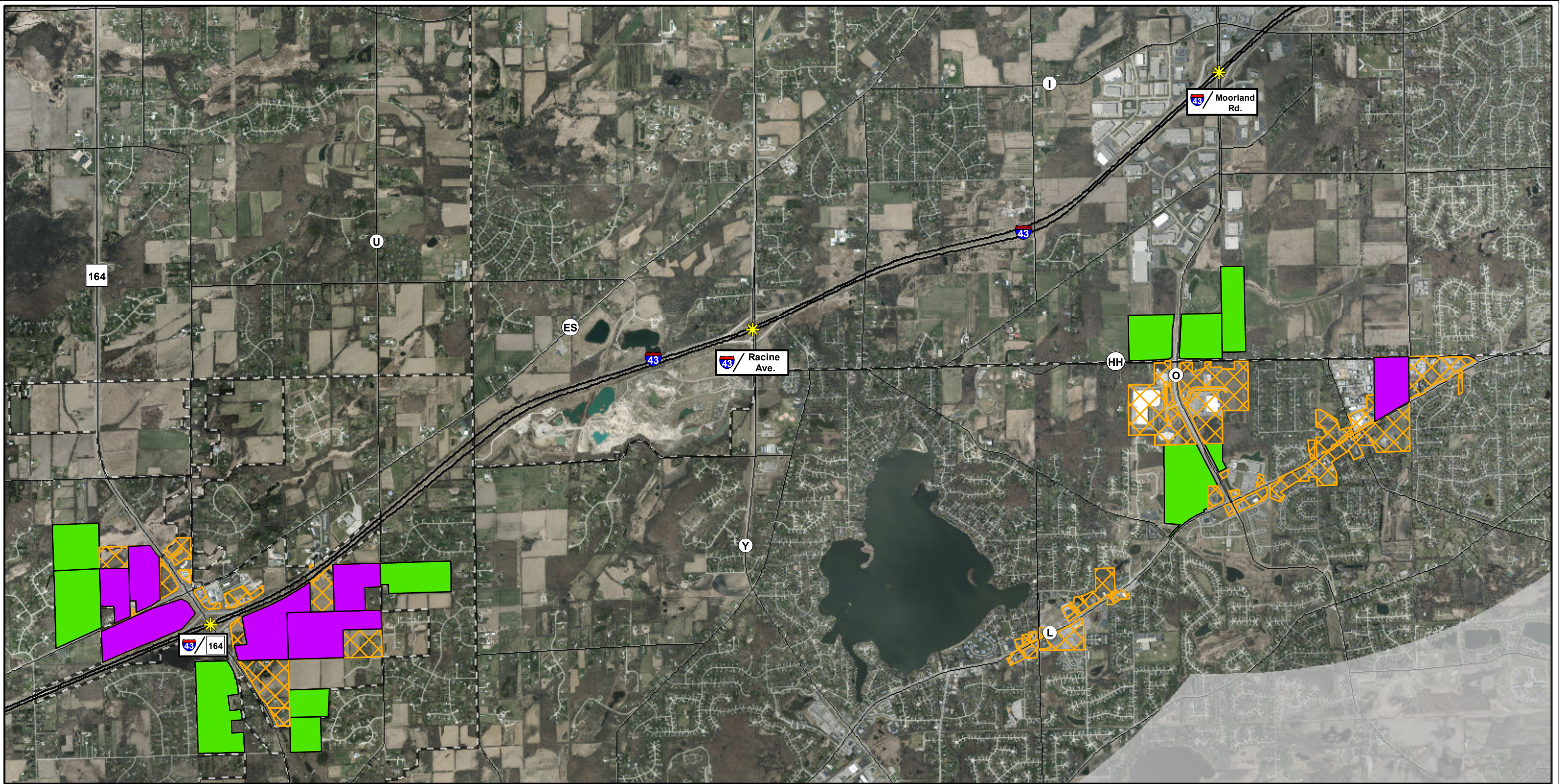
-  Parcels within 500 ft. of a TIF District
Number of Parcels: 26
Developable Acres: 813

-  Major Transportation Node
-  Civil Division Boundary
-  Study Area



Prepared by the Waukesha County
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Planning & Zoning Division
March 21, 2017











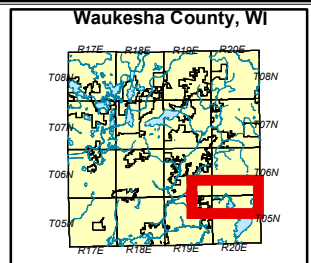
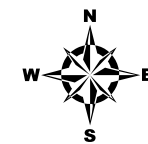
MAP 7

