

Village of Ellsworth

Crossing Meadows Business Park

On behalf of the Village of Ellsworth, we are submitting the following information for the Crossing Meadows Business Park to be considered for **Gold Shovel Ready** certification by Momentum West.

Exhibit 1 Site Location

➤ See Map 1: Site Location

Exhibit 2 Site Size & Zoning

Site Size:

All of the available sites are comprised of numerous parcels totaling 12.47 acres, with the largest site at 5.37 acres.

Zoning:

All of the available sites are zoned Business Park District (BP) and allow for the blending of commercial and light industrial uses. The Village Board may impose minimum lot sizes for the commercial and light industrial uses, and may limit the uses of specified lots to commercial or light industrial uses.

- Commercial District (C):

By way of illustration, and not exclusion, the following and like business services are permitted: appliance dealers; art, gift, jewelry and notions shops; bakeries, insurance and real estate offices; barber shops; beauty parlors; banks and financial institutions; clinics; clothing stores; drug stores and pharmacies; eating and drinking establishments; florists; food lockers; fruit, vegetable, meat, fish, grocery, supermarkets, and other retail food stores; furniture, department, and hardware stores; hotels, motels, motor lodges, and inns; laundries and dry cleaners; liquor stores; music, radio and television stores; news-stands; offices; optical stores; parking lots; places of entertainment; retail stores; sporting goods stores; clubs, fraternal organizations, and lodges operated for profit; vehicular sales and service; gasoline stations; funeral homes; municipal buildings; state licensed daycare. Any land or building use which utilizes a 'drive through' for conducting business, such as a bank or fast food restaurant, or any business which is primarily motor vehicle oriented such as an auto body repair shop, gasoline service station, auto repair, auto sales or machinery and equipment sales and service. [Ord. 466 10/1997, Ord. 546 01/2005, Ord. 608 01/2011, Ord. 610 03/2011]

Accessory uses: Essential services.

- Light Industrial (LI) District:

Cleaning, pressing, and dyeing establishments; commercial bakeries; commercial greenhouses; distributors; fire stations; food locker plants; laboratories; machine shops; manufacture and bottling of nonalcoholic beverages; painting; printing; publishing; warehousing and wholesaling; mini-storage or self-storage facilities; fabrication, packing, assembly, and packaging of products from processed furs, glass, tanned leather, metals, paper, plaster, plastics, textiles, or wood; manufacture, fabrication, processing, packaging and packing of confections, cosmetics, electrical appliances, electronic devices, food (except cabbage, fish and ZONING 46.03(7)(f)(2)(b) 22 fish products, meat and meat products, and pea vining), instruments, jewelry, pharmaceuticals, tobacco, toiletries; automobile, RV, truck and trailer dealerships.

Accessory uses: Essential services.

Village of Ellsworth

Crossing Meadows Business Park

Height:

- The maximum height of a structure for both commercial and industrial uses shall be forty-five (45) feet or 3 stories, whichever is less.
- See Map 2: Site Information
- See Attachment 1: Zoning Verification and Site Ownership Letter

Exhibit 3 Site Ownership

The Village of Ellsworth owns the available sites within the business park and the land is for sale at \$45,000 an acre. The community does have a write down policy depending on the type of business, jobs being created, assessed value being generated, etc.

- See Attachment 2: Deed

Exhibit 4 Transportation Infrastructure

Road Infrastructure:

- All of the available sites are served by S.T.H. 65 along the eastern boundary of the business park.
 - North bound S.T.H 65 extends to River Falls, home of UW-River Falls, and then to I-94 via S.T.H 35; approximately 13 and 23 miles respectively.
 - The site is also served by S.T.H 10 to the south of the business park.
 - West bound S.T.H. 10 leads to Prescott and then to downtown Saint Paul MN via S.T.H 61; approximately 43 miles.
 - East bound S.T.H 10 goes to Menomonie, home of UW-Stout, approximately 37 miles.
 - I-94 connects northwest Wisconsin to the Saint Paul/Minneapolis market to the west and Madison to the east.
- See Map 3: Transportation

Rail Road Infrastructure:

- None of the available sites are served by rail.

