



Momentum West

NanoRite Innovation Center | 2322 Alpine Road | Suite 7 | Eau Claire, WI 54703

Email | info@momentumwest.org

Phone | 715-874-4673

Fax | 715-874-4683

Gold Shovel Ready Sites Submission

Site Name: Schaefer Certified Survey Map (CSM): N/A

Site Address: NE Corner of Lookout Road & Kothlow Ave Site Zip: 54751

Site City: Menomonie Site County: Dunn County

Site Location: T28N R13W Section 30 NW ¼ of the NE ¼ and the SW ¼ of the NE ¼
(T-R-S-Qtr-or Subdivision-Block-Lot)

Total Site Size: 76.43 (Acres) Contiguous Acres for sale: 76.43

Min lot: 0 Max lot: 76.43

Site Description: Large contiguous industrially zoned flat site ready for development.
Site is 3 miles from I -94 and within a Tax Increment District. All utilities
are in place and adjacent to the site. Community is ready to work with you.

(Add additional page if necessary)

Property type: Technology Business Park
(Example – Industrial, Business Park, Office, etc.)

Zoning: Technology Park District

Site is: For Sale Sale Price: \$40,000* see site over view document \$/acre

For Lease Lease Rate: _____ \$/SF

Ownership Information

Owner: City of Menomonie

Name: Lowell Prange

Address: 800 Wilson Ave

Menomonie, WI 54751

Phone: 715-232-2187

Email: lprange@menomonie-wi.gov

Primary Contact Information

Company: Cedar Corporation

Name: Seth Hudson

Address: 604 Wilson Ave

Menomonie, WI 54751

Phone: 715-235-9081

Email: Seth.Hudson@cedarcorp.com



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Documentation Checklist:

NOTE: Please label your documents to match the Exhibit/Criteria listed below

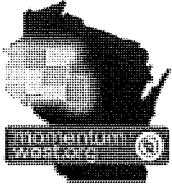
Exhibits / Criteria	Benchmark/Threshold	Documentation Submittal
Exhibit 1: Site location	In a Momentum West County	<input checked="" type="checkbox"/> Location map showing site relative to County, and Municipality
Exhibit 2 : Site size & Zoning	No minimum or maximum size Industrial Zoning or equivalent.	<input checked="" type="checkbox"/> Aerial photo showing site <input checked="" type="checkbox"/> Site Map/Survey showing dimensions and total size. <input checked="" type="checkbox"/> Site map labeled with zoning and allowable build height. <input checked="" type="checkbox"/> Letter from municipality/county verifying zoning.
Exhibit 3: Site ownership	Can be public or private	<input checked="" type="checkbox"/> Documentation showing site ownership <input checked="" type="checkbox"/> Documentation showing terms of sale including price.
Exhibit 4: Transportation Infrastructure	Site must have adequate access suitable for development.	Documentation/site map showing <input checked="" type="checkbox"/> Highway access, show adjacent as well as distance to nearest 4-lane highway <input checked="" type="checkbox"/> Rail access, if any or nearest location and distance to) <input checked="" type="checkbox"/> Airport availability: nearest location and distance for cargo and passenger service.
Exhibit 5: Site suitable for industrial development.	Fits with surrounding uses, may have buildings suitable for industrial development located on it.	<input checked="" type="checkbox"/> Map showing site amenities (roads/rail) as well as surrounding land uses. <input checked="" type="checkbox"/> Identification of on site, buildings, if any, and surrounding land uses. (i.e. Google Earth, Bing)
Exhibit 6: Municipal Infrastructure Easements	Site must be serviced by road, water and sewer or community willing to install these improvements within a reasonable time frame – or allow private utilities. Cannot have easements (utility or other) that would prevent development.	<input checked="" type="checkbox"/> Site map showing municipal infrastructure, noting any road restrictions and size and location of water/sewer services. <input type="checkbox"/> If Infrastructure not in place a letter from municipality with details on installation of improvements including any advance planning and timeframe to complete. <input checked="" type="checkbox"/> Site map showing all easements on and adjacent to site.
Exhibit 7: Private Utility Infrastructure	Site must be serviced by electrical and natural gas providers.	Documentation – including site map showing: <input checked="" type="checkbox"/> Electrical and natural gas providers and capacity of service to site.



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		<input checked="" type="checkbox"/> Distance to nearest substation and its capacity for electrical. <input type="checkbox"/> If not in place a correspondence from utility outlining options including cost and timeline for build out. If natural gas not available –alternate options (i.e. propane)
Exhibit 8: Telecommunications Infrastructure	Site must be serviced by voice/data provider	<input checked="" type="checkbox"/> Documentation showing provider(s) and service capabilities and speeds.
Exhibit 9: Floodplain Wetlands	Cannot be located in or adjacent to a floodplain. Cannot have significant wetland issues limiting development.	<input checked="" type="checkbox"/> FEMA Flood insurance maps showing site and adjacent land clearly showing what is in and out of the floodplain. <input checked="" type="checkbox"/> Map showing presumed or delineated wetland areas on site and adjacent to site.
Exhibit 10: Topography	Cannot have significant topography issues limiting development.	<input checked="" type="checkbox"/> Topo map of site.
Exhibit 11: Environmental, Historical, Archeological	Cannot have known Environmental, Historical and/or Archeological impediments.	Statement indicating no known impediments as of submission relative to: <input checked="" type="checkbox"/> Environmental, <input checked="" type="checkbox"/> Historical <input checked="" type="checkbox"/> Archeological
Exhibit 12: Other site restrictions	Must disclosure of any protective covenants that could limit development.	<input checked="" type="checkbox"/> Documentation/list of any potential limits that would hinder site development such as protective covenants.
Exhibit 13: Other information	Possible local incentives	<input checked="" type="checkbox"/> Is the site in TID District <input checked="" type="checkbox"/> TID expiration date



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We, the below signed do hereby submit for consideration of a Momentum West Gold Shovel Ready Site designation the above named and described site, along with the required supporting information and documentation. We understand that said site may or may not encompass multiple contiguous parcels.

We represent with our signature that we are authorized to take such action, and that all documentation and representations made herein are accurate, and the site and materials submitted meet the established criteria of the Momentum West Gold Shovel Ready Sites program. Further we understand and agree to update the attached information as it change and to provide this information to Momentum West.

Site Owner

Lowell Prange
Signature

Lowell Prange, City Admin.
Name - Title

4-20-15
Date

Engineering – Consulting Firm

Charles R. Jones
Signature

CHARLES R. JONES, CITY ENG
Name - Title - Company
Cedar Corp.

