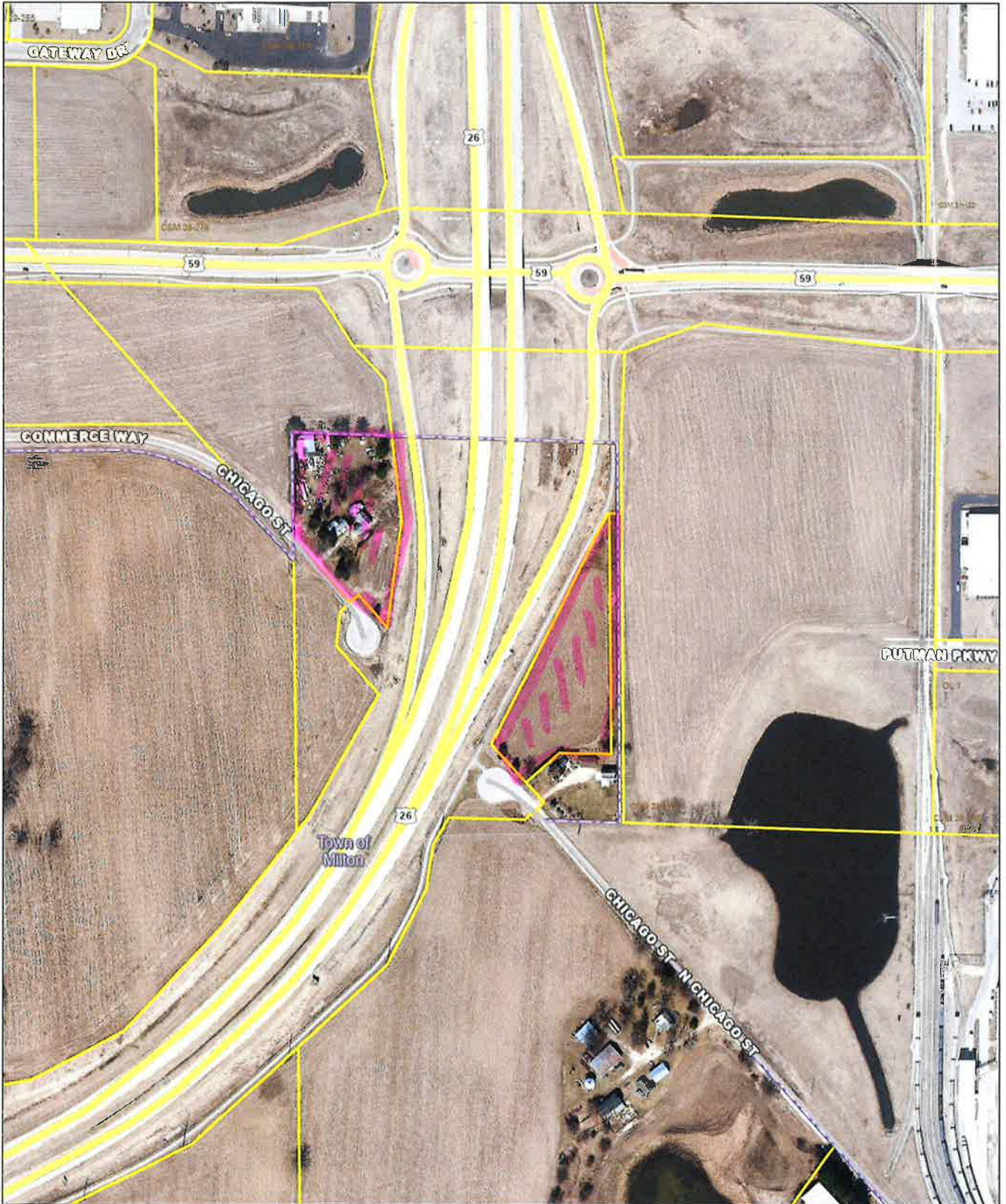


ArcGIS Web Map

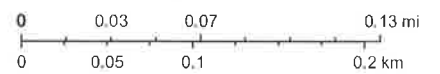


4/10/2024, 11:42:53 AM

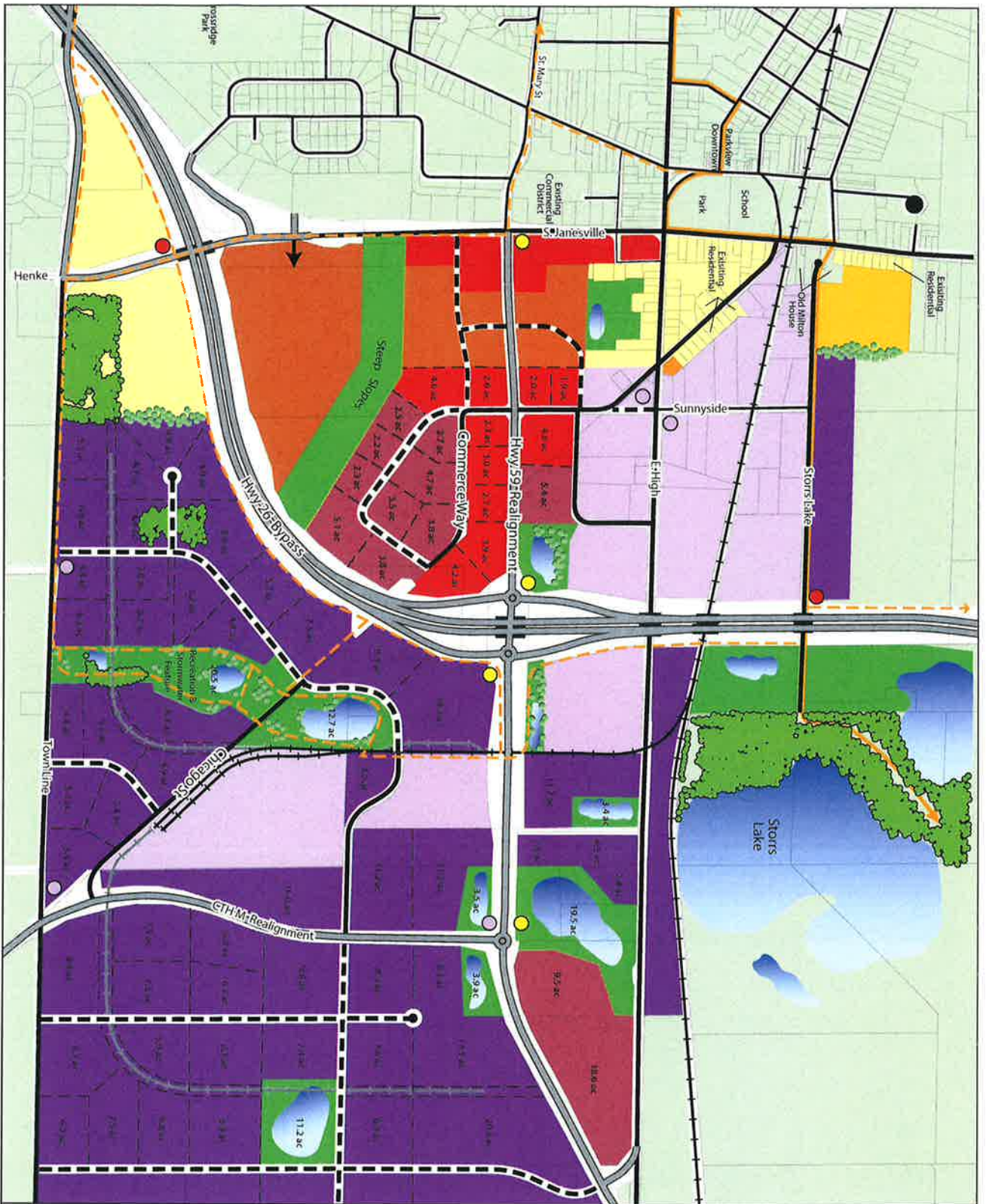
Tax Parcel Layer

 PARCEL

1:2,830



Rock County Land Information Office, County of Rock Land Information Office, Rock County, Wisconsin



