

Village of Grafton Retail Center Impact Analysis



Scope of Service: Economic Development

Location: Grafton, WI

Project Cost: n/a

Completed: January 2005

Retail option for Highway 60 site (above)

Site plan courtesy of Eppstein Uben Architects

The Village of Grafton was given a proposal for a 350,000 square foot retail center on a 46-acre site partially located in the Village of Grafton and adjoining lands in the Town of Grafton. The Village sought guidance to ensure that the proposed development would not adversely impact local businesses, tax base or annual operations for the Village.

Hurtado Consulting was retained to perform an economic impact analysis of the proposed retail center. The analysis examined the potential impacts of the proposed retail center in terms of demand for retail services, impacts of the proposed retail center on local retail sales, effects on existing retail businesses in the Village of Grafton, tax base and property tax effects, impacts on sales tax collections, employment and impacts on annual operations in the Village of Grafton.

Services Provided:

- Retail Impact Analysis
- Financial Impact Analysis