



WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Momentum West

NanoRite Innovation Center | 2322 Alpine Road | Suite 7 | Eau Claire, WI 54703

Email | info@momentumwest.org

Phone | 715-874-4673

Fax | 715-874-4683

Gold Shovel Ready Sites Submission

Site Name: Stower Industrial park Certified Survey Map (CSM): 5933V26P199
Street Address: NE corner of Minneapolis Ave and Griffin Street Site Zip: 54001
Site City: Amery, WI Site County: Polk County

Site Location: T33N-R16W-S33 Lot 3 and 4
(T-R-S-Qtr-or Subdivision-Block-Lot)

Total Site Size: 11.54 (Acres) Contiguous Acres for sale: 11.54

If more than one lot, provide: Min lot: 3.48 Max lot: 8.06 Number of lots: 2

Site Description:

Two sites located in Amery's industrial park. Both sites are serviced by public utilities, private sector gas and electric and fiber which fronts the site with speeds up to 1 Gig. Amery is home to a vibrant downtown and has a 2010 population of 2,902.

(Add additional page if necessary)

Property type: Light industrial land located within the City's industrial park
(Example – Industrial, Business Park, Warehousing, Office, Commercial ,etc.)

Zoning: I-1 Light Industrial

Site is: ☒ For Sale Sale Price: 54,900 and 49,899 Total price and/or \$/acre

☐ For Lease Lease Rate: _____ \$/SF

Ownership Information

Owner: City of Amery
Name: Darcy Long
Address: 118 Center Street
Amery, WI 54001
Phone: (715) 268-7486
Email: darcy.long@amerywi.gov

Property (Primary) Contact Information

Company: Amery EDC
Name: Paul Shafer
Address: P.O. Box 124
Amery, WI 54001
Phone: (715) 268-8018
Email: paul.shafer@ameryedc.org

Documentation Checklist:

NOTE: All documents, except site location map, must be provided in PDF format. Please submit each document as a separate PDF file and number each in numerical order. Provide the file name for each document submitted in the far, right-hand column. A single document (e.g., combined site and transportation infrastructure map) may be used to address multiple criteria as long as the documented information is legible.

Criteria	Benchmark or Threshold	Document Submittal	PDF File Name
1. Site Location	Located in a Momentum West county	☒ Location map showing site relative to county and municipality in JPEG format.	Attachment 1 - JPEG
2. Site Size & Zoning	No minimum or maximum size. Industrial zoning or equivalent.	☒ Aerial photo showing site. ☒ Site map/survey showing dimensions and acreage of the total site and each individual lot, if subdivided. ☒ Site map labeled with zoning and allowable building height. ☒ Letter from municipality or county verifying zoning.	Attachment 2 - map Attachment 3 - map Attachment 4 - municipal letter Attachment 4 - municipal letter
3. Site is Suitable for Industrial Uses.	Fits with surrounding uses. May have buildings suitable for industrial development.	☒ Map showing site amenities (roads/rail), as well as surrounding land uses. ☒ Identification of existing on-site buildings and land uses, if any, as well as surrounding land uses.	Attachment 5 - map Attachment 5 - map
4. Site Ownership	Can be public or private owned.	☒ Documentation showing site ownership. ☒ Documentation showing terms of sale, including price.	Attachment 4 - municipal letter Attachment 4 - municipal letter
5. Transportation Infrastructure	Site must have adequate access suitable for development.	Documentation/site map showing: ☒ Rail access, if any, or nearest location and distance to rail access. ☒ Highway access—adjacent highways and distance to nearest four-lane highway. ☒ Airport availability—nearest location and distance for cargo and passenger service.	Attachment 6 - map Attachment 6 - map Attachment 6 - map
6. Private Utility Infrastructure	Site must be serviced by electrical and natural gas providers.	Documentation, including site map showing: ☒ Electrical and natural gas providers and capacity of service to the site, including KVA and Phase for electrical. ☒ Distance to nearest electrical substation and its capacity for electrical. ☐ If electrical or natural gas service is not currently on site, attach correspondence from the utility outlining options, including costs and a timeline for build out. If natural gas not available, identify available alternatives (e.g., propane).	Attachment 7 - map Attachment 7 - map