Concept Plan

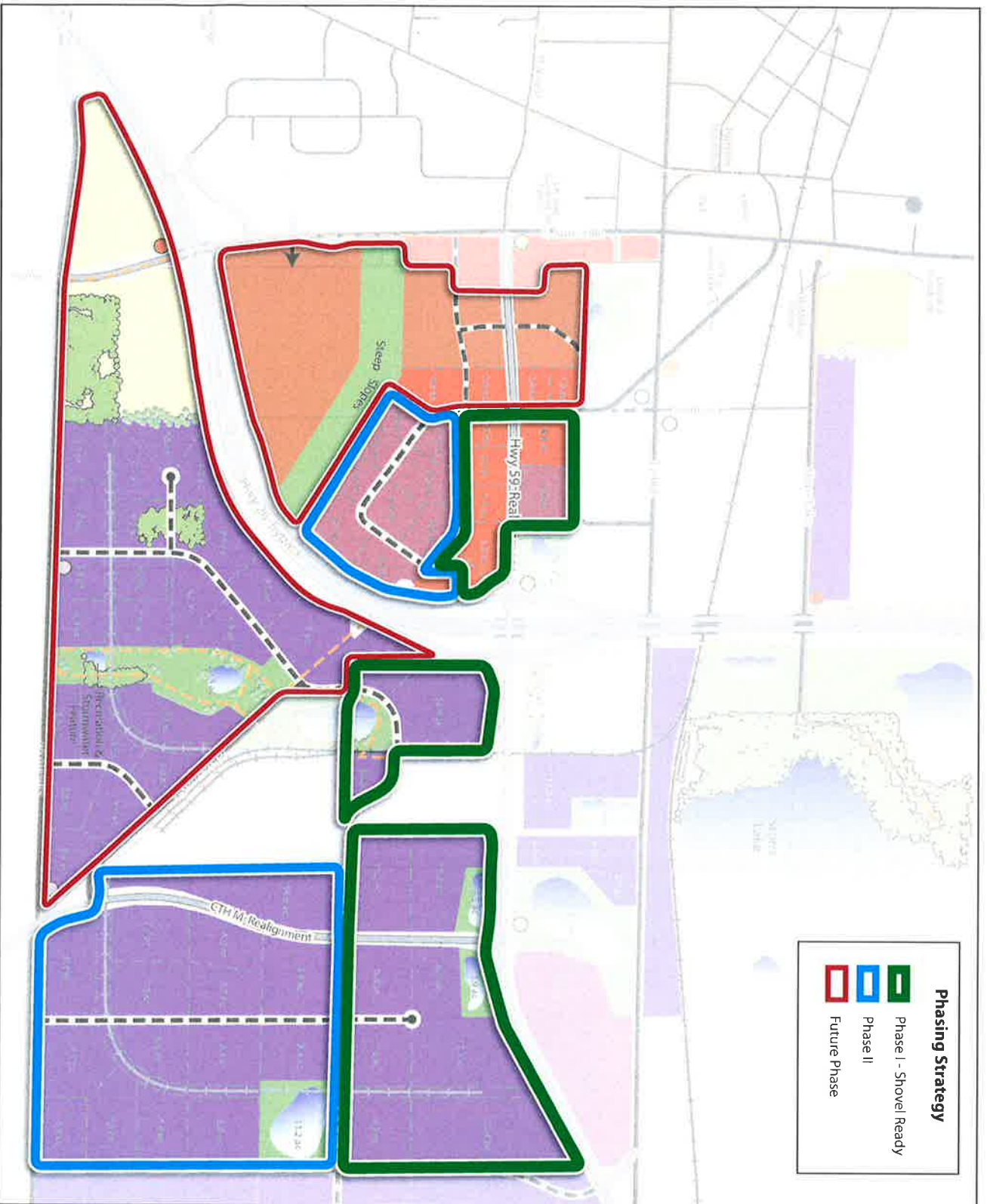
- Planned Land Use**
- Existing Industrial
 - Commercial / Light Industrial
 - General Industrial
 - Planned Business
 - Planned Business (Industrial support)
 - Planned Mixed Use
 - Single Family Residential
 - Two Family/Townhouse Residential
 - Passive Recreation/Stormwater
 - Existing Woodlands
 - Proposed Landscape Buffer
- Community Gateway Signage**
- Directional Signage
 - Industrial Park Signage
- Proposed Highway Realignment**
- Existing Street
 - Proposed Street
 - Railroad Line/Spur Extension
 - Proposed Spur Extension
 - Proposed Ice Age Trail
 - Proposed Bike/Pedestrian Trails and Routes (Off and On Street)
 - Existing Parcel Line
 - Proposed Parcel Line



