

Elm Grove, Wisconsin
Village of Elm Grove

Downtown Master Plan Study Area:
Build Out Analysis of Study Area - Draft Redevelopment Concept

Zoning Classification Land Use	Rm-1 Multi Family, R-4 Residential	B-1 Local, B-2 Office Residential	B-1 Local, B-2 Office Commercial	I-1 Institutional	B-1,M-1 Village	Total
Total Acres (County GIS Data)	8.52	3.21	40.03	30.46	2.76	84.98
		Estimated Developable Area (Acres):		8.50		
Allowed Zoning D.U. Density (per Zoning Ordinance)	8.00	12.00	12.00	0.00	0.00	
Maximum D.U.s (per Zoning Ordinance)	68.00	39.00	480.00	0.00	0.00	587.00
Current D.U.s per Acre	7.63	12.46	0.00	0.00	0.00	
Current D.U.s	65.00	40.00	0.00	0.00	0.00	105.00
Variance (D.U.s)	3	(1)	480	0	0	482

Draft Redevelopment Concept Assumptions						
Estimated S.F. (Multi-Family)	0	538,199	0	0	0	538,199
Estimated S.F. (Commercial)	0	0	211,598	0	0	211,599
Total S.F.	0	538,199	211,598	0	0	749,797
Estimated S.F. per D.U.	1,500	1,500	1,500	1,500	1,500	
Estimated D.U.s	0	352	0	0	0	352
Area (Acres) of Concept Plan Development	0	30.25	30.25			
Draft Redevelopment Concept: Density per Acre		11.64	0.00			
Estimated Assessment Per D.U.	\$ 450,000	\$ 450,000	\$ -	\$ 450,000	\$ 450,000	
Estimated Assessment Per S.F.		\$ -	\$ 75			
Estimated Assessed Value of Draft Redevelopment Concept:		\$ 158,400,000	\$ 15,869,850			\$ 174,269,850

Impact on Assessed Valuation and Tax Rates	
Estimated Assessment of Concept Plan	\$ 174,269,850
Existing Assessment of Concept Plan Area	18,981,500
Net (New) Assessment of Concept Plan	\$ 155,288,350
Village Assessed Value	\$ 1,155,876,100
Assessed Valuation Impact Percent	-13.43%
Village Tax Levy	\$ 7,221,720
Tax Rate (Current)	\$ 6.2478
Tax Rate (with New Assessed Value)	\$ 5.5079
Tax Rate Impact (Variance)	\$ (0.7400)
Est. Tax Rate Impact Percent: New Construction (If Built-out)	-11.84%

Estimated Tax Rate and Tax Levy Impact of Draft Redevelopment Concept						
Tax Rate Applied to AV:			\$5.5079	\$6.2478		Variance:
Overlapping Taxing Unit	Current Tax Rate	Tax Rate Impact	Adjusted Tax Rate	Estimated Tax Liability	Current Tax Liability	Tax Liability
Village	\$ 6.2478	\$ (0.7400)	\$ 5.5079	\$ 959,855	\$ 118,593	\$ 841,262
School	9.7494	(1.1547)	8.5947	1,497,801	185,058	1,312,743
School Credit	(1.7785)	0.2106	(1.5679)	(273,233)	(33,759)	(239,474)
Technical College	0.3654	(0.0433)	0.3221	56,129	6,935	49,194
County	1.9073	(0.2259)	1.6814	293,024	36,204	256,820
Total	\$ 16.4914	\$ (1.9532)	\$ 14.5382	\$ 2,533,576	\$ 313,031	\$ 2,220,544

Tax Impact per \$ of AV:	\$ 500,000	\$ (976.58)	Net Assessment by Land Use		Totals
Estimated Tax Impact of New Rate Per AV:	\$ 500,000		Residential	Commercial	\$ 174,269,850
			\$ 158,400,000	\$ 15,869,850	

	Tax Impact	Estimated Adjusted Taxes Due		
Village	\$ (369.98)	\$ 872,446	\$ 87,409	\$ 959,855
School	(577.34)	1,361,404	136,397	1,497,801
School Credit	105.32	(248,351)	(24,882)	(273,233)
Technical College	(21.64)	51,018	5,111	56,129
County	(112.95)	266,340	26,684	293,024
Total:	\$ (976.58)	\$ 2,302,856	\$ 230,720	\$ 2,533,576

