



# WAUKESHA COUNTY INDUSTRIAL/BUSINESS PARK LAND ABSORPTION STUDY

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**MEMORANDUM REPORT  
NUMBER 227**

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

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## SEWRPC Memorandum Report No. 227

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

#### INTRODUCTION

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

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

#### METHODOLOGY

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

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

#### STUDY FINDINGS

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

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

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

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

### ***Projections***

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

The results of this analysis are as follows:

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

### **Other Considerations**

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

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

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

## **LOCAL AND REGIONAL PLANNING**

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

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

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

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

## **CONCLUSION**

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

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

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

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

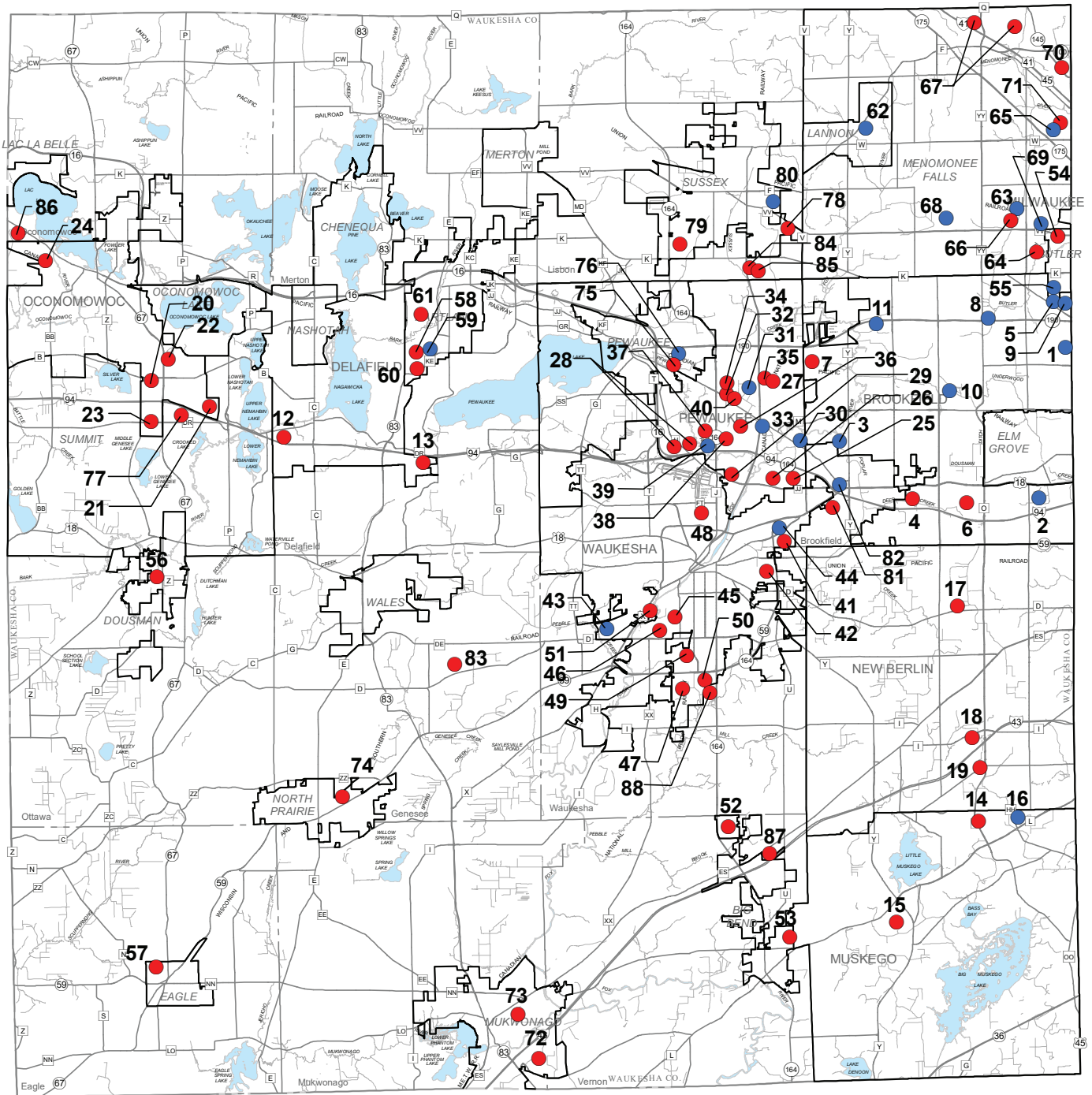
Specific recommendations include:

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

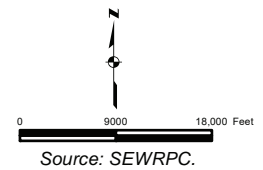


Map 1

EXISTING INDUSTRIAL AND BUSINESS PARKS IN WAUKESHA COUNTY: 2015

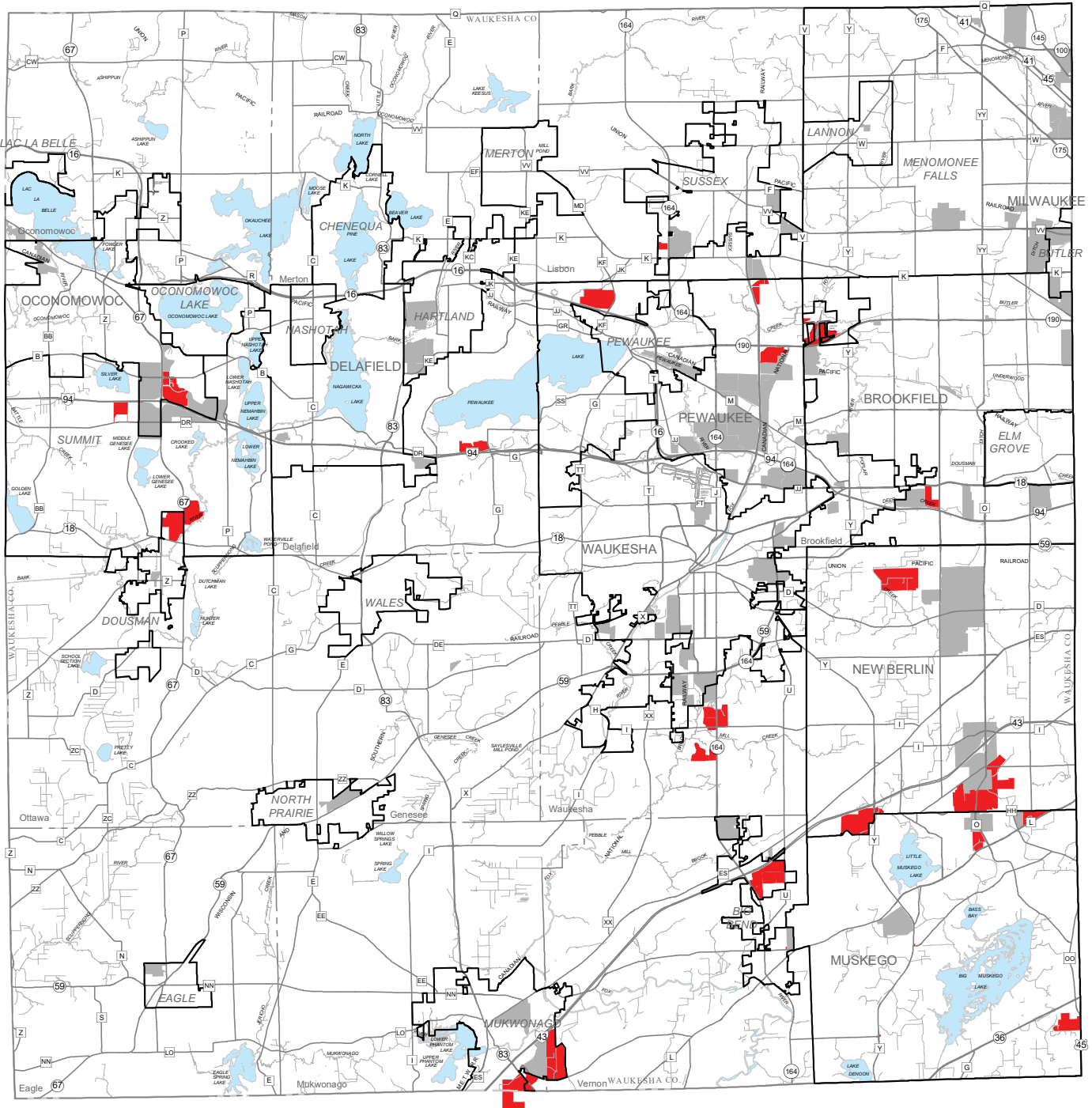


- INDUSTRIAL AND BUSINESS PARKS**
- DEVELOPABLE LAND REMAINING
  - NO DEVELOPABLE LAND REMAINING
  - 88 REFERENCE NUMBER (SEE TABLE 1)



# Map 2

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



 PROPOSED INDUSTRIAL / BUSINESS PARK AREA

 EXISTING INDUSTRIAL / BUSINESS PARKS

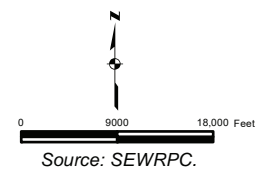


Table 1

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

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

Table 1 (continued)

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

<sup>a</sup>Corresponds to figure number.

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

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

Source: SEWRPC.



Table 2

DEVELOPABLE LAND REMAINING IN INDUSTRIAL/BUSINESS PARKS IN WAUKESHA COUNTY

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

**Table 2 (continued)**













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

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

Source: SEWRPC.

Figure 1  
124TH COMMERCE DISTRICT



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

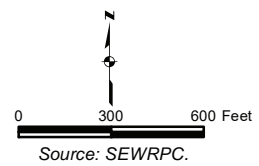
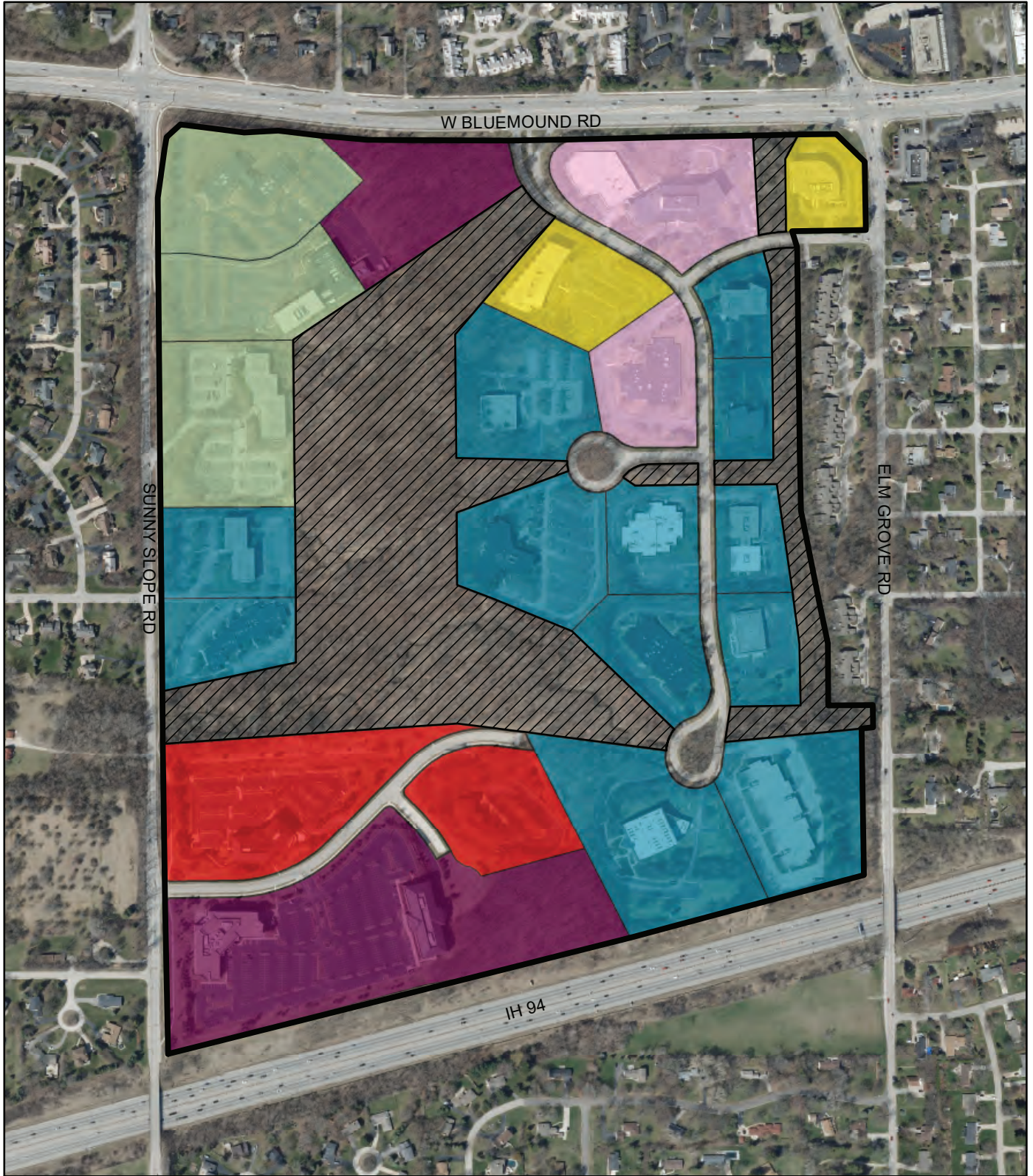
















Figure 2

BISHOP'S WOODS OFFICE PARK



Developed/Committed

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

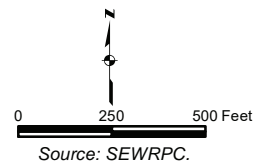
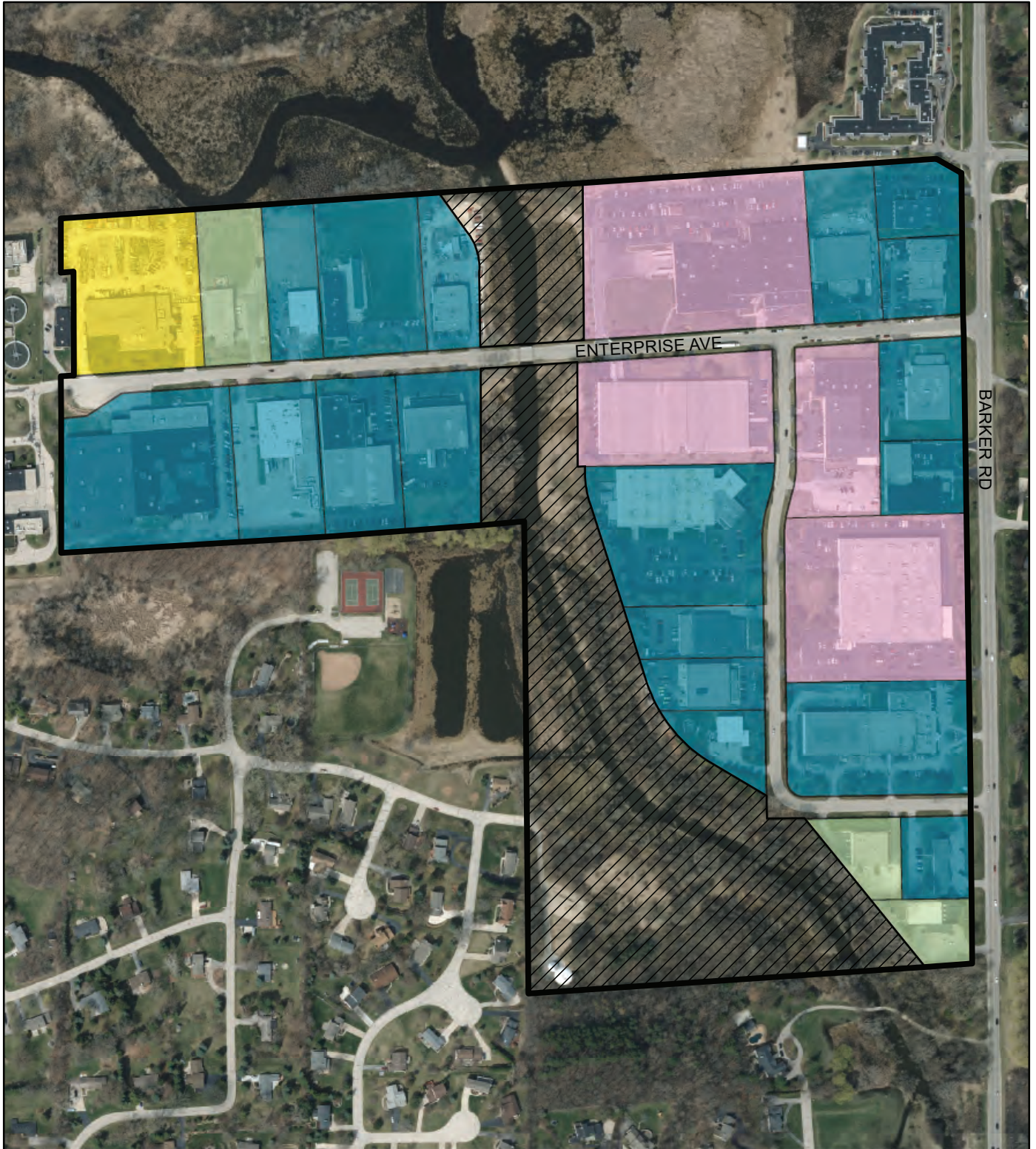
















Figure 3

BROOKFIELD INDUSTRIAL PARK



Developed/Committed

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

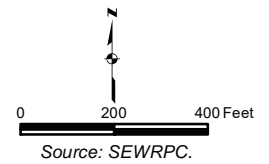
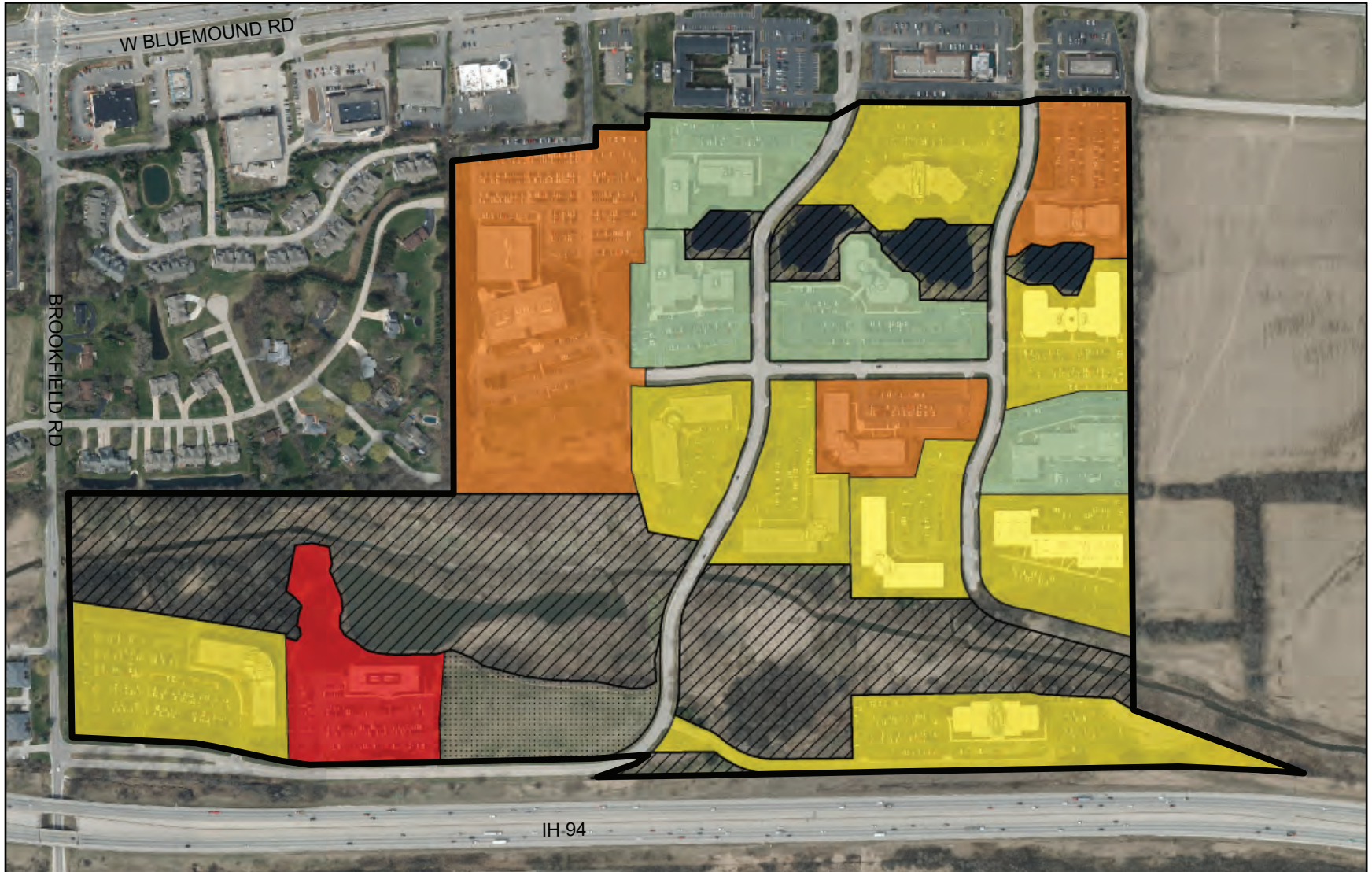




Figure 4  
BROOKFIELD LAKES CORPORATE CENTER



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

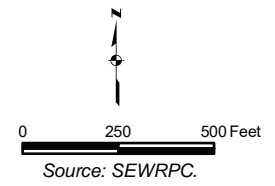
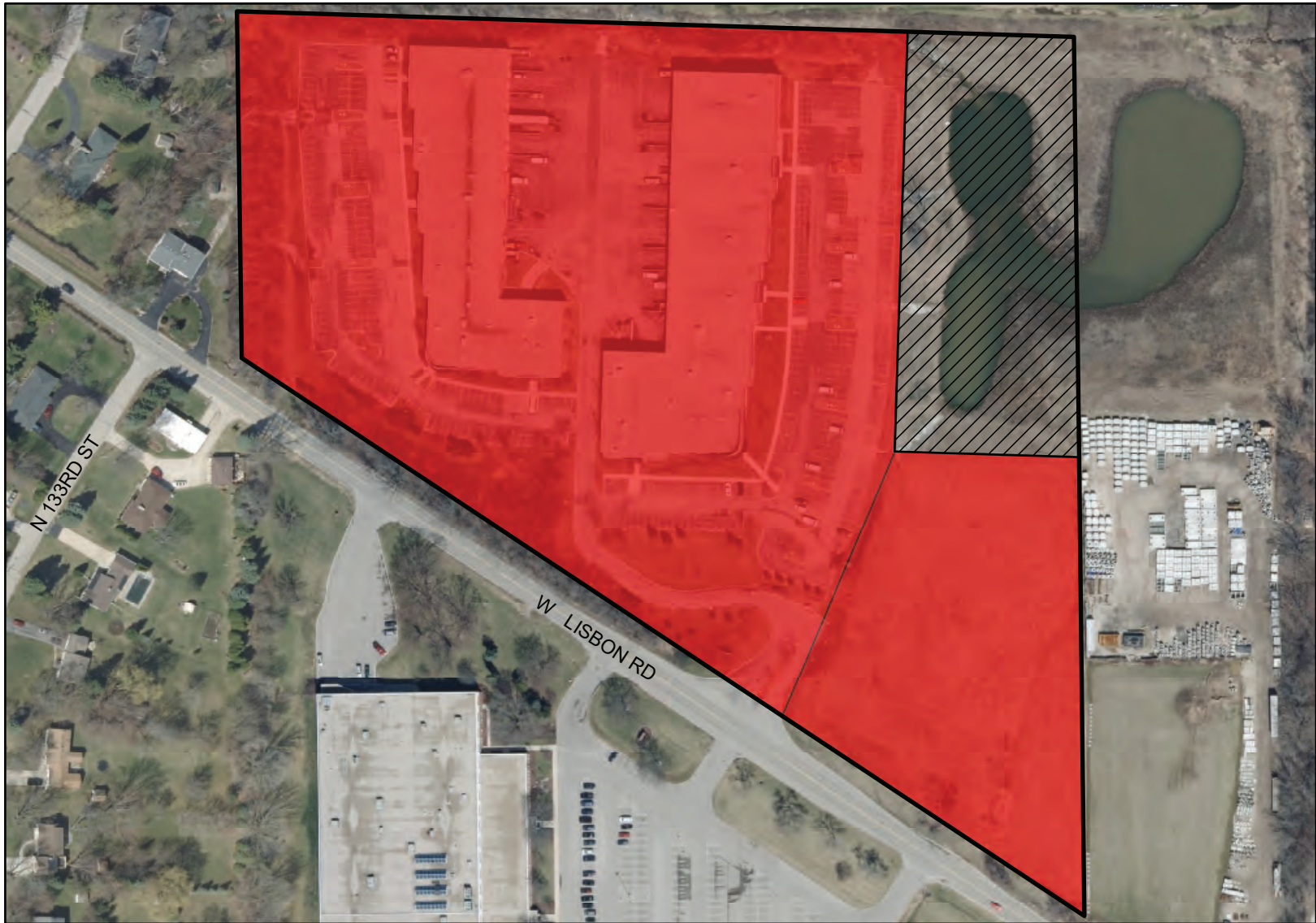




Figure 5  
EASTGATE BUSINESS CENTER



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

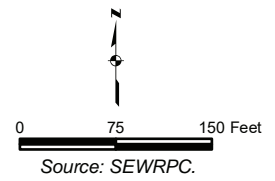

















Figure 6

EXECUTIVE DRIVE OFFICE PARK



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

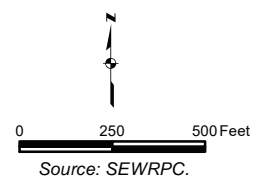
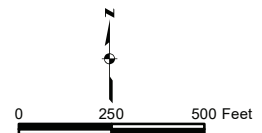
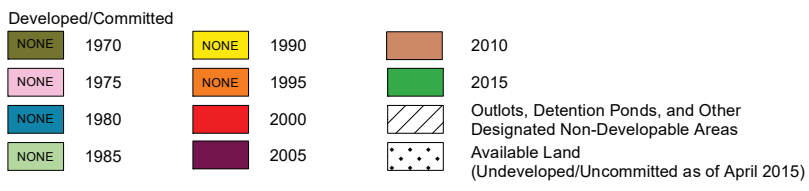
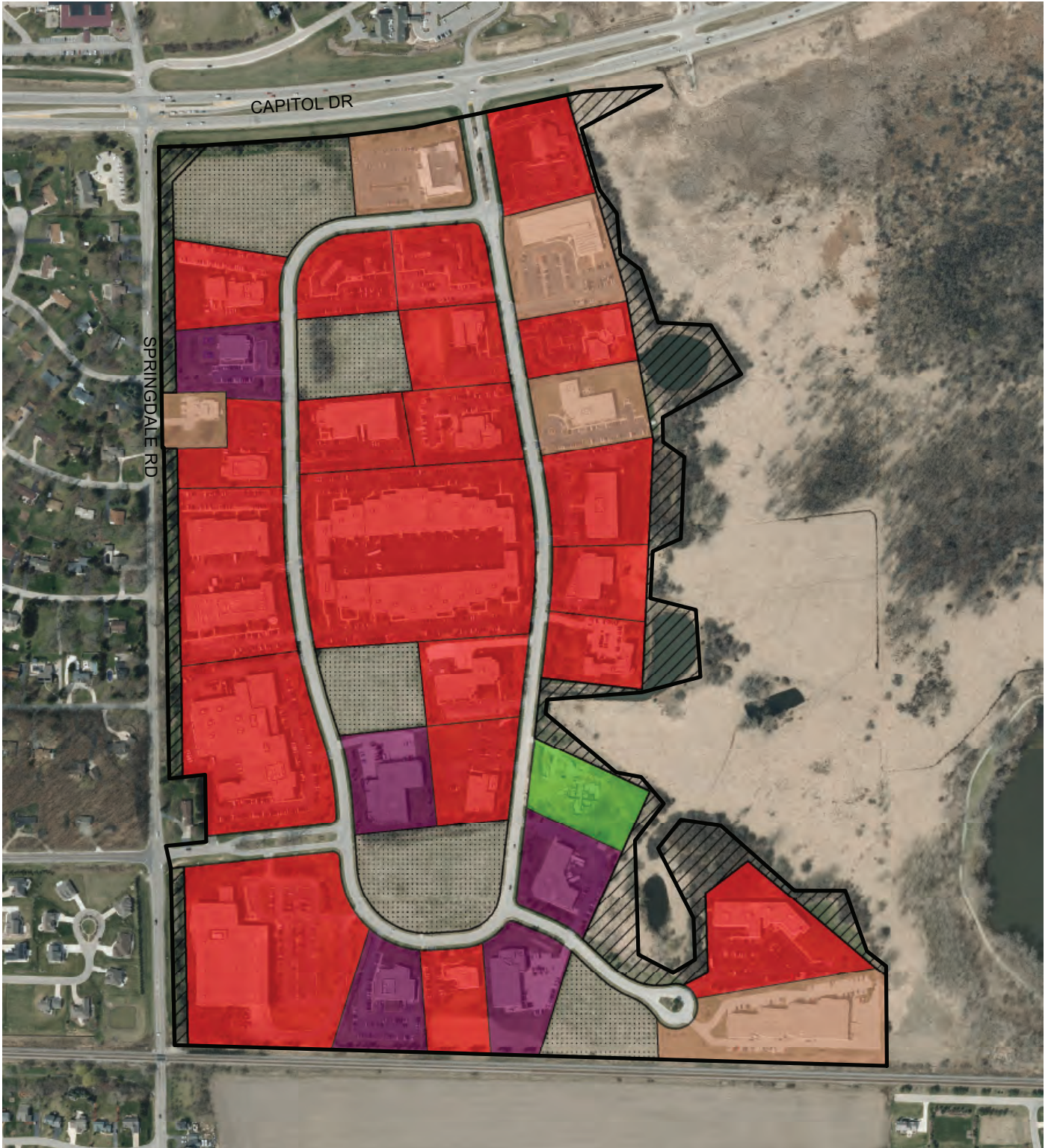




Figure 7

GATEWAY WEST COMMERCE CENTER



Source: SEWRPC.



Figure 8  
GLENWOOD EXECUTIVE CENTER

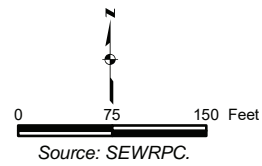
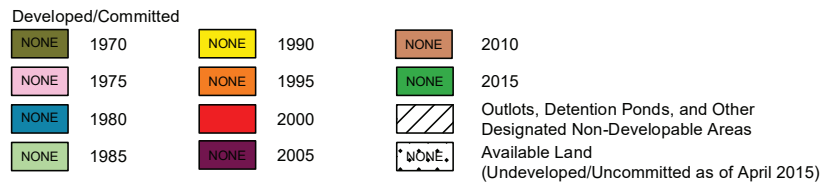
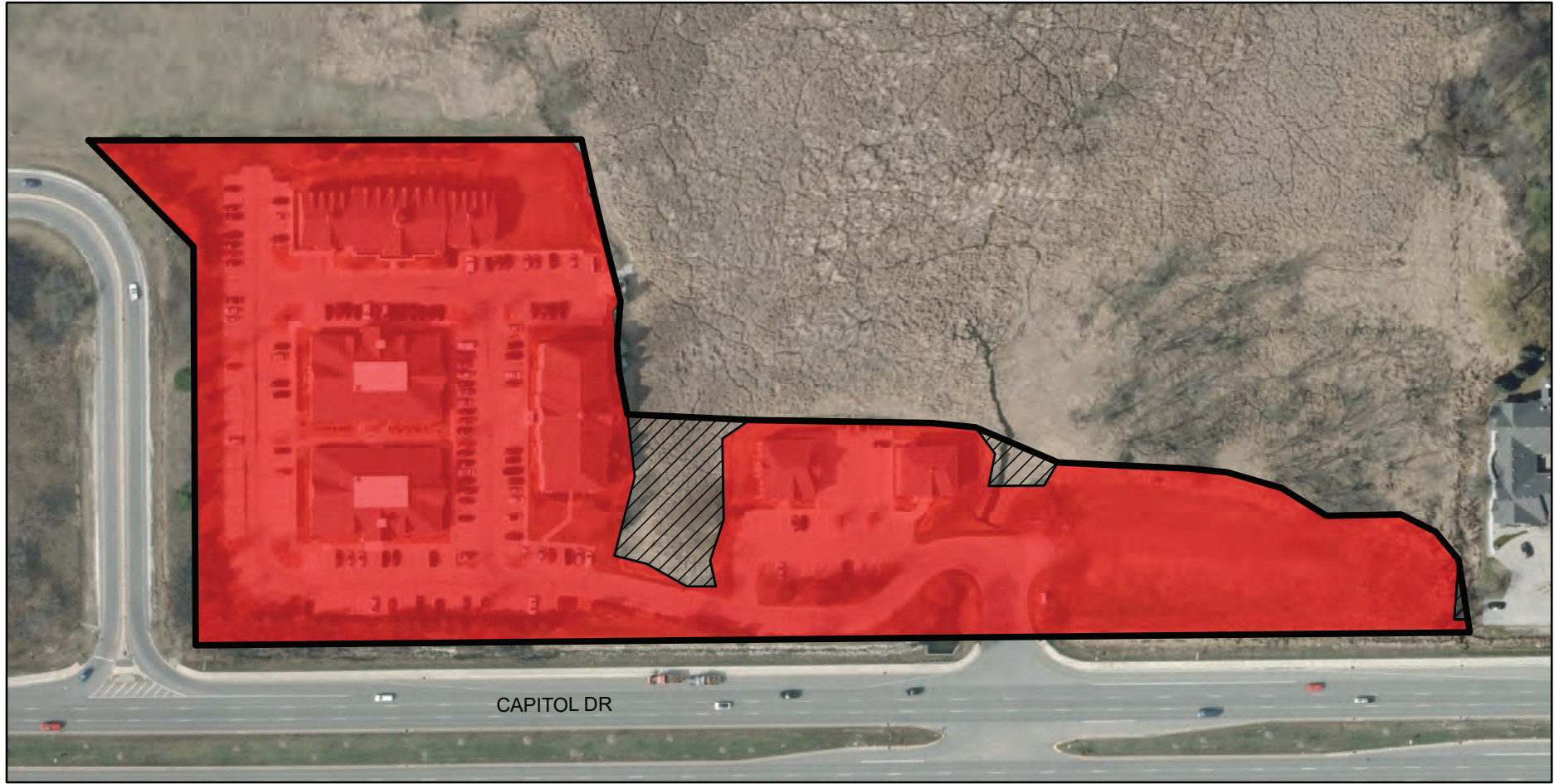




