



Milwaukee County Parks
9480 Watertown Plank Rd.
Wauwatosa, WI 53226
(414) 257-PARK

DESCRIPTION AND PROPOSED TERMS

Business Park.

Capstone Quadrangle will develop a high-quality business park with a primary boulevard-type entrance from Ryan Road, including a principal road crossing the south branch of the Oak Creek with a bridge. In total, when fully built out, the park will have about 85 acres of usable (saleable) land and about 1,100,000 square feet of buildings with an ultimate market value of approximately \$80 to \$90 million. The business park will accommodate industrial buildings ranging from about 30,000 square feet up to 600,000 square feet, depending on the nature and size of the businesses that are seeking space in the market. Capstone Quadrangle (CQ) is the lead developer along with our joint venture partner, General Capital Group. Business park tenants be market-driven, with primary uses including light industrial (manufacturing or assembly) and warehouse/distribution (with typically with some office or lab component ranging from 5% to 20% of each building area). The project is also intended to have a small “pocket park” identifying historical information (see below). Our working name for the project is Ryan Business Park, intending to be named by similar motivation as Ryan Road.

Land Assembly.

The plan includes assembly of 5 separate parcels of land. CQ now owns or controls all of the land for this assembly other than this swap concept with Milwaukee County and the Main Offsite Parcel.

The two parcels already owned by CQ are the CQ Parcel and the Tischendorf Parcel. This is nearly the entire frontage along 13th street south of the County land. CQ also has the other two parcels (the 33 acre “Koehler” parcel along the east up against the Canadian Pacific Rail line, and the 1 acre “Evershine” parcel fronting on Ryan Road) under contract. If we are unable to finalize both the Swap CQ will immediately push forward to develop the 46.5 acre frontage, which once accomplished would in effect make the larger park in the future infeasible. This would likely mean that the Koehler parcel and the County upland portion would remain farmland indefinitely for the following reasons:

1. The land ownership of all potential access to the Koehler parcel from Ryan Road is insistent that they do not intend to sell now or in the future and want to remain residential;
2. The grades along Ryan Road are too steep for access from Ryan Road due to Ryan sloping down to pass under the railroad trestle;



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3. The cost of a bridge across the creek supported only by tax increment on the Koehler parcel and County upland portion would be financially prohibitive, not to mention a difficult configuration resulting in a compromised and flawed site plan.

Thus, the roughly 45 acre portion of the proposed project would be a lost opportunity for approximately 750 jobs and about \$50 million in developed building value / tax base, essentially permanently.

Physical Layout.

The site consists of the majority of the land between 13th Street (County V) on the west, and the Canadian Pacific twin main line railroad on the east, running from Ryan Road on the north to a residential subdivision on the south. The business park design has one main road, beginning at the main entrance on Ryan Road and running south, ultimately curving west to a secondary entrance at 13th Street. See both Aerial and Site Plan, attached.

Entitlement.

The concept of this business park for the entire proposed area of the project is consistent with the intent and uses described in the City of Oak Creek 2020 Comprehensive Plan. Some of the land that is being assembled for the project is already zoned M-1 Manufacturing. Other portions are either zoned Agricultural or Parkland. Once everything is agreed upon, a rezoning will be necessary and will be handled with a PUD Planned Unit Development as an overlay to a base zoning of M-1 Manufacturing.

Covenants.

Consistent with the vision to create a “Class A” business park, CQ will create a set of Covenants, Conditions, and Restrictions (“CC&Rs”) that will be recorded to run with the land. CQ anticipate this will be part of the PUD ordinance, with input from the City and County.

Pocket Park.

