



SPARTA SOUTH POINTE BUSINESS PARK

Sparta is the county seat of Monroe County, nestled in the beautiful rolling hills of western Wisconsin. Once known for the healing powers of the local artesian springs, Sparta is now most recognized as the junction of the Elroy-Sparta and La Crosse River bike trails. Sparta's claim as the "Bicycling Capital of America" is based upon the first rail bed in Wisconsin to be converted to bike trails between Sparta and Elroy. Sparta is by far one of the best communities in Wisconsin to live and work. It is a progressive business friendly community. Our future is bright and full of opportunities with our newest South Pointe Business Park just off Interstate 90 and State Highway 27. With fully improved lots ranging in size from one to 120 acres, the Park features convenient access to the Interstate and boasts community storm water retention that is included with each parcel. We are a leader in working with a diverse business population as well as providing a quality of life for our citizens.

SITE REQUIREMENTS OVERVIEW

- General surroundings fit for industrial activity
- Access roads in place to site, or plans in place to extend access roads to site
- Proximity to interstate and other highways
- Commercial airport access
- Freight airport access
- Direct rail access
- American Land Trust Association (ALTA) survey
- Site not located on or adjacent to flood plain
- Flight path certifications not proximate of any airport
- No significant topography issues
- 114.4 contiguous acres of buildable land
- No utility easements that would prevent development
- No wetlands present on the site
- No known environmental impediments to immediate industrial development
- No known archaeological/historical impediments to immediate industrial development
- No known impediments to immediate development related to endangered species
- Fire insurance classification rating 3
- Industrial zoning
- Zoning of surrounding properties compatible with industrial development of site

**For more information about this Wisconsin Certified Site,
please visit inwisconsin.com/sparta-certified-site,
or contact City of Sparta Administrator Todd R. Fahning at 608.269.4340 x232.**

THINK·MAKE·HAPPEN.

Program Requirement	Status	Comments
Site Identification/Acreage	Fulfilled	Master site plan provided, which clearly delineates Lot 9 as a 114.4-acre site being proposed for certification
Site Position	Fulfilled	FEMA-produced FIRM map submitted (January 2017). No part of site is on or directly adjacent to a floodplain.
Site Surroundings	Fulfilled	Industrial operations in Sparta are generally clustered in the south-southwest of the city. The site is located in this part of the city and is adjacent to agricultural use to the south, across the highway from commercial use to the west, and across the road from sparse residential uses and a small cemetery to the east.
ALTA Survey	Fulfilled	ALTA Survey covering the entire site was performed in August 2017
Ownership/Sponsorship/ Asking Price	Fulfilled	Site is wholly owned by the City of Sparta with documented intent to sell. Asking price for the land is stated as \$15,000/acre.
Zoning Suitable for Industrial Use	Fulfilled	Site is zoned M-3 (Manufacturing Industrial Park) District – permitted uses include light manufacturing, and conditional uses include heavy manufacturing
Road Infrastructure	Fulfilled	The site is directly adjacent to Interstate 90 to the north and State Highway 27 (four-lane highway) to the west, which is the road access ingress/egress toward the western boundary of the site
Commercial/Freight Airport Access	Fulfilled	About 25 minutes to the La Crosse Regional Airport (LSE); 26 miles directly on Interstate 90. About 1 hour and 30 mins to the Rochester International Airport (RST); 96 miles directly on Interstate 90
Topographic map	Fulfilled	Current topographic map was provided which displays the site sloping from south to north of the property with an elevation change of approximately 55 feet (excluding an isolated mound at the south boundary of the site)

Easements Not Intrusive	Fulfilled	ALTA survey was performed in August 2017. Easement No. 9 and No. 11 on the ALTA survey were blanket easements and further investigation revealed that Easement No. 9 expired in 1966. Easement No. 11 allows the Monroe County Telephone Company (MCTC) to install an underground telephone line on the property, but stipulates that MCTC must remove or move any line on the site within 10 days' notice from the owner if the site is to be commercially developed. No telephone line was found on the site.
Wetlands Delineation Report	Fulfilled	Most recent wetlands delineation conducted in March 2017; highlights one wetland situated along the northern boundary of the site
Phase I Environmental Assessment	Fulfilled	Phase I ESA completed July 2016; de minimus finding of a REC (full oil drum on ground next to barn). Documentation regarding the removal of oil drum was further provided.
Geotechnical Study	Fulfilled	In Q3 2017, the City of Sparta commissioned an updated geotechnical analysis consisting of 15 additional soil borings distributed across only the 114.4-acre site. Nearly all of the additional borings encountered weathered sandstone at depths below surface of less than 10 feet, and in several of these borings, auger refusal was encountered at three to six feet. The significant presence of weathered sandstone at depths of less than 10 feet across multiple areas of the site may significantly increase the cost and timing required for site preparation on the site, particularly if pits or deeper foundations are required.
Archaeological/Historical Study	Fulfilled	Archaeological survey completed in July 2016 on the South Pointe Business Park. No artifacts were discovered on site and no concerns exist regarding any archaeological or historical impediments.
Endangered Resources Study	Fulfilled	Endangered resources review completed on July 26, 2016, covering the entire area of South Pointe Business Park. Study indicted no presence of endangered resources within the study area.
Fire Insurance Classification	Fulfilled	Current Class 3 rating applies to the community. The site is 2.0 miles from the City of Sparta Fire Department.

Electric Utility Infrastructure	Fulfilled	Xcel Energy can provide service to the business park from the Monroe County Substation (~2 miles from the site), which has 22 MVA available capacity and a 12.5kV distribution line that currently terminates across Hwy 27, adjacent west of the site. Dual service could be established from Sparta substation, which has two 28 MVA transformers.
Natural Gas Utility Infrastructure	Fulfilled	We Energies is the natural gas provider with a 4-inch line along Hwy 27. (Available capacity: 20-30M BTU/hr). Extension will take 6 months.
Water Utility Infrastructure	Fulfilled	12-inch water main from the Idaho booster station can be used to provide service @35psi, which is part of a city water supply of 6 wells with an available capacity of 1.4MGPD and four water towers (three at 600 gallons each and one at 250 gallons. An elevated water tank can provide 3500 GPM @ 20 psi for fire suppression purposes.
Waste Water Utility Infrastructure	Fulfilled	15-inch gravity line adjacent to site runs 1.5 miles from the site to a lift station collocated at the proximate sand mine. Available capacity of lift station is 135,000 GPD and can be upgraded to add 165,000 GPD if required. The waste water treatment plant has a built capacity of 2.5MGD and is currently utilized at ~60%.

This site has been designated as “suitable for development” by Deloitte Consulting and the Wisconsin Economic Development Corporation. The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities and other factors. Site designation is based on information that has been submitted to Deloitte and WEDC, and that Deloitte and WEDC believe to be true. Deloitte and WEDC have no liability or responsibility for existing or future conditions of the sites.