Figure 9

NORTHEAST INDUSTRIAL PARK

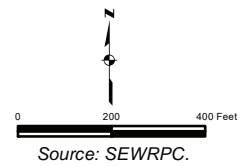
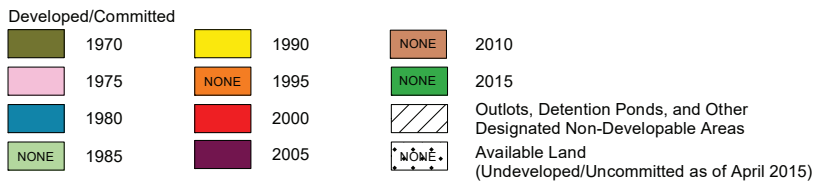
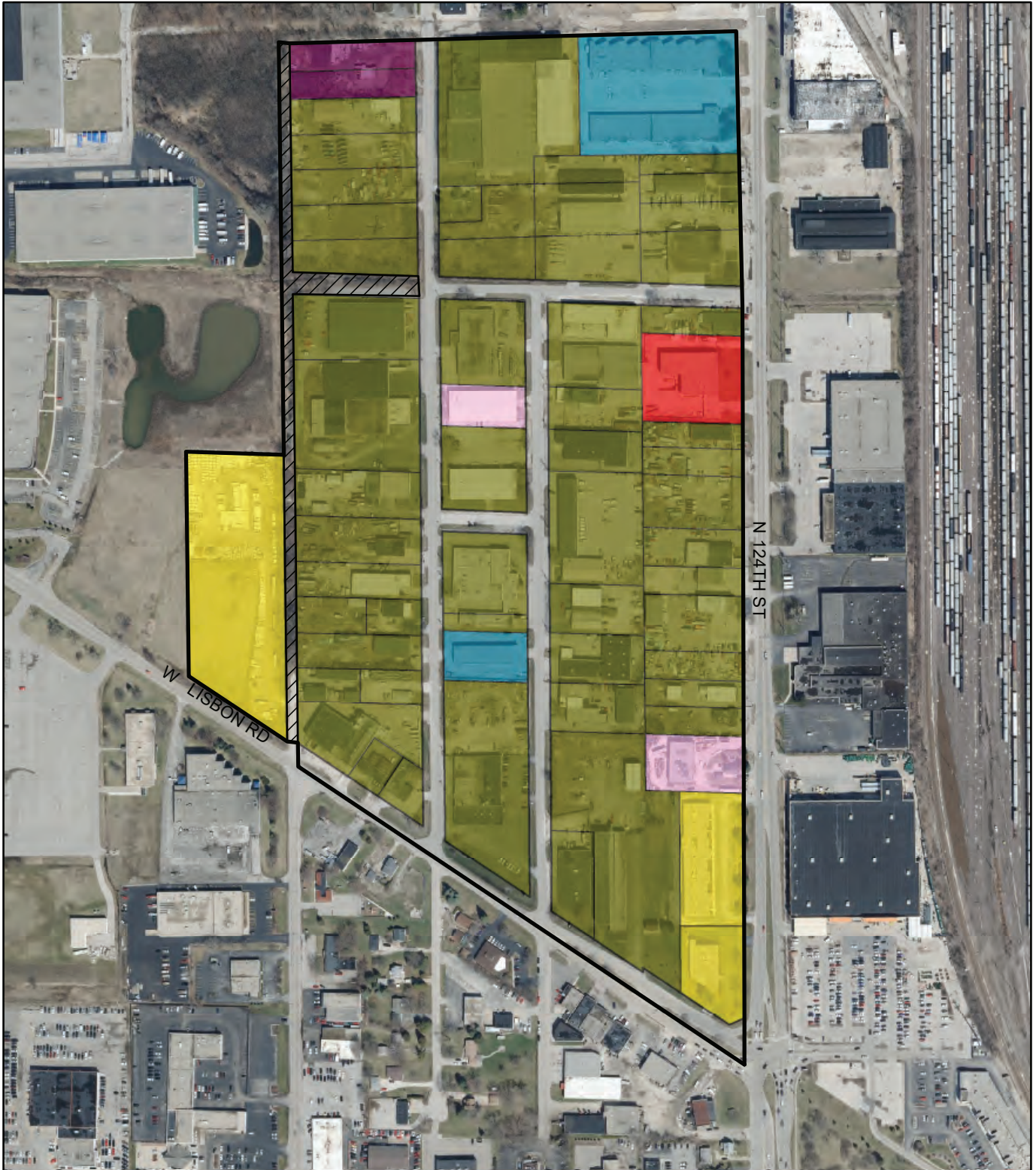
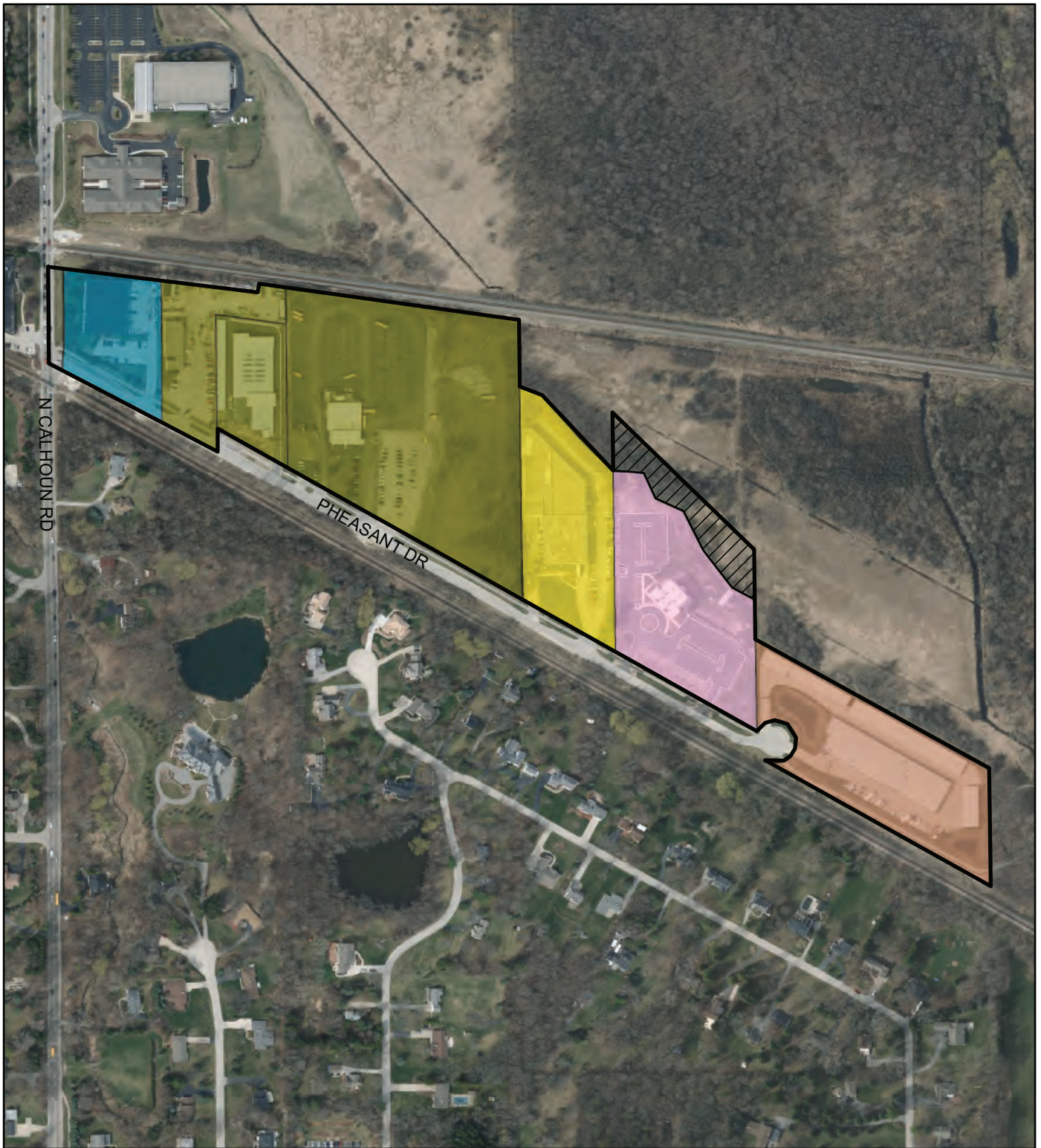
















Figure 10

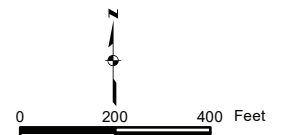
PHEASANT DRIVE INDUSTRIAL PARK



Developed/Committed

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

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



Source: SEWRPC.



Figure 11  
 FOX RIVER BUSINESS CENTER

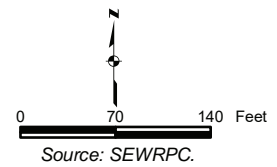
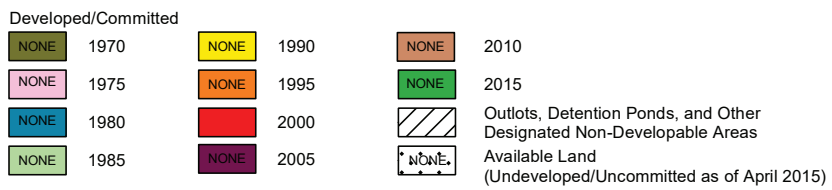
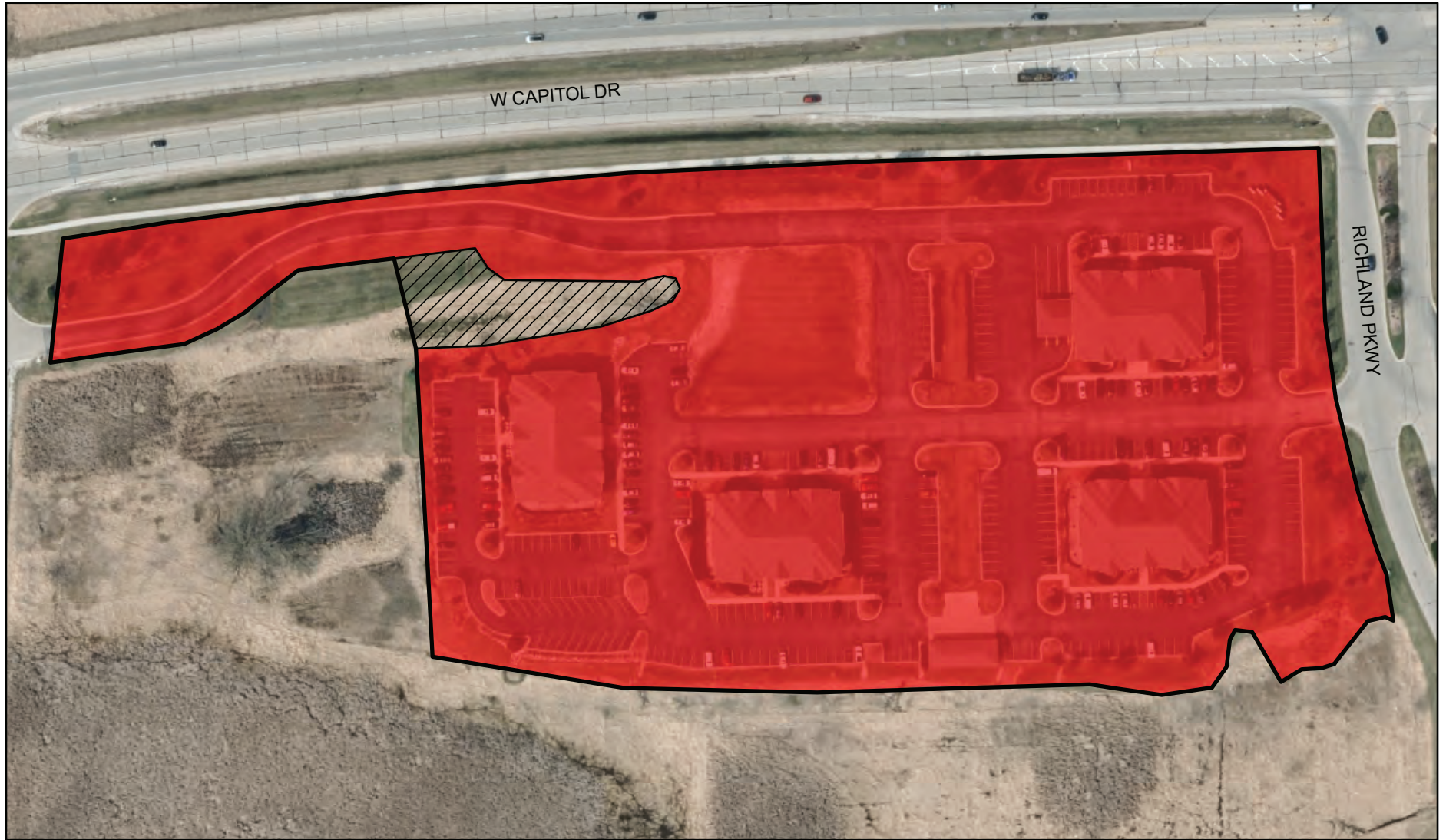




Figure 12  
CUSHING PARK BUSINESS CENTER

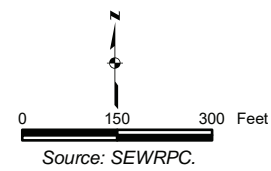
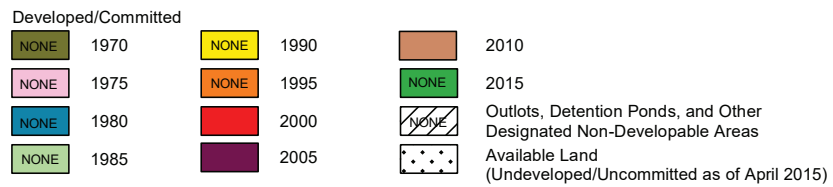
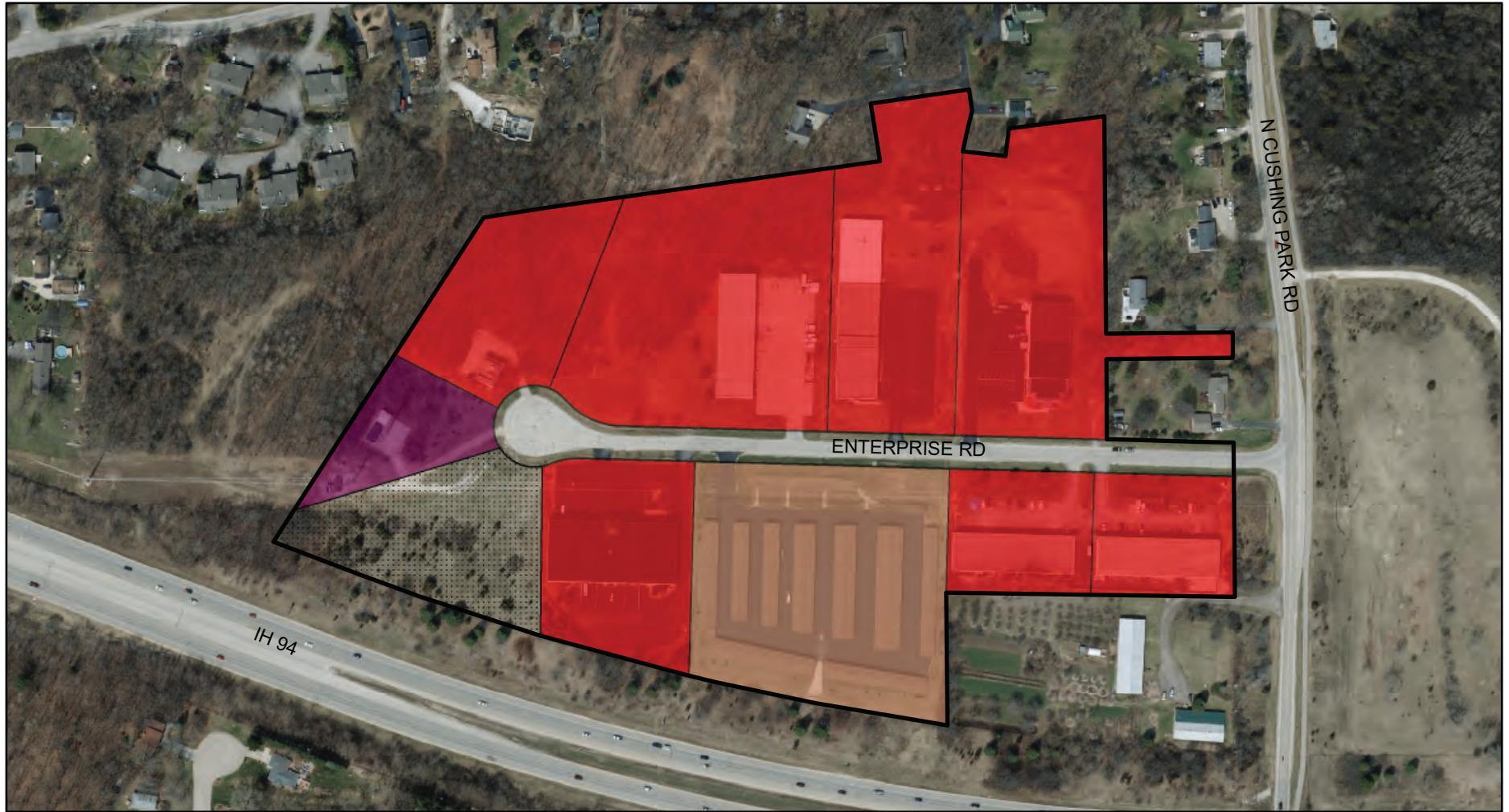




Figure 13  
**KETTLE MORAINE BUSINESS PARK**



Developed/Committed

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

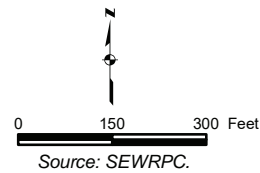


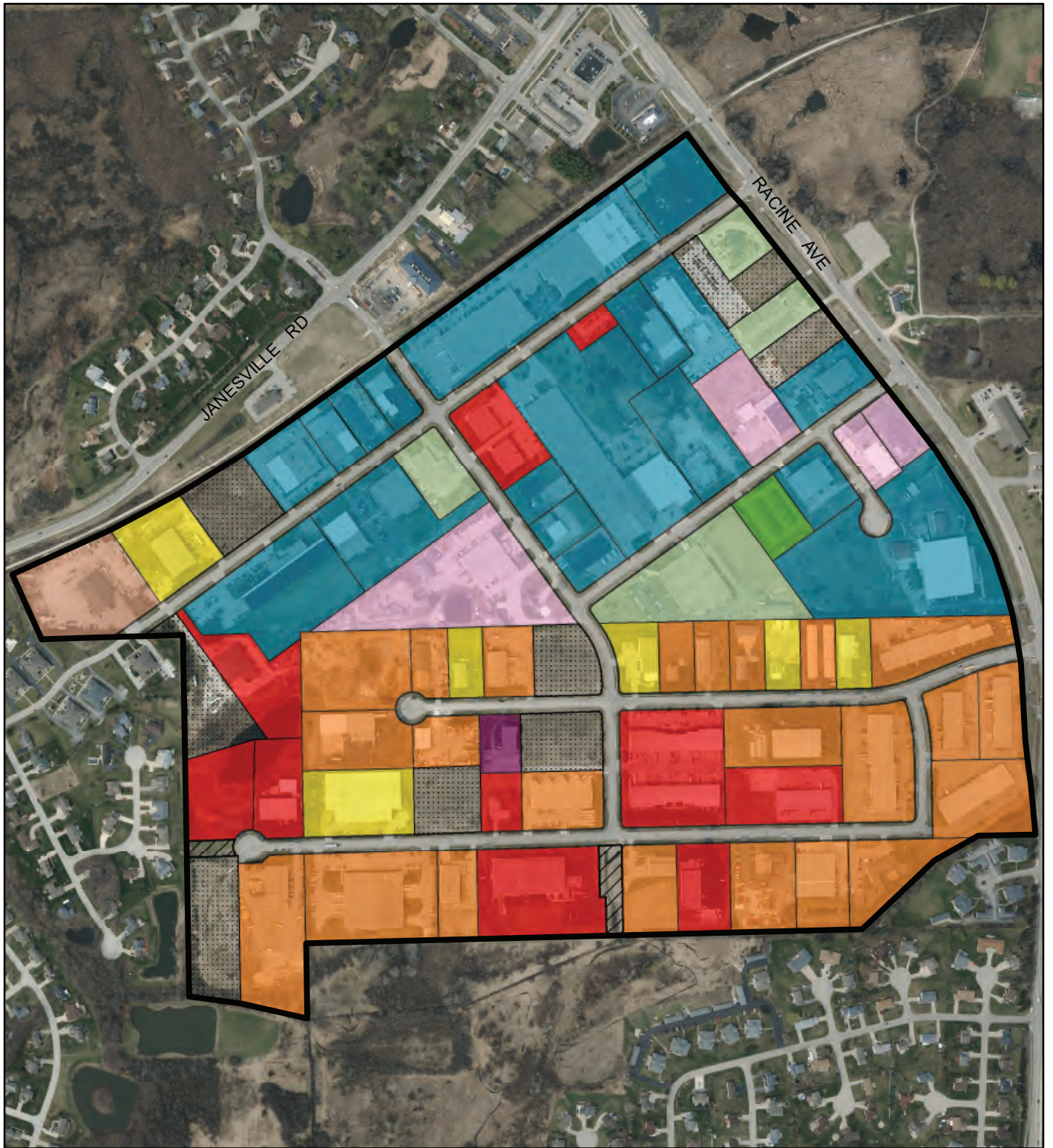






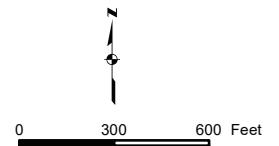
Figure 15

MUSKEGO INDUSTRIAL PARK



Developed/Committed

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

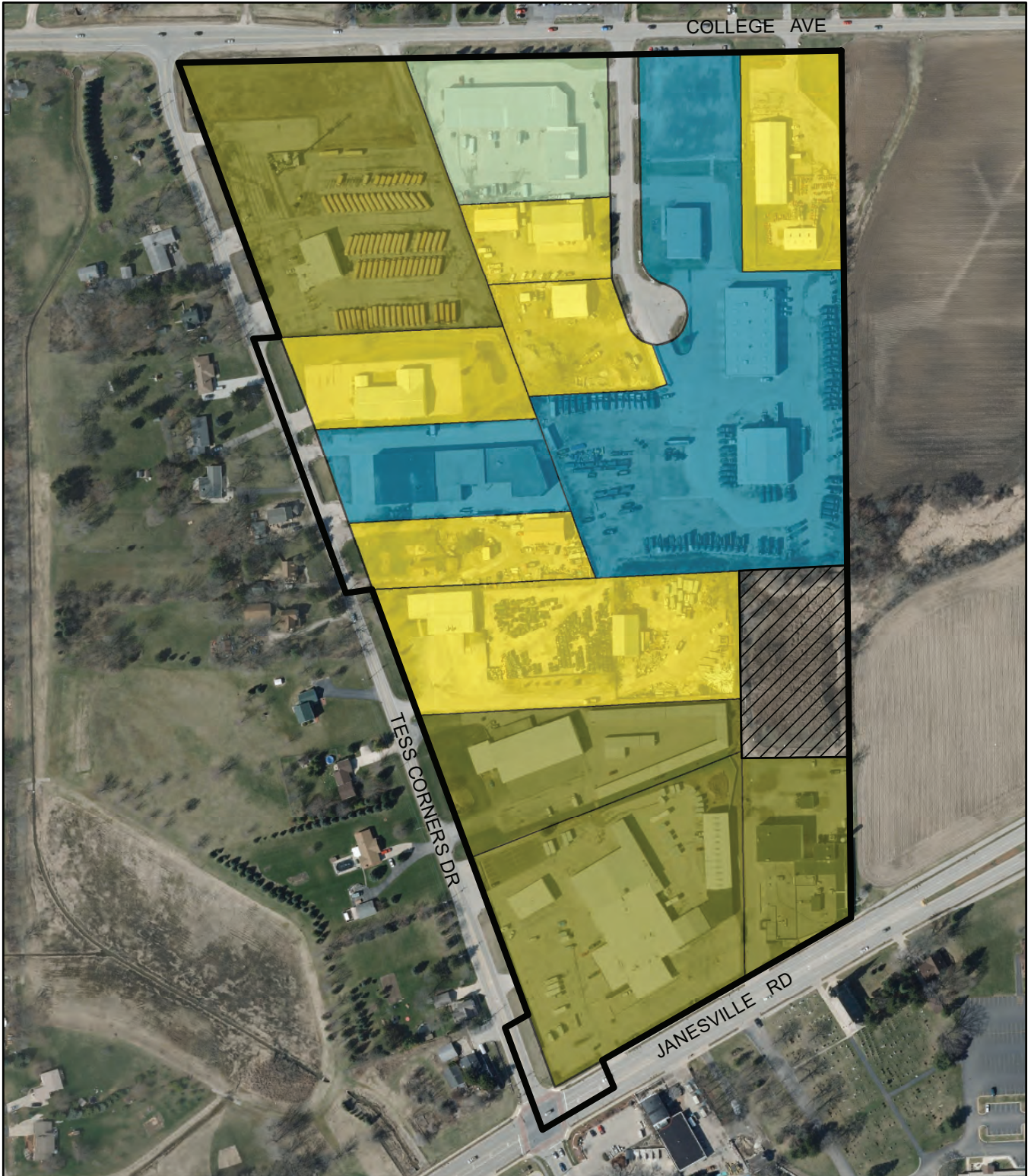


Source: SEWRPC.















Figure 16

TESS CORNERS INDUSTRIAL PARK



Developed/Committed

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

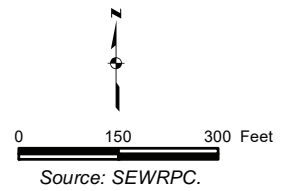
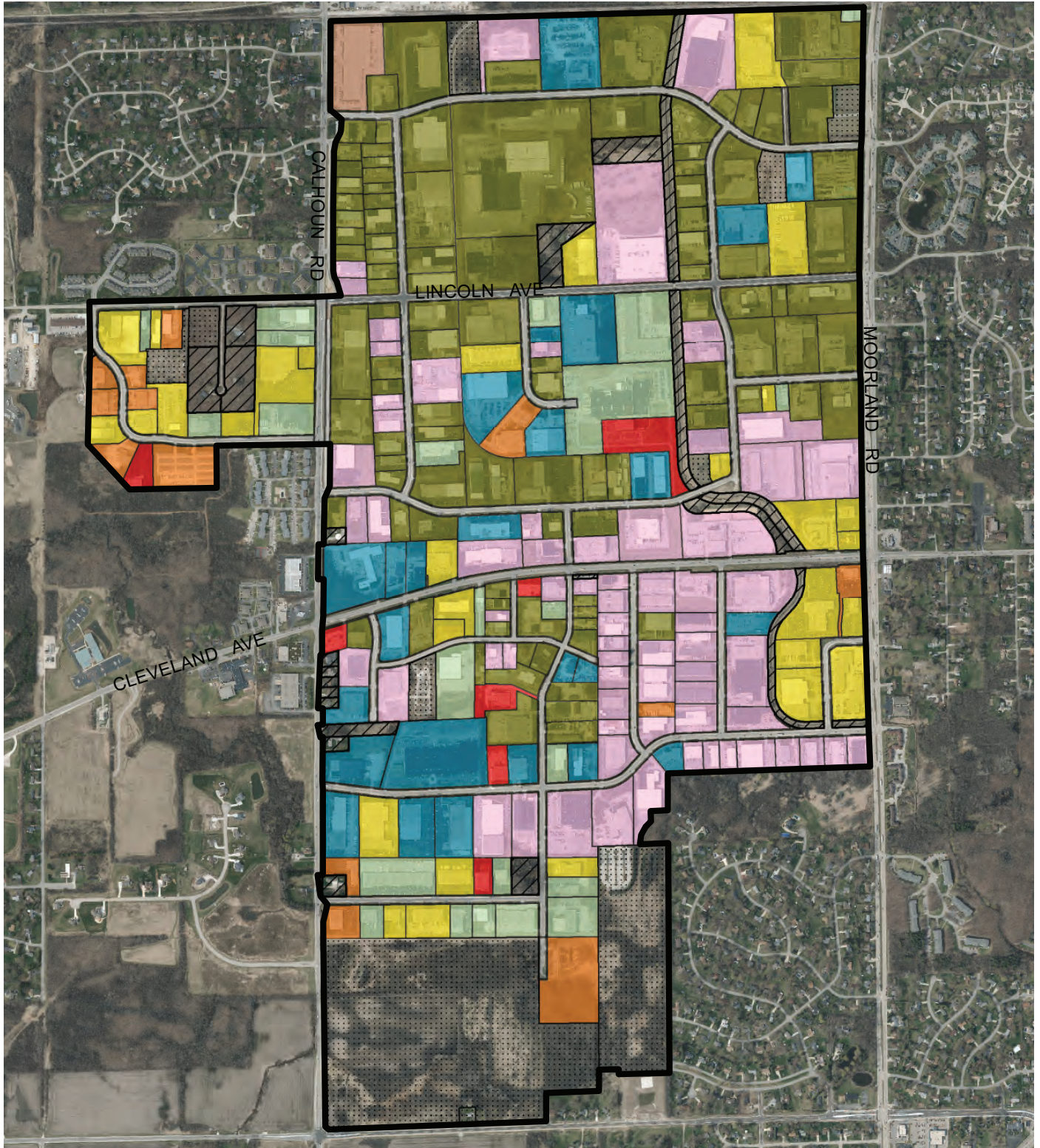
















Figure 17

NEW BERLIN INDUSTRIAL PARK



Developed/Committed

	1970		1990
	1975		1995
	1980		2000
	1985		NONE 2005

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

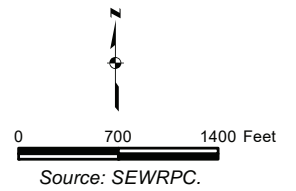
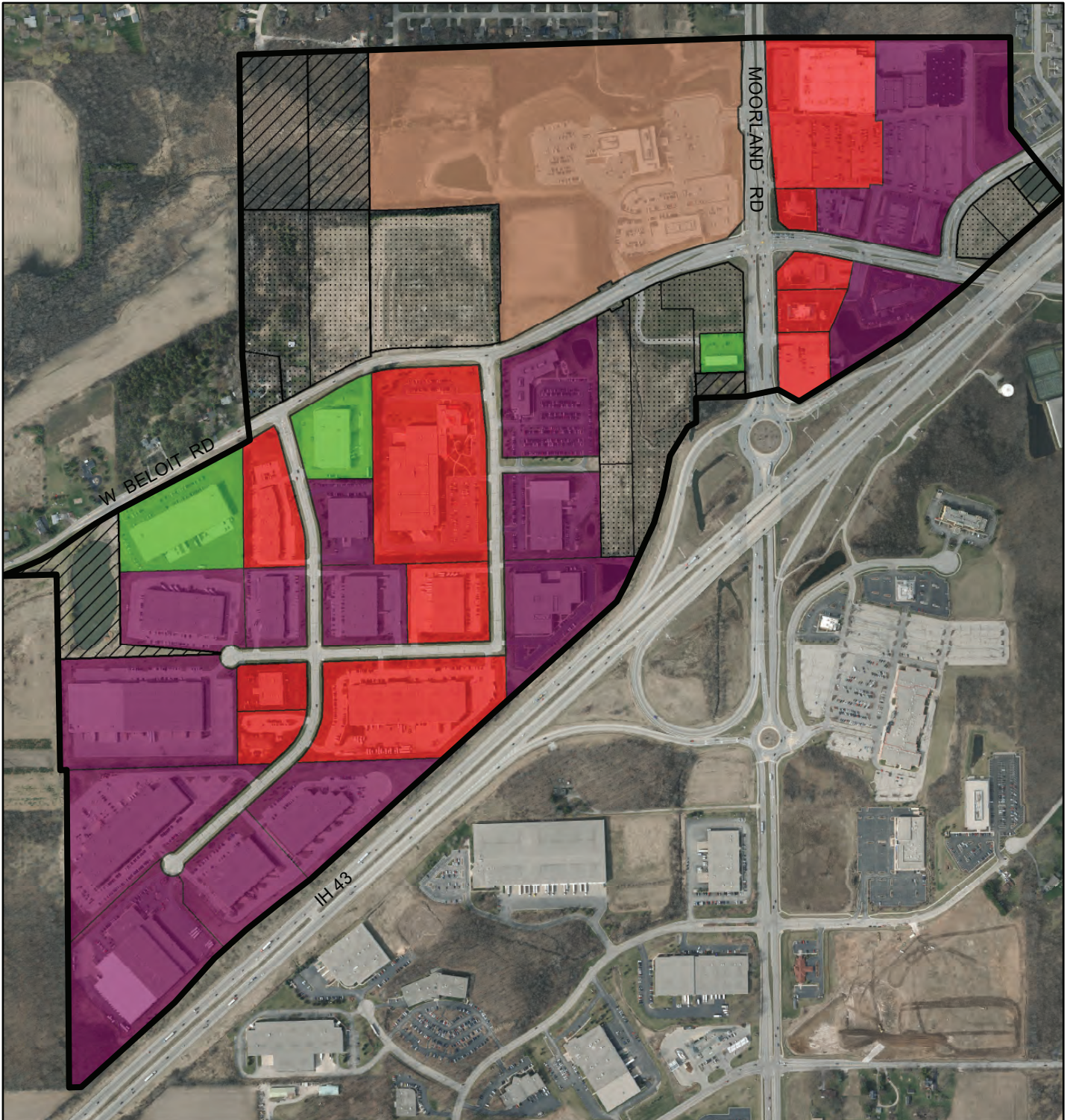




Figure 18

TOWNE CORPORATE BUSINESS PARK



Developed/Committed

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

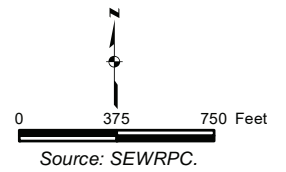
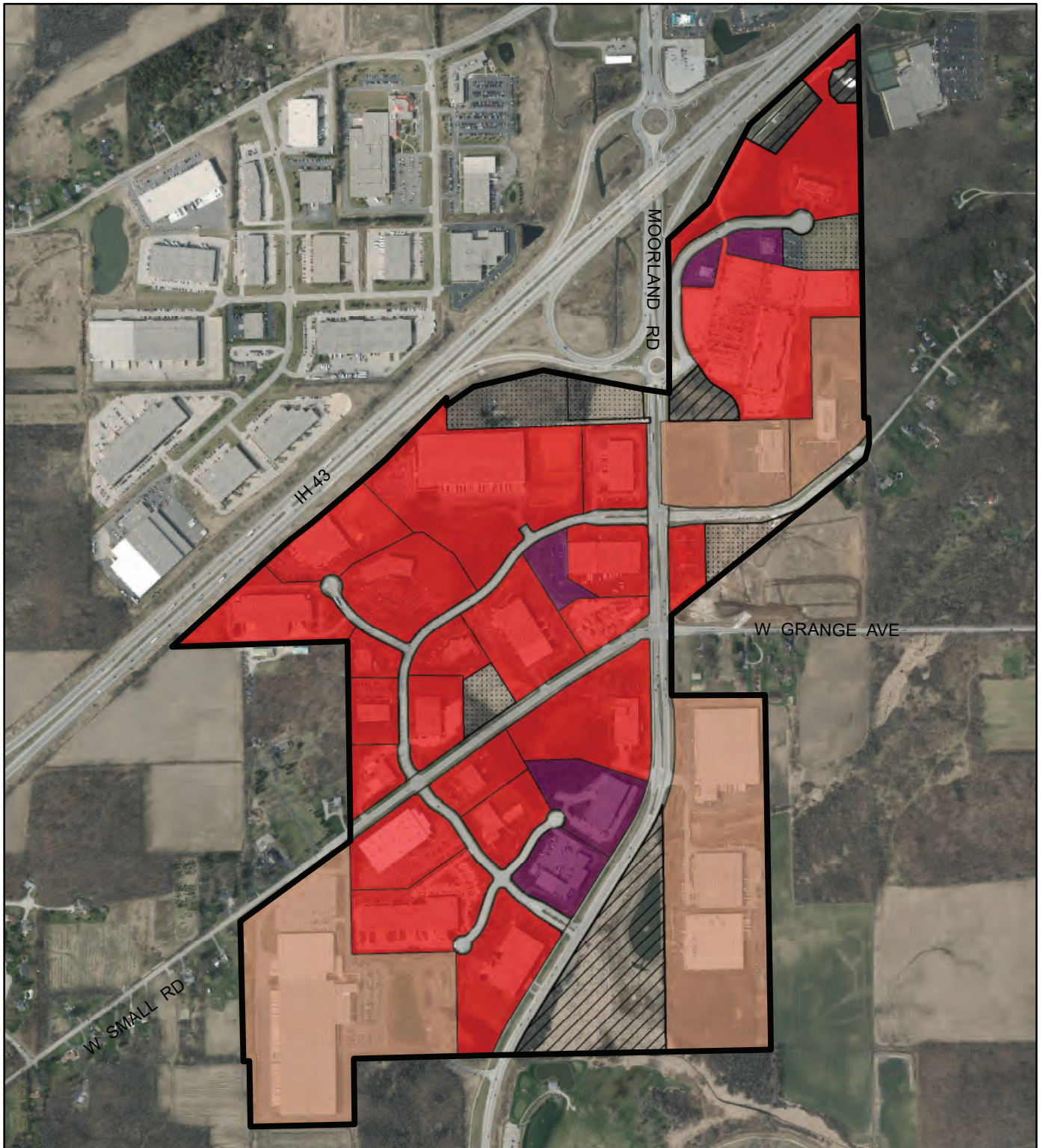




Figure 19

WESTRIDGE BUSINESS PARK



Developed/Committed

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

2010	2015
------	------

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

Available Land (Undeveloped/Uncommitted as of April 2015)

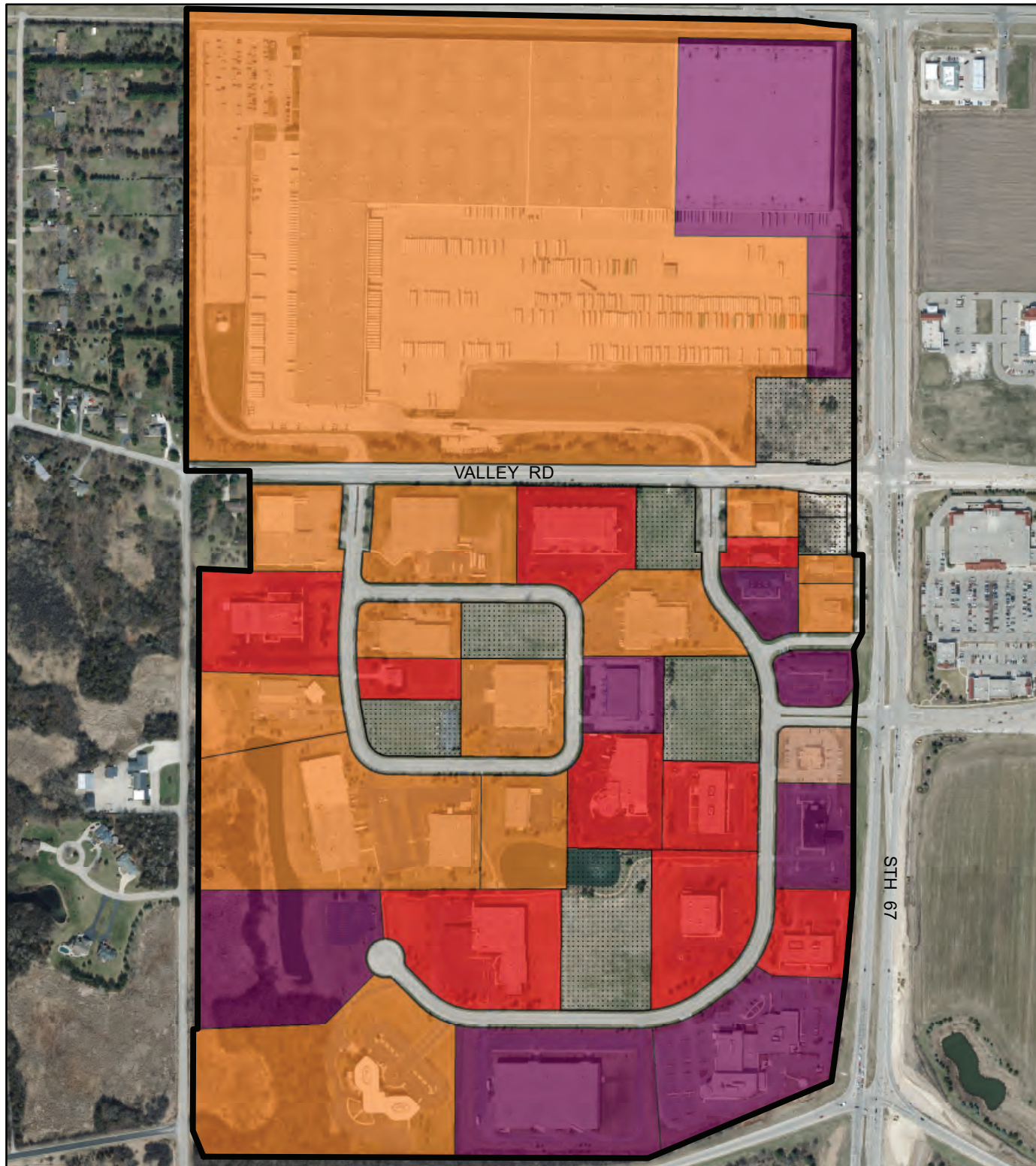


Source: SEWRPC.