4/20/15
Date

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

Schaefer Site Overview

Menomonie, Wisconsin

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

Schaefer Site Overview

Menomonie, Wisconsin

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

Schaefer Site Overview

Menomonie, Wisconsin

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

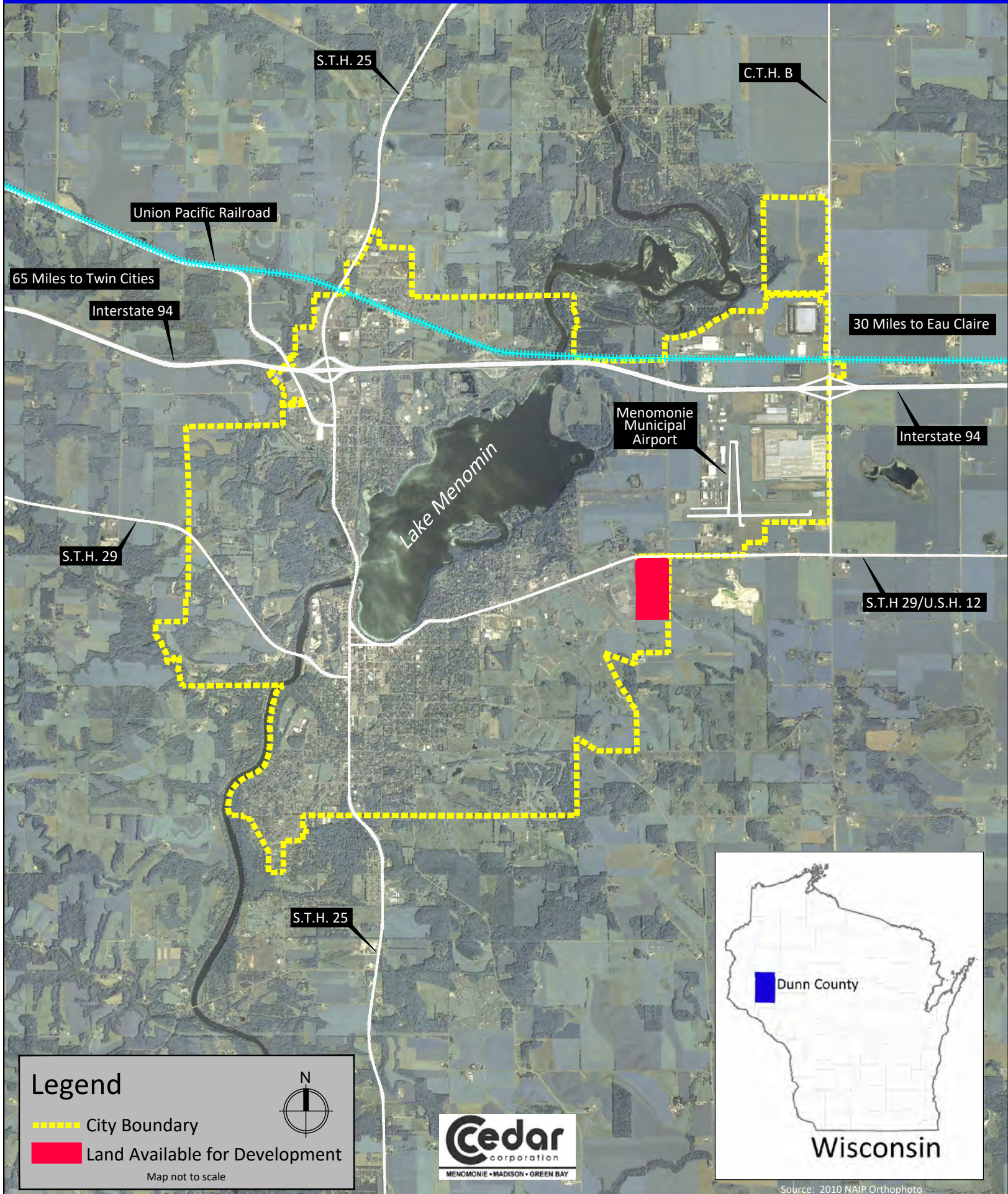
Exhibit 12 Other site restrictions

- 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



Site Location: City of Menomonie Dunn County, Wisconsin

Map 1



Union Pacific Railroad

65 Miles to Twin Cities

Interstate 94

S.T.H. 25

C.T.H. B

30 Miles to Eau Claire

Interstate 94

Menomonie Municipal Airport

Lake Menomin

S.T.H. 29

S.T.H 29/U.S.H. 12

S.T.H. 25

Legend

- City Boundary
- Land Available for Development



Map not to scale



Dunn County

Wisconsin

Source: 2010 NAIP Orthophoto



Site Information: City of Menomonie Dunn County, Wisconsin



1175'±

1085'±

1040'±

76.43 ± acres

Lookout Road

1280'±

1280'±

1285'±

Kothlow Ave

Stokke Parkway

Dunn County Offices

Dunn County Offices

S.T.H. 29/U.S.H. 12

Marshfield Clinic

Office

Lookout Rd
Schneider Ave.

Andersen Windows

Legend

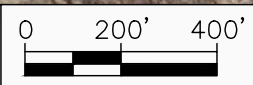


----- City Boundary

▭ Land Available for Development

Zoning: T-1 Technology Park
Specialized Industrial District

Height Limitations: 45' - 3 Stories





Transportation Infrastructure: City of Menomonie Dunn County, Wisconsin

Union Pacific Railroad

Interstate 94

30 Miles to Eau Claire

65 Miles to Twin Cities



Menomonie Municipal Airport

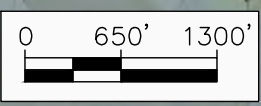
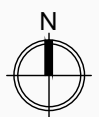
C.T.H. B

S.T.H 29/U.S.H. 12



Legend

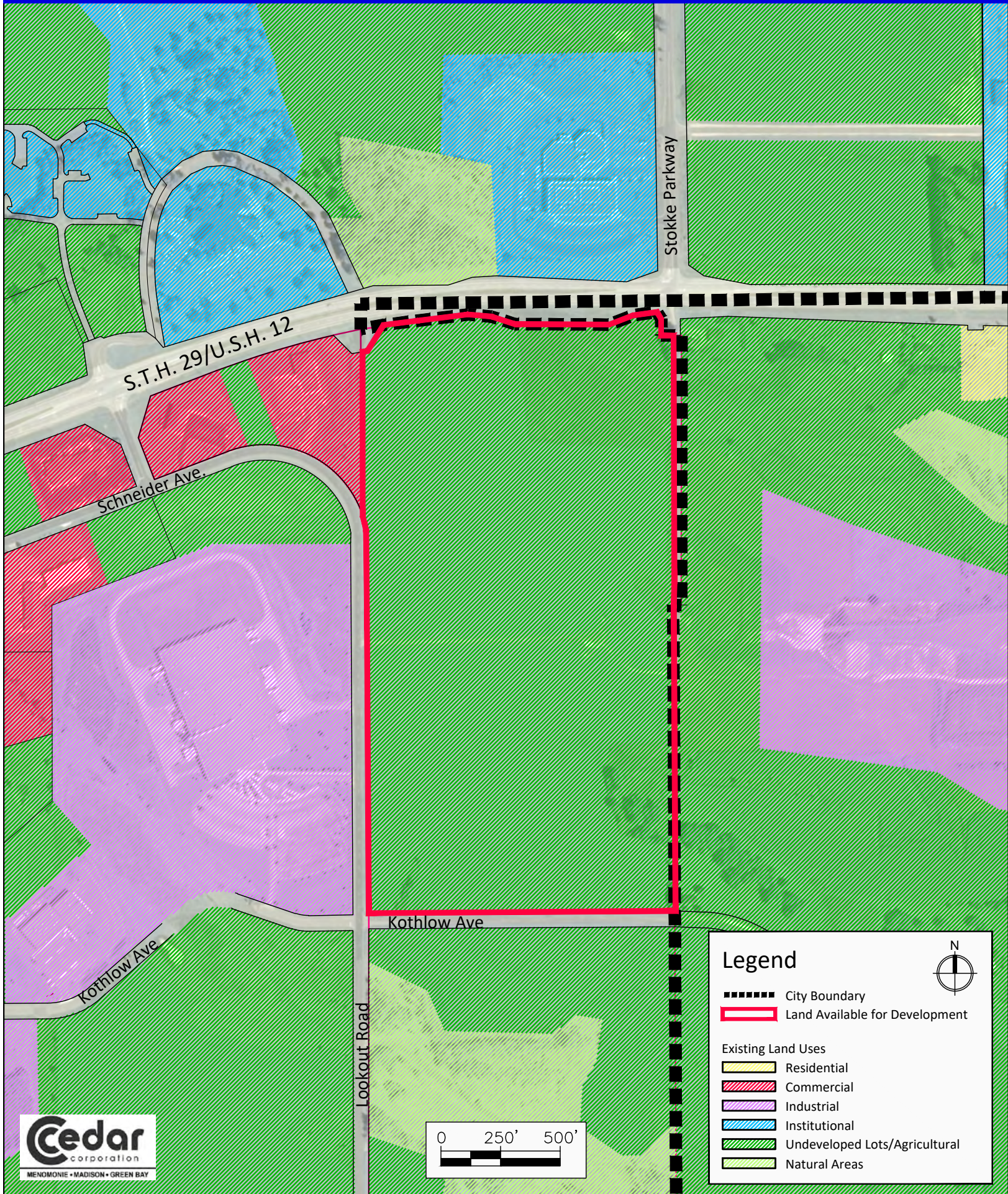
-  City Boundary
-  Land Available for Development





