

BROWNFIELD REDEVELOPMENT: THE PERSEVERANCE TO MOVE FORWARD & THE WHEREWITHAL TO COMPLETE



Existing Buelline looking south to quarry



Building a Better World
for All of Us®

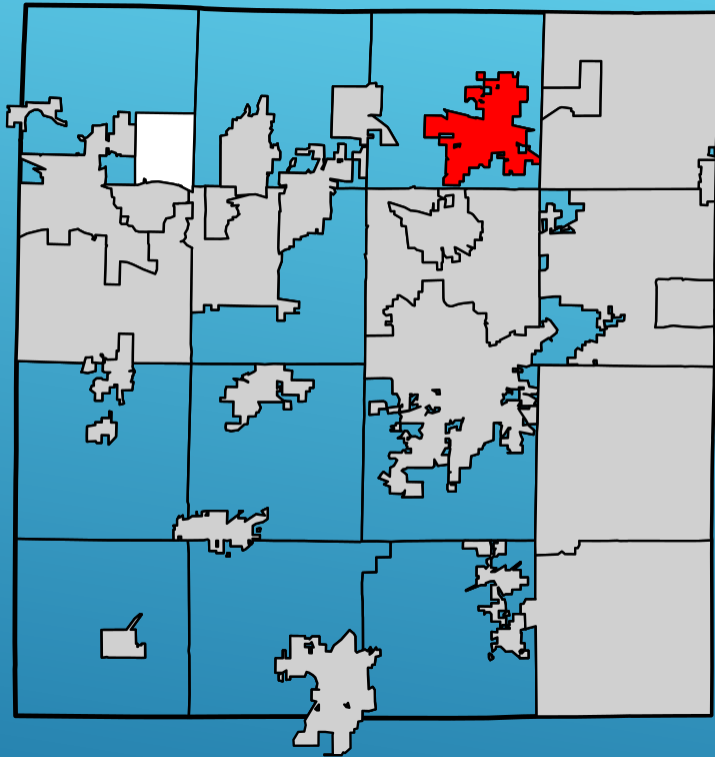


BRIAN DEPIES SEH



JEREMY SMITH VILLAGE OF SUSSEX





SUSSEX, WI



MAMMOTH SPRINGS DEVELOPMENT

The East Entrance to Downtown Sussex



Quarry 1890-1916



Quarry 1920's

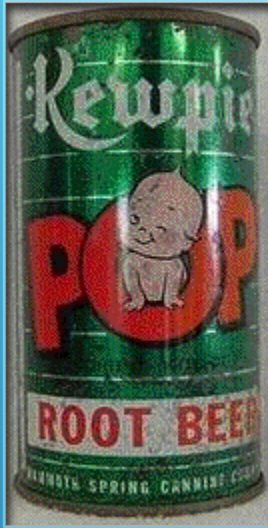


Mammoth Springs Canning Factory

1920-1965



Mammoth Springs Canning Factory



The Community Swimming hole (1920-1991)



Canning operations shut down early 90's





Existing Bugline looking SE



Existing Bugline looking southwest down corridor



Existing Bugline looking south to quarry

FOR TWENTY YEARS IT SAT....



...Seemingly Lost in Time



THE POPULATION GREW FROM
UNDER 5,000 TO OVER 10,000



A WHOLE GENERATION AND 50% OF THE
POPULATION ONLY NEW THE QUARRY AS THIS!





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SUSSEX WANTED SOMETHING TO HAPPEN BUT CHALLENGES AT EVERY TURN

Chiquita Canning Company **didn't sell the land** Years of **contamination** (Brownfield)
Buildings needed to go (**Memories**). Old Bugline Railway (needed a **6F Conversion**)
Stream undergrounded in the 50's (**DNR**) STH 14 was rebuilt **DOT** wants property)
Floodplain/Quarry pond (**Private or Public**) Concerns about mixed use/density
First Developer had major business challenges (**Indictment** of CeO)
Bike trail that was supposed to run through the site (County) **Great Recession**
Competing architecture goals Neighboring properties were not aging well
Property Acquisition **Adjacent neighbors** liked having their own private park
Why couldn't it be a **public swimming** hole again **Giant Gravel** piles
Traffic Concerns/ TIE Concerns So much Growth, **Community Focus**, and Backlash

2000 AIR PHOTO



WE WERE SIGNING THE DEAL

LAW OFFICES OF
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720 N. EAST AVENUE
P.O. BOX 1348
WAUKESHA, WISCONSIN 53187-1348
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DALE W. ARENZ
DONALD S. MOLTER, JR.
JOHN P. MACY,
COURT COMMISSIONER
H. STANLEY RIFFLE,
COURT COMMISSIONER

RICK D. TRINDL
ERIC J. LARSON
JULIE A. AQUAVIA
DYAN E. BARBEAU
JOSEPH D. MELENDES

July 20, 2004

MR M CHRIS SWARTZ
VILLAGE ADMINISTRATOR
VILLAGE OF SUSSEX
N64 W23760 MAIN ST
SUSSEX WI 53089

**Re: Mammoth Springs Development
Developers Agreement
Third Draft**

Dear Mr. Swartz:

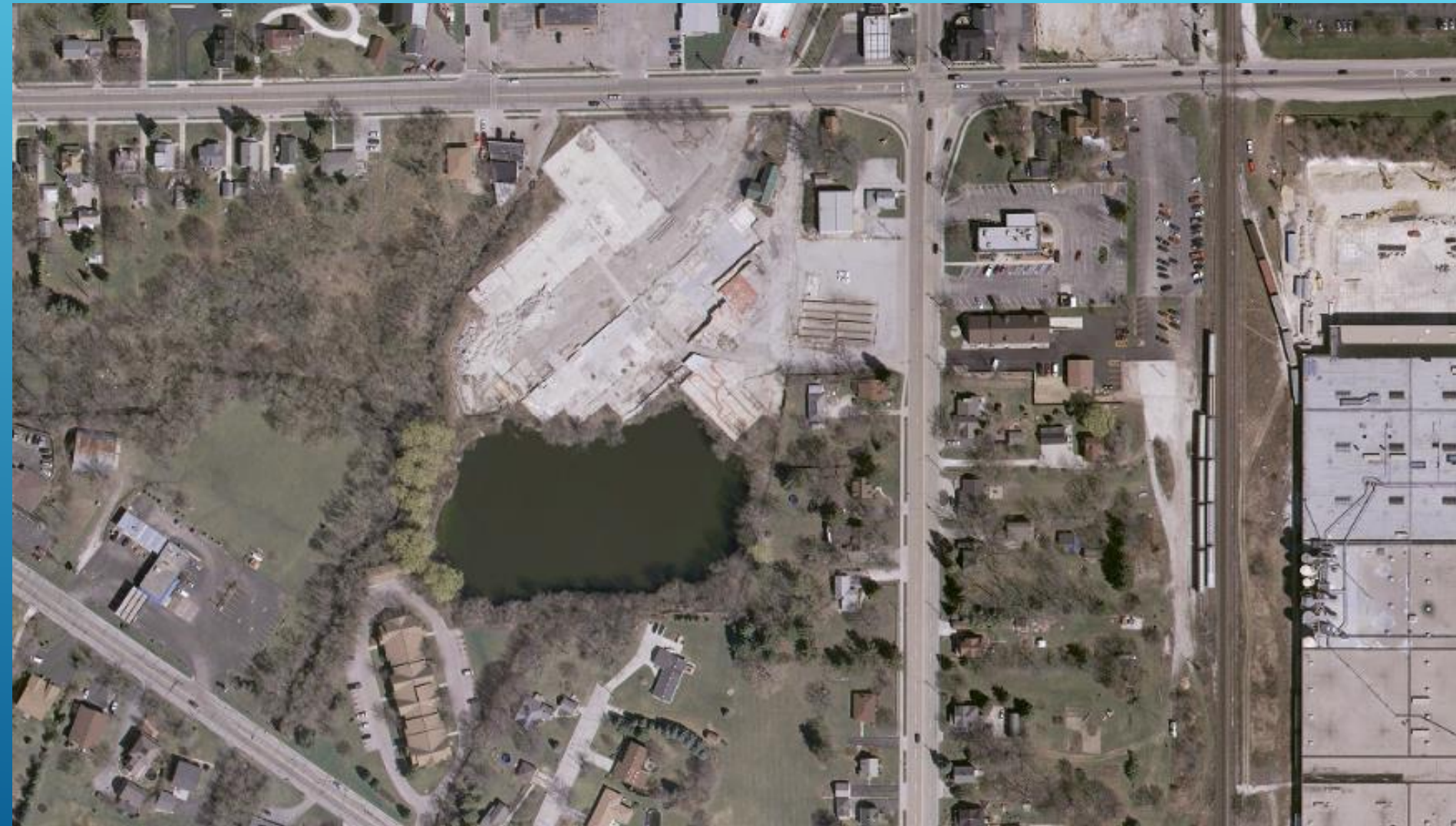
I am in receipt of the third draft of the Developers Agreement regarding the above-noted matter. Enclosed please find a copy of the same. I have had an opportunity to carefully consider this matter.

Based upon my review I hereby approve the form of the same subject to the following comments, questions, concerns and recommendations in this regard:

1. It occurs to me that several of the obligations described in this document have a one year period for which the Village retains the right to require additional improvements. This occurs on Page V in Section I (D) (7) regarding surface and stormwater drainage matters. It occurs again on Page 6 in Section I (A) (5) regarding erosion control measures. It occurs again on Page 8 in Section I (J), regarding additional improvements, generally. This one year limitation differs from our model agreement, but perhaps arises from the document that Attorney Haggerty used as a sample in this case. If you have not yet done so, please consider the policy question of whether this one year limitation is appropriate in this case.

make 2 yrs

2005 AIR PHOTO



CHALLENGES.....