Figure 20

OCONOMOWOC CORPORATE CENTER



Developed/Committed

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

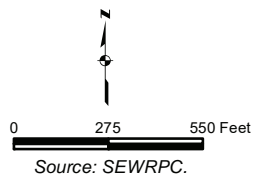




Figure 21

PABST FARMS BUSINESS PARK

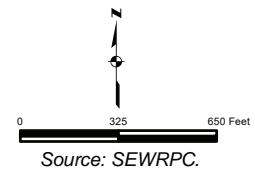
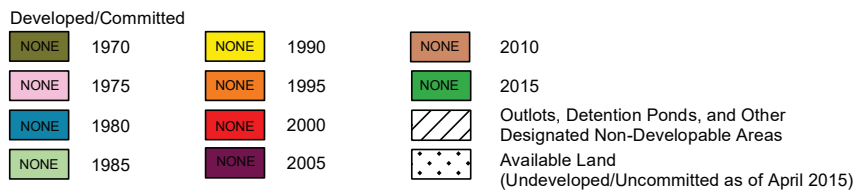
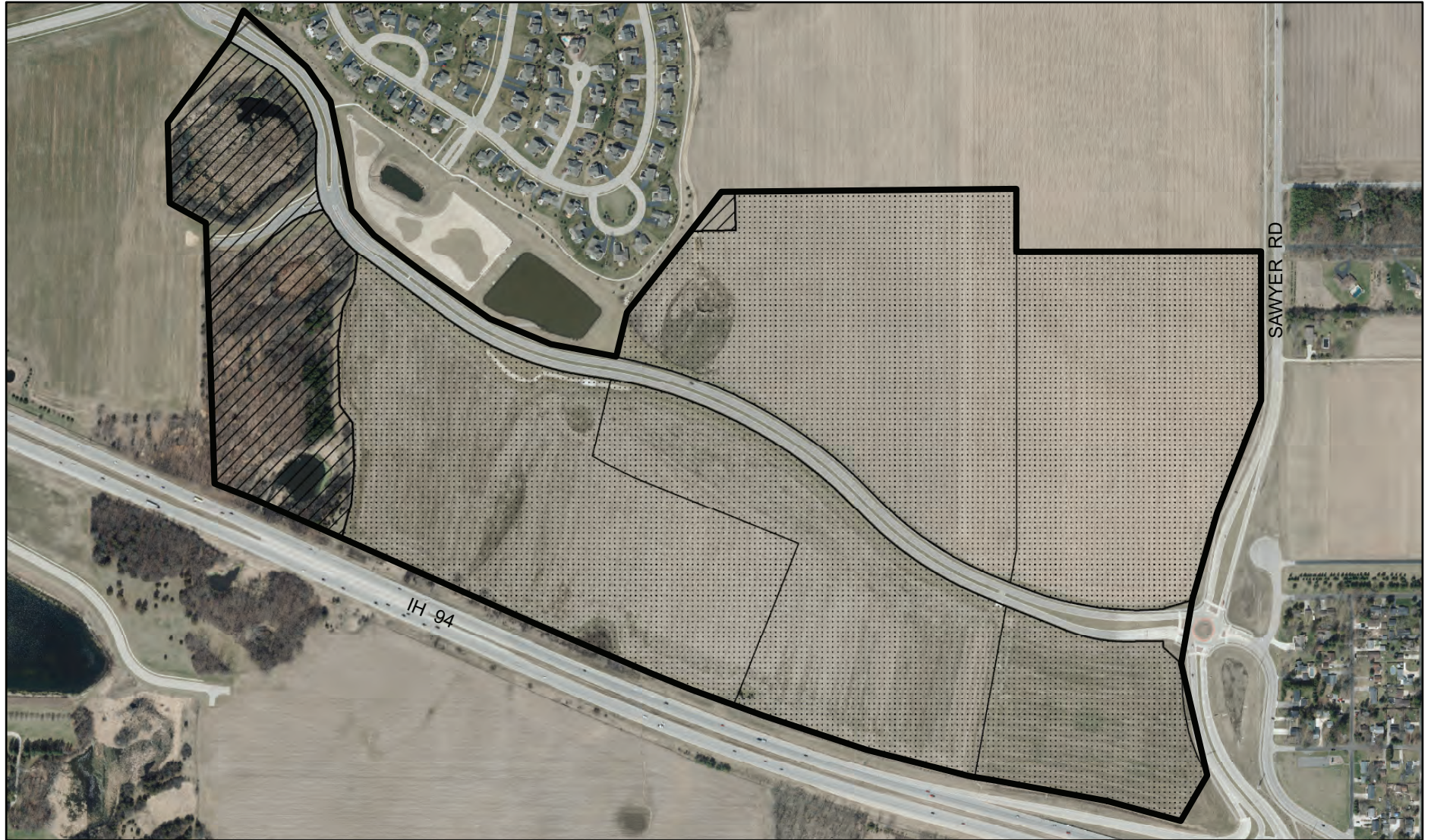




Figure 22

PABST FARMS BUSINESS PARK - NORTH



Developed/Committed

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

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

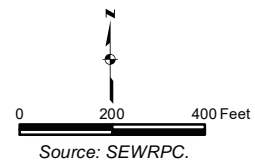
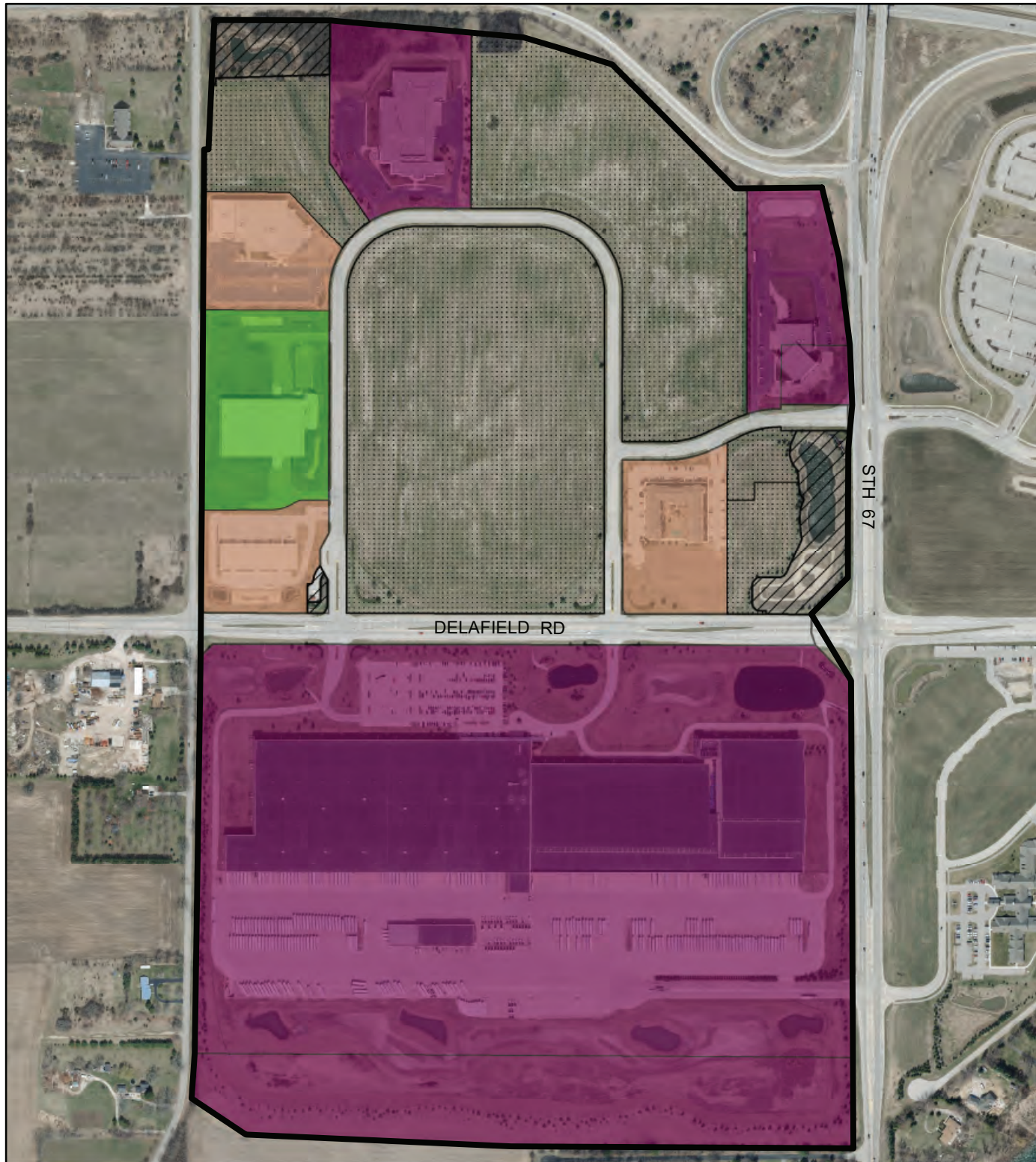




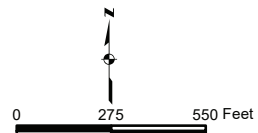
Figure 23

PABST FARMS COMMERCE CENTRE



Developed/Committed

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

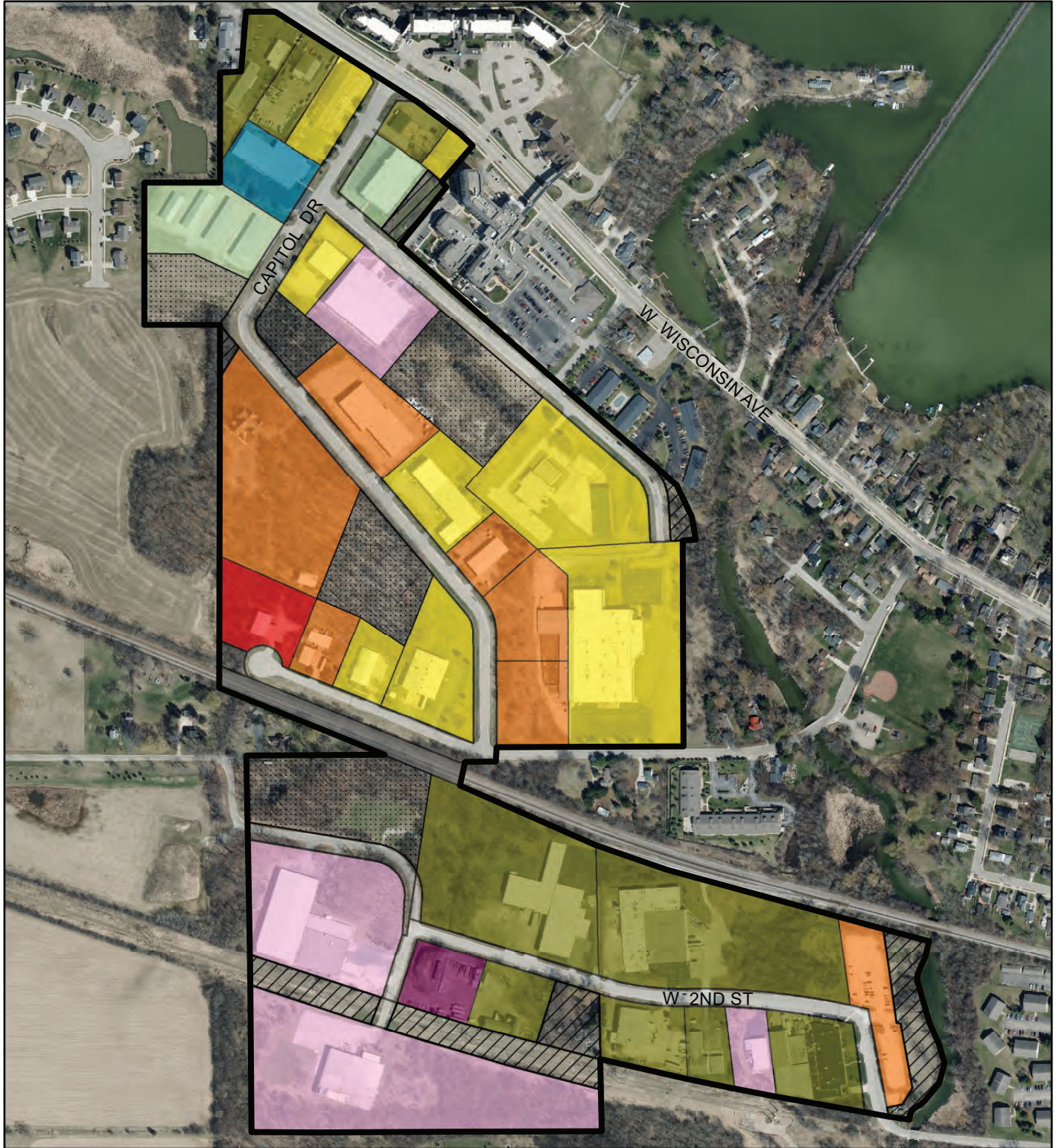


Source: SEWRPC.



Figure 24

RIVER BEND INDUSTRIAL PARK



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

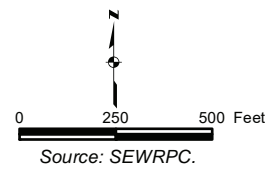
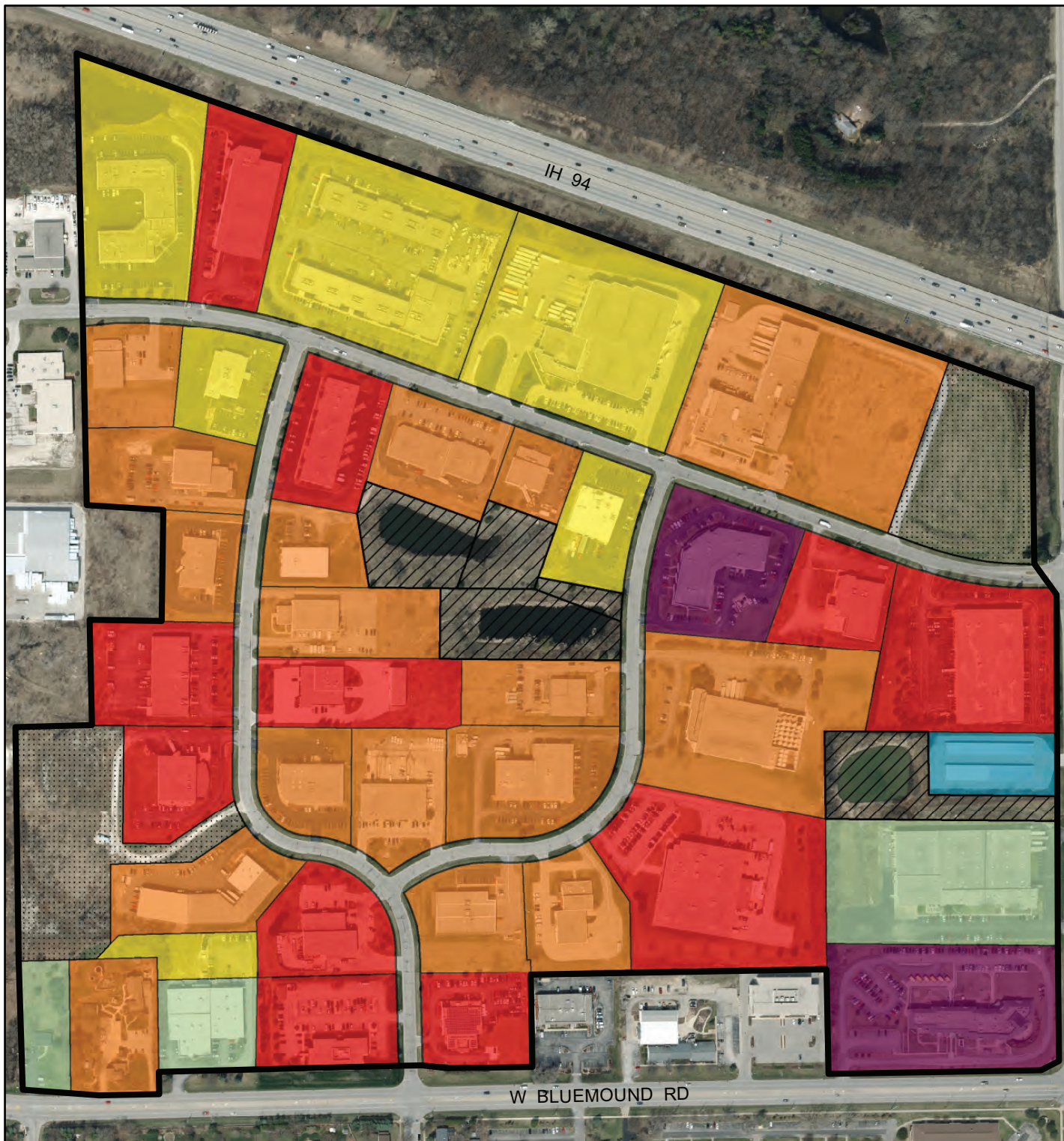




Figure 25

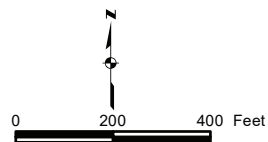
BLUEMOUND EAST INDUSTRIAL PARK



Developed/Committed

NONE	1970	Yellow	1990
NONE	1975	Orange	1995
Blue	1980	Red	2000
Green	1985	Purple	2005

NONE	2010
NONE	2015
Diagonal Hatching	Outlets, Detention Ponds, and Other Designated Non-Developable Areas
Dotted Pattern	Available Land (Undeveloped/Uncommitted as of April 2015)

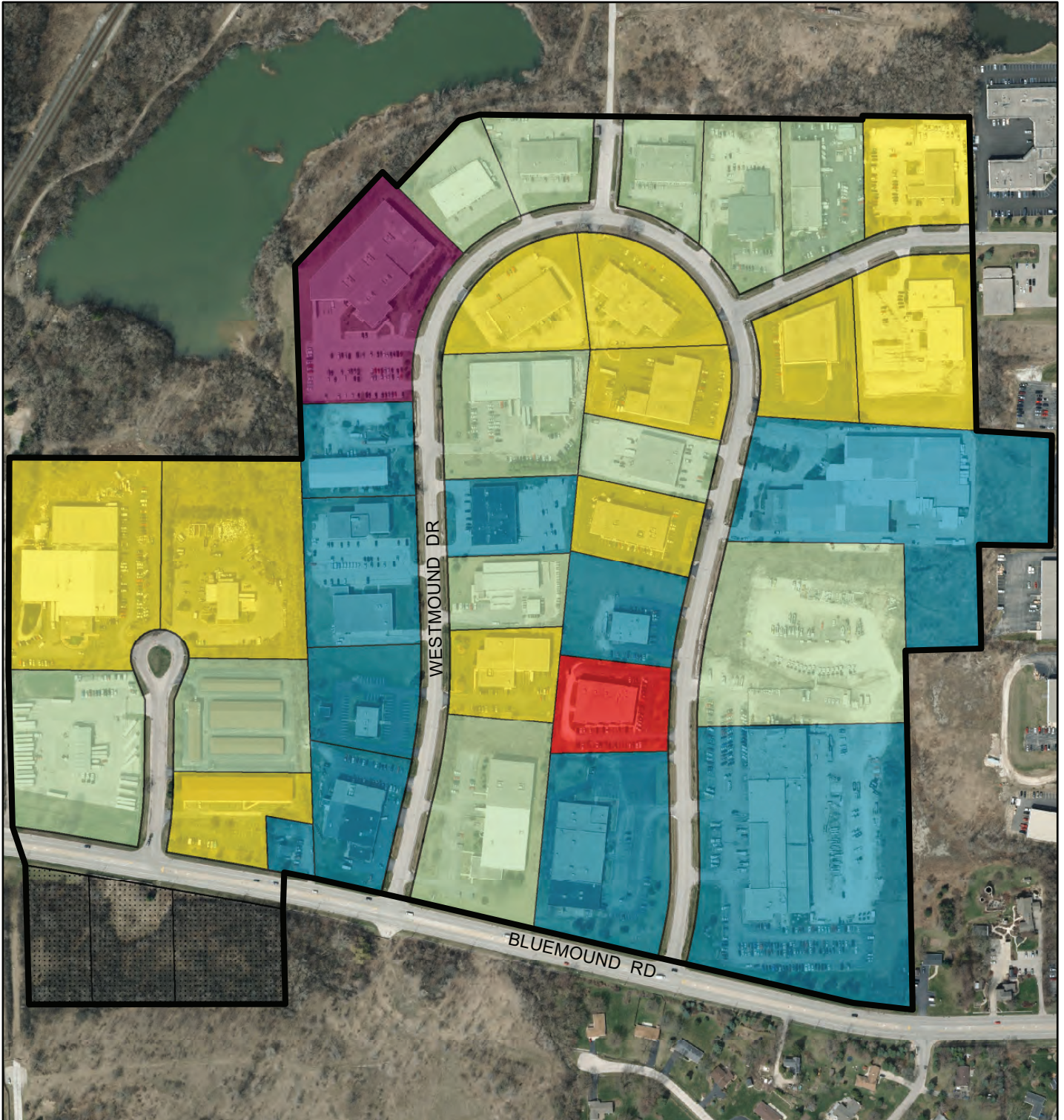


Source: SEWRPC.



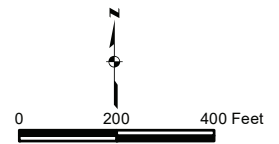
Figure 26

BLUEMOUND INDUSTRIAL PARK



Developed/Committed

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

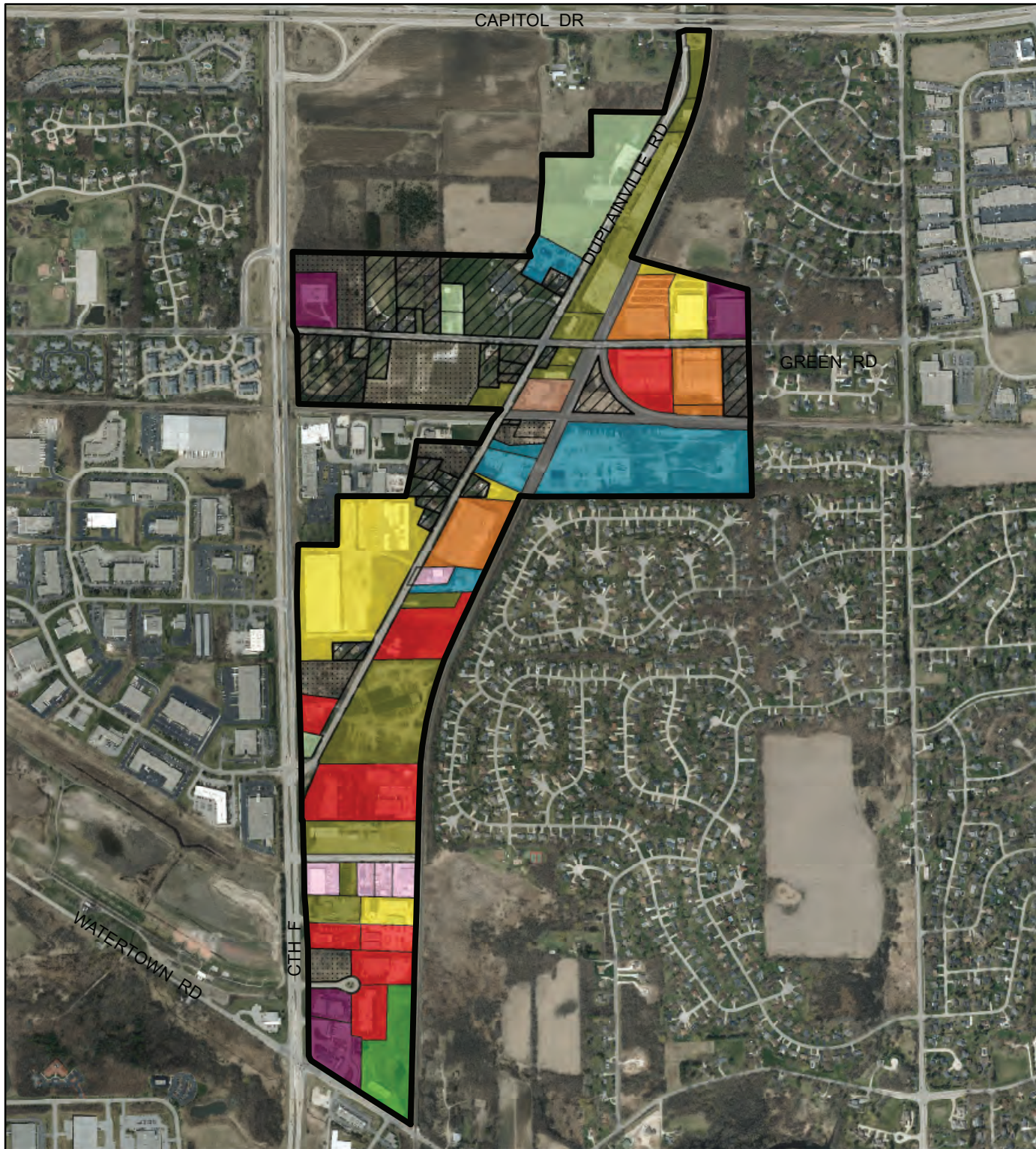


Source: SEWRPC.



Figure 27

CTH F / DUPLAINVILLE ROAD CORRIDOR



Developed/Committed

- 1970
- 1990
- 1975
- 1995
- 1980
- 2000
- 1985
- 2005

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

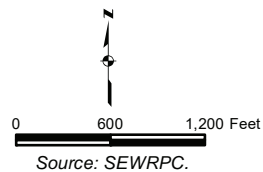




Figure 28  
HARKIN/SCOT INDUSTRIES

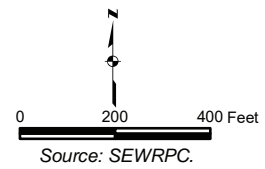
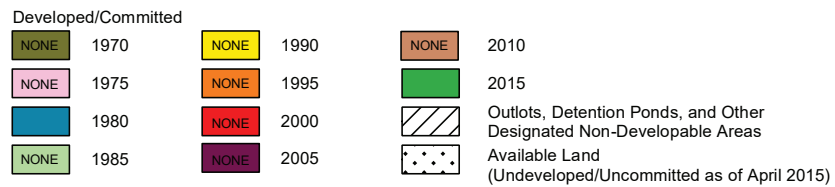
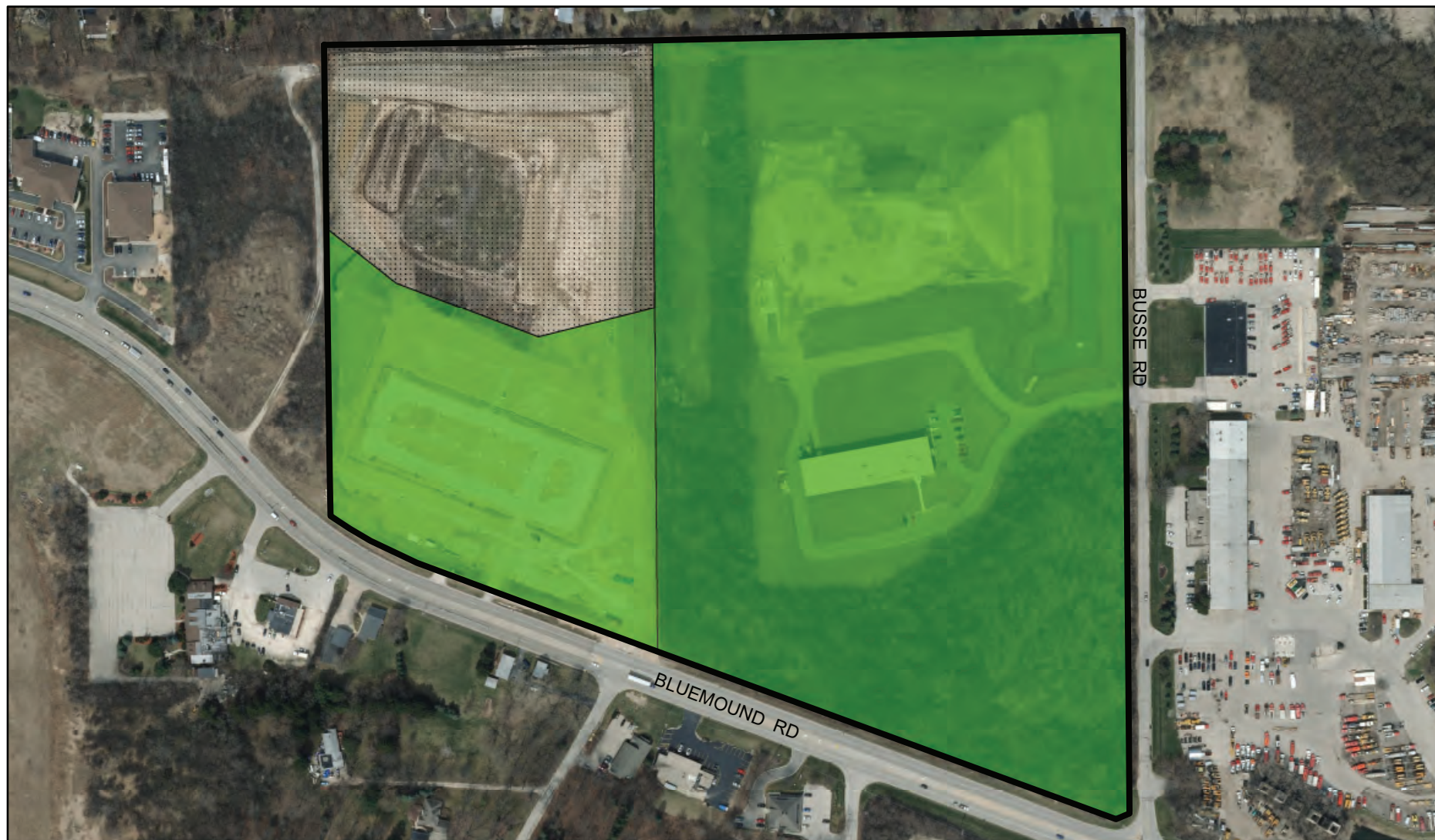




Figure 29

INTERSTATE PARTNERS / BAYERLEIN DEVELOPMENT



Developed/Committed

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

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

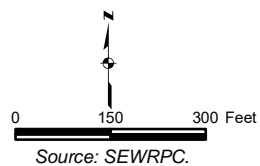
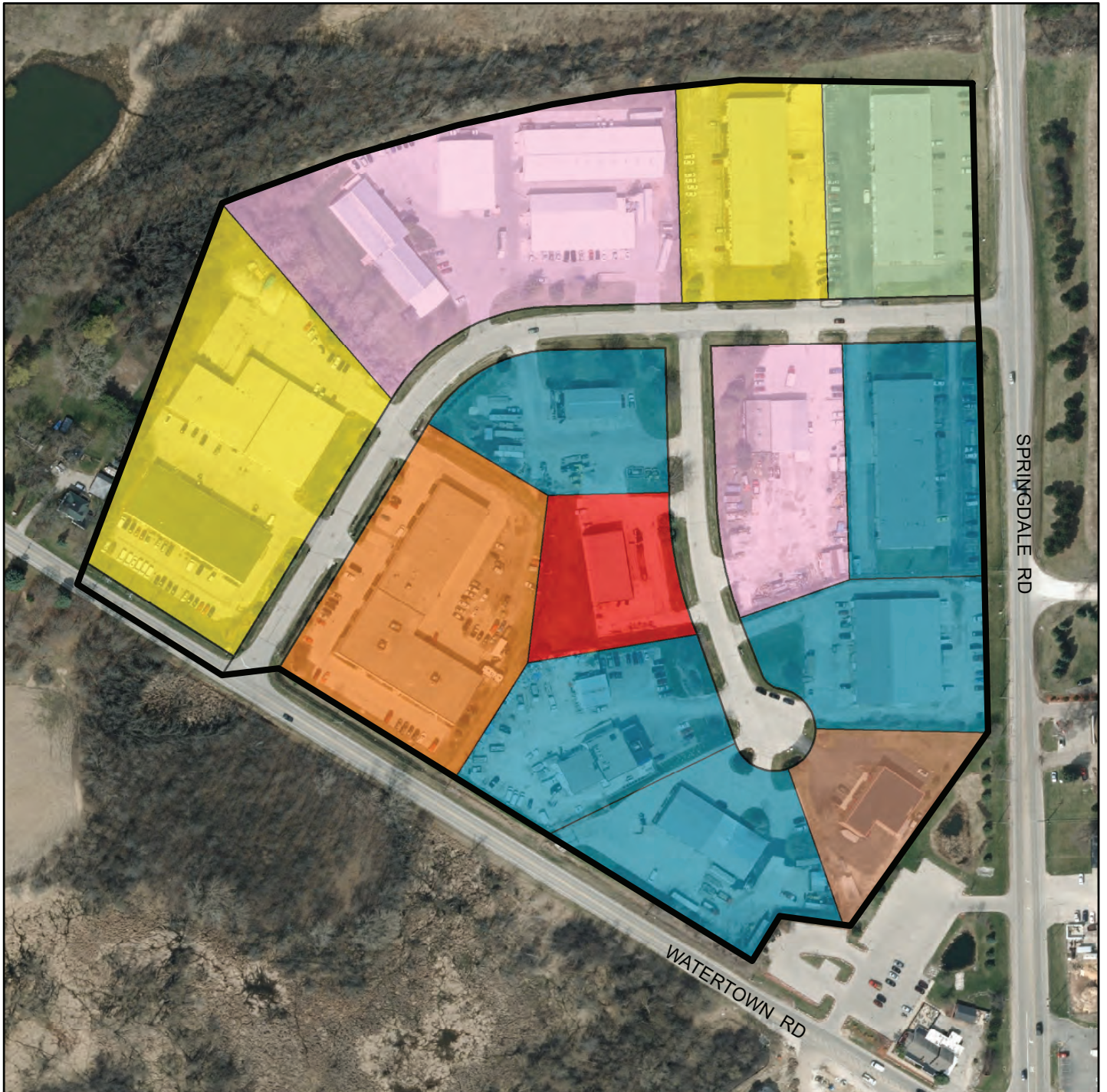