VanDerWal & Associates, Inc.
2013



Revised: Oct 10, 2013
Created: Dec 7, 2004



Phasing Strategy

- █ Phase I - Shovel Ready
- █ Phase II
- █ Future Phase



Phasing Plan

- Planned Land Use**
- █ Existing Industrial
 - █ Commercial / Light Industrial
 - █ General Industrial
 - █ Planned Business
 - █ Planned Business (Industrial support)
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Revised: Oct 10, 2013
Created: Dec 7, 2004

800 Feet



CROSSROADS
BUSINESS • PARK

Crossroads Business Park: This is the spot.



Commercial sites at the key crossroads of Rock County's well-connected Highway 26 corridor.

The Crossroads Business Park includes 115 acres of shovel-ready land at the new Hwy 26/59 bypass crossroads in Milton. This is Wisconsin's hard-working and congestion-free corridor that connects Rock County with the Fox Valley to the north and Illinois' Chicagoland to the south. Here at Milton's Hwy 26/59 crossroads, the Park also offers easy access to the Janesville market to the west, and Whitewater to the east.



Access to a ready commercial market.

Now offering shovel-ready sites with high visibility and quick access from Hwy 26 and Hwy 59.

Ideal locations for:

- Gas/convenience store
- Hotel
- Fast food or casual restaurant
- Outdoor sporting goods retail
- Office and personal services
- Automotive/trucking services

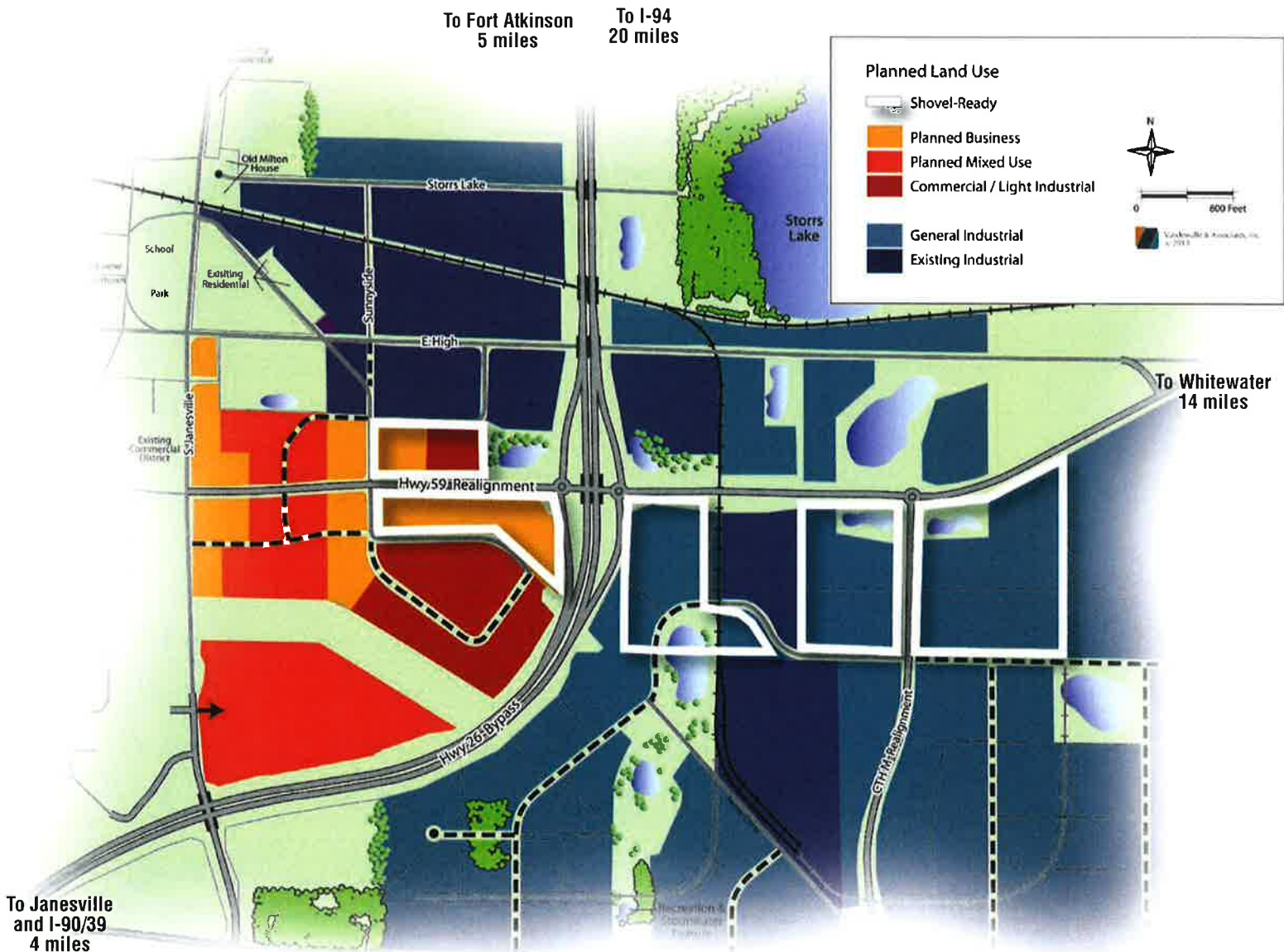
Congestion-free connections.



