LOTS FOR SALE

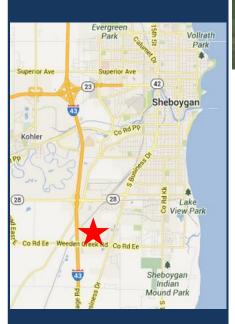
For Information Contact:

City of Sheboygan

Chad Pelishek
Director of Planning & Development
920.459.3383
Chad.Pelishek@SheboyganWI.gov

Sheboygan County EDC

Brian Doudna
Executive Director
920.452.2479
Doudna@SheboyganCountyEDC.
com



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

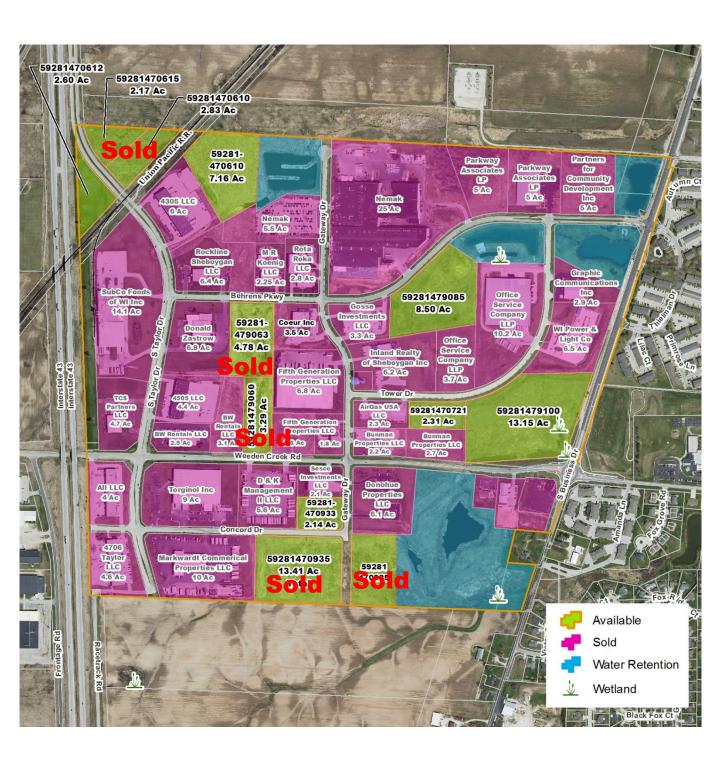


- 2 TO 13 ACRE SITES AVAILABLE
- ZONED SUBURBAN INDUSTRIAL
- COMMISSION AVAILABLE
- MUNICIPAL OWNED
- LOW WATER RATES
- LOAN AND INCENTIVE PROGRAMS





Lot Availability and Existing Owners



Utility & City Contacts/Links

Addendum A

Electricity:

Alliant Energy

Laura Gumm

Account Manager

Phone: 920-459-6353

www.alliantenergy.com/CommunityInvolvement/Econ

omicDevelopment/index.htm

Telecom:

Charter Business

Jason Penney

Business Account Executive

Phone: 920-263-0339

www.charterbusiness.com

Natural Gas:

Wisconsin Public Service

Carol Karls

Manager – Business & Community Development

Phone: 920-433-1135

www.wisconsinpublicservice.com/business/economic.a

spx

Water:

Sheboygan Water Utility

Joe Trueblood

Utility Superintendent Phone: 920-459-3285 www.sheboyganwater.org

Sewer:

Sheboygan Regional Wastewater System

Sharon Thieszen Plant Supervisor Phone: 920-459-3464 www.sheboyganwwtp.com

Sheboygan County, WI

T. Bloom
T. Bloom
T. Mount
T. Mount
T. Sheboygan

Links:

Sheboygan Business Center Overview: http://www.sheboyganwi.gov/business/sheboygan-business-center/

Broker Commission Document: http://sheboyganwi.wpengine.com/wp-content/uploads/2011/01/RES-362.pdf

