

LOTS FOR SALE

\$12,500 Per Acre

I-43 & CO RD AA
Oostburg, WI 53070

For Information Contact:

Village of Oostburg

Allen Wrubbel
Village President
920.564.3214
awrubbelvillageboard@gmail.com

Sheboygan County EDC

Dane Checolinski
Director
920.452.2479
Checolinski@SheboyganCountyEDC.com



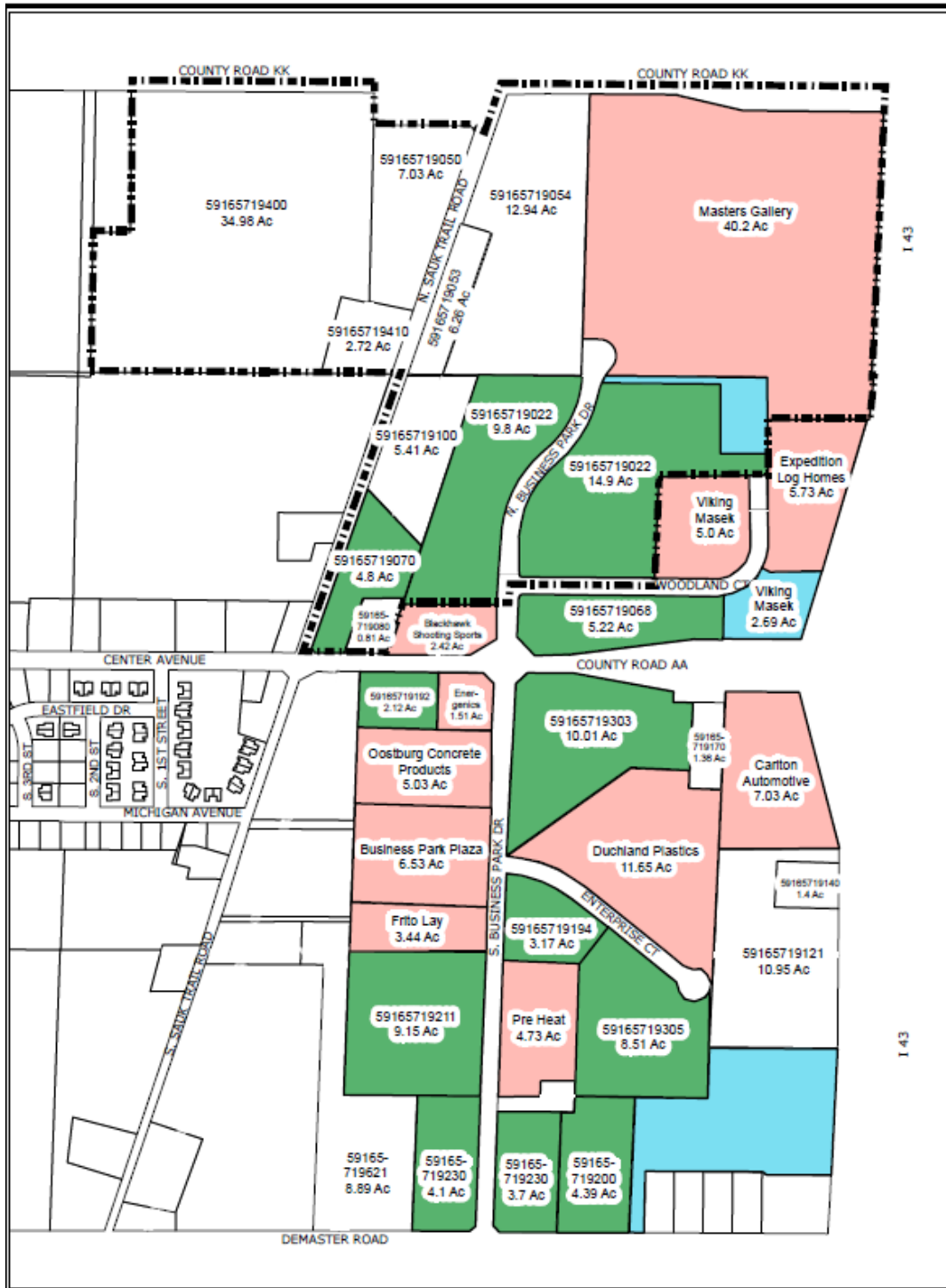
Sheboygan County EDC
508 New York Ave., Suite 209
Sheboygan, WI 53081
920.452.2479
www.SheboyganCountyEDC.com



- ADJACENT TO I-43
- 2 TO 9+ ACRES AVAILABLE
- ZONED BUSINESS PARK
- COMMISSION AVAILABLE
- MUNICIPAL OWNED
- FULLY DEVELOPED
- ARCHITECTURAL STANDARDS
- LOAN AND INCENTIVE PROGRAMS



