

FOXCONN IN WISCONSIN

BUILDING FOR THE FUTURE



HISTORIC GROUNDBREAKING



GROUNDBREAKING

Groundbreaking Ceremony of
Wisconsin Valley
Science & Technology Park



TECHNOLOGY SHOWCASE



More than 3,000 visitors attended the *first day* of the two-day showcase!

Foxconn showcased cutting-edge applications of the advanced display technology that it will be developing at its Mount Pleasant campus, including:

- The latest generation of displays in self-driving cars and aircraft systems
- Learning systems
- Personalized entertainment
- Healthcare and medical solutions
- Advanced manufacturing systems
- Interactive retail
- Safety



ROAD RIGHT OF WAY / ACCESS

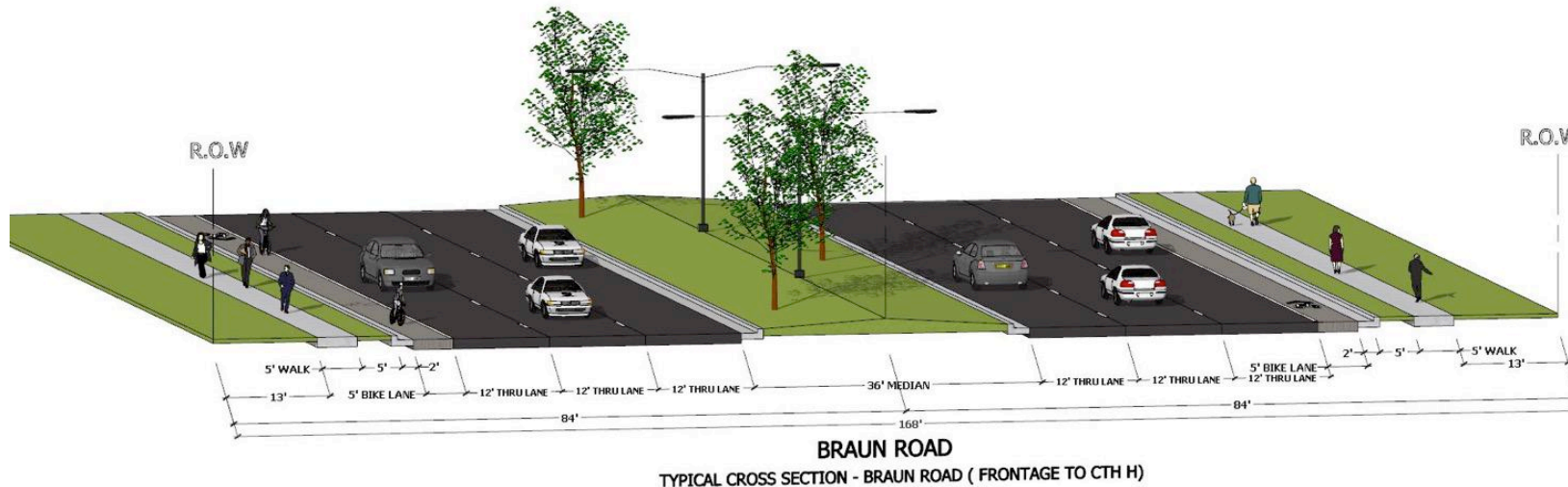
Carefully controlled access is essential to maintaining safety and mobility on the newly expanded roadways, given the size and scope of the development, and its associated traffic:

- The **largest manufacturing campus in Wisconsin.**
- During shift changes, the **traffic will be similar to that around Miller Park** after a Milwaukee Brewers Game, with an anticipated **6,000 cars** coming and going.



ROAD RIGHT OF WAY / ACCESS

- Standard Access Management Principles for 6-lane divided highways serving the volume of traffic projected for this development calls for carefully controlled access points.
- WisDOT and the local community are applying the same principles to these roads as are used on similar state and local highways throughout the state to ensure safe and orderly traffic.
- The proposed access changes accommodate local land use planning and economic development goals and conform to Wisconsin State Statutes and Administrative Codes.



ACCESS CONTROL DECISIONS

- Decisions regarding access control on the **local and county roads** that have been jurisdictionally transferred to WisDOT have been made based on an October 2017 Agreement and Access Management Principles that call for controlled access to maintain safety and mobility.
- Decisions regarding access control on the **state highways** (WIS 11, WVW and IH 94 EFR) have been made by WisDOT based on a February 2018 Agreement, planned future land use and Access Management Principles that call for controlled access to maintain safety and mobility.
- The Village of Mount Pleasant is implementing access controls through the acquisition of access rights.



WisDOT Update July 16, 2018

WISCONSIN DEPARTMENT OF TRANSPORTATION
STEVE HOFF, DESIGN PROJECT MANAGER



DEVELOPMENT ROADS

Project Summary

County KR (I-94 to Green Bay Road)

County H (County KR to Venice Ave)

