

October 7, 2014

2015 COUNTY BUDGET PRESENTATION

County Executive Jim Kreuser



Kenosha County is a Development Hot Spot

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Business boom: Development explodes as Kenosha County draws national attention

BUSINESS OF GROWING

Sep 26, 2014, 5:00am CDT

Subscriber-Only Article Preview



Sean Ryan
Reporter- Milwaukee Journal
[Email](#) | [Twitter](#) |

compiled by Battle, president of the county and \$800 million in capital

Battle and other real estate executives of Growing ...

Reporter Sean Ryan covers construction through the [Real Estate Roundtable](#)

BizTimesMedia

Kenosha County is a red hot development spot

Monday, September 30, 2013

By **Andrew Weiland**

Kenosha County's population ranks only fourth among the southeastern Wisconsin counties, but because of its proximity to the Chicago area, it is one of the most active development areas in the region and has become one of the most important areas in the state for economic development.

Kenosha County has attracted businesses from the Chicago area for years, but activity seems to have increased recently as several firms have announced plans this year to move from Illinois to Kenosha County.

KENOSHA NEWS

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Hot spot for development

Big development projects are on local agendas

Suddenly, the Kenosha area is a hot development spot.

Seven have been announced, one in the intersection of Highway S

Illinois, Hanna Cylinders and have moved to this area.



KCAB Restoration









Key Factors Supporting Kenosha County Development Activity and Success

- Improving National Economy
- Wisconsin's competitiveness relative to Illinois
- Strategic Location Between 2 Major Midwest Metro Areas
- Aggressive & Responsive Community & Economic Development Partners
- Available, Development Ready Sites



Good Infrastructure Leads to Economic Development, which Leads to Jobs:

4,000 JOBS

\$800 MILLION

in Capital Investment

6.5 MILLION SF

Developed/Absorbed



From Chrysler to WisPark



COMPETING FOR JOBS: DAY 3 OF A SPECIAL REPORT

Kenosha development rush delivers benefits



SEPTEMBER 15, 2014 7:00 PM • KEITH BENMAN
KEITH.BENMAN@NWI

The New York Times

Bouncing basketball
swoosh of blades
economic develop
Wis.

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All that and more
Pleasant Prairie's
60,000-square-foot
size swimming pool
and other facilities

December 22, 1988

Kenosha Looks Beyond Chrysler

By DORON P. LEVIN, Special to the New York Times

KENOSHA, Wis., Dec. 19— The shutting of a car factory that was the backbone of the local economy for eight decades has become the occasion for some surprising expressions of relief and optimism in this industrial city on Lake Michigan.

To be sure, nearly 5,000 workers will lose their jobs. The last Dodge Diplomat was scheduled to roll out of the ancient and badly outmoded Chrysler Corporation plant this week, and Friday will be the factory's last day of operation. Despite Chrysler's package of financial benefits for displaced workers, Kenosha's relief agencies and social services say they are girding for the increases in instances of alcoholism, divorce and financial crisis that inevitably accompany big plant shutdowns. 'I Hated My Job'

But others in Kenosha, a city of 77,000 people, are bidding good riddance to the plant. One is Mick Germinaro, 32 years old, who once earned \$14.32 an hour as a welder for the American Motors Corporation, which used to operate the plant. He now works as a waiter.

fit.

Its building was sped forward in 1998 with a \$4 million donation from the developer of the 1,542 acre LakeView Corporate Park where the RecPlex was built at the edge of the Prairie Springs Park, before before with a \$1.6 million donation from WisPark.



Amazon moves to Kenosha

Case Study: AMAZON.COM

- Project: Two distribution centers - 1,000,000 SF & 500,000 SF on approximately 160 acres
- Fortune 50 online retailer
- Extensive & competitive site selection process
- Development-ready site, proximity to I-94, location, and competitive incentive package drove decision



