

# Transportation

## Transportation

### Traffic Counts – Interstate 94

#### Interstate 94

East bound I-94 off ramp .....	3,800 vehicles
East bound I-94 on ramp .....	3,400 vehicles
West bound I-94 off ramp .....	2,900 vehicles
West bound I-94 on ramp .....	3,400 vehicles
County Highway B .....	4,300 vehicles
State Highway 89 .....	6,400 vehicles

Year 2004 Wisconsin Highway Traffic Volume Data (Average Annual Daily Traffic)

#### Highways

- Interstate Highway 94 located immediately north of the City
- United States Highway 151 located 22 miles northwest of the City
- State Trunk Highway 89 and County Trunk Highways A, B, and V pass through the City of Lake Mills.

#### Water Transportation Facilities

The Port of Milwaukee is located 52 miles east of the City.

#### Air Service

- Watertown Municipal Airport, located 13 miles north of the City
- Fort Atkinson Municipal Airport, located 19 miles south of the City
- Dane County Regional Airport, located 26 miles west in the City of Madison
- Milwaukee's General Mitchell International Airport, located 57 miles east
- Chicago's O'Hare International Airport, located 126 miles south

#### Trucking

There are sixty trucking and warehousing establishments located in Jefferson County.

#### Public Transit

- Badger Coaches, Inc., an interregional bus company, provides bus service.
- Federal and State subsidized shared-ride taxi program

#### Shipping

- Full Service Post Office
- United Parcel Service
- Federal Express



Lake Mills Business Park & Tyranena Golf Club

**For more information:** Industrial and commercial parcels in the Lake Mills Business Park are available through

## LANG GROUP, LLC.

Commercial Real Estate Brokerage, Development and Consulting

Jay Lang, Principal

(920) 988-9400 Toll-free (888) 300-5595 jlang@langgroup.net www.ci.lake-mills.wi.us

# Lake Mills Business Park

GOOD FOR BUSINESS. GOOD FOR LIFE.



### Introducing Industrial and Commercial Land For Sale in the Lake Mills Business Park

The Lake Mills Business Park is conveniently located in an area that's quickly becoming home to more and more businesses. It's a location, quite simply, that's good for the life of your business.

The Lake Mills Business park is ideally situated between Milwaukee and Madison on I-94. The business park offers a number of parcels sure to suit the needs of your business. Whether you need manufacturing space, a distribution or service center, or other business solutions, you will have room to grow and prosper here.

In Lake Mills itself, the business park is located between a 27-acre park, and a golf course. For more information on the City of Lake Mills, visit [www.ci.lake-mills.wi.us](http://www.ci.lake-mills.wi.us) and [www.lakemills.org](http://www.lakemills.org).

The Lake Mills Business Park offers the best of all worlds to the people and businesses who settle here. You will be charmed by small-town, friendly living, in a city known for its high quality of life. What's more, your business will be located within easy reach of major metropolitan areas.

*We invite you to consider the Lake Mills Business Park.*



Lake Mills Business Park

Lake Mills is ideally located on the U.S. Highway system and minutes from the Wisconsin Interstate System.



*In Wisconsin, there is a business park you must see.*  
**Lake Mills Business Park**

The Lake Mills Business Park is strategically located to contribute to the success and growth of your business. Here's what some other business owners have to say about the Lake Mills Business Park:

*"When we considered sites, we looked at Johnson Creek, Watertown, Fort Atkinson, Jefferson, and Lake Mills. This was the best choice for us. From Lake Mills you can go anywhere, plus this is a great city. It's peaceful, quiet, with a great school system. And our commute to work is only five minutes."*

—Jim Brey, President, Aztalan Engineering, Inc.

*"One of the factors we liked was that locating in the Lake Mills Business Park allows us to pull from both the Madison and Milwaukee labor markets. We wanted to be sure we had access to high-tech people, engineers, and people with extensive experience in business. In Lake Mills, we can recruit talent from both markets, not just one of the markets."*