Existing Land Use: City of Menomonie Dunn County, Wisconsin

Map 4



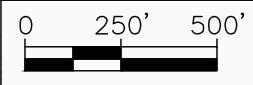

Legend

City Boundary

Land Available for Development

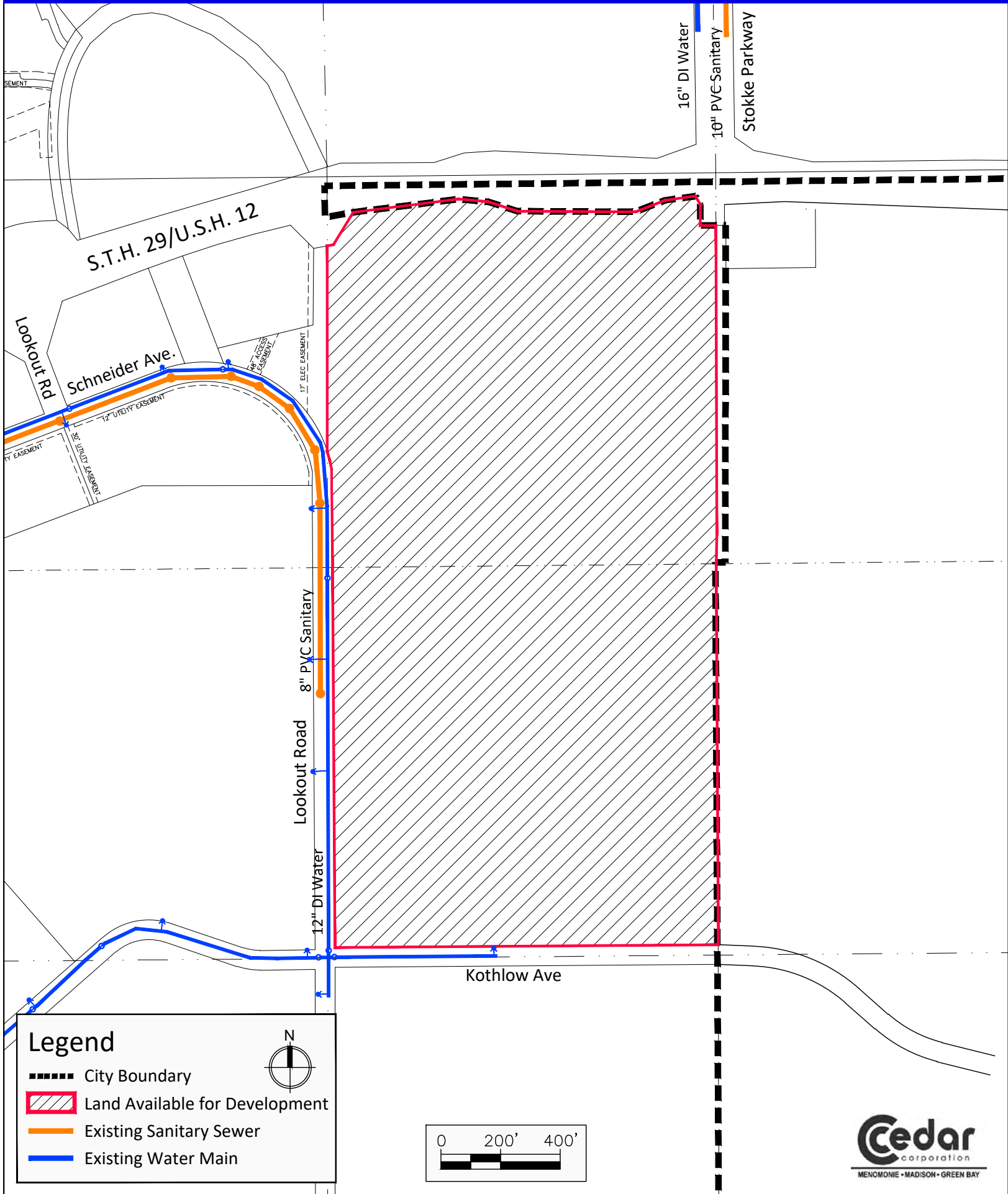
Existing Land Uses

- Residential
- Commercial
- Industrial
- Institutional
- Undeveloped Lots/Agricultural
- Natural Areas







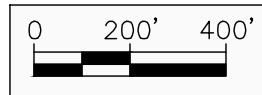


Utilities & Easements: City of Menomonee Dunn County, Wisconsin



Legend

-  City Boundary
-  Land Available for Development
-  Existing Sanitary Sewer
-  Existing Water Main

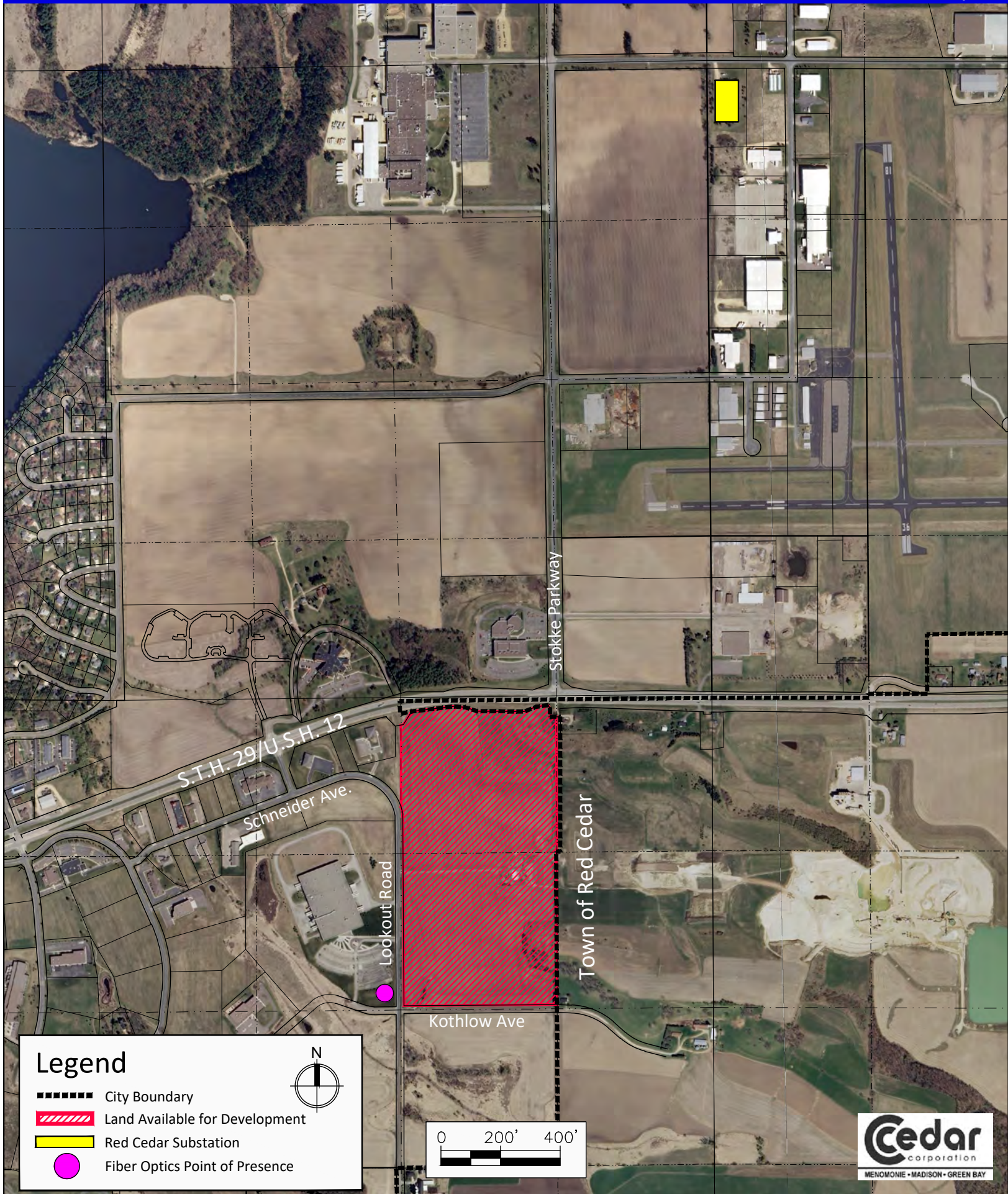




Gas, Electric and Fiber Optics: City of Menomonie

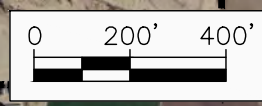

Dunn County, Wisconsin

Map 6



Legend

- City Boundary
- Land Available for Development
- Red Cedar Substation
- Fiber Optics Point of Presence





