

# Village of Spring Valley

## Westland Meadows Business Park

On behalf of the Village of Spring Valley, we are submitting the following information for the Westland 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: There is a 2.9 acre site, an 8.0 acre site, and a 28.5 acre site available in the Westland Meadows Business Park.

#### Zoning:

- Permitted uses:
  - (1) Automobile body repair shops, not including the storage of junked or wrecked automobiles and parts
  - (2) Experimental, testing, and research laboratories not involving the keeping of animals or use of animal products, or any significant degree of danger or undesirable operational characteristics.
  - (3) General warehousing
  - (4) Lumberyards and building supply yards
  - (5) Manufacturing, assembly, fabrication, and processing plants
  - (6) Printing and publishing houses and related activities
  - (7) Public utility offices and installations
  - (8) Tool making, cabinetry, and repair shops
  - (9) Transportation terminals, including trucking
  
- Permitted uses subject to approval of the building, site, and operational plans by the Village Board:
  - (1) Animal hospitals, kennels, and laboratories using animal products
  - (2) Automobile body repair shops, including the storage of junked or wrecked automobiles and parts
  - (3) Experimental, testing, and research laboratories
  - (4) Junkyards or salvage yards
  - (5) Manufacture of cement, lime, gypsum, plaster of Paris, acid, explosives, fertilizer, or glue
  - (6) Rendering plants, refineries, or tanneries
  - (7) Stockyards or slaughterhouses
  - (8) Storage of explosives, except when incidental to a permitted use, and storage of gasoline and petroleum in excess of 50,000 gallons
  
- Permitted accessory uses:
  - (1) Office, storage, power supply, and other such uses normally auxiliary to the principal use
  - (2) Off-street parking, loading, and service facilities
  - (3) Residential quarters for the owner, resident operator, guard, or caretaker
  
- Conditional uses:
  - (1) Nursing homes, rest homes, homes for the aged, and other assisted living facilities

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### Height:

- 75 ft. principal building height
  - 40 ft. accessory building height
- See Map 2: Site Information
- See Attachment 1: Zoning Verification and Site Ownership Letter

### **Exhibit 3 Site Ownership**

The Village of Spring Valley owns the sites within the business park and the lots are for sale at \$35,000 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 1: Zoning Verification and Site Ownership Letter

### **Exhibit 4 Transportation Infrastructure**

#### Road Infrastructure:

- The site is served by S.T.H. 29 which runs along the southern boundary of the business park.
    - West bound S.T.H 29 continues directly to UW-River Falls.
    - East bound S.T.H 29 continues to Menomonie and UW-Stout and then runs east to Eau Claire and the north central portions of Wisconsin through Wausau and eventually to Green Bay.
  - I-94 is accessible from the site via C.T.H. B
    - I-94 connects northwest Wisconsin to the Saint Paul/Minneapolis market to the west and Madison to the east.
    - I-94 east bound also connects to US-53, a four lane divided highway, which runs north to Superior/Duluth.
- See Map 3: Transportation Infrastructure

#### Rail Road Infrastructure:

- None of the sites are served by rail.

#### Airports:

1. Minneapolis–Saint Paul International Airport is approximately 1hr and 13 minutes west.
  2. The Eau Claire Airport is 55 minutes east and offers four flights a day to Chicago - O'Hare.
  3. The Menomonie Municipal Airport is 18 miles (30 minutes) from the site along S.T.H 29 and is a Transport/Corporate classification airport. 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).
- See Map 3: Transportation Infrastructure

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### **Exhibit 5 Site Suitable for Industrial Development**

All of the sites are zoned Industrial and contained within the Westland Meadows Business Park

➤ See Map 4: Existing Land Use

### **Exhibit 6 Municipal Infrastructure and Easements**

#### Municipal Infrastructure:

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

#### Water:

- The Village is served by 2 wells with a combined pump capacity of 450 gallons per minute.
- The Westland Meadows Business Park is served by an elevated 100,000 gallon water tower and a municipal water booster station which boosts the water pressure inside the business park and provides fire flows for fire protection. The booster pumps maintain system pressures within this service area between 50 psi and 80 psi. This booster station is supplied by a standby on-site emergency generator dedicated to providing emergency power to this station.
- A 12" main runs along Westland Drive
- Average fire flows from the 12" watermain at the north end of Westland Court (highest point) are 814 gpm at 35 psi.

#### Wastewater:

- The new waste water treatment plant was designed for an average daily flow of 157,000 gallons per day and was completed in 2011.
- An 8" gravity sewer line runs along Westland Drive flowing into a lift station on the eastern edge of the business park.
- A 4" force main flows from the lift station to an existing sanitary sewer line outside of the business park.

➤ See Map 5: Utilities and Easements

#### Easements:

There are no easements on any of the available sites.

➤ See Map 5: Utilities and Easements

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### **Exhibit 7 Private Utility Infrastructure**

#### Electric Infrastructure:

St. Croix Electric is the electric provider for all of the available sites. St. Croix Electric Cooperative (SCEC) has been serving members in rural St. Croix County and surrounding areas for nearly 80 years. Today, the Cooperative operates 1,740 miles of distribution lines that serve more than 10,500 member accounts.

St. Croix Electric has existing 14.4 kV three-phase underground distribution facilities located on Westland Dr. The distribution facilities are served by two substations within an eight (8) mile radius. Both substations have available capacity at this time.

Expanding or relocating into St. Croix Electric's service territory may qualify companies for:

- Capital equipment loans up to \$200,000 at the applicable Treasury Rate term yield
- Other incentives including reduced electric rates and rebates

#### Natural Gas Infrastructure:

We Energies maintains a three (3) inch main off of S.T.H. 29 which converts to a four (4) inch main 300 feet into the business park; both lines are at 60 psi. The natural gas infrastructure serving the location is able to accommodate additional throughput.

➤ See Map 6: Gas, Electric, and Fiber Optics

### **Exhibit 8 Telecommunications Infrastructure**

The park is serviced by Spring Valley Telephone Co. Inc., which has fiber into the business park along Westland Ct. and Westland Dr.

➤ See Map 6: Gas, Electric, and Fiber Optics

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

- There are no known floodplains on the sites.
- There are no delineated wetlands on the sites. There are soils with wetland indicator characteristics occupying small areas on the western side. Wetland indicator soils do not mean wetlands are on site. Many areas in the Westland Meadows Business Park contain wetland indicator soils and have structures.

➤ See Map 7: Development Limitations

### **Exhibit 10 Topography**

➤ See Map 8: Topographic Features

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**Exhibit 11 Environmental, Historical, Archeological**

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

**Exhibit 12 Other Site Restrictions**

- All of the available sites are in a TIF district, TID #2, with a sunset date of 2022 and expenditures ending in 2017.