

The Village of

**Mukwano**

Where life, leisure and business thrive.

# STATE OF THE VILLAGE 2019

## Our Philosophy

- ▶ Maintain a balanced budget that holds to the Strategic Plan and Capital Plan adopted by the Village Board: (1) Targeted Staffing Enhancements, (2) Update Aging Infrastructure and Parks Infrastructure, (3) Enhance Downtown Safety and Pedestrian Safety throughout the Village, (4) Mitigate Unfunded Mandates and Decreased Local Control
- ▶ Our budgets seek to maximize the Village's revenue position with respect to Levy Limits imposed by the State of Wisconsin and the Expenditure Restraint Program administered by the State Department of Revenue
- ▶ Targeted, sustainable growth that adds to the tax base is preferable to burdening the existing tax base. Seek revenues to maintain and enhance services through residential, industrial and commercial growth that meets the needs of our community.

## How we address our Strategic Directives in 2018/2019

- ▶ 1) Staffing: Added/Adding 1 full time employee in Public Works, Police, and Utilities. Converted 2 part time positions into 1 full-time position at Village Hall, made two part time positions into full time positions
- ▶ 2) Maintain Infrastructure: Annual \$200K road maintenance and hundreds of thousands in road rebuilds (e.g. Grand Ave). Major upgrades at Water and WWTP for infiltration control, phosphorus control, radium reduction, and rust removal from water. Developed a 5 – Year Comprehensive Outdoor Recreation Plan
- ▶ 3) Downtown Safety and Pedestrian Friendly Village: Downtown bump-outs, lighted crosswalks, LED lights, Holz Parkway trail, and 5-year plan for updating our parks system
- ▶ 4) Develop strategies to absorb the of burdening our local government with unfunded mandates and unnecessary intrusions of local control: Grants for rehabbing Boat Launch,
- ▶ **Huge Concern:** Dark Store Loophole: The Village has been sued twice by Walmart to lower their tax bill, shifting tens of thousands of dollars in tax payments to, primarily, our homeowners, which make up approximately 70% of the total tax base.

## A bit about your taxes...

- ▶ Total Tax Base (Assessed Value) for 2018 Taxes payable in 2019 is \$880,023,300 - an increase of \$119,821,000 or 15.76% over last year
- ▶ Total Equalized Value for 2018 increased about 5% over 2017
- ▶ For Village properties within Waukesha County, the local tax rate is estimated at \$7.079188, a decrease of \$0.98 per \$1,000 of assessed value, or -12.11% over 2017
- ▶ For Waukesha County properties, an owner of a \$220,000 home in 2018 would pay an estimated Village tax of \$1,557.42 a decrease of \$214.63 over 2017 (assuming the assessed value did not change during those 2 years)
- ▶ For Village properties within Walworth County, the local tax rate is estimated at \$6.613535, a decrease of \$1.02 per \$1,000 of assessed value, or -13.37% over 2017
- ▶ For Walworth County properties, an owner of a \$220,000 home in 2018 would pay an estimated Village tax of \$1,454.98 a decrease of \$224.55 over 2017 (assuming the assessed value did not change during those 2 years)