DETAILED PARCEL ANALYSIS: TIF DISTRICTS

BIG BEND / MUSKEGO VICINITY

-  TIF Districts
-  Parcels within a TIF District
-  Parcels within 500 ft. of a TIF District

-  Major Transportation Node
-  Civil Division Boundary
-  Not within Focus Area



Prepared by the Waukesha County
Department of Parks and Land Use
Planning & Zoning Division
March 21, 2017

**EXHIBIT C: DETAILED PARCEL ANALYSIS: TIF DISTRICTS
BIG BEND/MUSKEGO VICINITY -- PARCEL DATA**

Query	Parcel																	
	V/Big Bend	V/Big Bend	V/Big Bend	V/Big Bend	V/Big Bend	V/Big Bend	V/Big Bend	V/Big Bend	V/Big Bend	C/Muskego	C/Muskego	C/New Berlin	C/New Berlin	C/New Berlin	T/Vernon	T/Vernon	T/Vernon	T/Vernon
Tax Key	BBV2060998001	BBV2062995	BBV2057991	BBV2058998	BBV2062999001	BBV2063997	BBV2058997	BBV2058995	BBV2058995	MSKC2172999	MSKC2165999	NBC1288997	NBC1291994	NBC1288997001	VNT2061993001	VNT2053999	VNT2028996	VNT2063995
Total Acres	67	62	55	52	34	20	33	24	24	67	35	35	37	37	39	58	39	20
Wetlands/Surface Water (in acres)	0	0	0	1	1	0	13	9	9	2	3	0	8	10	3	16	18	3
Floodplain (in acres)	0	0	0	0	0	0	0	10	10	2	4	2	10	0	0	36	21	0
P.E.C. (in acres)	0	0	0	0	0	0	14	9	9	0	0	0	0	0	0	11	18	0
Developable Acres (devoid of wetlands/floodplain/P.E.C.)	67	62	55	51	34	20	19	12	12	63	31	33	27	27	35	22	18	17
Hydric Soils Present (in acres)	0	1	0	0	1	0	0	0	0	32	0	2	5	5	2	0	0	0
Sewered Lands (Yes/No)	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Proximity to Sewered Lands: A=<0.25; B=0.25-.49; C>=0.5 miles	C	C	C	C	C	C	C	C	C	A	A	A	A	A	C	C	C	C
Within a Planned (Refined) Sewer Service Area (Yes/No)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	Y
Proximity to Planned (Refined) Sewer Service Area A=<0.25; B=0.25-.49; C>=0.5 miles	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Within Adopted Water service area (Yes/No)	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
Proximity to Existing Public Water Service A=<0.25; B=0.25-.49; C>=0.5 miles	C	C	C	C	C	C	C	C	C	A	B	B	B	A	C	C	C	C
Proximity to existing arterials/highways A=abutting; B= ≤500 ft.; C=>500 ft.	B	A	A	A	A	C	A	A	A	A	A	A	B	A	A	A	C	B
Proximity to planned arterials/highways A=abutting; B= ≤500 ft.; C=>500 ft.	C	C	C	C	C	C	C	C	C	C	A	C	C	C	C	C	C	C
Within one mile of transportation node (Yes/No)	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	Y	Y	Y	Y
Rail Service Proximity A=abutting; B=≤0.25 miles; C=>0.25 miles	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Within 0.25 miles of transit station (Yes/No)	Y	N	Y	N	N	N	N	N	N	N	N	N	Y	Y	N	N	N	N
Proximity to existing business park A=<0.25; B=0.25-.49; C>=0.5 miles	C	C	B	C	B	C	C	C	C	A	A	B	A	B	C	C	C	C
Proximity to proposed business park A=within; B=<0.25; C=0.25-.49; D>=0.5 miles	D	D	D	D	D	D	D	D	D	A	A	A	A	A	D	D	D	D
Proximity to existing TIF districts A=within; B=≤500 ft.; C=>500 ft.	B	A	A	A	A	B	A	A	A	B	A	B	B	B	B	B	B	B
Land Use Plan(s) Consistency (Yes/No/Mixed Use)	N	Mixed Use	Y	Y	Mixed Use	N	Y	Mixed Use	Mixed Use	Y	Y	Y	Y	Y	N	N	N	N
Land Use Conflicts/Neighborhood Compatibility A=most compatible; B=somewhat compatible; C=least compatible	B	A	A	A	A	C	A	A	A	A	A	A	A	A	C	B	C	C
Critical Mass Assessment	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

***Bold indicates parcels within existing TIF district on Map 7; all others are within 500 ft. of a TIF district**