ULINE

Case Study: ULINE

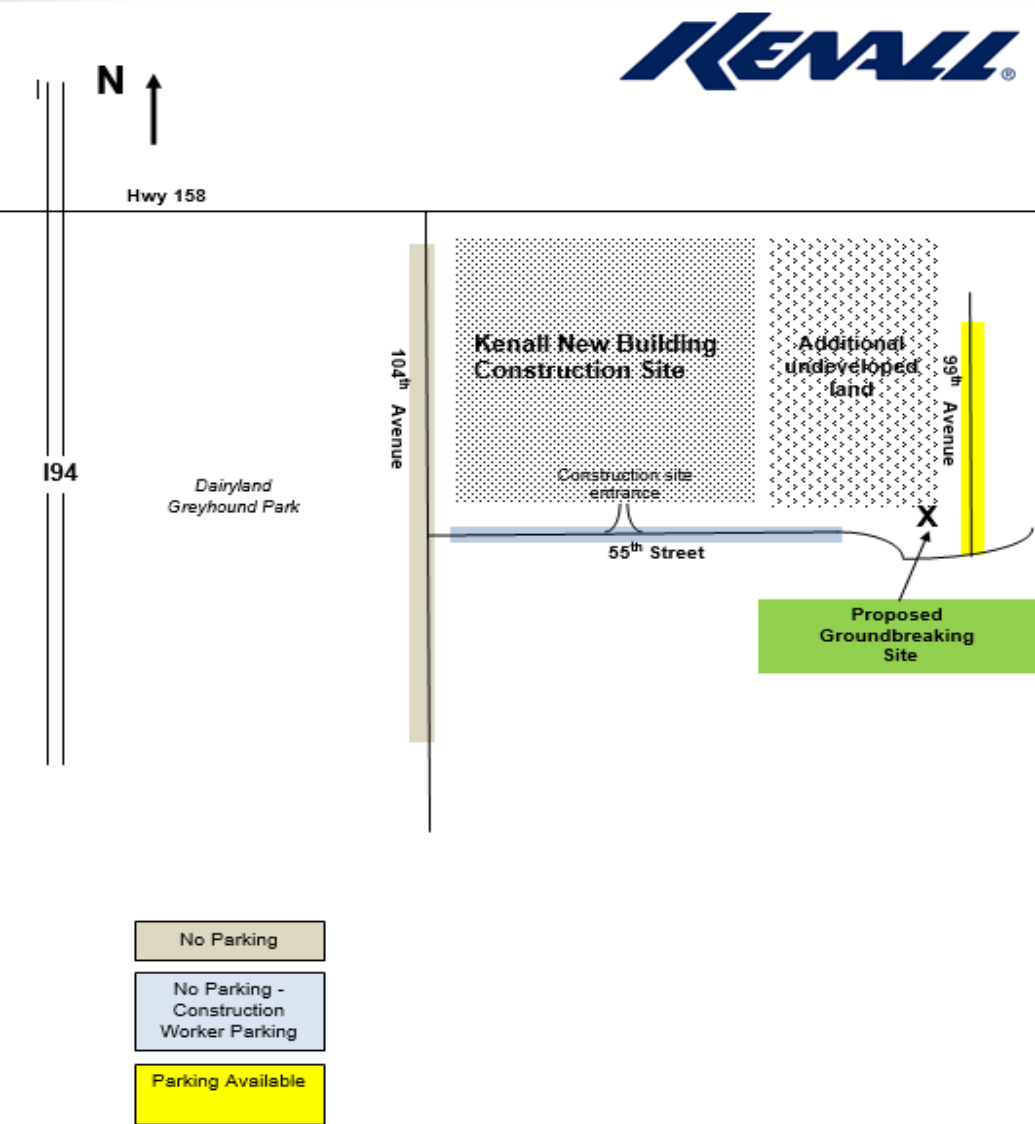
Corporate HQs Expansion

- Jobs: 500
- Investment: est. \$100 million
- Project: 200,000 SF office building & 1,000,000 SF distribution facility