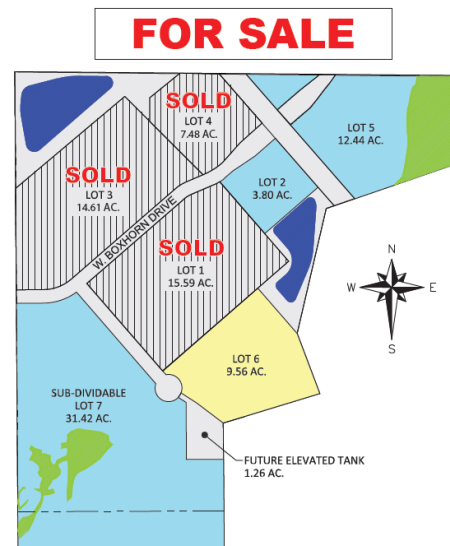
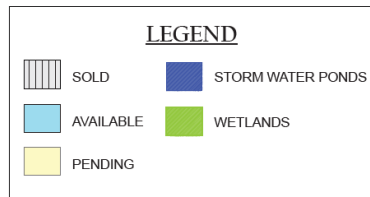
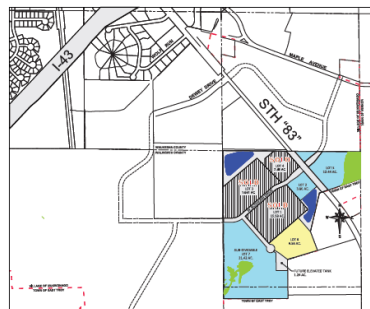
## Major Projects

- ▶ Tax Increment District #5
- ▶ Chapman Farms Blvd Developments
- ▶ 915 Main St Development
- ▶ Maple Centre Mixed-use Development
- ▶ Others

## Tax Increment District #5

- ▶ Before 2018 the Village had no **realistic** spaces for industrial development so manufacturers were discouraged from locating to Mukwonago
- ▶ The Village acquired 115 acres at N9607/N9611 STH-83
- ▶ In 8 months, we developed the first 50 acres with all utilities today's industrial clients require

