



2022 North Central Region Industrial Park Inventory, Absorption, and Needs Study



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Introduction

In 2022, the North Central Wisconsin Regional Planning Commission (NCWRPC) researched and inventoried all industrial parks across its 10-county region and determined total, vacant, and developed acreage of each park. These locations and calculations were verified by local staff when possible. NCWRPC also analyzed air photos from 2000, 2010, and 2020 within the boundary of each identified park to determine the rate at which lots were developed to forecast future acreage demand.

This study was funded by the Economic Development Administration's Recovery Assistance funding under the 2020 Coronavirus Aid, Relief, and Economic Security Act (CARES) act. The goal of this project is to inventory industrial space and identify future need in the region. A variety of acreage calculations, maps for marketing purposes, and data to support industrial park-related infrastructure grant applications and planning decisions is provided.

Background

Below are several plans and studies completed by NCWRPC that summarize current economic conditions in the region and strategies to address them in the future. These previous projects support the need for this Industrial Park Study:

North Central Wisconsin Regional Recovery Plan, 2022

The purpose of this plan is to guide economic stabilization, recovery, and resiliency efforts within the North Central Wisconsin Region in the face of the current pandemic as well as future events that cause economic shocks. The goal of this plan is to develop a set of strategies that will help the Region's local economies recover from and become more resilient to economic shocks by identifying best-practice strategies that help spur economic stabilization and recovery in the wake of economic shocks and that will help build local economic resilience. Helping local recovery and resiliency efforts will help the regional economy as a whole recover and grow back even stronger than before the disaster struck.

The strategies developed in this plan will have a particular emphasis on addressing the opportunities and challenges in five foundational pillars that are expected to have a major impact on the future prosperity of North Central Wisconsin. These foundational pillars include Broadband, Childcare, Housing & Transportation, Workforce & Talent Attraction, and Tourism & Hospitality, each of which are vital components of strong and resilient communities in both the current and future economic landscapes. Developing a set of best-practice strategies to guide local communities in addressing the challenges facing these five foundational pillars within their community will help spur economic recovery and help build economic resilience and sustainability within local communities throughout the Region.

Comprehensive Economic Development Strategy (CEDS)

NCWRPC is the agency that is responsible for maintaining that federal designation. As part of maintaining that designation, the NCWRPC annually prepares a Comprehensive Economic Development Strategy (CEDS) report. The report serves to summarize and assess economic development activities of the past year and present new and modified program strategies for the upcoming year. In addition, this report identifies potential public works projects for funding within the region.

Key findings from this regional level plan involve an inventory of the physical geography of the Region and its resident population. Labor, income, and employment data are covered with analysis of the economic

status of the Region. Construction, wholesale trade, retail, transportation, and manufacturing all have grown rapidly since 1980. Finance, insurance, real estate, and services have lagged compared to national averages. Strategies in the CEDS include expanding industrial park infrastructure and partnering with schools to ensure land and workers for businesses expanding in the region.

Regional Livability Plan (RLP), 2015

The Regional Livability Plan is a comprehensive plan for the ten-county Region prepared by the North Central Wisconsin Regional Planning Commission. The RLP identified ways to address the region's opportunities and weaknesses to increase the region's livability to become more livable for all residents. The plan addresses four specific areas: housing, economic development, transportation, and land use. The economic development goals of the RLP are as follows:

- Foster efficient business expansion and retention to increase employment opportunities and employment in the region.
- Create an innovative atmosphere to foster an entrepreneurial-supportive environment.
- Promote and attract new business from outside the region.
- Encourage the future availability of a skilled and flexible workforce prepared to meet the needs of both existing and emerging industries and technologies.
- Meet the full range of businesses' infrastructure needs with emphasis on transportation, utilities, and communications.
- Promote and increase communications between regional and county economic development, workforce development, and planning organizations.



Above: Proximity to transportation facilities and utilities impacts the suitability of land for industrial development.

Methodology

Below is a list of steps that were followed to generate the final acreage calculations and industrial park maps:

1. NCWRPC's 2021 Comprehensive Economic Development Strategy (CEDS) provided the most up-to-date list of industrial parks in the region and their respective acreages and characteristics (CEDS Table 3). Since it does not contain maps of the parks, NCWRPC staff researched land records, zoning maps, comprehensive plans, and municipal and county websites and marketing materials to determine each site's boundaries. Typical characteristics of an industrial park include:
 - Being developed in the past 50 years;
 - Having infrastructure that was master-planned or planned in phases; and
 - Consisting of Lots that were platted by certified survey maps (CSMs).
2. After a review of comprehensive plans, zoning maps, and county and municipal websites, all industrial park boundaries were drawn throughout the 10-county North Central Region. Using air photos and property ownership data, land in each industrial park was assigned land use categories indicating whether the site was vacant or developed. Parcels that were only partially developed were considered fully developed to account for possible future expansions or zoning ordinance open space requirements. In some cases, land is advertised as a series of lots but is not currently subdivided as marketed. In such cases, developed areas were split from larger vacant tracts that are planned to be sold as future lots prior to assigning a land use category. It is important to note that some undeveloped land in this study is marked as "vacant" though it has already been sold to a private entity for eventual development.
3. Acreage totals and industrial park boundaries were verified, when possible, by local staff.
4. Land use categories were assigned to 2000, 2010, and 2020 air photos to determine the rate of absorption in acres per year. These rates were used to forecast rates at which acreage is absorbed and remaining industrial park capacity. Note that some parcels that were vacant in 2020 have since been developed as of 2022; to determine projections, 2020 numbers were used to maintain consistency across all business parks. Parcels developed or sold for development since 2020 that do not appear developed on air photos are identified in the maps in Appendix C with a cross-hatch overlay.
5. Floodplains, wetlands, stormwater infrastructure, roads, and other public facilities that prevent land from being developable were not considered "vacant" land when calculating how much land is available to build on.
6. When evaluating vacant and developed industrial park space, there were several limitations and considerations:
 - Local staff did not have always have capacity or access to data to verify the boundaries of industrial parks mapped by NCWRPC
 - Local municipalities with acreages available may be calculating acreage using a different methodology, such as including the road right-of-way or stormwater pond outlots in a park's total acreage
 - NCWRPC staff excluded industrial areas that resembled legacy industrial sites or sites that did not appear to be master planned as an industrial park. An example is the extensive paper mills found in the region that predate modern industrial parks. Industrial areas used for quarrying and mining were also excluded.

7. Mapped industrial parks and final calculations were reviewed and published for individual communities and counties to review and provide feedback. Maps of each park along with land use and are listed in Appendix C of this report.



Above: Legacy industrial sites, which are industrial areas that one major tenant has occupied for decades, were not included in this analysis since they do not represent a typical post-WWII master-planned development where individual lots are sold.

Below: Gravel pits, which have more in common with mining and extraction than typical industrial park tenants, were also excluded from the inventorying process in this study.



Land Use Inventory and Absorption

Table 1 summarizes the total acreage of all industrial parks in three categories:

- **Not available.** This is land that is developed (buildings, parking areas, roads, etc.)
- **Available.** This is land that is free of existing infrastructure, structures, or development restrictions. Totals include both municipal and privately-owned land that is vacant.
- **Development Restrictions.** This is land that is unlikely to be developed easily such as wetlands, floodplains, stormwater ponds, or steep slopes.

Table 1 uses the number of acres developed per year between 2000 and 2020 and between 2010 and 2020 to provide two sets of projections that estimate how many years' supply of industrial park land each county has. Maps of each park showing the three land availability categories are in Appendix C. Full calculations used to calculate the figures in Table 1 are in Appendix A of this report, which include calculations for each individual park.

Table 1: Industrial Park Total Acres by County

County	Not Available 2020	Available 2020	Development Restrictions	Total Acres	Acres Per Year 2000-2020	Years until full (2000-2020 rate)	Acres per Year 2010-2020	Years until full (2010-2020 rate)
Adams	206	224	0	430	4.7	48	7.0	32
Forest	33	42	44	120	0.3	168	0.5	84
Juneau	573	326	179	1,078	5.9	56	5.8	56
Langlade	361	170	180	711	3.0	56	1.5	113
Lincoln	136	130	0	266	3.1	42	2.6	50
Marathon	2,525	666	797	3,988	24.1	28	30.7	22
Oneida	292	2	28	322	3.7	1	6.2	0
Portage	986	874	0	1,860	13.3	66	19.9	44
Vilas	218	105	11	334	1.2	91	0.5	210
Wood	1,351	431	92	1,874	19.2	23	28.7	15
Region	6,682	2,971	1,330	10,984	78.4	38	103.5	29

Source: NCWRPC

Overall, the region has about a 29-year supply of industrial park lots; however, there may be a shortage of larger lots or lots in parks in the most ideal locations that a specific business may desire. For example, Oneida County only has 2 acres total as of 2020, making it difficult for local businesses to expand. This shortage is reflected by both sets of projection indicating a year or less of available supply. On the other end of the spectrum, Vilas County has an estimated 91 to 210 years' worth of industrial acreage. But as nearby counties run low on available lots, the growth rate in Vilas County may accelerate in the 2020s. Finally, of the 69 total industrial parks, 20 of them have 10 or fewer available acres, and 10 of them are full, meaning that nearly half of the industrial parks in the region may benefit from expansion, even if

there appears to be a surplus in each county. Proximity to other available acreage should be considered when evaluating where expanded acreage should be located. For example, Twin Towers Industrial Park in Portage County is full, but it is near several other parks with extensive available acreage. This contrasts with Oneida County, which only has 2 available acres countywide, indicating a need for industrial expansion throughout the entire county.

Growth rates also vary by county, with around one-third of the region's acres developed per year occurring in Marathon County, and between one-third and one-half of the region's acres developed per year occurring in Portage and Wood Counties combined. On the other hand, one acre or less per year has been developed in Forest County over the past 20 years, reflecting the extensive federal and state land that makes adding business park space a challenge. Finally, the planning, land acquisition, design, and construction of new industrial parks takes several years, so even if counties and communities have over a decade's worth of industrial space, they should plan to ensure that industrial park space is planned and ready to develop before existing acreage is fully developed.

It is important to note that land identified as "vacant" by 2020 air photos may no longer be vacant as of 2022, as several sites have been developed in the past two years or will develop soon. The maps in Appendix C include a crosshatch overlay that identifies sites that are no longer available for purchase from the municipality or organization who initially owned the sites. While many of these sites are purchased with the intent to develop, occasionally sites may become available as part of a private sale from the landowner if plans change. But, since industrial lots often include financing or right-of-first-refusal terms with the municipality they are purchased from, it is expected that most privately-owned lots will be developed soon by their current owners. Since economic conditions are always changing, additional lots may be sold for development shortly after this report's completion, making it difficult to maintain a continuously updated inventory of available land. Finally, not all available acreage can be immediately served by utilities, so even if there is an abundance of acreage, there may be a shortage of shovel-ready sites depending on the industrial park.



Above: Wetlands and stormwater ponds are examples of development restrictions in industrial parks that are not considered available acreage to develop.

Summary of Industrial Park Characteristics

Appendix B lists the known characteristics of each industrial park, including access to municipal water, sewer, gas, electricity, and rail, whether the park is in a Tax Incremental Financing District (TID) or not, known internet download and upload speeds, and which highways access the park. Statewide maps for utility providers, broadband and cell signal coverage, and rail and highway access are available online from various state agencies. They are continually updated as infrastructure expands, changes ownership, or is modified.

Land Values

Since many industrial park parcels are municipally owned, they have a tax assessment of \$0. For the purposes of this analysis, parcels with land values of \$0 are excluded (4,130 acres out of 10,984 total), and all remaining industrial park parcels, both improved and not improved, are used to predict land values. Using land values only and excluding improvement values, Table 2 shows the lowest, highest, and average industrial land value per acre by county. It also shows the sum of all industrial park land and improvement values by county, for a grand total of over \$1.3 billion regionally. For reference, the land value of all land in the region totals about \$58 billion. Land values per acre range from \$3,745 in Forest County to \$34,249 in Marathon County for a regional average of \$26,635. Although sale price often differs from assessed value, these values reflect the prices for each county relative to other counties in this study.

Table 2: Industrial Park Estimated Land Values

County	Minimum Land Cost per Acre without Improvements	Maximum Land Cost per Acre without Improvements	Average Land Cost per Acre without Improvements	Total Industrial Park Fair Market Value with Improvements
Adams	\$1,383	\$19,322	\$11,110	\$11,880,900
Forest	\$3,197	\$5,164	\$3,745	\$1,877,300
Juneau	\$118	\$79,910	\$16,275	\$60,940,900
Langlade	\$37	\$36,256	\$13,524	\$13,657,141
Lincoln	\$2,996	\$50,046	\$10,342	\$15,913,200
Marathon	\$157	\$166,318	\$34,249	\$583,002,400
Oneida	\$2,410	\$130,855	\$26,864	\$35,293,100
Portage	\$156	\$166,969	\$32,644	\$335,427,800
Vilas	\$1,911	\$126,338	\$31,533	\$17,603,700
Wood	\$159	\$87,037	\$21,392	\$226,659,200
Region	\$37 (Langlade)	\$166,969 (Portage)	\$26,635	\$1,302,255,641

Source: NCWRPC

Planning Considerations

The success of an industrial park partially depends on its location and physical characteristics. Below is a list of planning considerations that should be considered when locating and designing a new industrial park:

Soil Suitability for Development

The structure and drainage properties of different soil types impact what kind of development it can support, which is especially important for industrial land uses that often involve large, multi-story buildings containing heavy equipment. The Natural Resources Conservation Service (NRCS), an agency of the United States Department of Agriculture (USDA), has a free online database for viewing soil properties in a specified area known as the Web Soil Survey (WSS).

Land Prices and Availability

According to NCWRPC's 2022 Wausau Metropolitan Area Housing Assessment, realtors and contractors frequently report a lack of available acreage that's both suitable for subdivisions and affordable to make a subdivision profitable. Those hoping to build a home in the country also frequently report difficulty finding acreage to purchase. These factors could impact the financial and locational feasibility of creating new industrial parks.

Natural Features that Limit Development

Open, undeveloped is easiest to develop for industrial parks due to its lack of obstructions and ability to be subdivided for a tenant's needs, but undeveloped land often contains features like wetlands, floodplains, or steep slopes that make certain sites unbuildable. Before a large land purchase is made to develop an industrial park, municipalities should evaluate how much of the total acreage is buildable after these areas are calculated.

Stormwater Management

Developing an industrial park increases the amount of impervious surface compared to pre-development conditions. Managing stormwater may be necessary to control runoff, prevent flooding, and protect surface water quality.

Proximity to Existing Utilities

Industrial uses require water, gas, broadband internet, and electricity to function properly. Certain industries need a minimum amount of water pressure or internet speed before considering a site. Locating new industrial parks near existing utility lines reduces costs, and municipalities should ensure that utilities are able to perform sufficiently for industrial uses, which entails evaluating the capacity of existing systems like wastewater treatment plants.

Proximity to Existing Infrastructure

Industry depends heavily on trucking and occasionally requires rail transportation. Industrial parks should not only be located near existing facilities like highways, interstates, and railroads, but they should also feature street networks that can withstand heavy trucks and roads that can accommodate truck traffic. Truck routes connecting industrial parks and main highways should avoid residential areas if possible.

Conflicts with Surrounding Land Uses

Impacts from industrial uses may be a concern for property owners near industrial parks so municipalities should plan to minimize conflicts such as traffic, noise, glare, noise, odor, and other conflicts. Industrial Parks can be designed to route truck traffic away from quieter streets in residential areas, and landscaping and screening can be used to reduce the visual impact of new industrial sites. Finally, walking trails and parks can be used to turn an industrial park into an amenity for residents and workers.

Availability of Large Parcels

Industrial parks that utilize large tracts of undeveloped land have two advantages. First, some potential industrial park tenants require considerable acreage for initial development and/or future expansion. Second, acreage that is open and devoid of natural constraints is easy to subdivide for each tenant's needs, providing flexibility as industry needs change. When an industrial park tenant purchases only the acreage they need, they save money and the municipality has more remaining acreage to sell to future tenants, maximizing the amount of land that the municipality purchased and getting more tax base from new development relative to the cost of installing infrastructure that serves the industrial park. According to the inventory and absorption trends, there are relatively few lots for sale in the 10-county region with 10 or more acres.

Demographics

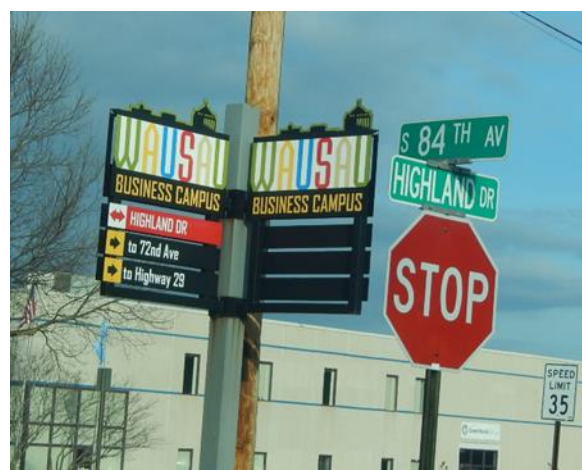
Age, educational attainment level, incomes, cost of living, and workforce availability affect where businesses choose to locate. Every business' needs are different, and each municipality's demographics vary. Identifying each municipality's strengths helps businesses choose the industrial park that is closest to the workforce characteristics that best fit their needs. Industrial parks should also consider commuting distance and time to where workforce households live, and bicycle-pedestrian infrastructure can provide alternative modes of commuting.

Housing and Childcare

As housing and childcare struggle with a lack of availability and rising costs, it is essential to support solutions to help industrial park tenants to attract employers. Employers in the region often report extending job offers to those outside the region, only for potential hires to turn down the offers because of a lack of housing and childcare options. Supporting programs that make housing and childcare more widely available is now seen as not only a quality-of-life issue, but also an economic development tool.

Overall, a well-planned industrial park features easy-to-develop physical characteristics near existing amenities, infrastructure, and workers, without burdening taxpayers, transportation systems, or existing community character.

Right: Wayfinding signage in the Wausau Business Campus in Marathon County



Economic Development Programs

Regional:

North Central Wisconsin Regional Planning Commission (NCWRPC)

The North Central Wisconsin Regional Planning Commission is a designated Economic Development District (EDD) by the U.S. Department of Commerce, Economic Development Administration. Under this designation, the Commission maintains a continuous process of planning assistance that supports the formulation and implementation of economic development programs designed to create or retain full-time permanent jobs and businesses. The NCWRPC provides services such as: economic research, marketing, financial packaging, evaluation, and analysis of public infrastructure needs that support private economic development activity and works with local units of government to maintain eligibility for certain grants.

State:

Wisconsin Economic Development Corporation (WEDC) Certified Sites Program

Certified sites are marketed statewide if they consist of at least 50 contiguous, developable acres signaling that key approvals, documentations and assessments for industrial uses are already in place.

Transportation Economic Assistance (TEA)

This program, administered by the Wisconsin Department of Transportation, provides immediate assistance and funding for the cost of transportation improvements necessary for major economic development projects.

Federal:

Economic Development Administration (EDA)

The EDA is part of the U.S. Department of Commerce focusing on providing financial assistance to meet the economic development needs of distressed communities. EDA works with states, Regions, and communities to assist in the creation of wealth and minimize poverty using capacity building and planning techniques as well as research grants and strategic initiatives. All EDA investments must be targeted in areas that demonstrate need or economic distress and, out of those qualifying communities; assistance is directed toward those projects that will generate long-term economic growth.

EDA's programs include:

- Public Works Program. This program empowers distressed communities to revitalize, expand, or upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and generate or retain long-term, private sector jobs and investment. Examples of past investments include water and sewer facilities, industrial access roads, rail spurs, port improvements, skill-training facilities, technology related infrastructure, as well as the demolition, renovation, and construction of publicly owned facilities.
- Economic Adjustment Program. This program assists state and local interests in the design and implementation of strategies to adjust or bring about a change in economy due to industrial or corporate restructuring, natural disaster, reduction in defense expenditures, depletion of natural resources, or new federal laws or requirements.

- Technical Assistance Program. This program often supports feasibility studies on potential economic development projects to help fill the knowledge and information gaps that may prevent local leaders in distressed areas from making optimal decisions on economic development issues. Often these studies involve evaluations of proposals for industrial parks or business incubators. Sometimes, however, these funds may be used to sponsor conferences, develop revitalization plans, or to establish Geographic Information Systems for local planning and development purposes.



Above: MCDEVCO, Inc. in Wausau supports business development in Marathon County by providing business incubator space.

Regional Recommendations

Individual communities should review the calculations, findings, and recommendations in this report to assess the location and rate at which future industrial park acreage should be planned for. Since industrial parks take several years to acquire and prepare for development, this process should start before each community's existing acreage is exhausted. Careful planning should also ensure that there is not an oversupply of industrial park acreage as land and infrastructure costs could burden taxpayers if not developed in a timely manner. This is especially true if an industrial park is vacant for several decades, as roads and utilities may have to be repaired or replaced due to age without having ever served development.

Developer agreements can be written to determine how infrastructure and land will be funded when there is interest in developing industrial park space. Covenants and policies can also be adopted by individual municipalities to clearly communicate to developers these expectations prior to developer agreement negotiations, saving municipalities and developers time and money.

In addition to the physical development of industrial parks, communities should also support initiatives to improve housing, childcare, education, and other quality-of-life factors to attract workers needed as much of the region continues to age and retire. Finally, communities should monitor changes in land use, evaluate economic development programs, pursue grant funding, and work with various economic development partners to assist with industrial park development.



Above: Careful planning ensures that sufficient industrial park acreage meets business needs and does not conflict with surrounding land uses.

Conclusion

Table 1 in this report provides a broad overview of the availability of industrial park land in the North Central Region, with a total of nearly 3,000 available acres. Most of this land is in Portage County, followed by Marathon and Wood Counties. Available industrial park land is severely limited in Oneida County, and relatively limited in Forest and Lincoln Counties. Based on historic growth rates, Wood County's abundant acreage is expected to fill up the soonest in an estimated 15 years, aside from Oneida County which is full except for one two-acre parcel. Overall, all counties are encouraged to monitor industrial park land absorption to ensure that availability continues as land is developed without premature expansion placing excess financial burden on communities.

Table 3: 2021 Population and Industrial Park Acres per Capita

County	Adams	Forest	Juneau	Langlade	Lincoln	Marathon	Oneida	Portage	Vilas	Wood
2021 ACS Population	20,875	9,258	26,802	19,502	28,541	137,648	38,259	70,468	23,520	74,070
Acres per Capita	0.011	0.005	0.012	0.009	0.005	0.005	0.000	0.012	0.004	0.006

Source: 2021 American Community Survey, NCWRPC

Overall, the region has a population of 448,943, which results in an average industrial park acreage per capita of 0.007. Counties with less available land tend to have fewer acres per capita, such as Lincoln and Oneida Counties. But counties with a large available land supply, like Marathon and Vilas, have fewer acres per capita than the regional average of 0.007. This reinforces the need for local municipalities to evaluate how much acreage is needed on a park-by-park basis, since statistics vary throughout the region. Appendices, maps, and tables in this report can assist communities in determining short- and long-term needs for each industrial park, and careful planning will ensure a sufficient supply of attractive industrial land in the future.



Above: "Now Hiring" signs in an industrial park reflect the high demand for workers in the North Central Region.

Appendix A: Industrial Park Acreage Calculations

County	Park Name	Community	Not Available 2000	Available 2000	Not Available 2010	Available 2010	Not Available 2020	Available 2020	Development Restrictions	Total Acres	Acres Per Year 2000-2020	Years until full (2000-2020 rate)	Acres per Year 2010-2020	Years until full (2010-2020 rate)	2020 Percent Full
Adams	Rome Town Center	T. Rome	31	200	52	179	94	137	0	231	3.2	43	4.2	32	40.7%
	City of Adams South Business Park	T. Adams	2	27	2	27	3	26	0	29	0.1	520	0.1	260	10.3%
	City of Adams West Business Park	C. Adams	19	27	19	27	46	0	0	46	1.4	Full	2.7	Full	100.0%
	North Industrial Park - T Preston	T. Preston	53	5	53	5	53	5	0	58	0.0	X	0.0	X	91.4%
	Town of Jackson Industrial Park	T. Jackson	8	58	10	56	10	56	0	66	0.1	560	0.0	X	15.5%
Forest	City of Crandon Industrial Park	C. Crandon	28	7	28	7	33	2	0	35	0.3	8	0.5	4	94.3%
	Laona Business Park	T. Laona	0	40	0	40	0	40	44	85	0.0	X	0.0	X	52.3%
Juneau	Camp Douglas Industrial Park	V. Camp Douglas	4	10	7	7	7	7	0	14	0.2	49	0.0	X	48.8%
	Elroy Industrial Park	C. Elroy	2	12	9	5	10	4	2	15	0.4	11	0.1	68	73.5%
	Lyndon Station Industrial Park	V. Lyndon Station	104	72	104	72	121	55	70	246	0.9	65	1.7	32	77.6%
	Mauston East Industrial Park	C. Mauston	74	118	111	81	134	58	11	203	3.0	19	2.3	25	71.4%
	Mauston West Industrial Park	C. Mauston	136	83	136	83	136	83	38	257	0.0	X	0.0	X	67.7%
	New Lisbon Business Park	C. New Lisbon	70	40	82	28	92	18	1	111	1.1	16	1.0	18	83.8%
	New Lisbon Industrial Park	C. New Lisbon	23	4	23	4	23	4	20	47	0.0	X	0.0	X	91.5%
	Village of Necedah Industrial Park	V. Necedah	40	104	40	104	48	96	37	181	0.4	240	0.8	120	47.0%
	Wonewoc Industrial Area	V. Wonewoc	3	1	3	1	3	1	0	4	0.0	X	0.0	X	78.6%
Langlade	City of Antigo Industrial Park	C. Antigo	269	134	306	97	315	88	173	576	2.3	38	0.9	98	84.7%
	City of Antigo South Industrial Park	C. Antigo	13	57	13	57	13	57	0	70	0.0	X	0.0	X	18.6%
	Elcho Industrial Park	T. Elcho	12	33	21	24	27	18	7	52	0.8	24	0.6	30	65.5%
	White Lake Industrial Park	V. White Lake	6	7	6	7	6	7	0	13	0.0	X	0.0	X	46.1%
Lincoln	Merrill Airport Industrial Park	C. Merrill	63	29	76	16	80	12	0	92	0.9	14	0.4	29	87.4%
	Merrill Industrial Park	C. Merrill	0	67	0	67	0	67	0	67	0.0	X	0.0	X	0.0%
	Tomahawk Industrial Park North	C. Tomahawk	1	35	16	20	22	14	0	36	1.1	13	0.6	23	61.1%
	Tomahawk Industrial Park South	C. Tomahawk	1	17	2	16	16	2	0	18	0.8	3	1.4	1	88.9%
	Town of Merrill Business Park	T. Merrill	9	45	16	38	18	36	0	54	0.5	80	0.2	180	33.4%

Appendix A: Industrial Park Acreage Calculations (Continued)

County	Park Name	Community	Not Available 2000	Available 2000	Not Available 2010	Available 2010	Not Available 2020	Available 2020	Development Restrictions	Total Acres	Acres Per Year 2000-2020	Years until full (2000-2020 rate)	Acres per Year 2010-2020	Years until full (2010-2020 rate)	2020 Percent Full
Marathon	Central Wisconsin Business Park	C. Mosinee	183	43	214	12	221	6	34	260	1.9	3	0.7	8	97.8%
	City of Abbotsford Business Park	C. Abbotsford	23	21	29	15	35	9	7	51	0.6	15	0.6	15	82.4%
	City of Colby Industrial Park	C. Colby	22	15	22	15	22	15	1	38	0.0	X	0.0	X	61.0%
	City of Schofield Business Park	C. Schofield	313	8	313	8	321	0	61	382	0.4	Full	0.8	Full	100.0%
	Edgar Business Park	V. Edgar	11	26	11	26	10	27	2	39	-0.1	X	-0.1	X	30.8%
	Kronenwetter TID 2	V. Kronenwetter	0	28	0	28	8	20	5	33	0.4	51	0.8	25	39.2%
	Kronenwetter TID 3	V. Kronenwetter	4	18	4	18	7	15	4	26	0.2	100	0.3	50	42.3%
	Kronenwetter TID 4	V. Kronenwetter	1	20	16	5	21	0	4	25	1.0	0	0.5	1	98.6%
	Northside Business Park	V. Maine	21	27	39	9	39	9	0	48	0.9	10	0.0	X	81.3%
	Spencer Business Park	V. Spencer	26	35	34	27	51	10	21	82	1.3	8	1.7	6	87.8%
	Spencer MCDEVCO Business Park	V. Spencer	46	8	46	8	46	8	40	94	0.0	X	0.0	X	91.5%
	Stratford Business Park	V. Stratford	55	209	60	204	95	169	41	305	2.0	85	3.5	48	44.6%
	Village Crossing Business Park TID 1	V. Kronenwetter	32	33	32	33	46	19	256	321	0.7	28	1.4	14	94.0%
	Village of Athens Industrial Park	V. Athens	32	60	39	53	72	20	7	99	2.0	10	3.3	6	79.8%
	Village of Marathon Business Park	V. Marathon	71	110	76	105	110	71	11	192	2.0	36	3.4	21	63.0%
	Village of Rothschild Business Park	V. Rothschild	108	20	108	20	122	6	4	132	0.7	9	1.4	4	95.5%
	Wausau Business Campus	C. Wausau	738	330	738	330	846	222	266	1334	5.4	41	10.8	21	83.4%
	Weston Business Park South	V. Weston	33	49	33	49	49	33	22	104	0.8	41	1.6	21	68.3%
	Weston Business Technology Park	V. Weston	208	87	288	7	288	7	11	306	4.0	2	0.0	X	97.7%
Weston Industrial Park	V. Weston	116	0	116	0	116	0	0	116	0.0	Full	0.0	Full	100.0%	
Oneida	Air Industrial Park	C. Rhinelander	0	59	0	59	59	0	0	59	3.0	Full	5.9	Full	100.0%
	HWY 8 West Industrial Park	C. Rhinelander	38	12	50	0	50	0	2	52	0.6	Full	0.0	Full	100.0%
	Rhinelander Industrial Park	C. Rhinelander	58	2	58	2	58	2	0	60	0.0	X	0.0	X	96.7%
	Rhinelander Industrial Park - Aviation	C. Rhinelander	108	0	108	0	108	0	21	129	0.0	Full	0.0	Full	100.0%
	Three Lakes Industrial Park	T. Three Lakes	14	3	14	3	17	0	5	22	0.2	Full	0.3	Full	100.0%

Appendix A: Industrial Park Acreage Calculations (Continued)

County	Park Name	Community	Not Available 2000	Available 2000	Not Available 2010	Available 2010	Not Available 2020	Available 2020	Development Restrictions	Total Acres	Acres Per Year 2000-2020	Years until full (2000-2020 rate)	Acres per Year 2010-2020	Years until full (2010-2020 rate)	2020 Percent Full
Portage	Amherst Business Park	V. Amherst	71	92	77	86	85	78	0	163	0.7	111	0.8	98	52.1%
	City of Stevens Point Industrial Park	C. Stevens Point	264	24	267	21	278	10	0	288	0.7	14	1.1	9	96.5%
	East Park Commerce Center	C. Stevens Point	3	741	3	741	30	714	0	744	1.4	529	2.7	264	4.0%
	Pines Corporate Center	V. Plover	24	86	35	75	60	50	0	110	1.8	28	2.5	20	54.5%
	Portage County Business Park	C. Stevens Point	224	195	269	150	397	22	0	419	8.7	3	12.8	2	94.7%
	Twin Towers Industrial Park	V. Plover	134	2	136	0	136	0	0	136	0.1	Full	0.0	Full	100.0%
Vilas	Eagle River Industrial Park	C. Eagle River	84	20	90	14	90	14	0	104	0.3	47	0.0	X	86.5%
	Lac du Flambeau Industrial Park	T. Lac du Flambeau	73	0	73	0	73	0	0	73	0.0	Full	0.0	Full	100.0%
	Tamarack Business Park	C. Eagle River	23	14	23	14	26	11	4	41	0.2	73	0.3	37	73.2%
	Thorofare Road Industrial Park	T. Lac du Flambeau	15	94	27	82	29	80	7	116	0.7	114	0.2	400	31.0%
Wood	Marshfield Air Business Park	C. Marshfield	47	8	50	5	54	1	4	59	0.4	3	0.4	3	98.3%
	Marshfield Industrial Park	C. Marshfield	240	4	240	4	244	0	3	247	0.2	Full	0.4	Full	100.0%
	Mill Creek Business Park	C. Marshfield	32	164	46	150	69	127	1	197	1.9	69	2.3	55	35.5%
	Nekoosa Industrial Park	C. Nekoosa	5	43	5	43	30	18	9	57	1.3	14	2.5	7	68.4%
	Norwood Industrial Park	C. Marshfield	22	30	40	12	43	9	4	56	1.1	9	0.3	30	83.9%
	Rapids East Commerce Center	C. Wisconsin Rapids	42	161	90	113	154	49	14	217	5.6	9	6.4	8	77.4%
	Westside Industrial Park	C. Wisconsin Rapids	436	70	436	70	499	7	28	534	3.2	2	6.3	1	98.7%
	Woodlands Business Park	C. Wisconsin Rapids	70	90	83	77	83	77	0	160	0.7	118	0.0	X	51.9%
Yellowstone Industrial Park	C. Marshfield	74	244	74	244	175	143	29	347	5.1	28	10.1	14	58.8%	

Notes: "Full" means no more developable land is available in the industrial park.