CQ intends to create a small “pocket park”, located in the vicinity of the creek, containing an historical monument describing some history of the property and vicinity, such as who Ryan Road was named for, the history of the land ownership in the vicinity, and the previous location of the railroad running through the property, thus serving as a cultural amenity. CQ intends the pocket park to include a small open shelter with a picnic table to be used by employees of the businesses in the park as well as members of the public, the inclusion of up to 3 to 5 parking spaces, the aforementioned historical monument, and a gathering space highlighted by utilizing the large stone blocks that formerly served as the bridge abutments for the railroad. The business park will be responsible for the cost, construction and maintenance of the pocket park and its components, including landscaping, and the pocket park will be located on land swapped to the business park in this transaction (see site plan). CQ is open to the idea of having the pocket park also serve as an unofficial mini-trailhead or access point for the general public exploring or studying the creek and wetlands, or utilizing a possible future county trail/bike path.



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County/City Neighborhood Park.

The southeast corner of the CQ land contains an approximately 8-acre upland area, which is part of the land proposed to be swapped to Milwaukee County. This upland area abuts (to the south) property owned by the County, obtained recently by tax foreclosure (Tax Key 925-0089). Note, this Neighborhood Park is also aligned with the possible future County bike path / pedestrian trail from the north in the Trail Easement (see below). This proposal contemplates the following roles and responsibilities for the creation of the Neighborhood Park:

- **County:** Milwaukee County will provide the land for the Neighborhood Park, which will include the parcel recently foreclosed on (925-0089) plus the upland portion of the SE corner of the CQ parcel obtained by the County in the Swap. The County will not contribute funds to the creation of the improvements of the park.
- **City:** Oak Creek will design, construct and manage the Neighborhood Park, likely including some boardwalk access from the single-family subdivision (English Aire) to its southwest. The City, in consultation with the Developer, will determine the amount of the construction cost to be included in the TIF or paid out of other City funds.
- **Developer:** The Developer will agree that the TIF supporting the development of the business park can include some or all of the funding (to be jointly determined between Developer and the City) to create the improvements to accomplish the construction of the Neighborhood Park. If desired by the City's final design for the Park, the Developer will provide an easement for maintenance vehicle and/or emergency vehicle access through the business park.

The creation of the Neighborhood Park will require further documentation separate from the Swap.

Trail Easement: Route for possible future County Trail/Bike Path.

This proposal includes the provision of a permanent "Trail Easement" along the entire eastern boundary with the railroad. This Trail Easement will be 30 feet wide. The Trail Easement will coexist in this location with an existing easement to MMSD for their deep tunnel. The Trail Easement will enable the County, should it choose to do so in the future, to construct a pedestrian trail / bike path meandering through the easement, to connect from the southernmost portion of the site proceeding north along the railroad property up to the 70 foot wide swath of land along the Oak Creek that is proposed to be swapped to the County in this transaction. From that point the County's trail route would proceed west along the 70 foot wide then-County-owned Koehler Swath (defined below), and connect to the main Park Road where it would turn north and cross the main bridge. This will include an 8 foot wide pedestrian sidewalk portion along the east side of the bridge crossing the Oak Creek. This would also give access to the pocket park for users of the trail / bike path. An additional trail / sidewalk easement would extend to Ryan Road in the vicinity of the main Business Park entrance. From there the County would have connectivity to other existing County trail systems.

Road, Bridge.

The main park road will be a dedicated City right-of-way, with utilities adjacent to the road in permanent easements. The road will be built to industrial standards for being able to handle semi-trailer traffic, including a bridge over the Oak Creek at the historic crossing point that previously was the original rail crossing from about 1872 through 1906. CQ has met with WisDOT and concluded that the proposed signalized connection to Ryan Road is feasible; CQ will perform a Traffic Impact Analysis and has retained a traffic consultant (TADI) for this purpose. The entire length of the road (including the bridge over the Oak Creek) will be constructed and paid for by the business park. The City-owned ROW for the bridge crossing the creek will be the only interruption of the County swaths of land along the creek.

Stormwater Ponding.

As generally shown on the Site Plan, CQ will construct and maintain multiple stormwater ponds or infiltration basins for the buildings. The ponds will be placed on land owned or to-be-owned by the business park, and will be permanently maintained by the business park. Drainage easements will be necessary for proper design of the stormwater system, across both County land and private land, to be engineered when the project moves to more detailed documentation.

Utilities.