7. Municipal Infrastructure	Site must be serviced by roads, water, and sewer OR community is willing to install these improvements within a reasonable timeframe OR private utilities will be allowed. Cannot have easements (utility or other) that would prevent development.	☒ Site map showing municipal infrastructure, noting any road restrictions. ☒ Site map or documentation showing size and location of water/sewer services and fire flow (i.e., line size, GPM, & PSI). ☐ If infrastructure is not in place, attach a letter from municipality with details on installation of improvements, including any advance planning and timelines to complete. ☒ Site map showing all easements on and adjacent to the site.	Attachment 8 - map Attachment 8 - map Attachment 8 - map
8. Telecom-munications Infrastructure	Site must be serviced by voice/data provider.	☒ Documentation showing provider(s) and service capabilities and speeds.	Attachment 7 - map
9. Special Districts and Incentives	Possible local incentives, special trade areas, etc.	Attach documentation describing: ☒ Is the site in a TIF District? If so, what is the expiration date? ☒ Do other local incentives exist?	Attachment - site write up Attachment - site write up
10. Environmental, Historical, Archeological	Cannot have significant environmental, historical, or archeological issues limiting development.	Attach a statement indicating that no known impediments exist, at the time of submission, relative to: ☒ Environmental ☒ Historical ☒ Archeological	Attachment - site write up
11. Floodplain and Wetlands	Cannot be located in or adjacent to a 100-year floodplain. Cannot have significant wetland issues limiting development.	☒ FEMA flood insurance maps (D-FIRMS) of the site and adjacent properties clearly showing what is within and outside the 100-year floodplain. ☒ Map showing presumed or delineated wetland areas on site or adjacent to site.	Attachment 9 - map Attachment 9 - map
12. Topography	Cannot have significant topography issues limiting development.	☒ Topographic map of site and identify any areas of slopes that are 20% or greater.	Attachment 10 - map
13. Other Site Restrictions	Must disclose any protective covenants that could limit development.	☒ Document/list any additional potential limitations that would hinder site development, such as restrictive covenants.	Attachment - site write up



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We, the below signed do hereby submit for consideration of a Momentum West Gold Shovel Ready Site designation the above named and described site, along with the required supporting information and documentation. We understand that said site may or may not encompass multiple contiguous parcels.

We represent with our signature that we are authorized to take such action, and that all documentation and representations made herein are accurate, and the site and materials submitted meet the established criteria of the Momentum West Gold Shovel Ready Sites program. Further we understand and agree to update the attached information as it change and to provide this information to Momentum West.

Site Owner

Signature

Name -Title

Date

Engineering – Consulting Firm

Seth Hudson

Signature

Seth Hudson, Sr Manager, Ec
and Community Development
Services - Cedar Corporation

Name –Title - Company

Oct 5, 2015

Date

Official Use By WCWRPC and Momentum West

Action	Dates
Initial notification to proceed with intake	
WCWRPC notifies applicant / sends Dropbox link	
Applicant submits complete application	
WCWRPC reviews application for completeness	
Information uploaded to LocateInWisconsin	
Information uploaded to Momentum web site	
WCWRPC notifies Momentum work is complete	
Annual Review Notification (active date + 11 months)	
Date files are renewed	

City of Amery

Stower Industrial Park

On behalf of the City of Amery, we are submitting the following information for the Stower Industrial Park to be considered for ***Gold Shovel Ready*** certification by Momentum West.

1 Site Location

- See attachment 1: Site Location - JPEG
- See attachment 2: Site Location Map

2 Site Size & Zoning

- See attachment 3: Site Information Map

Site Size: The site is comprised of two parcels totaling 11.54 +/- acres at the corner of Minneapolis Avenue South and Griffin Street East; 3.28 acres and 8.06 acres respectively.

Site Zoning: The site is zoned I-1 light Industrial

- (a) **PURPOSE:** This District is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not in basic industrial groups and where the relative proximity to other uses requires more restrictive regulation.
- (b) **PERMITTED USES.** A building or premise in the I-1 District shall be used only for the following purposes:
- 1) Manufacturing, assembly, fabrication and processing plants of limited scope and not involving any substantial degree of heavy trucking or other operational characteristics which would adversely affect surrounding uses or be basically incompatible with surrounding environmental character and not more than ten percent (10%) of the lot or tract is used for the open storage of products, materials or equipment.
 - 2) Experimental, testing and research laboratories not involving the keeping of animal products or any significant degree of danger or undesirable operational characteristics.
 - 3) Printing and publishing houses and related activities.
 - 4) Tool making, cabinetry and repair
 - 5) Automobile service stations.
 - 6) Public utility office and installations.
 - 7) General warehousing, not to include open storage.
 - 8) Lumber and building supply yards, not to include open storage
 - 9) Automobile body repair shop, not including the storage of junked or wrecked automobiles and parts.
 - 10) An accessory building or use shall be used only for the following purposes:
 - a) Office, storage, power supply and other such uses normally auxiliary to the principal use.
 - b) Off-street parking, loading and service faculties.
 - c) Residential quarters for the owner, resident operator, guard or caretaker.
 - 11) Any uses permitted in the C-1 or C-2 Districts except for residential