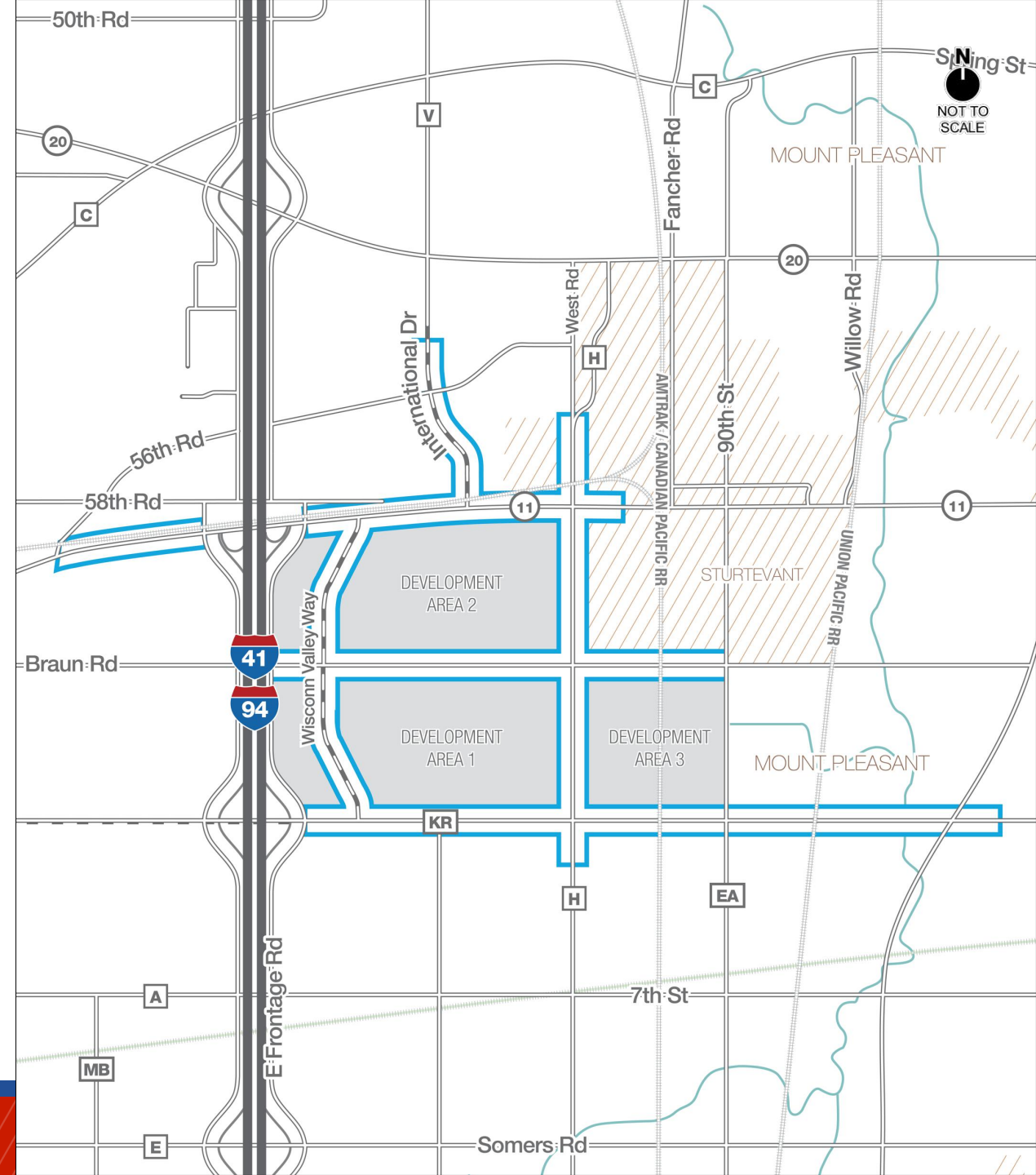
Braun Road (I-94 to 90th St)

WIS 11 (56th Rd to County H)

International Drive (extension to WIS 11)

Wisconn Valley Way

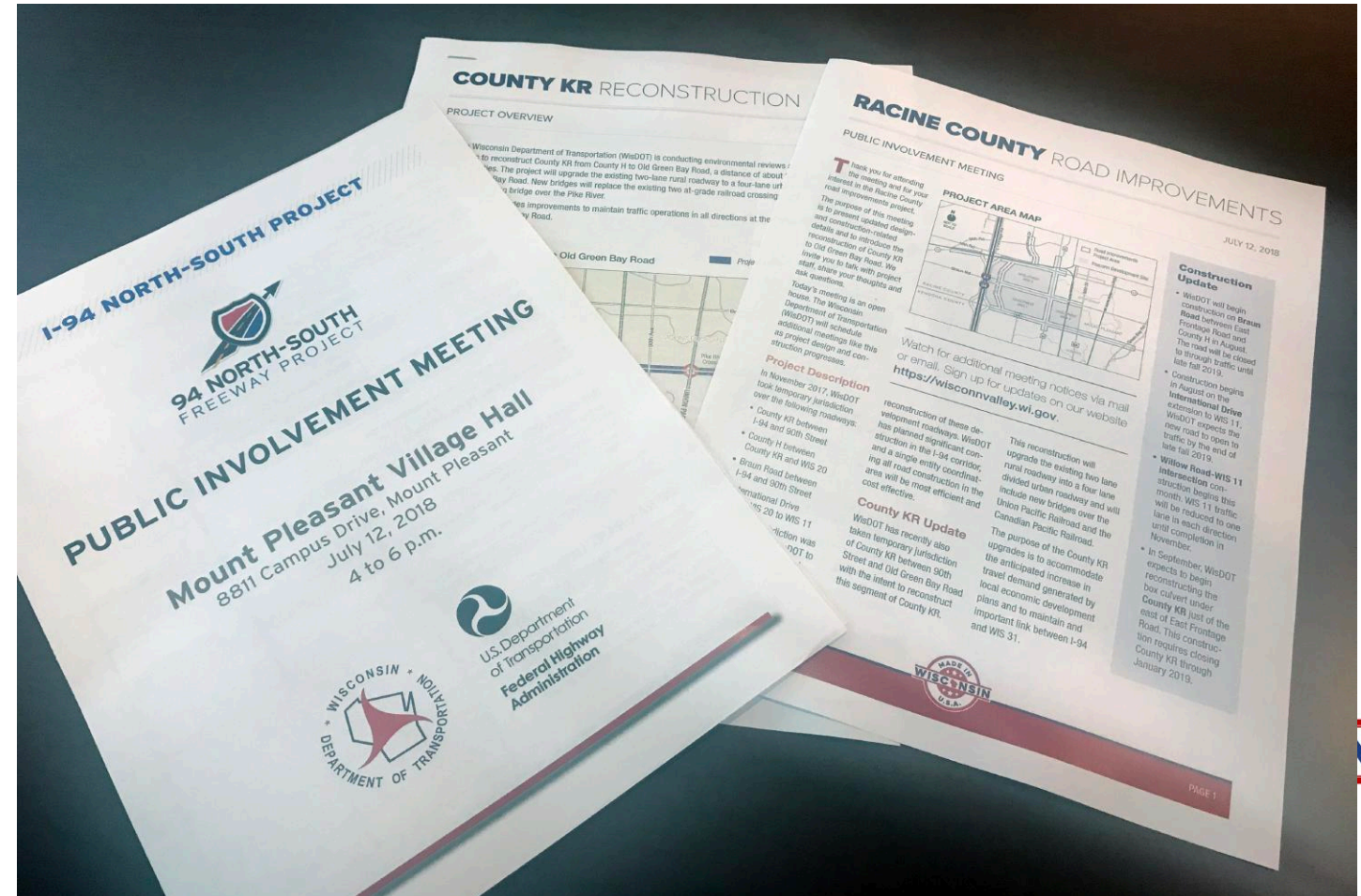
New north-south roadway between
County KR and WIS 11