Lot Availability and Existing Owners



Village of Oostburg Sheboygan County, Wisconsin Business Park Map

- - Land Already Purchased
- - Land For Sale
- - Land Used for Storm Water Treatment
- TID #3 Boundary

0 200 400 Feet

Utility & City Contacts/Links

Addendum A

Electricity:

WE Energy

Jessica Thilbodo-Johnson

Account Manager

Phone: 414-221-3932

www.weenergies.com/business/wisconsin_service_rates/index.htm

Telecommunication:

Time Warner

Eric Ciepluch

Time Warner Manager

Phone: 414-416-6329

[www.timewarnercablebusinessoffers.com/bundles?aa\[pl\]=twcb_google_branded&gclid=CLuXr6-q67cCFck-MgodhAUAhg](http://www.timewarnercablebusinessoffers.com/bundles?aa[pl]=twcb_google_branded&gclid=CLuXr6-q67cCFck-MgodhAUAhg)

Natural Gas:

WE Energy

Jessica Thilbodo-Johnson

Account Manager

Phone: 414-221-3932

www.weenergies.com/business/wisconsin_service_rates/index.htm

Water:

Village of Oostburg Municipal Water Utility

Phone: 920-564-3214

www.oostburg.org/government/services.htm

Sewer:

Village of Oostburg Municipal Wastwater Utility

Phone: 920-564-3214

www.oostburg.org/government/services.htm

Sheboygan County, WI



Links:

Village of Oostburg: www.oostburg.org

Sheboygan County EDC: www.sheboygancountyedc.com

Zoning Code: www.oostburg.org/government/pdfs/Chapter%201%20-%20Zoning%20Ordinance.pdf

Information and Resources

Addendum B



Street Address	County Road A
Municipality	Village of Oostburg
County	Sheboygan
Contact Name	Dane Checolinski
Contact Phone	920/452-2479
Contact Email	Checolinski@SheboyganCountyEDC.com
Certified?	No
SITE INFORMATION	
Acres	140 (expandable by 52 Acres)
Population within 30 miles	248,000
Total vacant acres	31+
Owner(s) name(s)	Village of Oostburg
Private/Public ownership	Public
Asking price per acre	\$15,500
Recent selling price of similar sites	<\$30,000 per acre
Acres occupied by existing structures	None
Is site sub dividable?	Yes
Is site expandable?	Yes
Estimated elevation of site	655 feet above sea level
Terrain (general description)	flat to slight grade
Average % of slope on site	2% to 4%
Estimated ground cover	Farmland
Estimated acres of wetlands	None for Sale
Other sensitive/undeveloped areas	None
Estimate acres in 100-year flood zone	None
Estimated acres in 500-year flood zone	None
Has flooding occurred on this site?	No
Known obstacles to development	None
Is this site an industrial/business park?	Yes
Unrestricted 24-hour use?	No
Protective covenant in place?	Yes
List the major tenants	Dutchland Plastics; Viking Packaging Technologies, Oostburg Concrete Products

Information and Resources

Current land use	Light-Industrial
Previous land use	Agriculture
Has phase 1 or phase 2 env. Site assessment been completed?	No. They have been completed for adjacent developed sites with no issues.
Soil borings available?	None
Height restrictions on building due to zoning, airport:	35 feet
Zoning classification on site	Business Park District (BPD)
ALTA survey complete?	No
Is manufacturing a permitted use?	Yes
Non-industrial land uses nearby?	Yes - Agricultural
Distance to nearest residences	Adjacent
What is the approximate time to complete permitting	30 - 60 days
Clean air regulations -- is this site a non-attainment site?	Non-attainment area
Describe any codes, covenants or restrictions:	http://www.oostburg.org/government/pdfs/Zoning%20Ord%20Ch%2009%20rev%20071398.pdf
POLICE AND FIRE	
Is this site served by local law enforcement?	Yes
If yes, by whom?	Sheboygan County Sheriff
Is this site served by local fire protection?	Yes
If yes, by whom?	Volunteers
Fire Insurance Classification Rating	5
TELECOMMUNICATIONS	
Switch technology	Voice over IP
Fiber availability	Yes
Broadband/high-speed internet provider	Time Warner
Broadband speed and cost	Up to 50meg
ISDN availability	Up to meg
POPs of long distance carriers	Time Warner
Is the site on a SONET ring?	Yes
Are there redundant services available?	Yes
Data providers	Yes
Voice service providers	Yes
ELECTRIC	
Name of supplier	We Energies
Antipated rates	http://www.we-
Distance/Direction from electric substation	11 miles ENE from Holland SS
Substation capacity	78 MVA
Present avg demand	17 MVA
Peak demand	35 MVA
Number of substation feeds	Four 24.9 kV distribution feeders