"X" means that a projection cannot be calculated since there was no growth during the specified time frame.

Appendix B: Industrial Park Characteristics

County	Park Name	Community	Water	Sewer	Gas	Electric	Rail	TID	Broadband	Broadband	Highway Access
									Download (Mbps)	Upload (Mbps)	
Adams	Rome Town Center	T. Rome	Y	N	Y	Y	N	N	1000	1000	STH 13
	City of Adams South Business Park	T. Adams	Y	Y	Y	Y	N	Y	940	35	STH 13
	City of Adams West Business Park	C. Adams	Y	Y	Y	Y	Y	Y	940	35	STH 13
	North Industrial Park - T Preston	T. Preston	N	N	Y	Y	N	N	6	1	STH 13 & 21
	Town of Jackson Industrial Park	T. Jackson	N	N	Y	Y	N	N	1000	1000	STH 13
Forest	City of Crandon Industrial Park	C. Crandon	Y	Y	Y	N	Y	Y	940	35	STH 8, 32, & 55
	Laona Business Park	T. Laona	?	?	?	?	N	N	10	1	STH 32, USH 8
Juneau	Camp Douglas Industrial Park	V. Camp Douglas	Y	Y	Y	N	Y	N	1000	1000	STH 12 & 16, I-90/94
	Elroy Industrial Park	C. Elroy	Y	Y	Y	Y	N	Y	60	5	STH 88 & 82
	Lyndon Station Industrial Park	V. Lyndon Station	N	N	Y	N	Y	N	940	35	STH 12 & 16, I-90/94
	Mauston East Industrial Park	C. Mauston	Y	Y	Y	Y	N	Y	10,000	10,000	STH 82, I-90/94
	Mauston West Industrial Park	C. Mauston	Y	Y	Y	Y	Y	N	10,000	10,000	STH 12 & 16, I-90/94
	New Lisbon Business Park	C. New Lisbon	Y	Y	Y	Y	N	Y	1000	1000	STH 12 & 16, I-90/94
	New Lisbon Industrial Park	C. New Lisbon	Y	Y	Y	N	Y	Y	1000	1000	STH 80, I-90/94
	Village of Necedah Industrial Park	V. Necedah	Y	Y	Y	N	Y	Y	25	5	STH 80 & 21, I-90/94
Wonewoc Industrial Area	V. Wonewoc	Y	Y	Y	Y	N	N	60	5	STH 33	
Langlade	City of Antigo Industrial Park	C. Antigo	Y	Y	Y	N	N	Y	940	35	STH 45, 52, & 64
	City of Antigo South Industrial Park	C. Antigo	?	?	?	?	N	N	940	35	USH 45
	Elcho Industrial Park	T. Elcho	Y	Y	Y	Y	N	N	1000	100	USH 45
	White Lake Industrial Park	V. White Lake	Y	Y	Y	Y	N	Y	1000	1000	STH 64
Lincoln	Merrill Airport Industrial Park	C. Merrill	Y	Y	Y	Y	N	Y	940	35	STH 107
	Merrill Industrial Park	C. Merrill	?	?	?	?	N	Y	940	35	USH 51
	Tomahawk Industrial Park North	C. Tomahawk	Y	Y	Y	Y	N	Y	940	35	USH 51
	Tomahawk Industrial Park South	C. Tomahawk	Y	Y	Y	Y	N	Y	None	None	USH
	Town of Merrill Business Park	T. Merrill	Y	Y	Y	Y	N	N	6	1	STH 107

Appendix B: Industrial Park Characteristics (Continued)

County	Park Name	Community	Water	Sewer	Gas	Electric	Rail	TID	Broadband Download (Mbps)	Broadband Upload (Mbps)	Highway Access
Marathon	Central Wisconsin Business Park	C. Mosinee	Y	Y	Y	Y	N	Y	940	35	STH 153, USH 51, I-39
	City of Abbotsford Business Park	C. Abbotsford	Y	Y	Y	N	N	Y	940	35	STH 13 & 29
	City of Colby Industrial Park	C. Colby	Y	Y	Y	Y	N	Y	940	35	STH 13
	City of Schofield Business Park	C. Schofield	Y	Y	Y	Y	N	Y	940	35	STH 29 & USH 51
	Edgar Business Park	V. Edgar	?	?	?	?	N	Y	940	35	SHT 29
	Kronenwetter TID 2	V. Kronenwetter	Y	Y	Y	Y	N	Y	940	35	USH 51 & I-39
	Kronenwetter TID 3	V. Kronenwetter	Y	Y	Y	Y	Y	Y	940	35	USH 51 & I-39
	Kronenwetter TID 4	V. Kronenwetter	Y	Y	Y	Y	N	Y	940	35	USH 51 & I-39
	Northside Business Park	V. Maine	?	?	?	?	N	Y	940	35	USH 51
	Spencer Business Park	V. Spencer	Y	Y	Y	Y	Y	Y	940	35	STH 13
	Spencer MCDEVCO Business Park	V. Spencer	Y	Y	Y	Y	Y	Y	6	1	STH 13
	Stratford Business Park	V. Stratford	Y	Y	Y	Y	N	Y	940	35	STH 97 & 153
	Village Crossing Business Park TID 1	V. Kronenwetter	Y	Y	Y	Y	Y	Y	940	35	USH 51 & I-39
	Village of Athens Industrial Park	V. Athens	Y	Y	Y	N	N	Y	940	35	STH 97
	Village of Marathon Business Park	V. Marathon	Y	Y	Y	N	N	Y	940	35	STH 29 & 107
	Village of Rothschild Business Park	V. Rothschild	Y	Y	Y	Y	N	Y	940	35	STH 29, USH 51, & I-39
	Wausau Business Campus	C. Wausau	Y	Y	Y	Y	N	Y	940	35	STH 29 & USH 51
	Weston Business Park South	V. Weston	Y	Y	Y	Y	N	Y	940	35	STH 29
Weston Business Technology Park	V. Weston	Y	Y	Y	Y	N	Y	6	1	STH 29	
Weston Industrial Park	V. Weston	Y	Y	Y	Y	N	N	940	35	STH 29 & USH 51	
Oneida	Air Industrial Park	C. Rhinelander	Y	Y	Y	Y	Y	N	940	35	STH 17 & 47, & USH 8
	HWY 8 West Industrial Park	C. Rhinelander	Y	Y	Y	Y	N	Y	940	35	STH 17 & 47, & USH 8
	Rhinelander Industrial Park	C. Rhinelander	Y	Y	Y	Y	N	Y	940	35	STH 17 & 47, & USH 8
	Rhinelander Industrial Park - Aviation	C. Rhinelander	Y	Y	Y	Y	N	Y	940	35	STH 17 & 47, & USH 8
	Three Lakes Industrial Park	T. Three Lakes	Y	Y	Y	N	N	N	1000	100	STH 32 & USH 45

Appendix B: Industrial Park Characteristics (Continued)

County	Park Name	Community	Water	Sewer	Gas	Electric	Rail	TID	Broadband Download (Mbps)	Broadband Upload (Mbps)	Highway Access
Portage	Amherst Business Park	V. Amherst	Y	Y	Y	Y	Y	Y	400	80	USH 10
	City of Stevens Point Industrial Park	C. Stevens Point	Y	Y	Y	Y	Y	Y	18	1.5	USH 10 & 51, & I-39
	East Park Commerce Center	C. Stevens Point	Y	Y	Y	Y	N	Y	400	80	USH 10 & 51, & I-39
	Pines Corporate Center	V. Plover	Y	Y	Y	N	Y	Y	18	1.5	STH 54, USH 51, & I-39
	Portage County Business Park	C. Stevens Point	Y	Y	Y	Y	Y	Y	400	80	USH 10 & 51, & I-39
	Twin Towers Industrial Park	V. Plover	Y	Y	Y	Y	Y	N	400	80	STH 54, USH 51, & I-39
Vilas	Eagle River Industrial Park	C. Eagle River	Y	Y	Y	N	N	Y	940	35	STH 70 & USH 45
	Lac du Flambeau Industrial Park	T. Lac du Flambeau	Y	Y	N	Y	N	N	6	1	STH 47
	Tamarack Business Park	C. Eagle River	Y	Y	N	Y	N	Y	940	35	STH 70 & USH 45
	Thorofare Road Industrial Park	T. Lac du Flambeau	Y	N	N	Y	N	N	6	1	STH 47
Wood	Marshfield Air Business Park	C. Marshfield	Y	Y	Y	Y	N	N	940	35	STH 13 & 97, & USH 10
	Marshfield Industrial Park	C. Marshfield	Y	Y	Y	N	N	Y	940	35	STH 13 & 97, & USH 10
	Mill Creek Business Park	C. Marshfield	Y	Y	Y	N	Y	Y	940	35	STH 13 & 97, & USH 10
	Nekoosa Industrial Park	C. Nekoosa	Y	Y	Y	Y	N	Y	940	35	STH 73 & 173
	Norwood Industrial Park	C. Marshfield	Y	Y	Y	Y	N	Y	940	35	STH 13 & 97, & USH 10
	Rapids East Commerce Center	C. Wisconsin Rapids	Y	Y	Y	Y	Y	Y	940	35	STH 13 & 54
	Westside Industrial Park	C. Wisconsin Rapids	Y	Y	Y	Y	Y	N	940	35	STH 13 & 54
	Woodlands Business Park	C. Wisconsin Rapids	Y	Y	Y	Y	N	N	940	35	STH 13 & 54
Yellowstone Industrial Park	C. Marshfield	Y	Y	Y	N	Y	Y	6	1	STH 13 & 97, & USH 10	

Appendix C: Industrial Park Land Use Maps

The following pages contain a series of maps for each of the 69 industrial parks in the North Central Wisconsin Region.



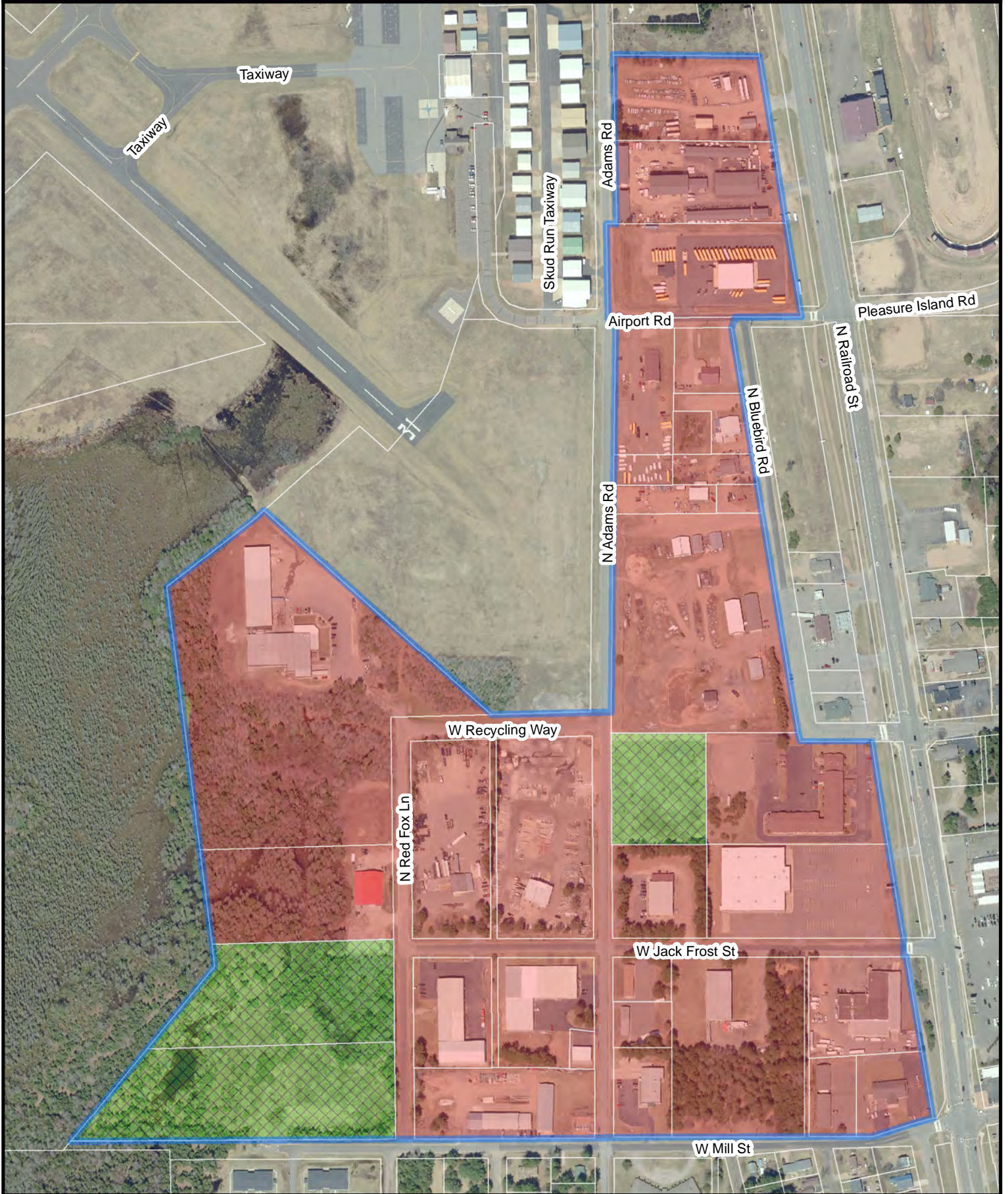
— Major Highways □ County Boundaries ● Park Locations



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North Sub Region

County	Map Number	Park Name
Vilas	1	Eagle River Industrial Park
	2	Lac du Flambeau Industrial Park
	3	Tamarack Business Park
	4	Thorofare Road Industrial Park
Oneida	5	Air Industrial Park
	6	HWY 8 West Industrial Park
	7	Rhineland Industrial Park
	8	Rhineland Industrial Park - Aviation
	9	Three Lakes Industrial Park
Forest	10	City of Crandon Industrial Park
	11	Laona Business Park
Lincoln	12	Merrill Airport Industrial Park
	13	Merrill Industrial Park
	14	Tomahawk Industrial Park North
	15	Tomahawk Industrial Park South
	16	Town of Merrill Business Park
Langlade	17	City of Antigo Industrial Park
	18	City of Antigo South Industrial Park
	19	Elcho Industrial Park
	20	White Lake Industrial Park



103 Total Acres
14 Available Acres

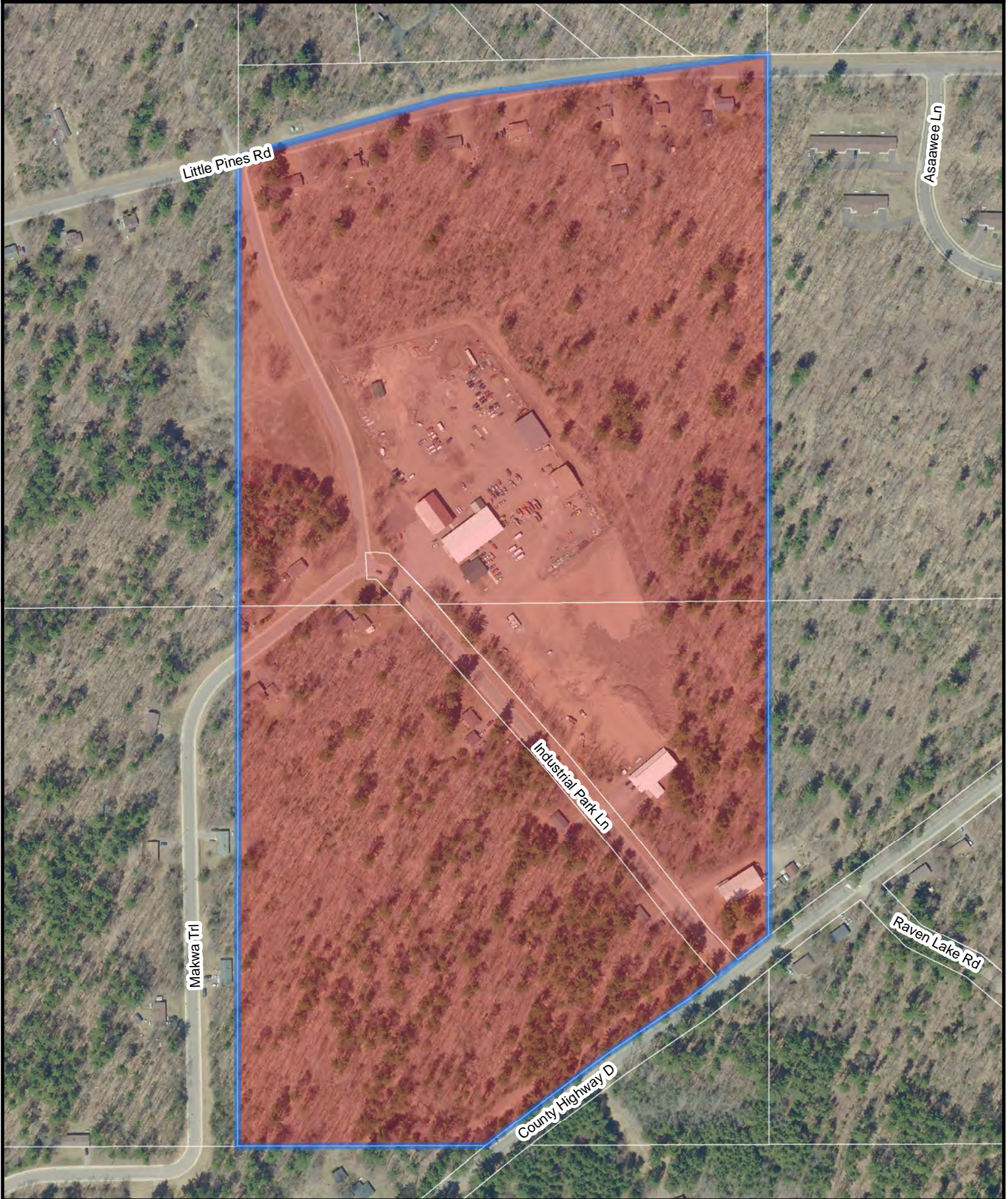
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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73 Total Acres
0 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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41 Total Acres
11 Available Acres

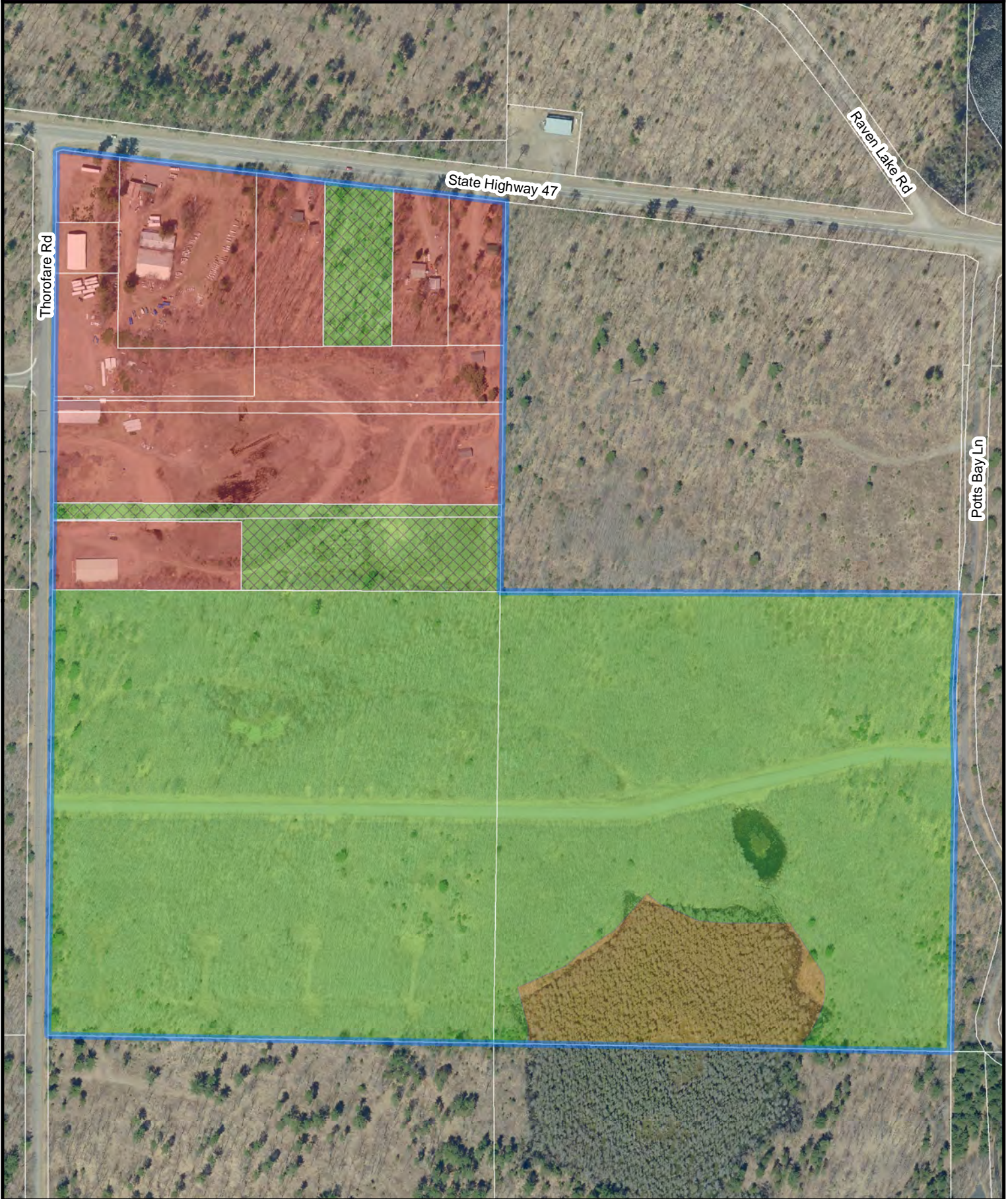
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Not Available
Development Restrictions

Park Boundary



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116 Total Acres
80 Available Acres

Available

Not Available

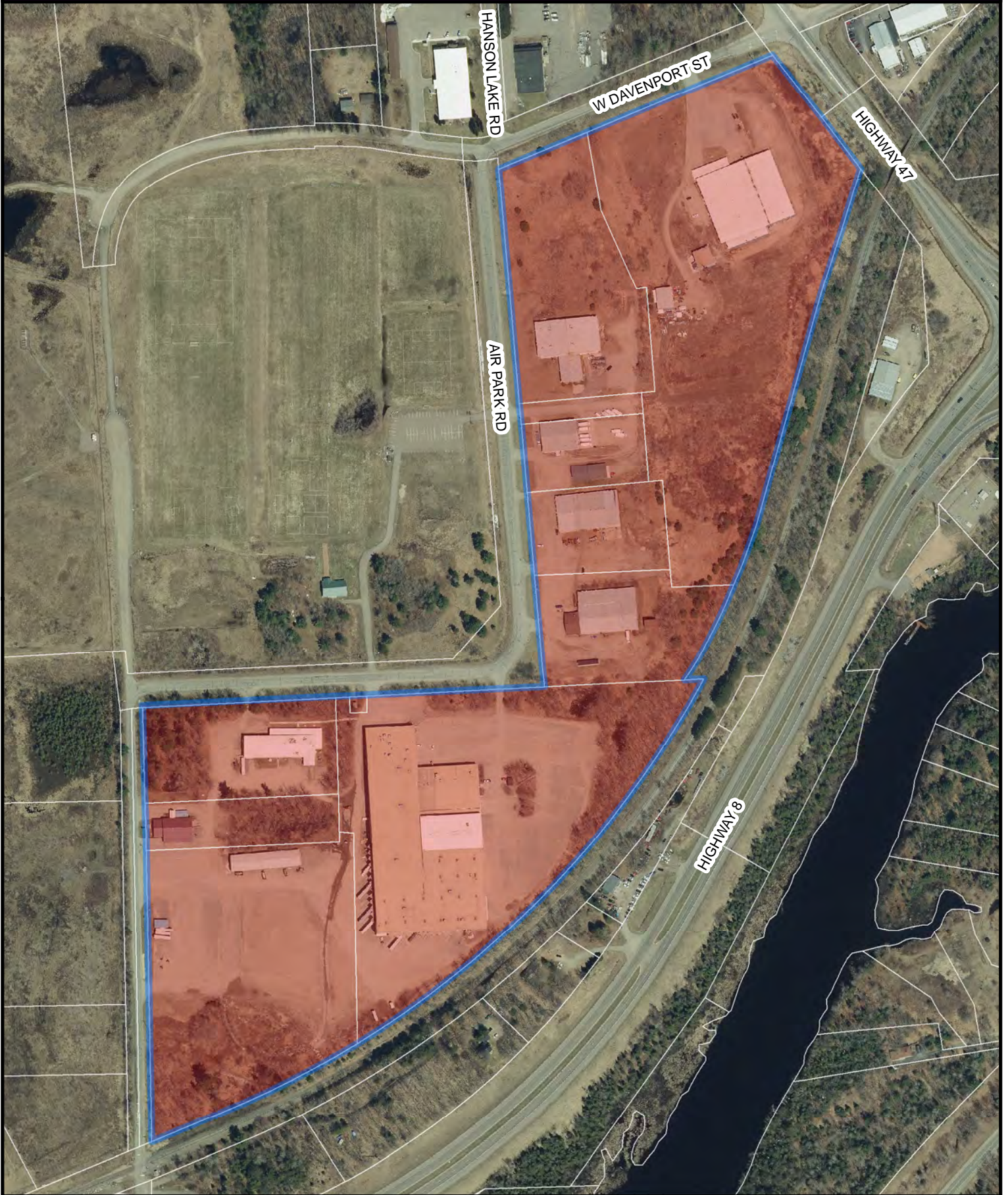
Privately Owned

Development Restrictions

Park Boundary



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59 Total Acres
0 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