NEW

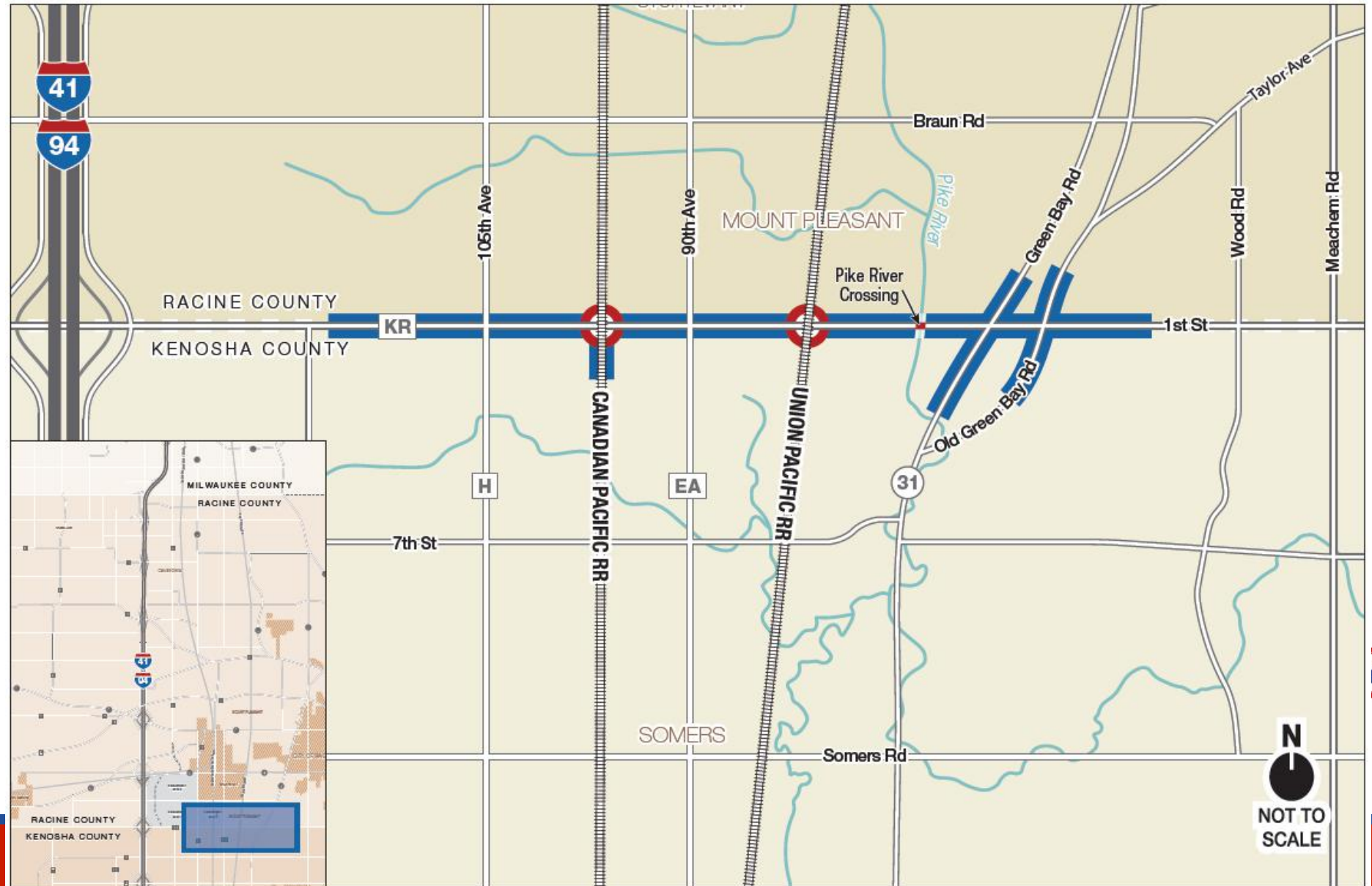
Last Public meeting

- Held last meeting on July 12, 2018
- Provided information on development roads and I-94
- Displayed design option for County KR