Airports:

1. Minneapolis–Saint Paul International Airport is approximately 47 minutes west.
 2. The Eau Claire Airport is approximately 1 hour and 10 minutes east and offers four flights a day to Chicago - O'Hare.
 3. The Red Wing Airport located in Bay City Wisconsin is 15 minutes west from the site along U.S.H. 63. The Red Wing Regional Airport is an all-weather airport with full ILS and GPS approaches. The east to west runway is 5,010 long by 100 feet wide. The runways are rated for 30,000 pound single wheel and 75,000 pound dual wheel, which is suitable for most corporate aircraft.
- See Map 3: Transportation

Village of Ellsworth

Crossing Meadows Business Park

Exhibit 5 Site Suitable for Industrial Development

The sites are zoned Business Park District (BP) and are located within the Ellsworth Crossing Meadows Business Park.

- See Map 4: Existing Land Use

Exhibit 6 Municipal Infrastructure and Easements

Municipal Infrastructure:

All of the available sites are serviced by Village water and sanitary sewer.

Water:

- The Village of Ellsworth's water distribution system has two elevated water towers with a combined capacity of 700,000 gallons storage, 3 wells that can pump 1.2 million gallons per day, and an average water pump usage of 0.257 million gallons per day in 2014. The system is operating at 21% capacity.
- A 12" watermain is located along Overlook Drive, Lucas Lane, and Alexander Avenue.

Wastewater:

- The Village of Ellsworth's wastewater treatment plant is designed for 0.575 million gallons per day. The monthly average in 2014 was 0.360 million gallons per day, so the system is operating at approximately 63% capacity.
- 8" gravity sewer line runs along Overlook Drive, Lucas Lane and Alexander Avenue.

- See Map 5: Utilities and Easements

Easements:

There are no easements on any of the available sites.

- See Map 5: Utilities and Easements

Exhibit 7 Private Utility Infrastructure

Electric Infrastructure:

Pierce Pepin Cooperative Services is the electric provider for all of the available sites. Pierce-Pepin Cooperative purchases electricity from Dairyland Power Cooperative. The Cooperative has serviced this area since 1938 and continues to provide reliable energy to over 6,600 energy consumers.

Pierce-Pepin Cooperative has existing three-phase underground at the corner of Crosstown Road and Highway 65. Additionally, three-phase underground is located along Alexander Ave and Lucas Lane through the center of the business park. The park is dual-fed served, by two substations approximately 4 miles away, which have excess capacity.

Village of Ellsworth

Crossing Meadows Business Park

Natural Gas Infrastructure:

We Energies maintains the following mains:

- A 2" PE main at the corner of Lucas Lane & Overlook Drive
- A 2" PE main at the corner of Lucas Lane & Alexander Avenue
- A 2" steel main along S.T.H. 65
- A 2" steel & 2" PE main along Crosstown Road

Exhibit 8 Telecommunications Infrastructure

All of the available sites are serviced by Midcontinent Business Solutions with a fiber connection point at the SW corner of S.T.H. 65 & Overlook Drive. Midcontinent Fiber is monitored 24/7/365 with services scalable from 10 Mb to multiple 10 Gbps circuits at the business park.

➤ See Map 6: Electric, Gas, Fiber Optics

Exhibit 9 Floodplain and Wetlands

- There are no known floodplains on any of the available sites.
- There are no delineated wetlands on the sites. There are soils with wetland indicator characteristics occupying small portions in the middle of the business park. Wetland indicator soils do not mean wetlands are on site. Many areas in the Crossing Meadows Business Park contain wetland indicator soils and have structures.

➤ See Map 7: Development Limitations

Exhibit 10 Topography

➤ See Map 8: Topographic Features

Exhibit 11 Environmental, Historical, Archeological

- All of the available sites have no known:
 - Environmental issues
 - Historical issues
 - Archeological issues

Exhibit 12 Other Site Restrictions

- All available sites are in a TIF district, TID # 7, with a sunset date of 2036 and expenditure period ending in 2021.