

Why Sun Prairie?

- Conveniently located in the Madison, Wisconsin region for quick access to I-39/90/94, U.S. 151, the Dane County Regional Airport, and Madison Metro Bus service.
- Consistently one of the fastest growing cities in WI (population growth, net new construction, etc.).
- Flexible & scalable high-speed business internet over dedicated fiber with speeds up to 1 GBPS.
- In house commercial & industrial plan review (vs. sending into the State of Wisconsin).
- Fast zoning approvals (less than 8 weeks or faster for projects that qualify for staff level approvals).
- Competitive financial assistance packages for qualified projects including TIF and an Opportunity Zone benefits.

2019 Sun Prairie Showcase - Points of Interest

1. QBE

- a. Privately held international regional insurance company (North American Operations)
- b. One of the City's largest employers at 450 people (behind only Colony Brands and the Sun Prairie School District)
- c. Global Digital Innovation Lab
- d. Continental Mapping – Up to 150 employees
- e. Existing office space for lease (up to 78,000 s.f.) – For more information: <http://propertydrive.com/images/proppics/73561pic2.pdf> or <http://propertydrive.com/search/property.asp?proptype=1&propid=7356>; Contact Ben Hurd, IA Management LLC – HC, 608-422-5665 or bhurd@iamgtllc.com
- f. Developable land available: 22.55 acres at the corner of STH 19 and CTH C – For more information, contact Neil Stechschulte at the City of Sun Prairie, business@cityofsunprairie.com

2. Future High School Site

- a. Referendum passed in Spring 2019, planning currently underway. Scheduled to open in Fall 2022.
- b. Conceptual Site Plan (Main Floor): https://resources.finalsite.net/images/v1563999690/sunprairiek12wius/mjsvrkmcqs4vyfv6a8rt/SunPrairieASD_SecondHSSitePlans_30x42BoardPRINT2.pdf

3. Main Street & Grand Avenue

- a. Meadow View Elementary School (New) – One of two new elementary schools. Opened in Fall 2018.
- b. Grand on Main Project – Multi-tenant space, tenants include Park Bank, Robertson Cosmetic Center, Jimmy John's, Harvest Chiropractic, Hu-Hot, Orange Shoe Fitness, Sun Prairie Nail Spa and Foss Swimming School. Available space ranges from 1,850-3,000 sq. ft. Contact Jesse Schluter at 608-669-2671 or jesse@wicommercialre.com.
- c. Hy-Vee (19,650 s.f. Health Market and 6,500 s.f. "Fast & Fresh") & Summit Credit Union (3,700 s.f.)

4. Westside Community Services Building – Current home to the City's Recreation Department, Police Department, EMS and Fire. Currently being expanded. Project should be completed by Winter 2020.

5. Menards & Springs Apartments

- a. Menard's (completed in 2018) is currently building a car wash in front of the store.
- b. The Springs (completed in 2018) is 228 units over 12 buildings.

6. Prairie Lakes

- a. A \$24 million Hilton Garden Inn opened in Fall 2018. The City invested \$4.95 million in TIF assistance to make this project happen.
- b. TJ Maxx, Home Goods, 5 Below, and Topsy Cow, all opened in 2019.
- c. Sugar River Pizza is planning on beginning construction by Spring 2020.
- d. For more information: <https://shopprairielakes.com/leasing/>
- e. Contact: Chad Fedler, (608) 837-0100

7. SSM Healthcare Campus (TIF #9) and Park and Ride

- a. Stand-alone emergency room.
- b. Site may eventually expand to other outpatient clinic uses or maybe other hospital space.
- c. Includes new Park and Ride facility that opened on August 30th along with Route 23 for Madison Metro commuter bus service. For more information
- d. City of Sun Prairie owns two development parcels (3.44 acres and 1 acre lots); seeking office, hotel, R&D technology uses. For more information, contact Neil Stechsulte at the City of Sun Prairie, business@cityofsunprairie.com.