Height: not applicable

- See attachment 4: Municipal Letter - Zoning Verification, Site Ownership, Terms of Sale

City of Amery

Stower Industrial Park

3 Site Suitability for industrial use

Site Description: All of the parcels within the site are zoned light Industrial and contained within a City of Amery TID district.

- See attachment 5: Site Amenities and Surrounding Land Uses Map

4 Site Ownership

Terms of sale: The City of Amery owns both parcels with the 8.06 acre parcel currently listed at \$54,900 and the 3.48 acre site listed at \$49,899. Depending on the type of business, jobs being created, assessed value being generated, etc. the sale price may be negotiable.

- See attachment 4: Municipal Letter - Zoning Verification, Site Ownership, Terms of Sale

5 Transportation Infrastructures

Rail road infrastructure: NA

Road Infrastructure:

- The site is located 2 minutes to the East of S.T.H. 46.
 - South bound S.T.H. 46 connects to S.T.H. 64 which runs to New Richmond (25 min.) and then to Minneapolis / Saint Paul via the new St. Croix River Bridge (just over 1 hour). This new crossing is currently under construction and expected to be completed by fall of 2016. S.T.H 46 continues south switching to S.T.H 63 which connects to Interstate 94 (40 mins). Interstate 94 runs west to Minneapolis / Saint Paul and east to Green Bay.
 - North bound S.T.H 46 connects to S.T.H 8 which runs west into Minnesota and then to Minneapolis / Saint Paul via Interstate 35 (1hr. 30 mins).

Airports:

- The Amery Municipal Airport is 4 minutes to the West off of S.T.H 46. This airport has a paved 75 by 4,000 foot north/south runway which can accommodate a variety of aircraft, including small jets. There are NDB and GPS-RNAV approaches available for inclement weather, as well as pilot controlled lighting.
- Minneapolis–Saint Paul International Airport is approximately 1hr 20 minutes away via the completion of the new St Croix River crossing bridge, completion date fall of 2016.

- See attachment 6: Transportation Infrastructure Map

6 Private Utility Infrastructure

Electric Infrastructure:

Xcel Energy is the electric provider for this site and is one of the largest investor-owned electric and natural gas utilities in the United States. Xcel is the No. 1 provider of wind power in the nation, a

City of Amery

Stower Industrial Park

position they've held for ten consecutive years.

Electricity to site:

- Xcel Energy has existing 12.5kV three-phase overhead distribution facilities located on Griffin St. adjacent to the site.
- The distribution facilities are served by a substation located roughly 750 feet to the east.
- Given the close proximity to our existing infrastructure and the substation, Xcel Energy can quickly provide service to the site and extend service to a proposed customer at no cost.

Natural Gas Infrastructure:

- We Energies maintains a 3" main running north/south along Minneapolis Avenue S
- We Energies also maintains a 4" main running east/west along Griffin Street E both at 60 PSI.
- We Energy has a feeder station at the south east corner of Minneapolis Avenue S and Griffin Street E

➤ See attachment 7: Gas, Electric, and Fiber Optics

7 Municipal Infrastructure and Easements

Municipal Water:

The city relies on ground water and operates two wells and three elevated storage towers. The total capacity for the two pumps serving the water system is 1.67 million gallons per day and the three water towers have a shared capacity of 565,000 gallons. The City system has more than satisfactory capacity to accommodate existing and future development needs

Water to site:

- A 12" main runs east west along Griffin Street E/69th ST.
- A 8" main runs north south along Minneapolis Avenue S.

Municipal Wastewater:

The city's waste water treatment plant underwent improvements in 1996 and has a design capacity for 400,000 gallons per day, treating approximately 335,000 gallons per day.

Wastewater to site:

- A 10" gravity sewer line runs along Minneapolis Ave S starting at Sundance Ave and heads north.
- A 8" gravity sewer line runs along Griffin ST. E/60th ST.

Easements:

There are no easements on any of the available sites.