### MUKWONAGO BUSINESS PARK



## Tax Increment District #5: Expected Results

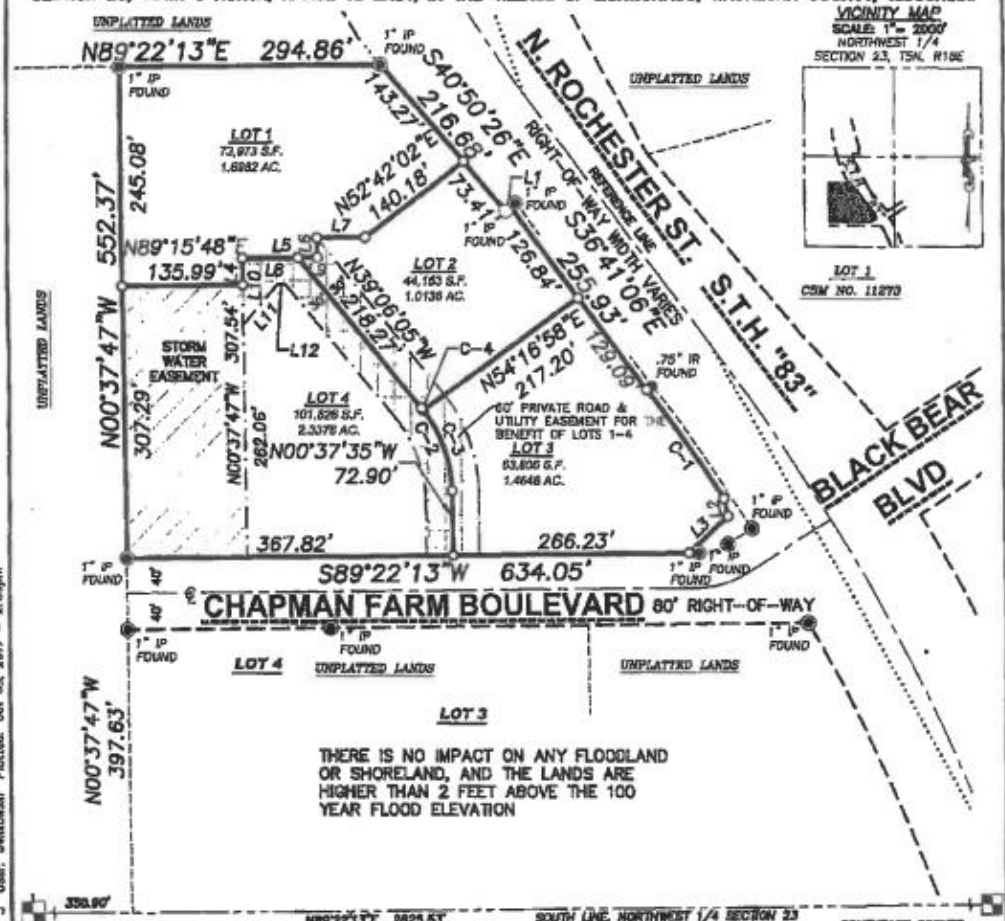
- ▶ Estimate \$60,000,000 to \$80,000,000 in new, taxable, development over 20 years, totaling \$18,000,000 to \$20,000,000 in tax increment revenue to fund the industrial park over 20 years
- ▶ We already have \$23.5 to \$27M in new taxable development committed to the park, totaling \$8.95M to \$10.25M in tax increment
- ▶ 750 to 1,500 new jobs, depending on building use
- ▶ The Village will make significant improvement to STH 83 from Bayview Road past the industrial park