—Greg Waters, President, Vision Fitness

**Lake Mills Business Park  
 Features, Specifications, and Details**

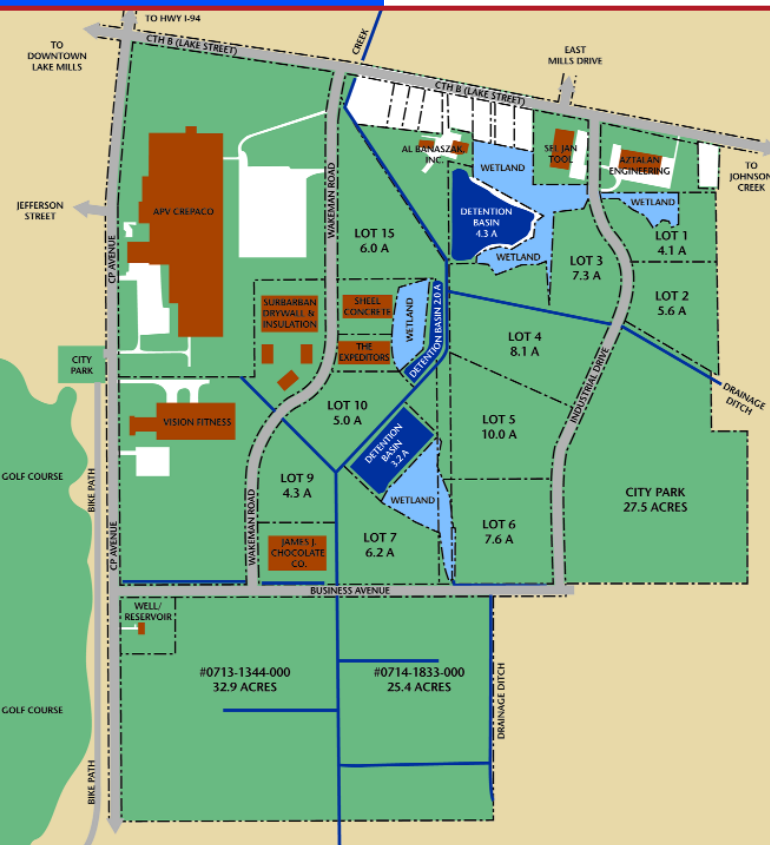
- Location:** Southeast corner of the intersection of County Highway B and CP Avenue
- Municipality:** Lake Mills, Wisconsin
- County:** Jefferson
- Real Estate Taxes:** Year 2004 net mill rate/\$1,000: \$27.66. Assessment ratio: 78.688%
- Utilities:** All utilities are municipal and include electric, gas, sanitary and water
- Zoning:** I-4, Industrial Business Park District
- Brokerage Fee:** Generous brokerage commission at a fixed price of \$4,500 per acre
- Population:** 9,082 people within a five-mile radius of the site

**Special Features:**

- Fully improved lots with all utilities available
- New site plan approval criteria, establishing an easier development procedure
- Access to Glacial Drumlin Bicycle and Walking Trail
- Adjacent to new 27.5 acre city park (to the east)
- Adjacent to Tyranena Golf Course (across CP Avenue to the West)
- Easy access to I-94 less than two miles away, and Highway 26 less than 7 miles distance
- 52 miles to downtown Milwaukee
- 26 miles to downtown Madison
- Directly east of downtown Lake Mills

**Price: \$17,000 per acre.**  
*Price negotiable.*

Information contained herein was furnished by sources believed to be accurate, but no warranties or representation is made to the accuracy thereof and is subject to correction.



*Recreation & Health*

**Recreation**

**Rock Lake**

A 1371 acre, spring-fed lake with:

- 5 Municipal Beaches
  - 5 Public Boat Landings
  - 3 Lakeside City Parks
- www.rocklakeresearch.com

**Commons Park**

Summer concerts, festivals, farmer's market and winter ice skating.

**Tyranena Park**

Wooded trails lead you through ancient glacial drumlin kettles and beautiful views of Rock Lake.

**Bartel's Beach**

Swimming, picnicking, and playground facilities on beautiful Rock Lake.

**Sandy Beach Park**

Two large swimming beaches, picnicking, volleyball, restrooms, boat launch facilities and seasonal restaurant.

**Glacial Drumlin State Bike Trail**

Bike and hiker trails, roller blading and joggers. Winter snowmobilers and X-country skiers. Trial length – 47 miles (Waukesha to Cottage Grove)

**Tyranena Golf Club**

18 hole championship course. Golf, golf course lots, banquets, fish fry, liquor, sandwiches, outings and good times!!!

**Aztalan State Park**

This park contains one of Wisconsin's most important archaeological sites. The park showcases an ancient middle-Mississippian village and ceremonial complex that thrived between 1000-1300 A.D.