Figure 30

JERICHO INDUSTRIAL PARK



Developed/Committed

NONE	1970	Yellow	1990	Brown	2010
Pink	1975	Orange	1995	Green	2015
Blue	1980	Red	2000	Diagonal lines	Outlots, Detention Ponds, and Other Designated Non-Developable Areas
Light Green	1985	NONE	2005	White	Available Land (Undeveloped/Uncommitted as of April 2015)

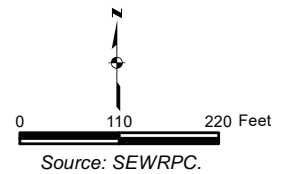
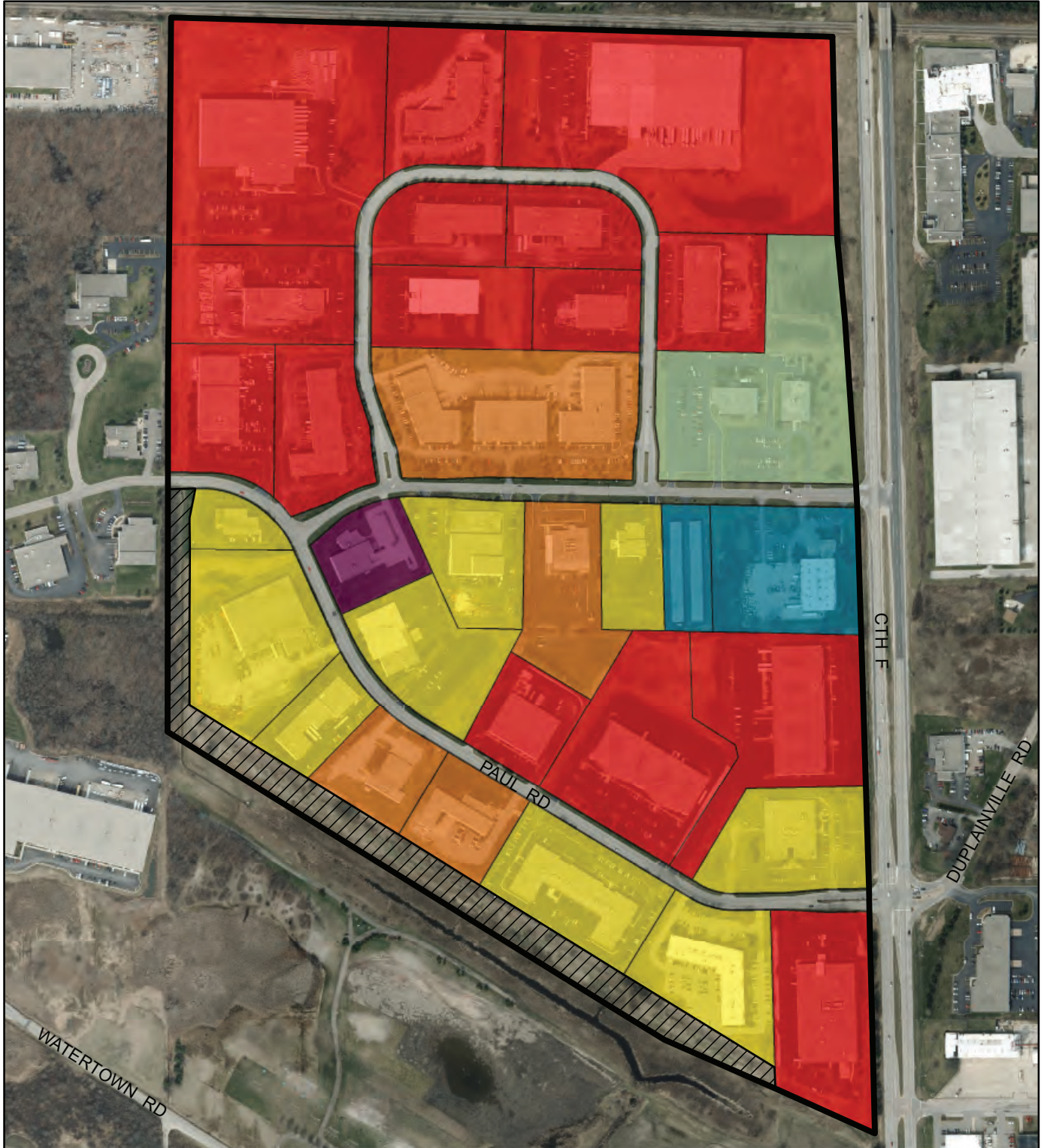




Figure 31

PEWAUKEE BUSINESS CENTER



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

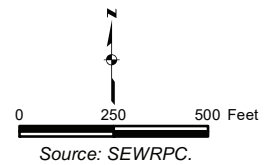
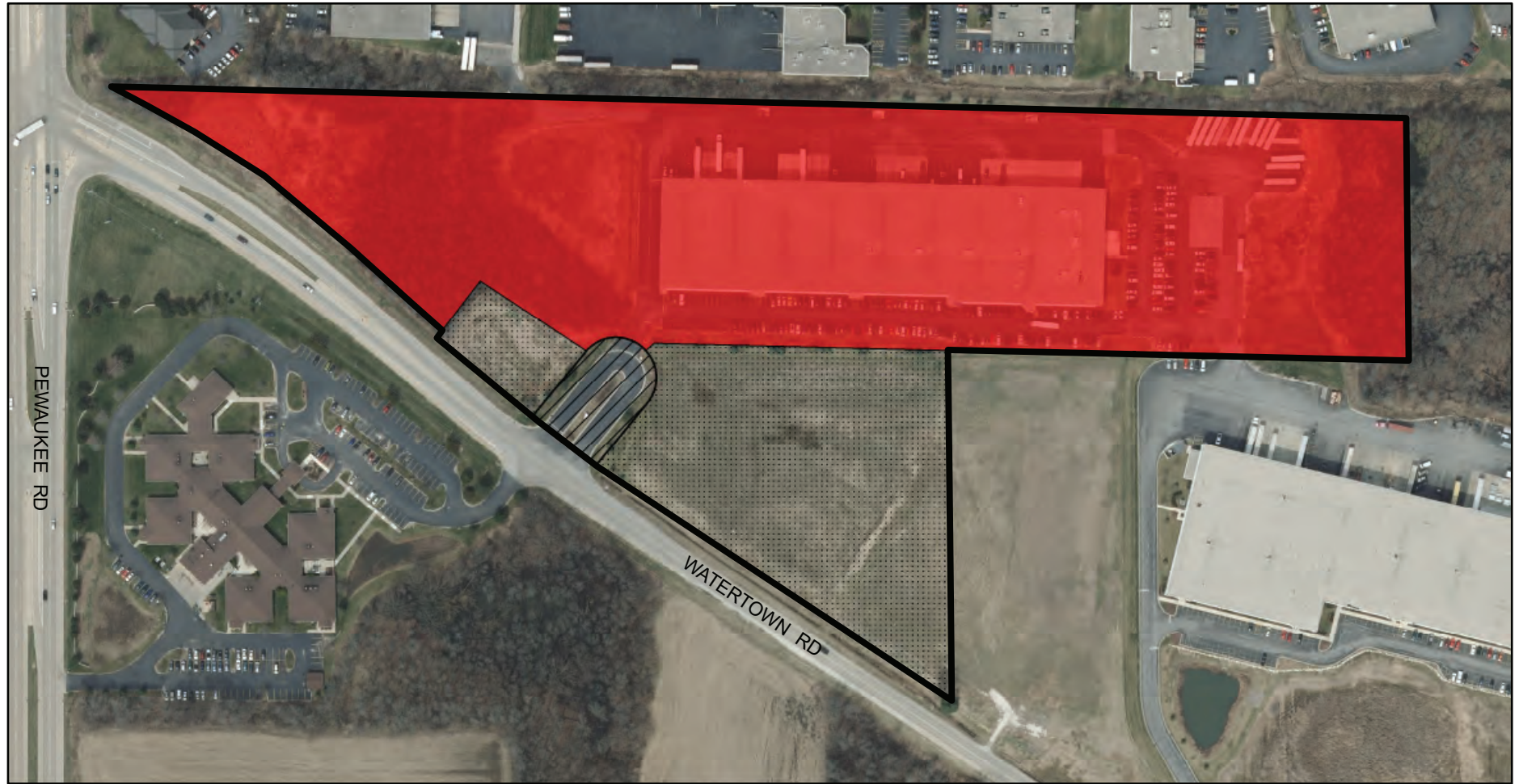




Figure 32  
PEWAUKEE CORPORATE PARK



Developed/Committed

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

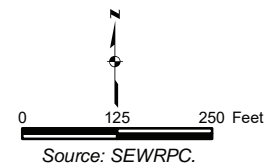




Figure 33

PEWAUKEE CROSSROADS CENTER / WESTWOOD COMMERCE CENTER



Developed/Committed

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

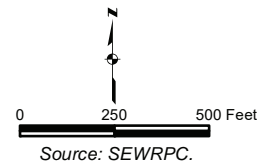
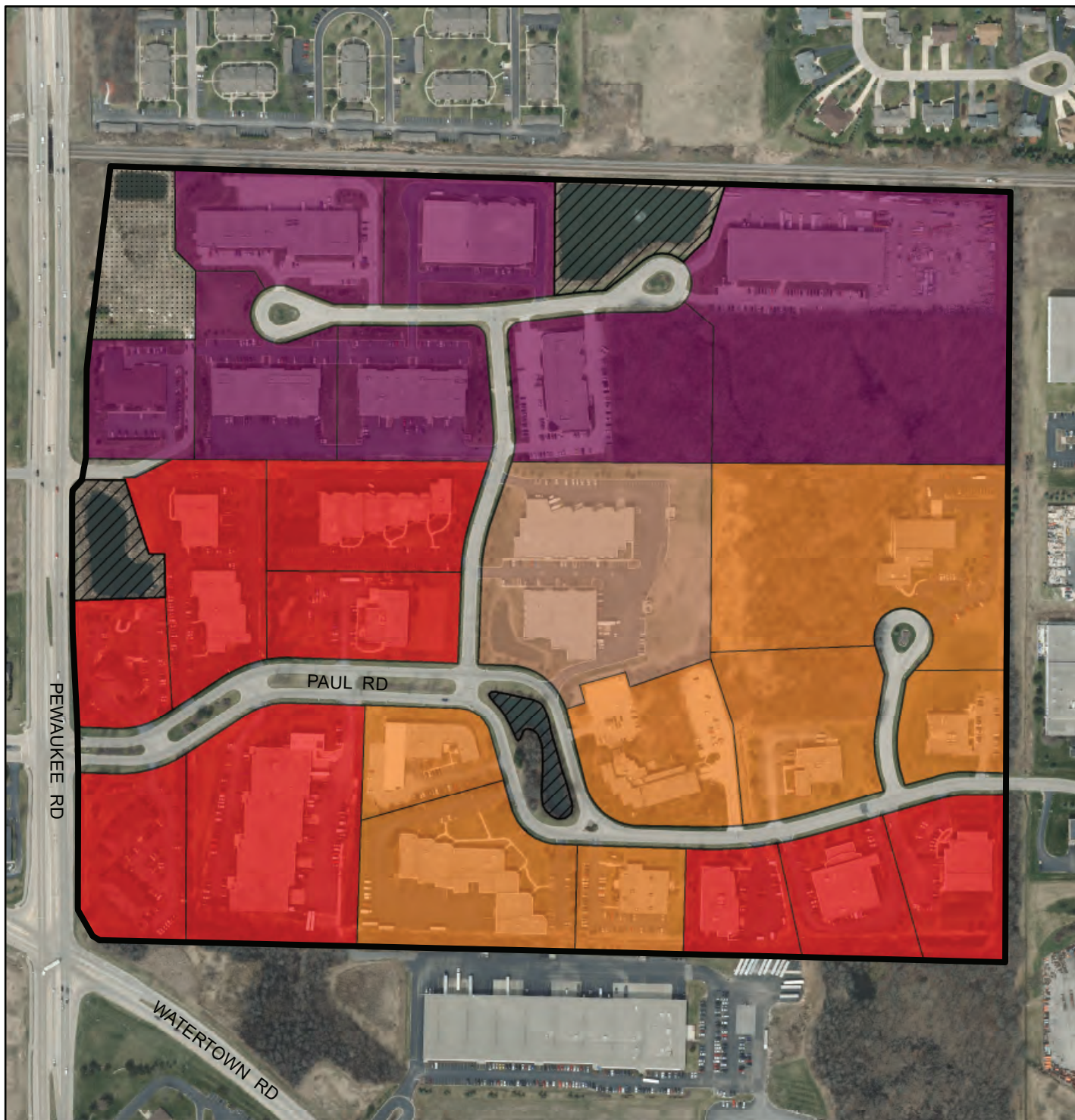




Figure 34

PEWAUKEE WOODS COMMERCE CENTER



Developed/Committed

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

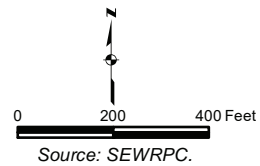
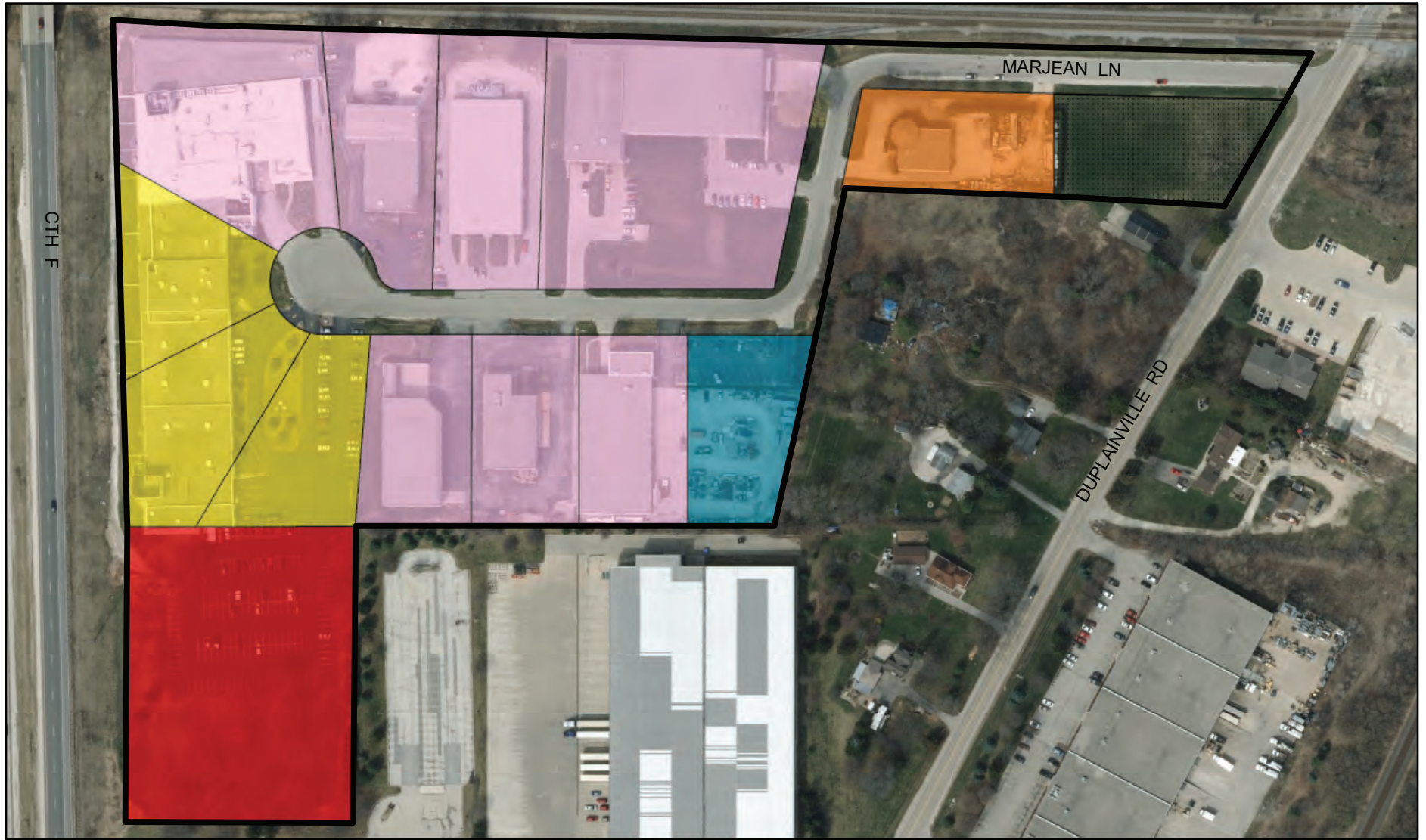




Figure 35  
R & D INDUSTRIAL PARK



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

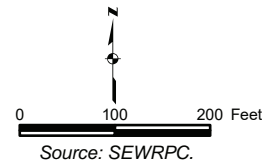
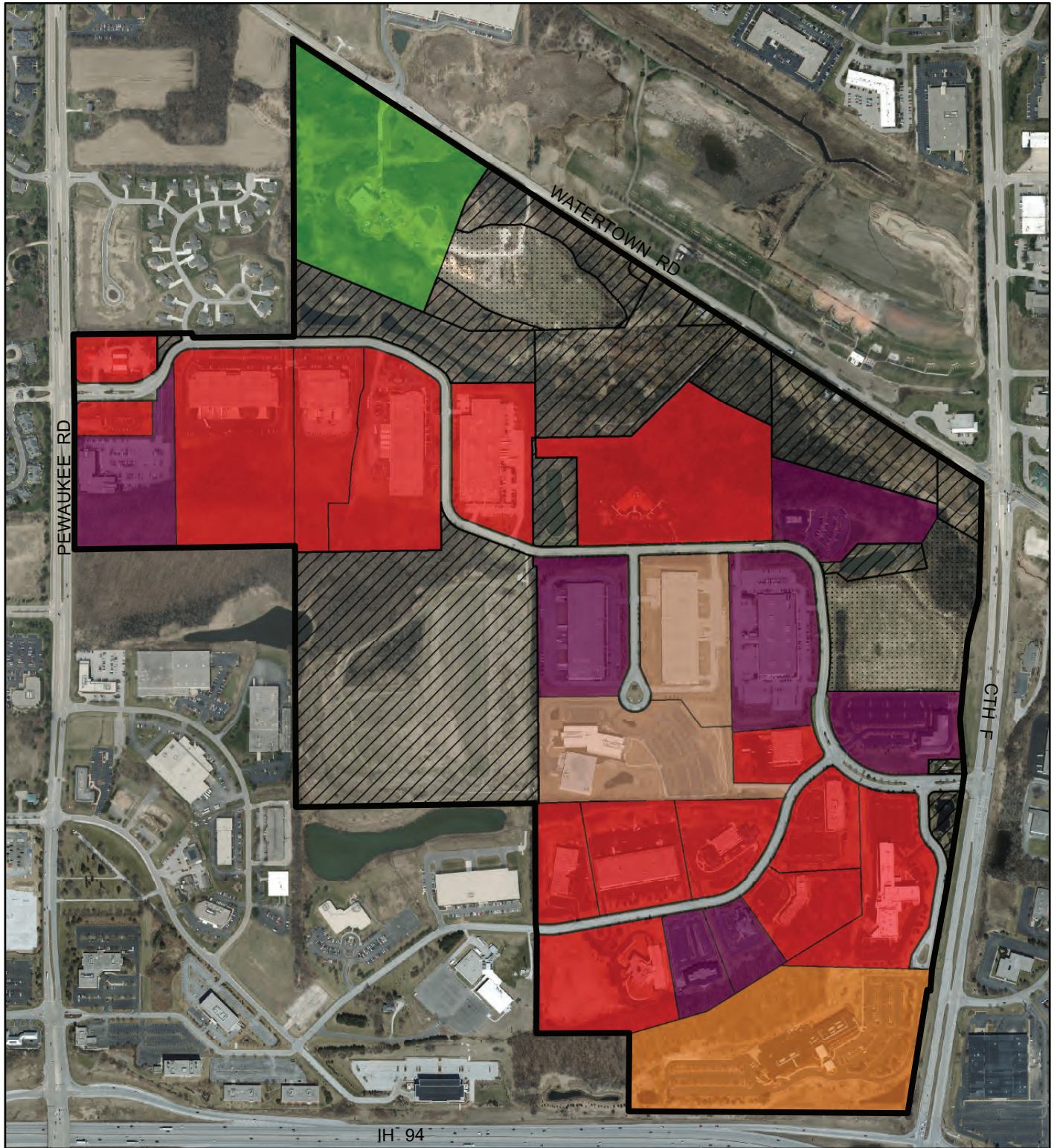




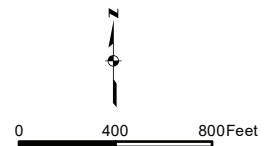
Figure 36

RIDGEVIEW CORPORATE PARK



Developed/Committed

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

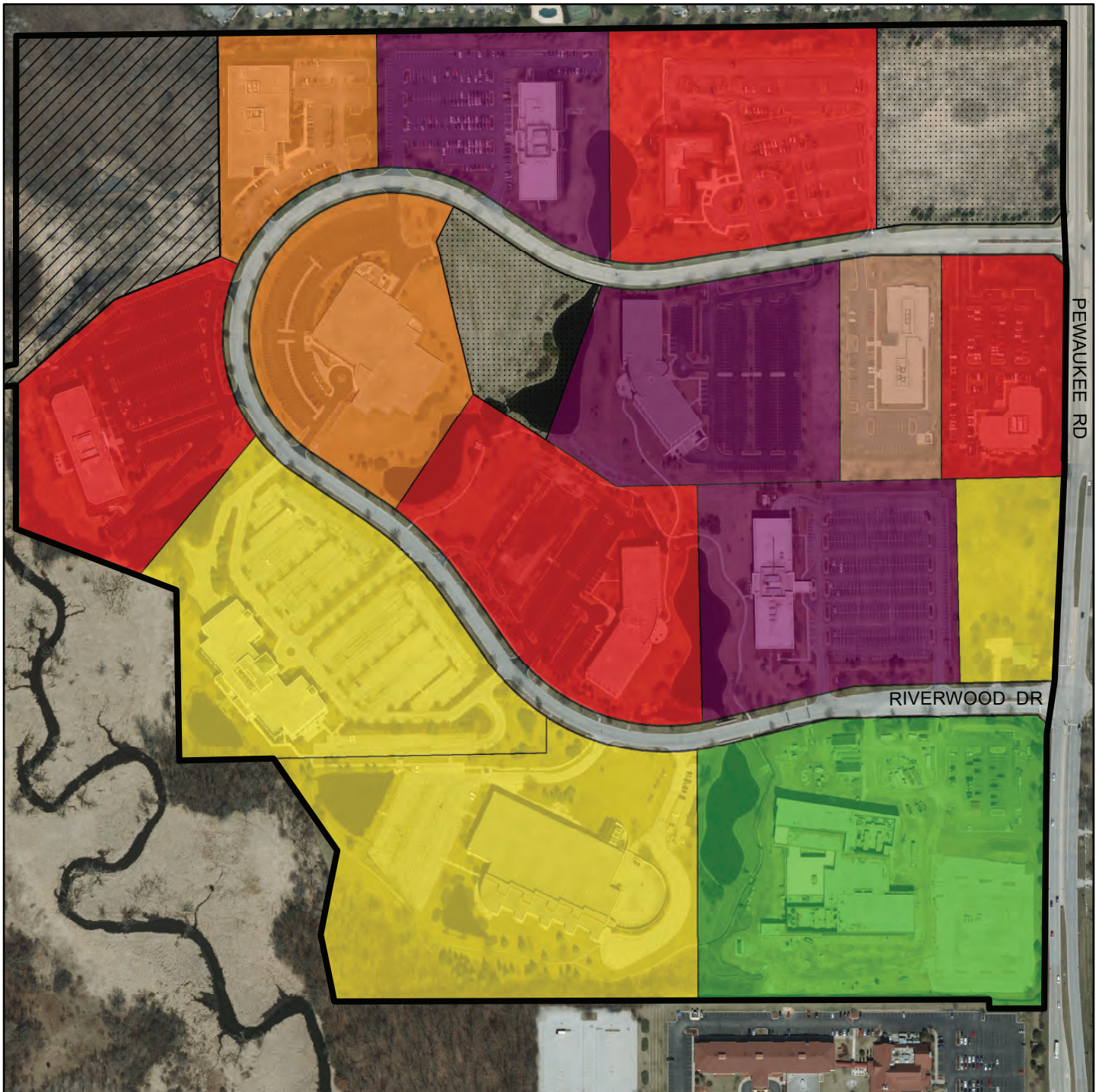


Source: SEWRPC.














Figure 37

RIVERWOOD CORPORATE CENTER



Developed/Committed

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

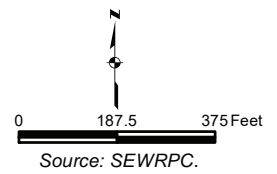
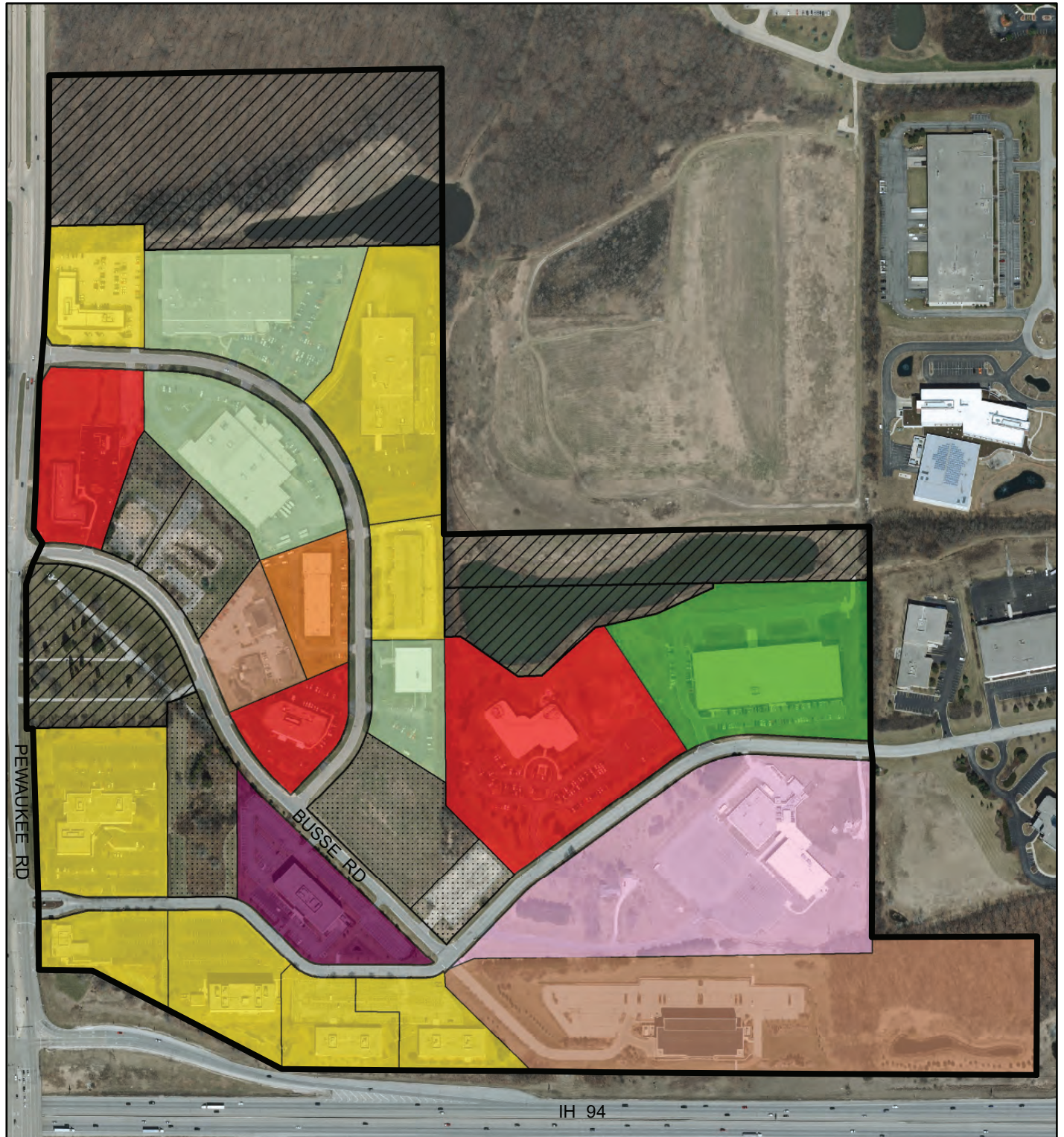




Figure 38

STONE RIDGE BUSINESS AND INDUSTRIAL PARK

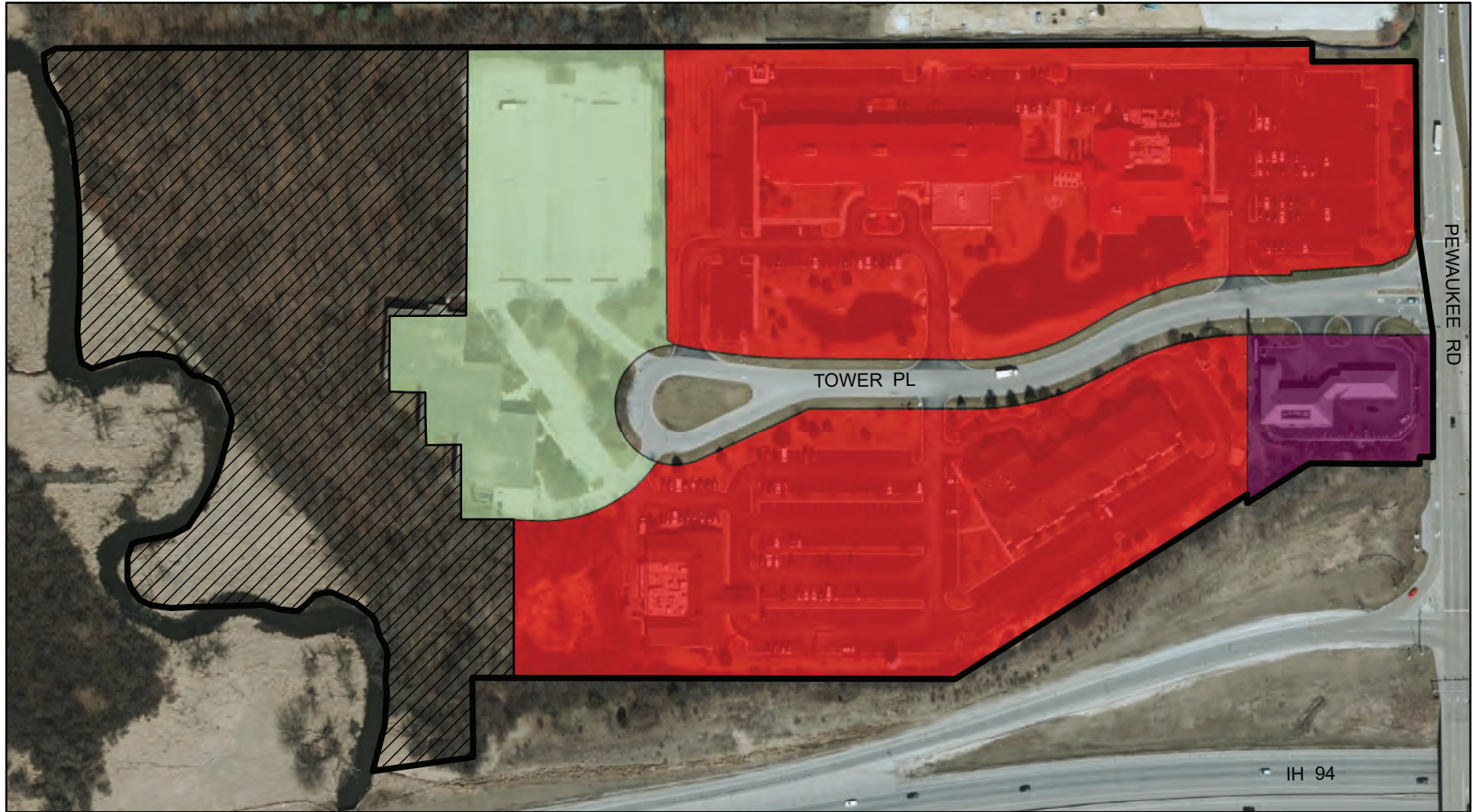


- |                     |      |  |  |
|---------------------|------|--|--|
| Developed/Committed |      |  |  |
| NONE 1970           | 1990 | 2010   |  |
| 1975                | 1995 | 2015   |  |
| NONE 1980           | 2000 | Outlots, Detention Ponds, and Other Designated Non-Developable Areas |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

0 225 450 Feet  
Source: SEWRPC.