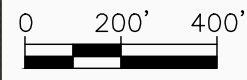
Development Limitations: City of Menomonie Dunn County, Wisconsin

Map 7



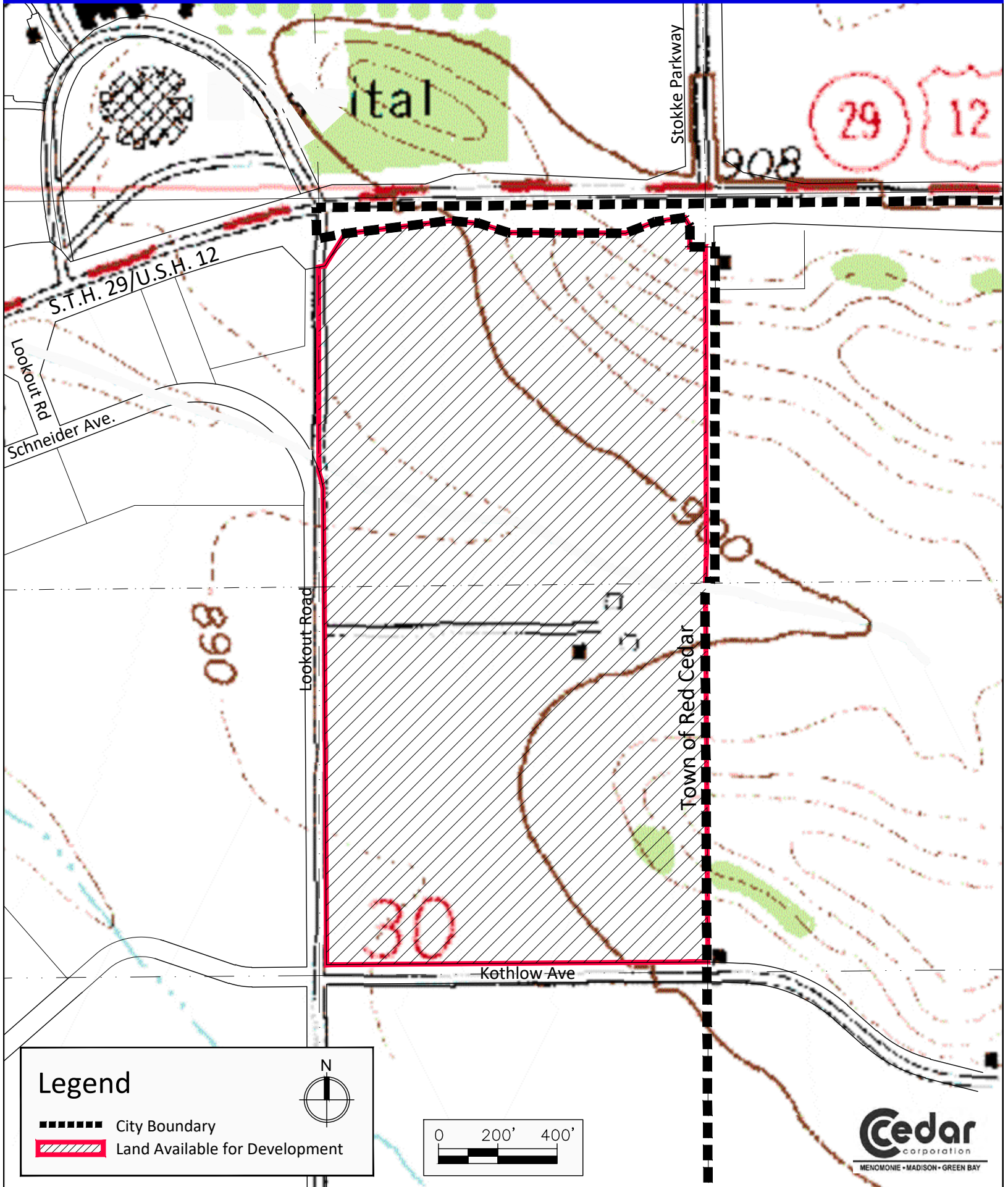
Legend

-  City Boundary
 -  Land Available for Development
 -  Wetlands or Wetland Indicator Soils
- * No Floodplains on Site





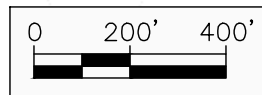


Topographic Features: City of Menomonie Dunn County, Wisconsin



Legend

-  City Boundary
-  Land Available for Development





City of Menomonie
800 Wilson Avenue
Menomonie, WI 54751
715 232 2369 – 715 232 2187
E-Mail: lporange@menomonie-wi.gov
E-Mail: mayor@menomonie-wi.gov

Attachment 1

Randy Knaack
Mayor

Lowell R. Prange
City Administrator

4/15/2015

Momentum West
2322 Alpine Rd # 7
Eau Claire, WI 54703

To whom it may concern;

This letter serves as confirmation that the site located in the north east corner of Lookout Road & Kothlow Ave, also known as the Schaefer property, is zoned T-1 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.

Sincerely,

Lowell Prange
City Administrator

Attachment 2-A

VOL 1043 records page 217

STATE BAR OF WISCONSIN FORM 1 - 1999
WARRANTY DEED

Document Number

473978

DUNN COUNTY
REGISTER OF DEEDS
JANES N. MRDUTT
RECORDED ON

10-31-2001 10:35 AM

REC FEE: 15.00
TRANS FEE: 3000.00
FEE EXEMPT #:
PAGES: 3

This Deed, made between Marshall B. Schaefer and Janet M. Schaefer, husband and wife, without the rights of survivorship

Grantor, and City of Menomonie, Menomonie, Wisconsin

Grantee.
Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dunn County, State of Wisconsin (if more space is needed, please attach addendum):
See Attached Legal Description.

Recording Area chg 15.00 / pd TF 3000.00

Name and Return Address
Schofield and Higley
700 Wolske Bay Road #100
Menomonie, WI 54751

See Attached

Parcel Identification Number (PIN)

This **is not** _____ homestead property.

(is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, highways, utility rights and reservations of record.

Dated this 31 day of October, 2001.

Marshall B. Schaefer
* Marshall B. Schaefer

Janet M. Schaefer
* Janet M. Schaefer

AUTHENTICATION

Signature(s) _____

authenticated this 31 day of October, 2001
Robert G. Walter

* ROBERT G. WALTER

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____
authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ROBERT G. WALTER
BAKKE NORMAN S.C. LAW OFFICES

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
DUNN County)

Personally came before me this _____ day of _____, 2001 the above named
Marshall B. Schaefer and Janet M. Schaefer

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

* _____
Notary Public, State of WISCONSIN
My Commission is permanent. (If not, state expiration date: _____, _____.)

* Names of persons signing in any capacity must be typed or printed below their signature.

LEGAL DESCRIPTION

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) and the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) and the West 33 feet of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) all in Section 30, Township 28 North, Range 12 West,

EXCEPT that portion thereof described as follows:

A parcel of land in that part of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) and the West two (2) rods of the Northeast Quarter (NE ¼) of the Northeast Quarter (NE ¼) of Section 30, Township 28 North, Range 12 West. Said parcel includes all land of the owner in the following described traverse:

Commencing at the North Quarter (N 1/4) corner of said Section 30, the point of beginning;
 Thence S 89°14'29"E for 1643.52 feet; thence S 07°24'09"E for 108.65 feet;
 Thence N 87°53'59"W for 120.00 feet; thence S 88°34'45"W for 203.06 feet;
 Thence S 01°30'04"W for 70.00 feet; thence N 88°29'56"W for 80.00 feet;
 Thence N 01°30'04"E for 70.00 feet; thence N 29°22'17"W for 33.19 feet;
 Thence S 83°34'10"W for 101.12 feet; thence S 70°17'56"W for 107.70 feet;
 Thence N 88°13'40"W for 395.78 feet; thence N 70°52'31"W for 103.42 feet;
 Thence N 83°27'04"W for 99.11 feet to the beginning of a curve, said curve having central angle 005°26'30", radius 3749.72 feet, chord bearing S 84°22'26"W, and a chord distance 355.99 feet, along the said curve for an arc distance of 356.12 feet to the end of the curve.
 Thence N 36°00'30"W for 153.57 feet to the Point of Beginning. All bearings contained in the above described traverse are Grid Bearings oriented to the Wisconsin Coordinate System, Central Zone. Containing 1.09 acres more or less.