NEW

County kr design





County kr design

Preparing environmental review and design plans to reconstruct 2.8 miles of County KR from County H to Old Green Bay Road

Upgrading existing two-lane rural roadway to a four-lane urban roadway and replace the Pike River bridge

Constructing new overpasses at the Union Pacific Railroad and the Canadian Pacific Railway

Maintaining traffic operations in all directions at the County KR intersections with WIS 31 and Old Green Bay Road

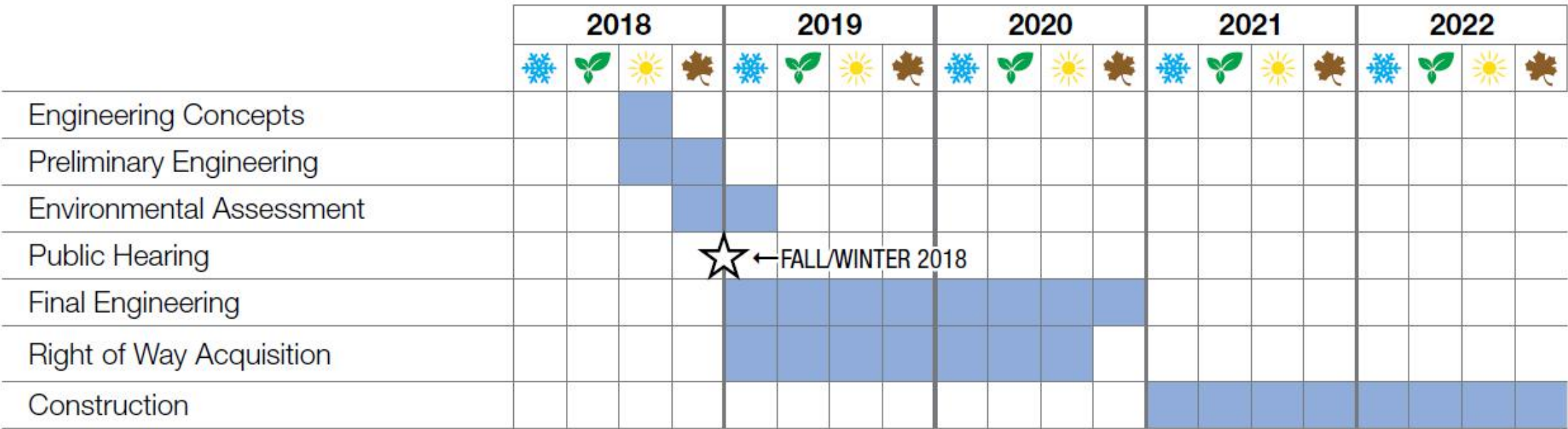




COUNTY KR DESIGN

After tonight’s meeting, WisDOT will review public comments, refine engineering plans and prepare the environmental assessment

WisDOT will then complete final engineering and environmental permit applications, pending approval of the final environmental document. Racine County, Kenosha County and the Village of Mount Pleasant will be responsible for right of way acquisition, and construction is expected to begin in spring 2021



AREA 1 PHASE 1 CONSTRUCTION TIMELINE

Spring 2018

Start of Site Development

August 2018

Start of Multipurpose Building Construction

Winter 2018 / Spring 2019

Major Material and Equipment Procurement
Advanced Manufacturing Facilities

Spring / Summer 2019

Start Advanced Manufacturing Facilities
Building Construction



A WISCONSIN FIRST APPROACH

BUSINESS AND WORKFORCE INCLUSION GOALS

Business Contracting and Inclusion Goals

Wisconsin based Businesses	60%
Racine County based Businesses	10%
Minority-Owned (MBE) Business Enterprises	10% Combined
Woman-Owned (WBE) Enterprises	
Veteran-Owned Business Enterprises	

Workforce Inclusion and Diversity Goals

Wisconsin Resident Work Hours with an emphasis on Racine County Residents	70%
Minorities or People of Color*	10% Combined
Women	
Veterans	



MULTIPURPOSE BUILDING WORK PUTS WISCONSIN FIRST

Bid Release #2 – Multipurpose Building Awarded

All Prime Subcontractors have a Wisconsin Office and Are Committed to Placing “Wisconsin First”

- Concrete Work - **Superior Masonry Builders Inc.**, Butler, Wisconsin
- Precast Work - **Spancrete, Inc.**, Waukesha, Wisconsin
- Structural Steel and Miscellaneous Metals Work - **Merrill Steel**, Schofield, Wisconsin
- Architectural Work - **The Boldt Company**, Appleton, Wisconsin
- Elevator Work - **Otis Elevator Company**, Milwaukee, Wisconsin
- Mechanical, Plumbing, Fire Protection Work - **TOTAL Mechanical, Inc.**, Pewaukee, Wisconsin
- Electrical Work - **Pieper Electric, Inc.**, New Berlin, Wisconsin
- Landscape Work - **Bright View Landscape Development, Inc.**, Milwaukee, Wisconsin



SITE DEVELOPMENT WORK ON TRACK

Key Activities:

- Continued Site Mobilization of Equipment
- Continued Installation of Erosion Control Systems
- Continued Stripping and Stockpiling of Topsoil
- Continued Removal of Drain Tile
- Continued Cut and Fill of Roadways Roadway(s) and Building Pads
- Continued Installation of Haul Roads and Entrances
- Continued Cut-In of Basins
- Started Installation of Storm Water Piping



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



SITE PHOTOS



BUILDING COMMUNITY



FIVE ADDITIONAL INFORMATION SESSIONS FOR CONSTRUCTION WORK

Green Bay: July 25, 2018, registration at 1:00 p.m., session 1:30-3:00 p.m., Northeast Wisconsin Technical College, 2740 West Mason Street, Green Bay, WI 54303.