All necessary utilities, including water, sanitary sewer, electricity, gas, communications and stormwater, will be installed alongside the main park road. The utilities will be placed in easements along the road (primarily on private Business Park land or City ROW).

Tax Increment Financing.

This proposed Swap is conditioned upon Developer obtaining Tax Increment Financing for a portion of the costs of infrastructure and park development pursuant to further approvals by the City of Oak Creek. Final approval of the TIF, in an amount necessary to achieve a satisfactory financial structure, is a necessary component to the creation of the business park and is a simultaneous contingency for both the Swap proposal and TIF application.

Environmental Corridors, Various Land Components.

The Swap proposal includes CQ's acquisition (and conveyance to Milwaukee County) of the approximately 41.9 acre parcel (the "Main Offsite Parcel") that is adjacent to existing County-owned land on the east side of the CP Rail property (see attached plan). The conveyance of the parcel will consist of both the wetland and upland portions of this parcel in a simultaneous closing. The County desires this parcel to enable control of a high quality wetland and its drainage, as well as a possible trail/bike path route due to connectivity to Howell Avenue. This would complete a habitat link between the two environmental corridors and wetland systems (Oak Creek and the Root River) to protect these ecosystems, enable wildlife species movement, as well as exploration and recreation by the general community.

The Swap proposal also includes the conveyance of the approximately 15.6 acre eastern wetlands of the CQ South Oak Land parcel (the “South Oak Wetlands”) to Milwaukee County (see attached Swap drawing). The Main Offsite Parcel drains to this wetland, which drains to the Root River. This South Oak Wetlands is the location of the Neighborhood Park as noted above. The Neighborhood Park is noted on the Drawings.

The Swap proposal further includes the conveyance of an approximately 70 foot wide portion of land along the south bank of the Oak Creek, from the existing County land on the west over to the CP Rail property on the east, about 1.9 acres (the “Koehler Swath”, see Swap drawing).

The Swap proposal includes the County subdividing its current parcel (in the center of the proposed Business Park) to create an approximately 140 foot wide area in 2 pieces (the “County Remainder”) centered on the Creek, as shown on the attached Swap drawing. The 140 foot wide parcel will be interrupted by an 80 foot wide access for the main park road and bridge, which will ultimately be conveyed to the City in a dedication of the main park road as City ROW. The remaining land of the County Parcel (approximately 27 acres, the “County Conveyance”) will be conveyed to the business park.

All areas of the Koehler Swath and the County Remainder will be in a temporary easement during the construction of the business park, to permit the resculpting of the grades of either the flood fringe or floodway, at the option of the business park. Any disturbed areas will receive reseeding / planting utilizing native plant species and required stabilization as prescribed by DNR or other environmental approvals jurisdictional authority, with accommodation for preferences expressed by County staff input.

Land Swap.

This proposal is based on a transaction that includes:

1. Specific land owned or to-be-owned by the Developer being conveyed to the County: the Main Offsite Parcel, the South Oak Wetlands, the Koehler Swath, all totaling approximately 59.47 acres.
2. Specific land owned by the County being conveyed to the Developer, approximately 27.09 acres; all contained within Tax Key 905-9994-001, as shown on the drawings and described herein.
3. The creation of the Trail Easement as described above;
4. The creation of the drainage easements;
5. The creation and recording of CC&Rs by the Developer after review by the City and County.

The Swap will be subject to both the County and the Developer having various contingencies, including normal due diligence matters (acceptable Purchase and Sale Agreement, Environmental Phase I reports, Geotechnical, Survey, Title, etc.) by both parties; accomplishment of Tax Increment



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Financing at a level acceptable to the City and Developer; rezoning to a PUD overlay on an M-1 base zoning acceptable to the Developer; approvals by the County Board; a Purchase and Sale Agreement for acquisition of the Main Offsite Parcel accomplished by and satisfactory to the Developer; and similar matters.