Midwest Distribution Operations in Kenosha

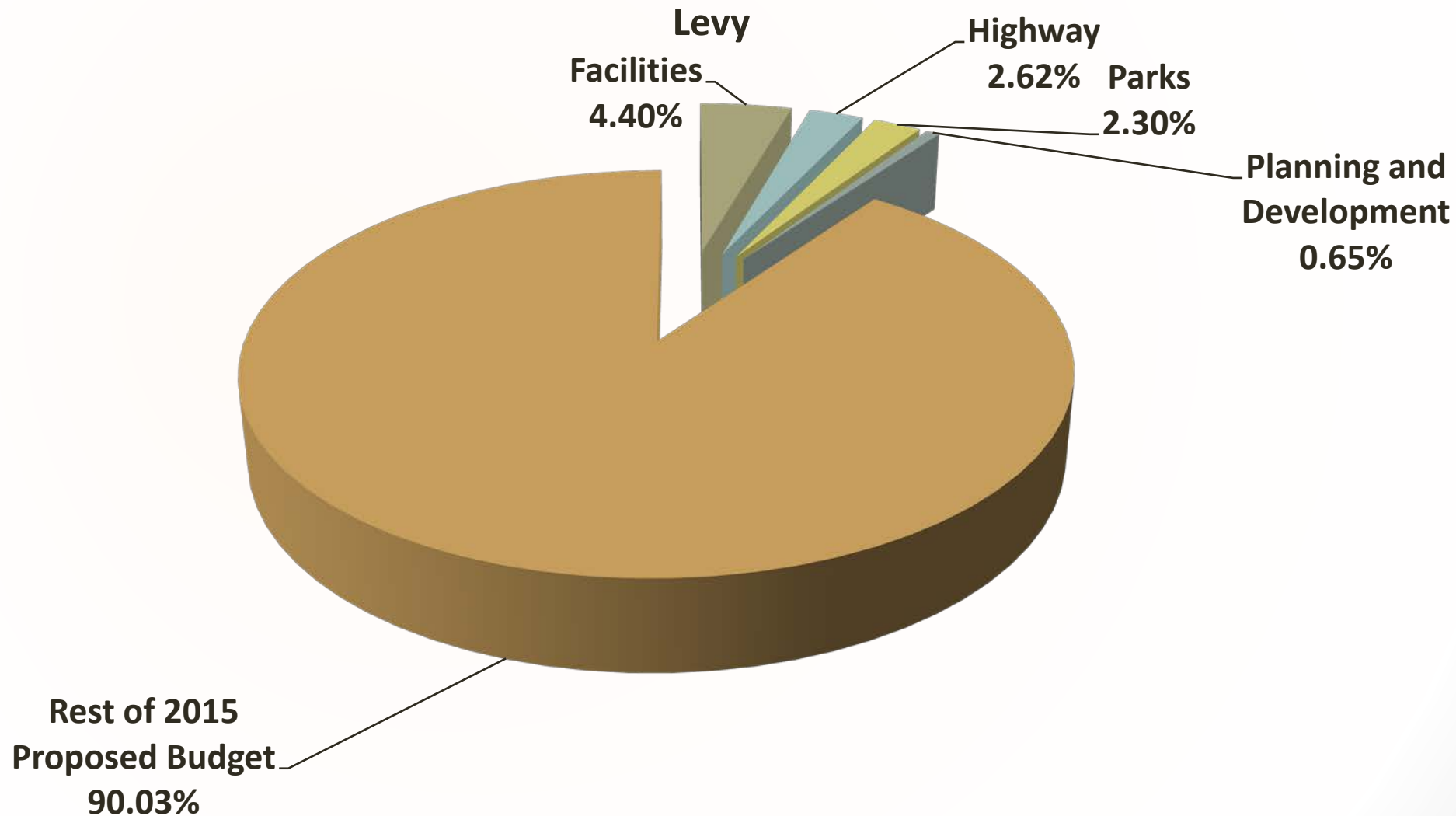
- Jobs: 475
- Investment: est. \$75 million
- Project: 1,000,000 SF distribution center with 60,000 SF of office