Glacial Drumlin State Bike Trail



Lake Mills Optimist Club Big Wheel Race

**Health**

The City of Lake Mills is served by the Lake Mills Medical Center and the Lakewood Family Clinic. In addition, Watertown Memorial Hospital, Fort Atkinson Memorial Hospital, the eleven remaining clinics located in Jefferson County, and the specialized facilities of the University Hospital and Clinic – Madison are all readily available to city residents.



*The City of Lake Mills has a staff of professionals that can offer expertise to assist businesses and industries with their planning needs.*



*The City of Lake Mills combines a rich history with beautiful neighborhoods, parks and recreation facilities to create an attractive community in which to live and work.*

# Education

## Education

### College Admissions Tests

In 2004, 69 percent of Wisconsin's graduating seniors took the ACT Assessment, a college admissions test. Those Wisconsin high school graduates posted a composite score of 22.2 while the national composite ACT score was 20.9. Lake Mills High School's composite ACT score was an even higher 23.1.

Source: Wisconsin Department of Public Instruction.



L.D. Fargo Public Library

### 2003 Fourth Grade Reading Performance Advanced and Proficient Levels

Lake Mills Area School District . . . 85%  
Wisconsin . . . . . 82%

Source: Wisconsin's Information Network for Successful Schools

### Library

L.D. Fargo Public Library, City of Lake Mills

### Post-Secondary Educational Facilities (Jefferson County)

#### Colleges and Universities

Marantha Baptist Bible College, City of Watertown  
University of Wisconsin-Whitewater, City of Whitewater

#### Technical and Vocational Schools

Madison Area Technical College, City of Fort Atkinson campus and City of Watertown campus

### Lake Mills Public Schools

The City of Lake Mills is served by the Lake Mills Area School District which offers a comprehensive pre K-12 program in three schools. Students come from the City of Lake Mills and all or parts of these townships: Aztalan, Lake Mills, Milford, Oakland, Waterloo and Watertown.

- Superintendent** . . . . . 920-648-2215  
209 Church St., Lake Mills, WI 53551
- Prospect Elementary School** . . . . . 920-648-2338  
135 E Prospect St., Lake Mills WI 53551
- Lake Mills Middle School** . . . . . 920-648-2358  
318 College St., Lake Mills WI 53551
- Lake Mills High School** . . . . . 920-648-2355  
615 Catlin Drive, Lake Mills WI 53551

### Private Schools

- Lakeside Lutheran High School** . . . . . 920-648-2321  
231 Woodland Beach Rd., Lake Mills, WI 53551  
E-Mail: Info@llhs.org
- St. Paul's Evangelical Lutheran School** (Wisconsin Synod). . . 920-648-2918  
1530 South Main St., Lake Mills, WI 53551

#### CITY OF LAKE MILLS

### Public High School Graduates: 2005

Total Graduates . . . . . 105  
Average Graduation Rate . . . . . 100%

Source: Wisconsin Department of Public Instruction.



Bartel's Beach

# Government & Taxes

## City Government Services

The City of Lake Mills has a Council/City Manager form of government.

### City of Lake Mills

200 D Water Street, Lake Mills WI 53551  
Phone . . . . . 920-648-2344  
Fax . . . . . 920-648-2347

### Police and Fire

Police Department: 12 full-time personnel  
Fire Department: 38 volunteer fire fighters;  
1 full-time fire fighter

**Police** non-emergency calls . . . . . 920-648-2354  
**Fire** non-emergency calls . . . . . 920-648-5117

### Other Services

The City provides standard services such as street maintenance, snow removal, refuse collection, and a public library. A planning commission, comprehensive plan, zoning ordinance, and industrial plan ensure orderly growth for Lake Mills.

**City of Lake Mills** website: www.ci.lake-mills.wi.us  
**Lake Mills Chamber of Commerce**  
website: www.lakemills.org

### City Owned Utilities

Water, electricity and waste water treatment facilities are municipally owned offering the most competitive rates available to local customers.

### Planning Department

Full time professional staff members in the city planning department have expertise in a number of areas.

**City Manager** . . . . . 920-648-2344

### Garbage Pick Up

Commercial – private contract; Recycle program in place.  
**Public Works Department** . . . . . 920-648-4026

## Taxes

State sales tax is 5% and Jefferson County sales tax is .5%. Lake Mills has no city sales tax or room tax.