Benefits to Milwaukee County

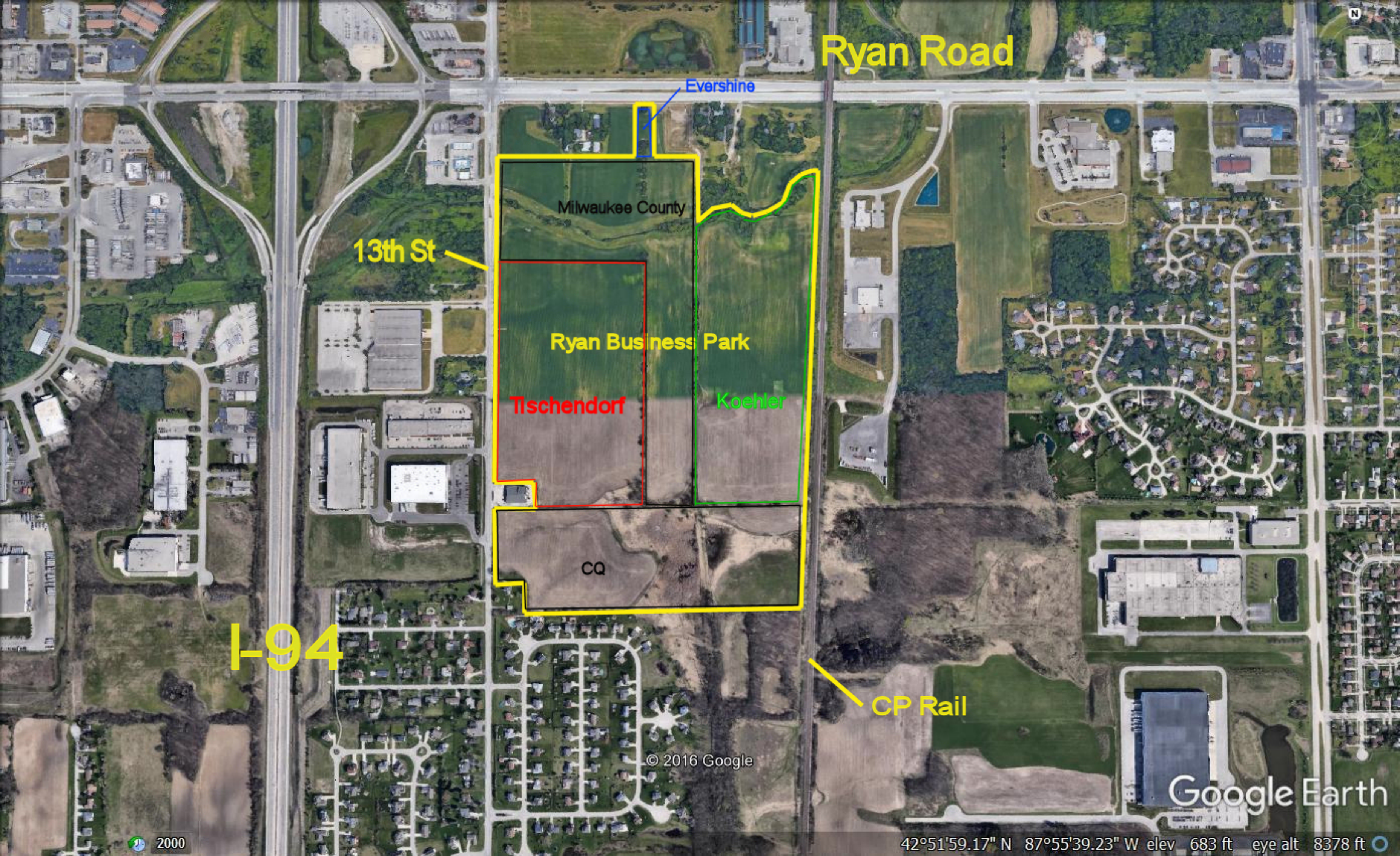
- Net gain of about 32 acres of land (especially two desirable wetland components). The swap summary is that the County receives 59.47 acres, and gives up 27.09 acres, resulting in a land swap ratio of 2.2 to 1 in favor of Milwaukee County;
- Increased tax base of approximately \$81 million, as buildings are constructed due to upland land and otherwise inaccessible private land being developed and put on tax rolls;
- Increased jobs (projected at 1,489 permanent full-time and 428 during construction) as buildings are constructed and occupied;
- New ownership and control of approximately 57 acres of wetlands, the majority of which is high quality, increasing connectivity and habitat for animal and plant species, as well as recreational opportunities;
- Creation of a neighborhood park in an area of Milwaukee County that is currently deficient in such park amenities;
- Creation of a private pocket park of cultural value to the general population;

Benefits to the City of Oak Creek and Developer.