Public Works and Development Services

2015 Public Works and Development Services Percentage of County

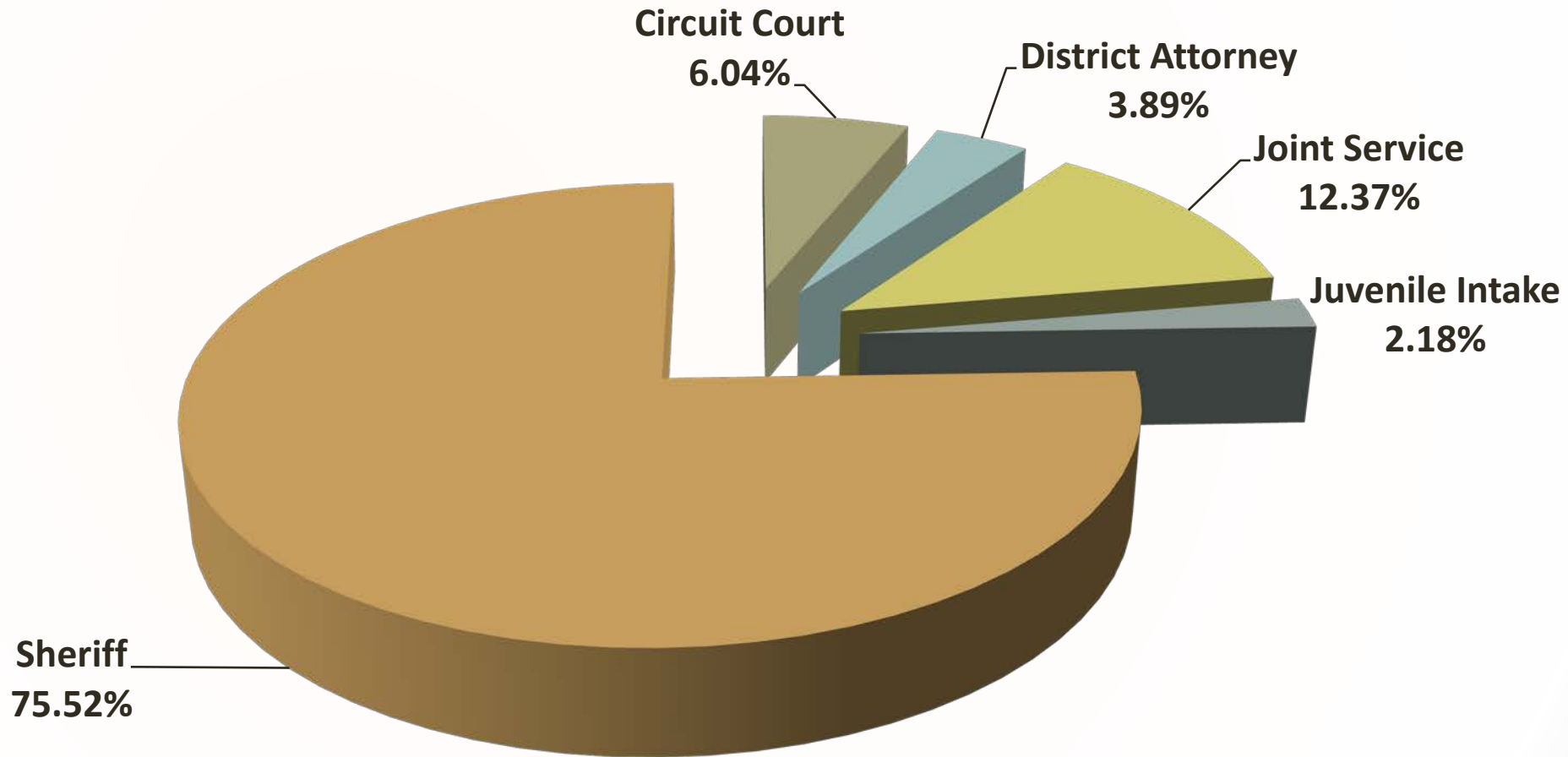


Safe community



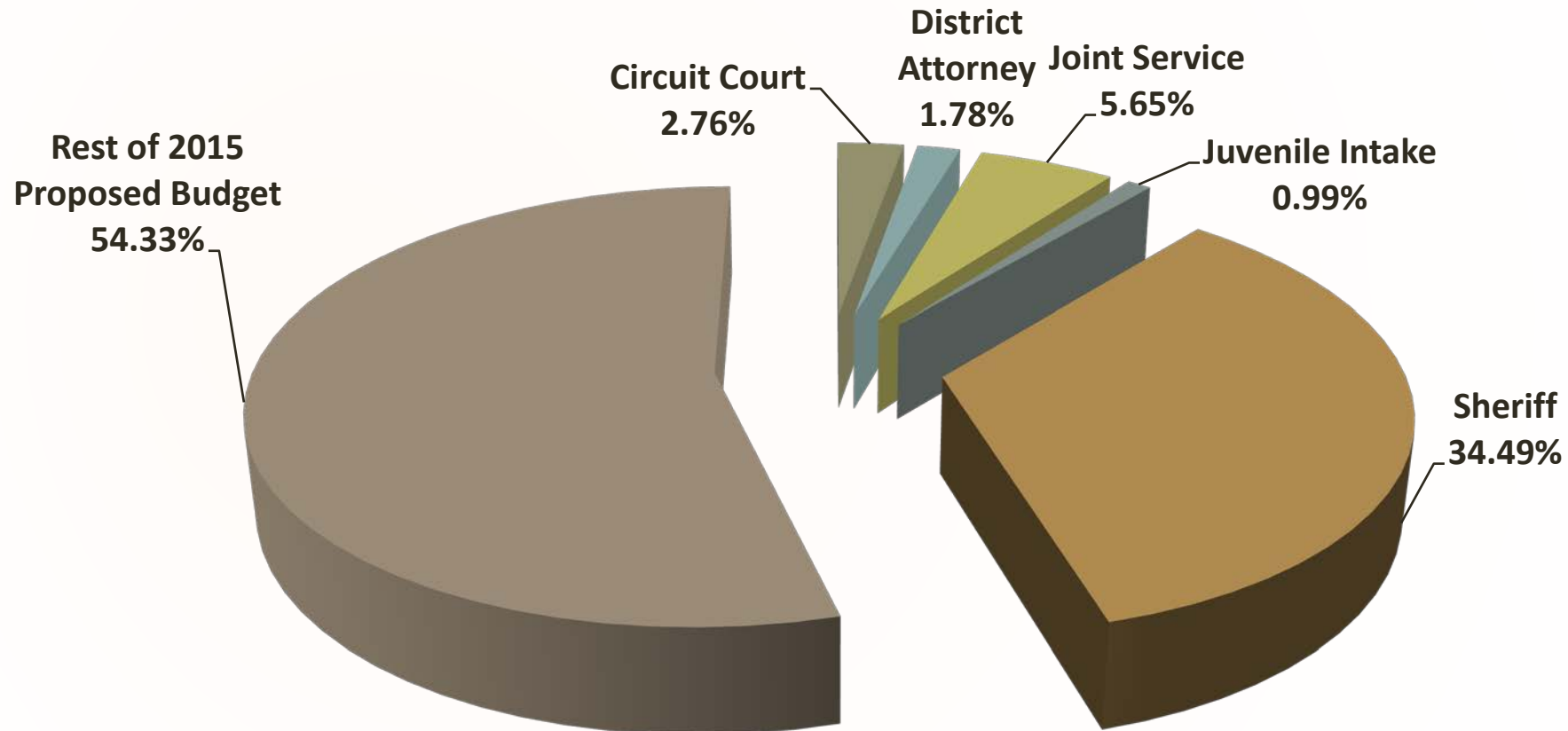
Sheriff's Department

2015 Law Enforcement Departmental Percentages



Law Enforcement

2015 Law Enforcement Percentage of County Levy



Veterans Services

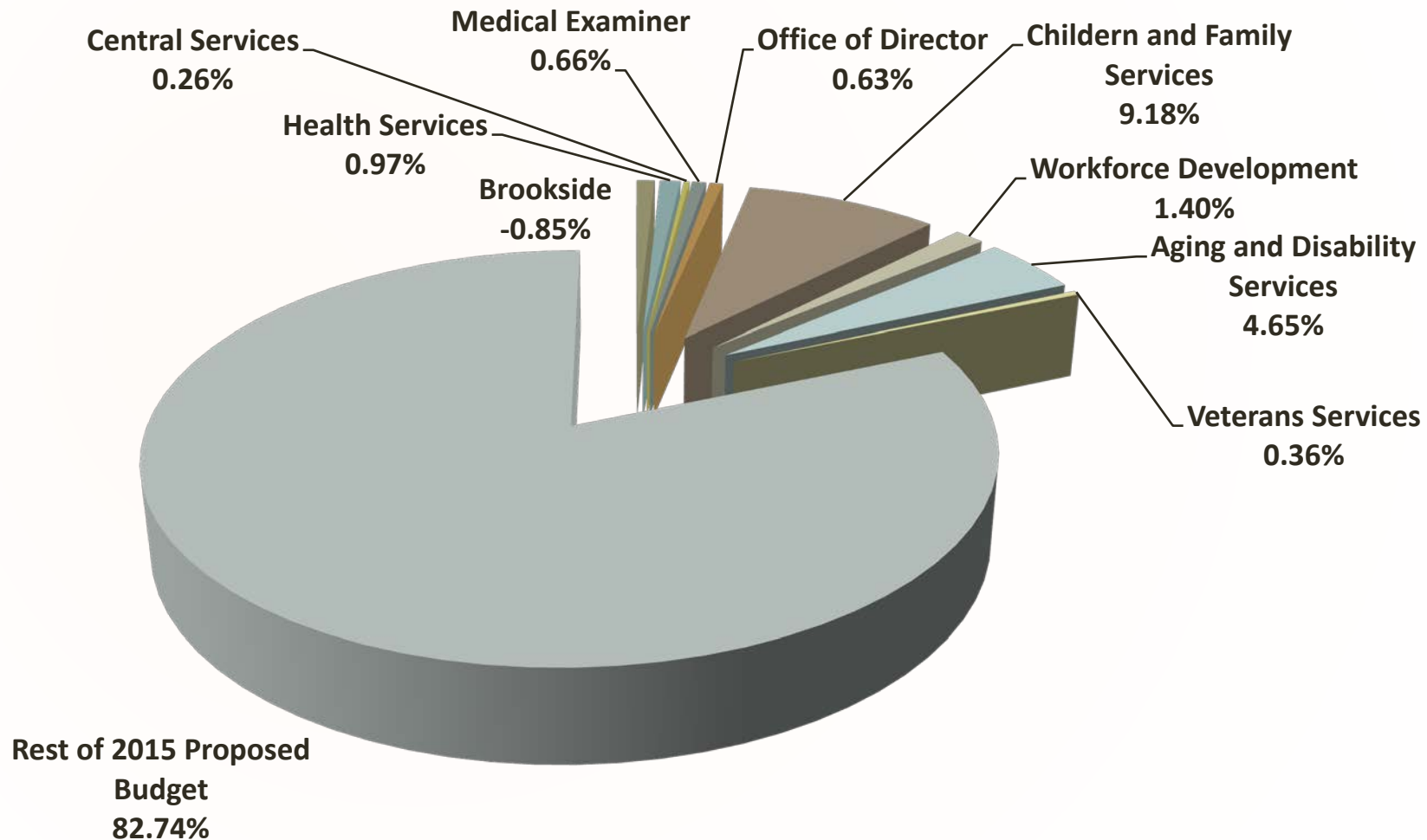


Serving our Community



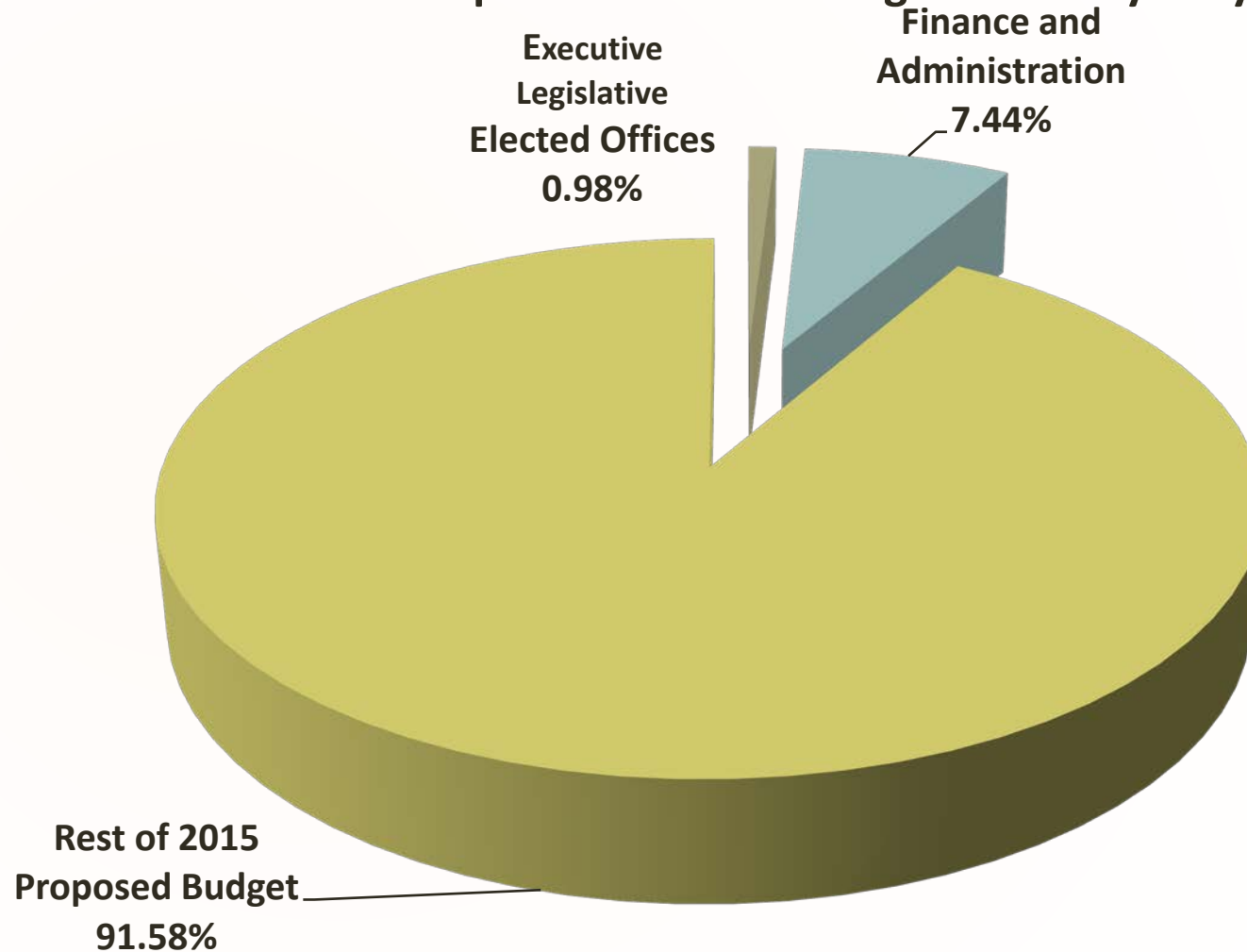