Eau Claire: July 26, 2018, registration at 1:00 p.m., session 1:30-3:00 p.m., Chippewa Valley Technical College, 4000 Campus Road, Eau Claire, WI 54703.

Racine County (morning): August 1, 2018, registration at 11:30 a.m., session 12:00-1:30 p.m., Gateway Technical College, 2320 Renaissance Blvd., Sturtevant, WI 53177.

Racine County (afternoon): August 1, 2018, registration at 2:30 p.m., session 3:00-4:30 p.m., Gateway Technical College, 2320 Renaissance Blvd., Sturtevant, WI 53177.

Madison: August 2, 2018, registration at 9:00 a.m., session 9:30-11:00 a.m., MGE Innovation Center, 510 Charmany Drive, Madison, WI 53719



HOUSING

Impacts & Opportunities from the
Foxconn Development

NOW
WHAT?

WHAT DOES IT MEAN

An influx of new workers—both skilled manufacturing and construction—means a need for housing options that can't currently be met.

13,000
estimated
workers



1.24
jobs per
housing unit



10,484
housing units
needed



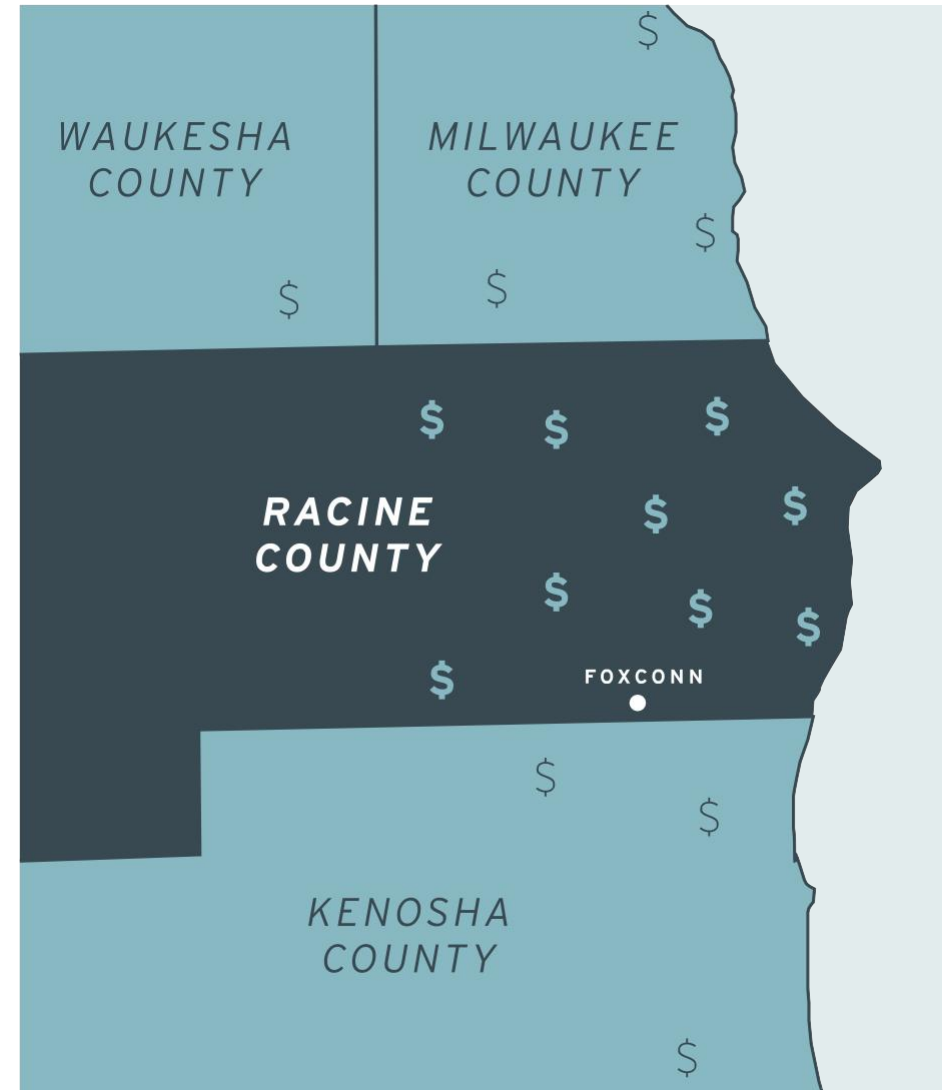
WHAT DOES IT MEAN

Ancillary development that supports Foxconn will employ even more people.