U.S. Air Force



Exiting Bagin looking east to gate

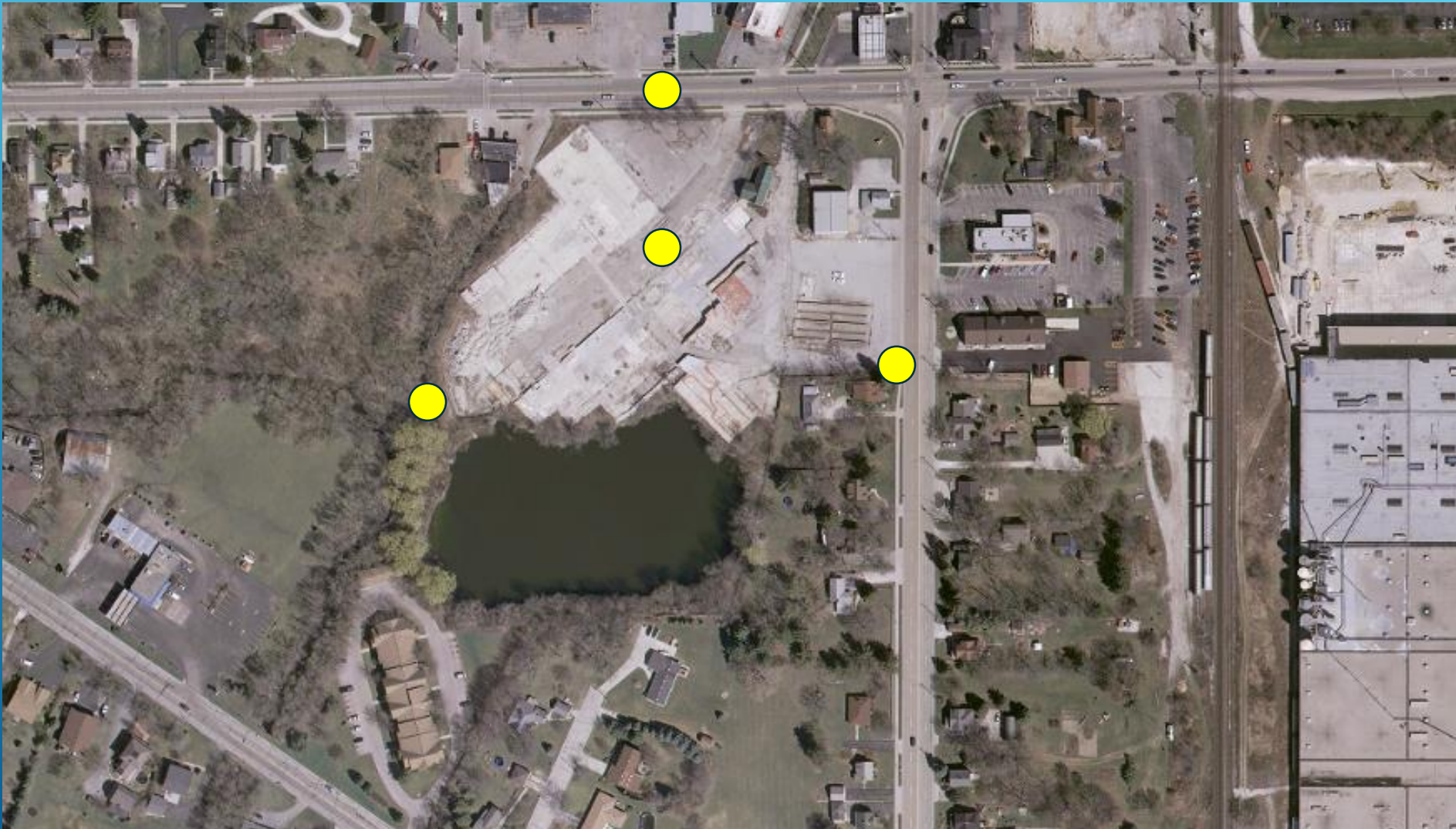
HOW TO MAKE A PROJECT WORK?

