

# Schaefer Site Overview

## Menomonie, Wisconsin

On behalf of the City of Menomonie, we are submitting the following information for the Schaefer property 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: The site is comprised of 76.43 contiguous acres of which 3.2 acres are unbuildable without grading. As of April 2015 the City is working on grading the above mentioned 3.2 acres so as to make the whole site developable.

#### Zoning:

Site is zoned Technology Park District which allows for the following uses:

- Business and industry, including corporate and regional offices, involved in research and development, technology, manufacturing prototype, product testing and experimental or commercial testing.
- Fitness center.
- Nursery school, daycare center or child development center.
- Open recreational areas, such as parks, playgrounds and soccer fields.
- Production, processing, servicing, testing or repair of materials, goods or products, including corporate and regional offices, limited to the following uses, products, components or circumstances:
  - A. Apparel design and manufacture.
  - B. Computer technology and software.
  - C. Educational, psychological and rehabilitative products and materials.
  - D. Electronics and microelectronics products and equipment.
  - E. Food service products and equipment.
  - F. Graphic arts and design products and equipment.
  - G. Industrial design products and equipment.
  - H. Mechanical power transmission products and equipment.
  - I. Medical, orthopedic and dental products and equipment.
  - J. Optical, fiber optical and photographic products and equipment.
  - K. Packaging products and equipment.
  - L. Scientific and precision instruments and components including robotics.
  - M. Telecommunications products and equipment.
- Public and private research centers, educational centers, rehabilitation centers, telecommunication centers, nonprofit charitable organizations, and libraries.

#### Height:

No building shall exceed forty five feet (45') or three (3) stories in height.

- See Map 2: Site Information
- See Attachment 1: Zoning Verification and Site Ownership Letter

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### Exhibit 3 Site ownership

The City of Menomonie owns the site which is for sale at \$40,000 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-A and 2-B: Deed
- See Attachment 3: Terms of sale

### Exhibit 4 Transportation Infrastructure

#### Road Infrastructure:

The site is served by Interstate 94 which is 3.2 miles to the north east and accessed by State Highway 29/US Highway 12, a four lane divided highway.

- I-94 connects northwest Wisconsin to the Saint Paul/Minneapolis market to the west and runs to Madison.
  - I-94 connects to US-53 a four lane divide highway to the north east. US-53 is the major highway running northward to Superior/Duluth.
  - S.T.H 29/U.S.H 12, a four lane divided highway, runs due east through the north central portions of Wisconsin to Wausau and eventually to Green Bay.
- See Map 3: Transportation and Land Uses

#### Rail Road Infrastructure:

- The site is not rail served.

#### Airports:

1. Minneapolis–Saint Paul International Airport; is approximately 1hr and 13 minutes west.
  2. The Eau Claire Airport; is 30 minutes east and offers four flights a day to Chicago - O'Hare.
  3. Menomonie Municipal Airport; is 4 minutes from the site and is a Transport/Corporate classification airport owned by the City of Menomonie. The airport has a new primary east/west runway 5,040 feet in length by 75 feet in width. The airport also has medium intensity runway lights (MIRLS), runway end identifier lights (REILS), and a visual approach descent indicator (VADI/PAPI). All runway lighting has been upgraded to LED lights. There is a 2,500 sq. ft. terminal which includes a conference room, pilot's lounge, pilot's flight planning room, lobby, manager's office, and kitchenette. Hangars and sites are available for rent, purchase or construction.
- See Map 3: Transportation and Land Uses

### Exhibit 5 Site suitable for industrial development

The site is zoned Industrial and is adjacent to the Stout Technology & Business Park. The site has no existing buildings or structures on it.

- See Map 4: Existing Land Uses

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### Exhibit 6 Municipal Infrastructure and Easements

The site is serviced by City Water and Wastewater

#### Water:

- City owns 3 wells with 5.4M GPD total capacity (at 40% capacity; 2.1M GPD average) and 3 elevated water tanks with 1.9M gallons total capacity
- 12" main runs along Lookout Road – with a fire flow of 6,430 GPM @ 20 psi

#### Wastewater:

- Treatment plant has a planned capacity of 2.88M GPD; currently operating at 55% capacity
- 8" gravity sewer line runs along Lookout Road

➤ See Map 5: Utilities and Easements

#### Easements:

- There are no easements

➤ See Map 5: Utilities and Easements

### Exhibit 7 Private Utility Infrastructure

Xcel Energy is the electric and natural gas provider for this site and is one of the largest investor-owned electric and natural gas utilities in the United States. Xcel is the No. 1 provider of wind power in the nation, a position they've held for ten consecutive years.

#### Electric Infrastructure:

Xcel Energy has existing 12.5 kV three-phase overhead distribution facilities located on Lookout Road adjacent to the site. The distribution facilities are served by the Red Cedar Substation, which is approximately 1 mile from the site. The Red Cedar Substation has available capacity at this time.

Xcel Energy's regulatory agency allows for the allocation of non-refundable extension credits to offset costs associated with distribution facility extensions. Extension credits are determined based on kW of estimated average on-peak billing demand.

#### Natural Gas Infrastructure:

Xcel Energy maintains a 60 psi natural gas distribution system with facilities located on Lookout Road adjacent to the site. The natural gas infrastructure serving the location is connected to a town border regulating station approximately 1.5 miles from the site, and is able to accommodate additional throughput.

Xcel Energy's regulatory agency also allows for the allocation of non-refundable extension credits to offset costs associated with natural gas extensions. Extension credits are determined based on an estimate of the facilities annual therm use. Xcel also provides both firm and interruptible rate options for customers.

➤ See Map 6: Electric, Gas, Fiber Optics

➤ See Attachment 4: Xcel Rate Sheet

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### **Exhibit 8 Telecommunications Infrastructure**

This site is serviced by 24-7 Telcom, which has fiber along Schneider Ave (in front of Andersen Corporation's building) and in the SW corner of Lookout Rd and Kothlow Ave with the potential for speeds up to 250 Megs.

- See Map 6: Electric, Gas, Fiber Optics

### **Exhibit 9 Floodplain and Wetlands**

- There are no known floodplains on the site
- There is a small area in the south west corner that is presumed to be wetlands or have wetland indicator soils with known wetlands adjacent to the property but on the other side of Kothlow Ave

- See Map 7: Development Limitations

### **Exhibit 10 Topography**

- See Map 8: Topographic Features

### **Exhibit 11 Environmental, Historical, Archeological**

- The site has no known:
  - Environmental issues
  - Historical issues
  - Archeological issues
- See Attachment 5: Phase I Archeological Investigation

### **Exhibit 12 Other site restrictions**

- Although the site is zoned Technology Park this portion does not fall under any development covenants.
- The site is in a TIF district with a sunset date of 2024 and expenditures ending 2019