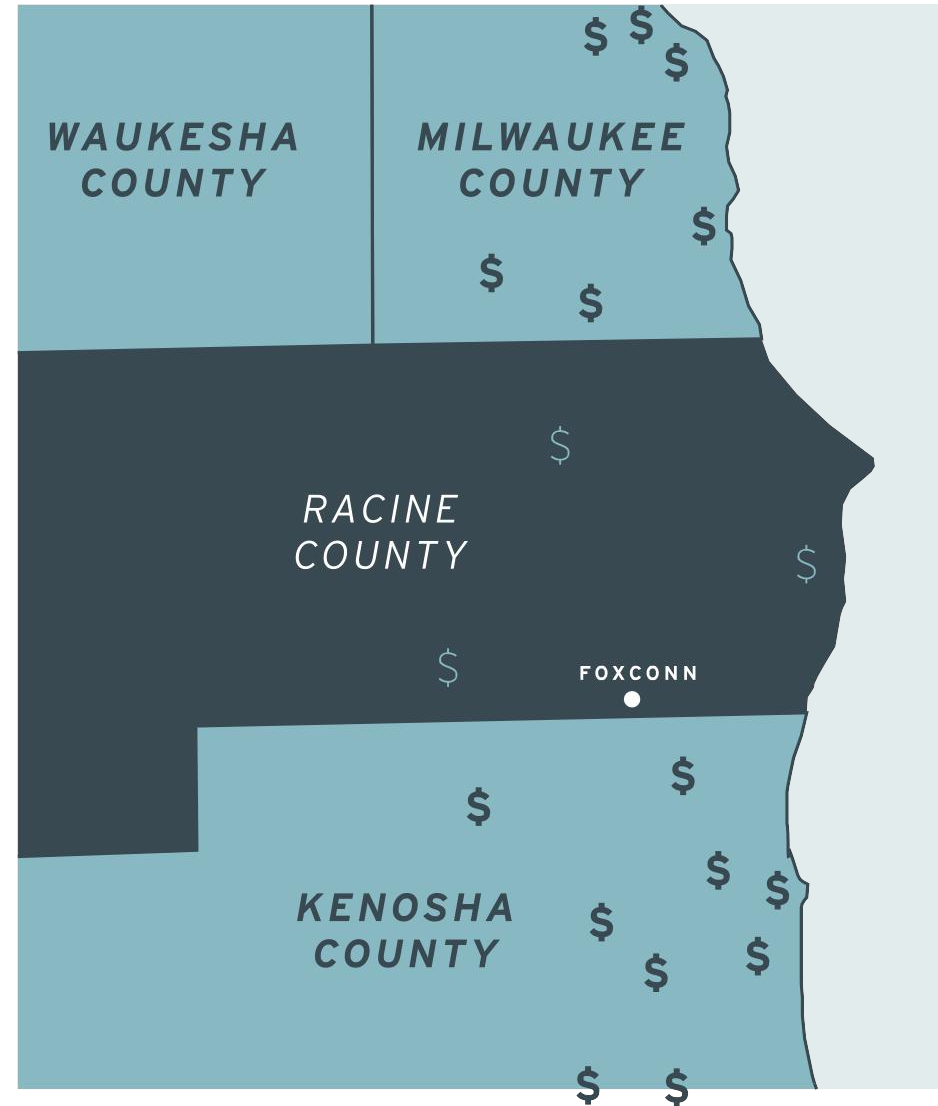
WHAT DOES IT MEAN

Multiplier effect —workers will spend money where they live.



WHAT DOES IT MEAN

If we don't have the housing to accommodate them here, their money will go elsewhere.



MANAGING THE ASSET

We must have **unified** land use and development goals that are **realistically achievable** in order to **manage growth effectively**.



SAFE & HEALTHY
NEIGHBORHOOD
S



CONNECTED
COMMUNITIES



QUALITY
OPEN SPACES



VIBRANT
COMMERCIAL
DISTRICTS



EQUITABLE
COMMUNITIES



HIGH QUALITY
AESTHETIC



STRONG
TRANSPORTATION
NETWORK



WALKABILITY,
BIKABILITY,
TRANSIT



PUBLIC
RESOURCE
ALLOCATION



EFFICIENT
INFRASTRUCTURE

HOW TO ACCOMPLISH

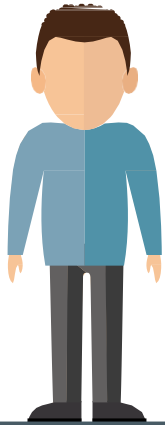
A regional land use strategy that is context sensitive, but provides for a range of housing types.



HOW TO ACCOMPLISH

Clearly communicate, educate, and illustrate the need for **multi-family housing**.

*HOUSE SIZES
SHRINKING:*



28%

of households
have just one
occupant

more than **double**
the 13% rate from 1960

DUE IN PART TO:



longer lives &
seniors **aging**
in place



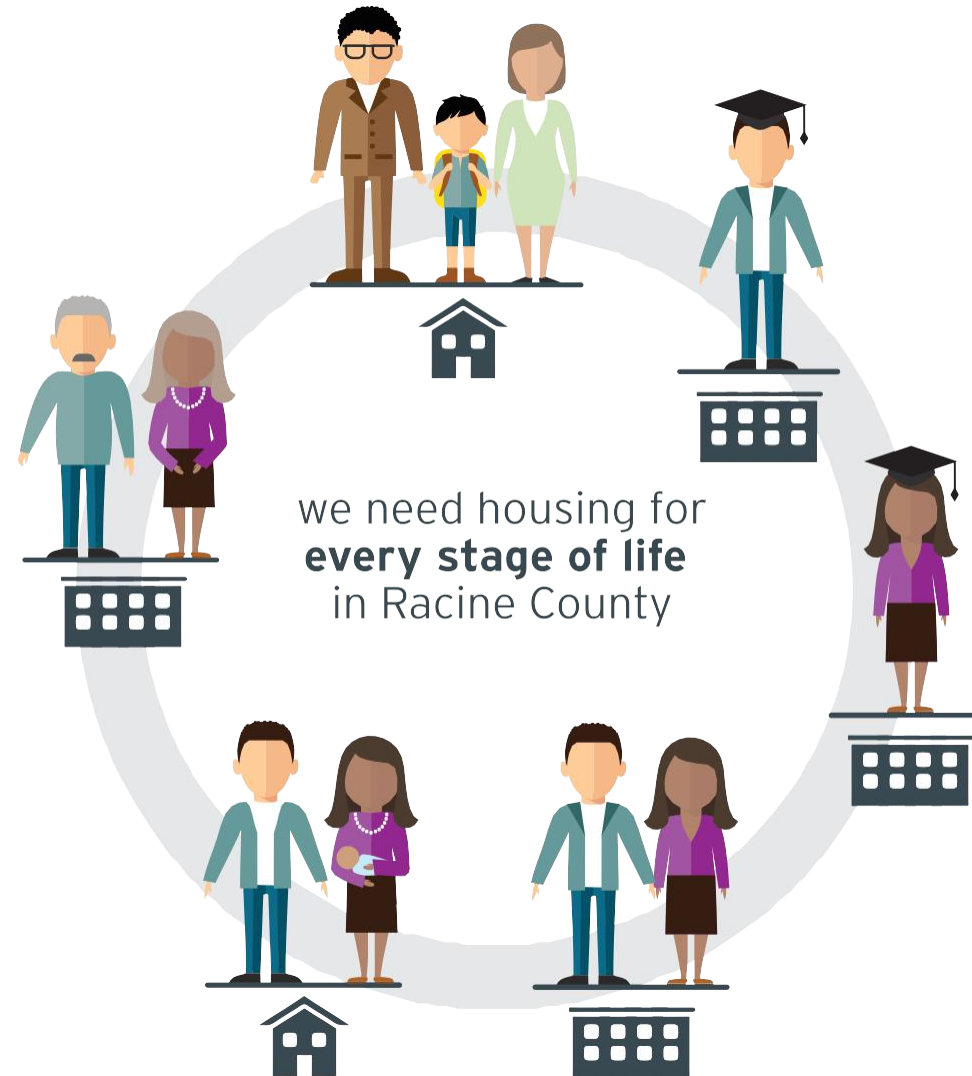
fewer children
per family



divorce

HOW TO ACCOMPLISH

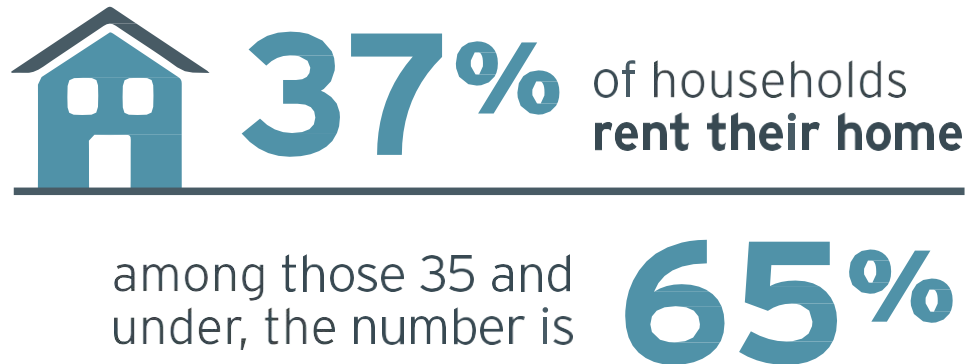
*HOUSING FOR A
FULL LIFE CYCLE:*



HOW TO ACCOMPLISH

Clearly communicate, educate, and illustrate the need for **multi-family housing**.

HOUSING TENURE TRENDS



FEDERAL LAW CHANGES



TIMING IS OF THE ESSENCE

We are **20 years behind** on supporting the creation of new multi-family housing.

If we don't react, we will get all of the **impacts and none of the benefits.**

Development is coming —it is time for our communities to guide the **right type of development** in the **right places.**

MYTH BUSTING

MYTH:

Multi-family housing lowers the value of single-family homes in the same or surrounding neighborhoods.

FACT:

Well designed and appropriately scaled new multi-family housing doesn't reduce and may enhance property values.



MYTH:

Higher-density housing creates traffic congestion and parking problems.

FACT:

A single-family development with the same number of units will create more congestion than multi-family housing.

2



MYTH:

Multi-family housing overburdens schools, produces less revenue for local governments, and places greater demand on public services and infrastructure systems.

64 children

per 100 single family homes

FACT:

Multi-family developments pay more in real estate taxes and typically include households with fewer school-age children.



COMPARED TO

29 children

per 100 apartment units

3

AMONG NEW CONSTRUCTION

Obrinsky and Stein, Overcoming Opposition to Multifamily Rental Housing, 2007

MYTH:

Multifamily apartments overburden schools, produce less revenue for local governments, and place greater demand on public services and infrastructure systems.

FACT:

Higher density development is a more cost-effective way to deliver public services such as water, sewer, electric, and street networks.

MYTH:

People who live in apartments are less desirable neighbors and more likely to engage in crime or other anti-social behavior.

FACT:

Research has found no connection between crime and housing density.



Residents of existing and new multi-family housing represent the full demographic spectrum of our community's workforce.



Apartment residents are almost twice as likely to socialize with their neighbors as owners of single-family houses.