## Chapman Farms Blvd Development

- ▶ Chapman Place by Anderson Commercial
  - ▷ Aurora Medical Center – almost complete
  - ▷ Educator's Credit Union – plans submitted
  - ▷ Kid's Connection – in progress
- ▶ Bielinski Homes Subdivision – beginning soon!
  - ▷ 48 Single Family Attached
  - ▷ 86 Single family



VICINITY MAP  
SCALE: 1" = 2000'  
NORTHWEST 1/4  
SECTION 23, T54N, R18E



000-004VY 0028KV

SOUTH LINE, NORTHWEST 1/4 SECTION 23



VIEW FROM NORTH EAST





***DRIVE UP-PERSPECTIVE***

*Scale: Not To Scale*



***PARKING LOT- PERSPECTIVE***

*Scale: Not To Scale*



***MAIN ENTRY- PERSPECTIVE***

*Scale: Not To Scale*



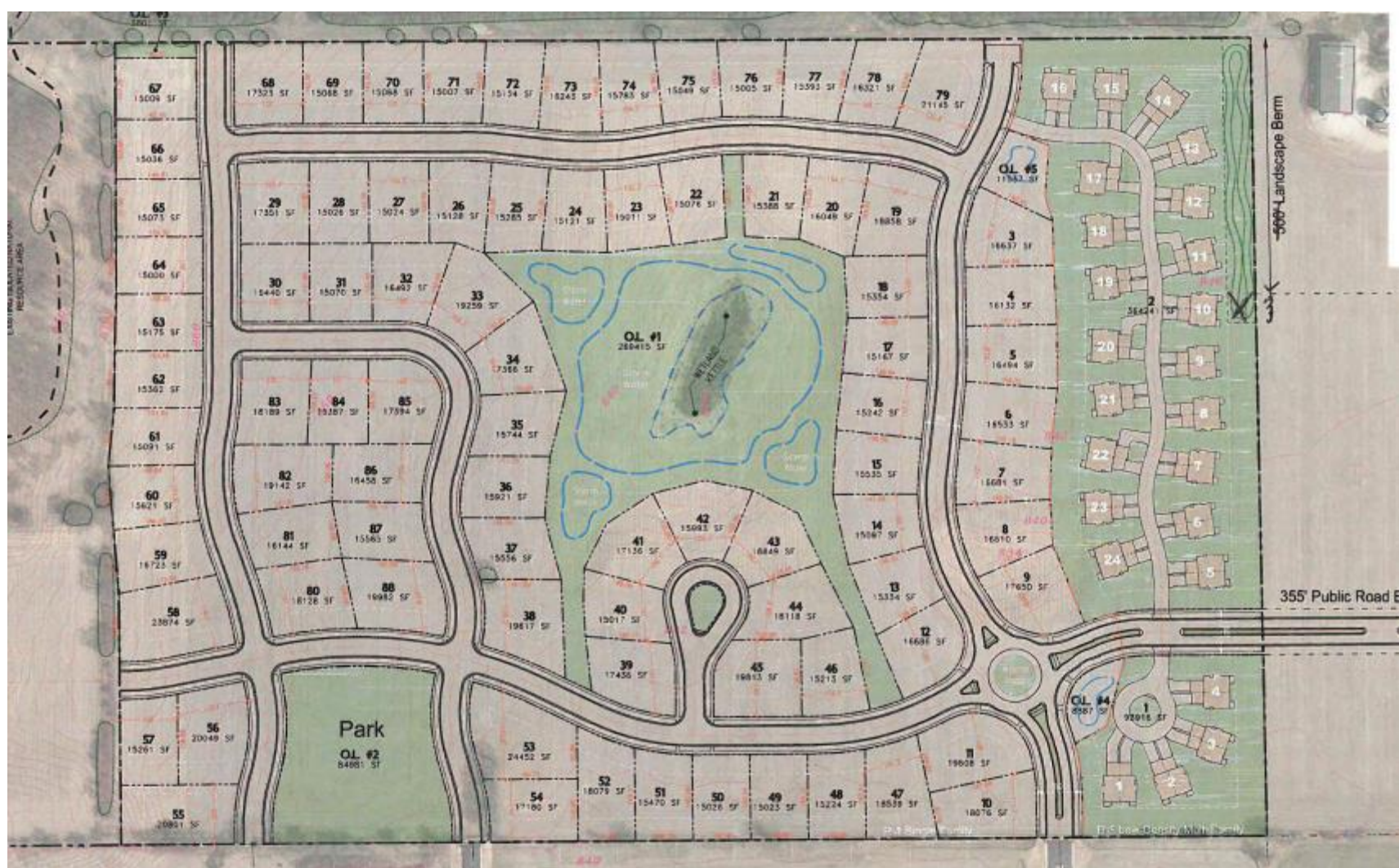
***CONFERENCE ROOM- PERSPECTIVE***

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## Chapman Farm: Expected Results