City of Sheboygan: http://www.sheboyganwi.gov

Sheboygan County EDC: www.sheboygancountyedc.com

Zoning Code: http://sheboyganwi.wpengine.com/business/zoning-code-districts/



Street Address	Taylor Drive
Municipality	City of Sheboygan
County	Sheboygan
Contact Name	Chad Pelishek, City of Sheboygan
Contact Phone	920/459-3383
Contact Email	cpelishek@ci.sheboygan.wi.us
Certified?	No
SITE INTO DATA TION	
SITE INFORMATION	
Acres	65.8
Population within 30 miles	248,000
Total vacant acres	2 to 14 Acre Sites Available
Owner(s) name(s)	City of Sheboygan
Private/Public ownership	Public
Asking price per acre	\$22,000
Recent selling price of similar sites	<\$30,000 per acre
Acres occupied by existing structures	186
Is site sub dividable?	Yes
Is site expandable?	Yes
Estimated elevation of site	720 feet above sea level
Terrain (general description)	Gently rolling
Average % of slope on site	5-10%
Estimated ground cover	Grassland
Estimated acres of wetlands	None for sale
Other sensitive/undeveloped areas	None
Estimate acres in 100-year flood zone	Less than 3 Acres (not for sale)
Estimated acres in 500-year flood zone	Less than 3 Acres (not for sale)
Has flooding occurred on this site?	No
Known obstacles to development	None
Is this site an industrial/business park?	Yes
Unrestricted 24-hour use?	Yes
Protective covenant in place?	Yes
List the major tenants	Nemak; Alliant Energy; Alumaroll; Alaark Tooling

<u>Information and Resources</u>

Current land use Previous land use Previous land use Previous land use Has phase 10 phase 2 env. Site assessment been completed? Soil borings available? No Height restrictions on building due to zoning, airport: Unknown Zoning classification on site ALTA survey complete? Is manufacturing a permitted use? Ves Is manufacturing a permitted use? Ves Non-industrial land uses nearby? Distance to nearest residences What is the approximate time to complete permitting Clean air regulations is this site a non-attainment site? Describe any codes, covenants or restrictions: POLICE AND FIRE Is this site served by local law enforcement? If yes, by whom? POLICE AND FIRE Is this site served by local fire protection? Ves If yes, by whom? City of Sheboygan Fire Department Fire Insurance Classification Rating TELECOMMUNICATIONS Switch technology Fire Insurance Classification Rating TELECOMMUNICATIONS Switch technology Voice over IP Fire availability POPs of long distance carriers Is the site on a SONET ring? Are there redundant services available? Data providers Ves Charter Business Charter Business Charter Business LECTRIC Name of supplier Alliant Energy Antipated rates Substation capacity Present avg demand Peak demand Domy And Namber of substation feeds Subvasioned Six Backbone distribution system 12.47 KV system Backbone distribution system 12.47 KV system Backbone distribution system 12.47 KV system Backbone distribution system			
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Distance to nearest residences What is the approximate time to complete permitting Obescribe any codes, covenants or restrictions: POLICE AND FIRE Is this site served by local law enforcement? If yes, by whom? If yes If yes If yes, by whom? If yes If y	Is manufacturing a permitted use?	Yes	
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Clean air regulations is this site a non-attainment site? Describe any codes, covenants or restrictions: http://www.ci.sheboygan.wi.us/business/zoning-co POLICE AND FIRE Is this site served by local law enforcement? If yes, by whom? Is this site served by local fire protection? If yes, by whom? Fire Insurance Classification Rating TELECOMMUNICATIONS Switch technology Fiber availability Yes Broadband/high-speed internet provider Broadband/high-speed internet provider Broadband speed and cost ISDN availability No POPs of long distance carriers Is the site on a SONET ring? Are there redundant services available? Data providers Charter Business Charter Business Charter Business Charter Business Charter Business Charter Business Alliant Energy Antipated rates Distance/Direction from electric substation Distance/Direction from electric substation Substation capacity Present avg demand Peak demand Number of substation feeds Six Backbone distribution system	Distance to nearest residences	500 feet	
Describe any codes, covenants or restrictions: http://www.ci.sheboygan.wi.us/business/zoning-co	What is the approximate time to complete permitting	30 - 60 days	
POLICE AND FIRE Is this site served by local law enforcement? If yes, by whom? Is this site served by local fire protection? If yes, by whom? City of Sheboygan Fire Department Fire Insurance Classification Rating 2 TELECOMMUNICATIONS Switch technology Voice over IP Fiber availability Yes Broadband/high-speed internet provider Broadband/high-speed internet provider Broadband speed and cost ISDN availability No POPs of long distance carriers Is the site on a SONET ring? Are there redundant services available? Ves Data providers Voice service providers Charter Business Voice service providers Charter Business ELECTRIC Name of supplier Alliant Energy Antipated rates \$.0708 per kilowatt hour Distance/Direction from electric substation Substation capacity Pesak demand 20 MWA Number of substation feeds Backbone distribution system	Clean air regulations is this site a non-attainment site?	Non-attainment area	
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Number of substation feedsSixBackbone distribution system12.47 KV system		20 MVA	
Backbone distribution system 12.47 KV system	Number of substation feeds	Six	
·		12.47 KV system	
	·	•	