VILLAGE TEAM DEVELOPER

VISION – CONCEPT - REALITY



CHALLENGES.....OPPORTUNITY

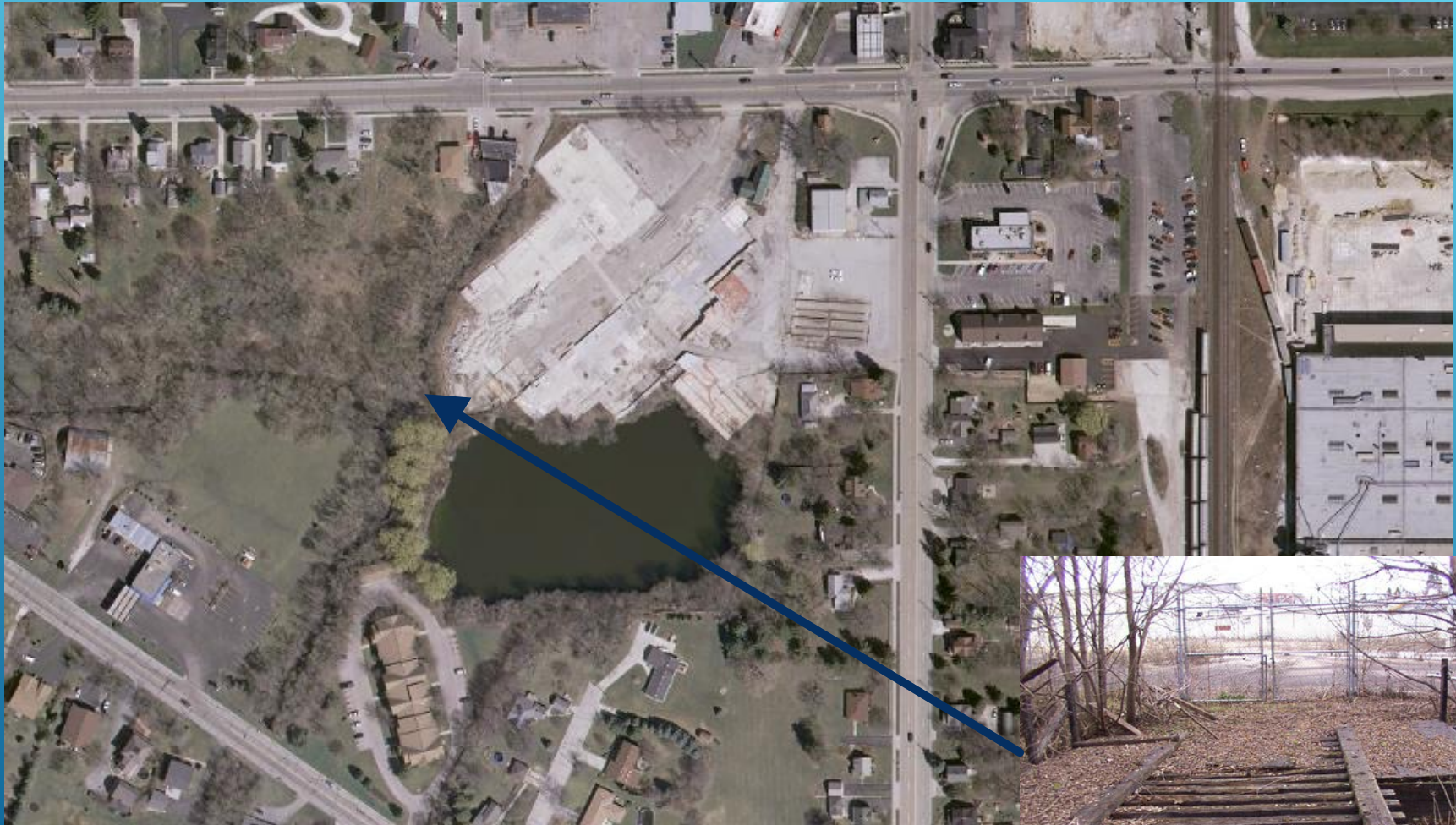


BUGLINE RECREATIONAL TRAIL

60' OWNERSHIP BY WAUKESHA COUNTY



BRIDGE OVER CREEK



Existing Bridge looking east to gate

GATED OFF – NEVER OPENED TO THE PUBLIC

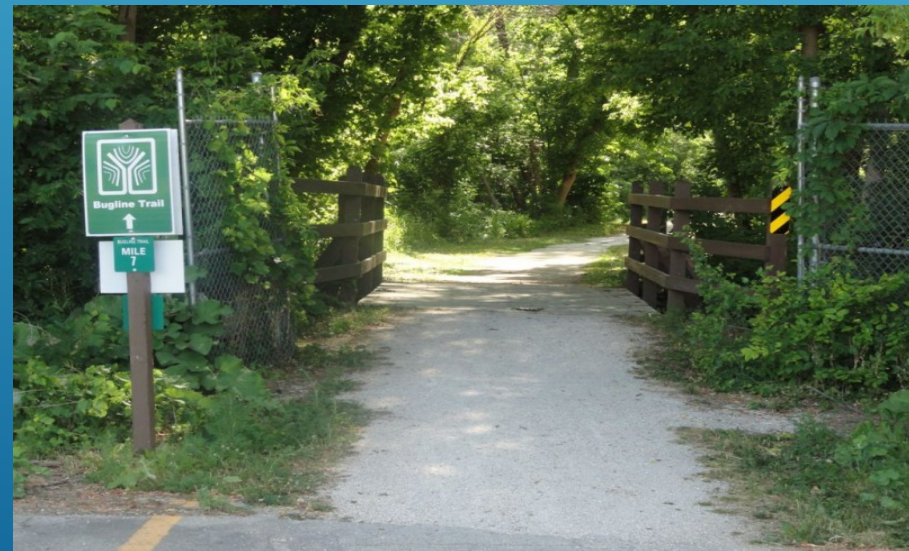


Bugline gate to west,
exist grass trail behind

SOLUTION: PAINT SOME LINES....



....AND THEY WILL COME.



SITE CONCEPT PLANS ARE DEVELOPED.....



.....AND REFINED OVER TIME.

