

## **PROJECT IMPACT REPORT**

The applicant will submit a Project Impact Report to the City when applying for the Initial Resolution. This Report will contain sufficient information for the City to evaluate whether or not the proposed project meets the Criteria set forth under Section E of this Policy. The Impact Report should be organized in the following way.

### **GENERAL INFORMATION**

On the form provided in this Policy, please fill out Sections:

- A. APPLICANT INFORMATION
- B. BUSINESS INFORMATION
- C. MANAGEMENT INFORMATION and
- D. BOND COUNSEL INFORMATION

### **PROJECT INFORMATION**

In report form, please provide complete information on the following issues:

A. PROJECT DESCRIPTION

- 1. Exact location of proposed project (plat, map or diagram)

The project will be located at 827 Silvernail Road in the City of Waukesha, Wisconsin. A site plan is attached as [Exhibit A](#).

- 2. Project area (acreage)

The project area is approximately 9.48 acres.

- 3. Facility size (square feet)

The new facility to be constructed is approximately 96,000 square feet.

- 4. Site plan (may be conceptual)

The site plan is attached as [Exhibit A](#).

- 5. Architecture (plans may be conceptual)

The site plan is attached as [Exhibit A](#).

6. Products or services to be produced and/or sold

Production Service Company, Inc. manufactures industrial filtration equipment for the coolant, metal finishing, chemical processing, water treatment, and food processing industries.

7. Brief description of manufacturing/commercial methods (i.e. complete fabrication of assembly only; retail or warehouse/retail, etc.)

Production Service Company, Inc. develops, designs, and manufactures filters and filtration applications/systems that separate liquids from solids.

8. Estimated start and completion of construction

The project shall commence by December 31, 2014 and be completed by December 31, 2015.

B. PROJECT FINANCING

1. Total cost of project

The total cost of the project is estimated at \$10 million.

2. Total bond amount required

The total bond amount required is not to exceed \$10 million.

3. Other sources of funding

Other sources of funding include borrower equity and bank financing through purchase of bond. Pilot Court Partnership, LLP is also requesting development incentive assistance via TIF financing from the City.

C. ECONOMIC IMPACT

1. Existing Conditions

- a. Current number of employed in City by applicant (full time equivalent)

The total number of full time equivalent employees at time of commencement of the expansion project is 75.

- b. Current payroll of those employed by applicant within City of Waukesha

The gross monthly payroll at the time of commencement of the expansion project is \$415,000.

- c. Current assessed value of existing facilities owned by applicant within the City

\$1,162,600

## 2. Projected Conditions

- a. Number projected to be employed by the project when in operation (full time equivalent)

20-25 additional full time equivalent jobs will be created at the project site. The total number of full time equivalent jobs will increase to approximately 100.

- b. Projected payroll at the new facility

The projected gross monthly payroll at the completion of the project is estimated to be \$435,000.

- c. Estimated assessed value of proposed project

\$6,500,000

## 3. Net Impact

- a. Could this project reduce production/sales of other facilities owned by the applicant in the City of Waukesha?

No, the project will enhance and facilitate Production Service Company, Inc.'s operations in Waukesha and is necessary for its continued growth and productivity.

- b. If so, will the existing facilities be closed or sold? Please provide plans for future use of these Facilities.

The existing facilities will be sold.

- c. Could this project compete with facilities owned by others within the City of Waukesha?

No, Production Service Company, Inc. is already operating in the City of Waukesha and is not in competition with facilities owned by others in Waukesha.

- d. If so, is this competition likely to cause a decline or closing of some facilities? Please answer this question based on accepted market factors whenever applicable.

N/A

- e. Explain how your facility could attract other industries or businesses to the City. Note whether your firm is willing to actively attract these new industries.

Production Service Company, Inc.'s commitment to the City of Waukesha and the City's commitment to its business partners will continue to be a strong attraction to other industries and businesses. Production Service Company, Inc. is willing to promote the growth of businesses in Waukesha.

The redevelopment of this under-utilized site on Silvernail Road into a new headquarters facility will be catalytic to the area and further enhance the image of this area of Waukesha to help attract new businesses.

- f. Given your responses to 3 a – e, please estimate the net effect on employment within the City. Provide information on any anticipated changes in skill levels and/or wage levels if applicable.

As a result of the new facility, approximately 20-25 new jobs are expected to be created in Waukesha. The jobs will be manufacturing and office positions with an average annual salary of more than \$65,000. Other positions will receive the same wages and benefits as existing similarly situated employees and no changes are contemplated.