<u>Information and Resources</u>

NATURAL GAS	
Name of supplier	Wisconsin Public Service
Traine or one provide the control of	Standard rates per tariff; varies based on therms
Anticipated rates	used.
Distance to gas local distribution line	Located within the park
Size of line	4" or 6" plastic mains
Line pressure at site	60 psi
Distance from site	Located within the park.
WATER	
Name of system	Sheboygan Water Utility
Anticipated rates	\$0.92 per 100 cf over 5,000 cf
Distance to site distribution line	Varies
Size of line	up to 16- inch
Line pressure	40-60 psi
Distance to water main	Adjacent
Water main size	up to 16- inch
Water supply/treatment plant system capacity	34 million gallons per day
SEWER	
Name of system	Sheboygan Regional Wastewater System
	Fixed Charge: \$24.90 per quarter/ Volume: \$1.59 per
Anticipated rate	100 cubic feet
Distance site to sewer line	Adjacent
Size of line	10"
Force or gravity main?	Gravity
Sewage treatment plant system capacity	18.4M MGD
Peak daily demand	9.7M MGD in 2012
Average daily demand at treatment plant	10.841 MGD
Excess daily capacity	38.4 MGD
SOLID WASTE DISPOSAL	
	Advanced Disposal, Pete's Economy Hauling, Waste
Provider(s) of services	Management, JD Trucking
SITE ACCESS	
HIGHWAY:	Interstate 43
Name of the road at the site	Weeden Creek Rd, Behrens Parkway, CTH OK
Distance from site (if not adjacent)	Adjacent
Is road suitable for heavy trucks?	Yes
Any narrow bridges?	No
Low underpass?	No
	— <u> </u>

Not on Trucking Route

Weight restricted less than full-load (40,000lb)?

<u>Information and Resources</u>

	,
Name of road from site to nearest interstate-quality highway	I-43
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?	Yes, An 8 Acre Site
Name of line	Union Pacific
AIRPORT	
Distance to nearest commercial airport	60 miles
Name	General Mitchell International Airport (MKE)
Distance to nearest general aviation airport	7 miles
Name	Sheboygan County Memorial Airport (SBM)
Describe air freight capability	Full Service Freight Facility
Outside of flight path	Yes
TAXES	
Total property tax rate at the site, tax per \$1000 of full market	
rate	\$25.46
Calculate annual property tax on hypothetical building of \$5m	\$127,300.00
Annual property tax on hypothetical manufacturing equipment	
\$2m	\$0.00
State sales tax	5%
Local sales tax (if applicable)	0%
	CDBG-based Subordinated Debt, Alliant Energy ED
	Program, Energy Shared Savings Program, Foreign
Local incentives (if applicable)	Trade Zone, Workforce Training Grants

CITY OF SHEBOYGAN SHEBOYGAN BUSINESS CENTER REAL ESTATE SALES COMMISSION MEMORANDUM OF UNDERSTANDING (MOU)

- The City of Sheboygan will pay a commission, up to 6% of the sale price of the subject property, to the Real Estate Agent identified below (the "Agent") for successfully securing a client buyer of available vacant land in the "Sheboygan Business Center," subject to all of the following conditions:
 - (a) The Agent shall be an eligible real estate broker licensed to conduct business within the State of Wisconsin.
 - (b) The Agent submitting an accepted written Offer to Purchase.
 - (c) The Agent and City having signed and returned this Real Estate Sales Commission Memorandum of Understanding (MOU) prior to any land transaction negotiations.
 - (d) The Agent's client having not already communicated with the City prior to contacting and/or securing the Agent's services.
 - (e) Agents are required to communicate and coordinate client activities through the City of Sheboygan Department of City Development for the purposes of coordinating permitting, zoning and/or Offer to Purchase conditions, as well as securing publicly financed business development incentives. Agents understand and accept that Sheboygan will continue to market the subject property, independent and/or in conjunction with other public or private entities.
 - (f) The business must conform to the City's Zoning Ordinance and Business Center Protective Covenants.
 - (g) The full commission amount will be provided to the Agent during the successful subject property closing.
 - (h) The City reserves the right to adjust its property sales prices used in determining the commission for good and sufficient reasons, as determined by the

Brokerage Commission's Document

- City. Such adjustment would likely occur if the sale price is significantly different than recent comparable property sales.
- (i) All commissions are subject to the City of Sheboygan Common Council approval.
- 2. This MOU shall be in effect for one year, or until the effective date of a Sheboygan city council resolution terminating its Sheboygan Business Center real estate sales commission payment policy, whichever is earlier.

Agent Name & WI Real Estate License #	Date
Print name here:	
Mayor, City of Sheboygan Print name here:	Date
City Clerk, City of Sheboygan	Date