And EXCEPT that portion thereof described as:

All that part of the NW ¼ of the NE ¼ of Section 30, Township 28 North, Range 12 West lying Northerly and Northwesterly of a line to be described from the following described reference lines "A" and "B". Reference line "A" is described as follows: Commencing at the Northwest corner of said Section 30; thence S 1°19'49" E a distance of 869.12 feet to the point of beginning, being Station 55+04.12 of said reference line "A"; thence N 69°14'29" E a distance of 2071.37 feet; thence easterly on a 2864.79 foot radius (2°00') curve, concave southeasterly, a distance of 1037.78 feet; thence N 89°59'49" E a distance of 886.73 feet, being Station 95+00 of said reference line "A". Said reference line "B" is described as follows: Commencing at Station 75+75.49 of said reference line "A"; thence N 69°14'29" E a distance of 498.68 feet to the point of beginning of said reference line "B", being Station 10+00; thence S 0°0'01"E a distance of 300 feet, being Station 7+00 of said reference line "B". Said line to be described is described as follows: Beginning at a point that is 70 feet distant at right angles southerly of Station 94+00 of said reference line "A"; thence Westerly parallel to said reference line "A" a distance of 100 feet; thence Southwesterly in a direct line to a point that is 120 feet distant at right angles Southerly of

Station 90+00 of said reference line "A"; thence westerly parallel to said reference line "A" a distance of 250 feet; thence northwesterly in a direct line to a point that is 70 feet distant radially, southerly from Station 85+00 of said reference line "A"; thence southwesterly parallel to said reference line "A" a distance of 318.67 feet as measured along said reference line "A"; thence southwesterly in a direct line to a point that is 33 feet distant at right angles easterly from Station 7+94.81 of said reference line "B". Containing 2.80 acres, more or less, exclusive of lands heretofore released for highway purposes.

And EXCEPT

That portion of the Southwest Quarter of the Northeast Quarter in Section Thirty (30), Township Twenty-eight (28) North, Range Twelve (12) West, described as follows:

Commencing at a point on the North line of the said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 821 feet East of the West line of said forty acre tract; thence East along the said North line 501 feet; thence South 350 feet; thence West 501 feet; thence North 180 feet; thence West 821 feet to the West line of said forty, intended to be a point at which the south line of an existing driveway intersects a public road; thence North 52 feet; thence east 821 feet; thence North 118 feet more or less to the point of commencement.

Parcel I.D. Numbers:

Pt. of 024-1087-09

024-1087-07

024-1087-06

024-1089-06

Document Number

STATE BAR OF WISCONSIN FORM 1 - 1999
WARRANTY DEED

DUNN COUNTY
REGISTER OF DEEDS
JAMES M. MRDUTT
RECORDED ON

10-31-2001 10:35 AM

REC FEE: 13.00
TRANS FEE: 600.00
FEE EXEMPT #:
PAGES: 2

This Deed, made between Marshall B. Schaefer and Janet M. Schaefer, husband and wife, without the rights of survivorship

Grantor, and City of Menomonie, Menomonie, Wisconsin

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Dunn County, State of Wisconsin (if more space is needed, please attach addendum): See Attached Legal Description.

Recording Area chg 13.00 / pd. TF 600.00

Name and Return Address

Schofield and Higley
700 Wolske Bay Road #100
Menomonie, WI 54751

Pt. of 024-1087-09

Parcel Identification Number (PIN)

This is _____ homestead property.

(is) (isnot)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except easements, highways, utility rights and reservations of record.

Dated this 31 day of October, 2001.

Marshall B Schaefer

* Marshall B. Schaefer

Janet M. Schaefer

* Janet M. Schaefer

AUTHENTICATION

Signature(s) _____

authenticated this 31 day of October, 2001

* ROBERT G. WALTER

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____ authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ROBERT G. WALTER
BAKKE NORMAN S.C. LAW OFFICES

(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN)

) ss.

DUNN County)

Personally came before me this _____ day of _____, 2001 the above named

Marshall B. Schaefer and Janet M. Schaefer

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, State of WISCONSIN

My Commission is permanent. (If not, state expiration date: _____)

* Names of persons signing in any capacity must be typed or printed below their signature.

LEGAL DESCRIPTION

That portion of the Southwest Quarter of the Northeast Quarter in Section Thirty (30), Township Twenty-eight (28) North, Range Twelve (12) West, described as follows:

Commencing at a point on the North line of the said Southwest Quarter (SW $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), 821 feet East of the West line of said forty acre tract; thence East along the said North line 501 feet; thence South 350 feet; thence West 501 feet; thence North 180 feet; thence West 821 feet to the West line of said forty, intended to be a point at which the South line of an existing driveway intersects a public road; thence North 52 feet; thence East 821 feet; thence North 118 feet more or less to the point of commencement.

Parcel I.D. # Pt. Of 024-1087-09

CITY OF MENOMONIE INDUSTRIAL LAND SALES POLICY

The city of Menomonie purchases land for the purpose of promoting the city's welfare and expanding its economic base but is not in the real estate business. Land purchased for industrial expansion is usually used to attract business/industry to locate in Menomonie, Wisconsin. Since desirable business/industry is often sought after by many communities; and since negotiations involve many variables, including land price, some accommodation for these negotiations must be factored into a set of guidelines.

The following guidelines are grouped into various categories including minimum guidelines that must be met for any sale of city land; those that are flexible depending on the desirability of the business/industry; employment guidelines established by the city for sale of land and the cost per acre based on the previous guidelines and economic impact of the business/industry. Menomonie has established the following vision statement which provides the basis for establishing the land sale criteria:

"The city of Menomonie will continue to develop a unique quality of life for residents as well as for those who come to our city to work, to conduct business, to attend school, to shop, and to enjoy leisure activities. Our educational, employment, business, and leisure opportunities will have distinctive identities that set Menomonie apart from other rural communities. People throughout the region and the state will know about Menomonie because of our uniqueness and our contribution to the overall quality of life in Wisconsin."

Using this statement as the basis for community development, the city has established the following guidelines:

- ◆ **MINIMUM STANDARDS** - businesses/industrial prospects must meet the following criteria as set forth in city ordinances and policies:
 1. City/state ordinances and administrative codes including zoning requirements.
 2. Community aesthetic regulations including landscaping, signage, lighting, outdoor storage, and any other required standards.

These employment items will only be utilized if direct incentives are provided to the company as outlined in a development agreement.

- ◆ **LAND SALES PRICE** - the City Council has established the following price criteria based on the specific locations and infrastructure improvements in the industrial park. In most cases the city is only trying to recoup their cost of acquiring the land and improving the property. In the case of a commercial entity that directly competes in the commercial market place; the city will charge a per acre fee "at least twice" that of its development costs. A determination of industrial versus commercial use will be based on the application of the zoning districts outlined in Chapter 18 of the city ordinances. The City Council reserves the right to decline to sell any industrial property to be used for a purpose that is determined to be incompatible with the long term goals of the city or this policy. The prices per acre are as follows:

Industrial Zone - South of I-94 (Freitag property)	\$55,000/acre
Industrial Zone - North of I-94 (Packer & Quilling property)	\$40,000/acre
Technology Park Specialized Industrial Zone (Kothlow property)	\$40,000/acre
Technology Park Specialized Industrial Zone (Schaefer property)	\$40,000/acre

These four areas outline the general development guidelines and criteria for the sale of city industrial park property. Development agreements between land purchasers and the city of Menomonie will be based on the "Industrial Land Sale Policy". The City Council will review this document annually, and adjust the policies appropriately. These guidelines and criteria will be used by the administration and economic development leaders as they make contact with potential prospects for city owned business/industrial land.

Adopted on March 4, 2002 by the Menomonie City Council.

Dennis Kropp

Mayor

Jo Ann L. Kadinger

City Clerk

Amended by City Council motion April 21, 2003; July 6, 2004

Attachment 4



Commercial & Industrial Service Rates

Effective Jan. 1, 2015
for Xcel Energy Electric and
Natural Gas Customers in Wisconsin



ELECTRIC SERVICE

The Public Service Commission of Wisconsin has approved new electric base rates effective Jan. 1, 2015. The increase in electric rates is necessary to support capital investments in the transmission system, new wind power facilities and power plant upgrades. The increase also includes an update for 2015 fuel and purchased power costs.