Prepared By:
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Regional Planning Commission



52 Total Acres
0 Available Acres

Available

Not Available

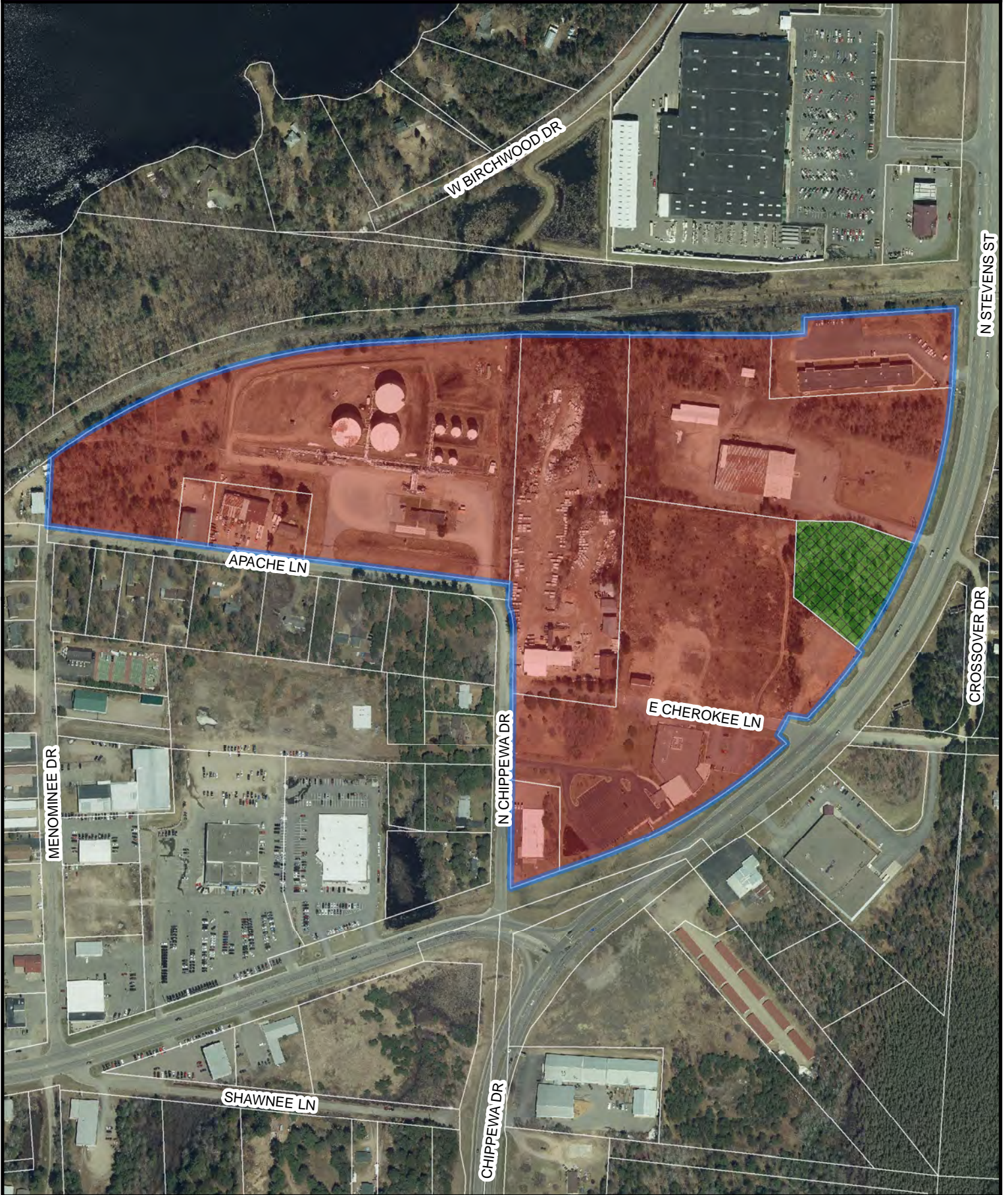
Privately Owned

Development Restrictions

Park Boundary



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60 Total Acres
2 Available Acres

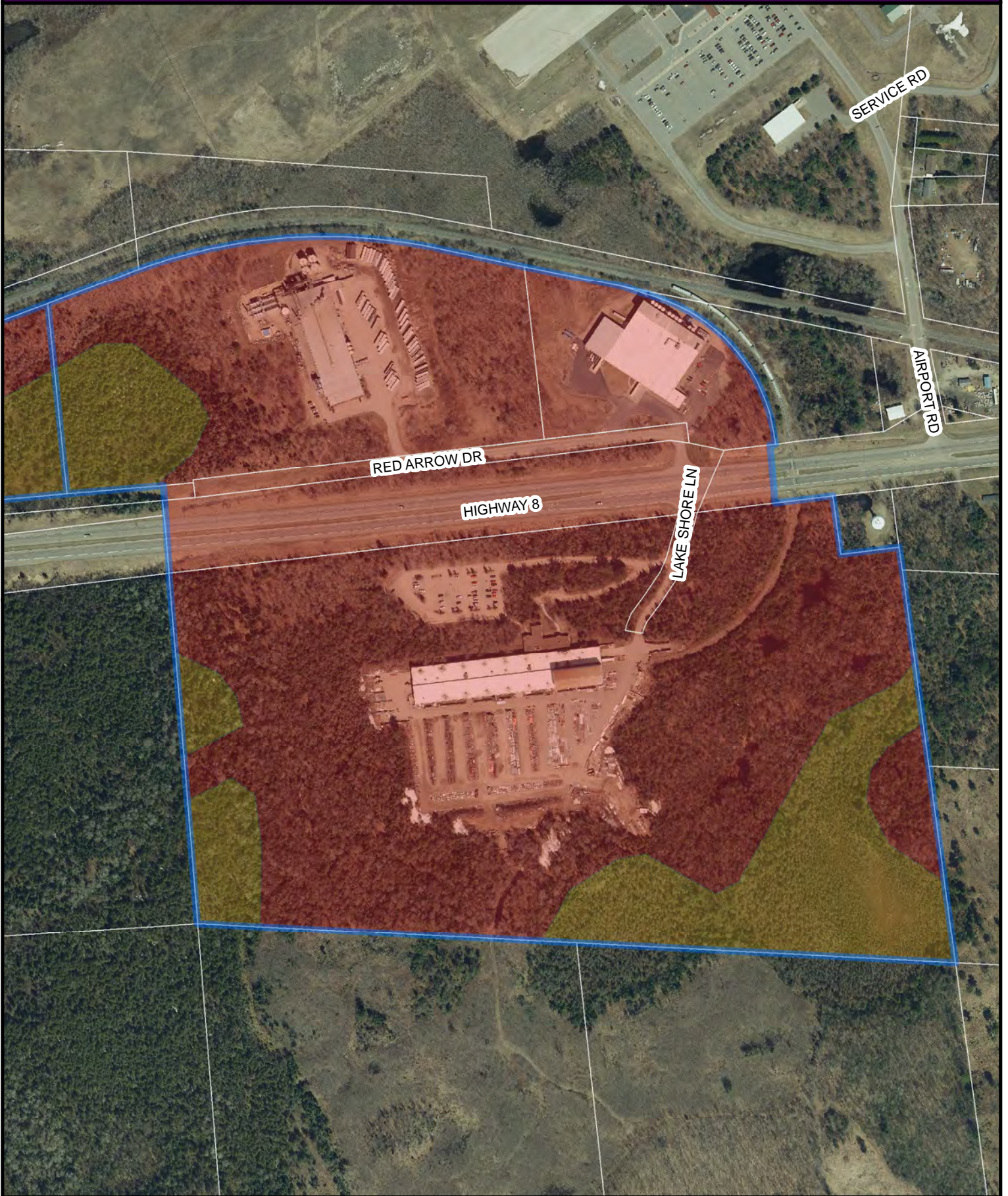
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Privately Owned

Not Available
Development Restrictions

Park Boundary



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129 Total Acres
0 Available Acres

Available

Not Available

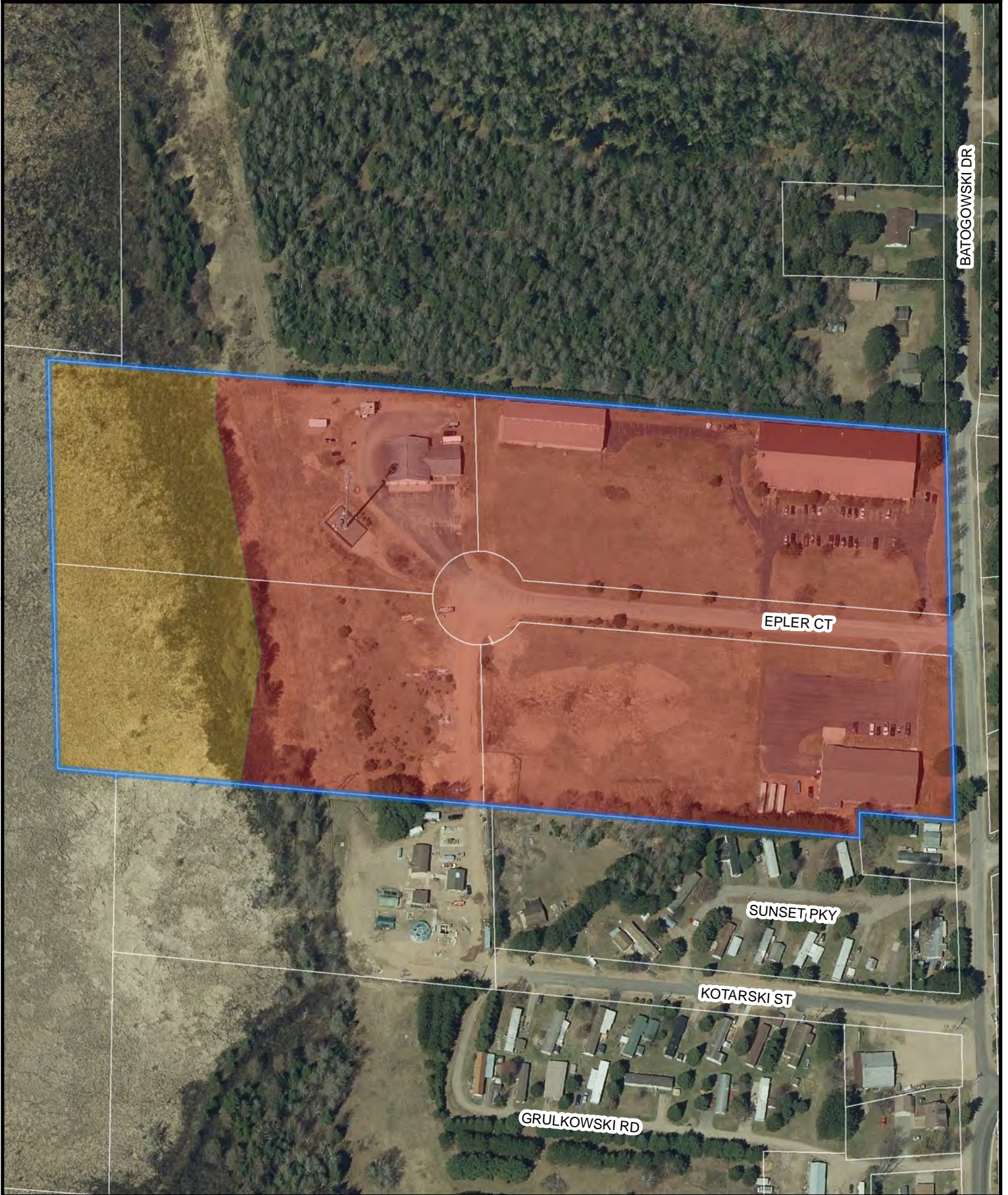
Privately Owned

Development Restrictions

Park Boundary



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22 Total Acres
0 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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35 Total Acres
2 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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85 Total Acres
40 Available Acres

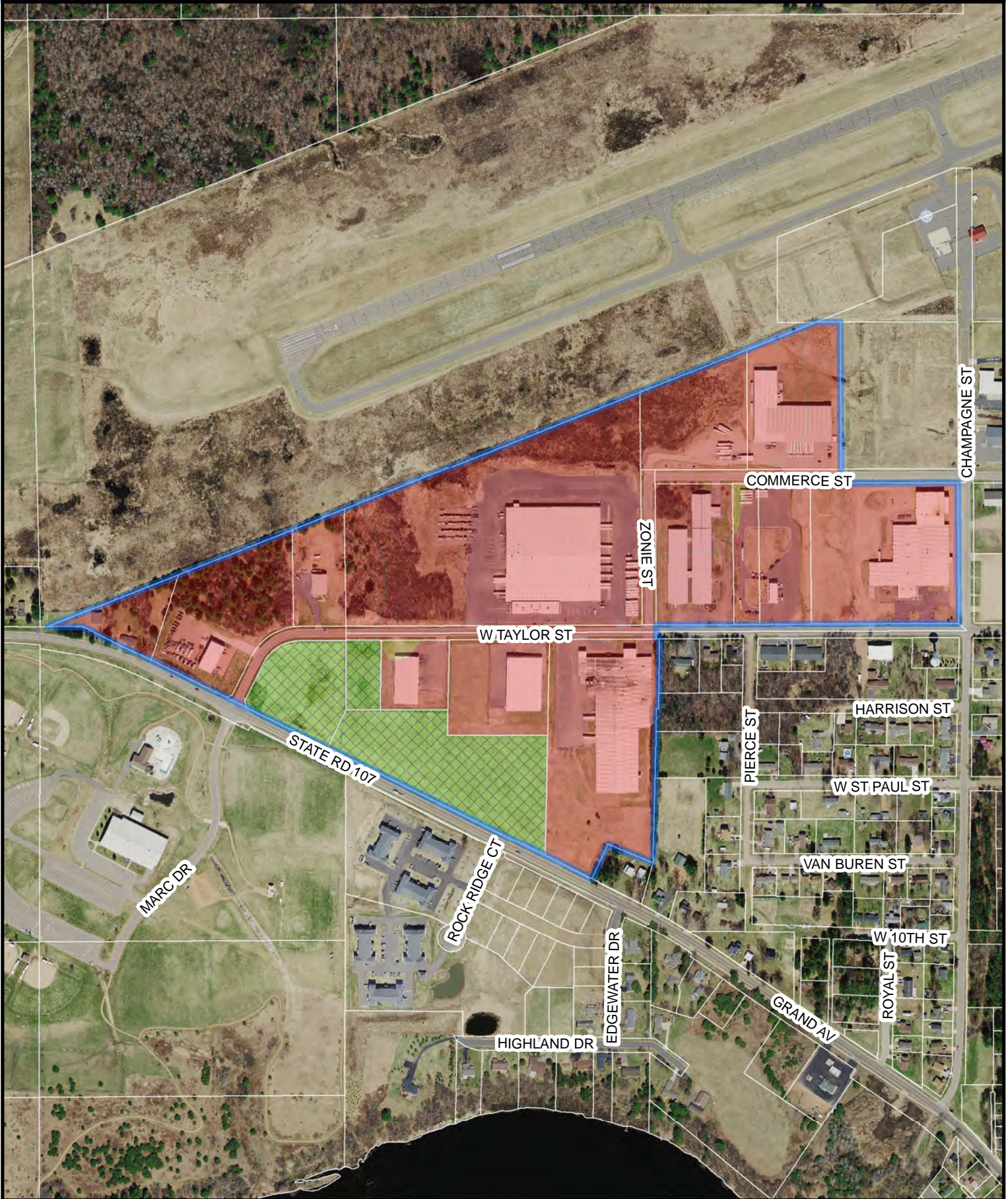
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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92 Total Acres
12 Available Acres

Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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67 Total Acres
67 Available Acres

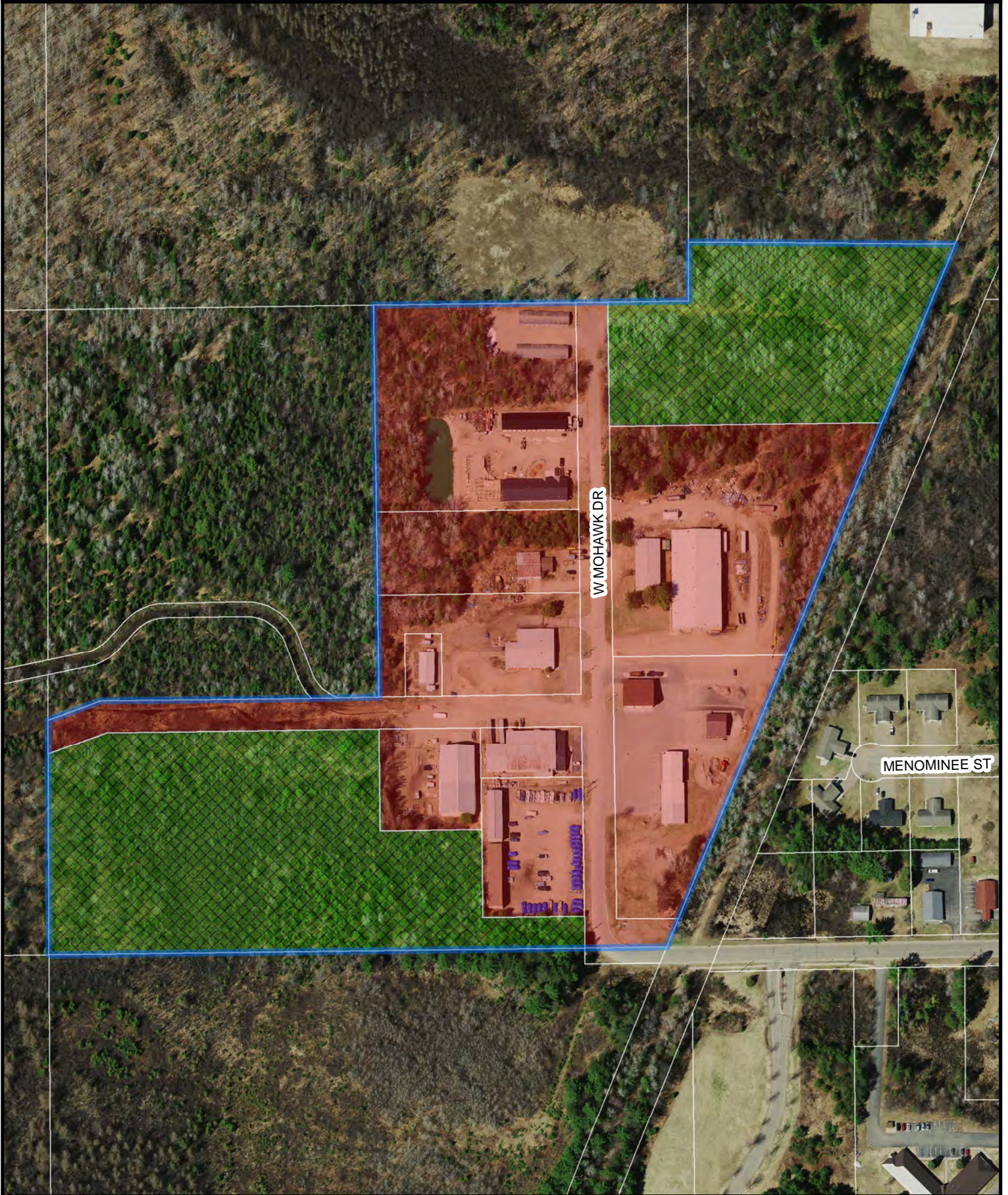
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Privately Owned

Not Available
Development Restrictions

Park Boundary



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36 Total Acres
14 Available Acres

Available

Not Available

Privately Owned

Development Restrictions

Park Boundary



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18 Total Acres
2 Available Acres

Available

Not Available

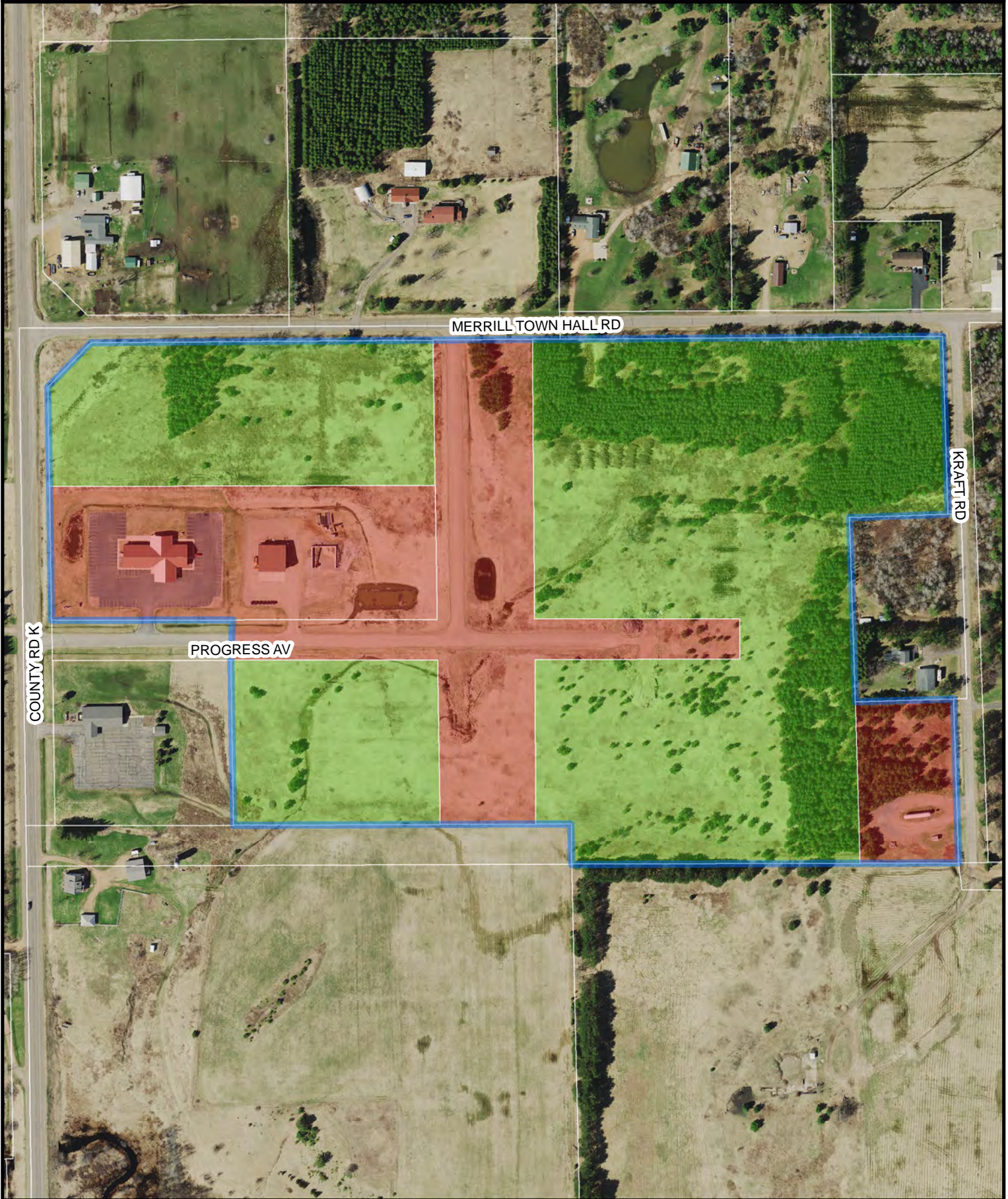
Privately Owned

Development Restrictions

Park Boundary



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54 Total Acres
36 Available Acres

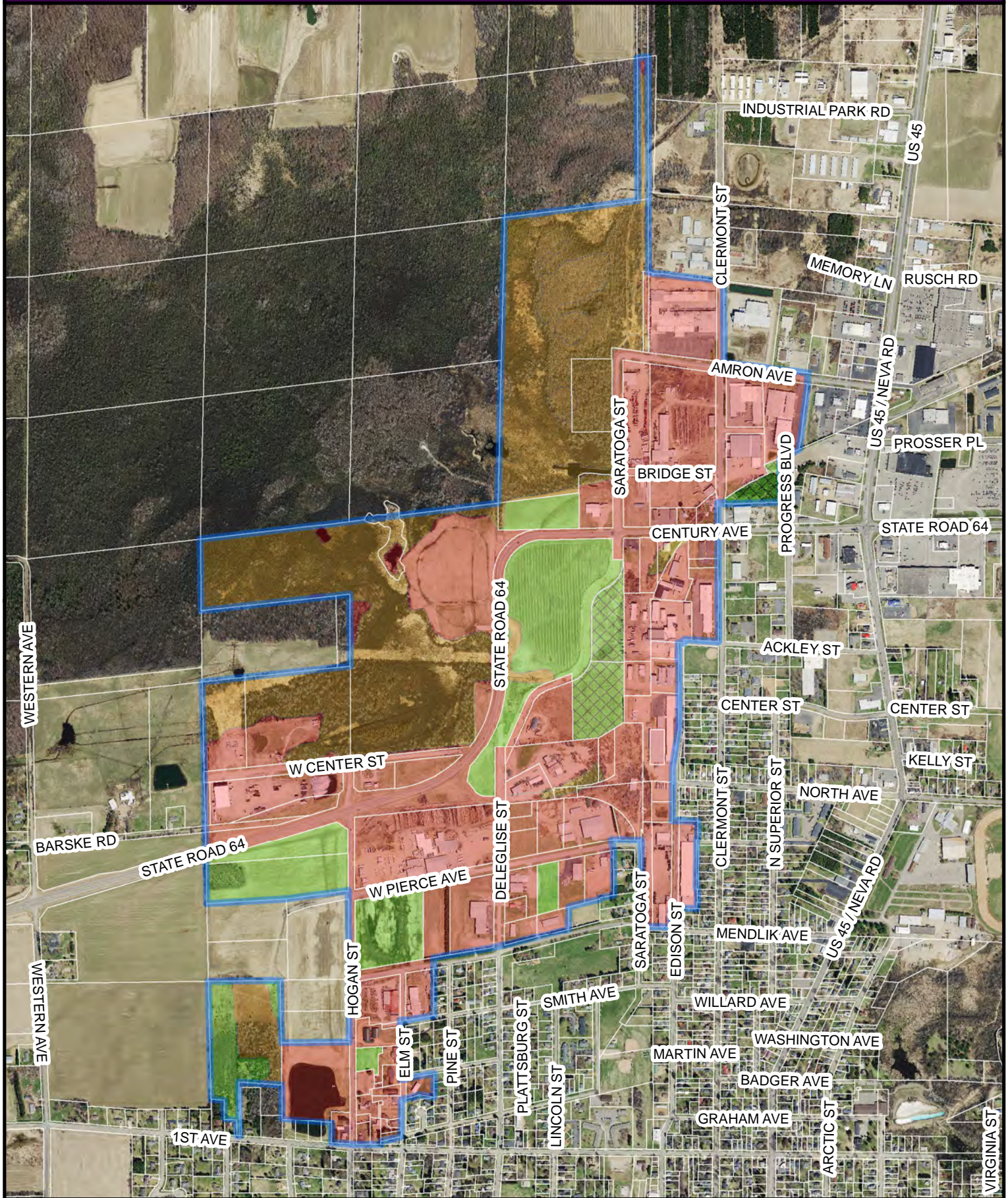
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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576 Total Acres
88 Available Acres

Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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70 Total Acres
57 Available Acres