Human Services

2015 Human Services Percentage of County Levy



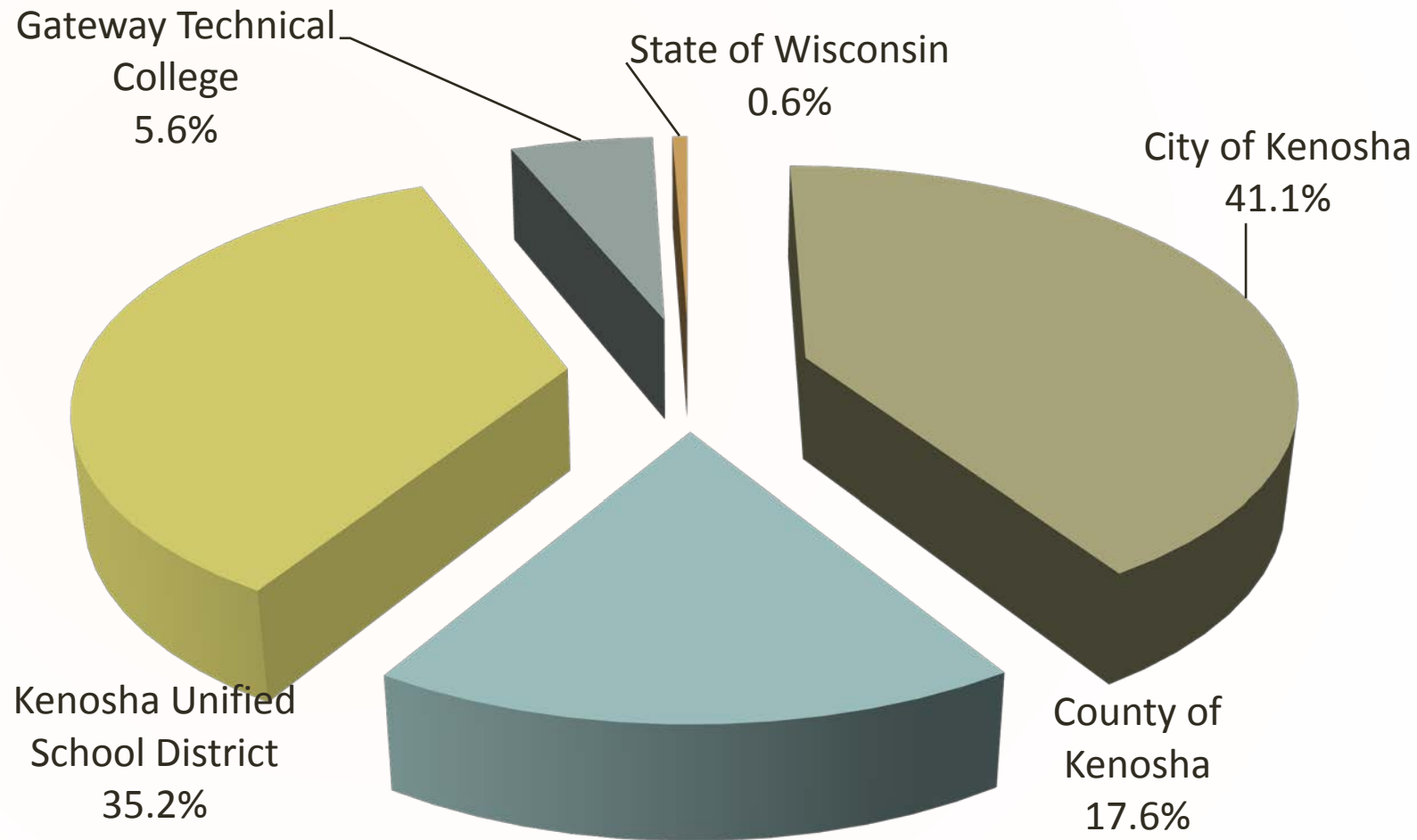
Other County Services

2015 Rest of Departments Percentage of County Levy



Tax Bill Comparison Chart

City of Kenosha Taxpayer



Kenosha County Information Technology



10/7/2014



Protecting our Downtown Campus



Planning for future space needs





Mental Health Service Enhancements

- Mental Health Services Proposal
 - \$200,000 to increase Mental Health services in the jail to 80 hours a week
 - \$81,500 to add a nurse practitioner or a Physician's Assistant through a contracted service of Department of Aging and Disability Services. It would address the shortage of psychiatric services within Kenosha County, particularly the scarcity of psychiatrists who accept Medicaid patients. It will result in 750 to 1,000 additional clients to be served.



New Voting System



Brookside Care Center layout



PERSPECTIVE LOOKING NORTH



Brookside Picnic



Building economic development opportunities

Influx of new business parks and speculative developments



RiverView Corp
Park



CenterPoint
Properties'
Proposed LakeView
Lots 117 & 118



Zilber's Towne VI



Economic Development Summary

- Several Major Industrial Developments have been announced in the past 18-20 months.
- Major projects involving roughly 4,000 jobs, \$800+ million of capital investment & 6.5 million SF of new development /absorption have been announced in that time period.
- Unemployment rate has been cut in half in the last 4 years, falling from a peak of 12.9% (2/10) to 6.1% (5/14).
- Steady improvement in business expansions, investment and hiring.
- Industrial vacancy rate has dropped from double digits to 4.2%. 1.66 million SF was absorbed in 2013. New spec development(s) starting.
- Economic Development prospect activity and project pipeline continues to be very strong.





God Bless Kenosha County