DEMAND IS LESS THAN 25 KW PER MONTH

Small General Service	
Customer Charge	
Single Phase	
Metered	\$8.00/mo.
Unmetered	\$4.50/mo.
Three Phase	
Metered	\$10.00/mo.
Unmetered	\$6.50/mo.
Energy Charge	
Summer Rate	\$0.1296/kWh
Winter Rate	\$0.1175/kWh

Small General Time-of-Day Service	
Customer Charge	
Single Phase	\$8.00/mo.
Three Phase	\$10.00/mo.
Energy Charge	
On-Peak	
Summer Rate	\$0.2415/kWh
Winter Rate	\$0.22302/kWh
Off-Peak	\$0.0617/kWh
Water heater credit*	\$2.00

*Water heater must be controlled in combination with air conditioner.

Summer Rates: June – September

Winter Rates: October – May

DEMAND IS 25 KW TO LESS THAN 200 KW PER MONTH

General Time-of-Day Service*	
Customer Charge	\$30.00/mo.
Demand Charge	
Secondary	
Summer Rate	\$12.50/kW/mo.
Winter Rate	\$10.50/kW/mo.
Primary	
Summer Rate	\$11.87/kW/mo.
Winter Rate	\$9.91/kW/mo.
Energy Charge	
On-Peak Secondary	
Summer Rate	\$0.071/kWh
Winter Rate	\$0.0652/kWh
Off-Peak Secondary	
Summer Rate.....	\$0.0598/kWh
Winter Rate.....	\$0.0598/kWh
Primary	2.0% discount
Energy Charge Credit per month	
All kWh in excess of 400 hours times	
the billing demand, not to exceed	
50 percent of total kWh	\$0.010000/kWh
* In no month will the billing demand be greater than the value in kW determined by dividing the kWh sales for the billing month by 100 hours.	

Optional Off-Peak Service	
Optional for separately metered loads controlled by the customer and energized between 9 p.m. and 7 a.m. daily.	
Customer Charge	
Single Phase	\$4.00/mo.
Three Phase	\$10.00/mo.
Energy Charge Secondary	\$0.0568/kWh
Energy Charge Primary	\$0.05566/kWh

Automatic Protective Lighting Service	
All charges are monthly	
Mercury Vapor (closed to new customers)	
175 Watt	\$9.58
250 Watt	\$12.75
400 Watt	\$17.15
Sodium Vapor	
70 Watt	\$6.84
100 Watt	\$8.33
150 Watt	\$10.06
250 Watt	\$13.62
400 Watt	\$19.48

DEMAND IS 200 KW OR MORE PER MONTH

Large General Time-of-Day Service

Customer Charge

Mandatory Customers	\$175.00/mo.
Optional Customers	\$75.00/mo.

On-Peak Demand Charge

Secondary

Summer Rate	\$11.65/kW/mo.
Winter Rate	\$9.65/kW/mo.

Primary

Summer Rate	\$11.42/kW/mo.
Winter Rate	\$9.46/kW/mo.

Transmission Transformed

Summer Rate	\$10.66/kW/mo.
Winter Rate	\$8.83/kW/mo.

Transmission Untransformed

Summer Rate	\$10.60/kW/mo.
Winter Rate	\$8.78/kW/mo.

Distribution Demand Charge

Secondary	\$1.50/kW/mo.
Primary	\$1.12/kW/mo.
Transmission Transformed	\$0.64/kW/mo.
Transmission Untransformed	\$0.00/kW/mo.

Energy Charge

On-Peak Secondary

Summer Rate	\$0.08255/kWh
Winter Rate	\$0.07446/kWh

Off-Peak Secondary

Summer Rate	\$0.04863/kWh
Winter Rate	\$0.04863/kWh

Energy Charge Discount

Primary	2.0%
Transmission Transformed	8.5%
Transmission Untransformed	9.0%

Energy Charge Credit per month

All kWh in excess of 400 hours times the billing demand, not to exceed 50 percent of total kWh.	\$0.01000/kWh
--	---------------

Peak Controlled Service

Optional to General Service or Large General Time-of-Day Service customers who agree to control demand to a pre-determined level when required by Xcel Energy. Participating customers are billed at a reduced rate for controlled demand. Please contact your Xcel Energy representative at 1-800-481-4700 for additional details.

NATURAL GAS SERVICE

There is no change to natural gas base rates for 2015.

Your bill shows separate charges for distribution (what we charge for delivering gas) and gas supply (what we pay to acquire gas). The Gas Supply Charge, which is shown as a separate item on your bill, is approved by the Public Service Commission of Wisconsin.

General Service	
Available on a firm basis to non-residential customers.	
Customer Charge	\$20.00/mo.
Distribution Charge	\$0.1549/therm
Gas Supply Charge	\$0.6545/therm

Distribution-only Service	
Distribution service is available for firm or interruptible customers who choose to procure their own gas supply. For customers who choose distribution-only service, the gas supply charge does not apply. There is an additional administrative fee of \$50 per month for this service.	

HOW TO REACH US

24-Hour Emergency

Electric Emergency/Power Outage 1-800-895-1999

Gas Emergency/Gas Odor 1-800-895-2999

For More Information

Complete rate schedules can be obtained by visiting our website at **xcelenergy.com**. Go to "**Company**" at the bottom of the page and click on "**Rates & Regulations**." Information also is available at the Xcel Energy corporate office in Eau Claire at 1414 W. Hamilton Ave.

Questions? Please call our 24-hour Customer Contact Center at **1-800-481-4700**.

Interruptible Service

Available under contract for customers who meet the company's interruptible service requirements.

Interruptible — Group 1

Customer Charge	\$100.00/mo.
Distribution Charge	\$0.1062/therm
Gas Supply Charge	\$0.5421/therm

Less than 200,000 therms/yr.

Interruptible — Group 2

Customer Charge	\$300.00/mo.
Distribution Charge	\$0.0690/therm
Gas Supply Charge	\$0.5421/therm

200,000-500,000 therms/yr.

Interruptible — Group 3

Customer Charge	\$350.00/mo.
Distribution Charge	\$0.0586/therm
Gas Supply Charge	\$0.5421/therm

500,000-2,000,000 therms/yr.

Interruptible — Group 4

Customer Charge	\$550.00/mo.
Distribution Charge	\$0.0520/therm
Gas Supply Charge	\$0.5421/therm

2,000,000-6,000,000 therms/yr.

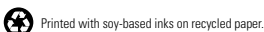
Interruptible — Group 5

Customer Charge	\$625.00/mo.
Distribution Charge	\$0.0483/therm
Gas Supply Charge	\$0.5421/therm

Greater than 6,000,000 therms/yr.



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15-01-202 | 1/15 | 00132048



Printed with soy-based inks on recycled paper.

Attachment 5

**PHASE I ARCHAEOLOGICAL INVESTIGATION OF A PORTION OF THE
STOUT TECHNOLOGY PARK, CITY OF MENOMONIE, DUNN COUNTY,
WISCONSIN**

Prepared by

**Robert J. Barth
1407 Frederic Street
Eau Claire, Wisconsin 54701**

Prepared for

**Cedar Corporation
604 Wilson Avenue
Menomonie, Wisconsin 54751**

July 2014

**PHASE I ARCHAEOLOGICAL INVESTIGATION OF A PORTION OF THE
STOUT TECHNOLOGY PARK, CITY OF MENOMONIE, DUNN COUNTY,
WISCONSIN**

Prepared by

**Robert J. Barth
1407 Frederic Street
Eau Claire, Wisconsin 54701**

Prepared for

**Cedar Corporation
604 Wilson Avenue
Menomonie, Wisconsin 54751**

July 2014

ABSTRACT

On June 19, 2014, a Phase I archaeological investigation was conducted in a portion of the Stout Technology Park, City of Menomonie, Dunn County, Wisconsin. Pedestrian survey of the project area found no evidence of archaeological sites. It is therefore recommended that no further archaeological investigation be required.

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1. INTRODUCTION.....	1
2. PHYSICAL SETTING.....	1
3. ARCHAEOLOGICAL CONTEXT.....	4
4. METHODS.....	4
5. RESULTS.....	4
6. RECOMMENDATIONS.....	4
7. REFERENCES CITED.....	6
8. APPENDIX.....	8

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2. Topographic Map of the Project Area.....	3

INTRODUCTION

The following report describes the results of a Phase I archaeological investigation of a portion of the Stout Technology Park, City of Menomonie, Dunn County, Wisconsin (Fig. 1). A total area of 74 acres was surveyed.

