

Key Annexation Factors*

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- Average number of annexations per year for last 13 years.....411.
- Average size of annexations for past 17 years..... 46 acres.
- Average acres annexed per year for last 17 years.....18,943 acres.
- Total land area in the state of Wisconsin.....34,800,000 acres.
 - Land area in Towns..... 96% or 33,408,000 acres.
 - Land area in Cities/Villages..... 4% or 1,392,999 acres.
- Average percent of lands lost to Towns per year (out of their 96%)..... .0005%.
- Average percent increase in City/Village land per year (of their 4%)..... .08%.
- Number of years at this pace it would take Cities/Villages to double their 4%.... 100 years.
- Percent of annexations that involve one household or less..... 92%.
- Average equalized value of real estate per acre (2002)
 - Towns \$3,846
 - Villages \$89,119 (23 times as valuable)
 - Cities \$157,428 (41 times as valuable)

- New construction by civil division

Residential

C/V: 52%
Towns: 48%

Commercial

C/V: 87%
Towns: 13%

Manufacturing

C/V: 88%
Towns: 12%

- Value of construction on total annexation areas annually, when complete..... \$10,300,000,000
- Number of Wisconsin jobs directly related to development of annual annexed acres..... 28,950
- Number of permanent jobs upon completion of the industrial and commercial developments on annual annexed land..... 65,000
- A 2003 study done in Texas found that an overly restrictive annexation policy would constrain economic development to the extent that the entire statewide economy would suffer. (The Perryman Group). The study concluded, "The capacity to annex emerging areas of development into a central city is often critical to the ongoing sustainability of a metropolitan area".

* Data excerpted from "The Economic Development Impact of Annexation". Prepared by the Wisconsin Economic Development Institute, Inc. (January 2005) and from the Wisconsin Geography Statistics.