**City Assessor** . . . . . 920-648-2344

#### CITY OF LAKE MILLS

### Local Property Taxes

	2002	2003	2004
Assessment Ratio	.8546	.8278	.7868
Net Rate/\$1,000:	\$26.95	\$26.87	\$27.66
Total Equalized Value:	\$23.03	\$22.24	\$21.76

Source: Wisconsin Department of Revenue and the City of Lake Mills.



Lake Mills City Hall

Pursuing  
Excellence in  
Intellectual  
Growth and  
Character  
Development



Where a passion  
for the past  
is the inspiration  
for the future...  
Discover Lake  
Mills and unlock  
the legend!



# Demographics

## Demographics

### City of Lake Mills Income

#### 2000 Per Capita Personal Income

Lake Mills .....	\$ 21,929
Jefferson County .....	\$ 27,927
Wisconsin .....	\$ 28,570

Source: U.S. Department of Commerce, Bureau of Economic Analysis.



Commons Park

### CITY OF LAKE MILLS Household Income

Income	# of Households	Percent
\$0 - \$24,999	443	23.1
\$25,000 - \$49,999	689	36.0
\$50,000 - \$99,999	644	33.6
\$100,000 or more	140	7.3

2000 Estimates - 5-mile radius

### City of Lake Mills Household Income (5-mile radius)

Median Income .....	\$44,132
Average Household Income .....	\$54,131
Lake Mills Median Age .....	36.0
Number of Households .....	1,916

Source: Easy Analytical Software, Inc.

### CITY OF LAKE MILLS Population

	1980	1990	2000	2004
Population	3,670	4,143	4,590	4,968
Percent Change	-	12.9	10.8	8.2

Source: U.S. Bureau of the Census, Wisconsin Department of Administration, and SEWRPC.

### Education Level (Persons 25+, Lake Mills)

No high school diploma .....	365
High school graduate .....	1,036
Some college/associate degree .....	928
Bachelor's degree .....	693
Graduate or professional degree .....	159

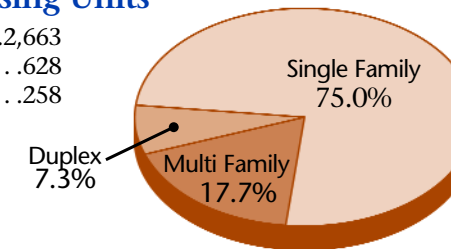


James J. Chocolate Shop

## Demographics cont.

### Type of Housing Units

Single Family ..	2,663
Multi Family .....	628
Duplex .....	258



### CITY OF LAKE MILLS Construction Permits Issued

Year	Housing Starts	Commercial/Industrial
2004	60	3
2003	39	5
2002	20	0
2001	17	4
2000	25	2

5-mile radius



Downtown Lake Mills

## Labor Force

### Major Private-Sector Employers

#### Manufacturing

**Electric and Electronic Equipment**  
Hamlin Incorporated

**Furniture and Fixtures**  
Geiger International  
Vision Fitness

**Printing and Publishing**  
Leader Printing & Publications Co., Inc.

**Machinery Except Electrical**  
APV Crepaco  
Chapter 2, Inc.  
DeVor Tool & Die, Inc.  
North Highland, Inc.

**Rubber and Miscellaneous Plastics Products**  
Fiberdome Incorporated

**Instruments and Related Products**  
Aztalan Engineering, Inc.

#### Services

**Health**  
Lake Mills Medical Center, S.C.  
Lakewood Family Clinic

#### Fabricated Metal Products

Seljan Tool Company, Inc.  
Wisconsin Machining  
J-Mec  
Kapro Tools, Inc.

**Transportation Equipment**  
K-Dee Supply, Inc.  
Tuffy Boats Division/Fiberdome

**Contractors**  
Surburban Drywall  
Scheel Construction  
Expeditors  
Wingra Redi-Mix, Inc.

**Food and Kindred Products**  
Creekwood Farms, Inc.  
Daybreak Foods, Inc., Milling Division  
Lakeland Cold Storage  
Schreiber Foods, Inc.  
Tyranena Brewing Company  
Wisconsin Farm Cooperative

#### Business

Crystal Farms Packaging Company  
Lake Mills Cleaners & Dyers

Source: 1998 Classified Directory of Wisconsin Manufacturers, the City of Lake Mills, and SEWRPC.

Lake Mills is focused on diversified growth as can be seen by the healthy mix of commercial, residential, and industrial development.



The ability to attract a growing labor force is evidenced by the communities' resources that maintain and enhance the quality of life.