8. Park 151

- a. Privately owned business park (Interstate Partners). Developer currently has 110,000 sf. of industrial multi-purpose space built which is mostly leased, and is planning to begin construction on a second building in Fall 2019.
- b. Commerce I Class A Light Industrial Building (137,000 s.f.):
<http://www.interstatepartners.com/property/64>
- c. Commerce II Class A Light Industrial Building (137,000 s.f.):
<http://www.interstatepartners.com/property/66>
- d. Sani-Matic opened their new facility in May 2019. TIF #13 funded the public infrastructure for this development (around \$4 million).
- e. Contact: Jeff Whipple, Interstate Partners, (262) 506-1007 or jwhipple@interstatepartners.com

9. Smith's Crossing

- a. One of Sun Prairie's Traditional Neighborhood Developments, and one of Veridian Homes most successful neighborhoods in Sun Prairie.
- b. 8 commercial lots on 15 acres fronting U.S. 151 available. Contact DSI Real Estate at (608) 226-3060 or for more information: <https://images1.loopnet.com/d2/NDHfyHnvpTxWlZyf9OrvAf-rGW-MC0MB75hB9zvbq5U/document.pdf?dl=1>

10. Northeast Branch of the YMCA of Dane County – Their newest facility in Dane County. Provides fitness, swimming and day care services.

11. Schneider Property

- a. Purchased by the City for construction of a regional stormwater facility.
- b. Currently working with a developer (Colburn Hundley) for a possible retail project on the site.
- c. For general site status information, contact Neil Stechschulte at the City of Sun Prairie, business@cityofsunprairie.com
- d. For outlot information, contact Jeff Hundley at (616) 742-5200

12. Veridian's McCoy Addition to Smith's Crossing – Newest residential addition to the Smith's Crossing neighborhood.

13. Walmart – Site of the first Walmart in Dane County. Worked with the City to redevelop on the site instead of moving to the west side. City worked with WisDOT to realign some local roads and add some traffic controls and stormwater management in this area.

14. Sun Prairie Public Library & Sun Prairie Media Center – Currently undergoing plans for expansion.

15. Sheehan Park – New Master Plan is underway.

16. Sun Prairie Family Aquatic Center – Closed for the season at the end of August.

17. Sun Prairie School District Offices – Primary offices for the District's administrative staff.

18. Lighthouse of Sun Prairie

- a. Redeveloped parcel in Downtown with 144 units of senior apartments across a full continuum of care.
- b. The City provided TIF assistance over time based on a percentage of the valuation and taxes paid to help with environmental remediation and structural condition of the soils on this site.

19. Full Mile Beer Company & Kitchen & Loft at 132/Cannery Square

- a. Restaurant, brewery and event space opened Fall 2018.
- b. The project was built on a remnant parcel that was left over from other downtown redevelopment.
- c. The City dedicated the land, and provided \$70,000 in TIF assistance to aid in the environmental costs of the site.
- d. The City has also provided the Loft at 132 with marketing assistance with their meeting space through our Tourism Commission.

20. Sun Prairie High School (East) & Sun Prairie Ice Arena

21. City Hall – Built in 1993. Recently installed energy efficiency projects

22. Main and Bristol Redevelopment Site

- a. Downtown Explosion Site – 6 properties were completely destroyed, and another 24 buildings sustained significant damage. Lost property value of \$1.84 million. Additional \$750,000 damage reported. (North side is located in the Opportunity Zone)
- b. Road reconstruction of Main & Bristol cost approximately \$1 million.
- c. Currently undergoing a revitalization and redevelopment plan with the Lakota Group. For more information go to: <https://www.thelakotagroup.com/projects/sun-prairie-main-and-bristol-redevelopment-plan/>
- d. City considering possible relocation of Sun Prairie Utilities building to allow for a larger redevelopment site.
- e. Also working with the pending redevelopment of Ashley Field. For more information, go to:

23. JW Interiors – Mixed retail and office project. Redeveloped the former Marathon Gas Station that was there previously.