Figure 39  
TOWER PLACE



Developed/Committed

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

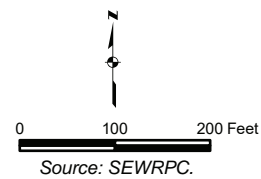
















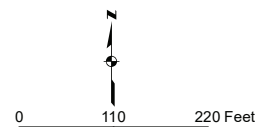
Figure 40

WOODSVIEW COMMERCE CENTER



Developed/Committed

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

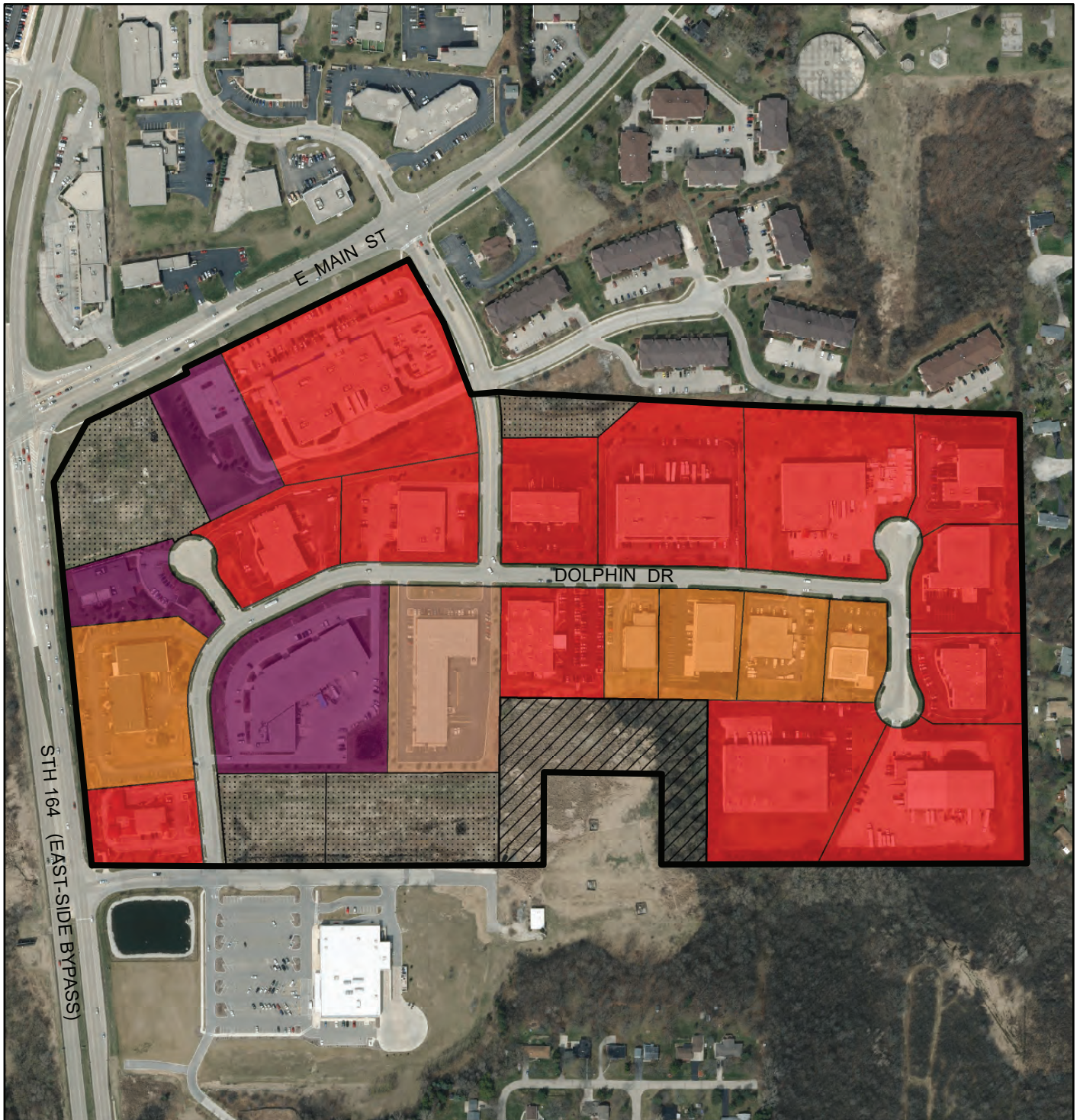


Source: SEWRPC.



Figure 41

HILLCREST BUSINESS CENTER



Developed/Committed

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

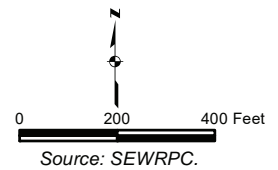




Figure 42  
LINCOLN AVENUE INDUSTRIAL AREA

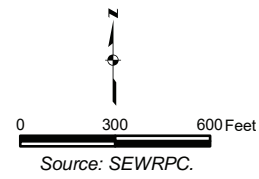
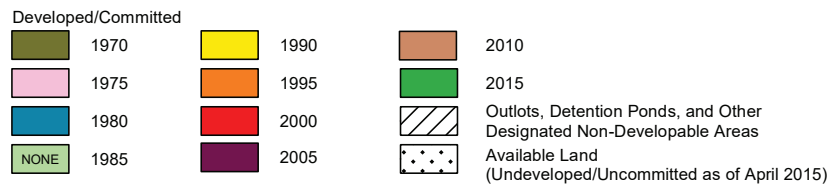
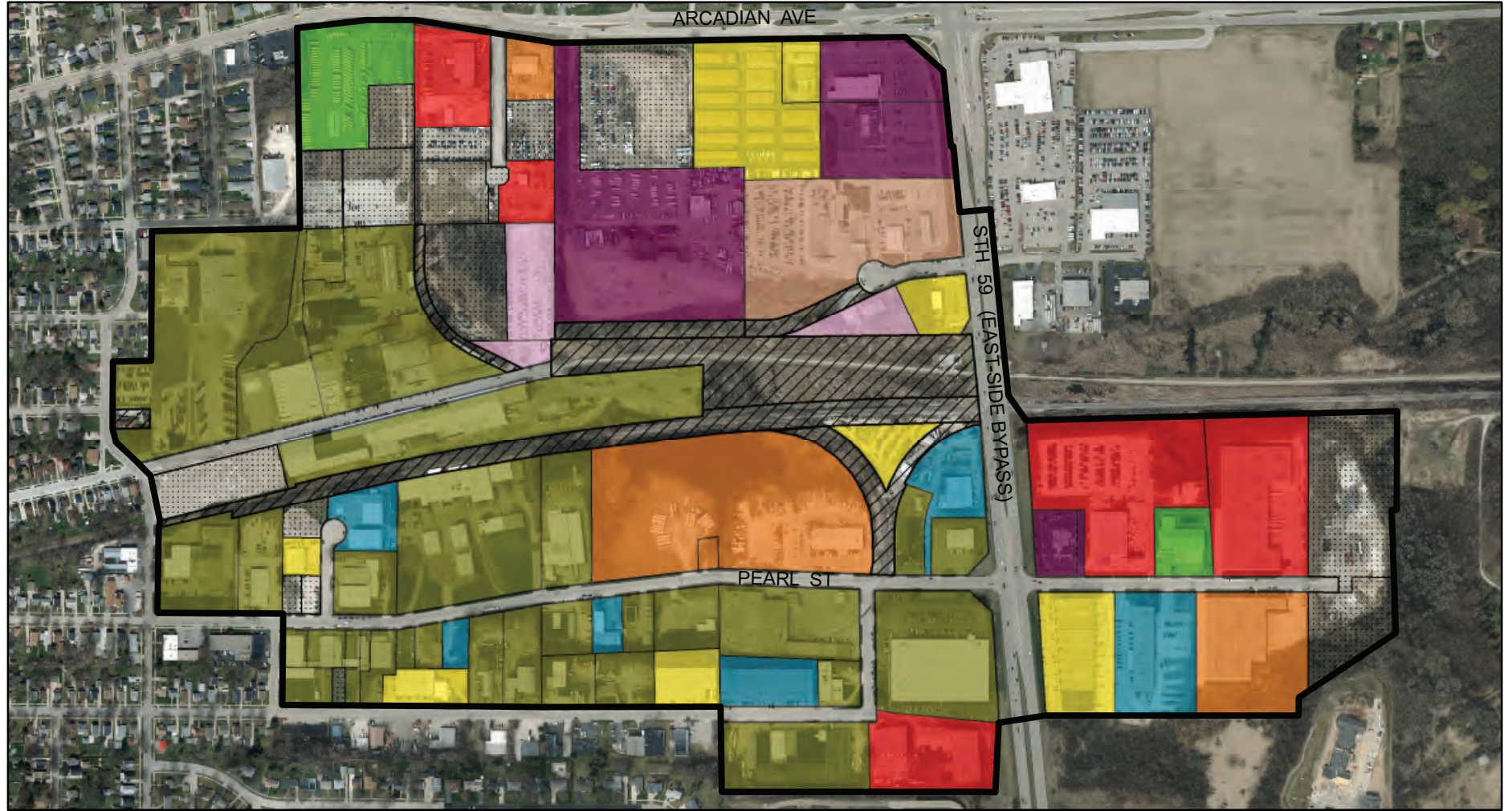
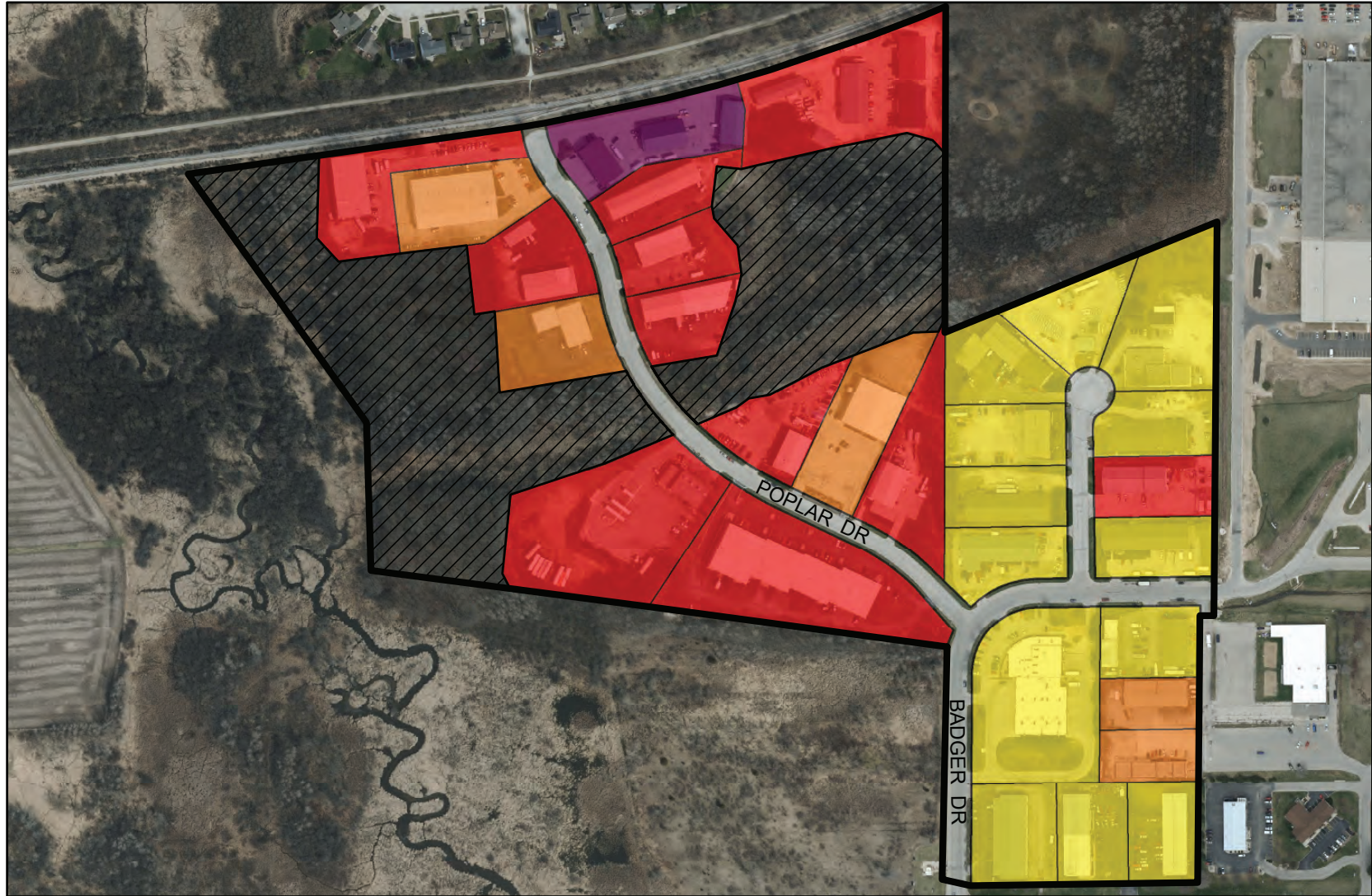




Figure 43  
**PEBBLE CREEK INDUSTRIAL PARK**



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

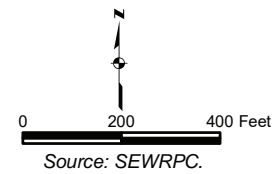
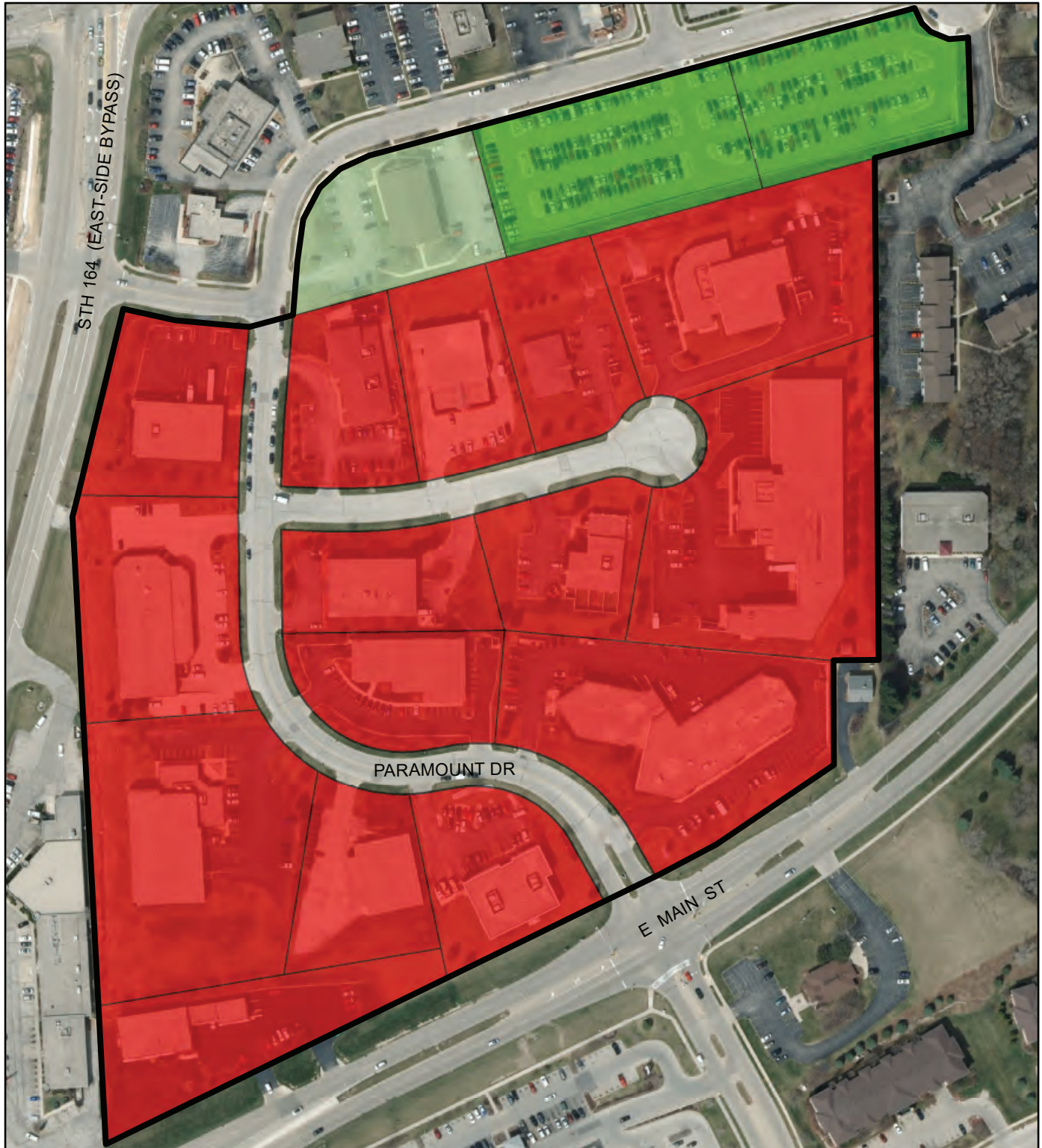




Figure 44

PRIEDEMAN BUSINESS CENTER



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

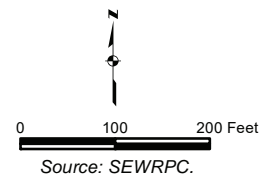
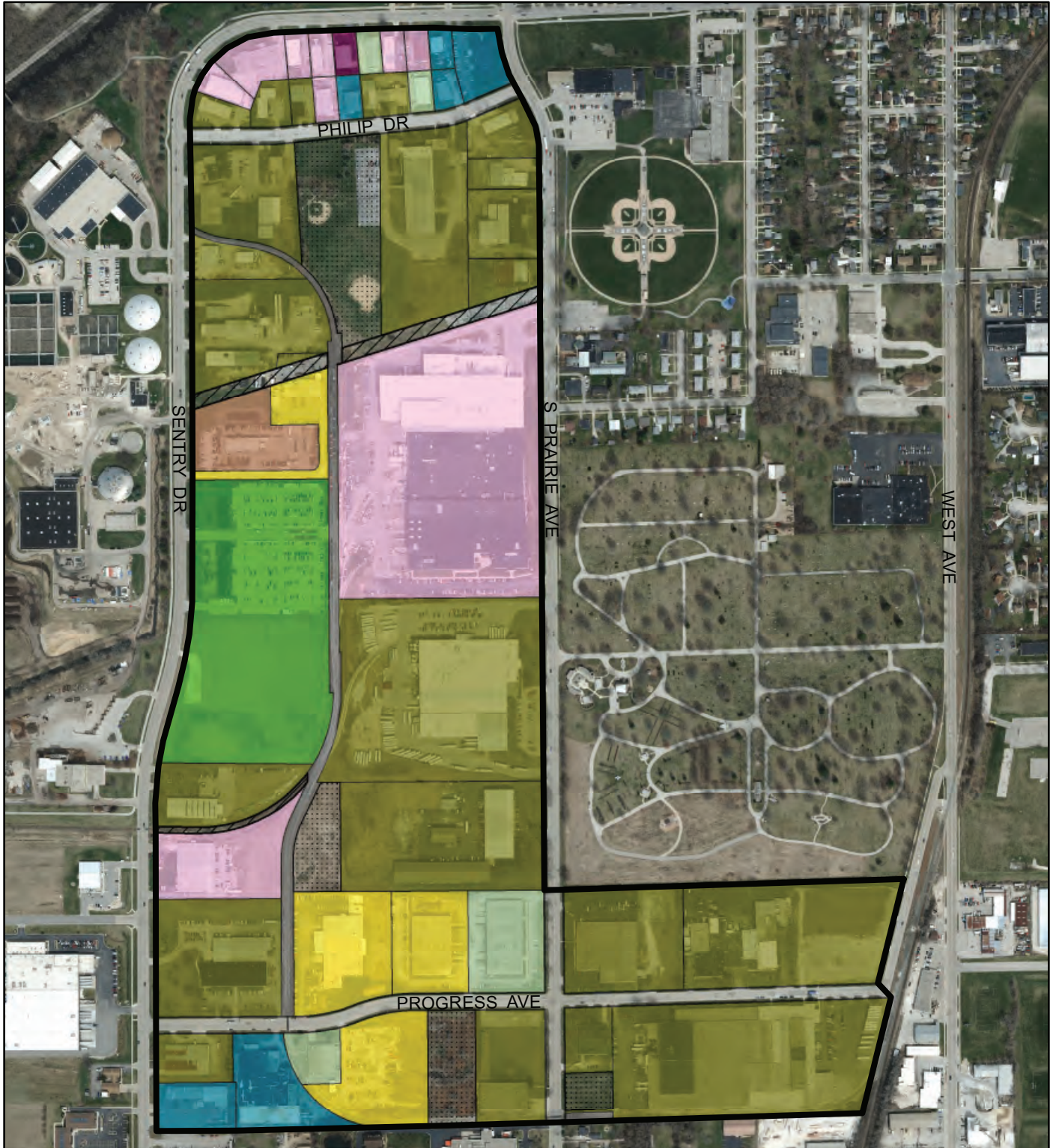
















Figure 45

SENTRY DRIVE INDUSTRIAL AREA



Developed/Committed

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

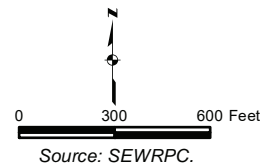
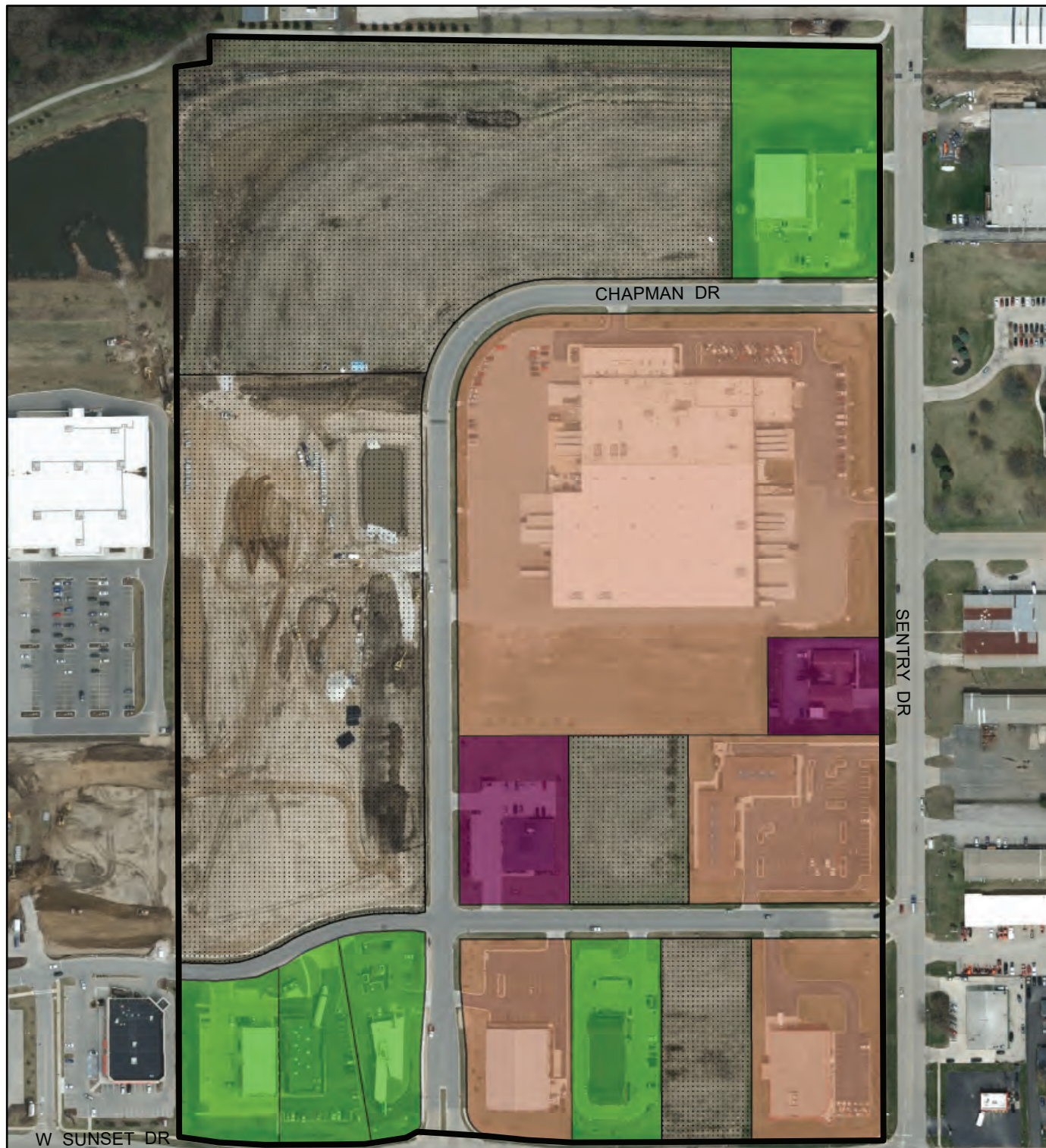




Figure 46

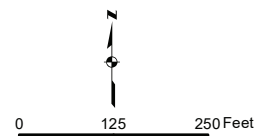
SPRING CITY BUSINESS PARK



Developed/Committed

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

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

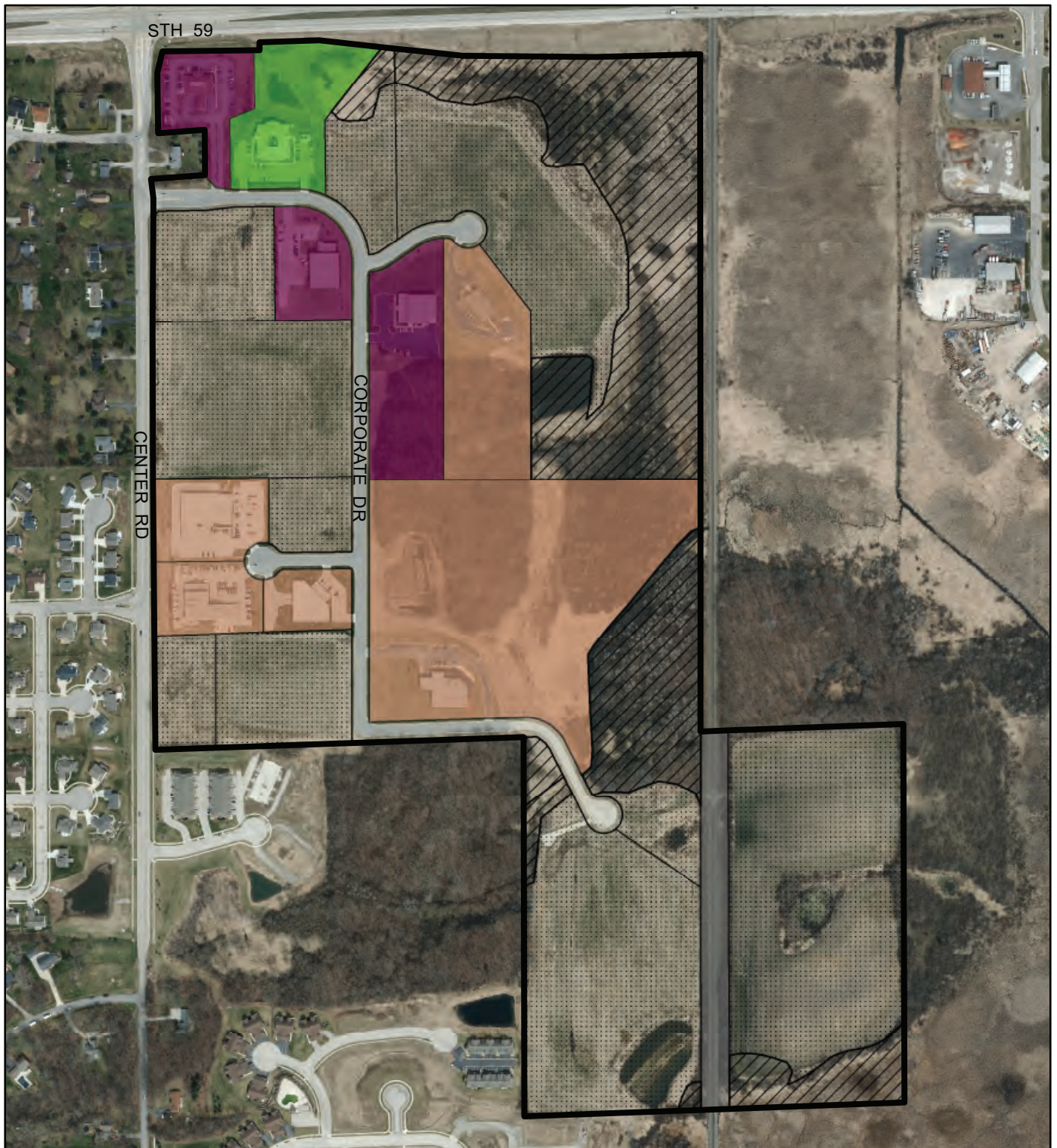


Source: SEWRPC.



Figure 47

WAUKESHA CORPORATE CENTER



Developed/Committed

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

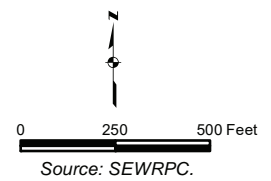
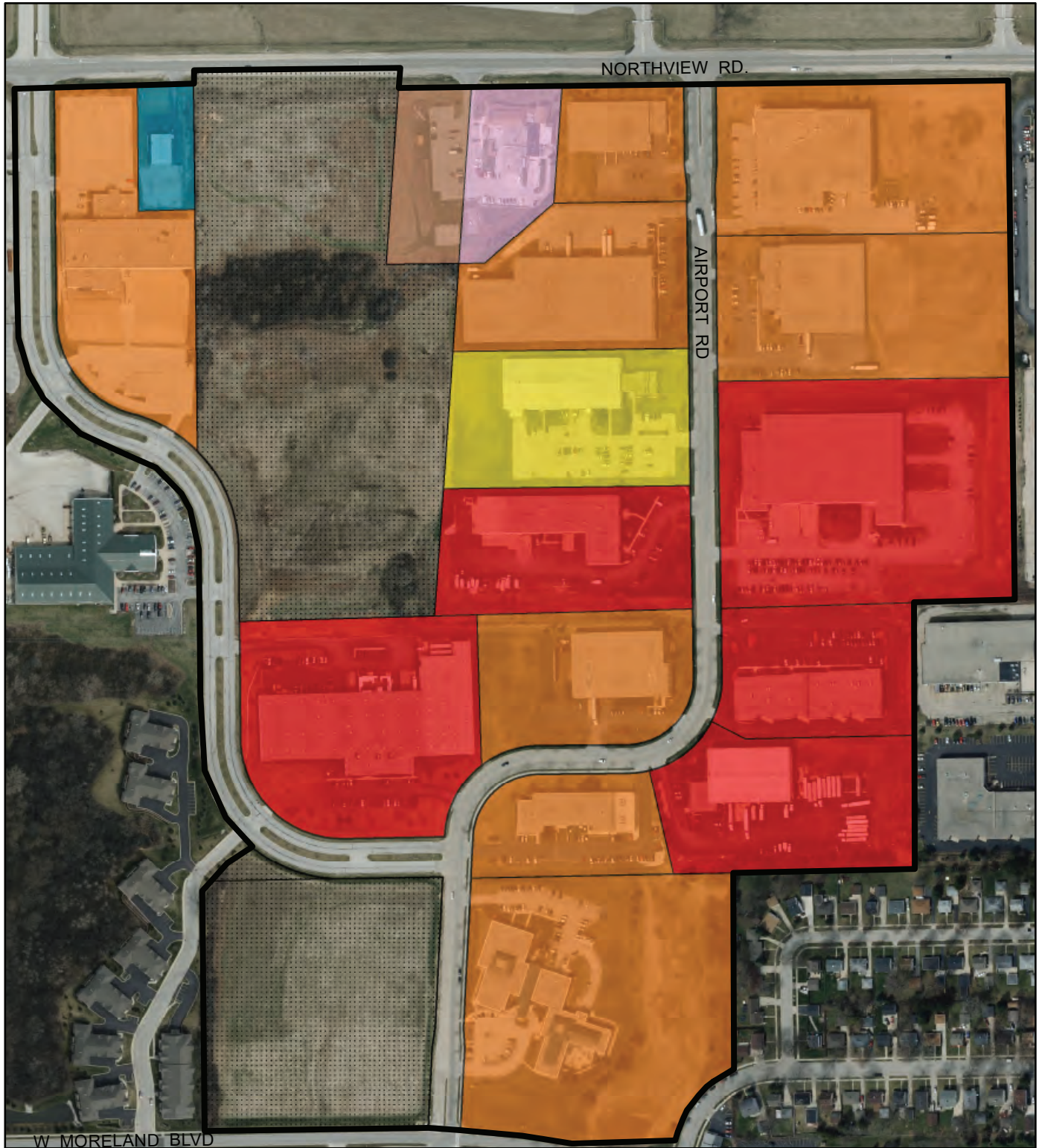




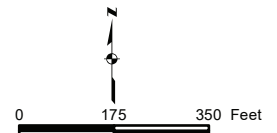
Figure 48

WAUKESHA AIRPORT INDUSTRIAL PARK



Developed/Committed

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

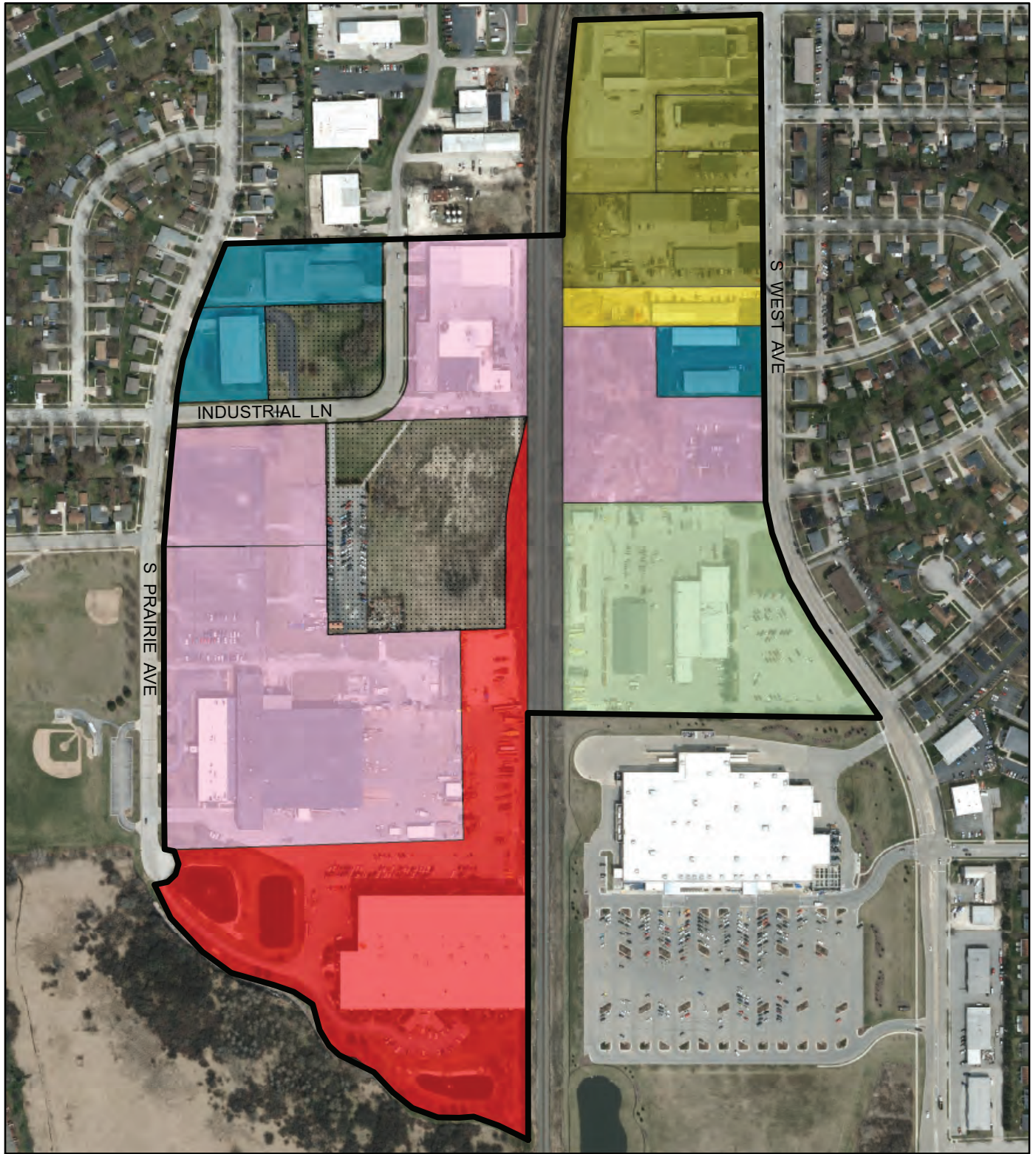














Source: SEWRPC.