33% of apartment residents
socialize with their neighbors

— COMPARED TO —

17% of single family
home owners

BENEFITS

**Efficient
Distribution
of Resources**

*Sociable
Communities*

*Housing for
Community Workforce*

**Supported
Commercial
Districts**

*MORE
OPEN
SPACE*

Less Congestion

LOCAL CHALLENGES

- Lack of comparable rents
- The REC fee
- Higher land prices driven by speculation associated with Foxconn
- Availability and use of TIF

COMMUNITY COMPARISON

There are plenty of examples of vibrant Wisconsin communities with a strong housing mix.

Community	Fitchburg	Madison	Middleton
Total Population	26,616	243,122	18,478
Total Housing Units	11,349	108,824	8,831
% Multi-Family (5+ units)	39.6%	38.0%	40.5%

Now is the time for Racine County communities to play catchup and strengthen their housing mix to accomodate their new workforce.

Community	Caledonia	Mount Pleasant	Racine	Sturtevant	Union Grove	Yorkville
Total Population	24,659	26,196	78,127	6,983	4,891	3,097
Total Housing Units	10,029	11,906	33,874	2,138	1,844	1,252
% Multi-Family (5+ units)	9.6%	23.3%	16.7%	20.3%	16.6%	0.5%

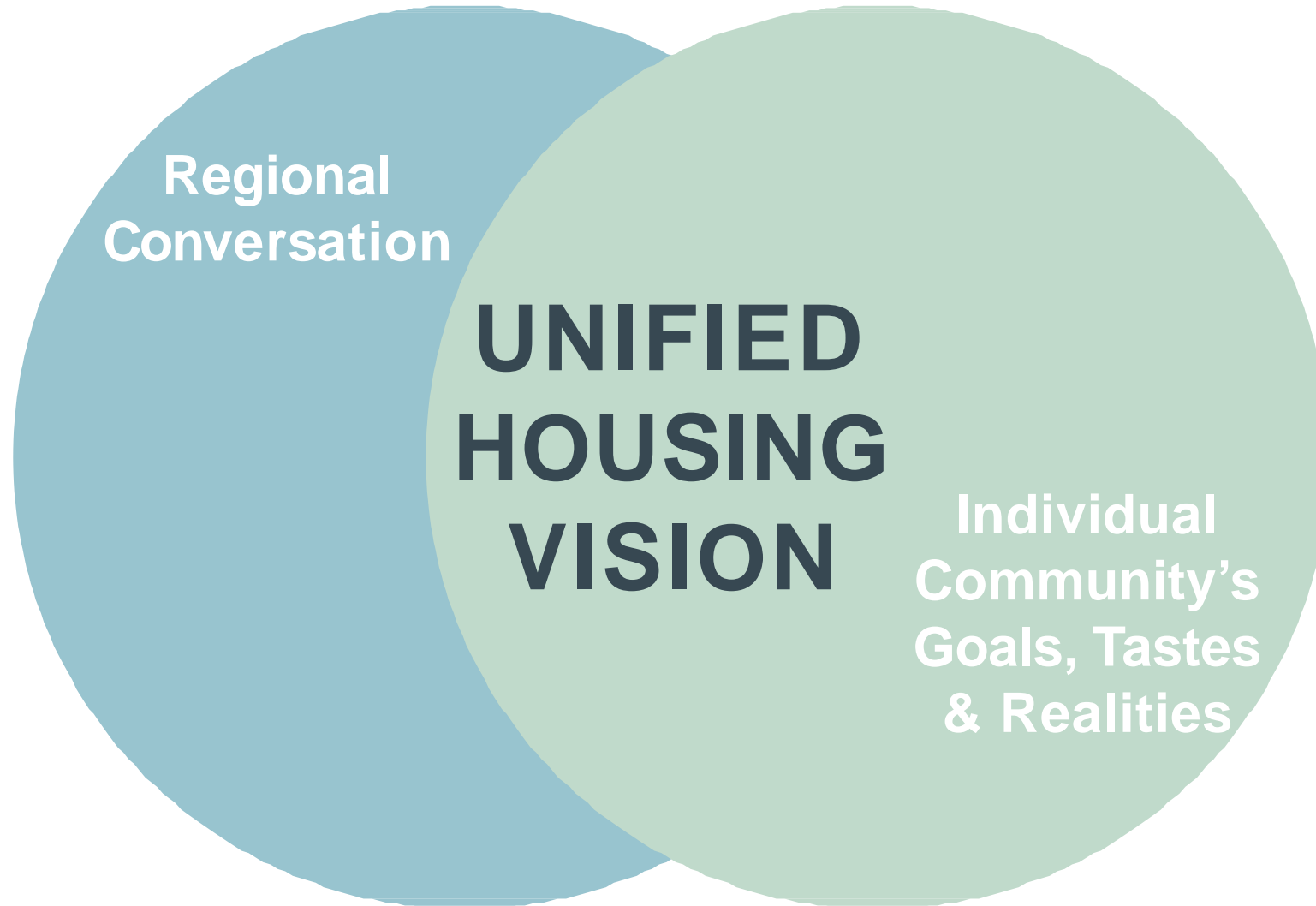
KEY TO SUCCESSFUL GROWTH

Policy shouldn't pick and choose one type of housing but allow for many types in a way that is **successful & sustainable**.

We must act now to provide a **clear and predictable path** that allows private developers to move forward without delay.



KEY TO SUCCESSFUL POLICIES



NEXT STEPS

**How can we help
your community
meet these goals?**

Questions?

Thank you.