The City of Oak Creek will benefit from a significantly increased tax base; furtherance of the City's Comprehensive Plan; added jobs; a positive amenity of enhanced green public property and possible creation of a joint County-City park area; and further progress on trail connectivity in Oak Creek. The Developer will benefit financially by obtaining developable industrial land and subsequent building construction.

Real Estate Market; Economic Development.

The industrial submarket in South Milwaukee County is well-positioned for quality industrial investment and development. The long-term trend of Milwaukee and Chicago growing towards each other (anticipated to eventually become one economic region) is most evident at each current metro area fringe and infill sites near the fringe. This trend significantly benefits the economy of the Milwaukee metro area, and South Milwaukee County in particular. The South Milwaukee County industrial submarket has good overall health, with very low vacancy rates (4% to 6%). This bodes well for the probable timetable within which the demand for buildings will fill the project.



Ryan Road

Evershine

13th St

Milwaukee County

Ryan Business Park

Tischendorf

Koehler

CQ

CP Rail

I-94

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Google Earth

42°51'59.17" N 87°55'39.23" W elev 683 ft eye alt 8378 ft

2000



SITE LAYOUT
1" = 300'-0"



■ TOTAL PARK AREA: 106.51± acre
TOTAL DEVELOPABLE AREA: 87.23± acre

LOT 1: 12.20± acre
LOT 2: 24.71± acre
LOT 3: 5.61± acre
LOT 4: 12.22± acre
LOT 5: 8.72± acre
LOT 6: 8.86± acre
LOT 7: 11.05± acre
LOT 8: 6.35± acre
LOT 9: 2.51± acre

TOTAL COMMON AREA: 19.34± acre

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Partners in Design
ARCHITECTS



