

EAST TROY BUSINESS PARK INFORMATION	
Site Name	Honey Creek Rd Phase 1 and Phase 2 TIF No 3
Street Address	Honey Creek Rd and Route 120
Municipality	Village of East Troy
County	Walworth
Contact Name	Vytautas Barcas @ NAI MLG
Contact Phone	414-395-4674
Contact Email	vbarcas@mlgcommercial.com
Certified?	No
SITE INFORMATION	
Acres	220.91
Population within 30 miles	East Troy: 4,048; Walworth County: 102,228; Waukesha County: 389,981; Rock County: 389,891
Total vacant acres	122.629 a/o 7/15
Owner(s) name(s)	MLG Investments
Private/public ownership	Private: NAI MLG Commercial
Asking price per acre	52,900
Recent selling price of similar sites	52,900-175,000
Acres occupied by existing structures	98.281
Is site subdividable?	yes
Is site expandable?	no
Estimated elevation of site	
Terrain (general description)	
Average % of slope on site	7 (Flat)
Estimated ground cover	
Estimated acres of wetlands	
Other sensitive/undeveloped areas	
Estimated acres in 100-year floodzone	0
Estimated acres in 500-year floodzone	0
Has flooding occurred on this site?	
Known obstacles to development	
Is this site an industrial/business park?	yes
Unrestricted 24-hour use?	yes
Protective covenant in place?	yes
List the major tenants	CPA, Dental, Realtor, Merry Maids, Aurora Health Center
Current land use	Commercial and light industrial
Previous land use	A-1
Has phase 1 or phase 2 environmental assessment been completed?	Yes, both
Soil bearings available?	Not available
Height restrictions on building due to zoning, airport:	No
Zoning classification on site	Light Industrial, Offices
ALTA survey complete?	
Is manufacturing a permitted use?	
Non-industrial land uses nearby?	yes
Distance to nearest residences	.01 miles

What is the approximate time to complete permitting process?	
Clean air regulations -- is this site a non-attainment site?	attainment
Describe any codes, covenants, or restrictions:	
POLICE AND FIRE	
Is this site served by local law enforcement?	yes
If yes, by whom?	Village of East Troy Police Dept
Is this site served by local fire protection?	yes
If yes, by whom?	Village of East Troy Fire and Rescue
Fire Insurance Classification Rating	
TELECOMMUNICATIONS	
Switch technology	
Fiber availability	
Broadband/high-speed internet provider	
Broadband speed and cost	
ISDN availability	
POPs of long distance carriers	
Is the site on a SONET ring?	
Are there redundant services available?	
Data providers	
Voice service providers	
ELECTRIC	
Name of supplier	We Energies
Anticipated rates	\$.125/kWh + \$7.50/mo service charge
Distance/direction from electric substation	
Substation capacity	
Present average demand	
Peak demand	
Number of substation feeds	
Backbone distribution system	
Backup emergency power	
NATURAL GAS	
Name of supplier	Wisconsin Gas
Anticipated rates	
Distance to gas -- local distribution line	
Line size	
Line pressure at site	
Gas transmission line	
Number of building connections	
Type of extent of distribution system	
WATER	
Name of system	Village of East Troy

Anticipated rates	\$3.57/1,000gal usage rate + \$486.07 quarterly service charge
Distance to site distribution line	See map for details
Line size	12 inch
Line pressure at site	60-75 psi
Distance to water main	Water main runs adjacent to the property
Water main size	12 inch
Water supply/treatment plant capacity	water supply < 600,000 gallons
SEWER	
Name of system	East Troy Sewage Services
Anticipated rates	\$8.38/1,000gal base volume rate + \$90.48 base quarterly service charge
Distance -- site to sewer line	See map for details
Line size	See map for details
Force or gravity main?	gravity to force
Sewage treatment plant system capacity	400,000 gallons
Peak daily demand	100,000 gallons peak per hour
Average daily demand at treatment plant	331,000 gallons
Excess daily capacity	
SOLID WASTE DISPOSAL	
Provider(s) of services:	John's Waste Disposal
SITE ACCESS	
HIGHWAY	
Name of the road at site	Honeycreek Rd and Route 120
Distance from site (if not adjacent)	adjacent
Is road suitable for heavy trucks?	Yes
Any narrow bridges?	None in immediate area
Low underpass?	No
Weight restricted less than full-load (40,000lbs)?	
Name of road from site to nearest interstate-quality highway	Highway 120 & Interstate 43
Is this a trucking route?	
Distance to interstate-quality highway	.05 mile
Any narrow bridges?	
Low underpass?	
Weight restricted less than full-load (40,000lbs)?	
RAIL	
Is rail available to site?	No
Name of line	N/A
AIRPORT	
Distance to nearest commercial airport	35 miles
Name	Milwaukee General Mitchell International Airport
Distance to nearest general aviation airport	3 miles
Name	East Troy Municipal Airport

Describe air freight capability	at discretion of individual operator
Outside of flight path	The Airport has FAA approved instrument approach to low weather minimums in the process and will have commission by Oct 2015 with AWAS with accurate weather info at the airport. This wil permit business aircraft to conduct approaches to lower weather minimums as defined by their corporate policy
TAXES	
Total property tax rate at the site, tax per \$1000 of full market rate	
Calculate annual property tax on hypothetical building of \$5m	
Calculate annual property tax on hypothetical manufacturing equipment of \$2m	
State sales tax	5.50%
Local sales tax (if applicable)	n/a
Local incentives (if applicable)	n/a