- 4 minutes to I-90/39 and Janesville
- 15 minutes to Whitewater
- Gateway to the Lake Koshkonong recreation area
- 90 minutes to the Fox Valley
- 30 minutes to Northern Illinois
- 120 minutes to Chicago

These shovel-ready commercial sites are now available in Rock County's next happening spot.

- Fully improved, shovel-ready commercial sites, including corner and frontage parcels
- Modern and affordable location
- Visible to approximately 19,000 vehicles per day traveling on Highway 26
- City-owned site within a newly created TIF district
- Right-size utilities
- Compatible land uses
- On-site stormwater management
- Opportunity to be part of Rock County's next great place: Located in the 200+ acre Crossroads Business Park and employment hub in Milton



CROSSROADS
BUSINESS PARK
Produced October 4, 2013

For more information regarding the
Crossroads Business Park, please contact
City Administrator Jerry Schuetz at:
608.868.6900
JSchuetz@milton-wi.gov
www.ci.milton.wi.us





CROSSROADS
BUSINESS PARK



Crossroads Business Park: This is the spot.

Shovel-ready industrial sites at Rock County's hard-working highway and rail crossroads.

Rock County is ready to grow and work for you. The Crossroads Business Park now includes 115 acres of shovel-ready sites at the new Hwy 26/59 crossroads in Milton. Highway 26 is Wisconsin's productive central spine ... with easy, congestion-free access to I-90, Illinois and Chicagoland to the south, the Fox Valley to the north, Janesville to the west, and Whitewater to the east. Bisected by rail, the Crossroads Business Park also offers an advanced logistical network.



At the core of Wisconsin's hard-working ag and industrial heartland.

With other ag processing, packaging, and printing in the Park, as well as the Blackhawk Tech Advanced Manufacturing Training Center nearby, the Park is ideal for complimentary industries including:

- **Food Processing**
- **Value-added Agriculture**
- **Printing and Packaging**
- **Health/Medical Technologies**
- **Advanced Manufacturing**
- **Logistics and Supply Chain**

An area known for its highly skilled workforce and high quality of life.