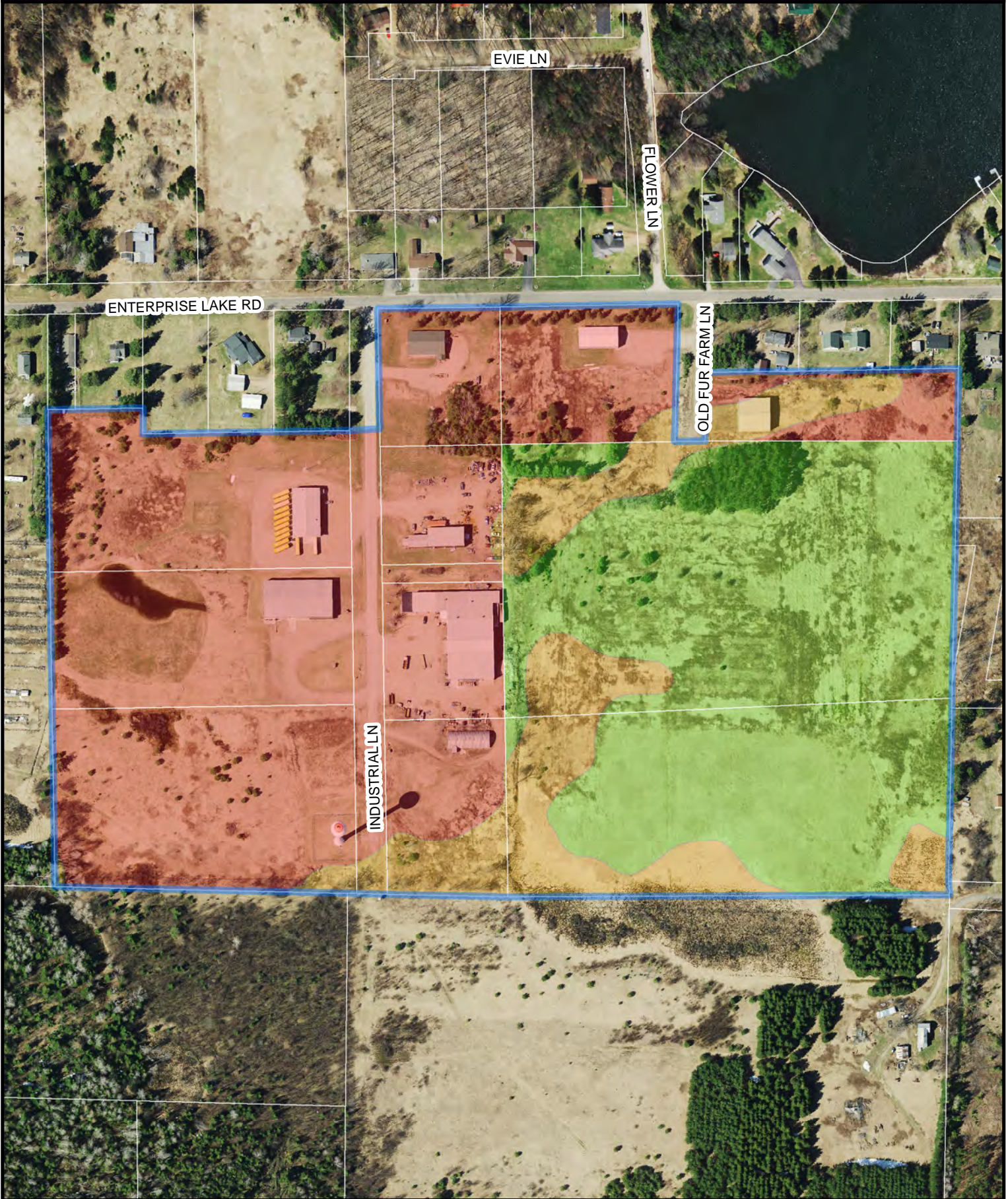
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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52 Total Acres
18 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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13 Total Acres
7 Available Acres

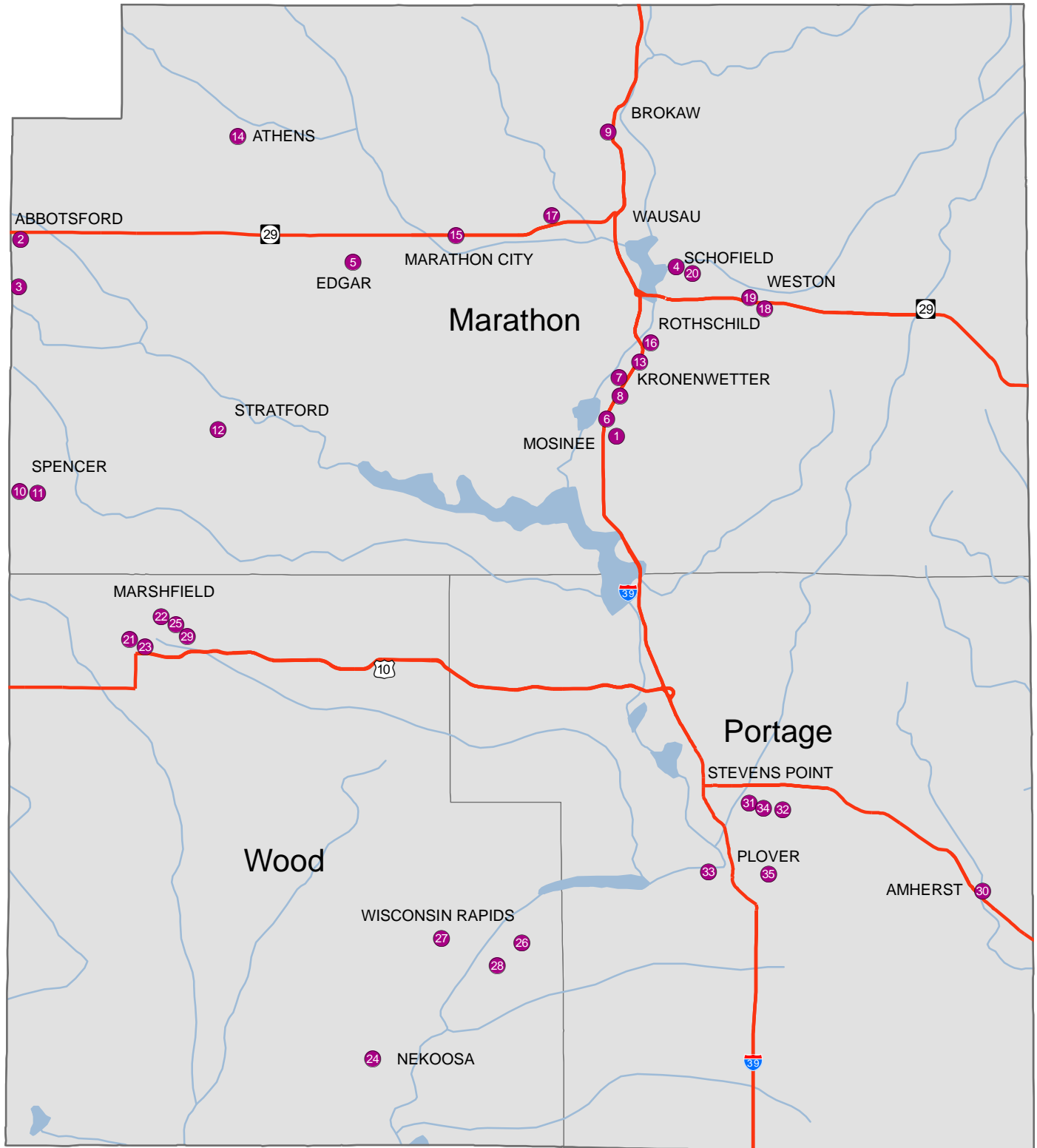
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Not Available
Development Restrictions

Park Boundary

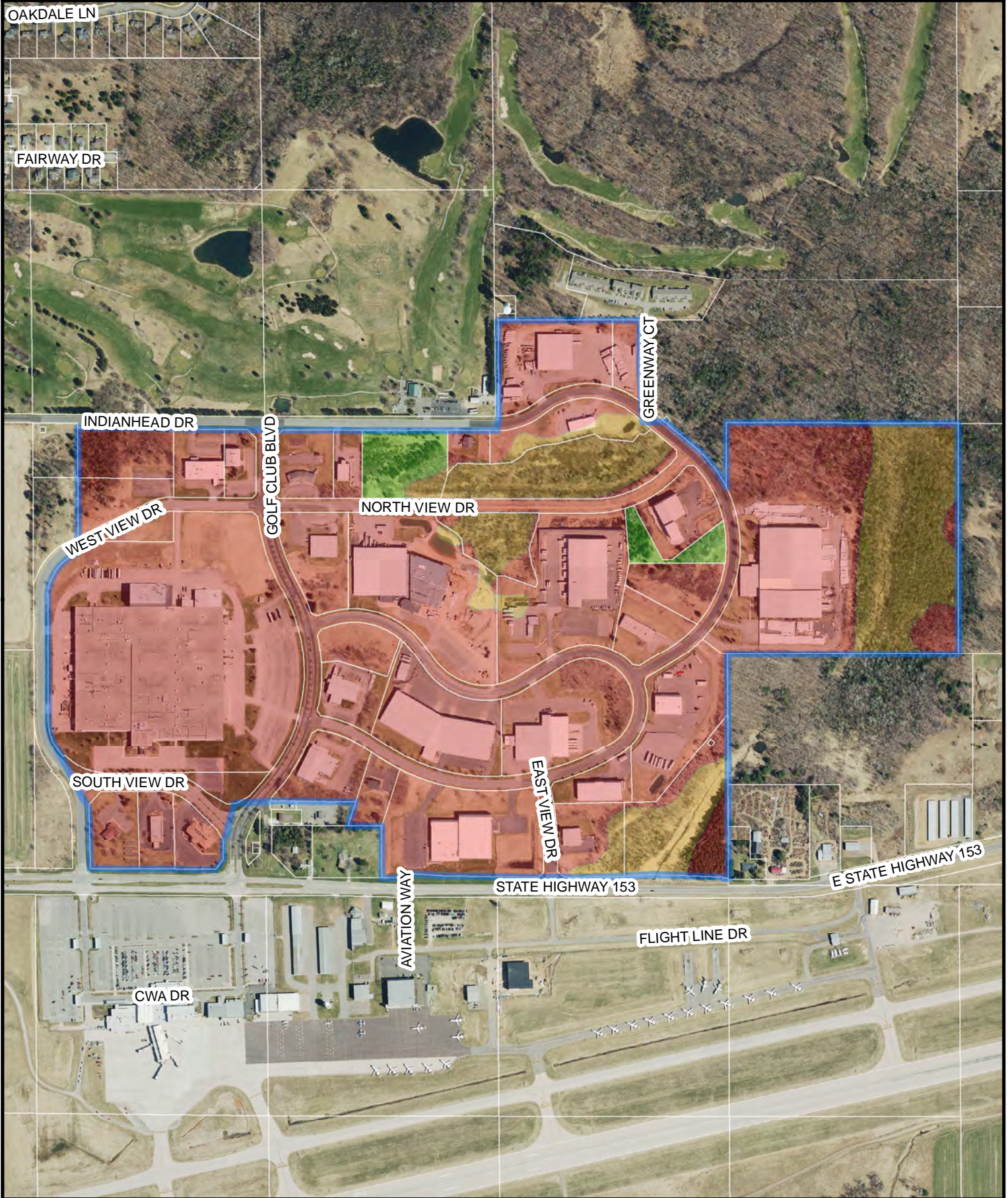


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Central Sub Region

County	Map Number	Park Name
Marathon	1	Central Wisconsin Business Park
	2	City of Abbotsford Business Park
	3	City of Colby Industrial Park
	4	City of Schofield Business Park
	5	Edgar Business Park
	6	Kronenwetter TID 2
	7	Kronenwetter TID 3
	8	Kronenwetter TID 4
	9	Northside Business Park
	10	Spencer Business Park
	11	Spencer MCDEVCO Business Park
	12	Stratford Business Park
	13	Village Crossing Business Park TID 1
	14	Village of Athens Industrial Park
	15	Village of Marathon Business Park
	16	Village of Rothschild Business Park
	17	Wausau Business Campus
	18	Weston Business Park South
	19	Weston Business Technology Park
	20	Weston Industrial Park
Wood	21	Marshfield Air Business Park
	22	Marshfield Industrial Park
	23	Mill Creek Business Park
	24	Nekoosa Industrial Park
	25	Norwood Industrial Park
	26	Rapids East Commerce Center
	27	Westside Industrial Park
	28	Woodlands Business Park
	29	Yellowstone Industrial Park
Portage	30	Amherst Business Park
	31	City of Stevens Point Industrial Park
	32	East Park Commerce Center
	33	Pines Corporate Center
	34	Portage County Business Park
	35	Twin Towers Industrial Park



261 Total Acres
6 Available Acres

- Available
- Not Available
- Development Restrictions
- Privately Owned

Park Boundary



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51 Total Acres
9 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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38 Total Acres
15 Available Acres

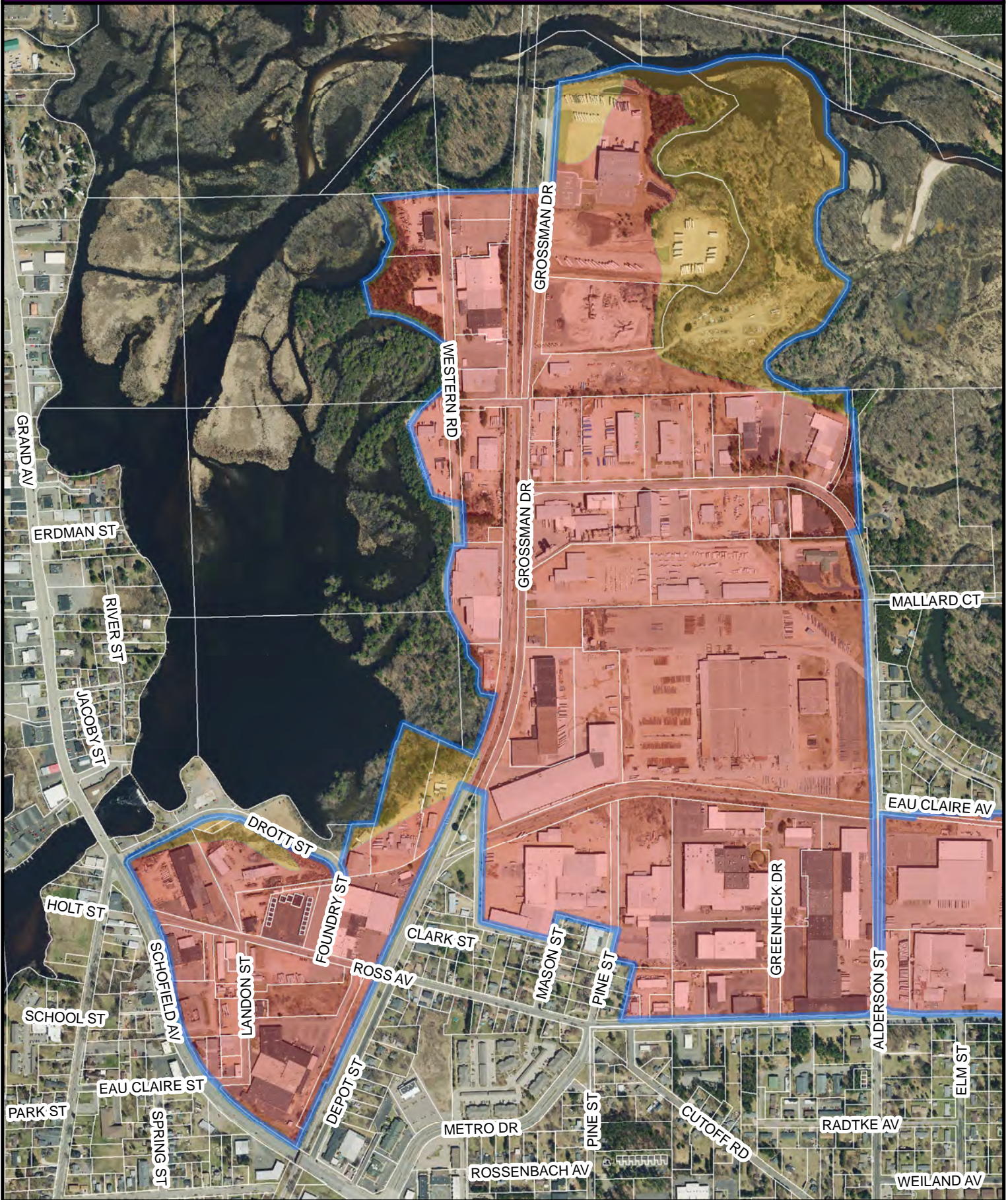
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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382 Total Acres
0 Available Acres

Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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 Regional Planning Commission



39 Total Acres
27 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



Prepared By:
North Central Wisconsin
Regional Planning Commission



33 Total Acres
20 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



Prepared By:
North Central Wisconsin
Regional Planning Commission



26 Total Acres
15 Available Acres

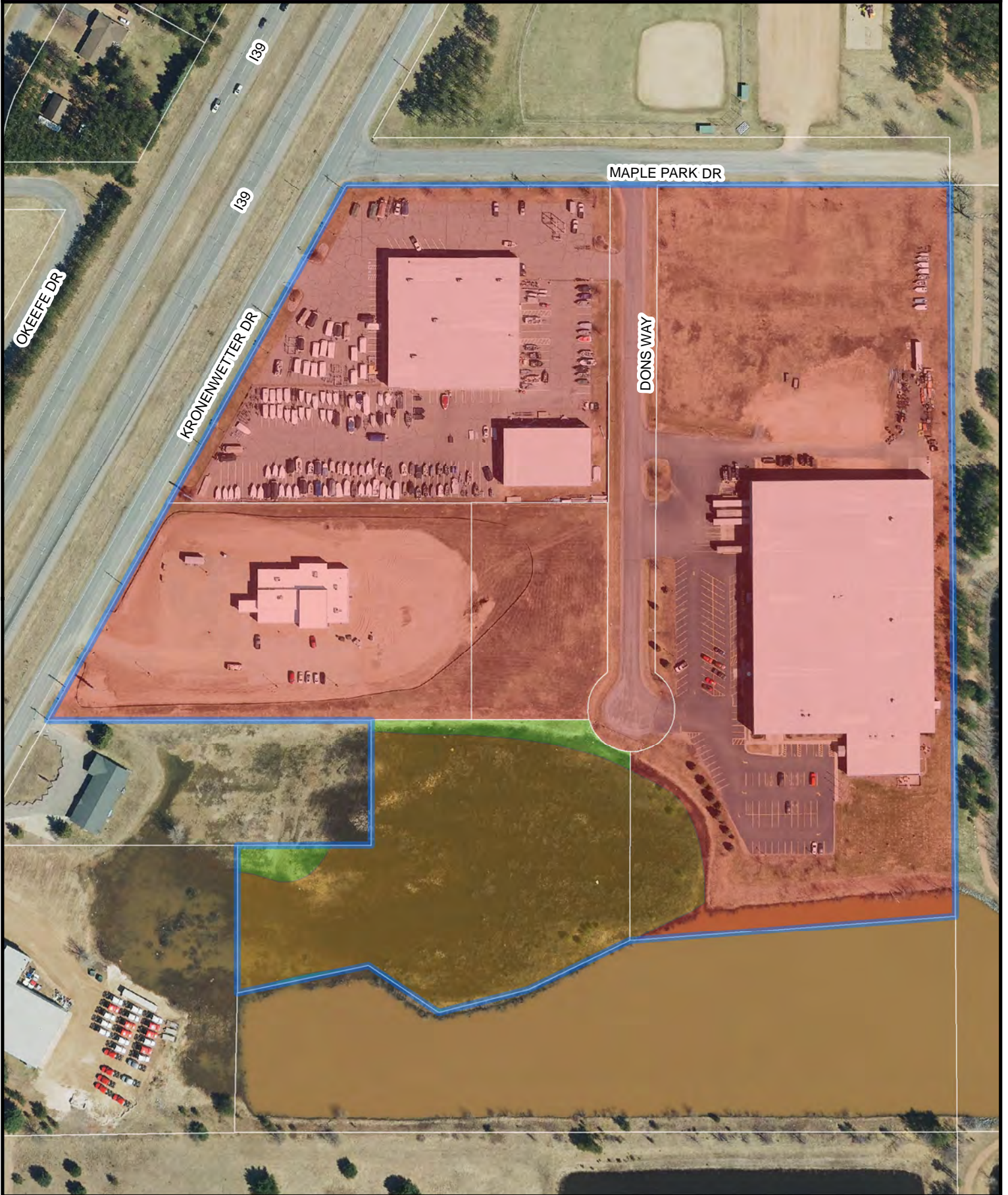
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary




Prepared By:
 North Central Wisconsin
 Regional Planning Commission



25 Total Acres
0 Available Acres

Available
 Privately Owned

Not Available
 Development Restrictions

 Park Boundary



Prepared By:
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 Regional Planning Commission



48 Total Acres
9 Available Acres

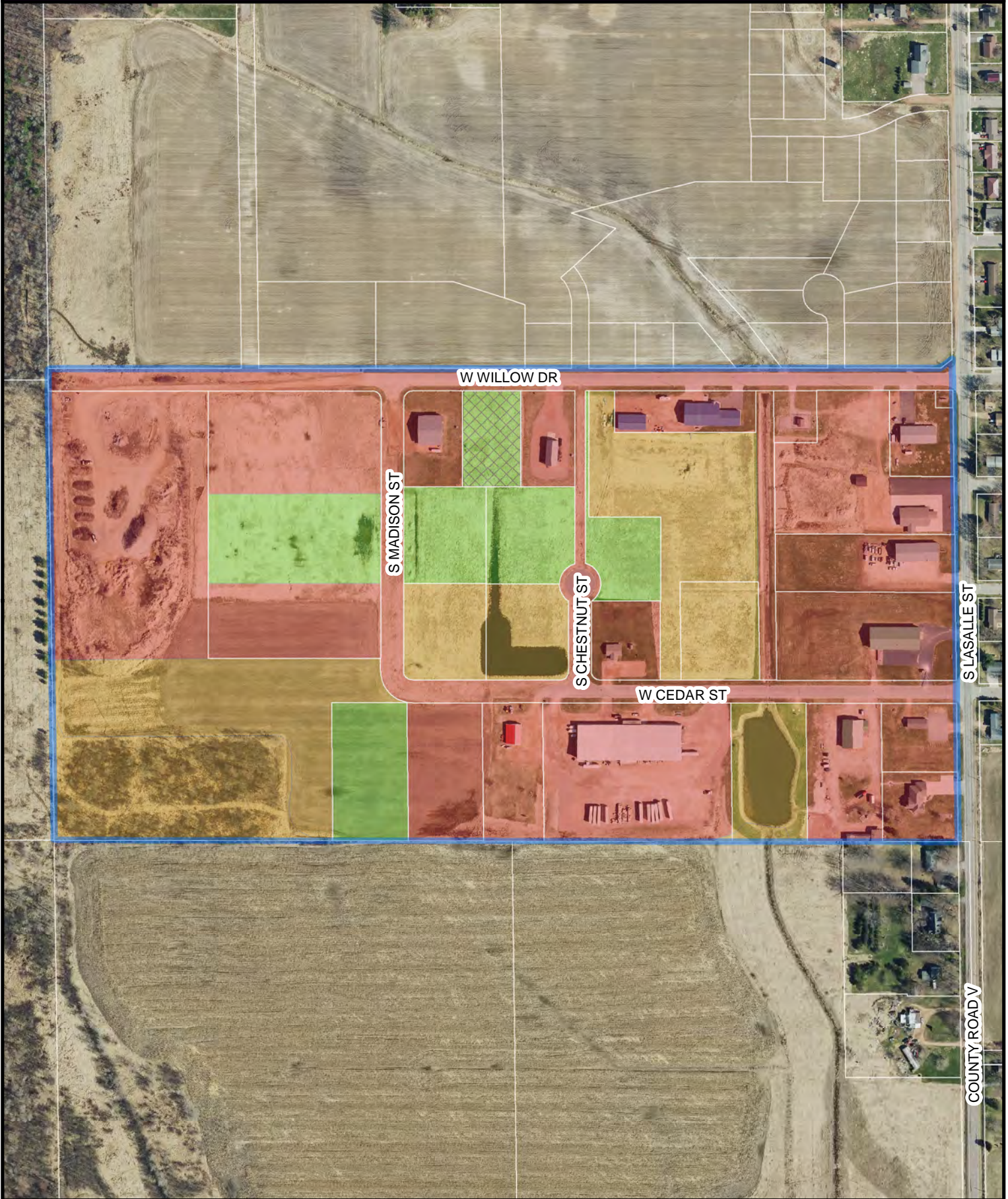
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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Regional Planning Commission



82 Total Acres
10 Available Acres

Available

Privately Owned

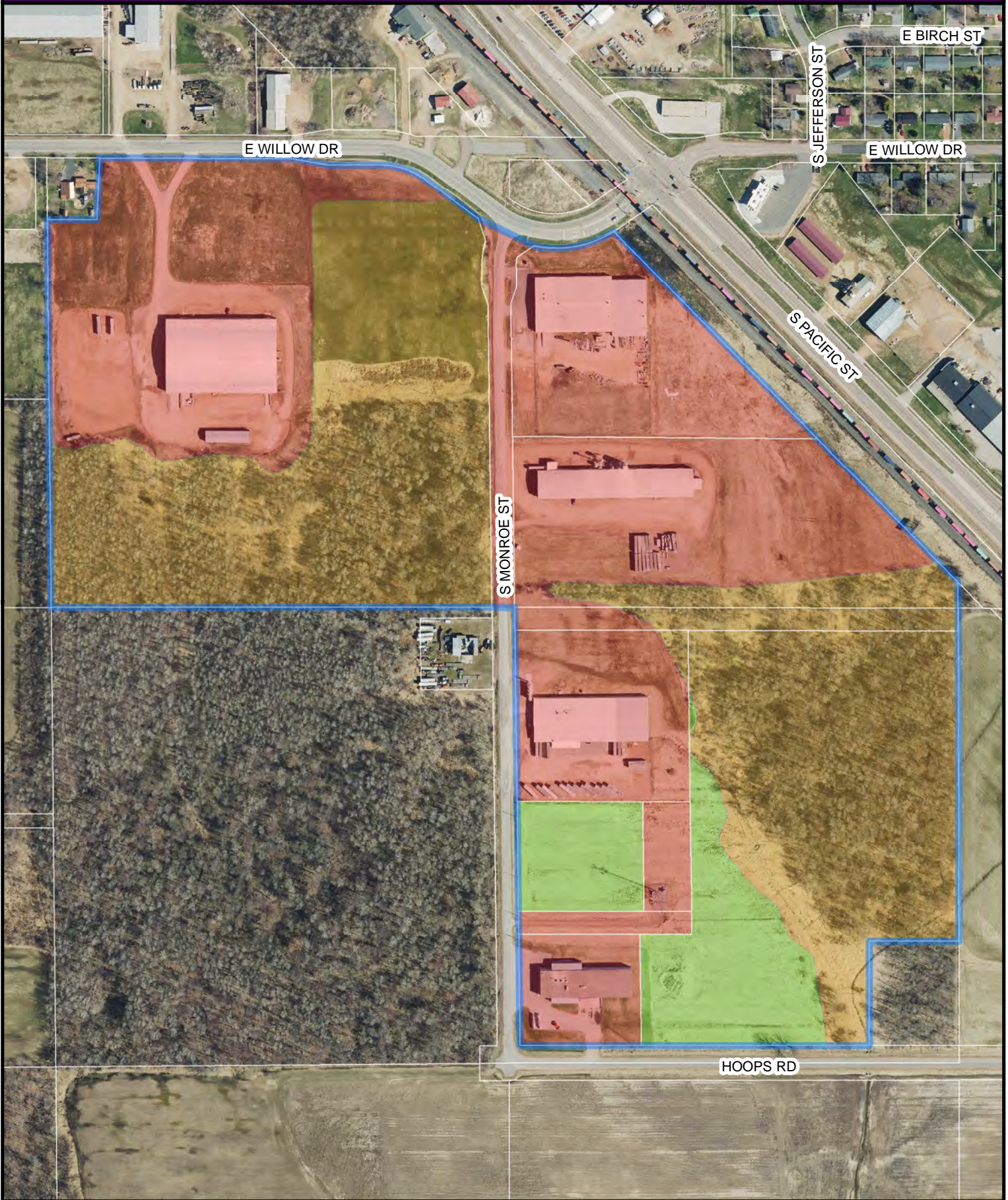
Not Available

Development Restrictions

Park Boundary



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Regional Planning Commission



94 Total Acres
8 Available Acres

Available

Privately Owned

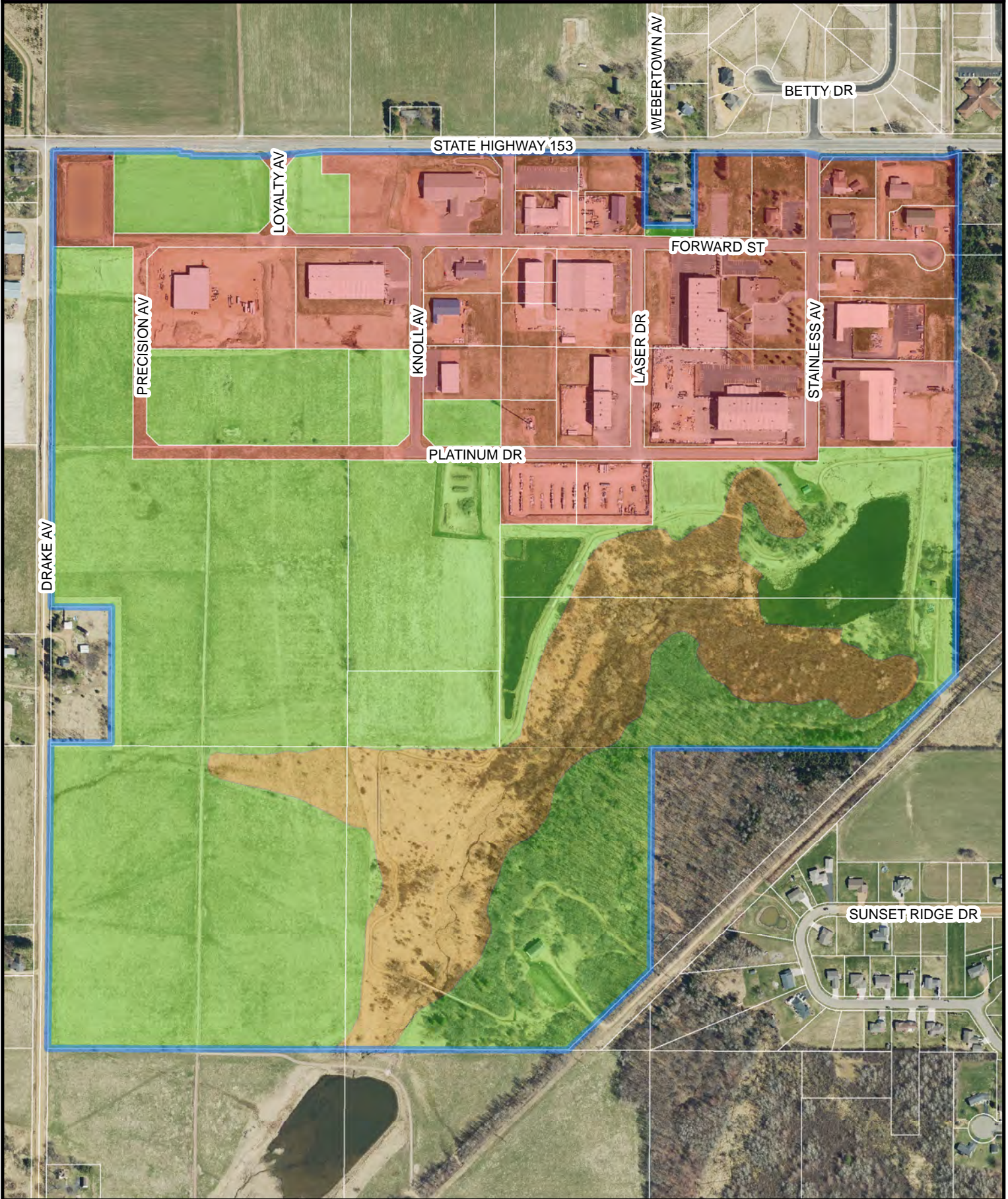
Not Available

Development Restrictions

Park Boundary



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Regional Planning Commission