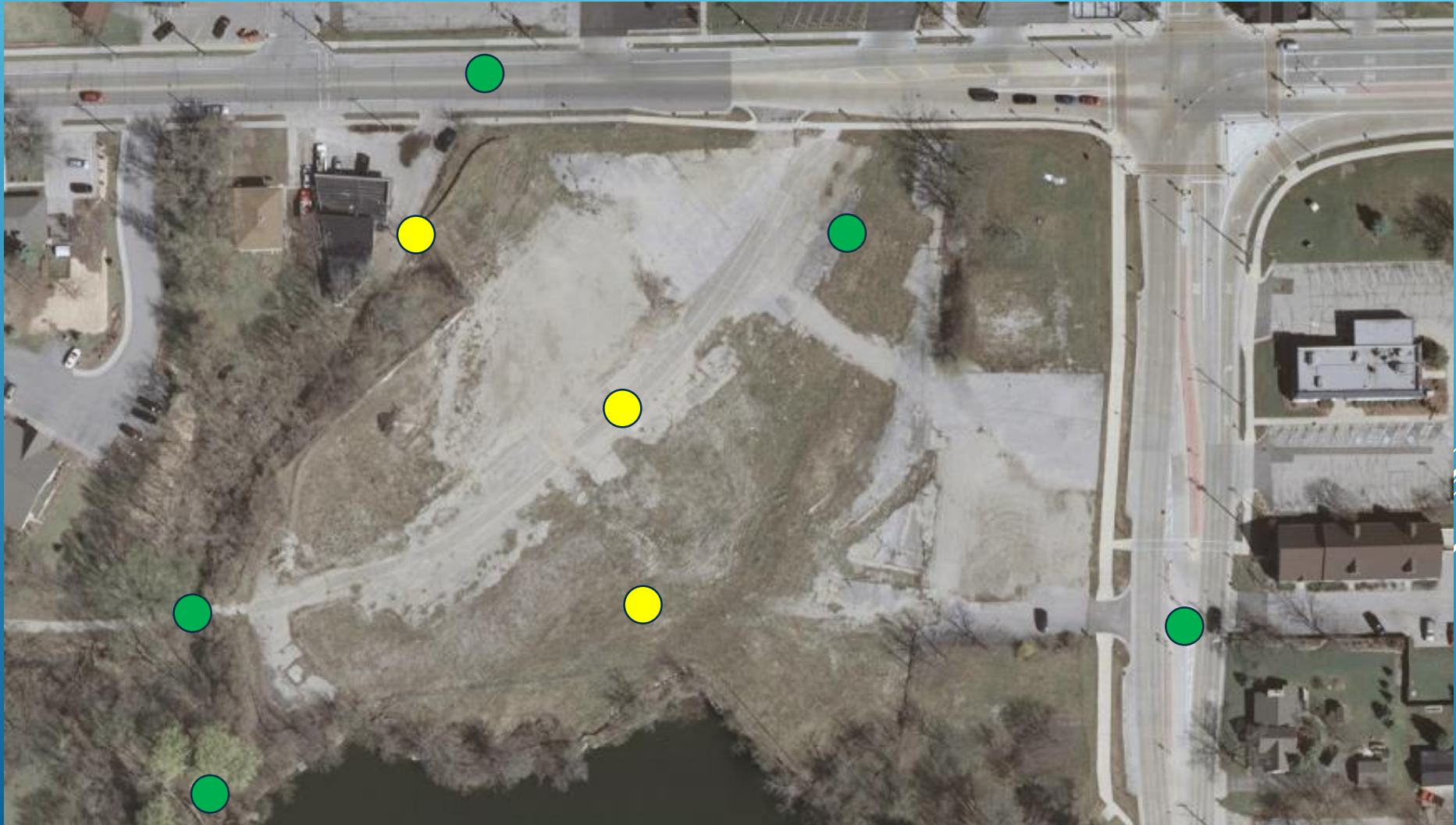


THE GREAT RECESSIONS OPENS AN OPPORTUNITY

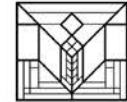


SUCCESS!!!

....AND CHALLENGES AHEAD



CONCEPTUAL PLANS ADVANCE ONCE AGAIN



STEPHEN PERRY SMITH
ARCHITECTS, INC.

TWO PARK PLAZA
10850 W. PARK PLACE, SUITE 420
MILWAUKEE, WISCONSIN 53224
T 414.359.9700 F 414.359.9704
www.spsarchitects.com

PROJECT

MAMMOTH
SPRINGS
SUSSEX, WISCONSIN

DEVELOPER

ARTHUR
SAWALL
BROOKFIELD, WISCONSIN

REVISIONS

INFORMATION

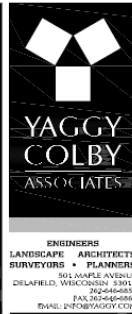
PROJECT ARCHITECT	SPS
PROJECT MANAGER	MJB
PROJECT NUMBER	SAW-11-422
ISSUED FOR	PRESENTATION
DATE	JANUARY 22, 2013

SHEET

ARCHITECTURAL MASTER PLAN

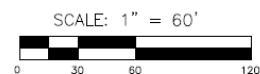
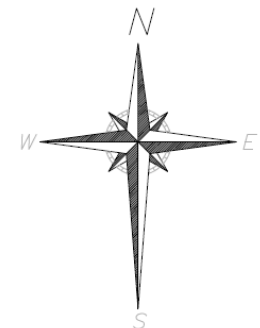
MP1