- g. Given your responses to 3 a – f, please estimate the net effect on payroll within the City.

The gross monthly payroll is estimated to increase \$100,000 – \$135,000.  
(See above.)

- h. Given your response to 3 a – g, please estimate, to the extent possible, the net effect of your project on assessed property value in the City.

Production Service Company, Inc./Pilot Court Partnership, LLP estimates that real/personal property value will increase to \$6.5 million as a result of the project.

#### D. ENVIRONMENTAL IMPACTS

##### 1. Water

- a. Flowage rates (hourly, daily, seasonal, annual, peak and average)

Based on a projection of 100 employees, the daily water consumption Monday through Friday is anticipated at 1,300 gallons. This represents typical use of an employee in washing, toileting, and drinking water. Approximately 10,000 gallons per month is required for wet testing equipment before shipment to customers.

- b. Water line requirements for fire protection

A 12" water main loop will be brought to the site to accommodate fire protection and hydrants.

- c. New and/or enlarged water mains required?

See above.

2. Sewerage

a. Effluent constituents (type and amount)

Based on a projection of 100 employees, the daily water sewer use Monday through Friday is anticipated at 1,300 gallons of typical washing and human waste.

b. Toxic or hazardous wastes (as defined by EPA)

Waste is drummed and transported to WRR Environmental Services for treatment and disposal.

c. On-site pre-treatment necessary?

None.

d. Final treatment – on-site or municipal treatment?

None.

e. New and/or enlarged sewer mains required?

A new 8" sewer service will be connected to the existing sewer in the street.

3. Air

a. Air pollution constituents (types and amounts)

Welding dust, limited paint fumes, vehicle exhaust.

b. Provide a letter from SEWRPC regarding whether the project is in compliance with the Clean Air Act and the State Implementation Plan.

N/A

c. Odor(s)

None.

- d. Visual impact (smoke plume, haze, fog, water vapor, etc.)

None.

4. Noise

- a. Exterior noise levels expected from the project after completion in decibels

None.

- b. Duration and timing of noise

N/A

- c. Impact on nearby properties (can be shown diagrammatically)

N/A

- 5. Impact on environmentally significant areas (primary environmental corridors, wetlands, floodplains and storm water retention areas).

The project is a redevelopment of an existing mixed-use site. The building and site plan do not impact any significant environmental corridors or wetlands. A stormwater retention pond will be created per the civil engineering plans attached.

6. Community Service Factors

- a. Ability of existing traffic ways to carry additional traffic load

Silvernail Road is sized appropriately to handle the traffic (automobile for employees and visitors as well as over-the-road trucks) generated by this business.

- b. Projected number of vehicles due to: workers, manufacturing process, other transportation

modes to be used by facility (rail, air)

Employee vehicles: 70/day

Delivery and shipment trucks: 25/day

- c. Would this facility's employees use public transit?

There is a potential for employees to use public transportation, but it unknown as to what extent it would be utilized.

- d. Utilities (other than water and sewerage): natural gas, electricity (detail load requirements), use of alternative energy sources (solar, co-generation, etc.)

Natural gas and electrical connections are being made through WE Energies to this site.



## GENERAL INFORMATION FORMS

**A. APPLICANT INFORMATION** ("Applicant" refers to the proprietor, General partner or corporate officer signing this application):

Michael P. Ignatowski  
Name

404 Pilot Court  
Street Address

Waukesha, WI 53188  
City, State and Zip Code

262-547-4900  
Telephone

**B. BUSINESS INFORMATION:**

Operating Company: Production Service Company, Inc. d/b/a Oberlin Filter Company

Real Estate Holding Company: Pilot Court Partnership, LLP

404 Pilot Court  
Current Address of Business

Waukesha, WI 53188  
City, State and Zip Code

827 Silvernail Road  
Proposed Address of Business

Waukesha, WI 53188  
City, State and Zip Code

262-547-4900  
Telephone

Manufacture industrial filtration equipment      August 20, 1964  
Type of Business      Date Established

Banks Where Your Business Has An Account TCF National Bank

**C. INFORMATION ABOUT MANAGEMENT** (List the name of all owners, officers, directors, and/or partners. Provide the percent of ownership and the annual compensation): Production Service Company, Inc.:

Thomas L. Oberlin, Chairman	51%
Name and Title	% of Ownership

2545 Dorset Court  
Address

Brookfield, WI 53045  
City, State and Zip Code

Michael P. Ignatowski, President	30%
Name and Title	% of Ownership

200 North Comanche Lane  
Address

Waukesha, WI 53188  
City, State and Zip Code

Richard O. Pfau, Vice President	10%
Name and Title	% of Ownership

S28 W29521 Pamela Circle  
Address

Waukesha, WI 53188  
City, State and Zip Code

**D.     BOND COUNSEL INFORMATION**

\_\_\_\_\_  
Lisa Lange, Esq.  
Name of Contact

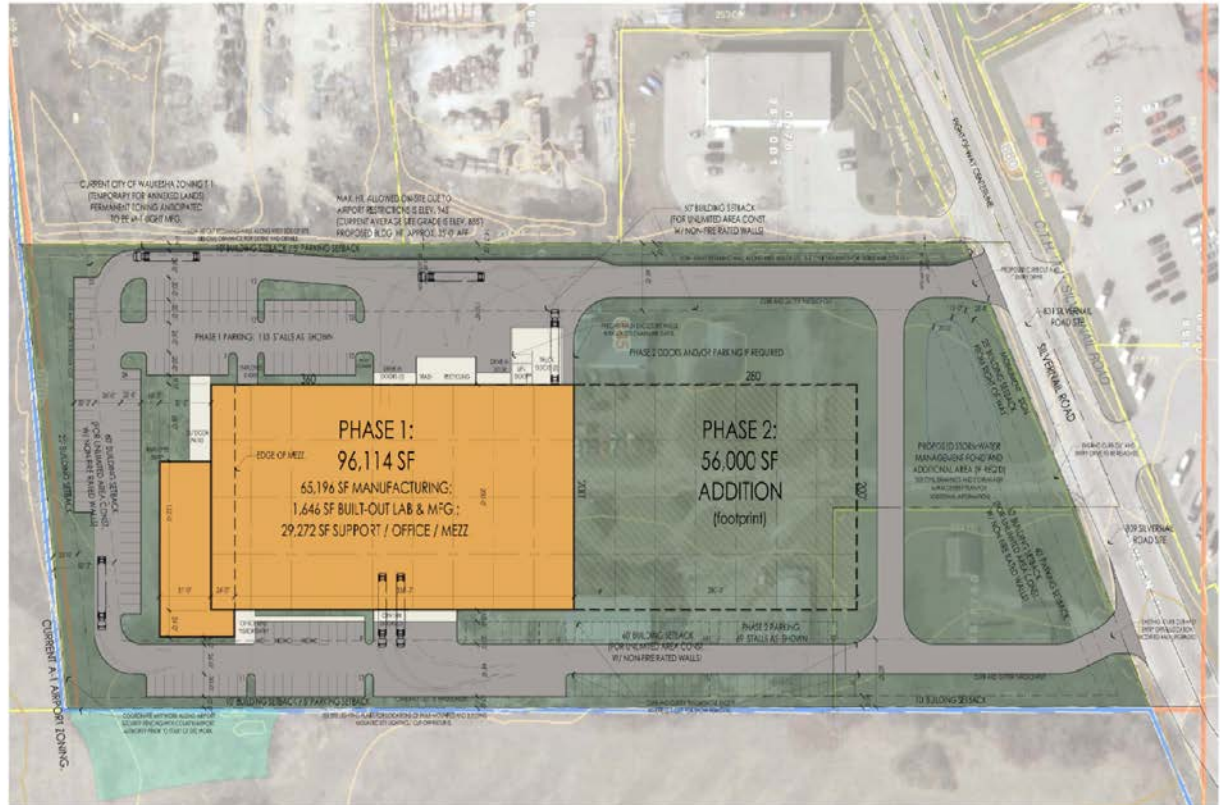
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Whyte Hirschboeck Dudek S.C.  
Bond Counsel Firm

\_\_\_\_\_  
33 East Main Street, Suite 300, P.O. Box 1379  
Address

\_\_\_\_\_  
Madison, WI 53701-1379  
City, State and Zip Code

\_\_\_\_\_  
608-258-7129  
Contact Telephone

## SITE PLAN



**SITE PLAN**  
Scale: 1" = 30'-0" (at 30x42 print size)



**OBERLIN FILTER - PROPOSED HEADQUARTERS**  
WAUKESHA, WI

JUNE 24, 2014 (REVISION OF APRIL 23, 2014 SET)