304 Total Acres
169 Available Acres

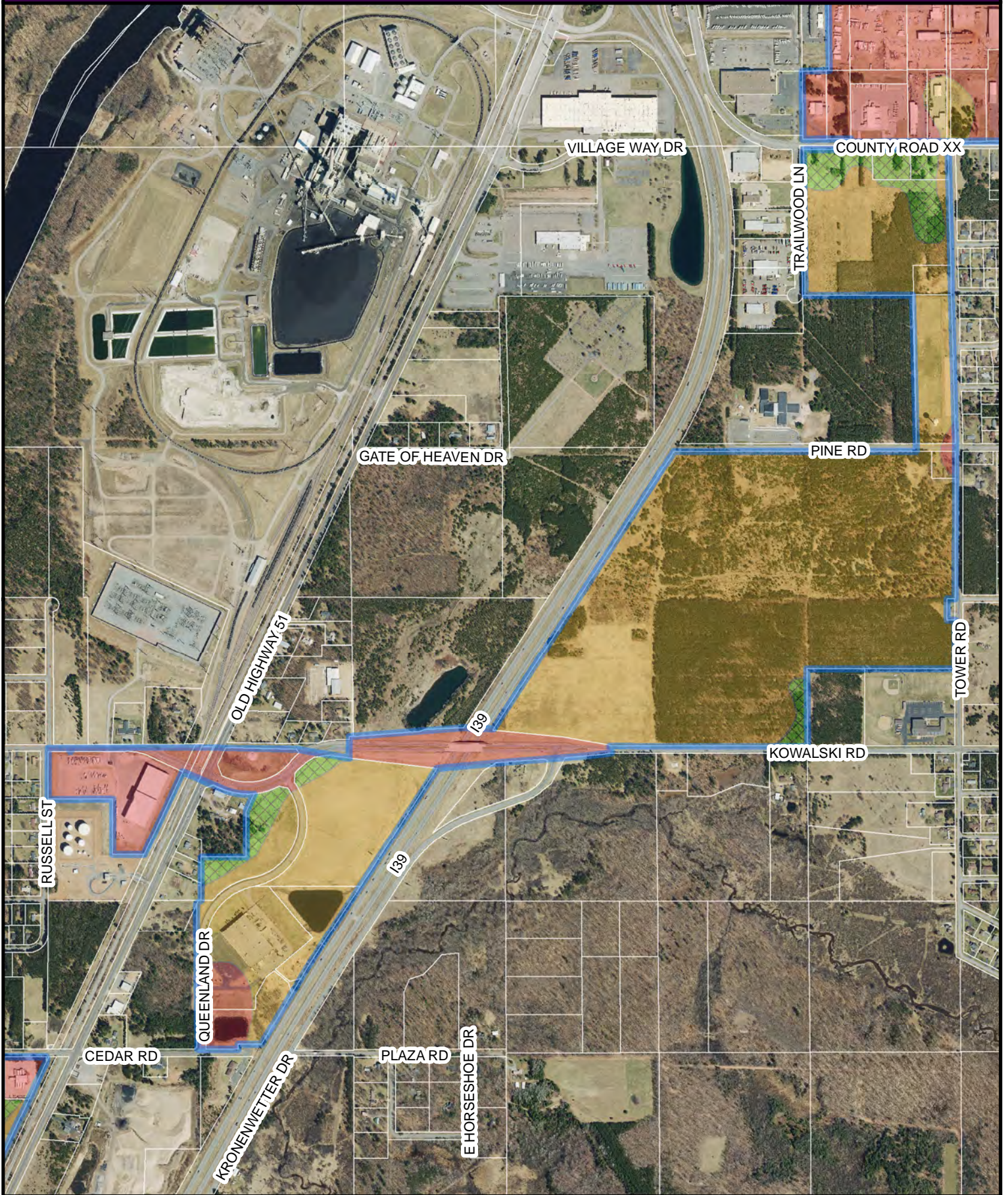
- Available
- Privately Owned
- Not Available
- Development Restrictions

Park Boundary



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Regional Planning Commission

Village Crossing Business Park TID 1 Village of Kronenwetter, Marathon County 13



321 Total Acres
19 Available Acres

- Available
- Not Available
- Development Restrictions
- Privately Owned

Park Boundary



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 Regional Planning Commission



99 Total Acres
20 Available Acres

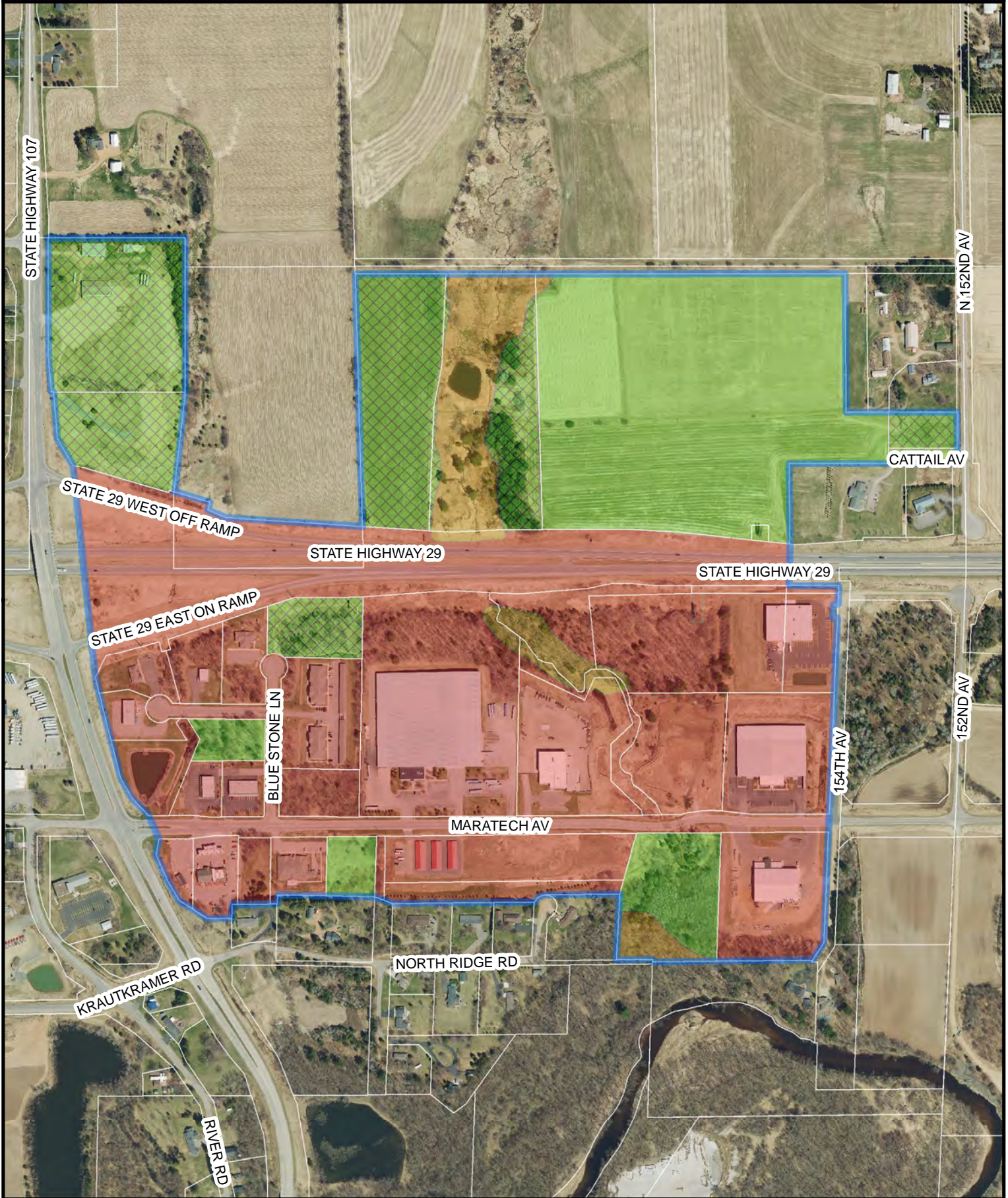
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary




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Regional Planning Commission



192 Total Acres
71 Available Acres

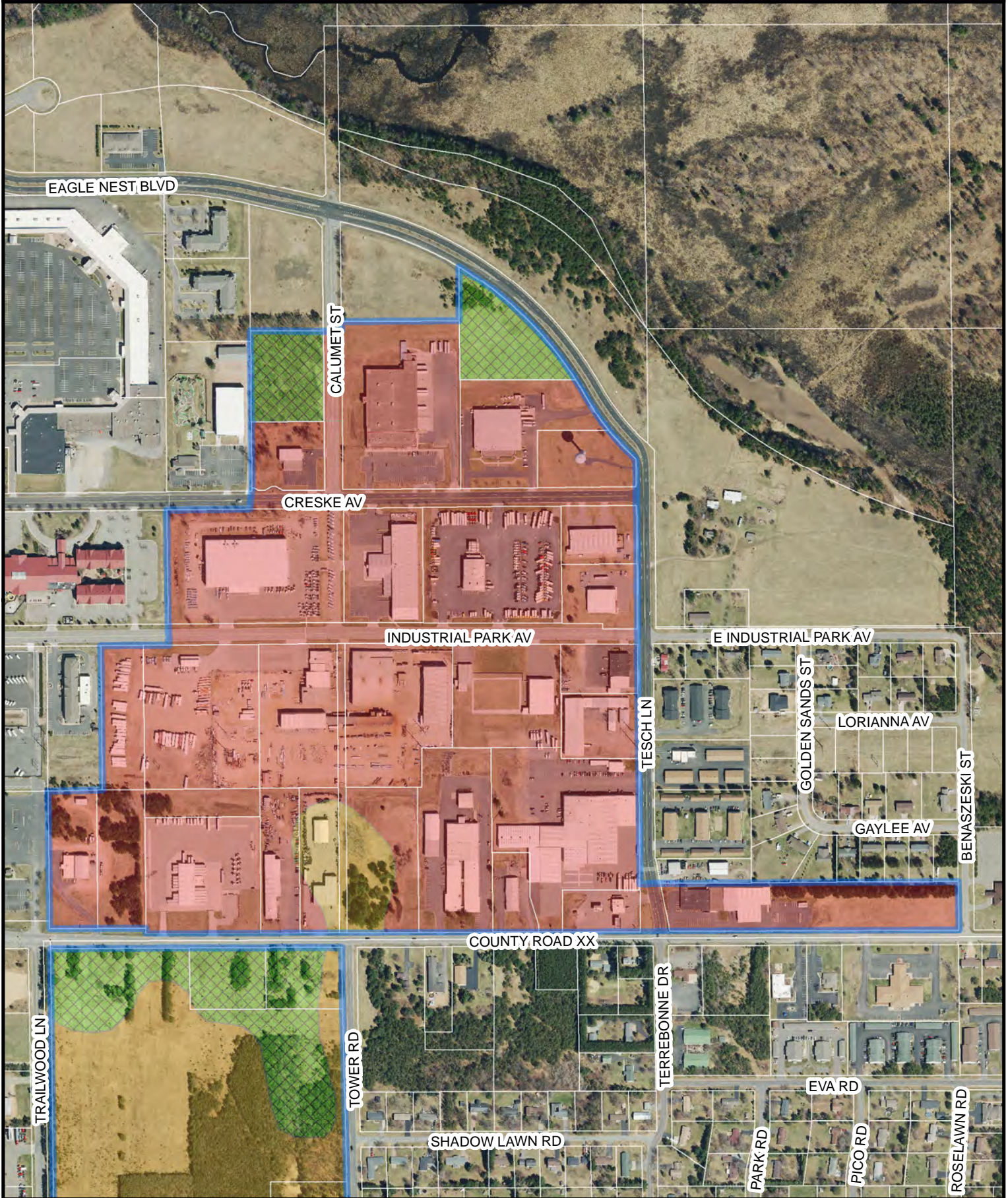
Available
 Privately Owned

Not Available
 Development Restrictions

 Park Boundary



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132 Total Acres
6 Available Acres

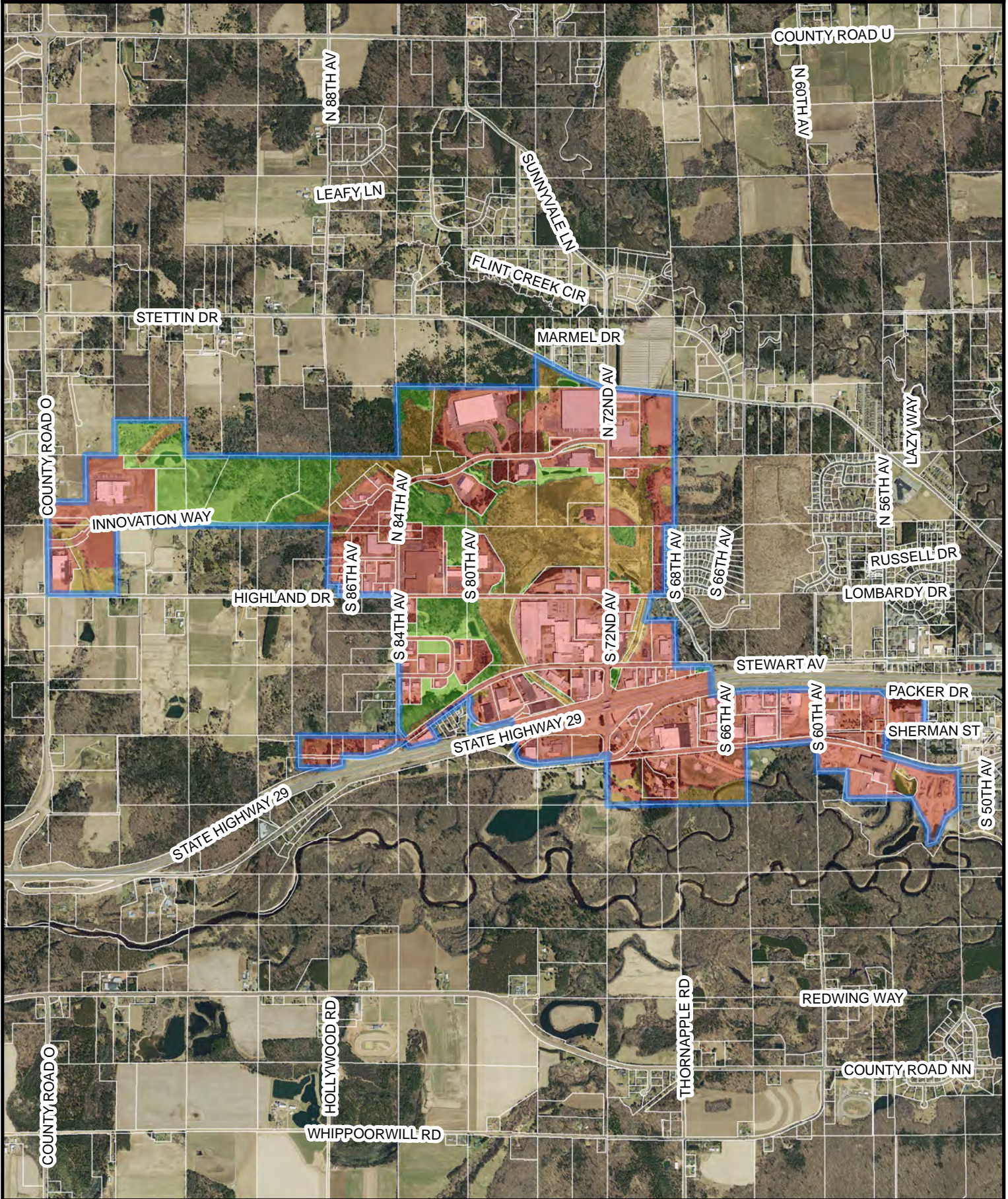
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



Prepared By:
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 Regional Planning Commission



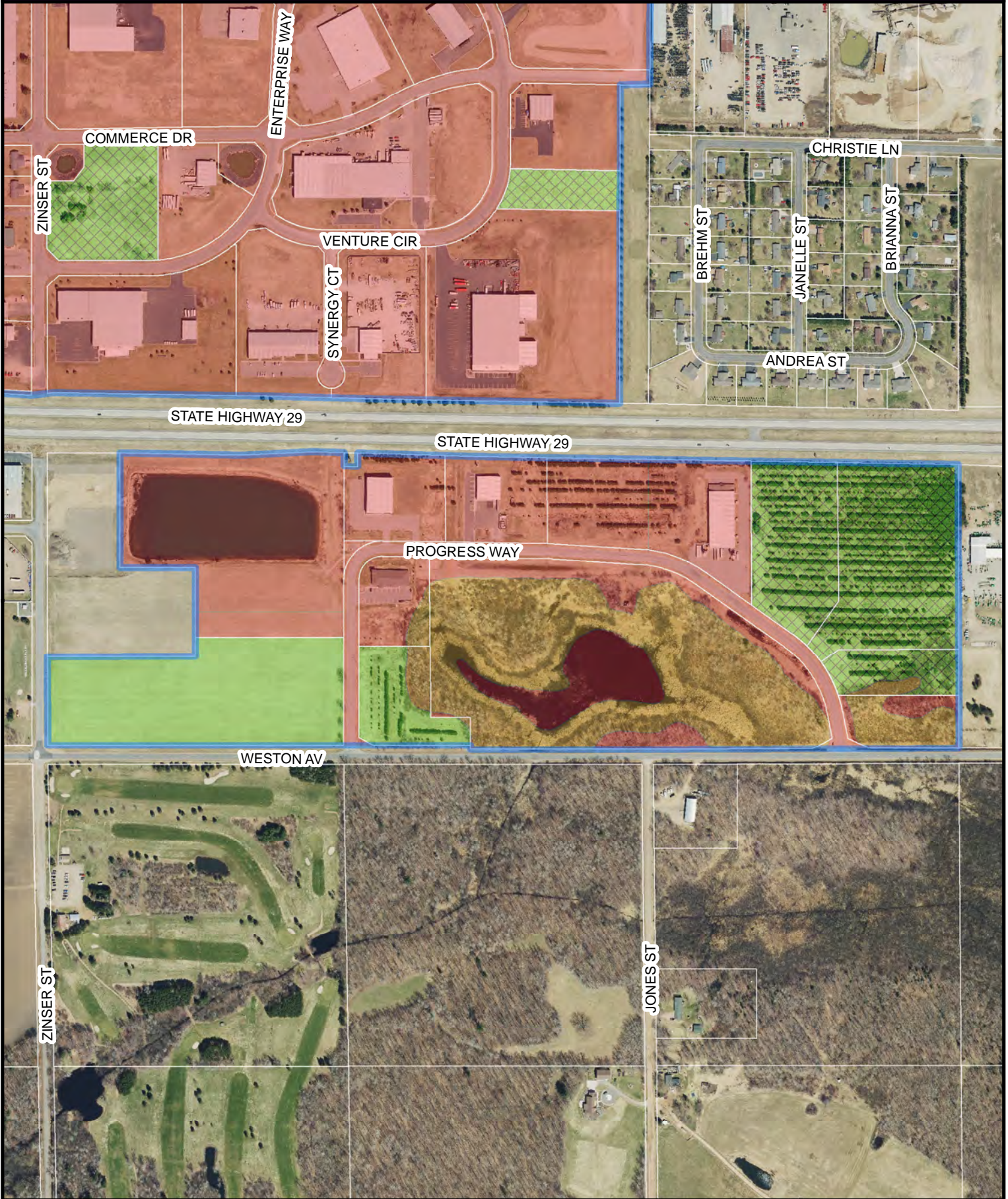
1334 Total Acres
222 Available Acres

- Available
- Not Available
- Development Restrictions
- Privately Owned

Park Boundary



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104 Total Acres
33 Available Acres

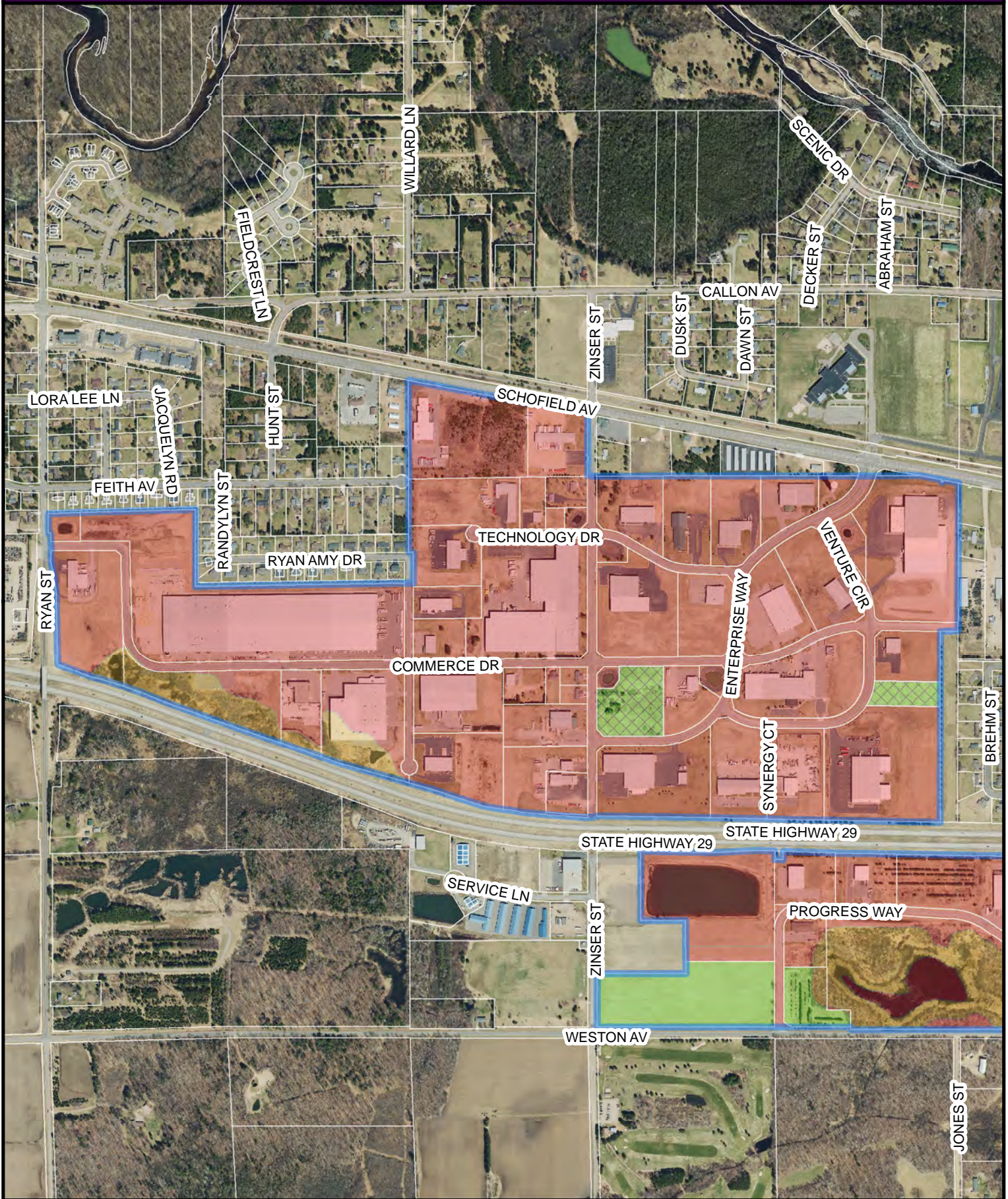
Available
 Privately Owned

Not Available
 Development Restrictions

 Park Boundary



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 Regional Planning Commission



306 Total Acres
7 Available Acres

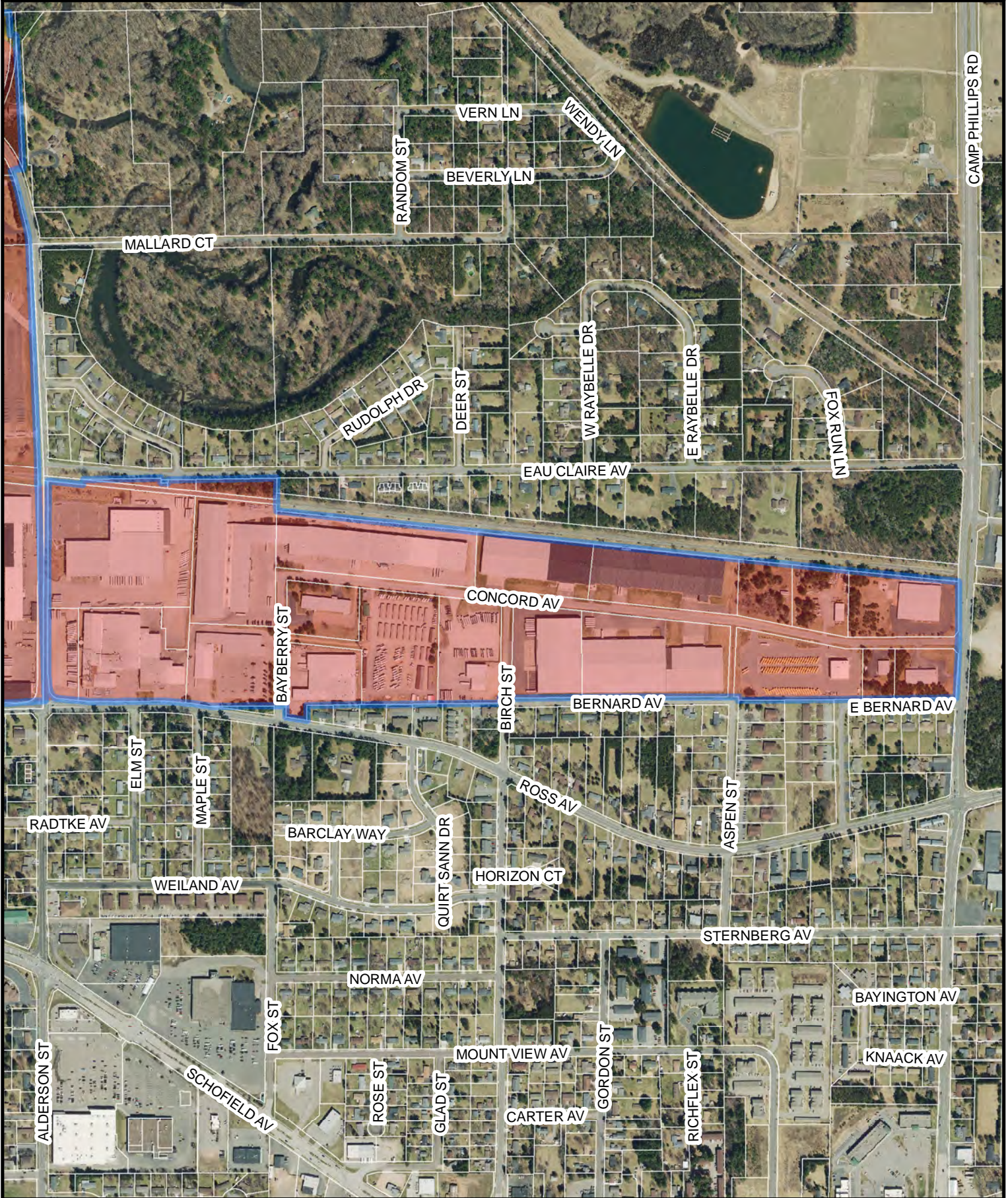
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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 Regional Planning Commission



116 Total Acres
0 Available Acres

Available

Not Available

Privately Owned

Development Restrictions

Park Boundary



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 Regional Planning Commission