LAND EXCHANGES BEGIN

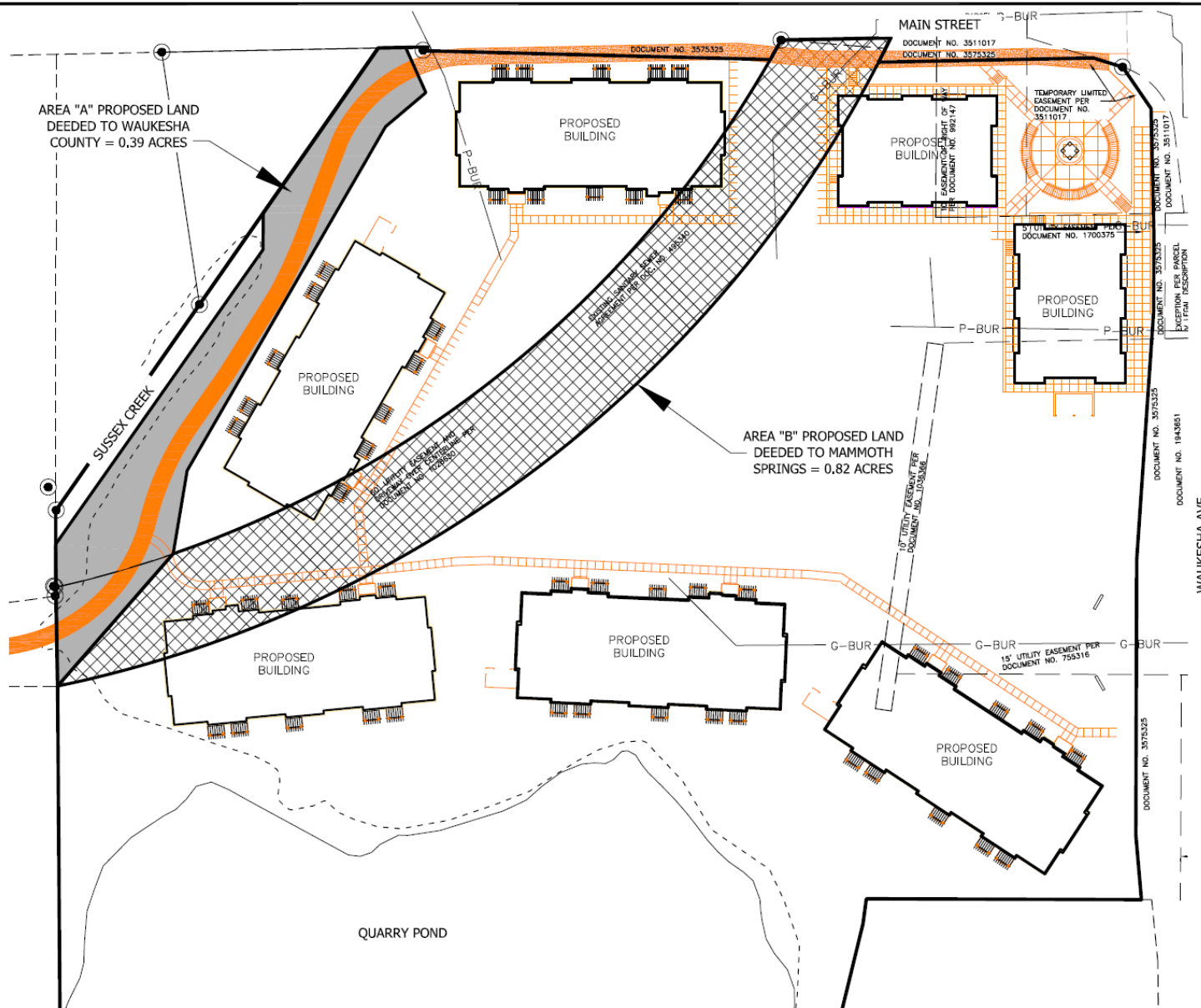


OVERALL LAND TRANSFER EXHIBIT

BEING A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, T.8N., R.19E., VILLAGE OF SUSSEX, WAUKESHA COUNTY, WI

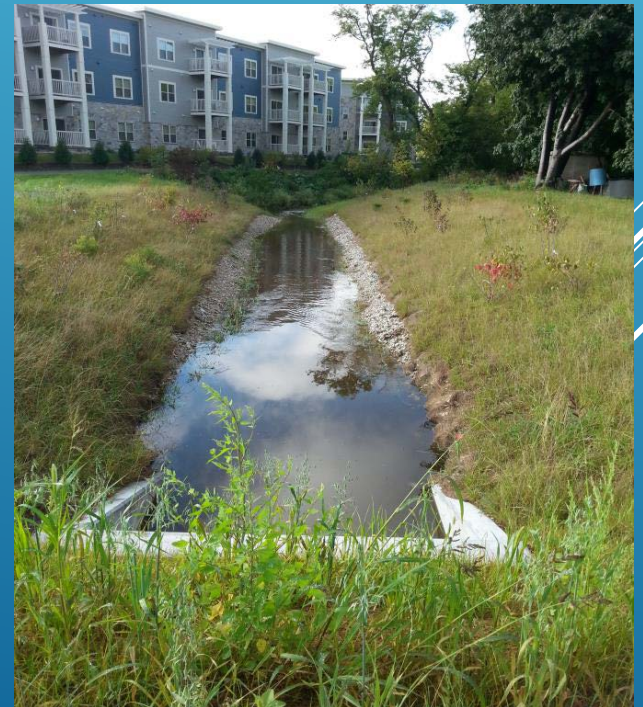


PROJECT: 15878
FILE: 15878-EXHIBITS.dwg
WHO: TGW
DATED: OCTOBER, 2013
CHECKED BY: MM
SHEET 1 OF 1



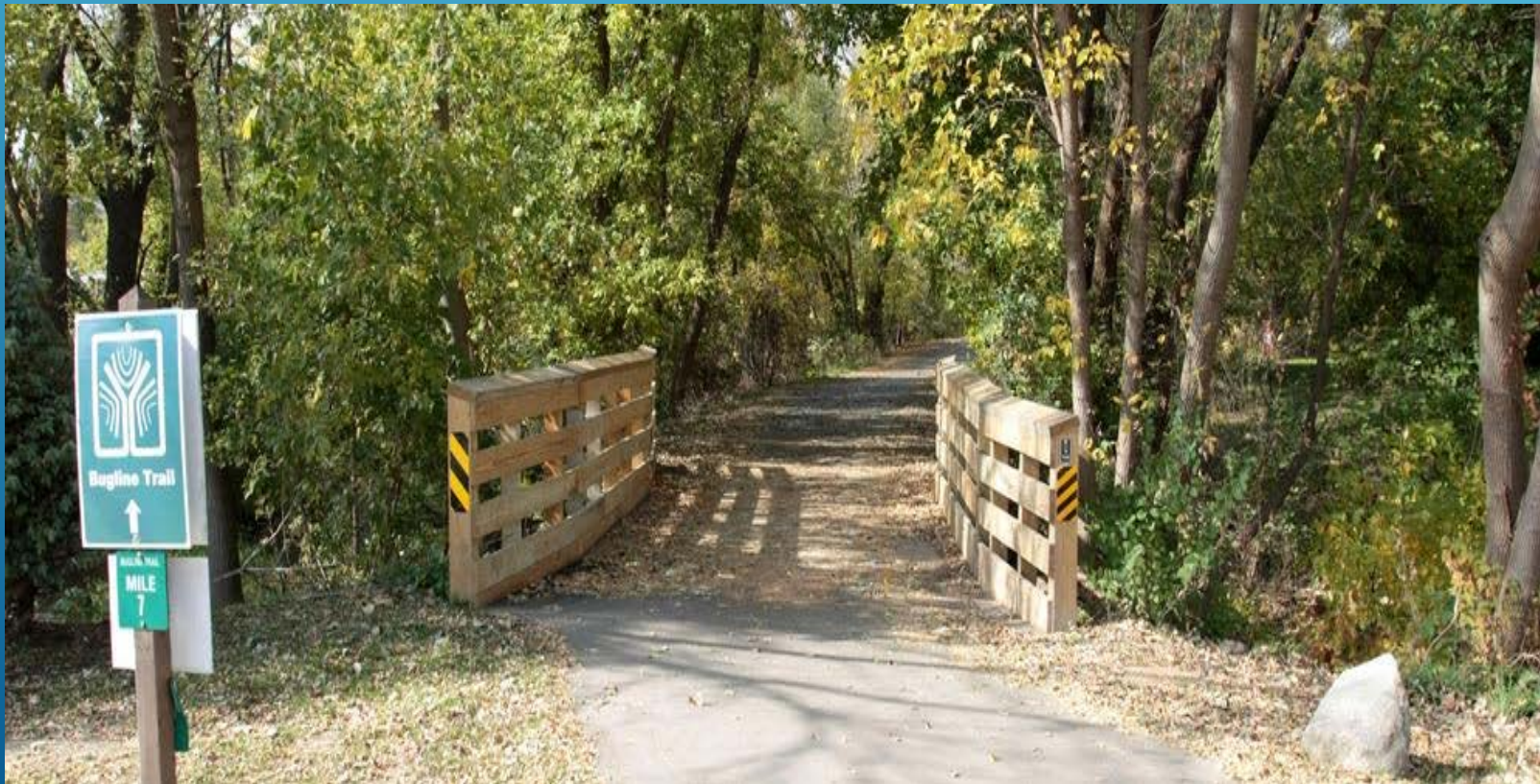
ADDITIONAL ISSUES ARISE....