PROJECT NO.:
694.13.027

DRAWN BY: MDS CHECKED BY: WHB

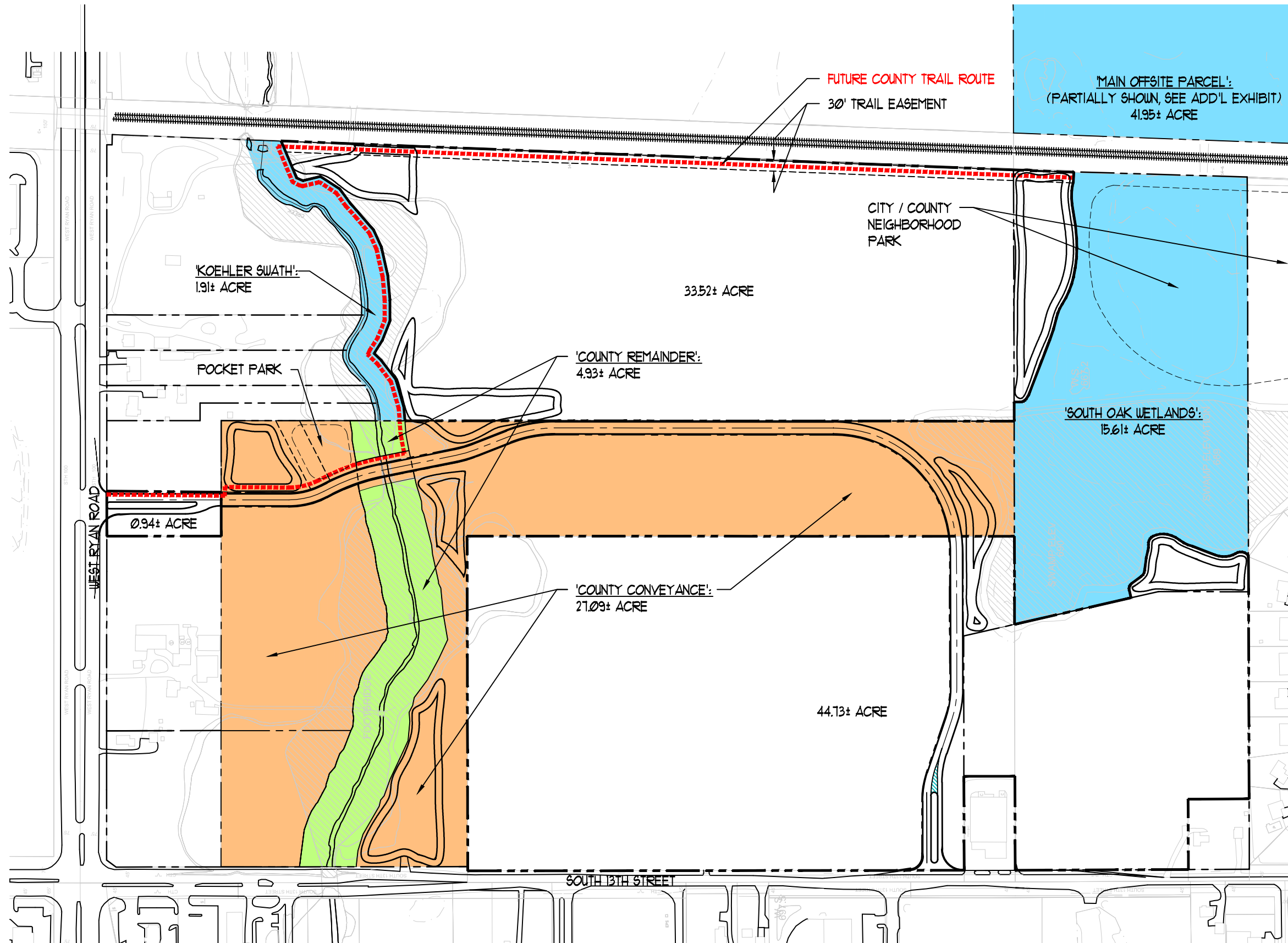
DATE:
09.14.17

SHEET NO.:

DS03

RYAN BUSINESS PARK
Oak Creek, Wisconsin
PROPOSED SITE LAYOUT - DEVELOPABLE

CAPSTONE QUADRANGLE
GENERAL CAPITAL



SITE LAYOUT
1" 300'-0"



EXISTING COUNTY PROPERTY: 32.02± acre

- COUNTY PROPERTY TO REMAIN WITH COUNTY : 4.93± acre
- (+) DEVELOPER LAND TO CONVEY TO COUNTY: 59.41± acre
- (-) COUNTY PROPERTY TO CONVEY TO DEVELOPER: 21.09± acre