59 Total Acres
1 Available Acres

Available

Privately Owned

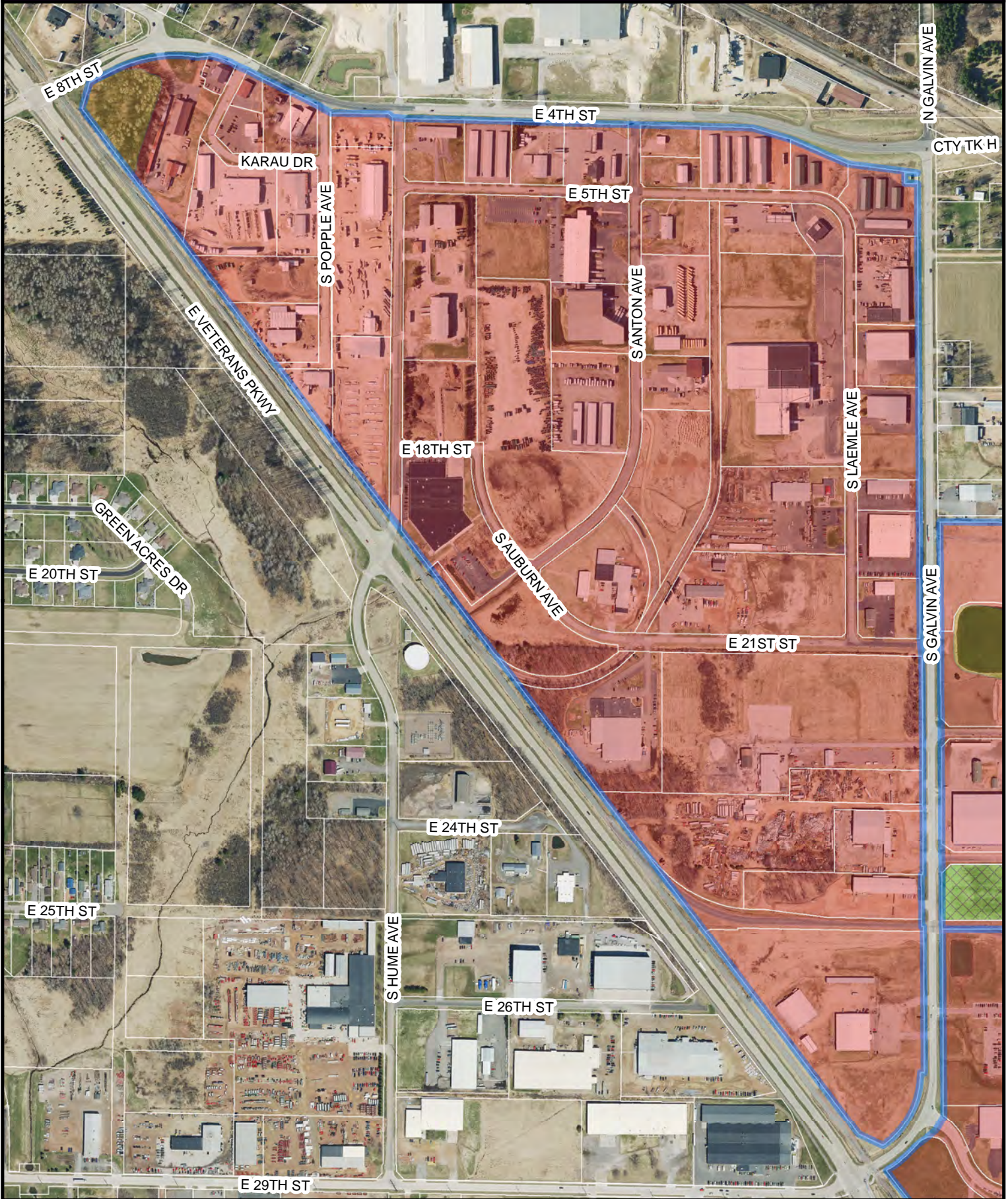
Not Available

Development Restrictions

Park Boundary



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Regional Planning Commission



247 Total Acres
0 Available Acres

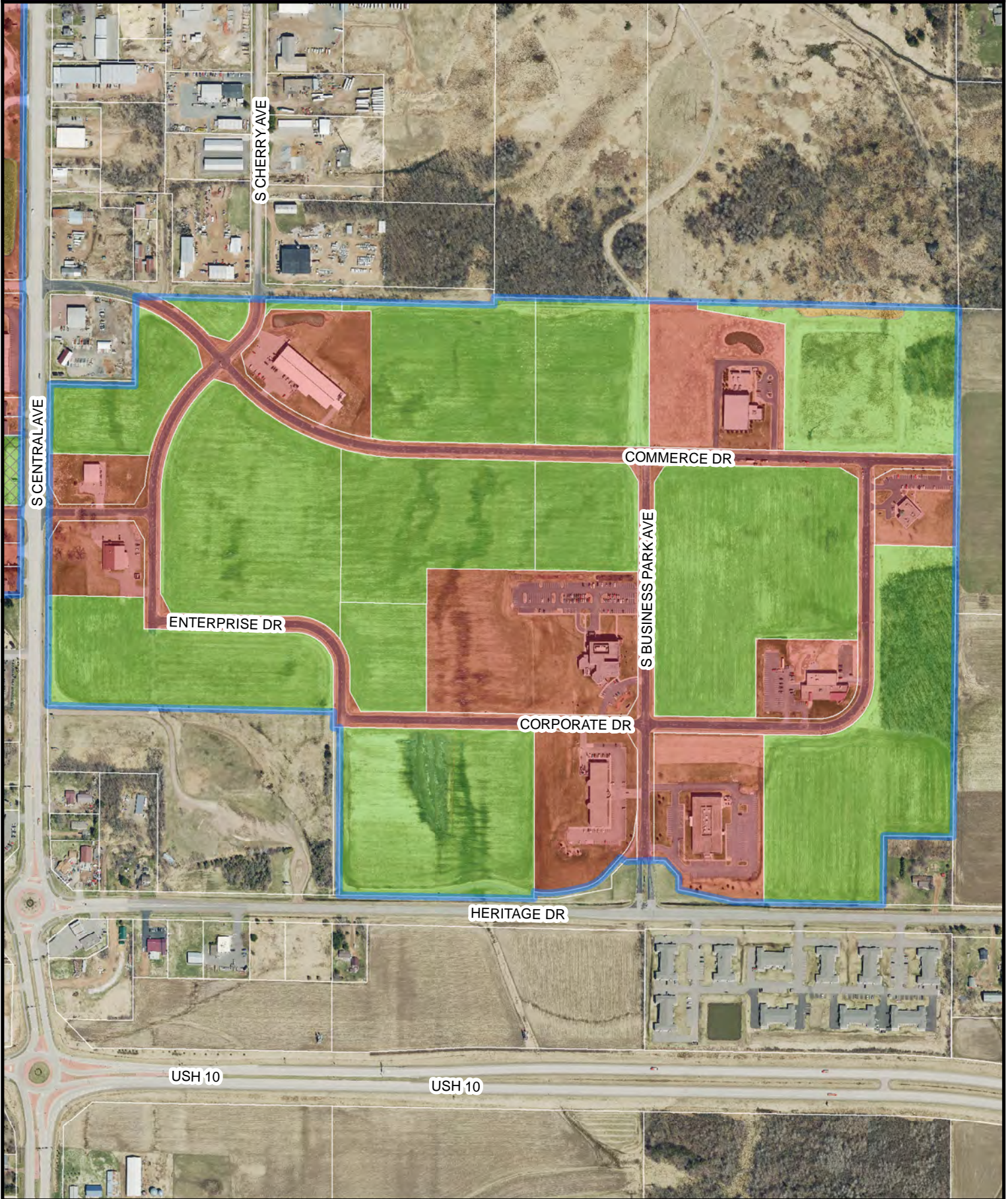
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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 Regional Planning Commission



197 Total Acres
127 Available Acres

Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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57 Total Acres
18 Available Acres

Available

Privately Owned

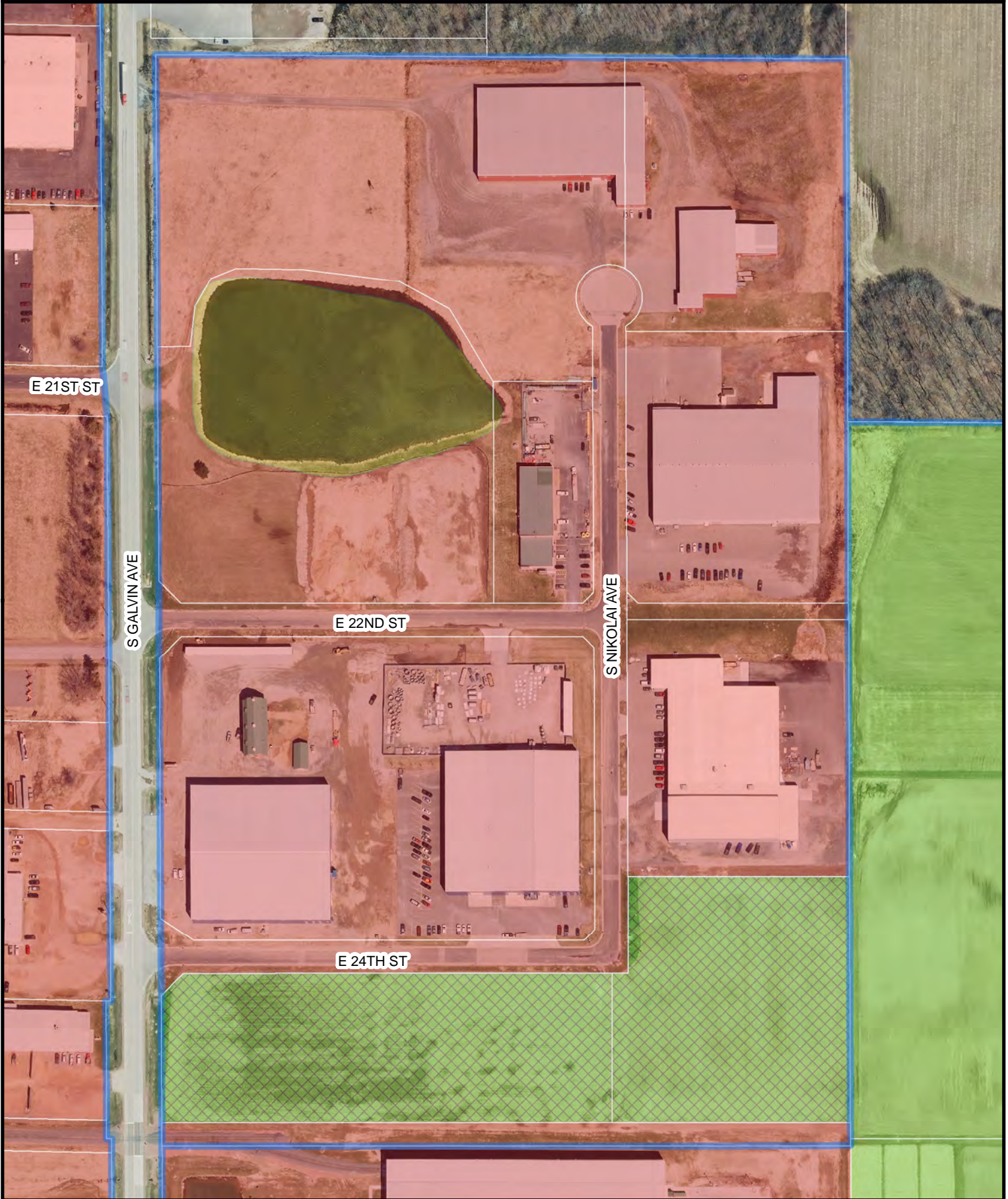
Not Available

Development Restrictions

Park Boundary



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Regional Planning Commission



56 Total Acres
9 Available Acres

Available

Not Available

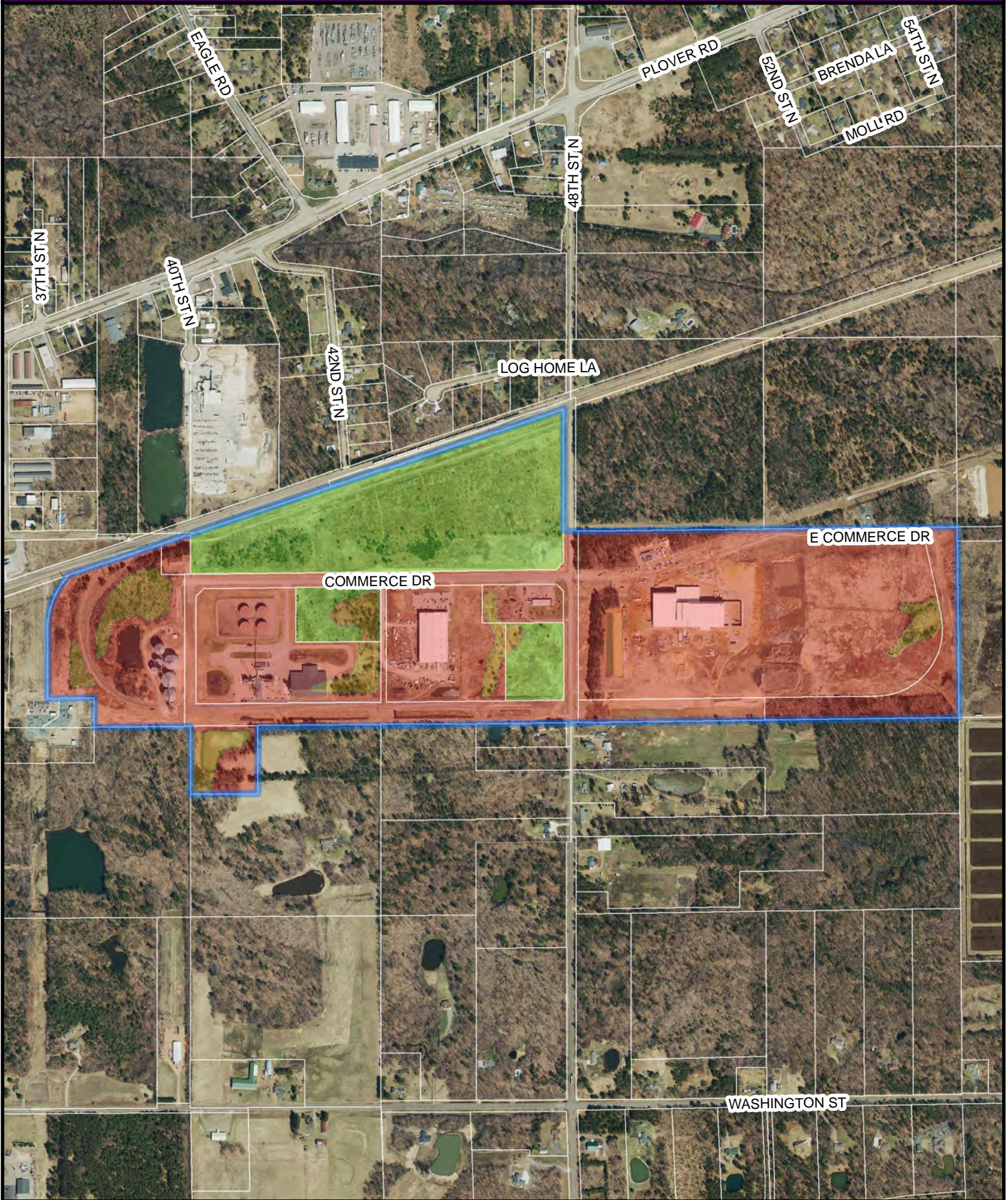
Privately Owned

Development Restrictions

Park Boundary



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Regional Planning Commission



217 Total Acres
49 Available Acres

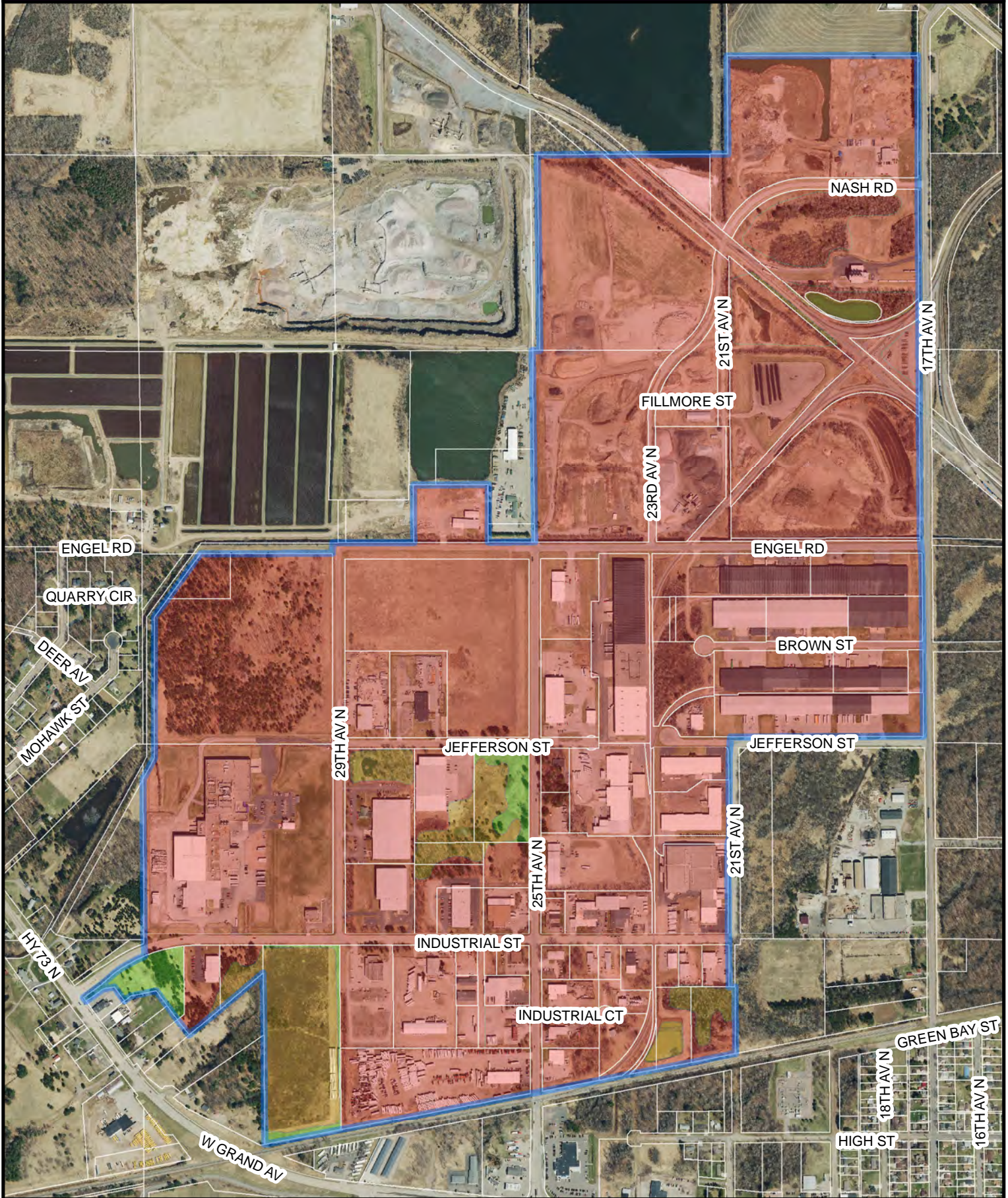
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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Regional Planning Commission



534 Total Acres
7 Available Acres

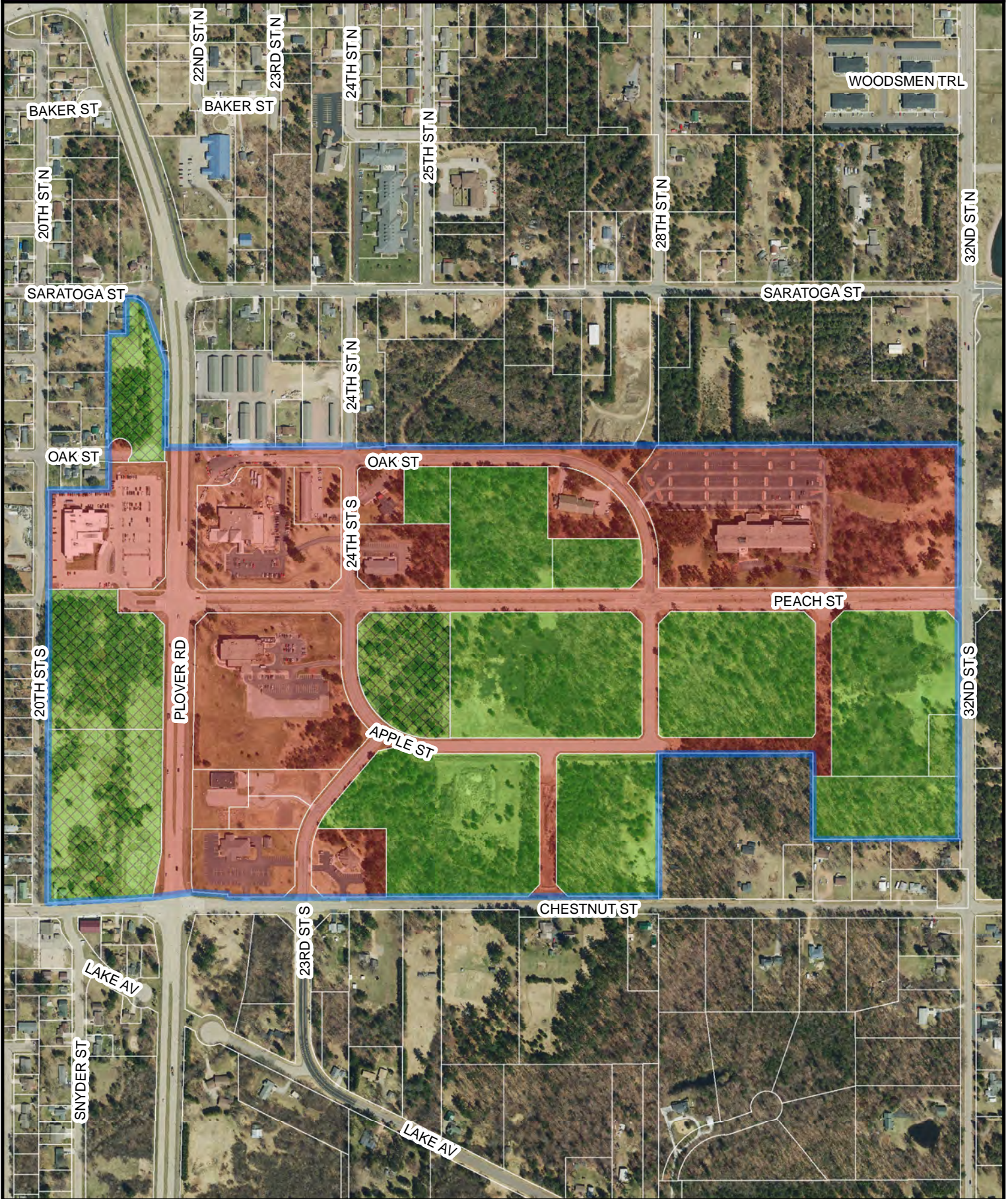
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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 Regional Planning Commission



160 Total Acres
77 Available Acres

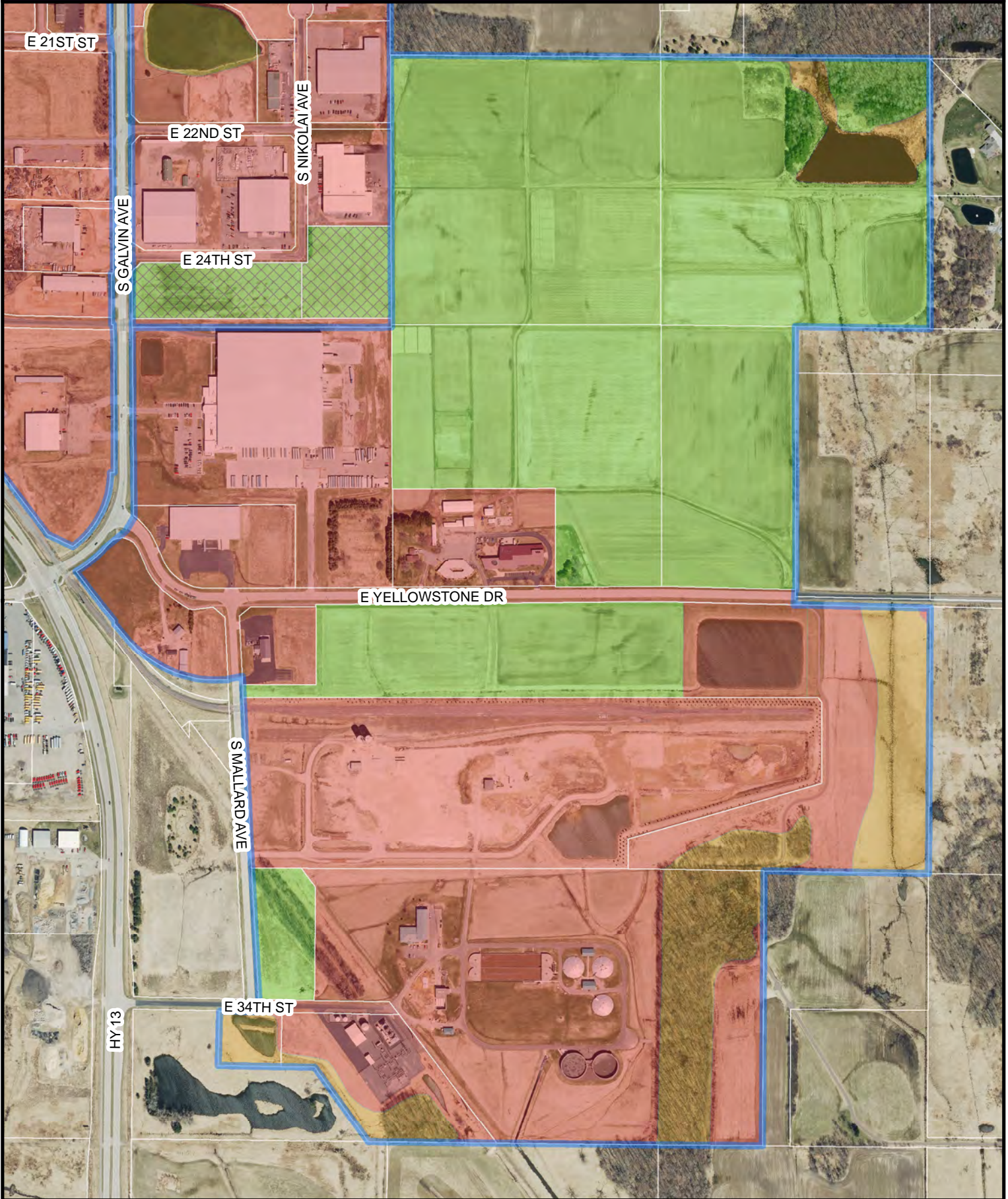
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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 Regional Planning Commission



347 Total Acres
143 Available Acres

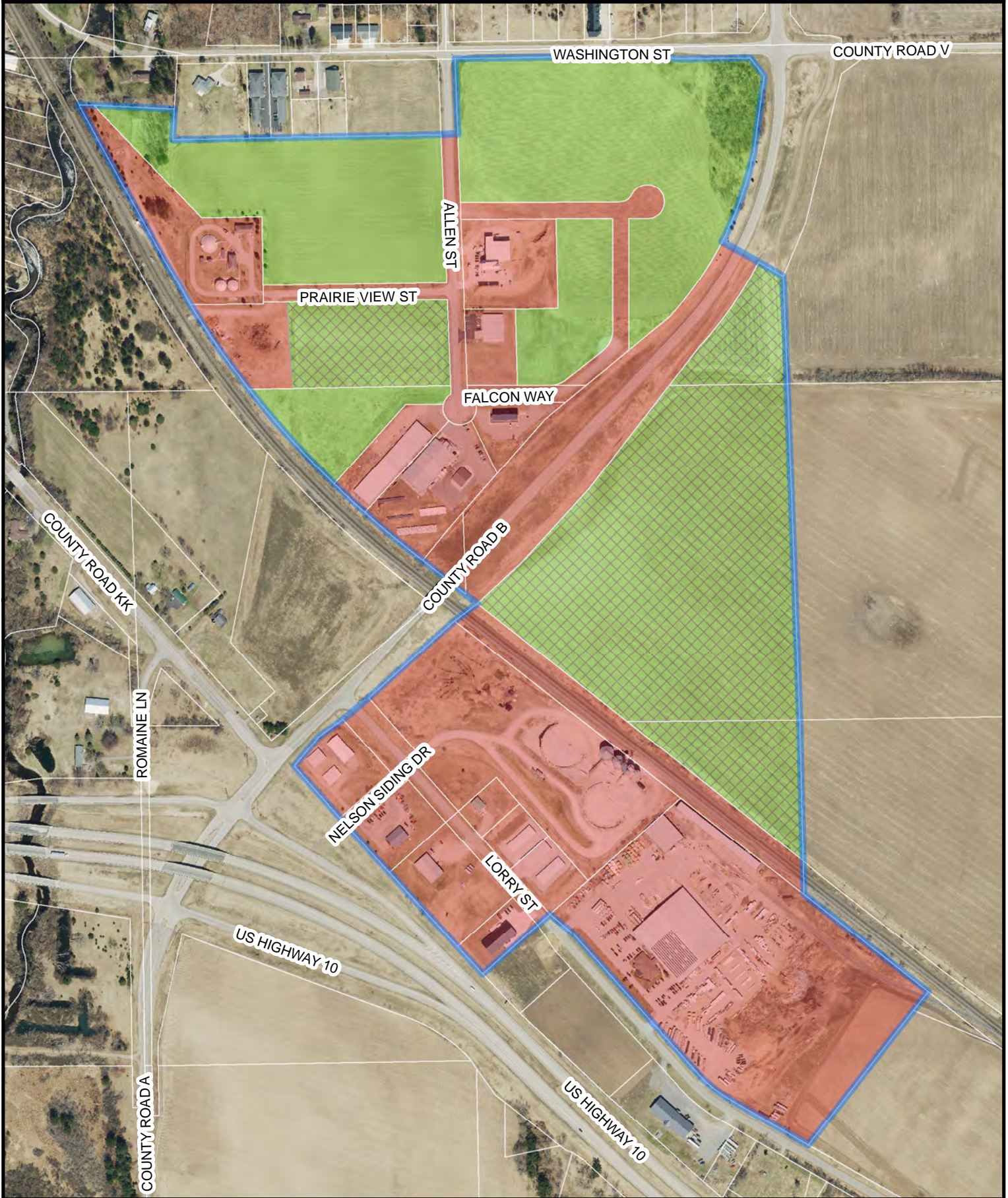
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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 Regional Planning Commission