- Additional lands necessary to complete the Land Exchange with Waukesha County (6F Conversion).
- Round 2 of Site Clean Up – WDNR and EPA assist.
- Purchase of property north of Main Street to open stream that was in a culvert.



LAND EXCHANGE COMPLETED

- Waukesha County reconstructs the bridge.
- Waukesha County paves the trail.
- Village of Sussex widens sidewalk on Main Street to accommodate new trail.



2013 Site Photos



A DECADE OF WORK AND A GRASS FIELD

Don't give up!!

Focus on the next step not the Mountain Top.

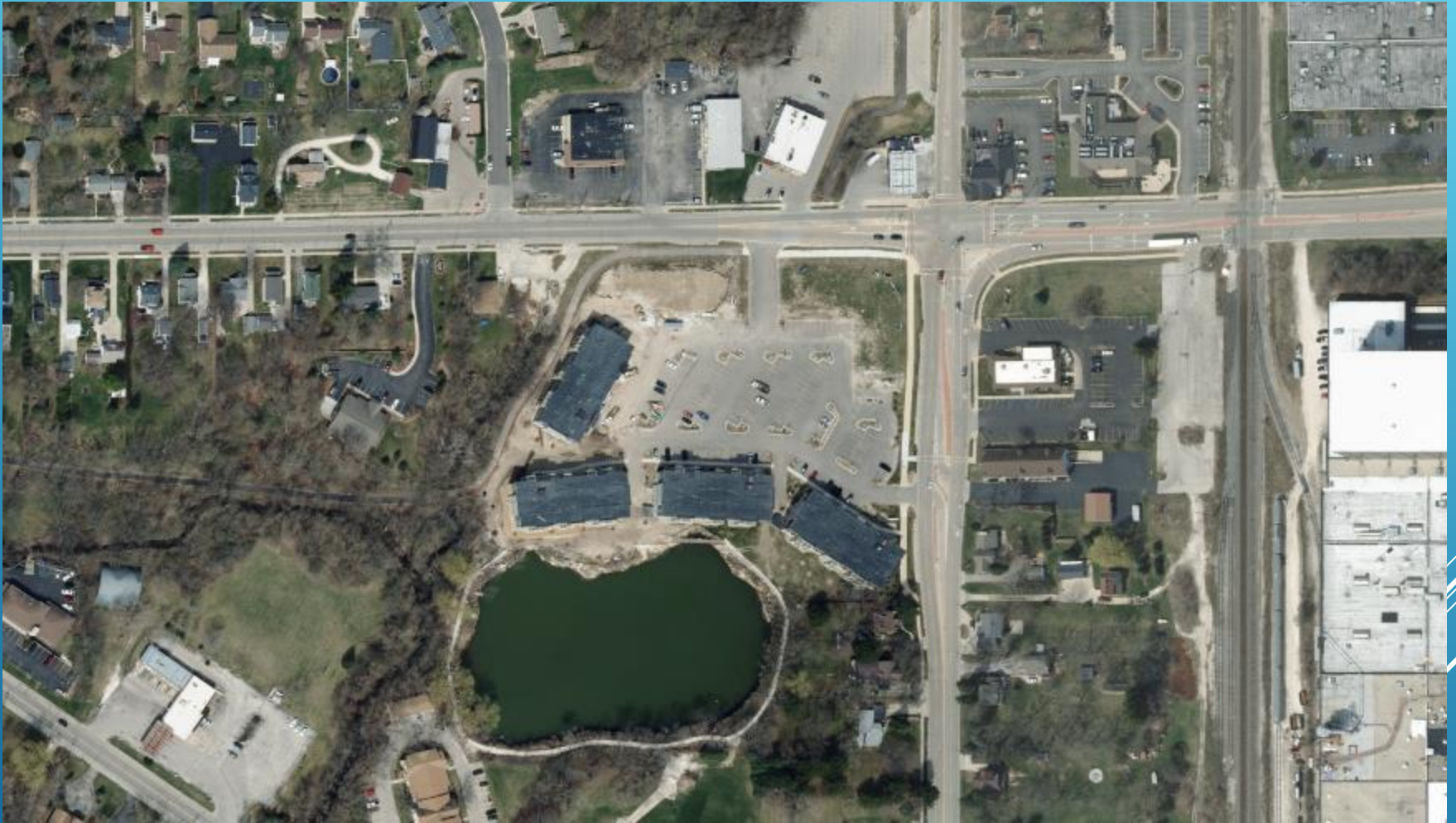
Be a Friendly Pest.