FINAL COUNTY PROPERTY: 64.4± acre

SWAP RATIO: 22 TO 1

CAPSTONE QUADRANGLE
GENERAL CAPITAL

RYAN BUSINESS PARK
Oak Creek, Wisconsin
PROPOSED SITE LAYOUT

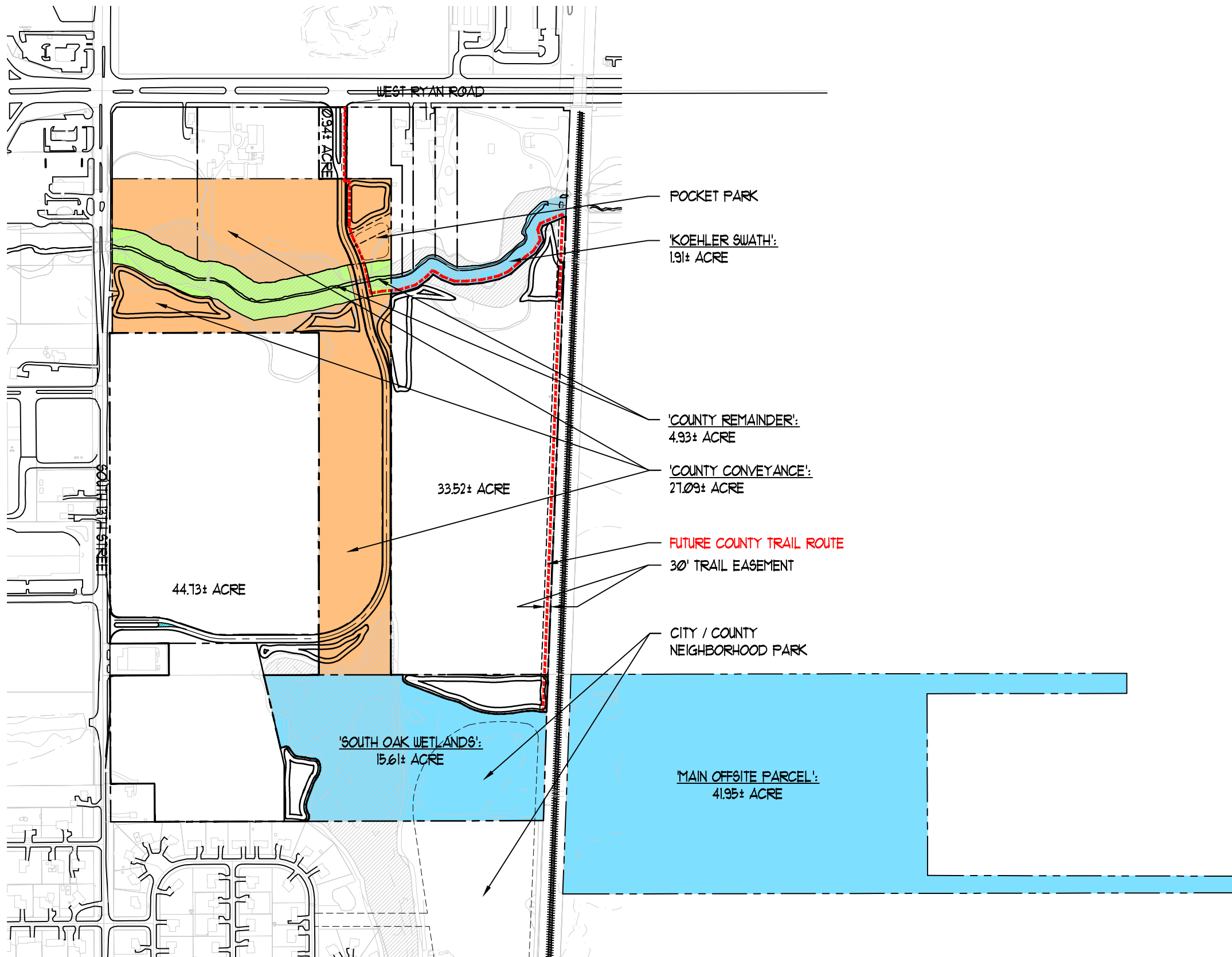
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PROJECT NO.:
694.13.021
DRAWN BY: MDS CHECKED BY: WHB
DATE: 10.11.17
SHEET NO.:

DS01



SITE LAYOUT
1" = 300'-0"



EXISTING COUNTY PROPERTY: 32.02± acre

- COUNTY PROPERTY TO REMAIN WITH COUNTY : 4.93± acre
- (+) ■ DEVELOPER LAND TO CONVEY TO COUNTY: 59.41± acre
- (-) ■ COUNTY PROPERTY TO CONVEY TO DEVELOPER: 21.09± acre

FINAL COUNTY PROPERTY: 64.4± acre

SWAP RATIO: 22 TO 1

CAPSTONE QUADRANGLE
GENERAL CAPITAL

RYAN BUSINESS PARK
Oak Creek, Wisconsin
PROPOSED SITE LAYOUT

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DS02