163 Total Acres
78 Available Acres

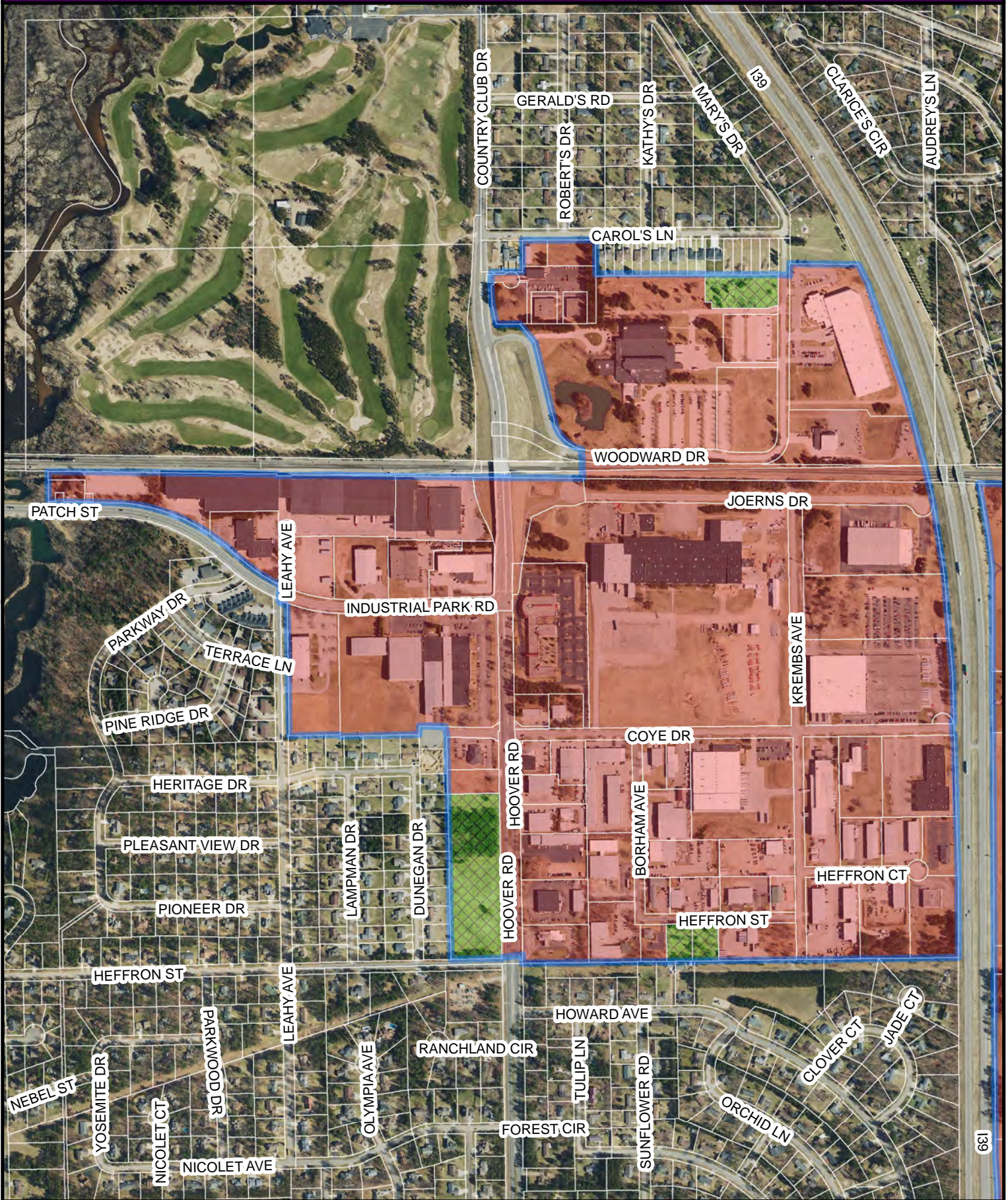
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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288 Total Acres
10 Available Acres

Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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744 Total Acres
714 Available Acres

Available

Not Available

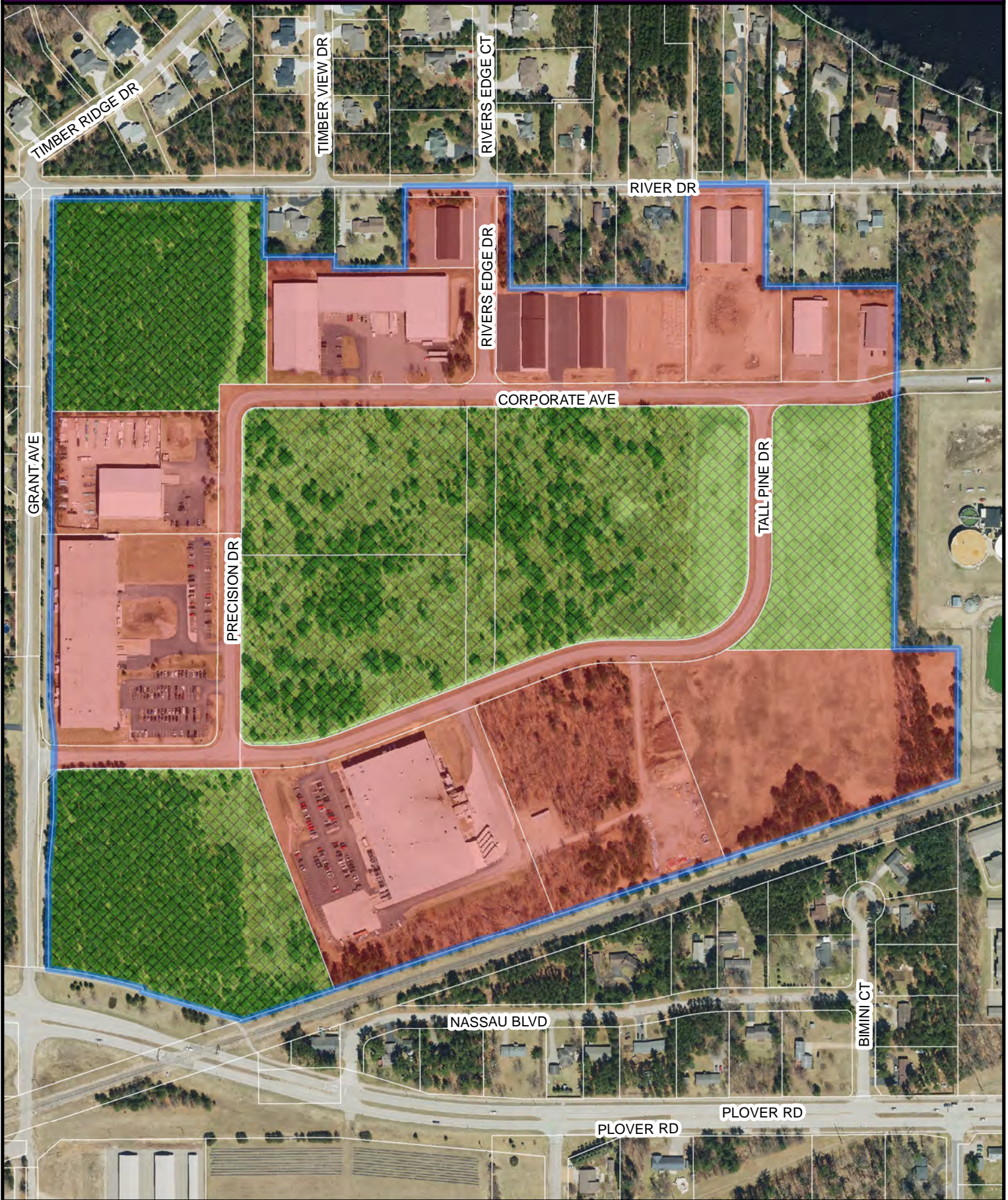
Privately Owned

Development Restrictions

Park Boundary



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110 Total Acres
50 Available Acres

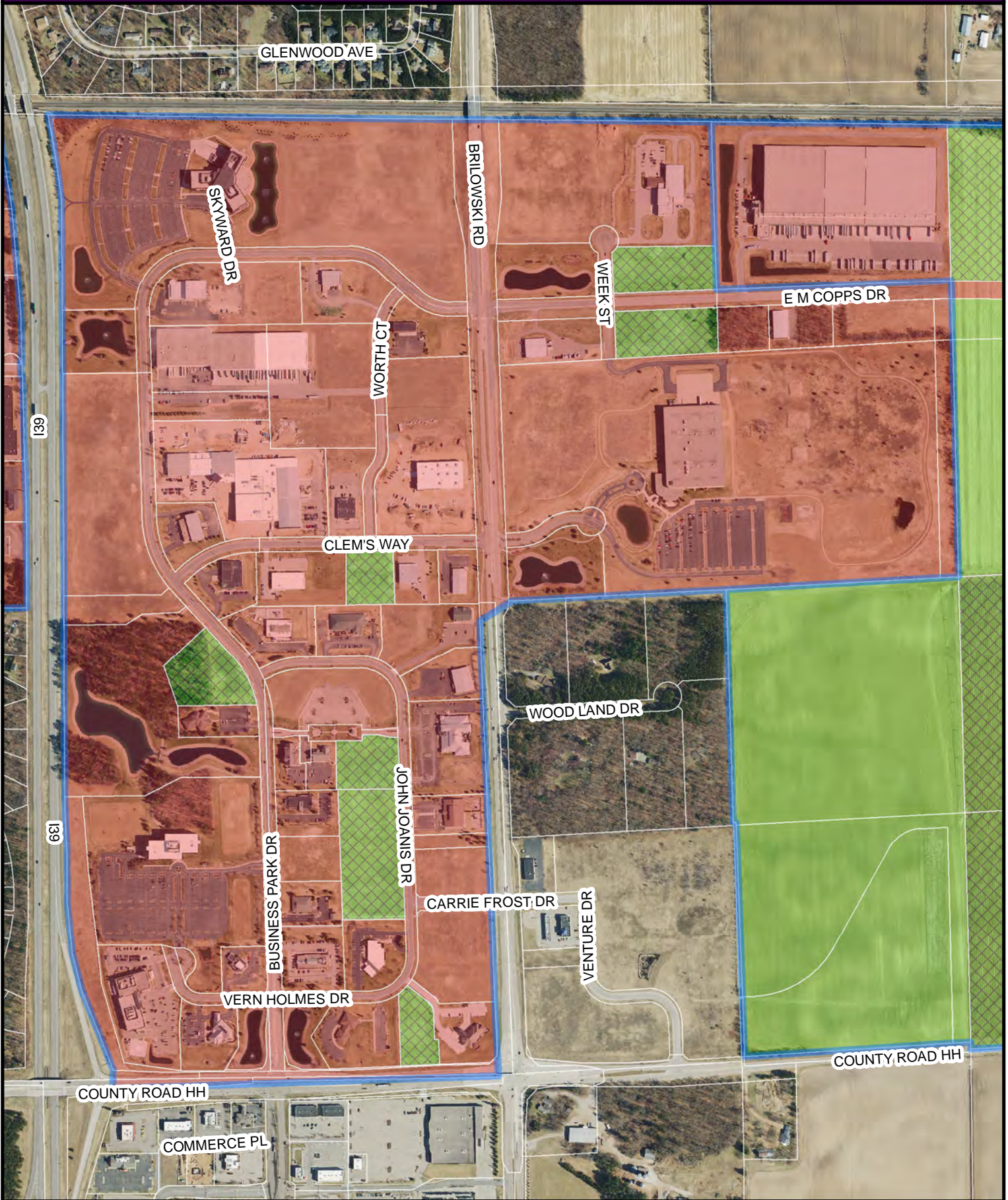
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary




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 Regional Planning Commission



419 Total Acres
22 Available Acres

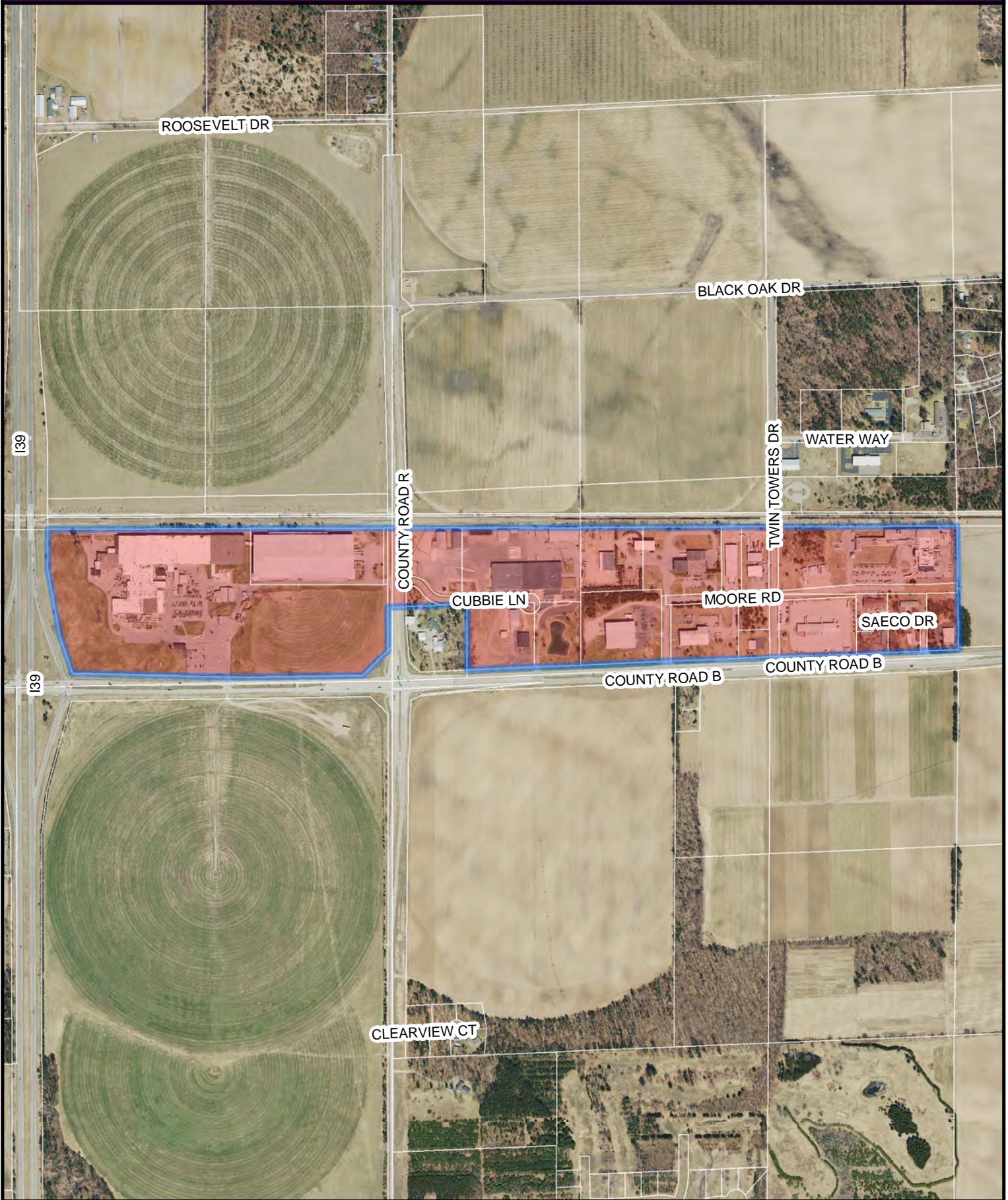
Available
 Privately Owned

Not Available
 Development Restrictions

 Park Boundary



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 Regional Planning Commission



136 Total Acres
0 Available Acres

Available

Privately Owned

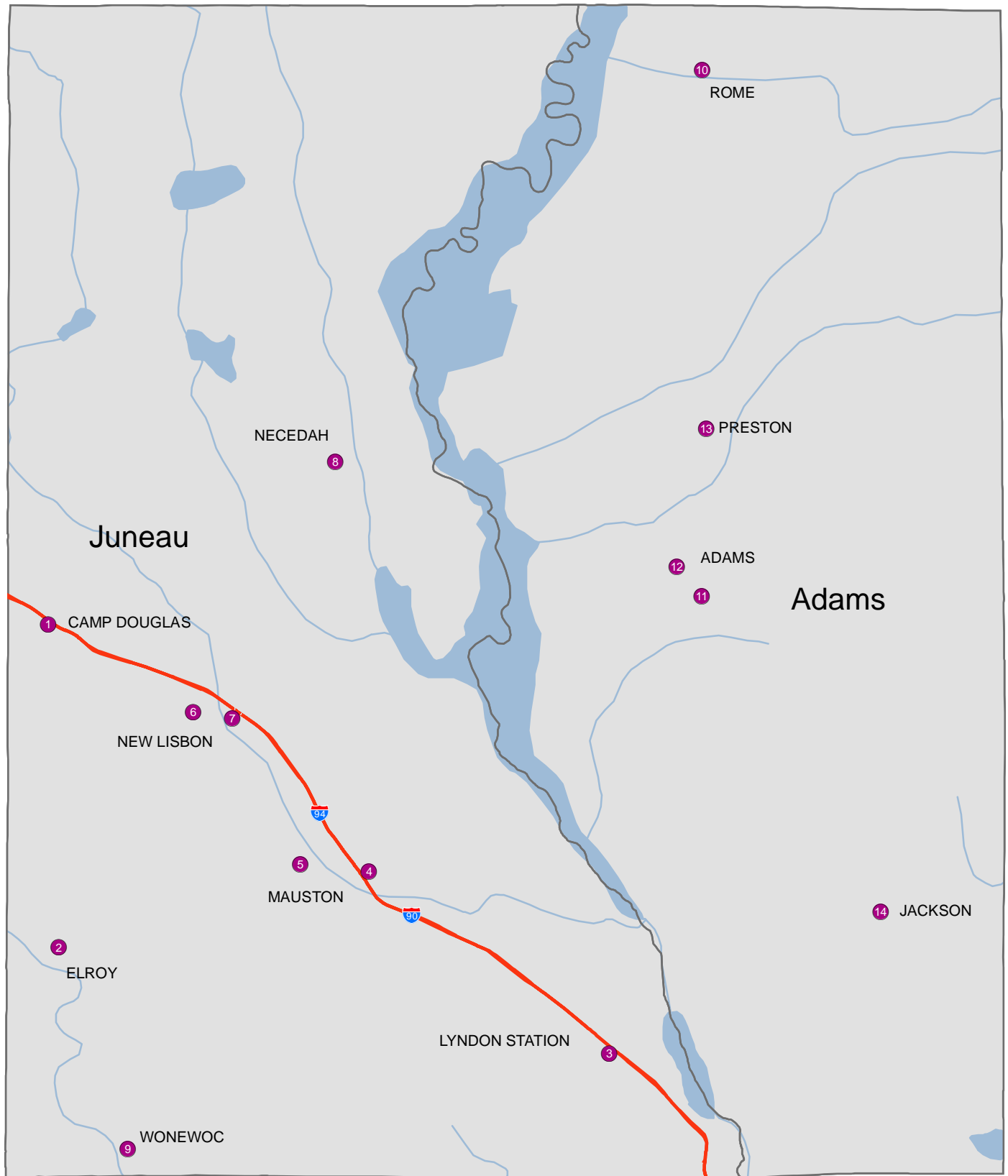
Not Available

Development Restrictions

Park Boundary



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South Sub Region

County	Map Number	Park Name
Juneau	1	Camp Douglas Industrial Park
	2	Elroy Industrial Park
	3	Lyndon Station Industrial Park
	4	Mauston East Industrial Park
	5	Mauston West Industrial Park
	6	New Lisbon Business Park
	7	New Lisbon Industrial Park
	8	Village of Necedah Industrial Park
	9	Wonewoc Industrial Area
Adams	10	Rome Town Center
	11	City of Adams South Business Park
	12	City of Adams West Business Park
	13	North Industrial Park - T Preston
	14	Town of Jackson Industrial Park



14 Total Acres
7 Available Acres

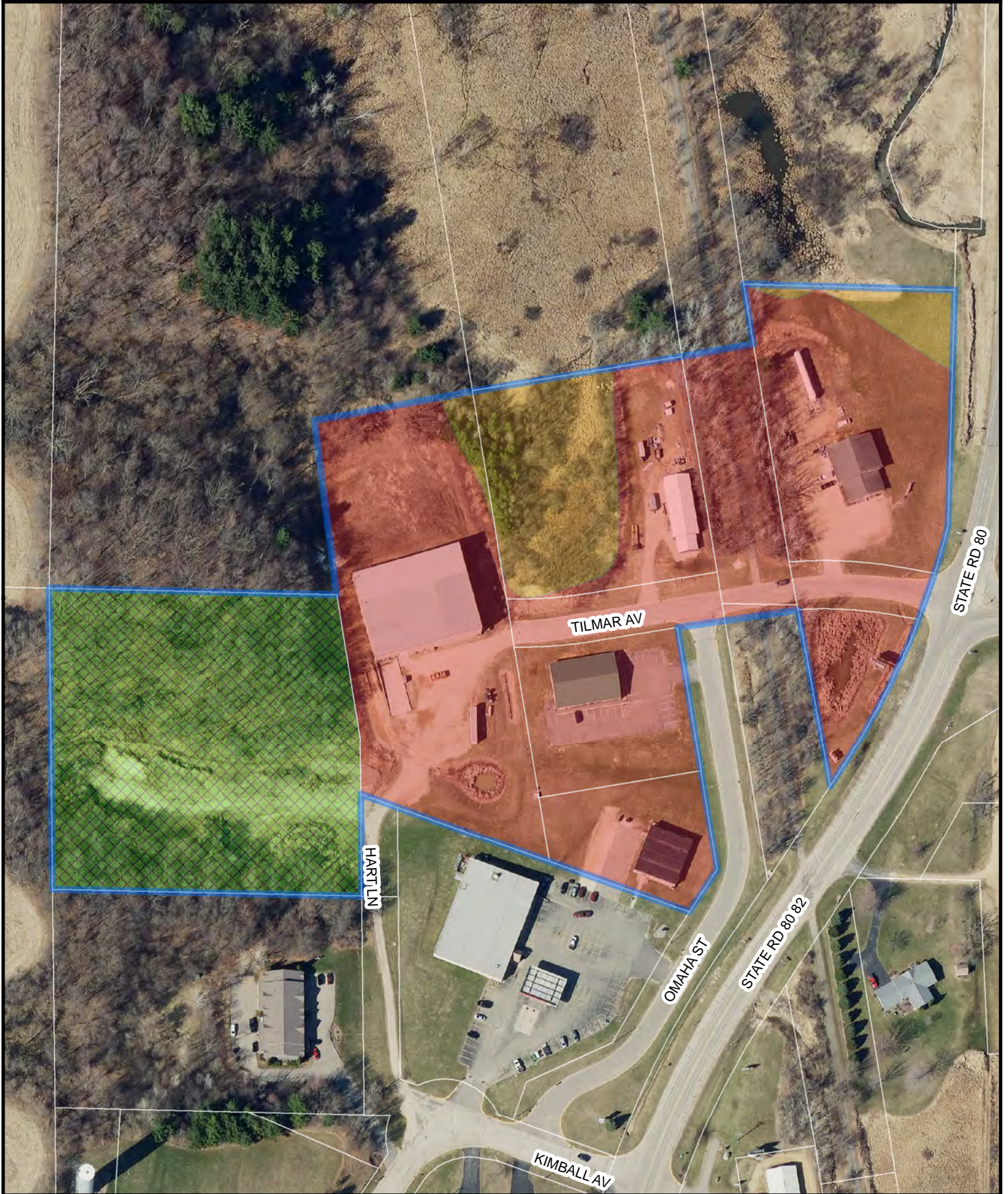
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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Regional Planning Commission



15 Total Acres
4 Available Acres

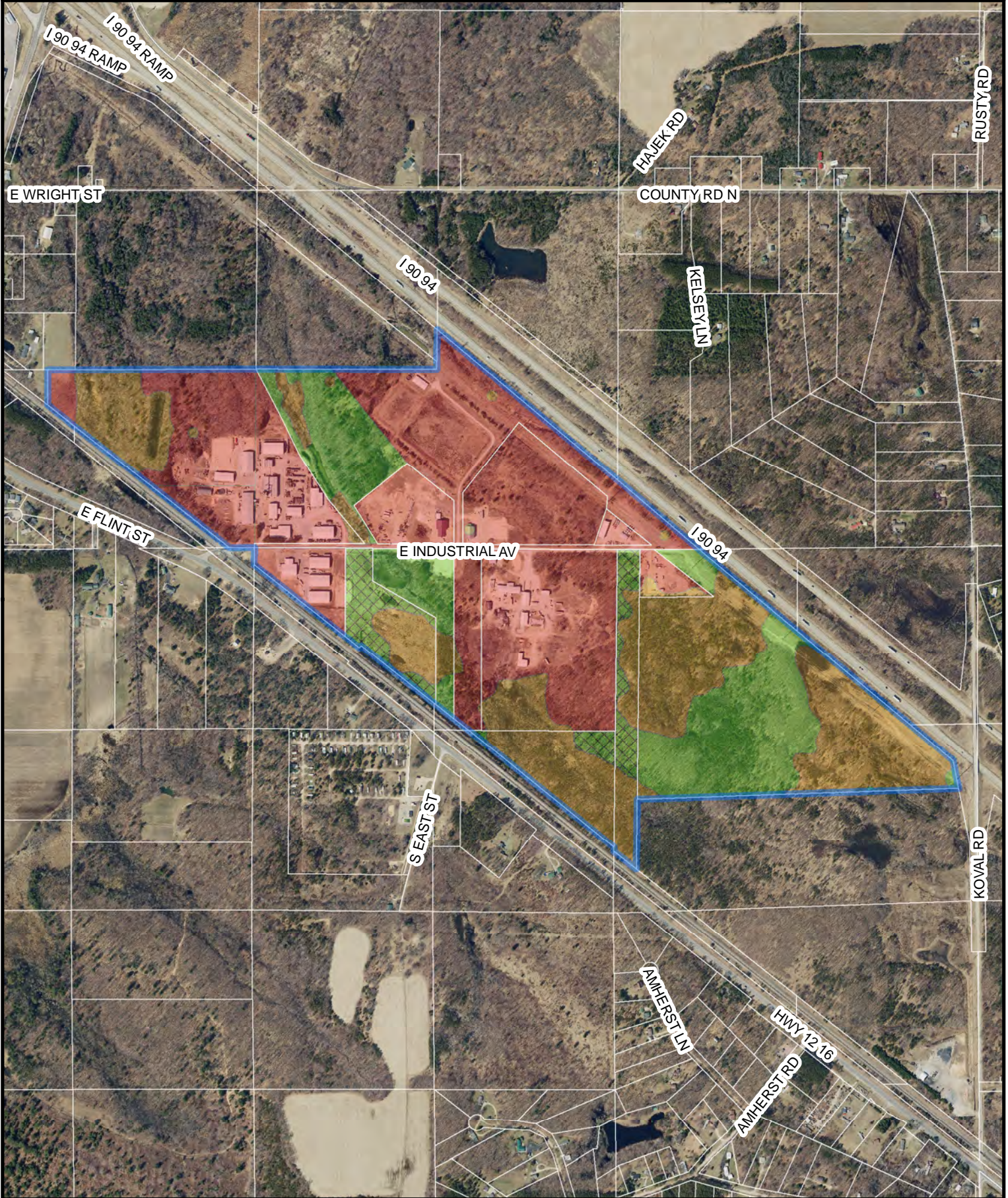
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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Regional Planning Commission



