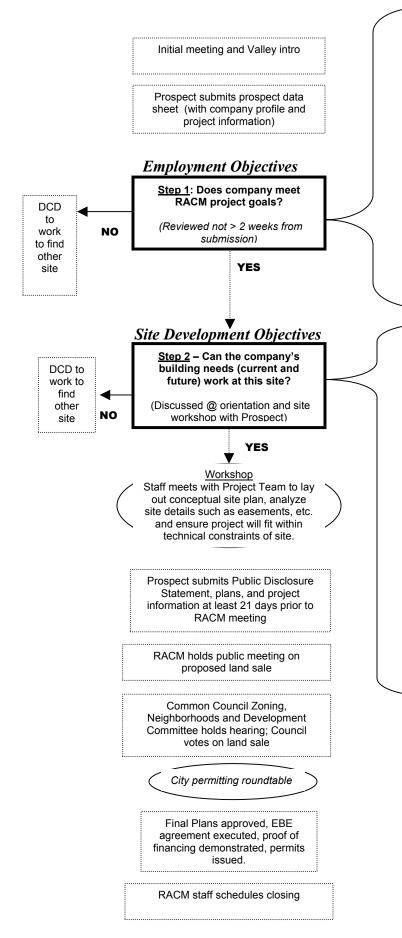
# Menomonee Valley Industrial Center Sales Principles and Standards



## **Step One Considerations**

- A. Only taxable, industrial land uses are permitted.
- B. At least 30,000 square foot buildings are preferred.
- C. Manufacturing uses are preferred, other industrial uses such as warehouse, distribution are allowed per the Permitted Land Use Table (attached), provided, on balance, goals D-F are also sufficiently addressed.
- D. Job-intensive uses are preferred, particularly those with 1.5 jobs per 1000 SF of building or greater.
- E. Companies that provide family-supporting jobs are preferred (defined by least \$12/hour, with a minimum wage of no less than \$8/hour and benefits offered to all employees).
- F. Export-based industries are preferred, as indicated by percentage of sales an end user makes outside the metro Milwaukee region.
- G. Meets all RACM land sales requirements including entering into a Best Effort EBE agreement for 18% of full project costs.
- H. Participation in recruitment and/or training programs.

## **Step Two Considerations**

### **Project Parameters**

- A. Building size and layout work within the determined parcel;
- B. Development scheme compatible with existing site plan, parking allotments, and site layout configurations as per the site plan and Guidelines;
- C. Plans are compatible with site's geotechnical and environmental conditions; and
- D. Project timing matches parcel readiness.

## **RACM** Considerations

- A. Development maximizes land use, initial building coverage ratio must be 1:3
- B. Developer commitment to maximizing private site and adjacent site efficiencies by minimizing on-site parking, utilizing appropriate levels of on-street parking, building close to lot lines and utilizing sitewide stormwater systems.
- C. Project plans comply with other RACM regulations outlined in the Menomonee Valley Industrial Center Guidelines, Master Plan and Codes & Covenants documents.
- D. Project readiness to proceed able to break ground within 30 days of closing.