Figure 49

WAUKESHA INDUSTRIAL PARK



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

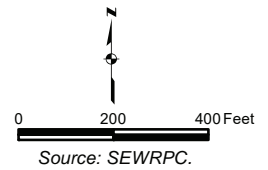
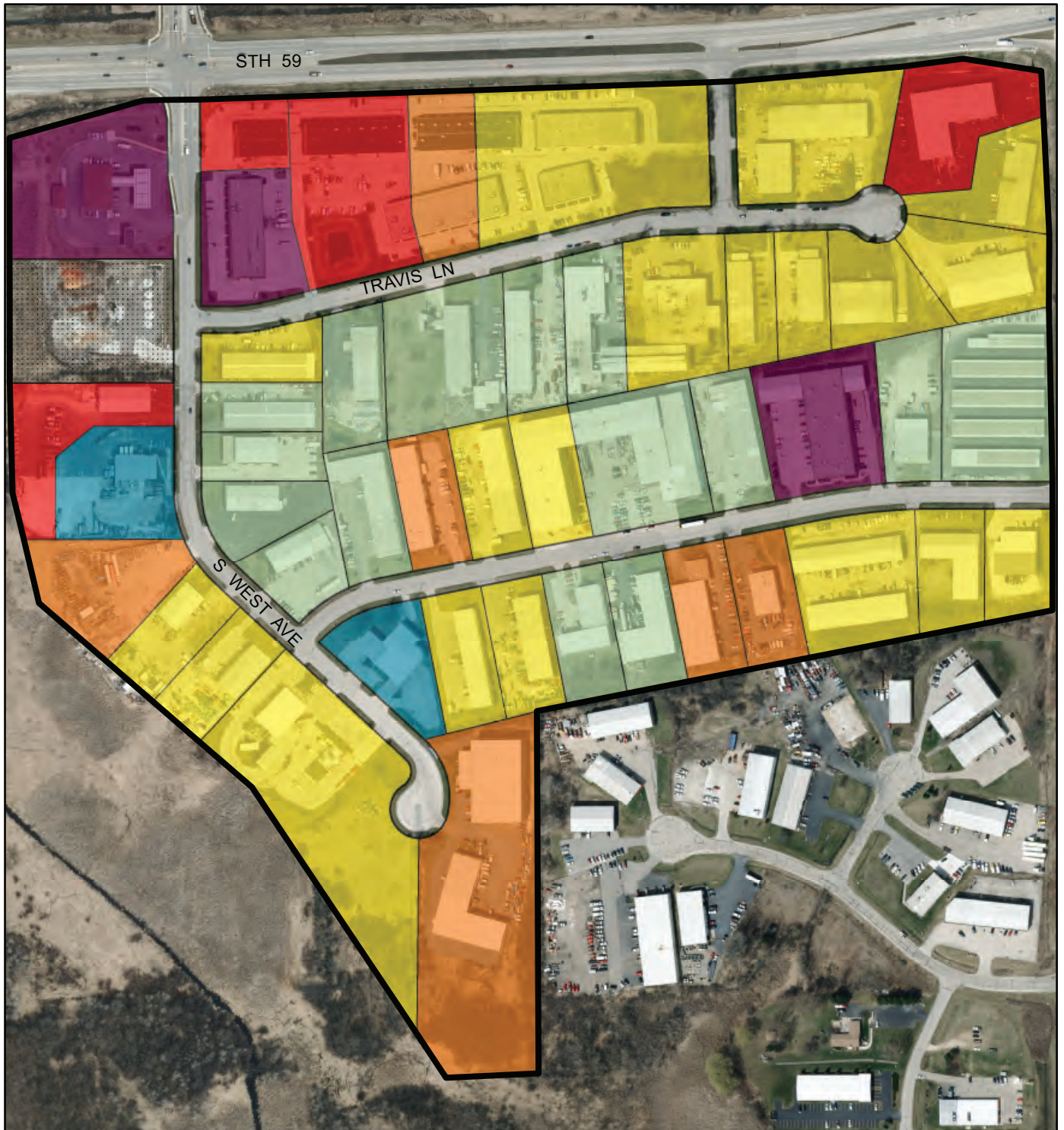




Figure 50

WAUKESHA INDUSTRIAL PARK - SOUTH



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

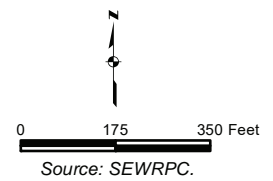
















Figure 51

WESTMORELAND INDUSTRIAL PARK



Developed/Committed

	1970		1990
	1975		1995
	1980		2000
	1985		2005

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

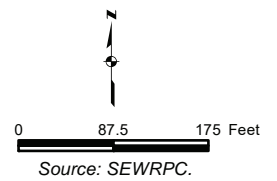




Figure 52  
BAHL BUSINESS PARK



Developed/Committed

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

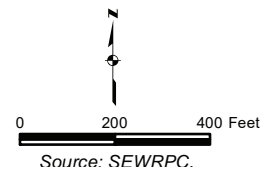
















Figure 53

BIG BEND INDUSTRIAL PARK



Developed/Committed

	1970		1990
	1975		NONE 1995
	1980		2000
	1985		NONE 2005

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

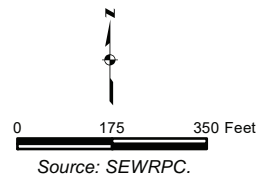
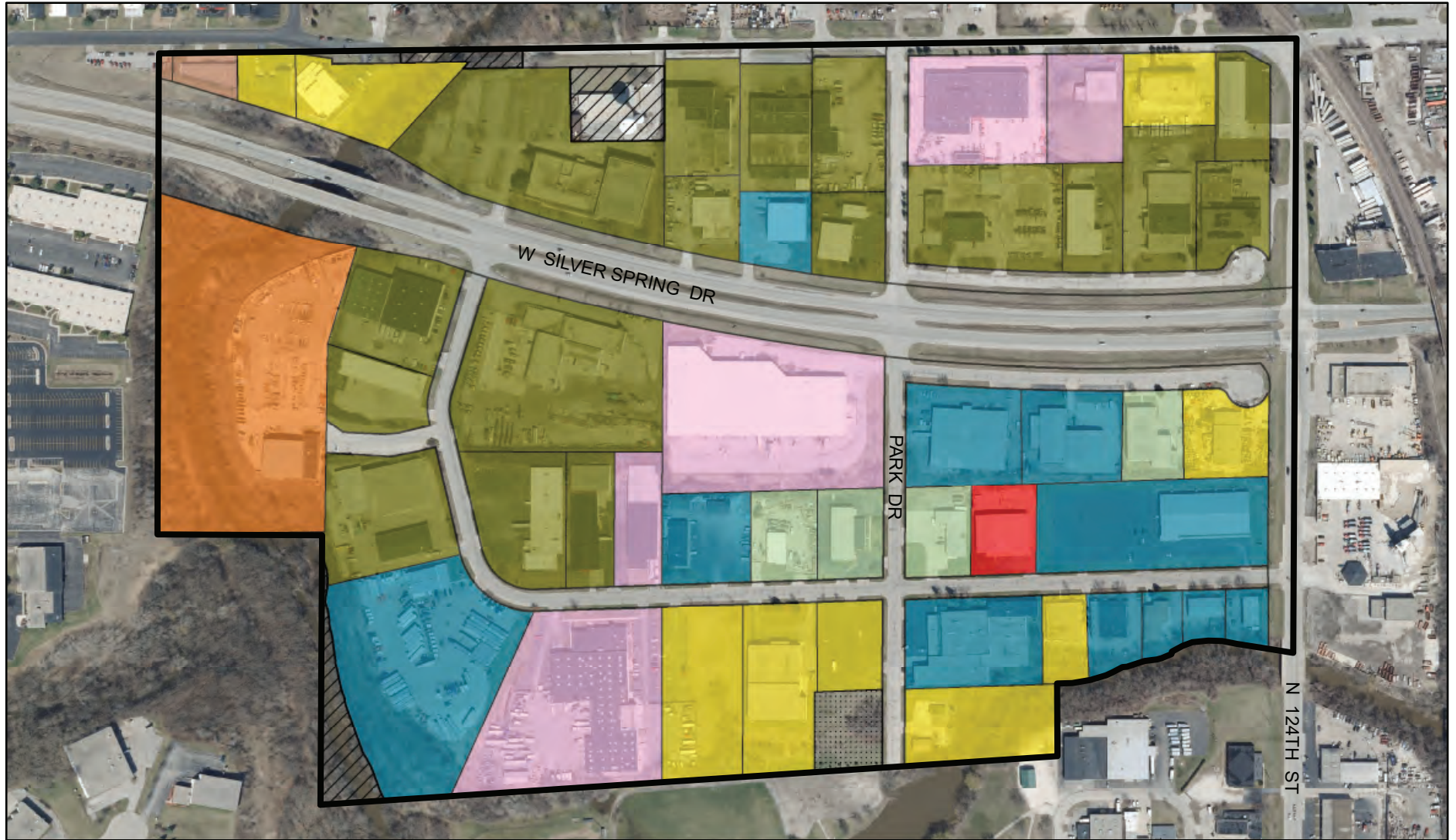
















Figure 54

BUTLER INDUSTRIAL PARK - NORTH



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

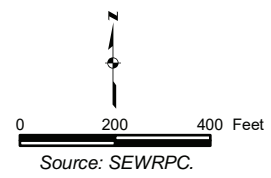
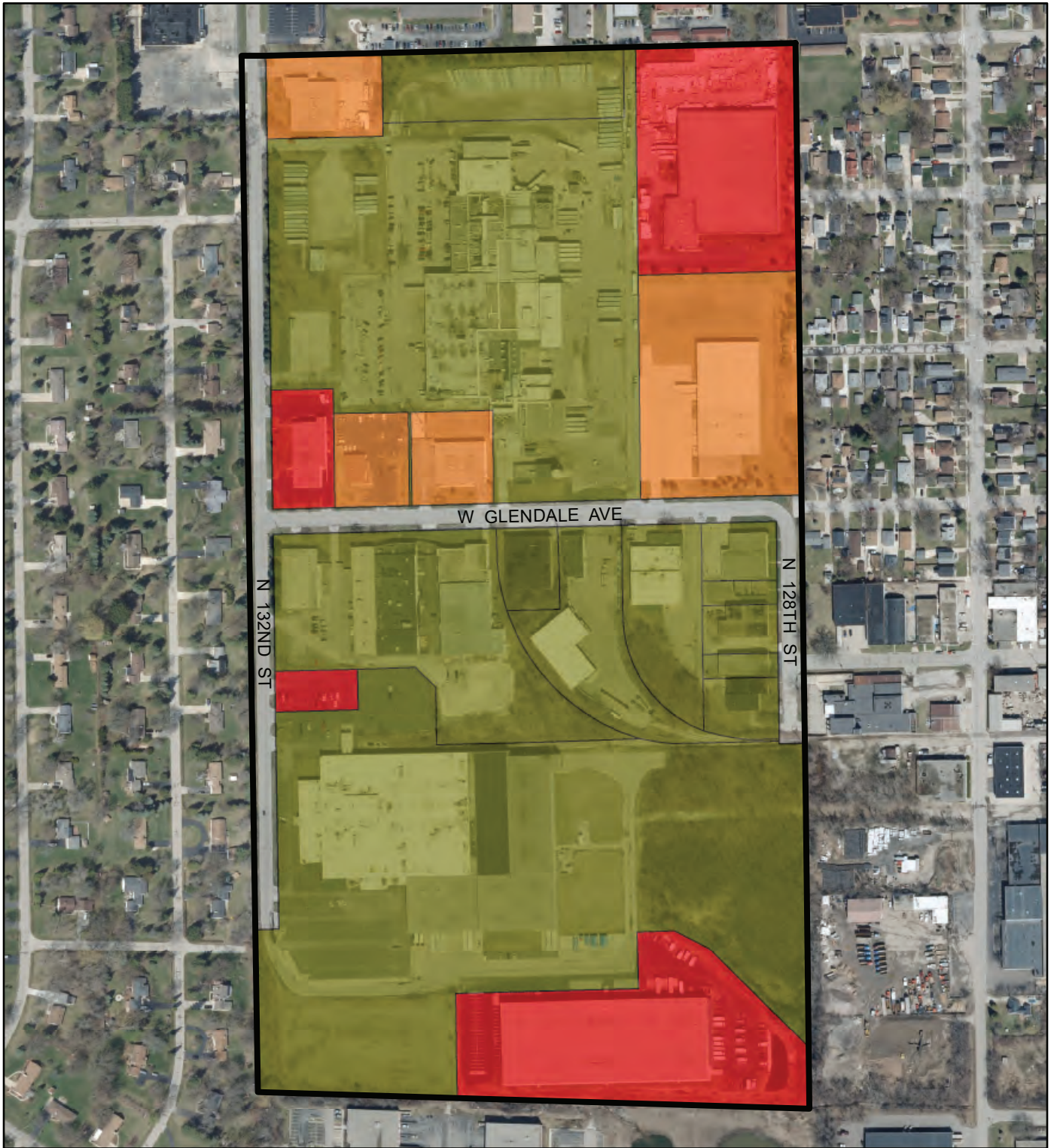




Figure 55

BUTLER INDUSTRIAL PARK - SOUTH



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

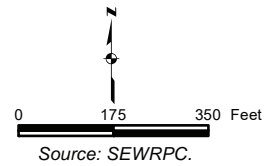
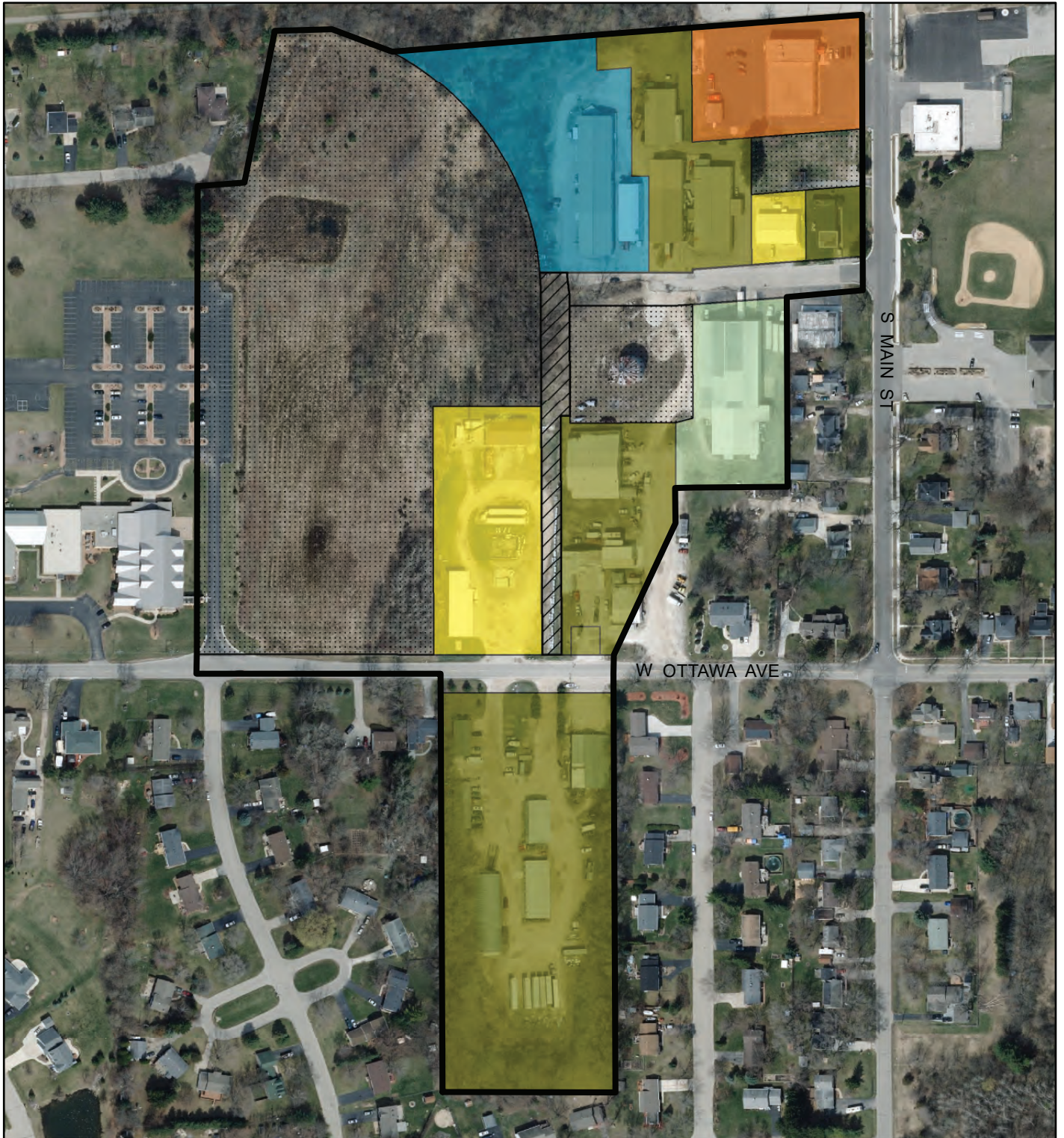




Figure 56

DOUSMAN INDUSTRIAL PARK



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

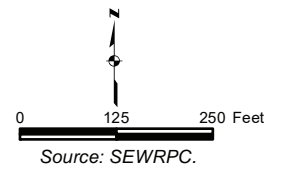
















Figure 57  
EAGLE INDUSTRIAL PARK



Developed/Committed

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

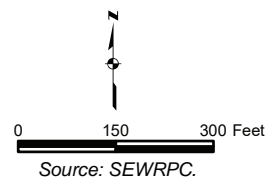




Figure 58

BARK RIVER COMMERCE CENTER



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

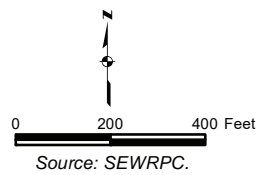




Figure 59

COTTONWOOD COMMERCE CENTER

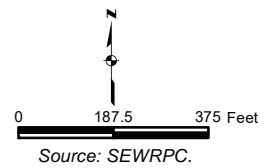
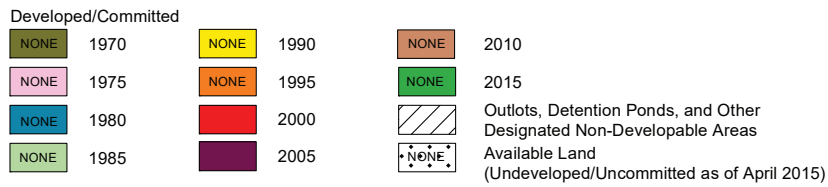
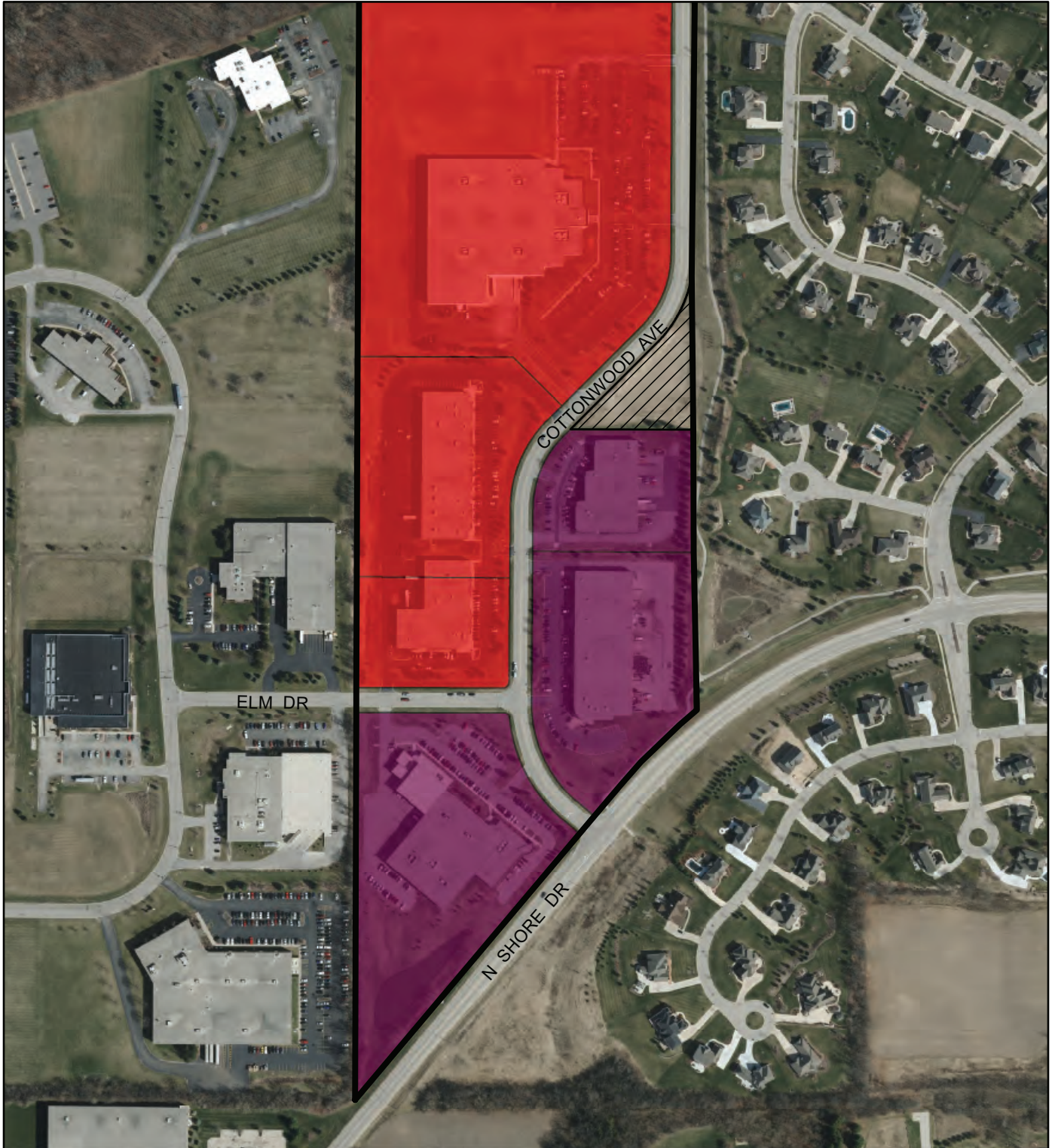
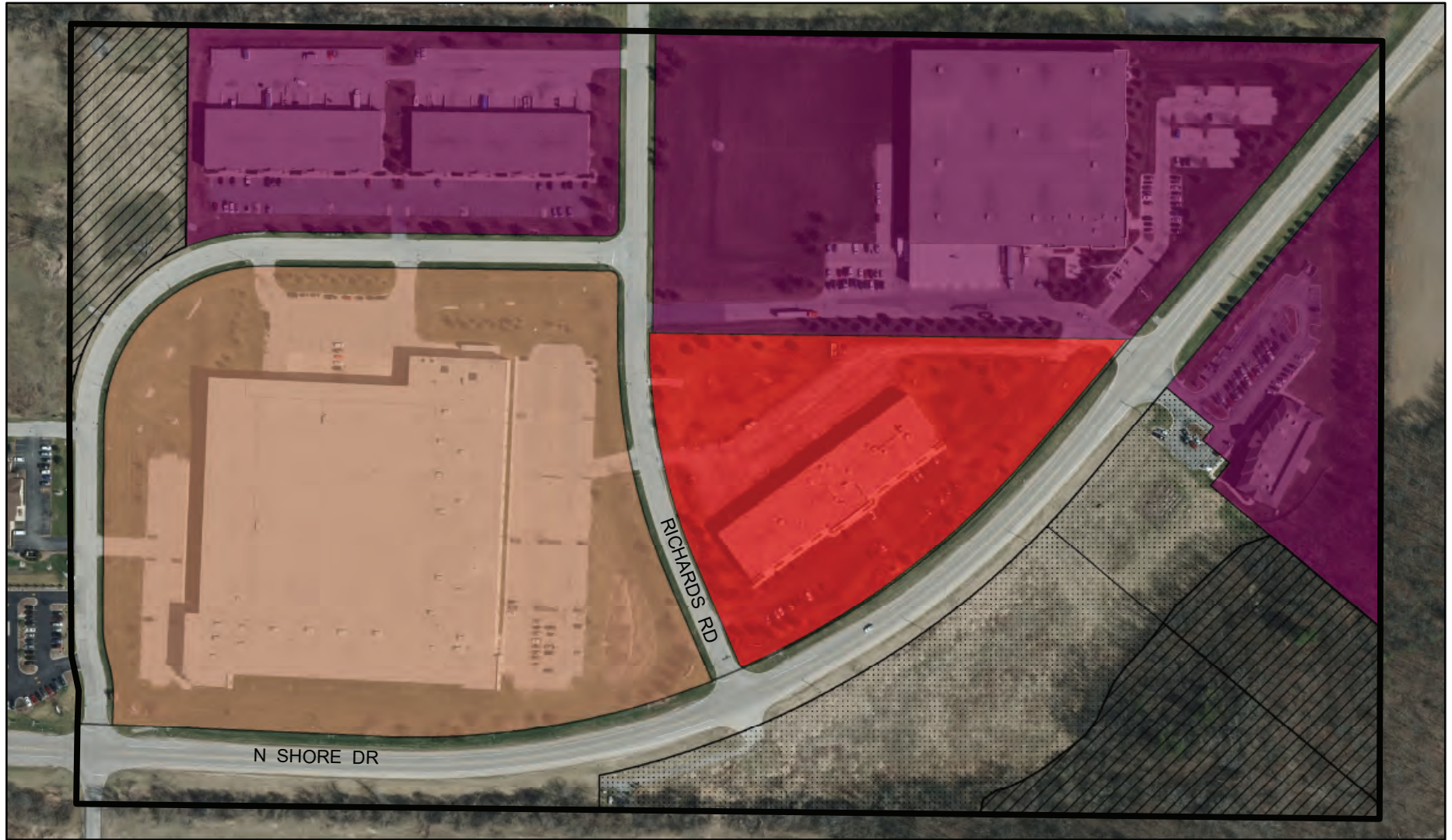




Figure 60  
GEASON COMMERCE CENTER



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

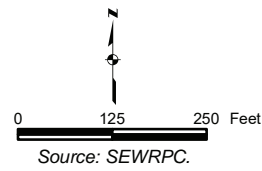
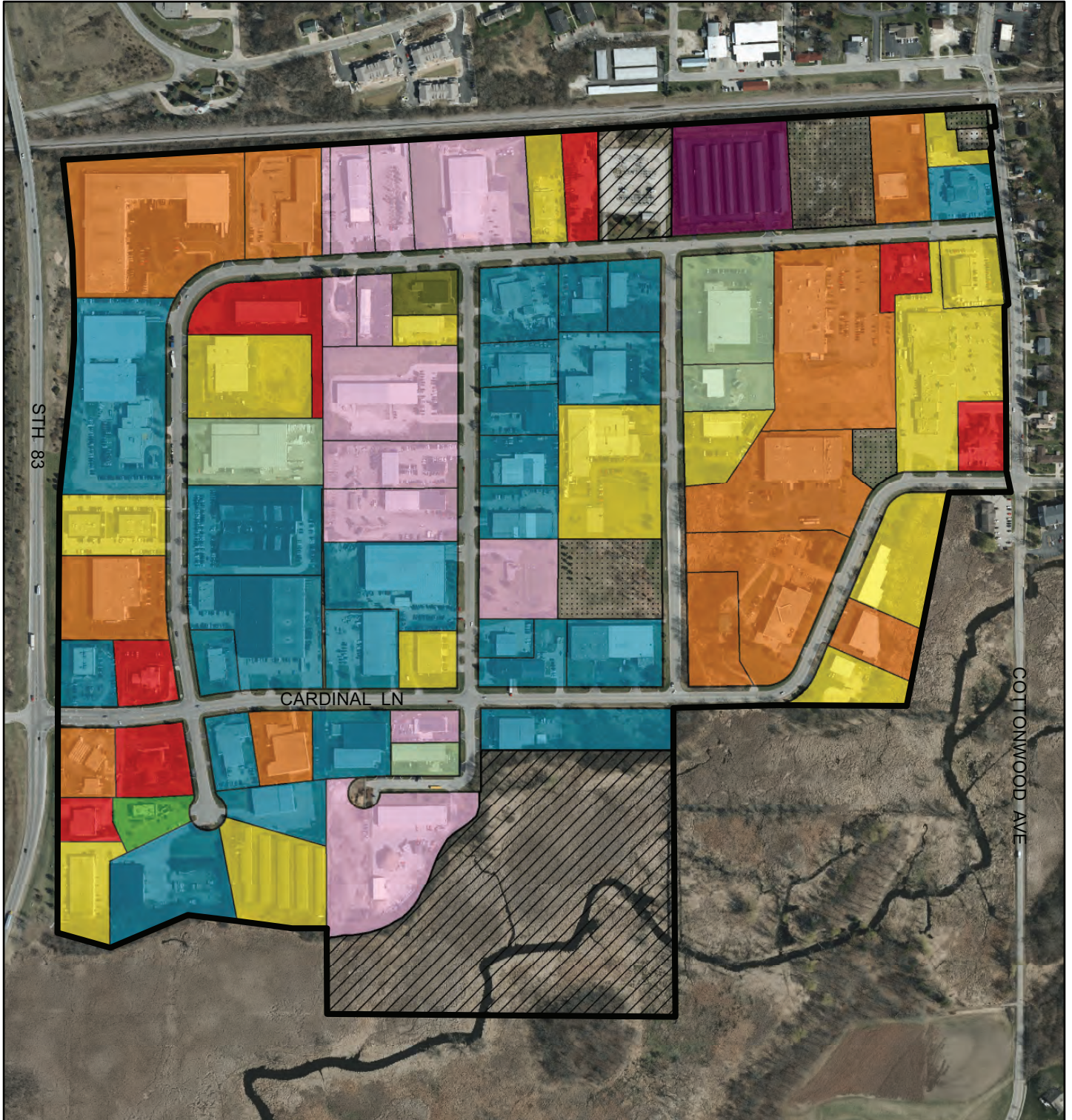
















Figure 61

HARTLAND / LAKE COUNTRY BUSINESS PARK



Developed/Committed

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

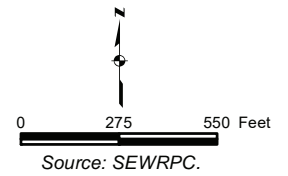
















Figure 62  
LANNON INDUSTRIAL PARK



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

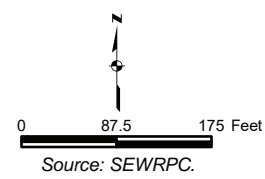
















Figure 63

BOWLING GREEN INDUSTRIAL PARK



Developed/Committed

	1970		1990
	1975		NONE 1995
	1980		NONE 2000
	1985		2005

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

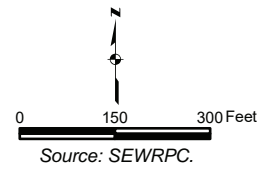
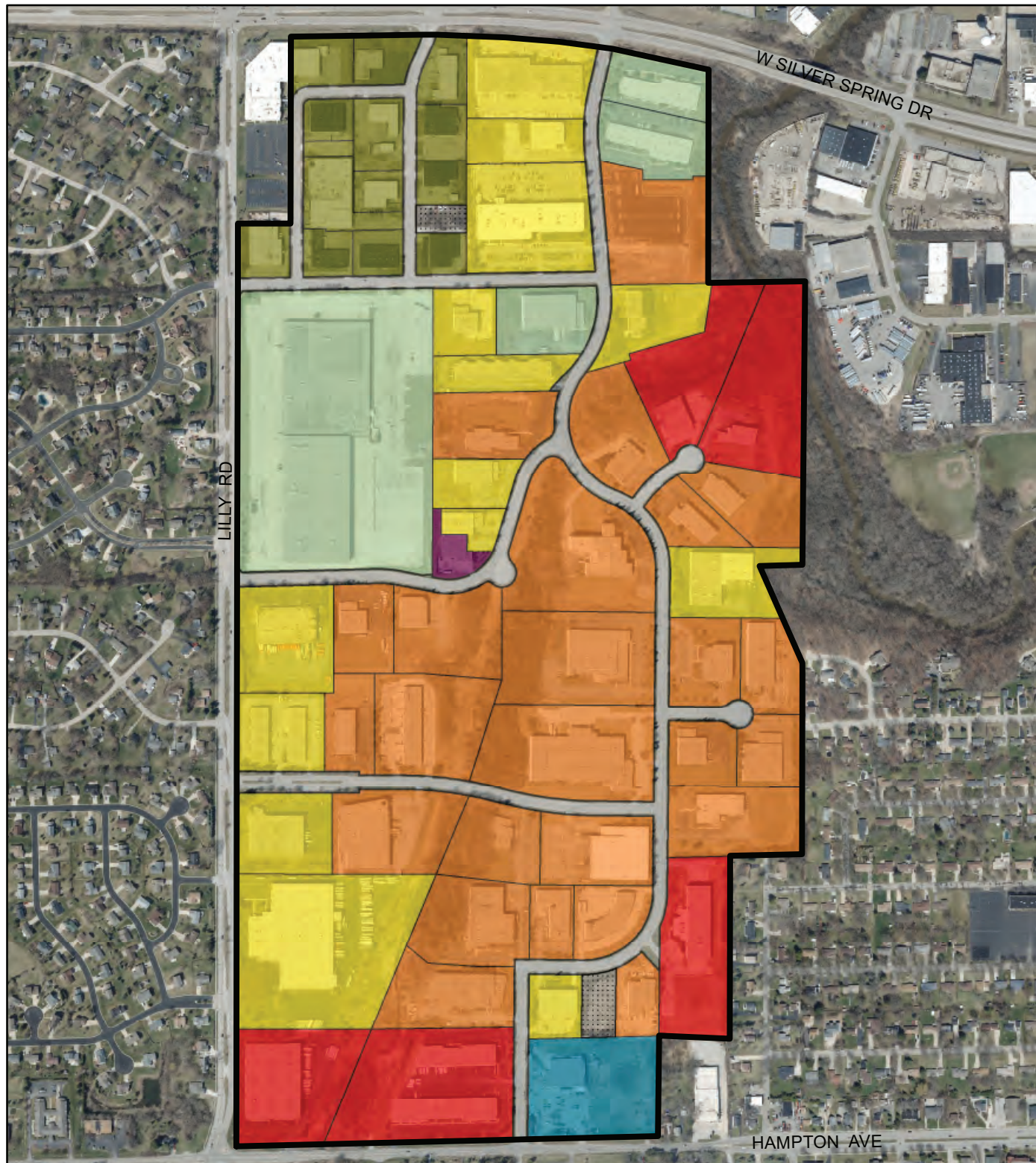




Figure 64

FALLS BUSINESS PARK



Developed/Committed

- 1970
- 1990
- 1975
- 1995
- 1980
- 2000
- 1985
- 2005

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

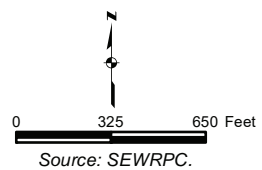
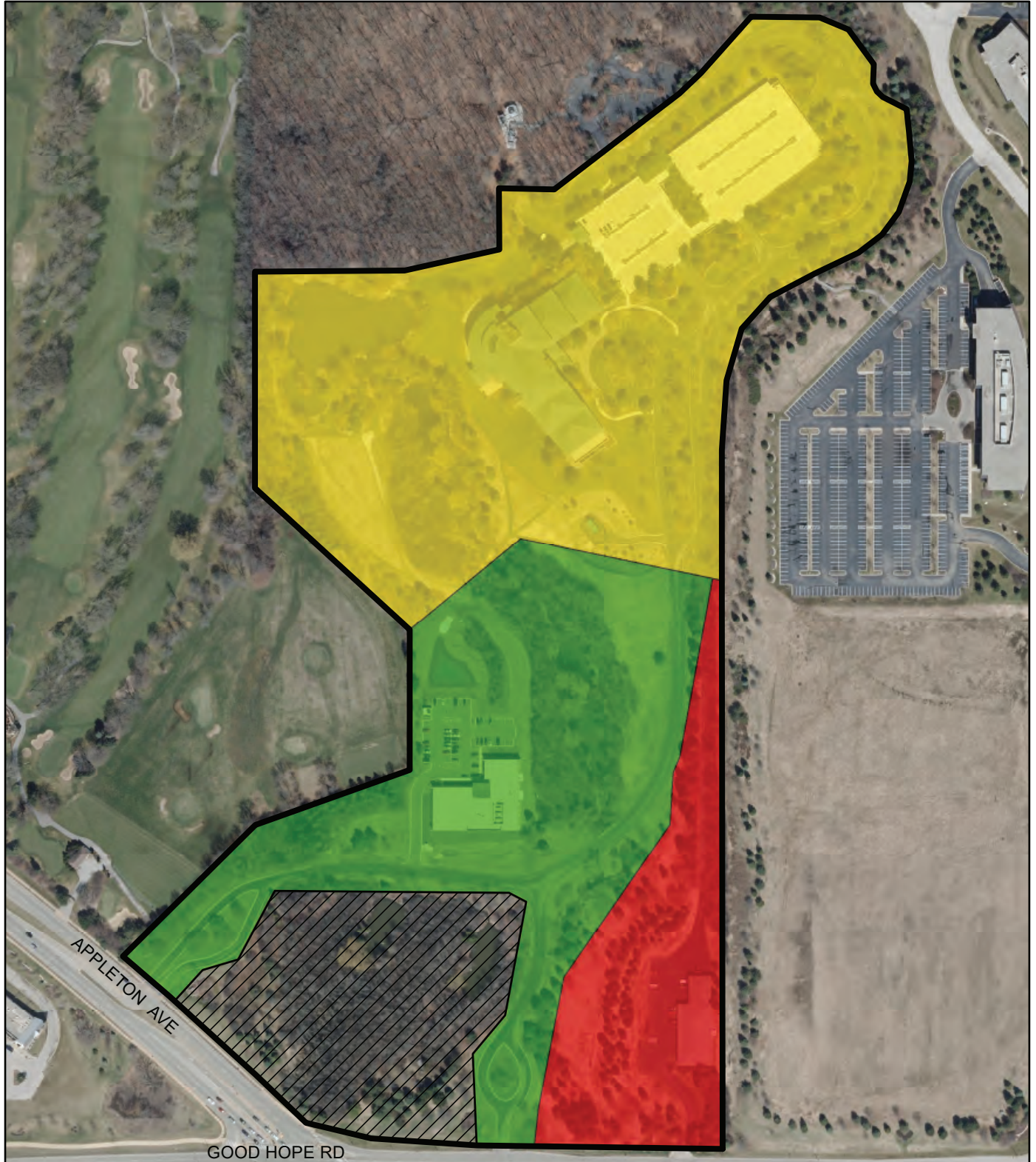