Information and Resources

Backbone distribution system	24.9 kV OH and UG primary distribution
Backup emergency power	Dedicated reserve capacity available at 24.9 kV primary service voltage
NATURAL GAS	
Name of supplier	Wisconsin Energies
Anticipated rates	http://www.wisconsinenergies.com/business/wisconsin_service_rates/index.htm
Distance to gas -- local distribution line	Located within the park
Size of line	4"
Line pressure at site	60 psi
Distance from site	Located within the park.
WATER	
Name of system	Village of Oostburg Municipal Water Utility
Anticipated rates	http://www.oostburg.org/government/pdfs/water_sewer_rates.pdf
Distance to site distribution line	In Adjacent Street
Size of line	12" Water Main
Line pressure	60-80psi
Distance to water main	In Adjacent Street
Water main size	12" Water Main
Water supply/treatment plant system capacity	200,000 gpd
SEWER	
Name of system	Village of Oostburg Wastewater Utility
Anticipated rate	http://www.oostburg.org/government/pdfs/water_sewer_rates.pdf
Distance -- site to sewer line	In Adjacent Street
Size of line	8"
Force or gravity main?	Gravity
Sewage treatment plant system capacity	300,000 gpd
Peak daily demand	300,000 gpd
Average daily demand at treatment plant	300,000 gpd
Excess daily capacity	0
SOLID WASTE DISPOSAL	
Provider(s) of services	Advanced Disposal, Pete's Economy Hauling, Waste Management, Viola, JD Trucking

Information and Resources

SITE ACCESS	
HIGHWAY:	Interstate 43
Name of the road at the site	County AA
Distance from site (if not adjacent)	Adjacent
Is road suitable for heavy trucks?	Yes
Any narrow bridges?	No
Low underpass?	No
Weight restricted less than full-load (40,000lb)?	Not on Trucking Route
Name of road from site to nearest interstate-quality highway	Woodland Court
Is this a trucking route?	Yes
Distance to interstate-quality highway	Adjacent
Any narrow bridges?	None
Low underpass?	None
RAIL	
Is rail available to site?	No
Name of line	NA
AIRPORT	
Distance to nearest commercial airport	53 miles
Name	General Mitchell International Airport (MKE)
Distance to nearest general aviation airport	13 miles
Name	Sheboygan County Memorial Airport (SBM)
Describe air freight capability	Full Service Freight Facility at MKE
Outside of flight path	Yes
TAXES	
Total property tax rate at the site, tax per \$1000 of full market rate	\$22.51
Calculate annual property tax on hypothetical building of \$5m	\$112,550
Annual property tax on hypothetical manufacturing equipment \$2m	\$0.00
State sales tax	5%
Local sales tax (if applicable)	0%
Local incentives (if applicable)	Tax Incremental Financing, Subordinated Loan Program, Foreign Trade Zone, Training Grants

REAL ESTATE COMPENSATION MEMORANDUM OF UNDERSTANDING (MOU)

The sales policies and guidelines described herein this Memorandum of Understanding govern publicly owned land transactions between the Village of Oostburg (the seller) and the buyer within TID District #1 (Oostburg Business Park District). These policies, in combination with the applicable covenants/codes, are intended to promote orderly and quality conscious development and ensure a positive return on the public's investment.

Any Real Estate Broker licensed to conduct business within the State of Wisconsin (herein referred as "Agents") are eligible to market, sell and receive a commission for successfully securing a client/tenant for the subject property in the Oostburg Business Park District. A commission of \$3,000 per acre is payable to the Agent submitting an accepted written Offer to Purchase. This commission is subject to the following conditions:

- A. The Agent has signed and returned this MOU prior to any land transaction negotiations. This MOU must be renewed annually.
- B. The agent's client/tenant has not already communicated with the Village of Oostburg prior to contacting and/or securing an Agent's service.
- C. Agents are required to communicate and coordinate client/tenant activities with the Village of Oostburg for the purpose of coordinating, permitting, zoning and/or Offer to Purchase conditions, as well as securing publicly financed business development incentives. Agents understand and accept that the Village will continue to market the subject property, independently and/or in conjunction with other public or private entities.
- D. One hundred (100%) percent of the commission will be provided to the Agent during the successful subject property closing.
- E. All commissions are subject to approval of the Village Board of the Village of Oostburg.

The Village of Oostburg and Agent will discuss, monitor and evaluate subject property activities and these policies on an as-needed basis.

Agent Name & WI Real Estate License # _____ Signature & Date _____

VILLAGE OF OOSTBURG

By: Allen Wrubbel, Village President _____ Date _____