Take advantage of the paths that open.

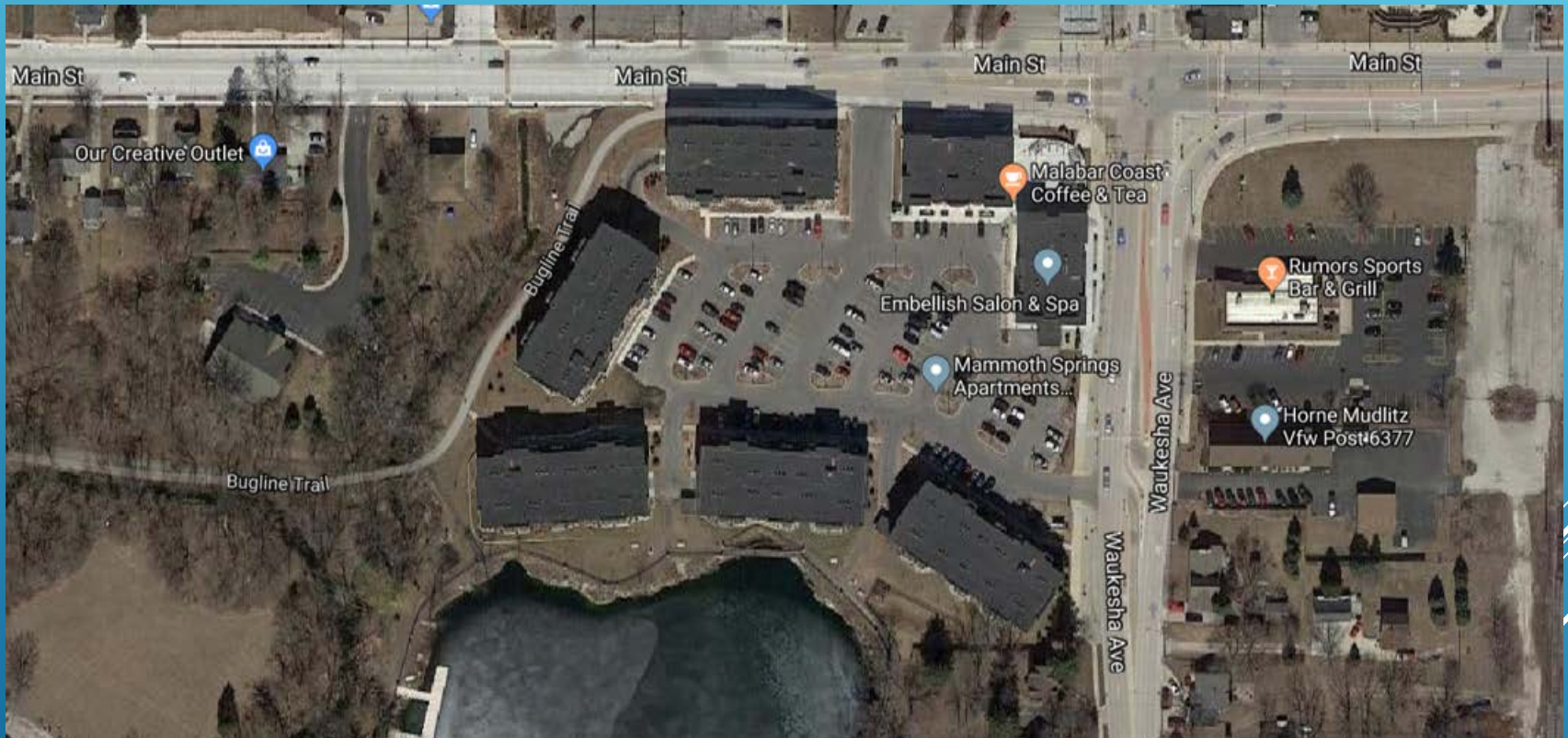
Patience ! Vision! Listen! Trust! Refocus!

Several white diagonal lines of varying lengths and thicknesses are positioned in the bottom right corner of the slide, creating a sense of movement or a stylized graphic element.

2015 AIR PHOTO



MAMMOTH SPRINGS TODAY





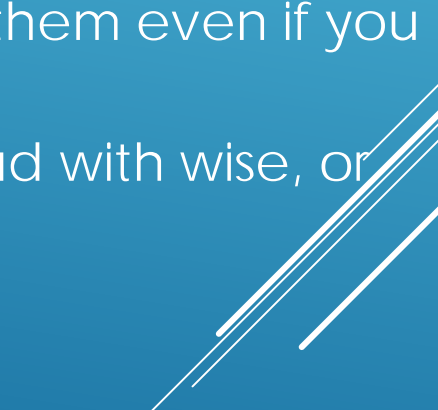








DECADES OF WORK....WHAT HAVE WE LEARNED?

- Collaboration is key, even when parties don't see eye to eye.
 - Work the plan. Engage others in conversations on how to assist the property in moving forward.
 - Believe in yourself!
 - When you can't move forward, set it aside for a moment and work on other things.
 - Always look for those paths forward and take them even if you can't see around the bend.
 - Listen to the community, but don't confuse loud with wise, or active with power.
 - Elephant Guns and Rabbit Bullets
 - Don't stop! Just keep swimming .
- 

QUESTIONS



CONTACT INFORMATION

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SEH

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Existing Bagline looking south to quarry



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