Figure 65

HERITAGE RESERVE BUSINESS PARK



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

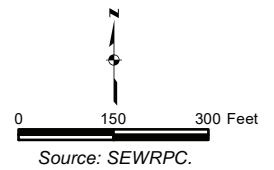
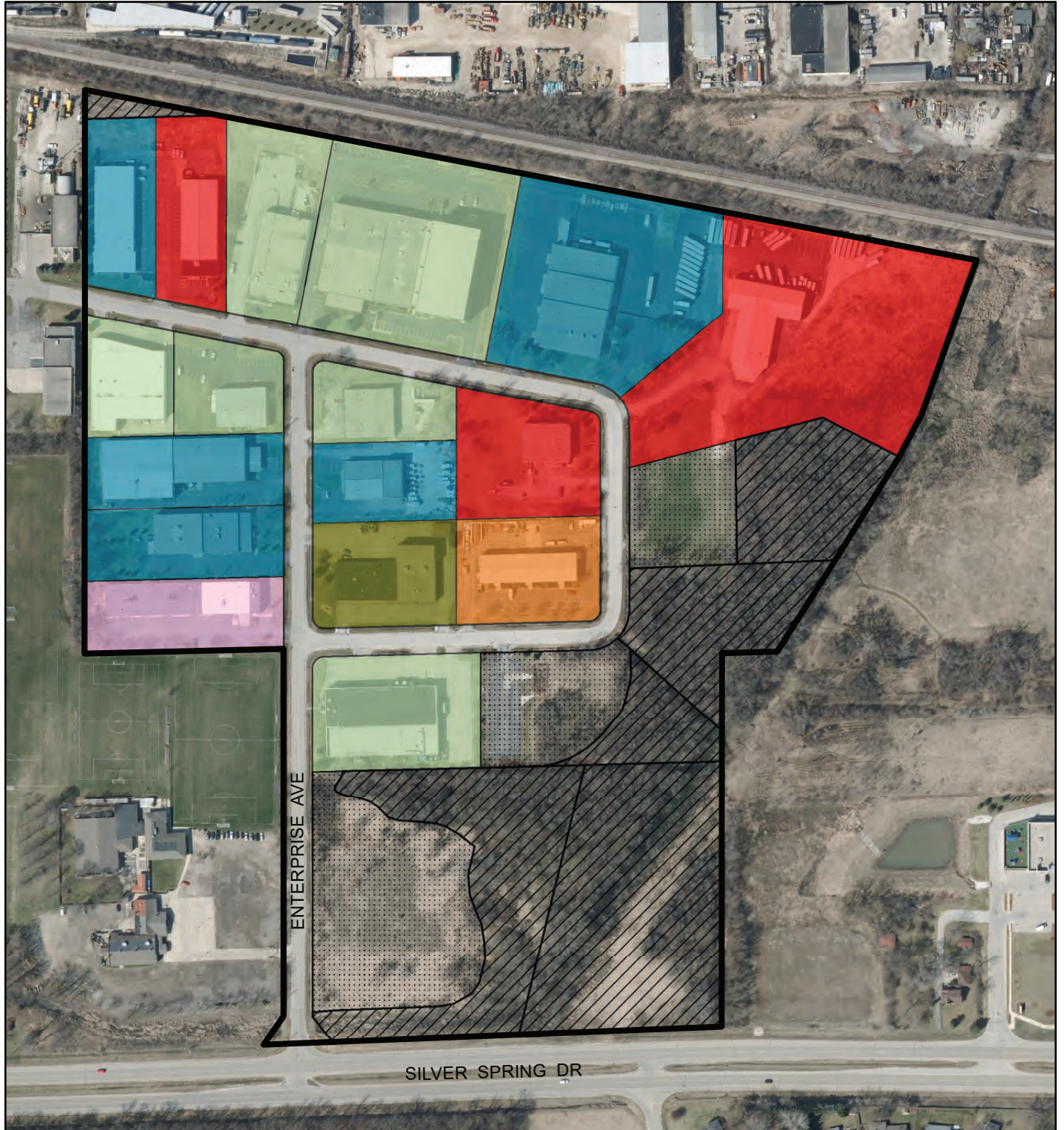
















Figure 66

NORTHWEST BUSINESS PARK



Developed/Committed

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

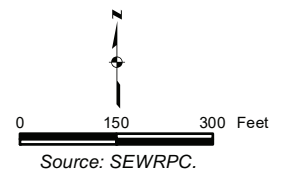
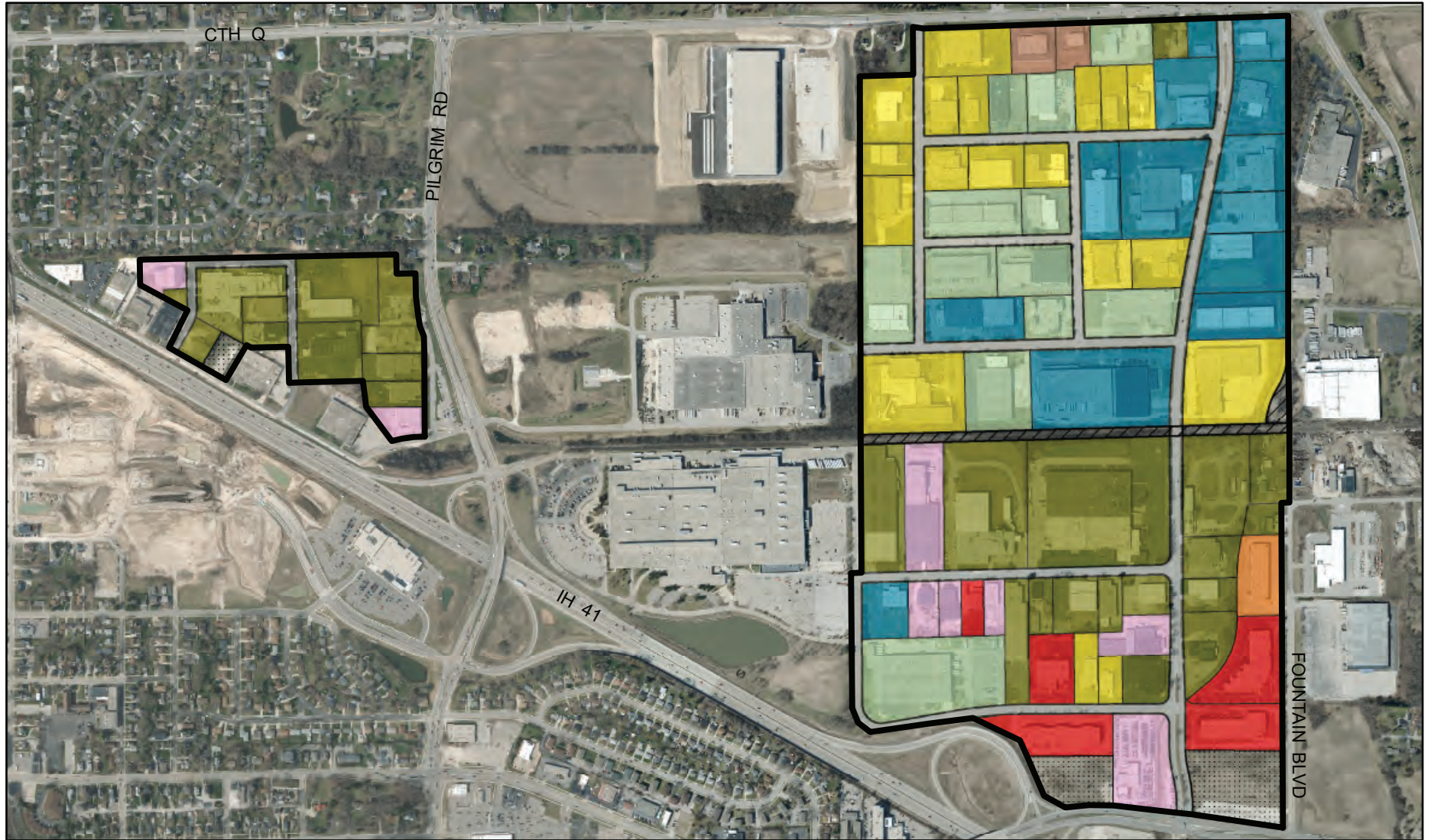
















Figure 67

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



Developed/Committed

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

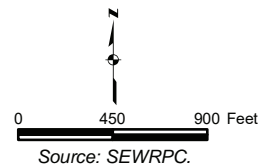
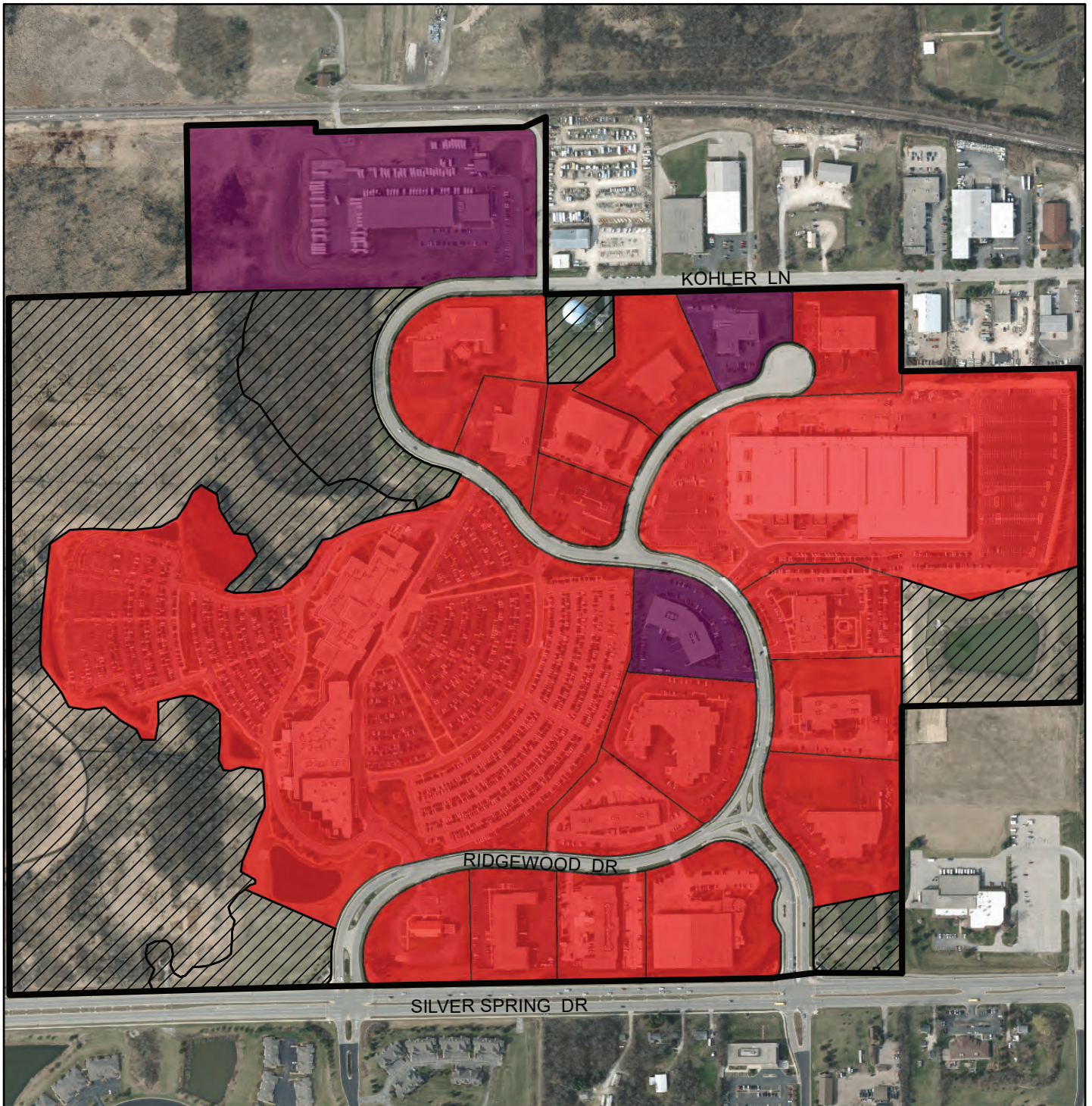




Figure 68

SILVER SPRING CORPORATE PARK / TECHNOLOGY CENTER



Developed/Committed

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

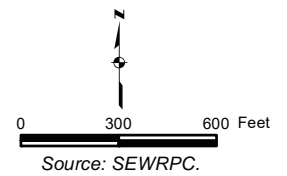
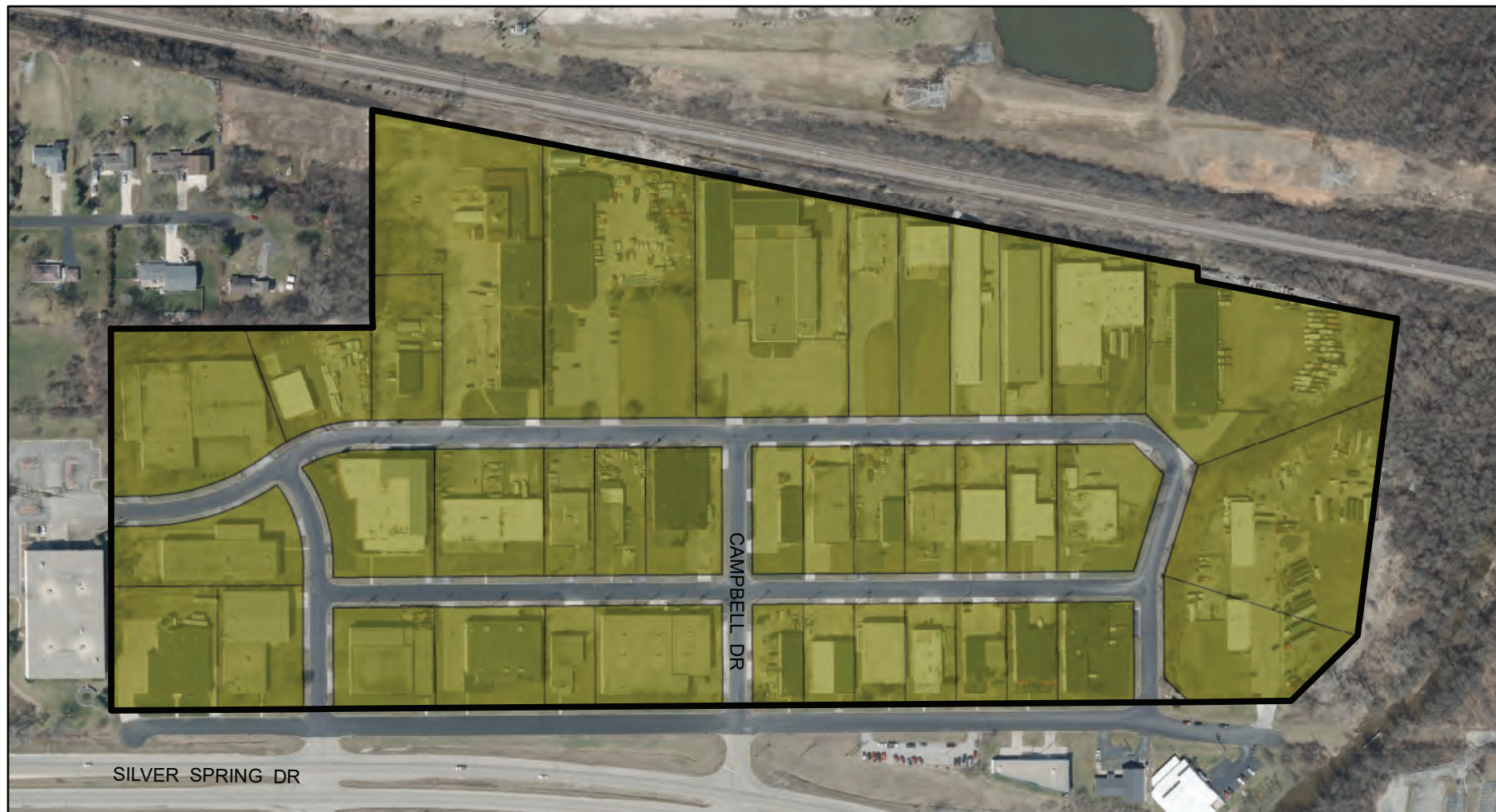
















Figure 69

SILVER SPRING INDUSTRIAL HEIGHTS AND ANNEX



Developed/Committed

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

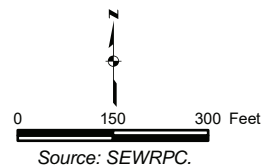
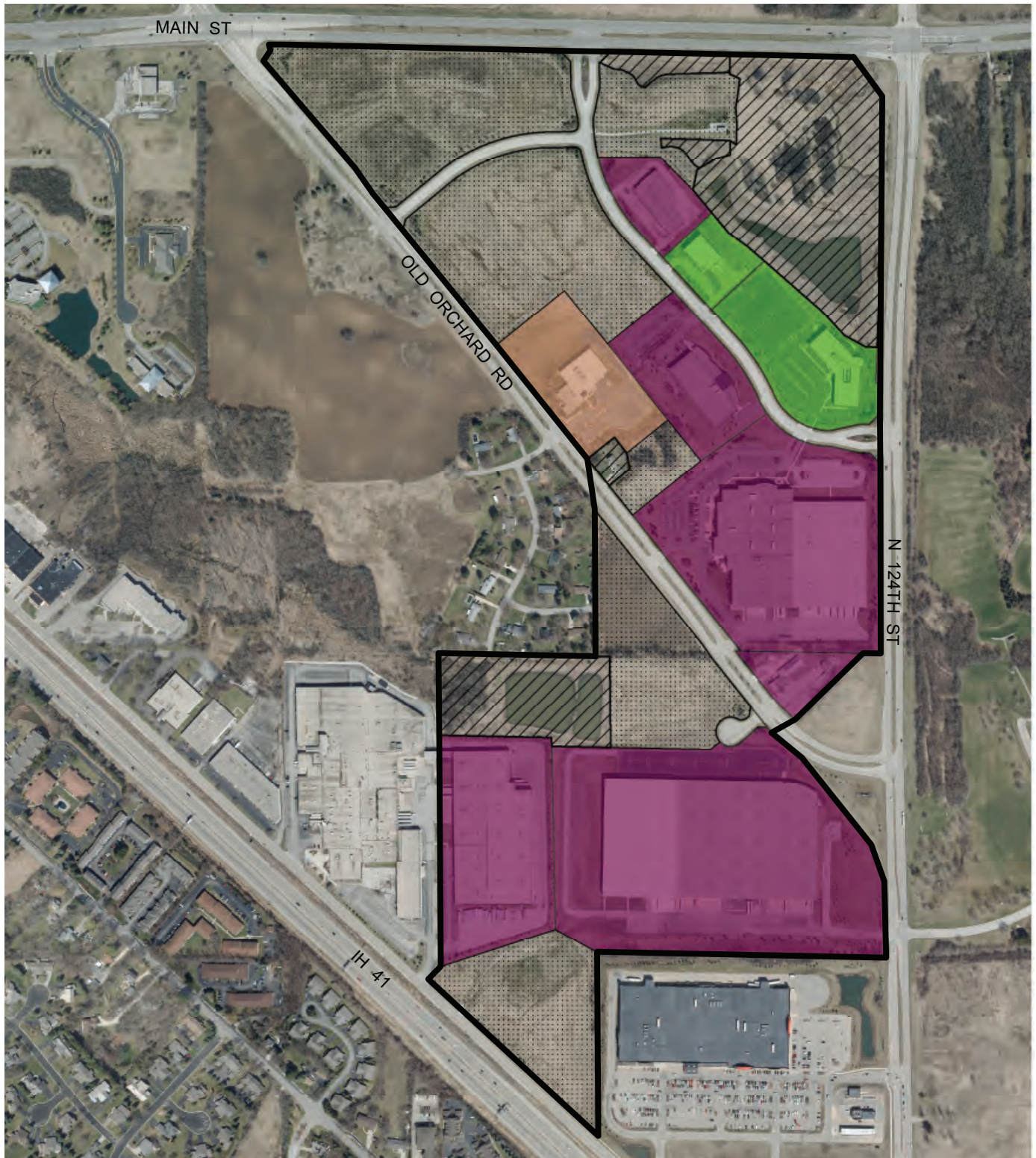




Figure 70

WESTBROOK CORPORATE CENTER



Developed/Committed

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

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

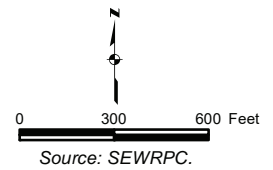
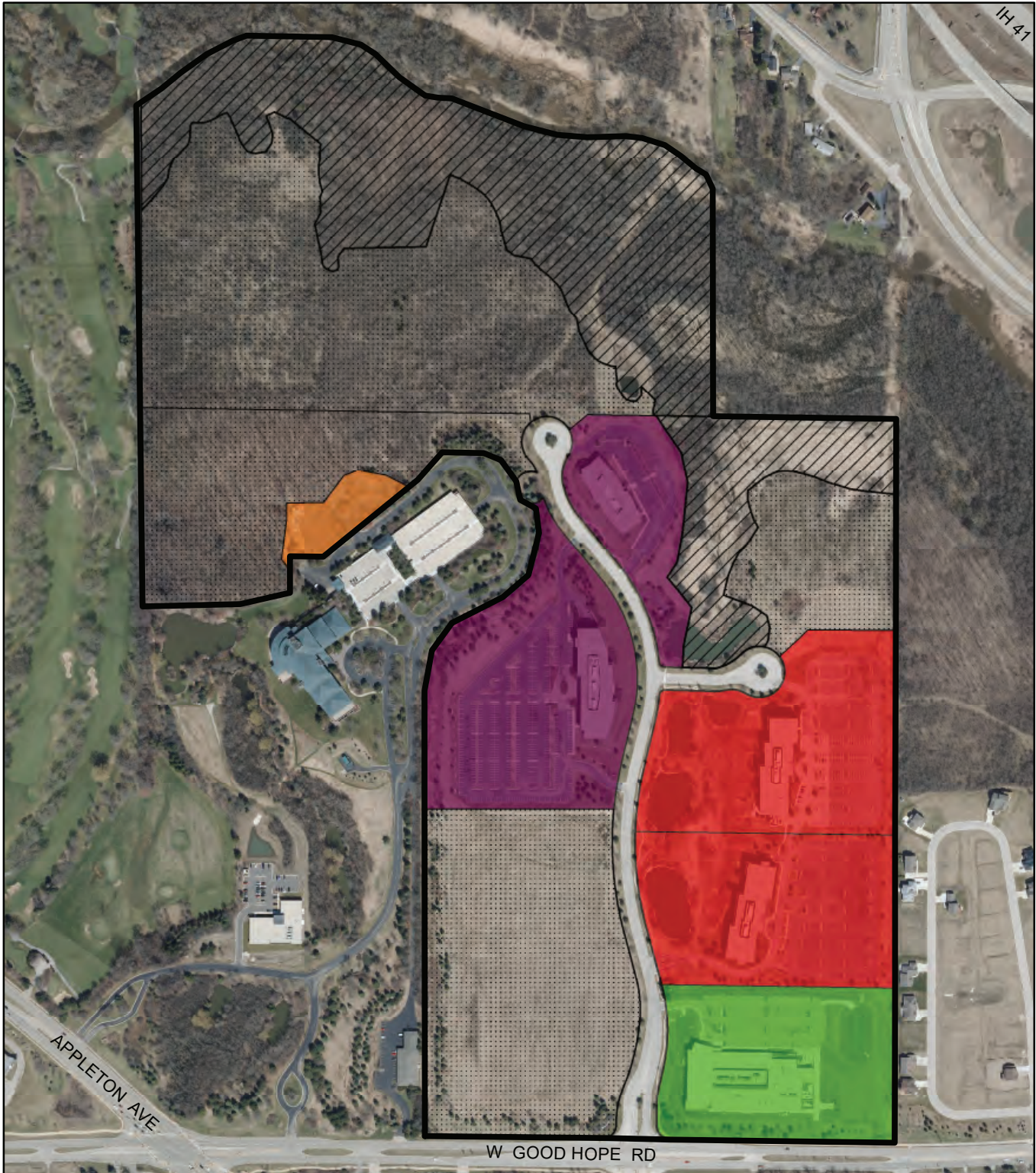




Figure 71

WOODLAND PRIME OFFICE PARK



Developed/Committed

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

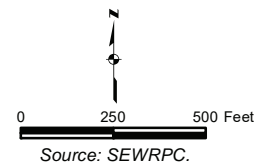
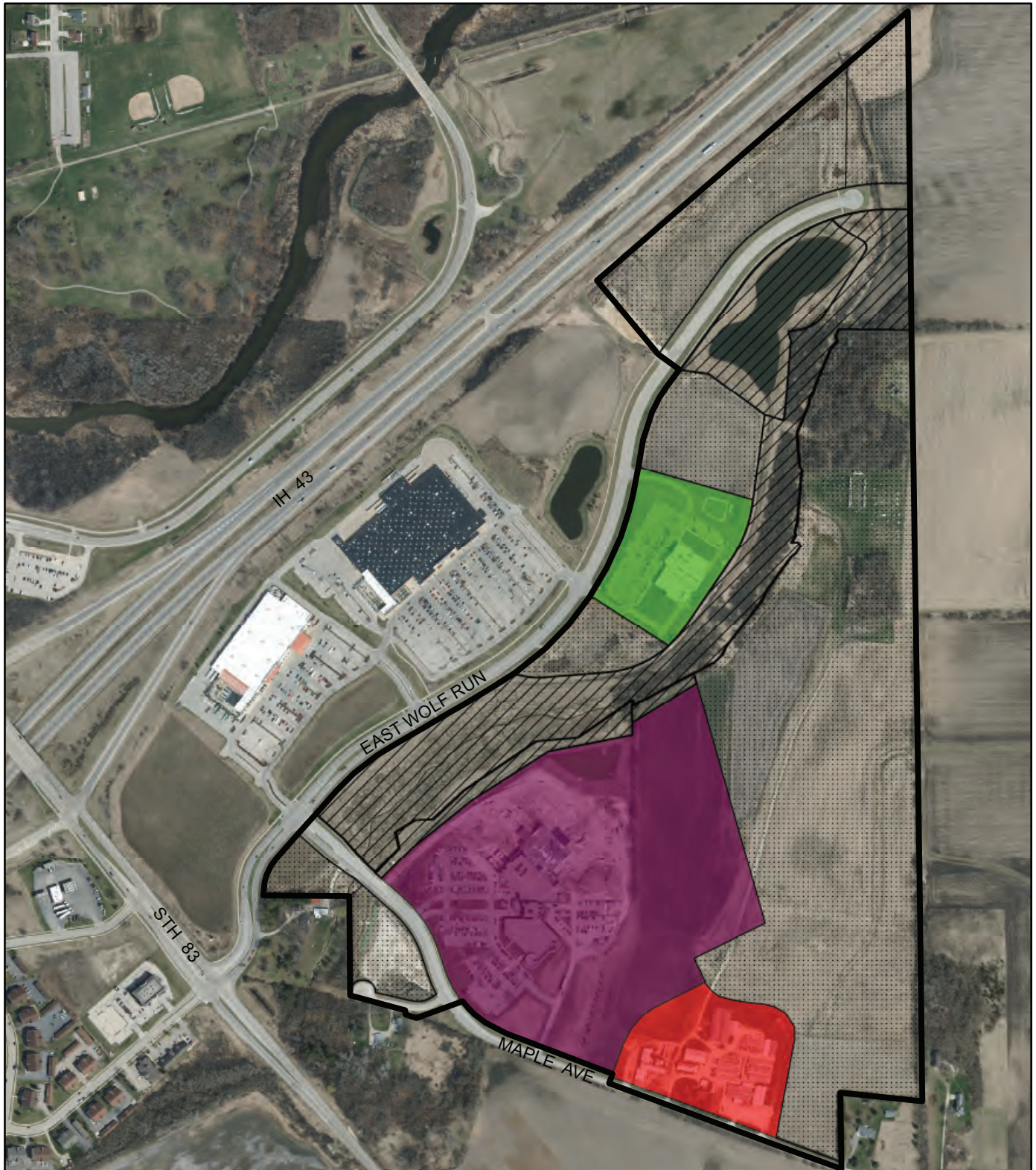




Figure 72

MUKWONAGO GATEWAY CENTER



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

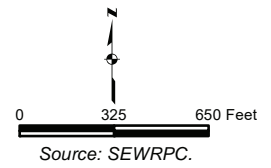
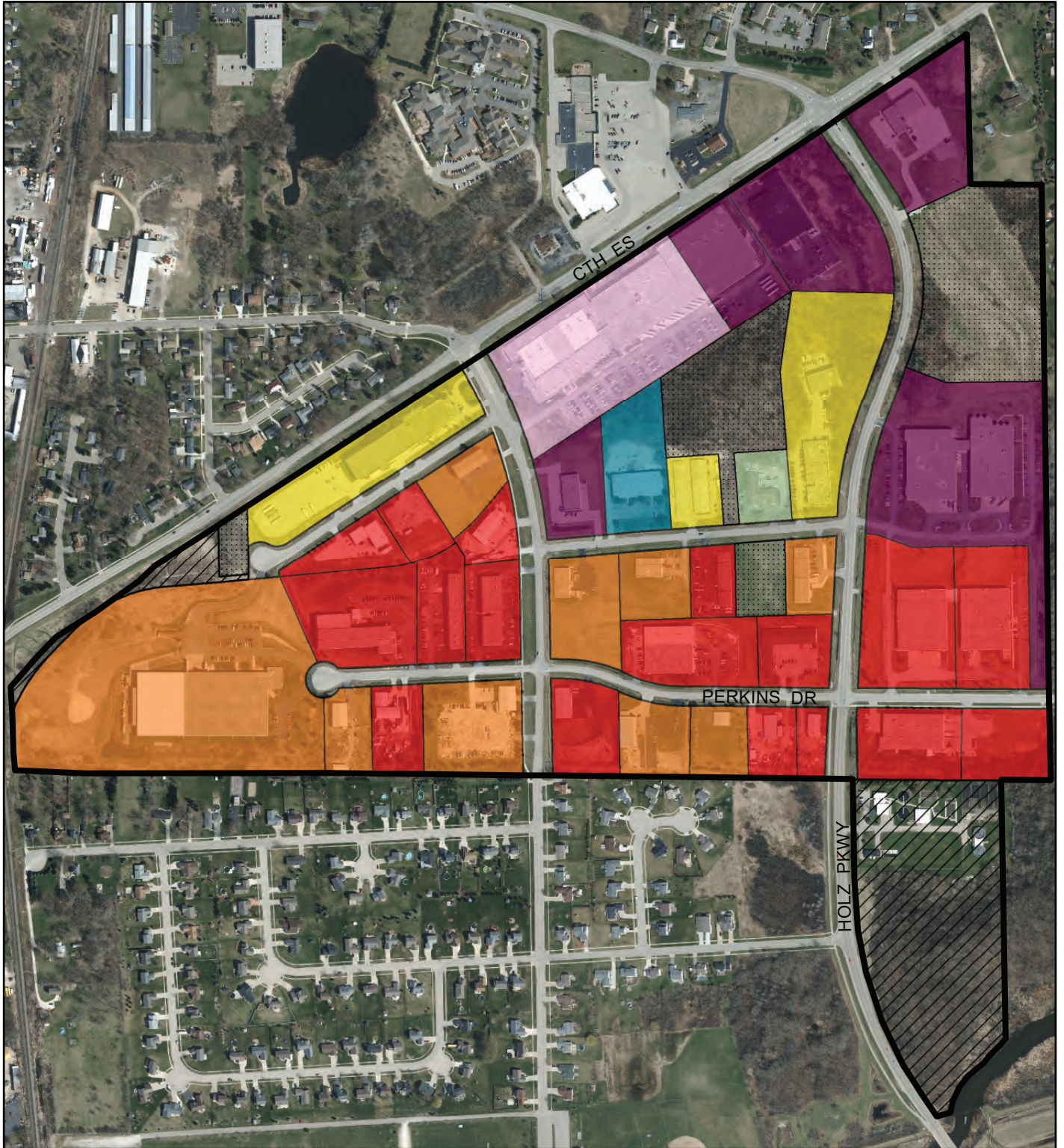




Figure 73

MUKWONAGO INDUSTRIAL PARK



Developed/Committed

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

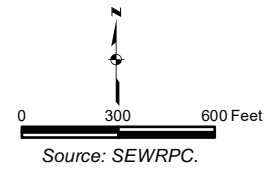












Figure 74

OAKRIDGE BUSINESS PARK





Developed/Committed

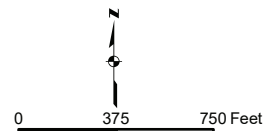
	1970		1990
	1975		1995
	1980		2000
	1985		2005

 NONE 2010

 NONE 2015

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

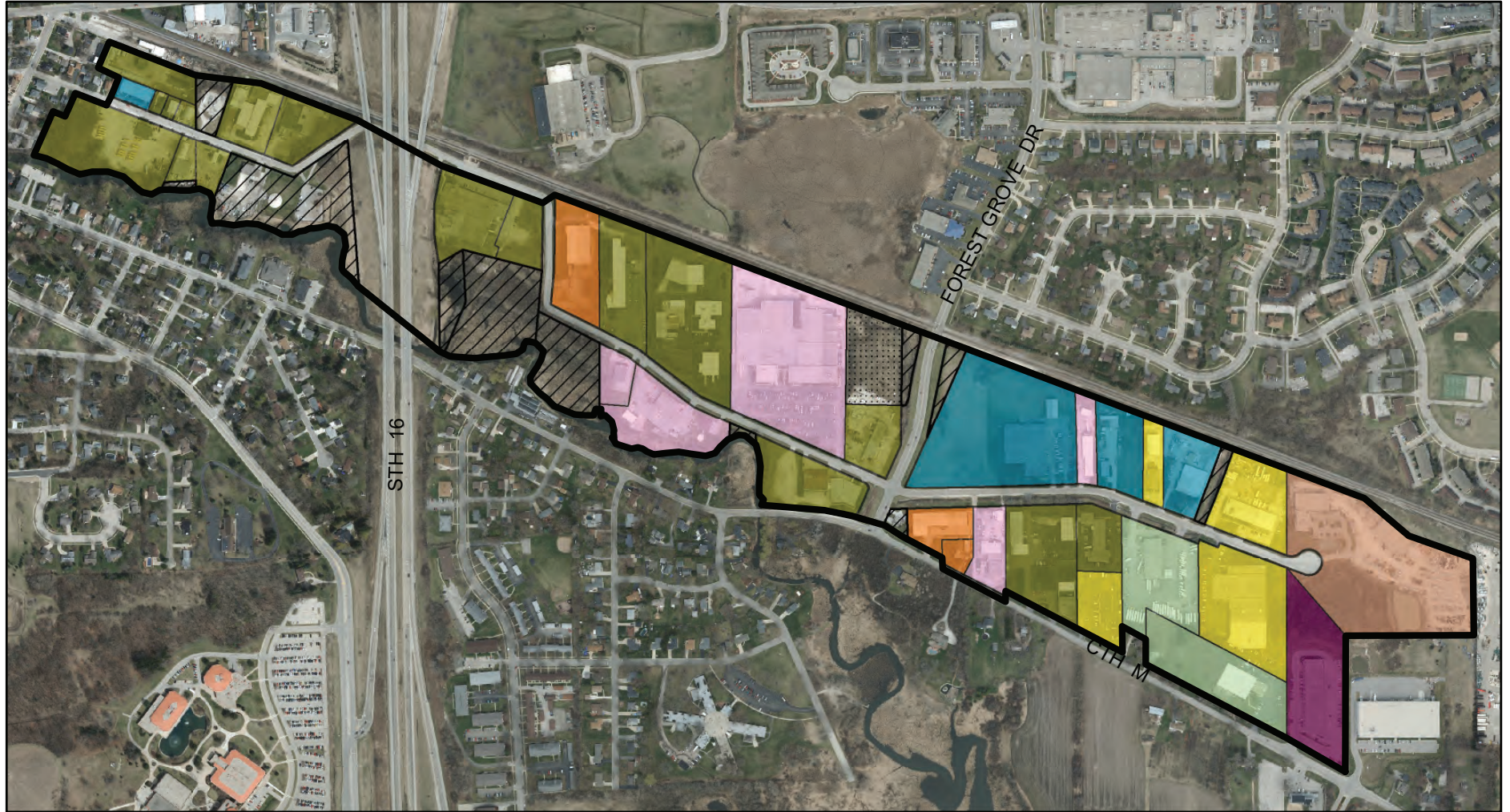
 Available Land (Undeveloped/Uncommitted as of April 2015)











Source: SEWRPC.