24. Catalyst Apartments

- a. 148 units of market rate apartments.
- b. This redevelopment of the former Hanley Hardware site is being assisted with up to \$5 million in TIF assistance and is currently under construction.
- c. October 2019 occupancy is 48%, with the second building opening in Fall 2019.
- d. For more information, go to: <https://www.catalystonmainapartments.com/>
- e. Contact: Andrew Schmidt, Forward Management, Inc., Phone: 608-242-1700

25. **McGovern's Site** – Tavern is currently closed. The motel was previously sold off. Former Masonic Lodge site to the north is also for sale. The residential units in back are currently occupied. The City is aware of a potential offer to purchase the site, but is not aware of any other details or who the buyer is at this point. This area is in the Opportunity Zone.

26. McHenry Apartments

- a. Mix of workforce housing (37 units) and market rate (37 units) apartments.
- b. Completed in 2018.
- c. The City provided TIF assistance in the amount of up to \$2.5 million for this redevelopment project.
- d. For more information, go to: <https://www.themchenry.com>
- e. Contact: Andrew Schmidt, Forward Management, Inc., Phone: 608-242-1700

27. Main Street Apartments

- a. A majority of these 64 units are workforce housing units with a few market rate units.
- b. Currently under construction, scheduled to open Spring 2020.
- c. The City invested \$1.25 million in TIF assistance for this redevelopment site.
- d. Contact: Nicole Solheim, Director of Development, Gorman USA, 608-445-0995 or nsolheim@gormanusa.com

28. Proposed Boys & Girls Club of Dane County facility – Potential day care site and other programming. Tentative opening date in early 2020.

29. Sun Prairie Business Park

- a. Home to more than 1,500 employees.
- b. Current employers include: Guardian Industries, Village Hearth, Palmer Johnson Power Systems (UC), Imperial Blades, Trachte Building Systems, Elite Embroidery, Wisconsin Distributors, WPPI Energy, Hallman Lindsay, Colony Brands, MacDon Industries (UC), Thermal Spray Technologies, Four Lakes Label, Royle Printing (UC), Badger Graphics, WE Energies, ProActive Engineering, Prairie Kids Club (UC), Marten Builders (UC), i3 Product Development, and Madison-Kipp Corporation.
- c. 2019 New Construction or Expansion Projects: MacDon (NEW), Palmer Johnson Power Systems RECON Facility (NEW), Imperial Blades (Expansion), Royle Printing (Expansion), Trachte Building Systems (Expansion), Heartland Church (Expansion), Prairie Kids Club (NEW), Prairie Plastics (Relocation & Expansion), Guardian Industries (Potential Expansion); approximately 195,000 s.f. of new projects at an estimated value of \$24 million.
- d. For more information, contact Neil Stechschulte at the City of Sun Prairie, business@cityofsunprairie.com.

30. Business Park Expansion Area (TIF #12)

- a. Anchored by KollegeTown Sports, this 64-acre area is owned by the City and will be marketed towards similar uses already found in the existing Business Park.
- b. Utilities and streets stubbed to the site.
- c. For more information, contact Neil Stechschulte at the City of Sun Prairie, business@cityofsunprairie.com.

31. Buck & Honey's/Liberty Square - One of the City's first commercial/mixed use areas to develop off of the City's traditional commercial corridors.

32. The Reserve - One of Sun Prairie's newest residential subdivisions. They are applying to be 2020 Parade of Homes site.

33. Token Springs Elementary School (New) – One of two new elementary schools. Opened in Fall 2018.

34. Sun Prairie Wastewater Treatment Facility – Currently undergoing some upgrades to meet new regulations on phosphorus.

For additional information, Contact:

Neil Stechschulte, Director of Economic Development

www.cityofsunprairie.com/economicdevelopment

business@cityofsunprairie.com

608.825.0806