

Village of Woodville

Thompson Industrial Park

On behalf of the Village of Woodville, we are submitting the following information for the Thompson Industrial 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 4.75 acre site, 9.8 acre site, and 22.05 acre site available in the Thompson Industrial Park.

Zoning:

- Permitted uses:
 - (1) Warehouse and distribution facilities
 - (2) Industry that may normally include the use of heavy machinery
 - (3) Manufacturing
 - (4) Commercial businesses
- Conditional uses:
 - (1) Airports and airstrips
 - (2) Mineral extraction and nonmetallic mines
 - (3) Material recovery facilities or other recycling facilities
 - (4) Sexually oriented businesses or establishments
- Permitted accessory uses:
 - (1) Outside storage. All storage materials shall be enclosed within an area totally screened from view with decorative fence, wall, or landscaping with Village Board approval.
 - (2) Parking and loading areas.

Height:

No building shall exceed forty five feet (45') or four (4) stories in height.

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

Exhibit 3 Site Ownership

The Village of Woodville owns the sites within the business park which 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.

- NOTE: the Village is unable to provide a Deed at this time, please see Attachment 1

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Exhibit 4 Transportation Infrastructure

Road Infrastructure:

- Both sites are served by C.T.H. B which extends south to the I-94 interchange.
- I-94 connects northwest Wisconsin to the Saint Paul/Minneapolis market to the west and Madison to the east.
 - I-94 eastbound also connects to S.T.H 29, a four lane divided highway, which runs east through the north central portions of Wisconsin going through Wausau and eventually to Green Bay.
 - I-94 eastbound also connects to U.S.H. 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 one (1) hour west.
2. The Chippewa Valley Regional Airport in Eau Claire is 45 minutes east and offers four flights a day to Chicago - O'Hare.
3. The Menomonie Municipal Airport is 25 minutes from the site 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

Exhibit 5 Site Suitable for Industrial Development

The sites are zoned I-1 Industrial and are contained within the Thompson Industrial 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 operates two (2) wells with a total capacity of 979,000 gallons per day (at 10% capacity; 93,000 GPD average) and one (1) elevated water tank with 150,000 gallons total storage
- A 12" water main runs along Park Avenue and C.T.H. B with a fire flow of 2,300 GPM @ 20 psi

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Wastewater:

- The treatment plant has a planned capacity of 200,000 GPD; currently operating at 45% capacity
- 8" gravity sewer line runs along Park Avenue and C.T.H. B

➤ See Map 5: Utilities and Easements

Easements:

There are no easements on the sites but two utility easements will be placed on the 4.75 acre site east of C.T.H. B and south of Park Avenue. The proposed easements are shown on Map 5.

➤ See Map 5: Utilities and Easements

Exhibit 7 Private Utility Infrastructure

Electric Infrastructure:

Xcel Energy is the electric provider for all sites and is one of the largest investor-owned electric 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.

Xcel Energy has existing 23.9 kV three-phase overhead distribution facilities located on C.T.H. B, adjacent to the park. The distribution facilities are served by the East Baldwin Substation, which is approximately 2.5 miles from the park. The East Baldwin 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:

We Energies has a gas main on Park Avenue and on C.T.H. B, both are 3" PE lines 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

All of the sites are serviced by Baldwin Telecom which provides gigabit broadband to the Thompson Industrial Park.

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

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Exhibit 9 Floodplain and Wetlands

- There are no known floodplains on the sites.
- The 22.05 acre site east of C.T.H. B and north of Park Avenue has wetland indicator soils. Wetland indicator soils do not mean wetlands are on site. Many areas in the Thompson Industrial Park contain wetland indicator soils and have structures.

➤ See Map 7: Development Limitations

Exhibit 10 Topography

➤ See Map 8: Topographical 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

- The available sites are in a TIF district, TID # 3, with a sunset date of 2022 and expenditures ending in 2017.