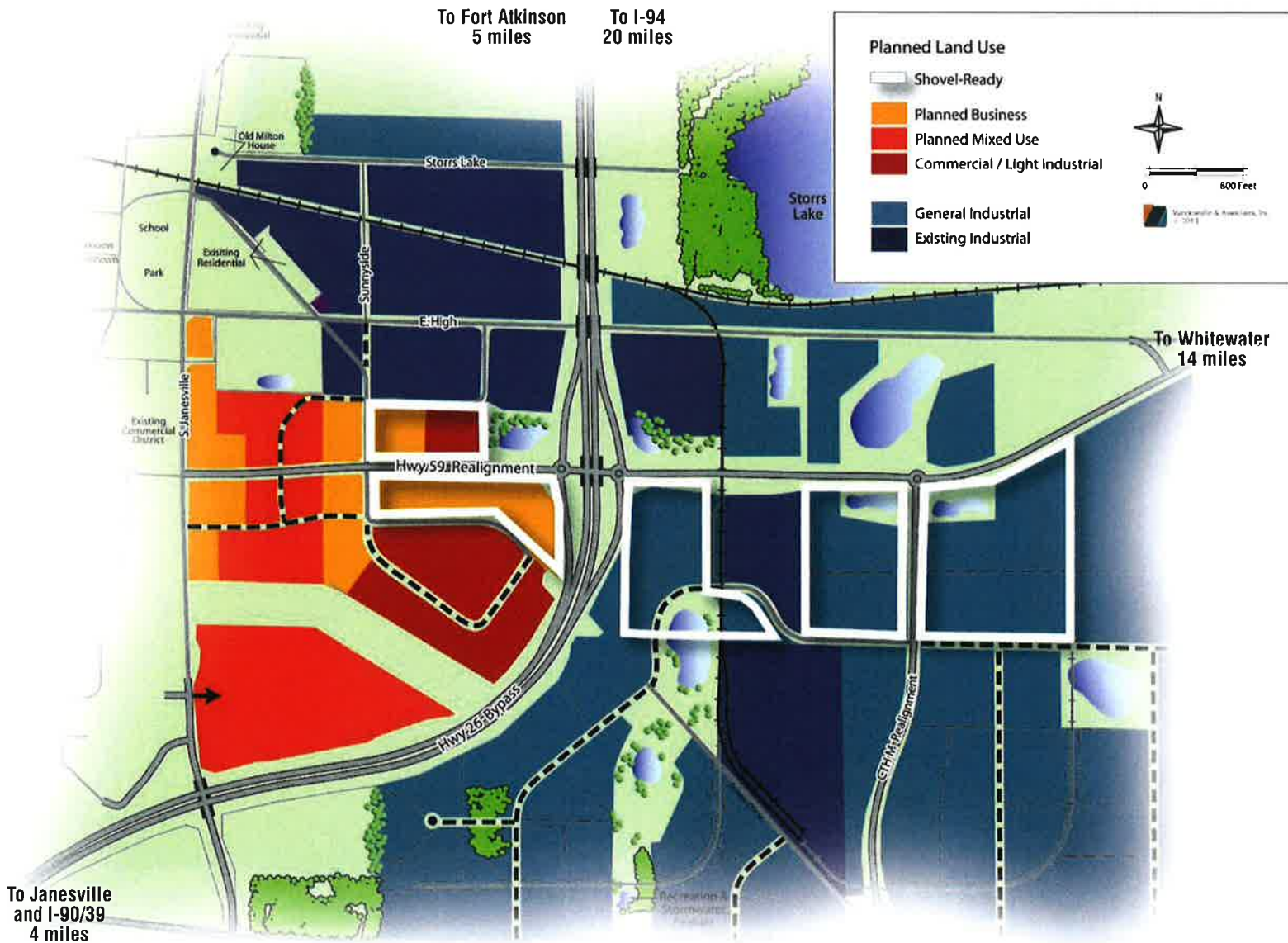
Surrounded by prime ag lands, this area is home to a highly skilled agricultural / food processing and advanced manufacturing workforce.

Quality of life is top-notch, while getting around is quick and congestion-free.

- **4 min. to Janesville/I-90/39**
- **15 min. to Whitewater**
- **90 min. to the Fox Valley**
- **90 min. to Chicago**

These shovel-ready industrial sites are now available in the productive heartland of Rock County

- Crossroads Business Park is a modern and affordable location for growing companies
- Fully improved, shovel-ready industrial sites available, including sites with frontage and rail infrastructure, and future expansion phases
- City-owned sites within a newly created TIF district
- Located within a Foreign Trade Zone
- Right-size utilities
- Compatible land uses
- On-site stormwater management
- Nearby workforce housing and support businesses such as food, convenience, retail and service businesses planned for the Park's western quadrant



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