Figure 75  
PEWAUKEE INDUSTRIAL PARK



Developed/Committed

	1970		1990
	1975		1995
	1980		NONE 2000
	1985		2005

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



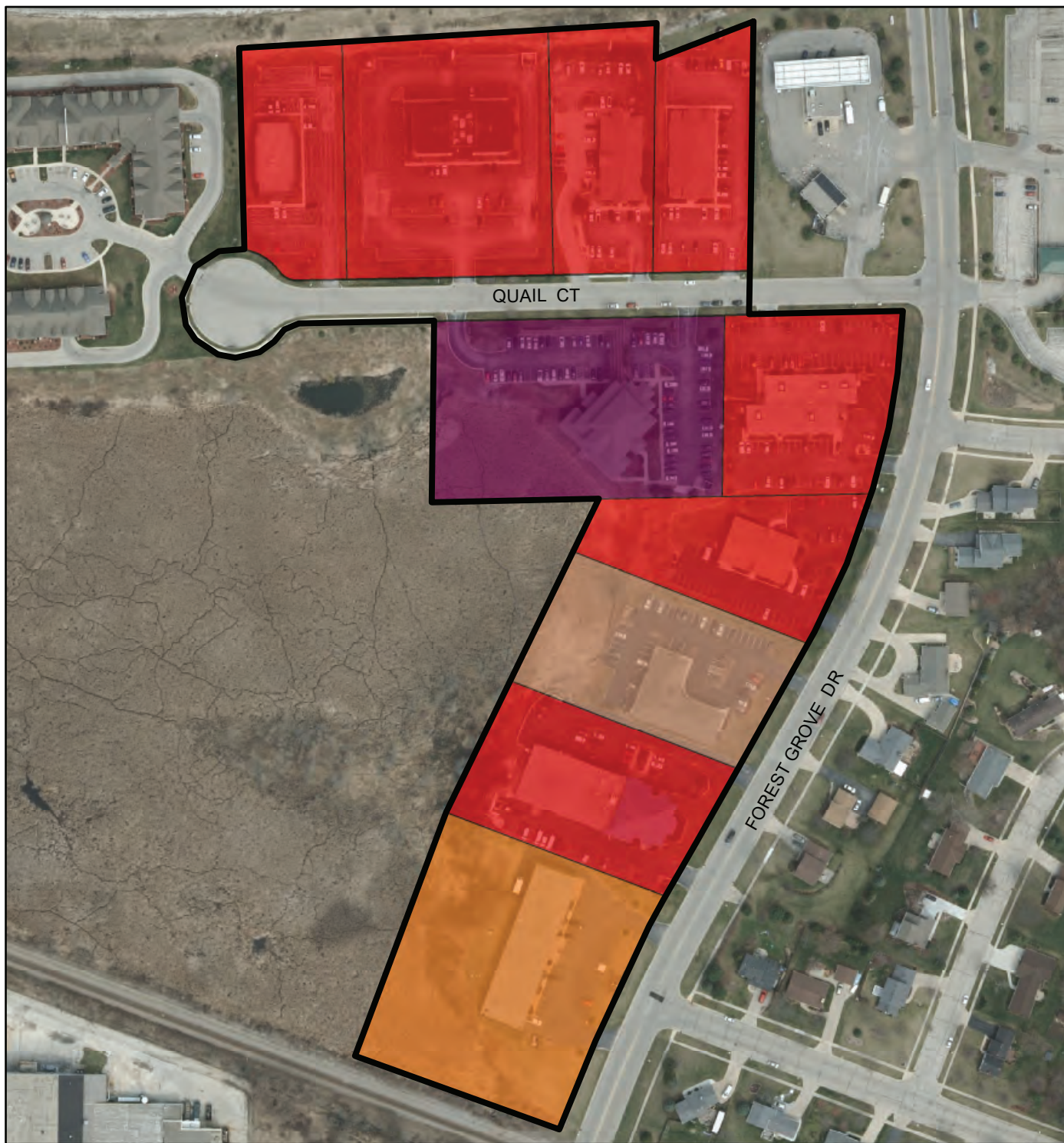
0 400 800 Feet

Source: SEWRPC.



Figure 76

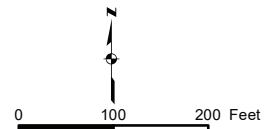
QUAIL RIDGE BUSINESS PARK



Developed/Committed

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

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



Source: SEWRPC.



Figure 77  
**PABST FARMS HEALTH CAMPUS**



Developed/Committed

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

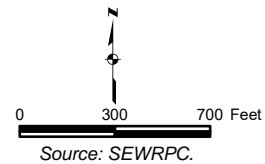
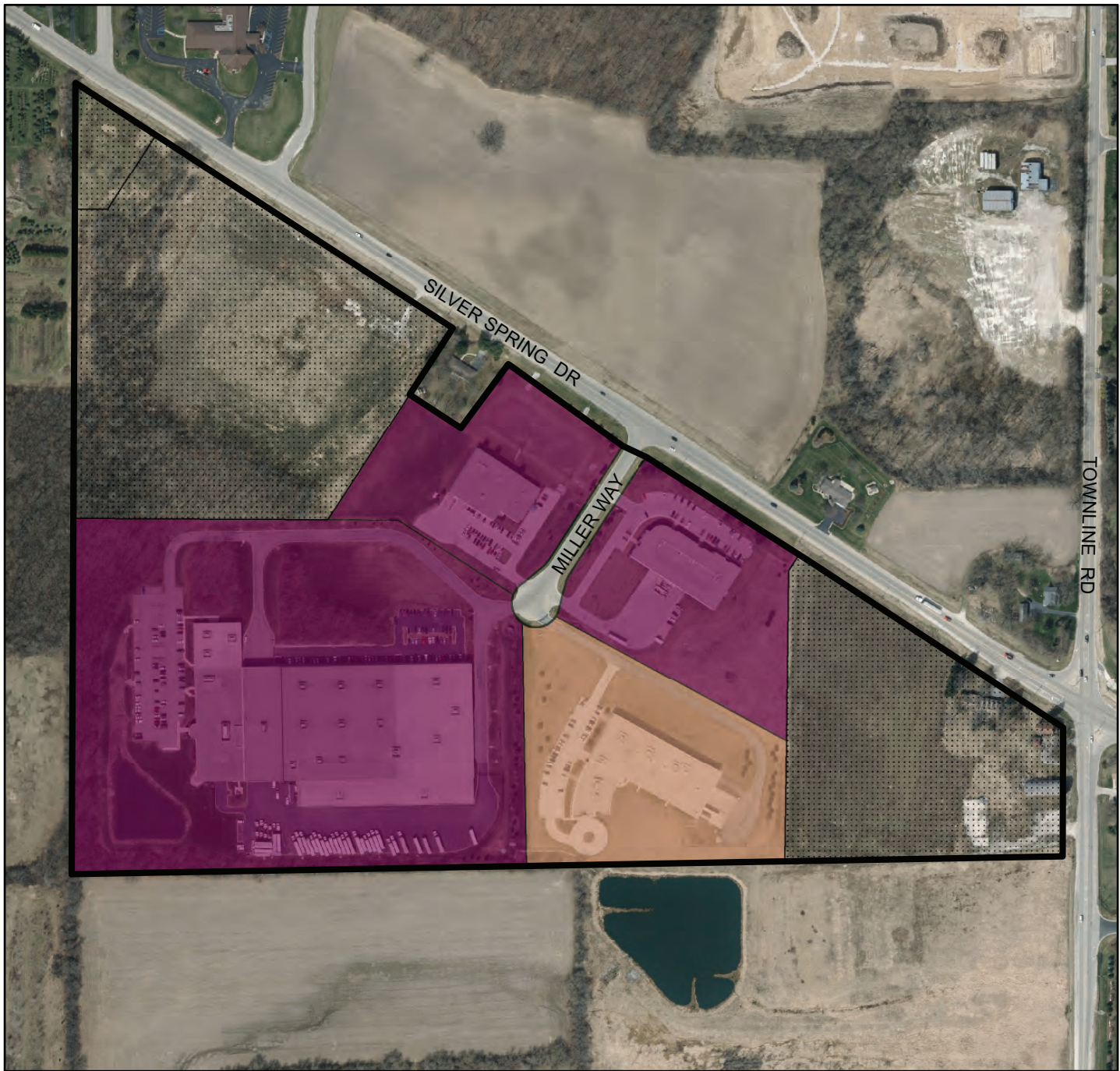
















Figure 78  
 SUSSEX BUSINESS PARK



Developed/Committed

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

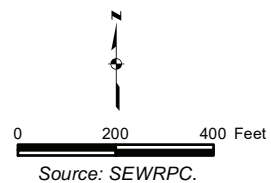




Figure 79

SUSSEX CORPORATE CENTER

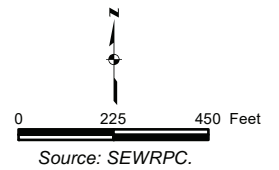
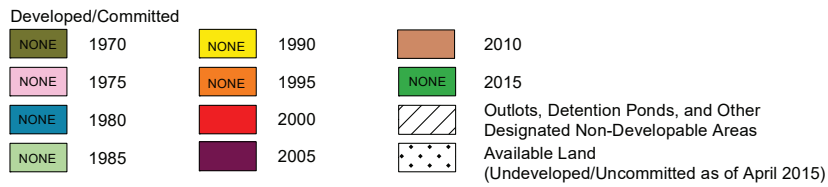
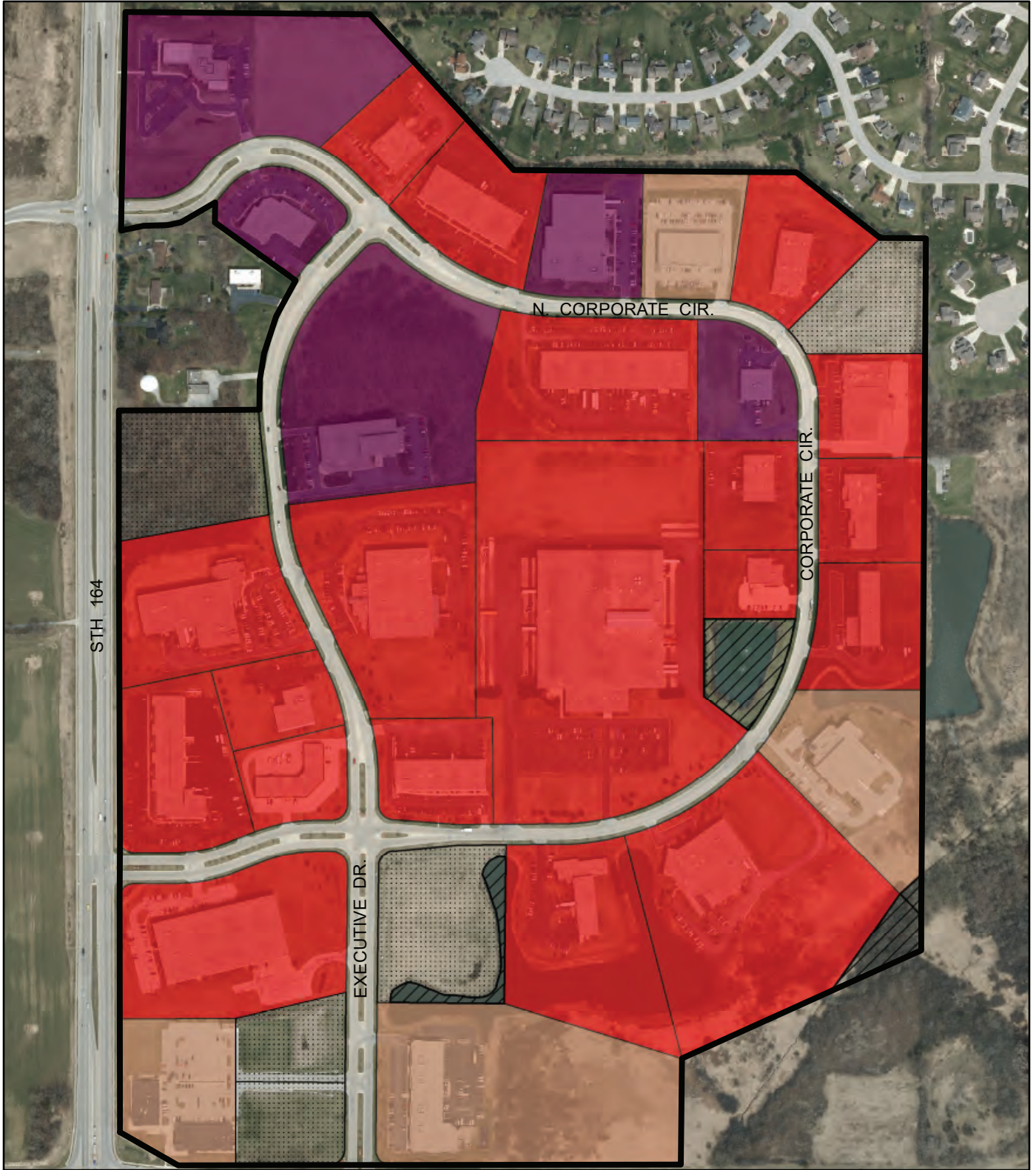
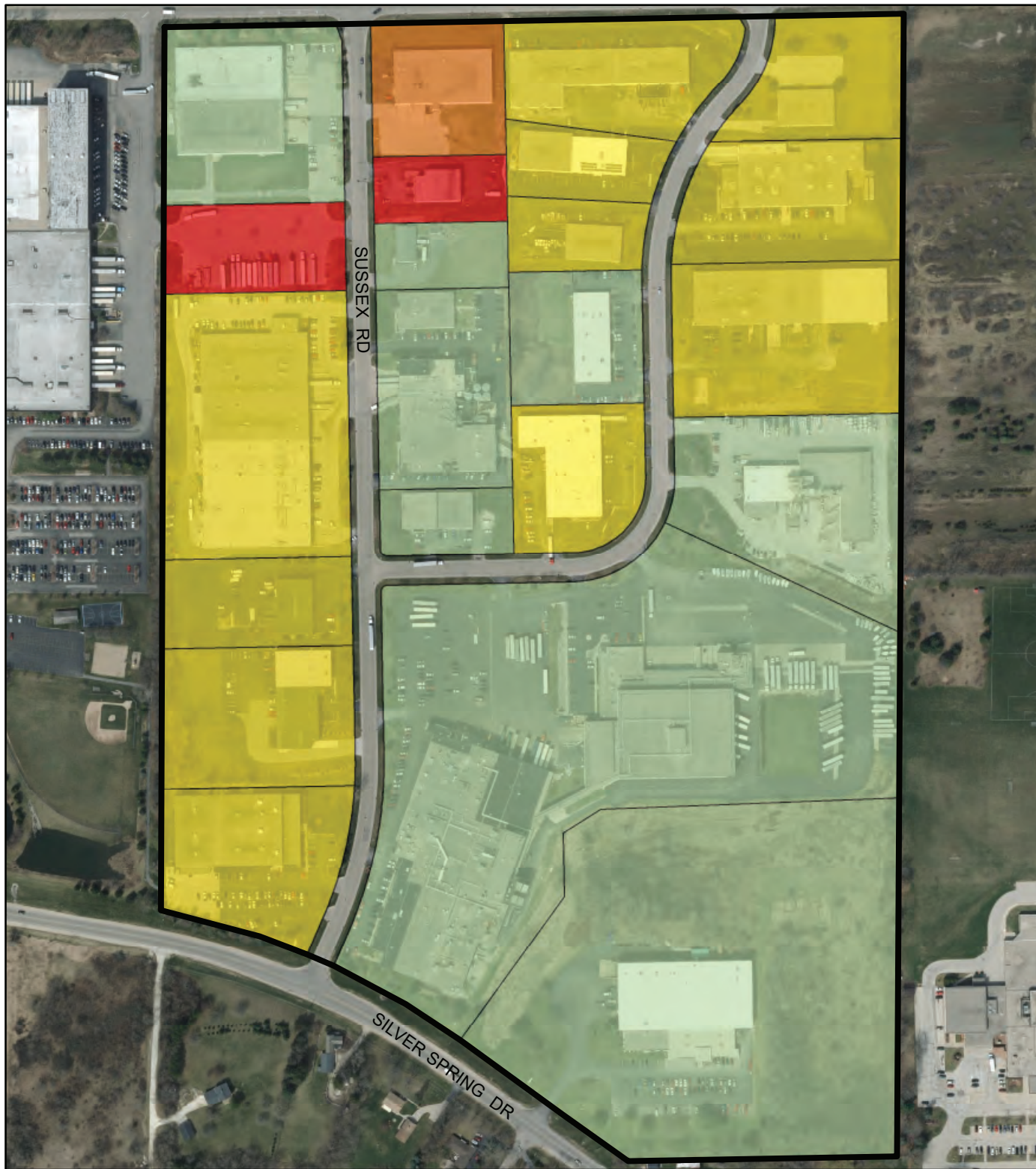




Figure 80

SUSSEX INDUSTRIAL PARK



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

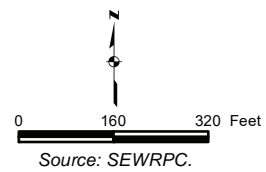
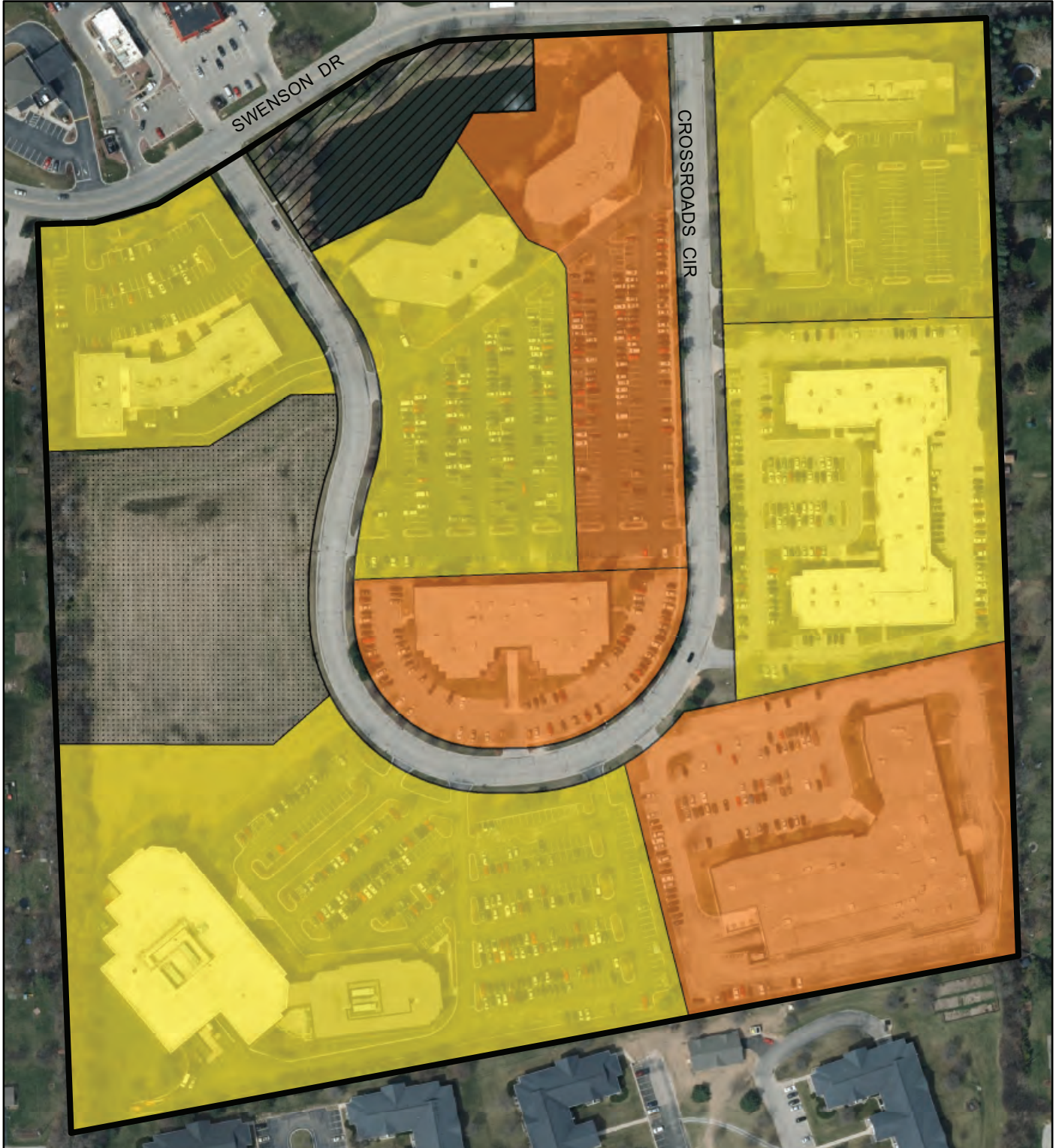




Figure 81

CROSSROADS CORPORATE CENTER



Developed/Committed

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

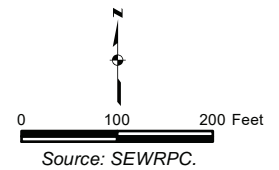




Figure 82  
GOERKE BUSINESS PARK



Developed/Committed

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

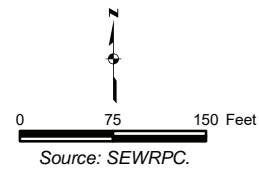




Figure 83

GENESEE BUSINESS PARK



Developed/Committed

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

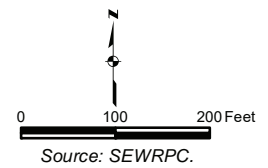




Figure 84

QUARRY CORNERS BUSINESS PARK



Developed/Committed

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



Source: SEWRPC.



Figure 85

COMMERCE CENTRE INDUSTRIAL PARK

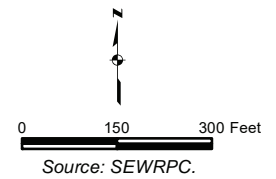
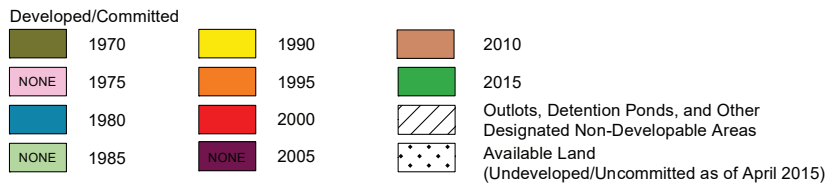
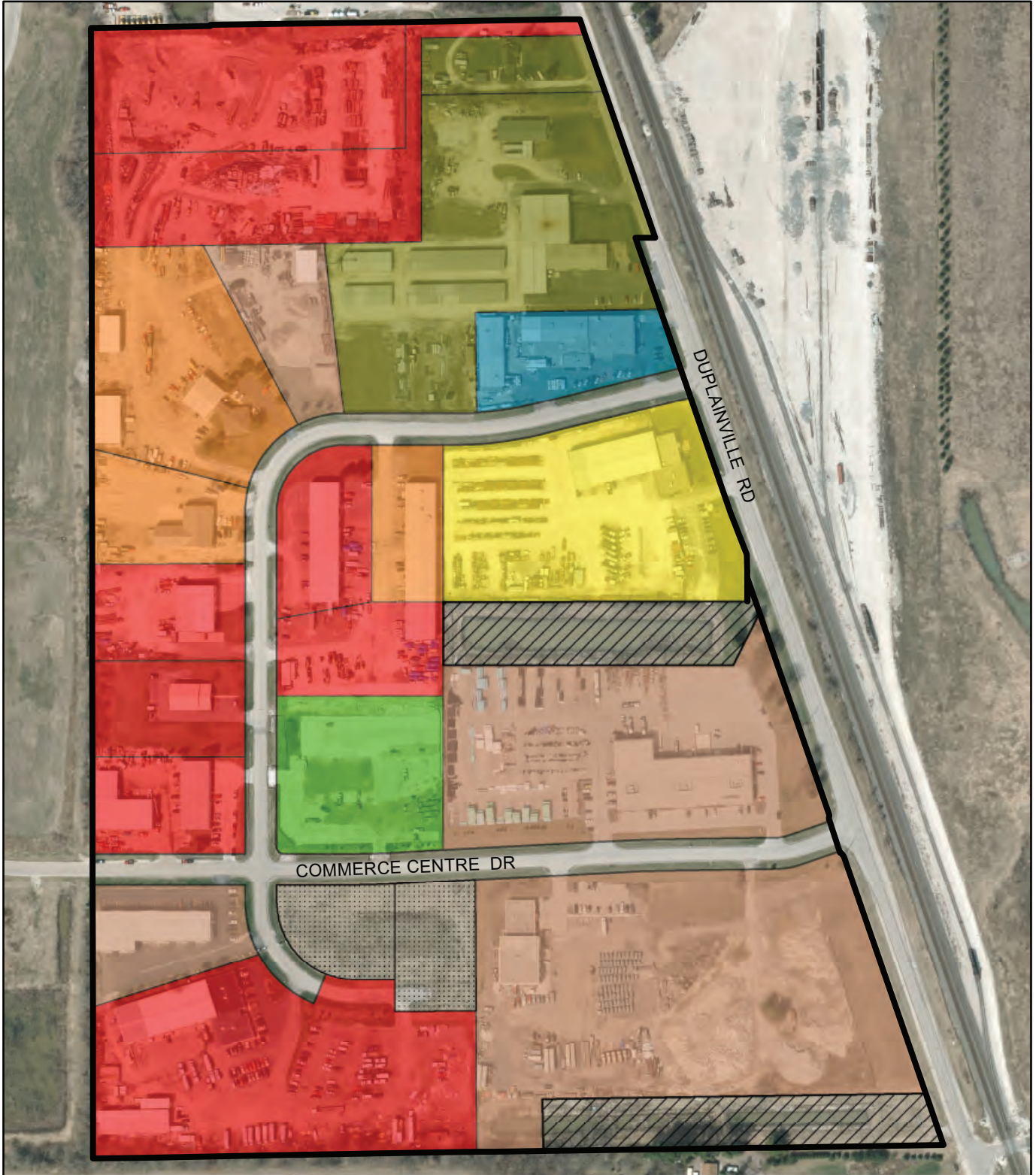
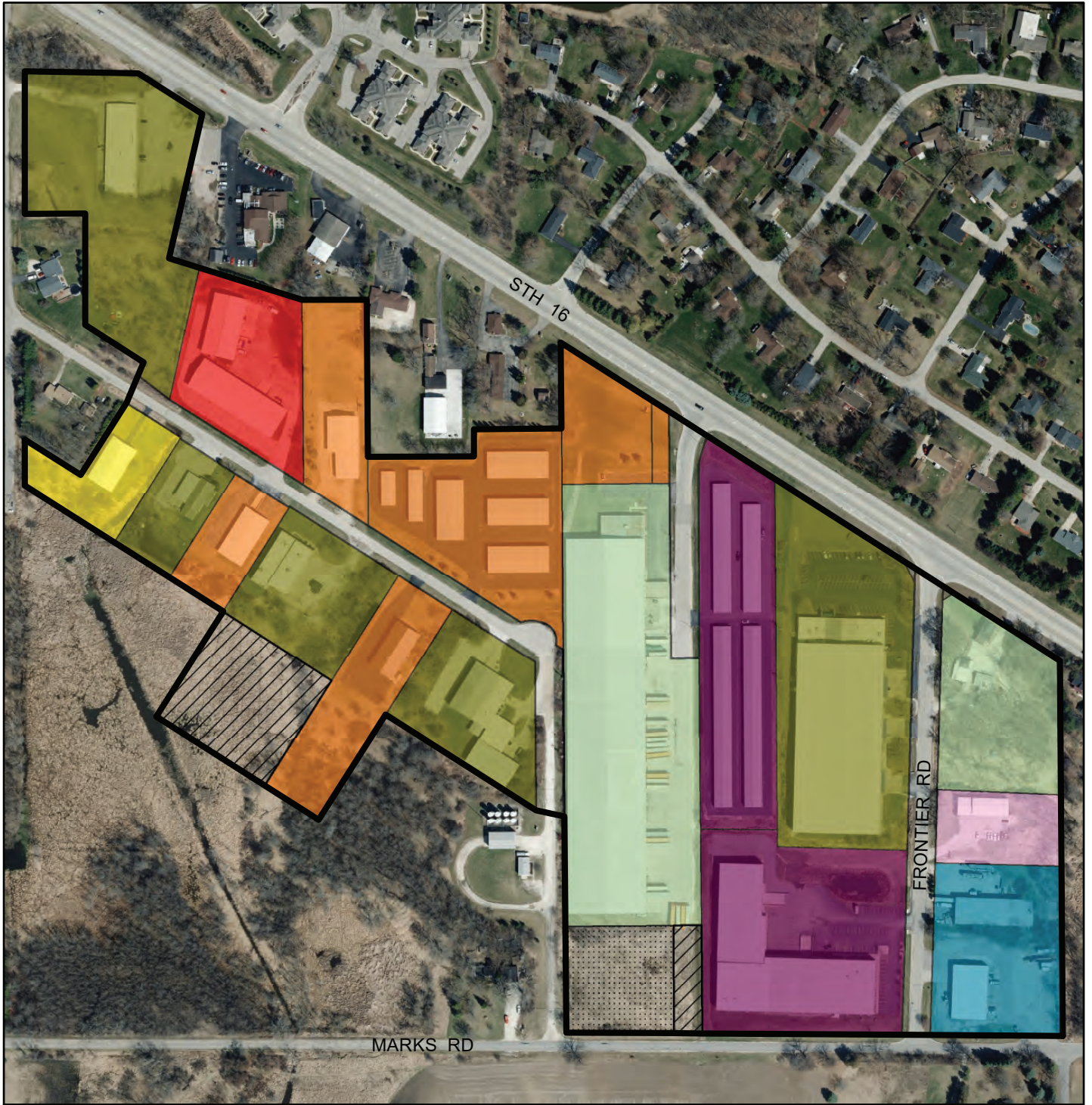
















Figure 86

OCONOMOWOC WEST INDUSTRIAL PARK



Developed/Committed

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

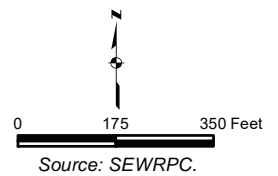
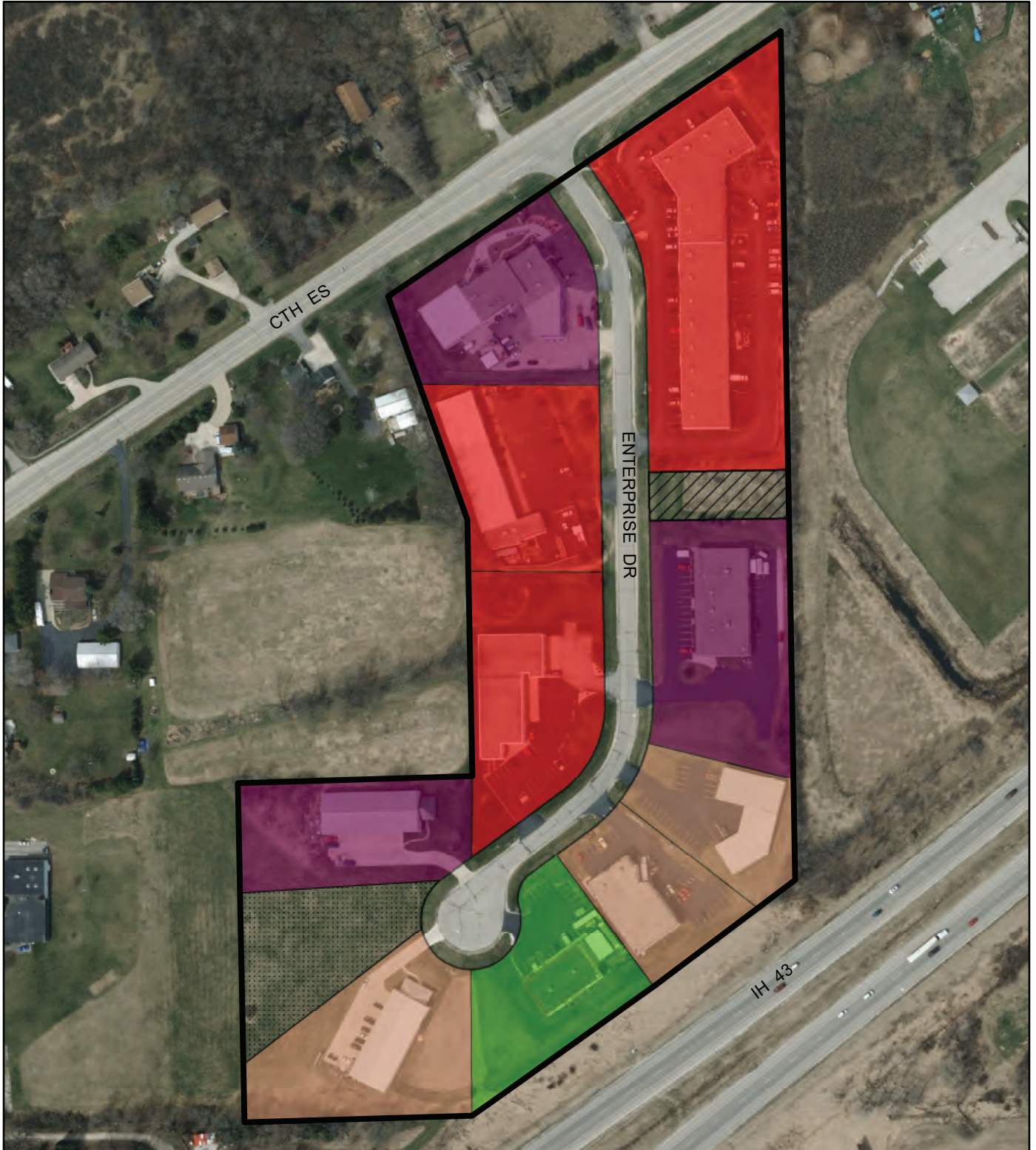




Figure 87

VERNON ENTERPRISE CENTRE



Developed/Committed

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

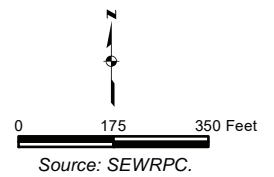




Figure 88

ROCKWOOD INDUSTRIAL AREA



Developed/Committed

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

2010	
NONE	2015

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