This investigation was commissioned by Cedar Corporation to determine whether any archaeological sites were located within the project limits. Dr. Robert J. Barth, Eau Claire, Wisconsin, served as the Principal Investigator. Fieldwork in the project area was conducted on June 19, 2014.

PHYSICAL SETTING

The project area is located along the eastern edge of the technology park, in the NW1/4 and SW1/4, NE1/4 and the NE1/4 and SE1/4, NW1/4, Section 30, T28N, R12W (Fig. 2). It is bordered on the north by USH 12/STH 29, on the west by Lookout Road, and on the south by 550th Avenue. The eastern boundary is formed by the city limits of Menomonie.

Like much of Dunn County, the project area lies within the Central Plain Geographical Province (Martin 1965, Paull and Paull 1977). This province is underlain by weak Cambrian sandstone, which is covered in Dunn County by older (pre-Wisconsin) drift (Martin 1965). The entire province is characterized by relatively low relief, although local relief varies considerably (Martin 1965:320). Elevations within the project area range from 880 to 960 feet MSL.

Soils within the project area belong to two soil associations. The Urne-Elkmound association covers most of the project area. This soil association is described as "Moderately steep to very steep, well-drained soils that have a loam and very fine sandy loam subsoil underlain by sandstone..." (Wing 1975:3). Soils in the northeast corner of the project area belong to the Dakota-Meridian-Shiffer association described as "Nearly level to sloping well-drained to somewhat poorly drained soils that have a loam or sandy loam subsoil underlain by sand or sand and gravel outwash..." (Wing 1975:3).

According to Finley (1976), the original vegetation cover of the project area consisted of a deciduous forest or oak openings dominated by white oak, black oak, and burr oak. Due to over a century of agricultural activity, however, none of the original vegetation remains today. At the time of this investigation, the project area was planted in soybeans.

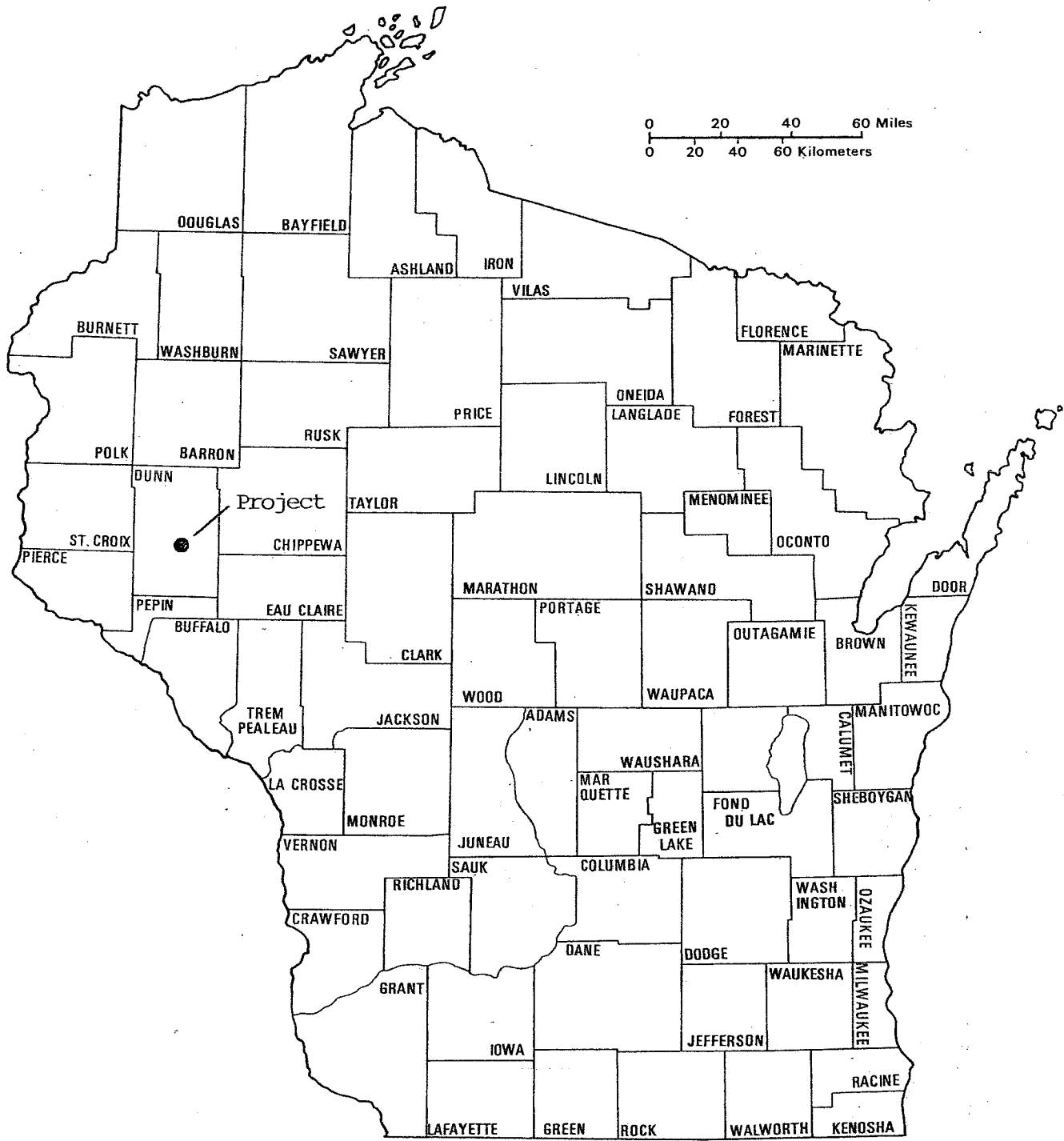


Figure 1. Location of the Project in Wisconsin.