246 Total Acres
55 Available Acres

Available

Not Available

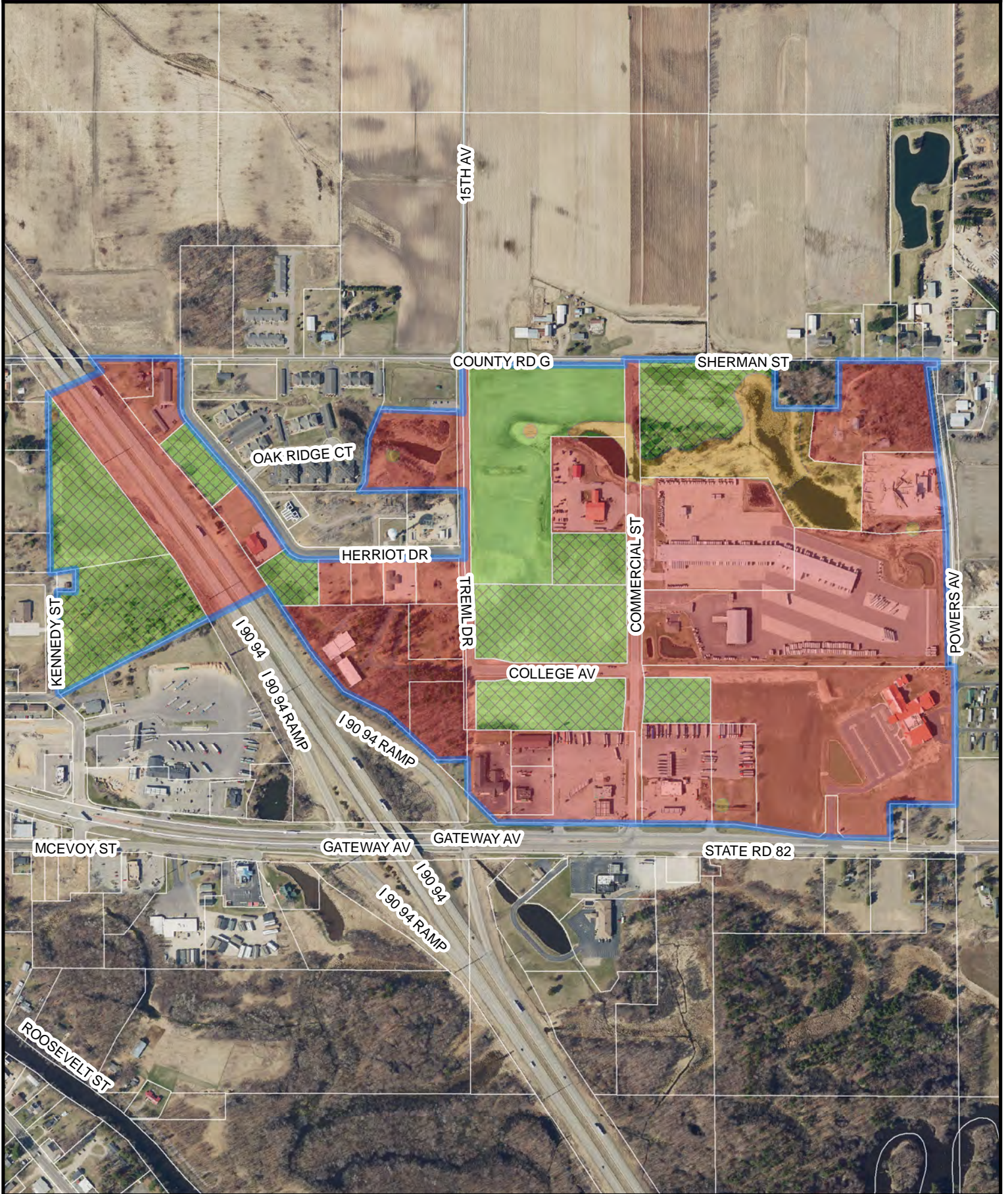
Privately Owned

Development Restrictions

Park Boundary



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202 Total Acres
58 Available Acres

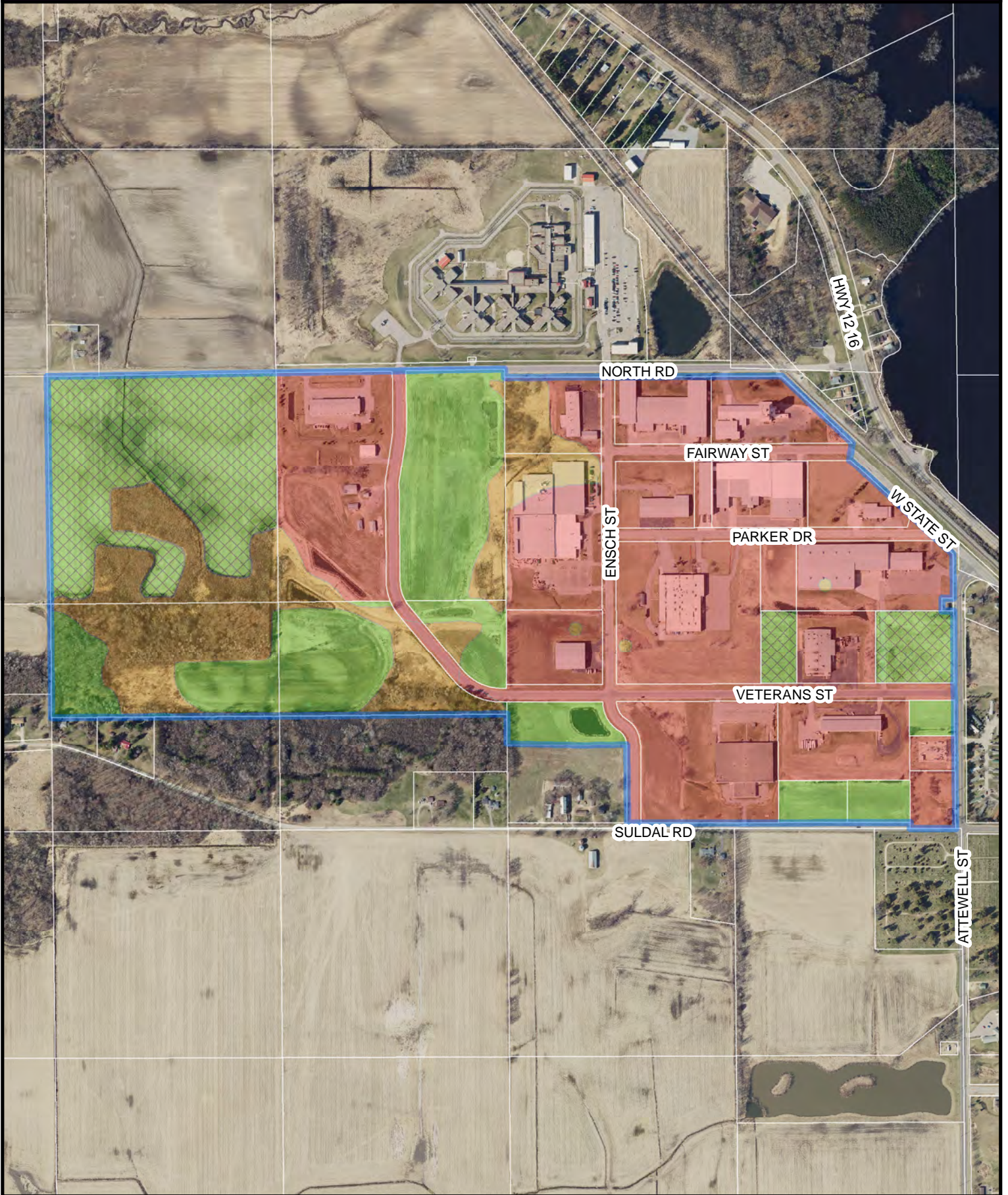
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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257 Total Acres
83 Available Acres

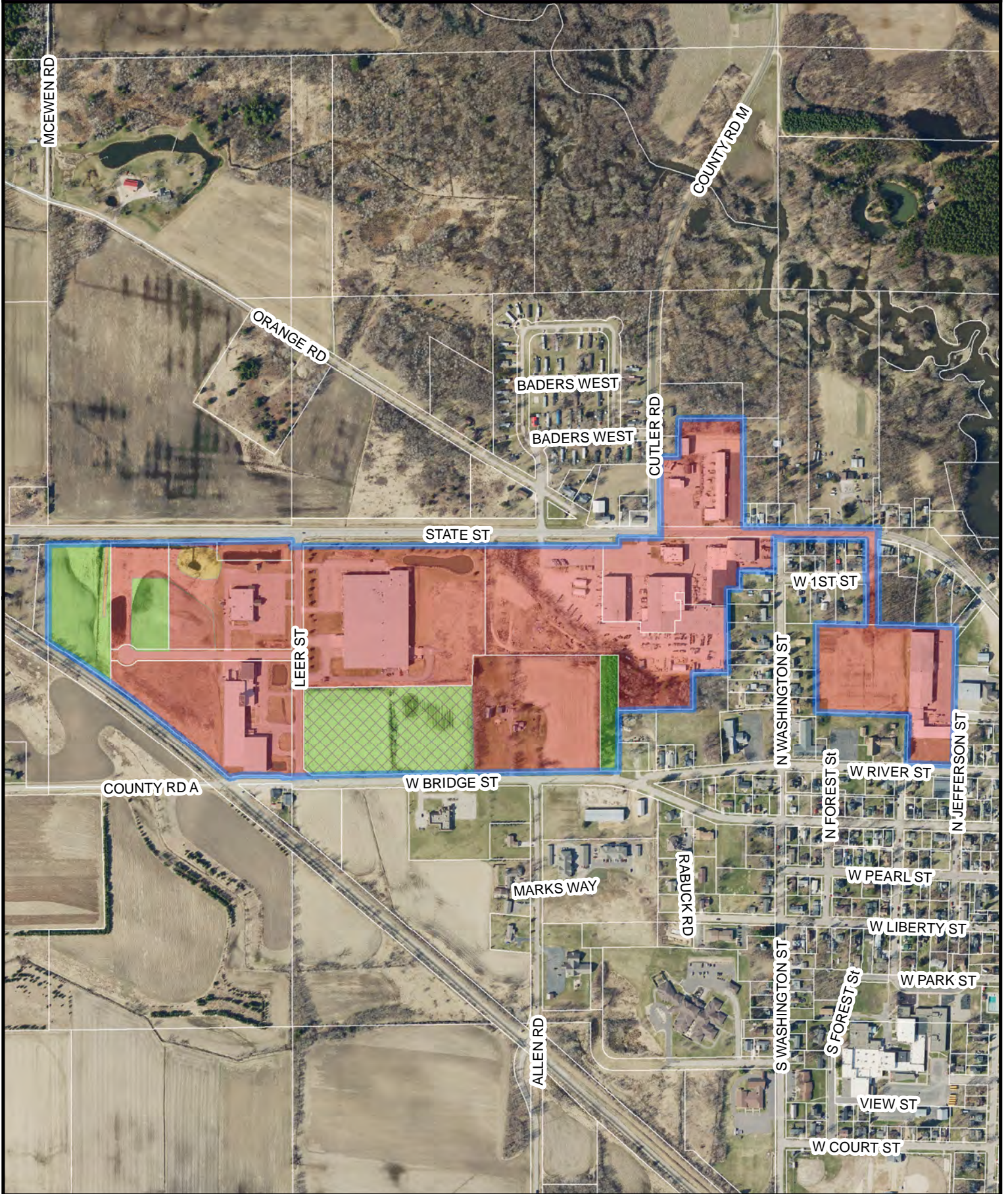
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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Regional Planning Commission



111 Total Acres
18 Available Acres

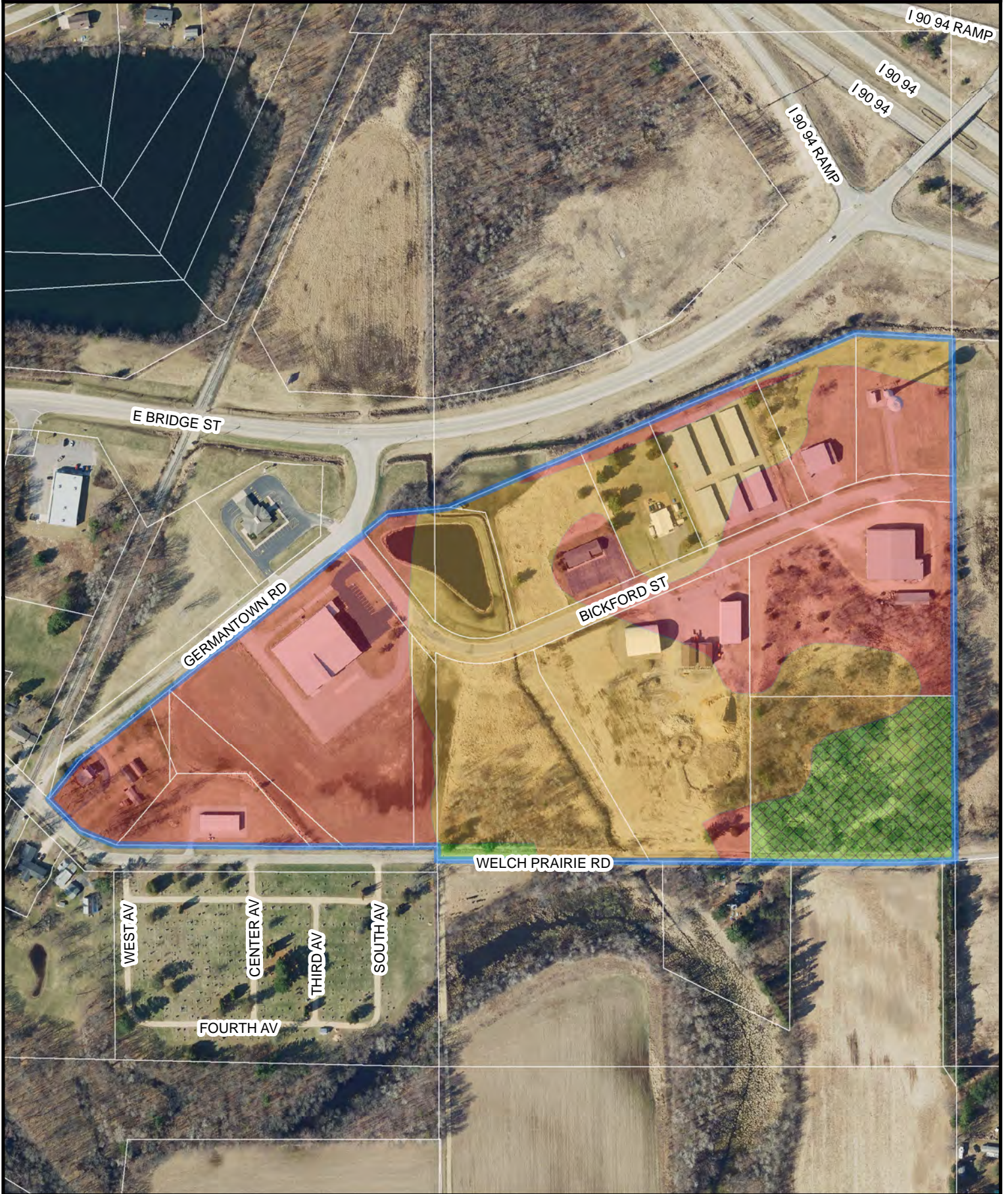
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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47 Total Acres
4 Available Acres

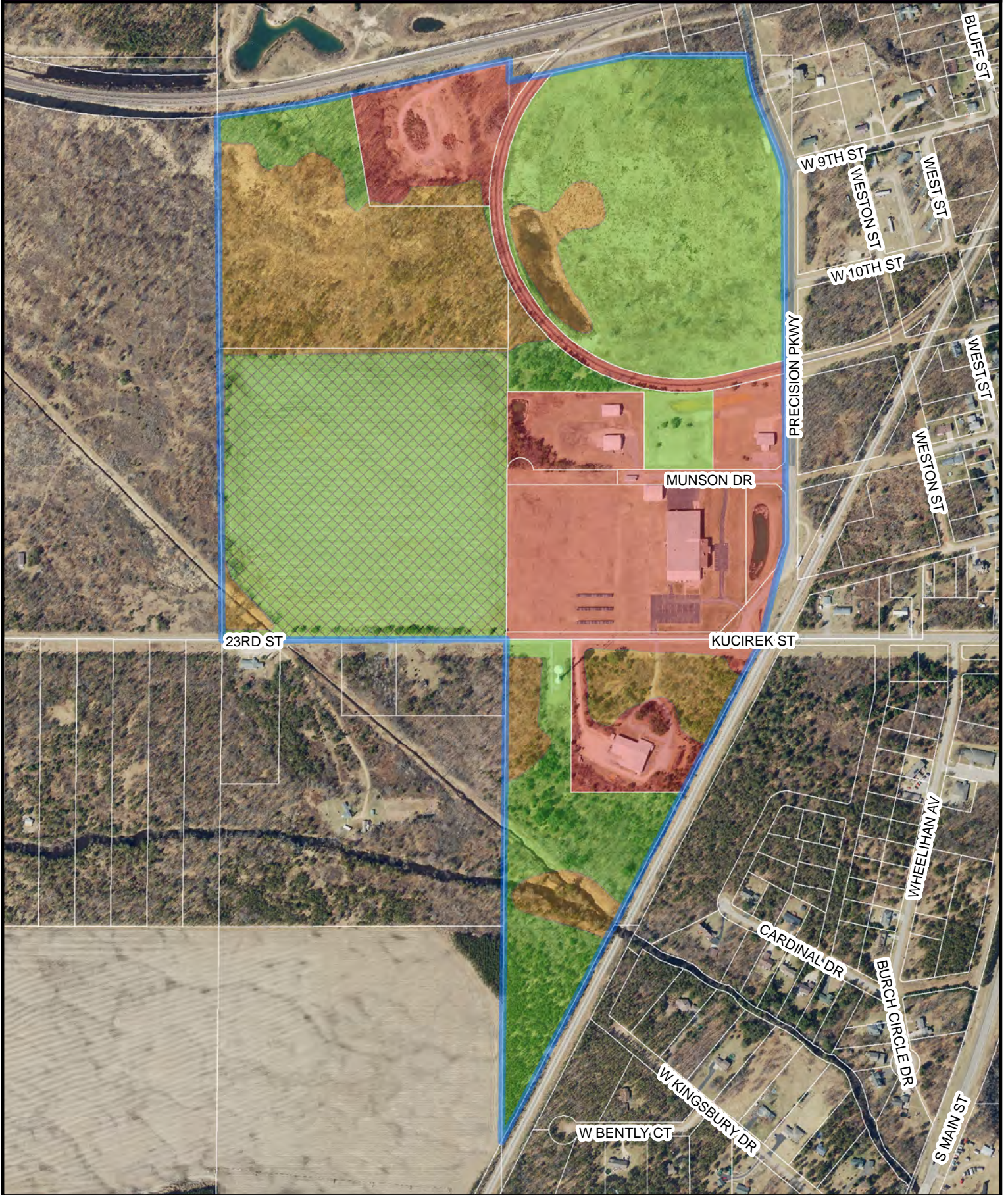
Available
 Privately Owned

Not Available
 Development Restrictions

Park Boundary



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181 Total Acres
96 Available Acres

Available

Not Available

Privately Owned

Development Restrictions

Park Boundary



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5 Total Acres
1 Available Acres

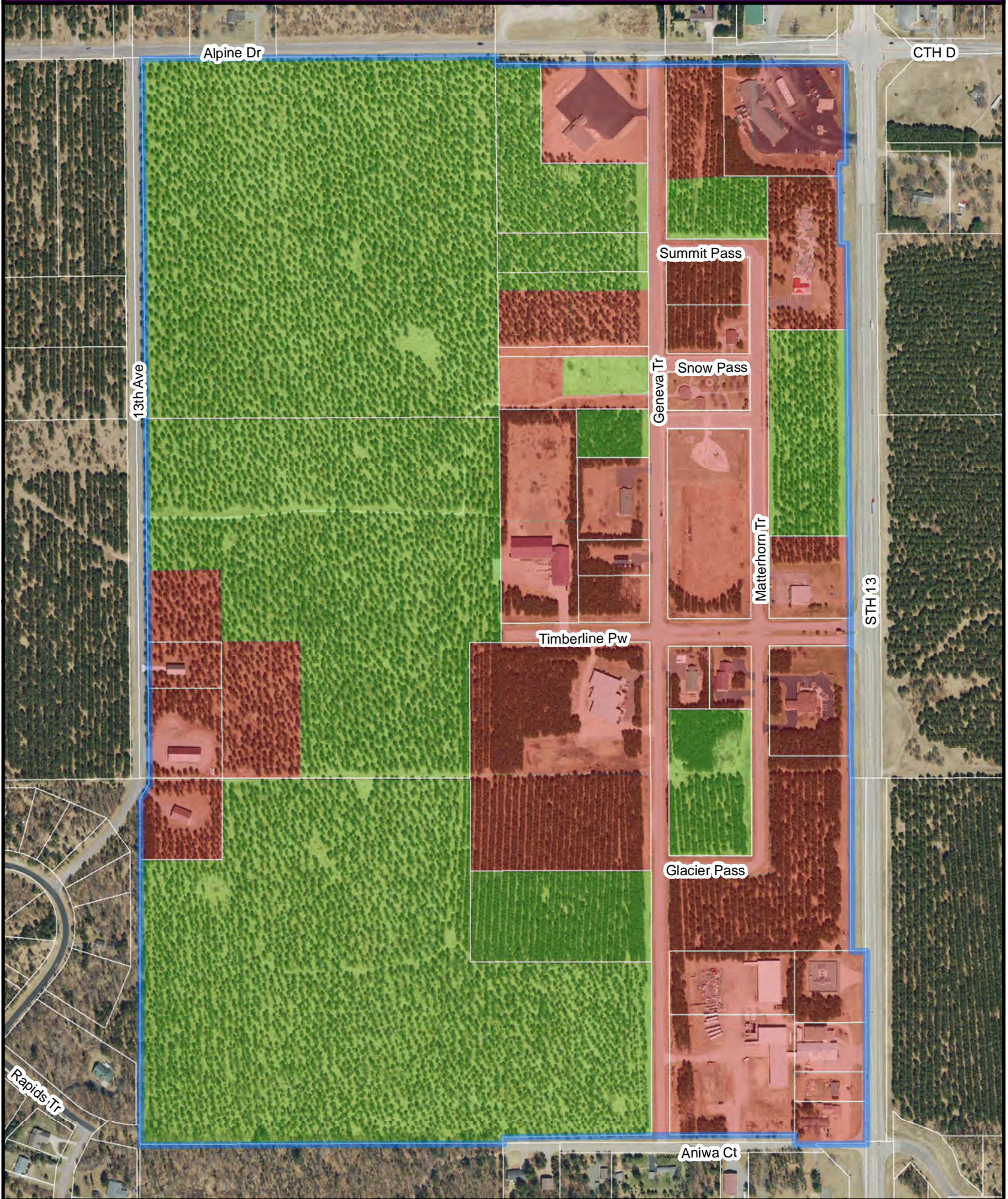
Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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231 Total Acres
137 Available Acres

- Available
- Not Available
- Development Restrictions
- Park Boundary
- Privately Owned



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29 Total Acres
26 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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46 Total Acres
0 Available Acres

Available

Privately Owned

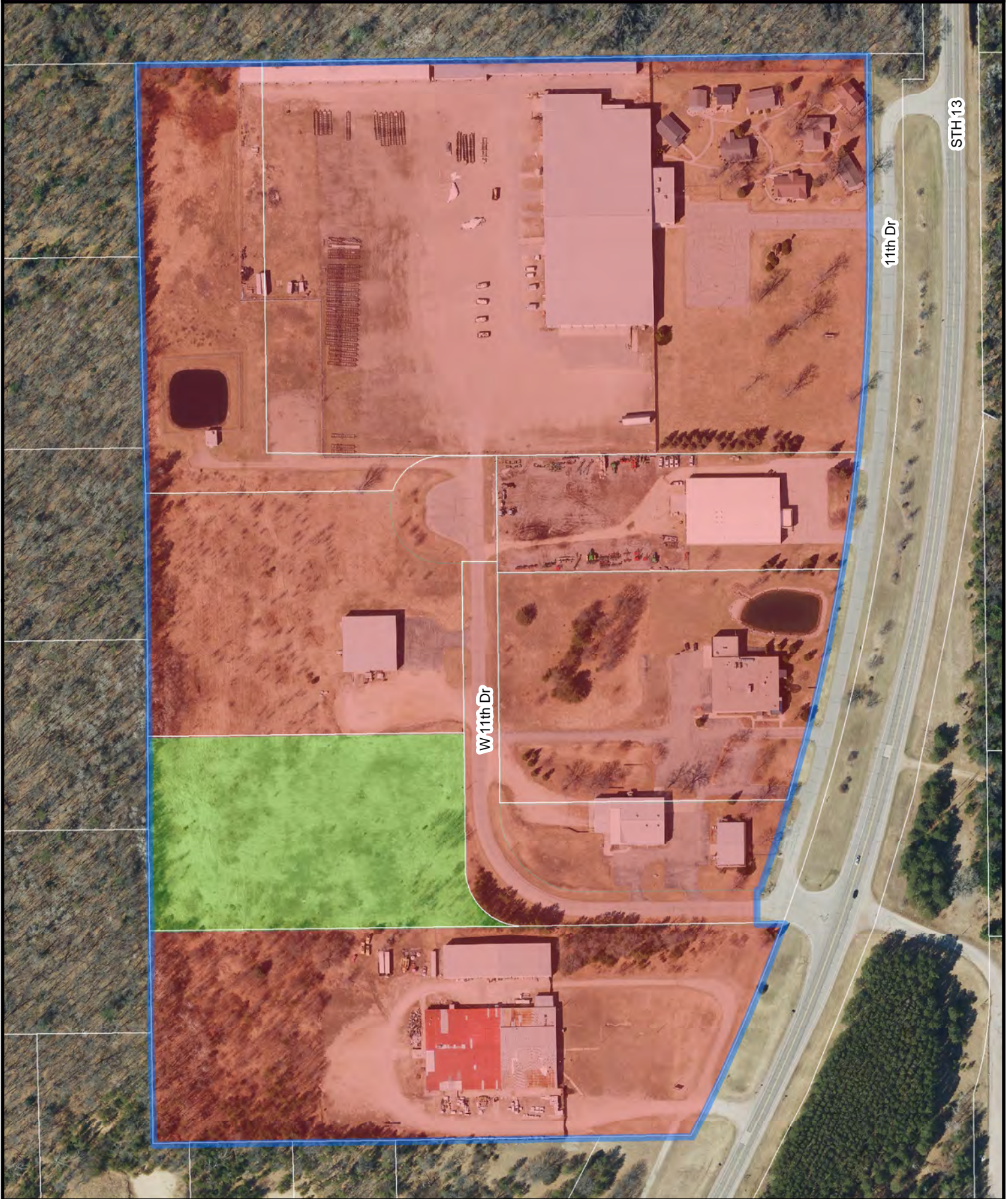
Not Available

Development Restrictions

Park Boundary



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Regional Planning Commission



58 Total Acres
5 Available Acres

Available

Not Available

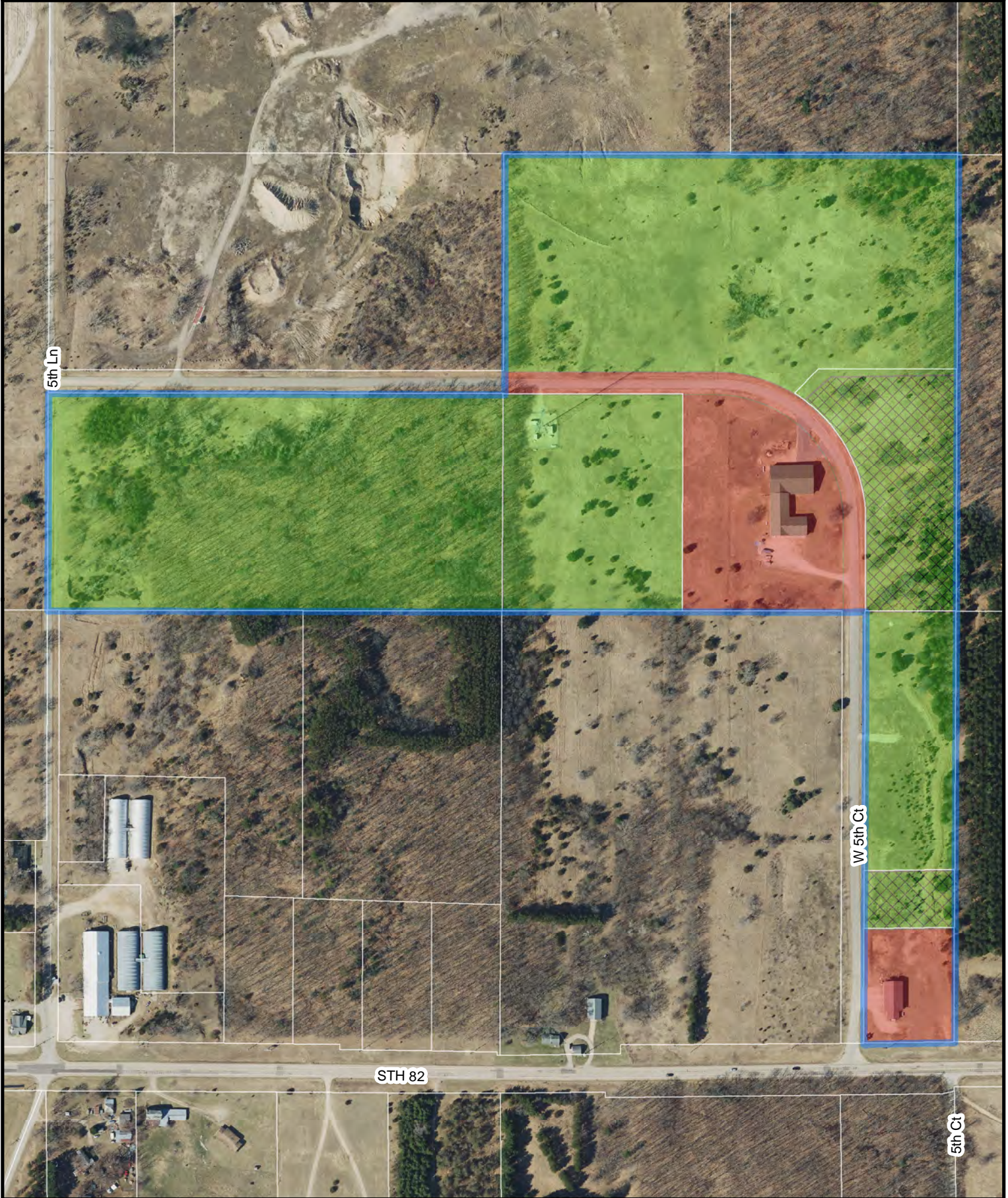
Privately Owned

Development Restrictions

Park Boundary



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Regional Planning Commission



66 Total Acres
56 Available Acres

Available
Privately Owned

Not Available
Development Restrictions

Park Boundary



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