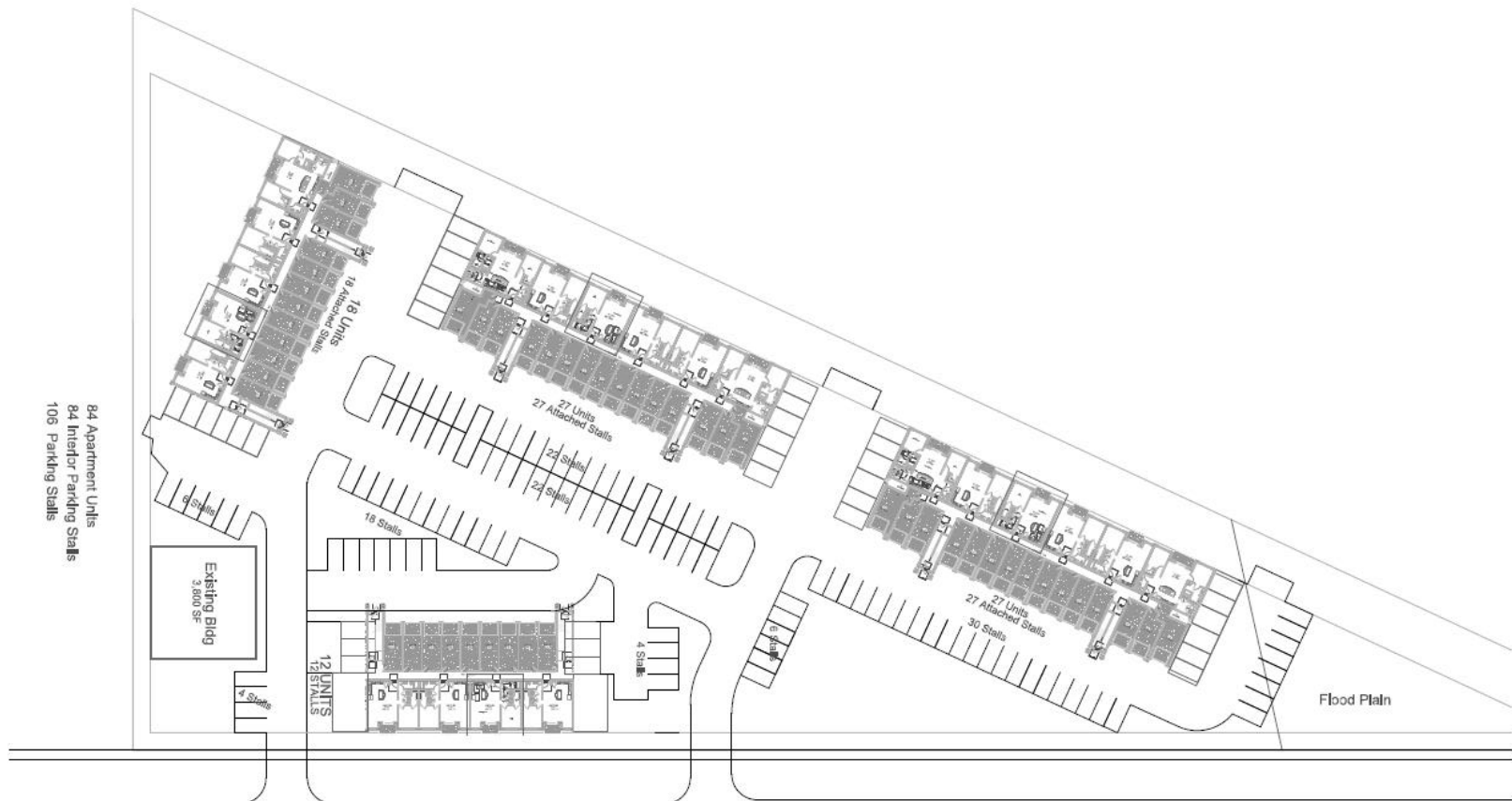
- ▶ Estimate \$12,000,000 to \$18,000,000 in new, taxable, commercial/retail, including the remaining 8-10 acres still owned by the Chapman family
- ▶ 1<sup>st</sup> phase will connect Fairwinds Boulevard north of high school to Chapman Farms Boulevard, providing Fairwinds Subdivision residents with a more direct vehicular and pedestrian connection to Kwik Trip, Culvers, Shell, Ace
- ▶ 86 single family homes and 24 duplexes (48 units) adding 300-325 residents with 70-80 school-aged children
- ▶ \$35,000,000 - \$40,000,000 in new tax base, adding \$215,000 in tax revenue to the Village (\$700,000 to all taxing jurisdictions).

## 915 Main St. Development

- ▶ Located on the previous Lynch dealership land
- ▶ 84 Apartments
- ▶ \$8-10M in new taxable development







## 915 Main St.: Expected Results

- ▶ Estimate \$10,000,000 in new, taxable, development
- ▶ 84 multifamily units adding 115-135 residents with 10-15 school-aged children
- ▶ \$3,500,000 in tax increment, which will partially be used to make other improvements to the Phantom Lake area.