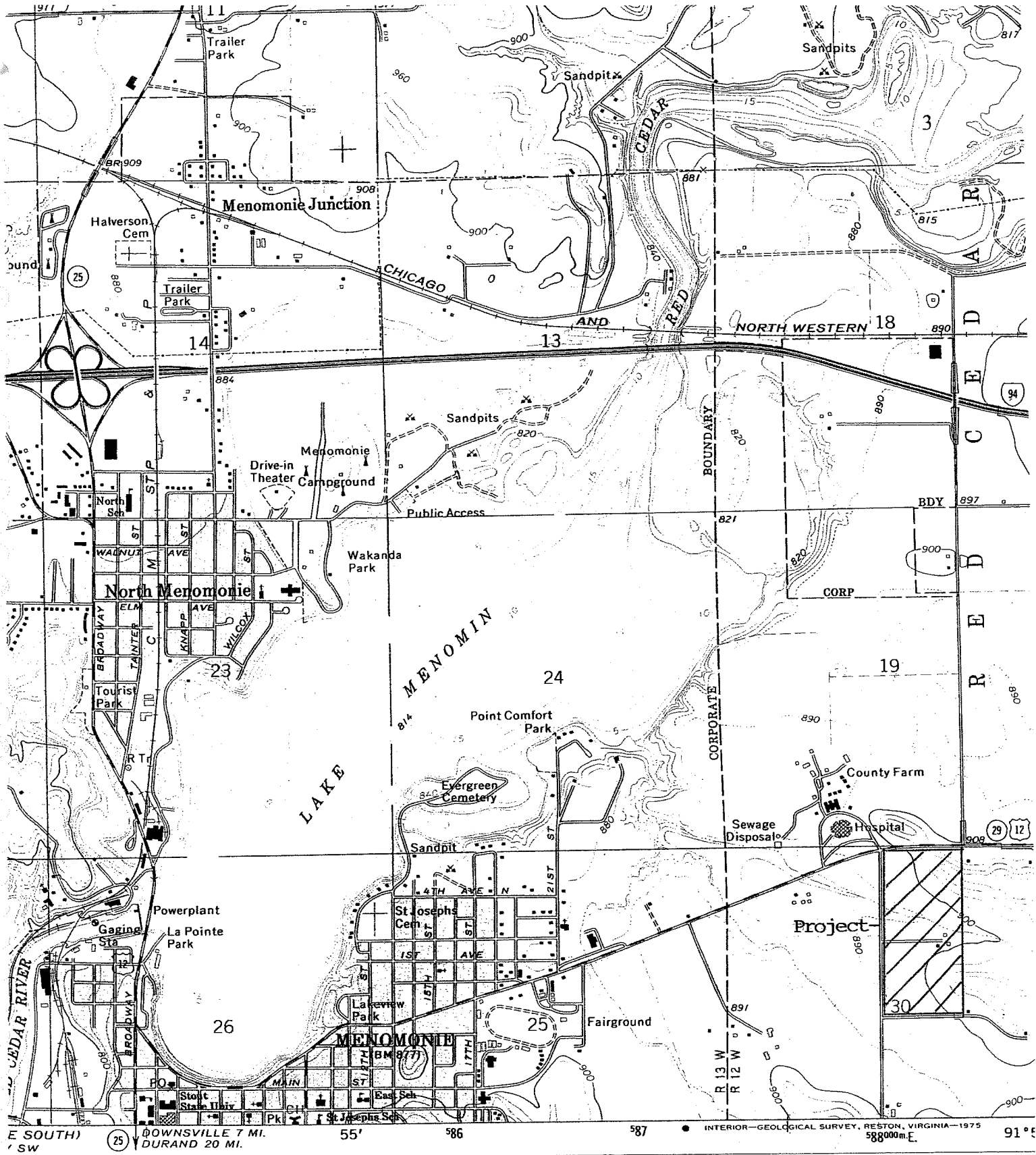


Figure 2. Topographic Map of the Project Area (From U.S.G.S. Menomonee North Quadrangle).

ARCHAEOLOGICAL CONTEXT

The initial component of the investigation was a records and archives search, conducted to determine if any archaeological sites had been reported in, or adjacent to, the project area. Sources consulted included: the Archaeological Site Inventory (ASI), the Burial Sites Inventory, the Bibliography of Archaeological Reports, Charles E. Brown manuscripts, regional archaeology summaries (Barth 1984, 1987, 1991), regional histories (Andreas 1881, Forrester 1891), and county atlases and plat books (C.M. Foote 1888, Webb Publishing Company 1915, The Kenyon Company, Inc. 1927, Cloud Cartographics, Inc. 1996).

Examination of these sources revealed that no reported sites were located within the project area. The Potters Field Cemetery, 47-BDN-0003, is located within approximately one mile of the project area. The plat books and the U.S.G.S. Quadrangle (Fig. 2) indicated that a residence and associated structures had once stood in the project area. These structures had been removed at some point prior to this investigation and the area in which they stood had been incorporated into the agricultural field.

METHODS

Due to the excellent surface visibility in the project area, pedestrian survey was the sole investigation technique employed. Survey transects were spaced at 10 meter intervals.

RESULTS

No archaeological materials were discovered during the course of the investigation.

RECOMMENDATIONS

Given the negative results of this survey, no additional archaeological investigation is recommended. It is always possible, however, that buried remains within the project area may have escaped detection. If such buried remains are encountered during earth moving activity, work should be halted *immediately* and one of the following offices should be contacted:

If archaeological materials are encountered, the Office of the State Archaeologist, 608/264-6495, should be notified.

If human remains are encountered, consultation can be obtained from the Burial Sites Preservation Office at 1-800/342-7834 or 608/264-6503.

REFERENCES CITED

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- 1891 *Historical and Biographical Album of the Chippewa Valley*. A. Warner, Chicago.

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- 1975 *Soil Survey of Dunn County, Wisconsin*. U.S. Department of Agriculture, Soil Conservation Service, Washington, D.C.

APPENDIX

Wisconsin Public Lands Field Archaeological Permit

Archaeological Reports Inventory Form

WISCONSIN PUBLIC LANDS FIELD ARCHAEOLOGICAL PERMIT, 2014
REQUIRED TO CONDUCT ARCHAEOLOGY ON ALL NON-FEDERAL PUBLIC LAND UNDER WIS. STAT. § 44.47
Wisconsin Historical Society

RECEIVED

Name/Organization/Contact Robert Barth Telephone (715) 839-9265 JUN 12 2014

Address 1407 Frederic Street City Eau Claire State WI Zip 54701 CIVIL HIST PRI

E-mail Address rjbarth@yahoo.com FAX# N/A

Institutional Affiliation _____ Occupation Professor

Location of work:
Highway: _____ Hwy/Rd _____ County _____
Project Begin: _____ Project End: _____

Other Projects: County Dunn Civil Town City of Menomonie Town 28 Range 12 Section 30

Quarter Sections (minimum 3) NW and SW, NE and NE and SE, NW

Name of Park, Wildlife Area _____ Site Name: _____ Site Number _____

Type of fieldwork: Phase I/Survey Phase II/Testing _____ Phase III/Excavation _____ Other _____

Purpose of the fieldwork: Federal Compliance _____ State Compliance _____ Education _____ Other

Period of field work beginning on June 12, 2014 and ending on June 30, 2014

What institution will curate recovered artifacts, notes, and records? Mississippi Valley Archaeology Center *JB*
(Curation agreement must be on file with WHS)

Signature of Archaeologist Robert Barth Date 6/5/14

Print name Robert Barth continuation sheet or see attachments

Maps and/or Letters of explanation can accompany this application

Landowner or custodian name (print) Lowell Prange Phone 715-832-2187

Signature of Landowner Lowell Prange, City Admin. Date June 9, 2014
DO NOT WRITE BELOW THIS LINE

Permit Approved John H. Broihahn Date 13 June 2014
John H. Broihahn
State Archaeologist
Wisconsin Historical Society

PLP # 14-064

FAX: 608-264-6504 / PH 608-264-6496
Email: john.broihahn@wisconsinhistory.org

Conditions:

- 1) Two copies of the final report must be submitted to the Division of Historic Preservation – Public History.
- 2) All artifacts, notes and records must be curated in an appropriate facility that is staffed by trained personnel.

Additional authorization or permitting is necessary to conduct work within the boundaries of uncataloged and cataloged human burial sites under Wis. Stat. § 157.70.
For additional information please see: <http://preview.wisconsinhistory.org/Content.aspx?dsNav=N:1205>
or contact Sherman Banker at (608) 264-6507 or sherman.banker@wisconsinhistory.org

ARCHAEOLOGICAL REPORTS INVENTORY FORM

WHS PROJECT #

COUNTY Dunn

AUTHORS: Robert J. Barth

REPORT TITLE: Phase I Investigation of a Portion of the Stout Technology Park, City of Menomonie,
Dunn County, Wisconsin

DATE OF REPORT (MONTH AND YEAR): July, 2014

SERIES/NUMBER: N/A

PLACE OF PUBLICATION: Eau Claire, Wisconsin

LOCATIONAL INFORMATION [LEGAL DESCRIPTION OF SURVEY AREA (T-R-S)]
T28N-R12W-Section 30

U.S.G.S. QUAD MAP(S): Menomonie North

SITE(S) INVESTIGATED: N/A

ACRES INVESTIGATED: 74

AGENCY #

INVESTIGATION TECHNIQUES COMPLETED (Check all that apply.)

- | | | |
|--|--|---|
| <input type="checkbox"/> Avocational Survey | <input type="checkbox"/> Chance Encounter | <input type="checkbox"/> Historical Research |
| <input type="checkbox"/> Faunal Analysis | <input type="checkbox"/> Floral Analysis | <input type="checkbox"/> Interview/Informant |
| <input checked="" type="checkbox"/> Literature Background Research | <input type="checkbox"/> Major Excavation/Phase III | <input type="checkbox"/> Mechanical Stripping |
| <input type="checkbox"/> Monitoring | <input type="checkbox"/> Osteological Analysis | <input type="checkbox"/> Geomorphology |
| <input checked="" type="checkbox"/> Records/Background | <input checked="" type="checkbox"/> Surface Survey | <input type="checkbox"/> Soil Core |
| <input type="checkbox"/> Remote Sensing | <input type="checkbox"/> Shovel Testing/Probing | |
| <input type="checkbox"/> Test Excavation/Phase II | <input type="checkbox"/> Traditional Knowledge | |
| <input type="checkbox"/> Underwater | <input type="checkbox"/> Walk Over/Visual Inspection | |

ABSTRACT: Included in report Written in space below