## Maple Centre Mixed-use Development

- ▶ A beautiful, safe and convenient mixed-use community which encompasses:
  - ▷ 16 – 18 acres of Commercial/Retail Development (Conceptual)
  - ▷ 32 acres of Residential Community (675 units over 8 – 10 years)
  - ▷ Residential and Park Amenities
  - ▷ Located near I-43 exchange



12-12-17

N  
 **Site Plan**



## Maple Center: Commercial/Retail Development (Conceptual)

- ▶ 75,000 to 100,000 in planned retail space available
- ▶ Targeting a Hotel with conference center and full service restaurant
- ▶ Retail Strip area for commercial space and small business growth
- ▶ Commercial spaces adjoined to the residential community
- ▶ Layout for high end grocery store or other retail space

## Maple Centre: Expected Results

- ▶ Tax base increases:
  - ▷ Commercial: \$10,000,000-\$15,000,000
  - ▷ Residential: \$40,000,000
  - ▷ Senior housing: \$750,000-\$1,000,000
- ▶ 900 – 1,200 new residents over a 10 year period with 125 – 150 school aged children



## Other Projects

- ▶ Mukwonago Animal Hospital addition is underway
- ▶ ProHealth Care 2<sup>nd</sup> floor south wing expansion is nearing completion and will soon commence 3<sup>rd</sup> floor north wing addition for 24 hospital beds and on-site surgical unit.
- ▶ New 3,000 square foot Verizon Wireless retail store will commence construction in 2019.
- ▶ New 10,000 square foot building (redevelopment), 715 Main Street, with Kay's Academy of Dance as the main occupant, will commence construction in 2019. (first redevelopment in downtown area under Village Center Overlay Zoning District standards)



## Other Projects Cont'd

- ▶ New 25,500 square foot addition to Instrument Development Corporation will commence construction in 2019.
- ▶ Fleury Body Repair addition and remodeling has commenced.
- ▶ Walmart will commence exterior and interior upgrades in 2019.
- ▶ Bielinski Homes will start two small rental residential developments in 2019 (CTH ES across from Fire Station and corner of CTH EE and CTH NN).
- ▶ Expecting two mini-storage facilities to commence construction in 2019 (CTH ES east of Fox River and behind Sherwin Williams and OMSA).

## Other Items of Note

- ▶ Vernon Boundary Agreement finalized, adding approx. 3 square miles to the Village over 30 years.
- ▶ Continue to upgrade public accessibility to information and records through technology; new web site, upgrades to Village GIS, Zoning Hub, digitizing of building permit and other specific property records.
- ▶ Continue to communicate with Village businesses through periodic meetings, and continue to support efforts between Mukwonago High School and local businesses toward workforce development.

## For those of you keeping track at home....

- ▶ Tax base increases:
  - ▷ Commercial: \$22,000,000 – \$33,000,000
  - ▷ Residential: \$75,000,000 – \$80,000,000
  - ▷ Industrial: \$60,000,000 to \$80,000,000
  - ▷ Totals: \$157,000,000 to \$193,000,000
- ▶ 1,325 – 1,675 new residents over a 10 year period with 210 – 250 school aged children
- ▶ For the School District, that \$1,900,000 to \$2,300,000 in additional state aid plus almost \$1,000,000 in new tax revenue
- ▶ \$850,000 in approximate new tax revenues for the Village

## A little about our growth...

<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
\$705,867,600 (Waukesha Co.)	\$730,516,100	\$784,582,100	\$801,521,300	<b>\$842,355,700</b>
\$13,258,200 (Walworth Co.)	\$14,239,600	\$17,581,300	\$18,926,700	<b>\$21,198,600</b>

- ▶ Equalized values in Waukesha Co grew by 5% and Walworth Co by 12%
- ▶ The Village has grown by about 20% in value over the last 5 years, averaging about 5% growth per year (up from the last rolling average by .075%)
- ▶ CPI grew 7.15% over than same span or 1.43% per year (up by .025% from last rolling average)

## In Short

- ▶ The Village Board is committed to high-quality, sustainable growth to maintain and enhance Village services
- ▶ We believe adding new taxpayers is better than the alternative of cost increases borne solely on existing taxpayers
- ▶ Levy Limit laws and the loss of local control to the State drives a significant portion of our tax and development strategy
- ▶ We believe that Mukwonago will continue to serve as a regional hub for southern Waukesha and northern Walworth counties
- ▶ Questions?