➤ See attachment 8: Utilities and Easements

City of Amery

Stower Industrial Park

8 Telecommunications Infrastructure

The business park is serviced by Northwest Communications, located in Amery. The Company has fiber running north/south along Minneapolis Ave South and east/west along 60th and can provide speeds up to 1 Gig.

- See attachment 7: Gas, Electric, and Fiber Optics

8 Special Districts and Incentives

Tax Increment District: Both sites are with a TIF district.

Other local incentives: The City of Amery participates in the Regional Business Fund, Inc., (RBF, Inc.). The RBF, Inc. offers low-interest loan funds to businesses that expand within the region, diversify the economy, add new technology, revitalize buildings in the region's downtowns, and create quality jobs and capital investment in the region.

10 Environmental, Historical, Archeological

All available sites have no known:

- Environmental issues
- Historical issues
- Archeological issues

11 Floodplain and Wetlands

Any known floodplains: There are no known floodplains on the sites.

- See attachment 9: Development Limitations

Any presumed or delineated wetlands: according to the Department of Natural Resources Data Viewer web site there is a total of 3.9 acres of wetlands across both properties.

- See attachment 9: Development Limitations

12 Topography

Slopes greater than 20%:

- See attachment 10: Topographic Features

13 Other Site Restrictions

City of Amery

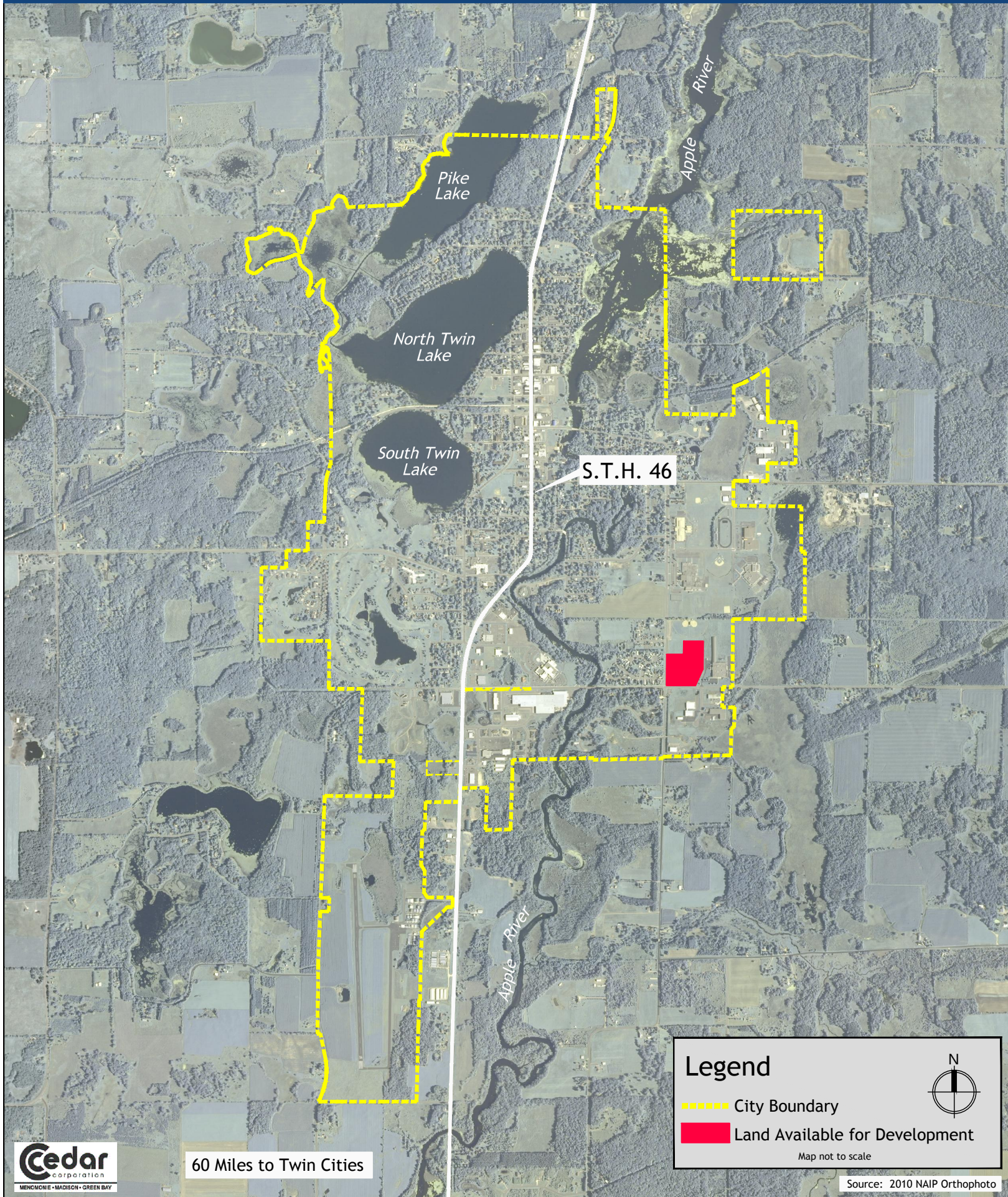
Stower Industrial Park

There are no other known potential limitations that would hinder development

Site Location: City of Amery

Polk County, Wisconsin

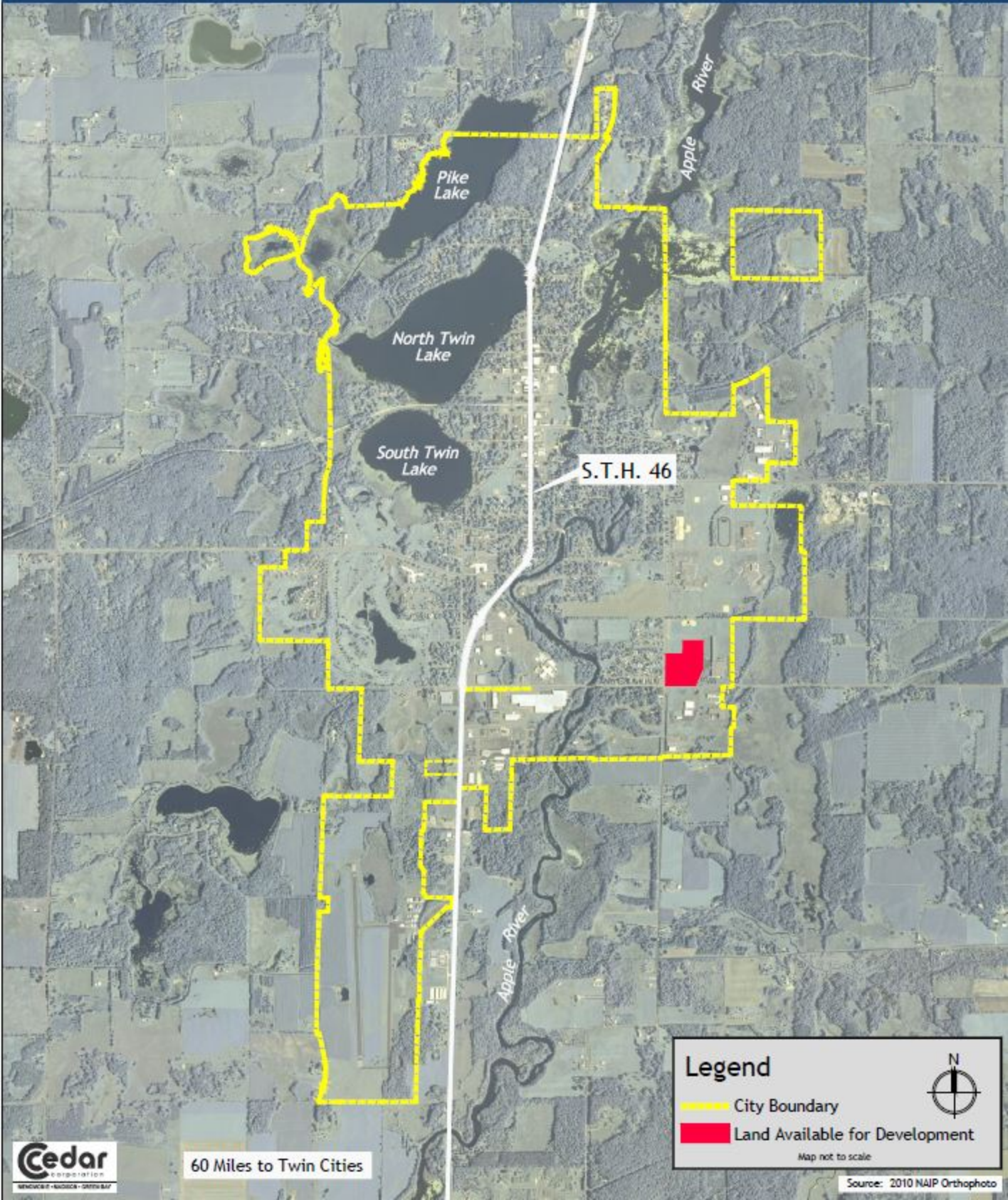
Attachment 1



Site Location: City of Amery

Polk County, Wisconsin

Attachment 1



Legend

City Boundary

Land Available for Development

Map not to scale

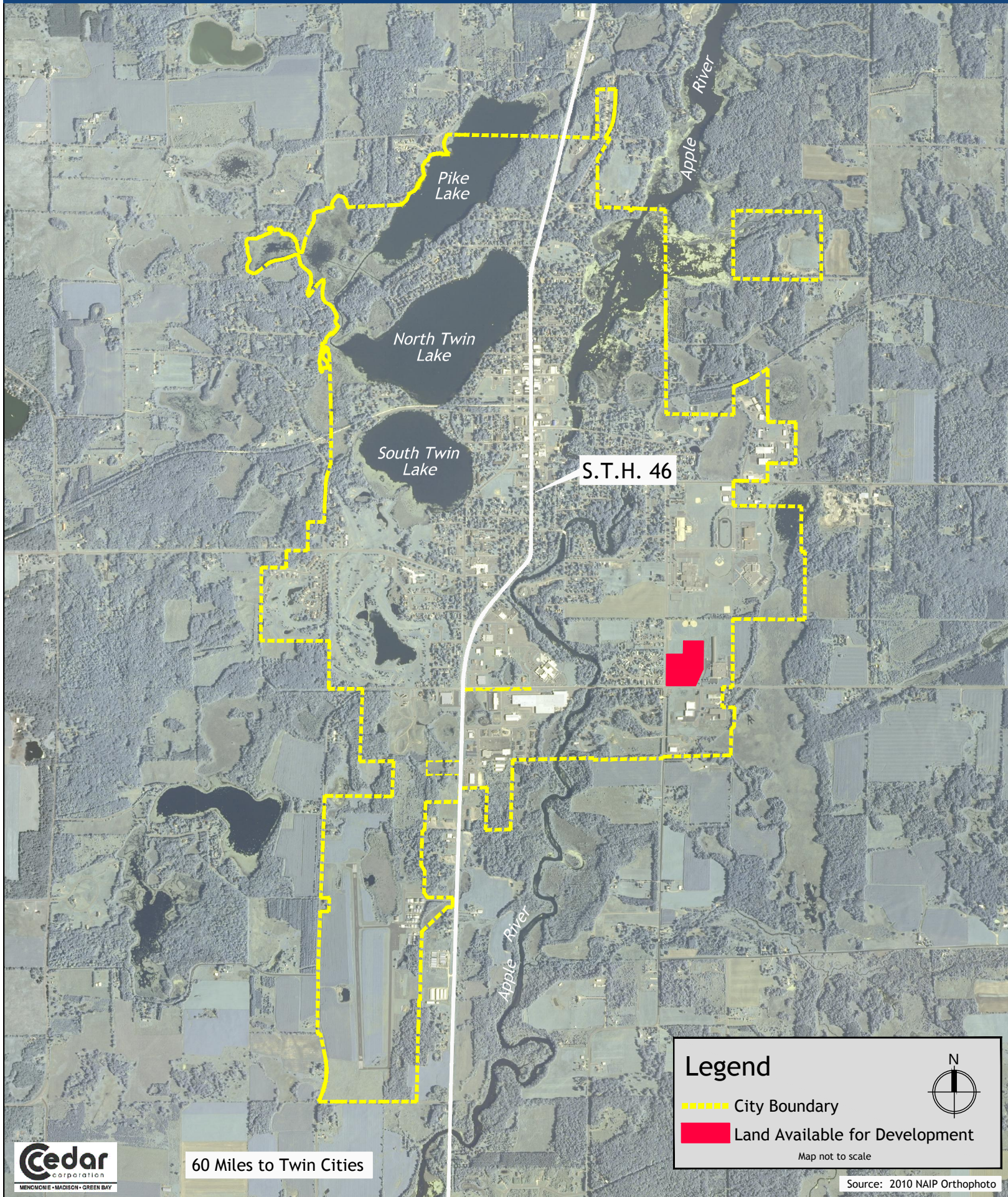


60 Miles to Twin Cities

Site Location: City of Amery

Polk County, Wisconsin

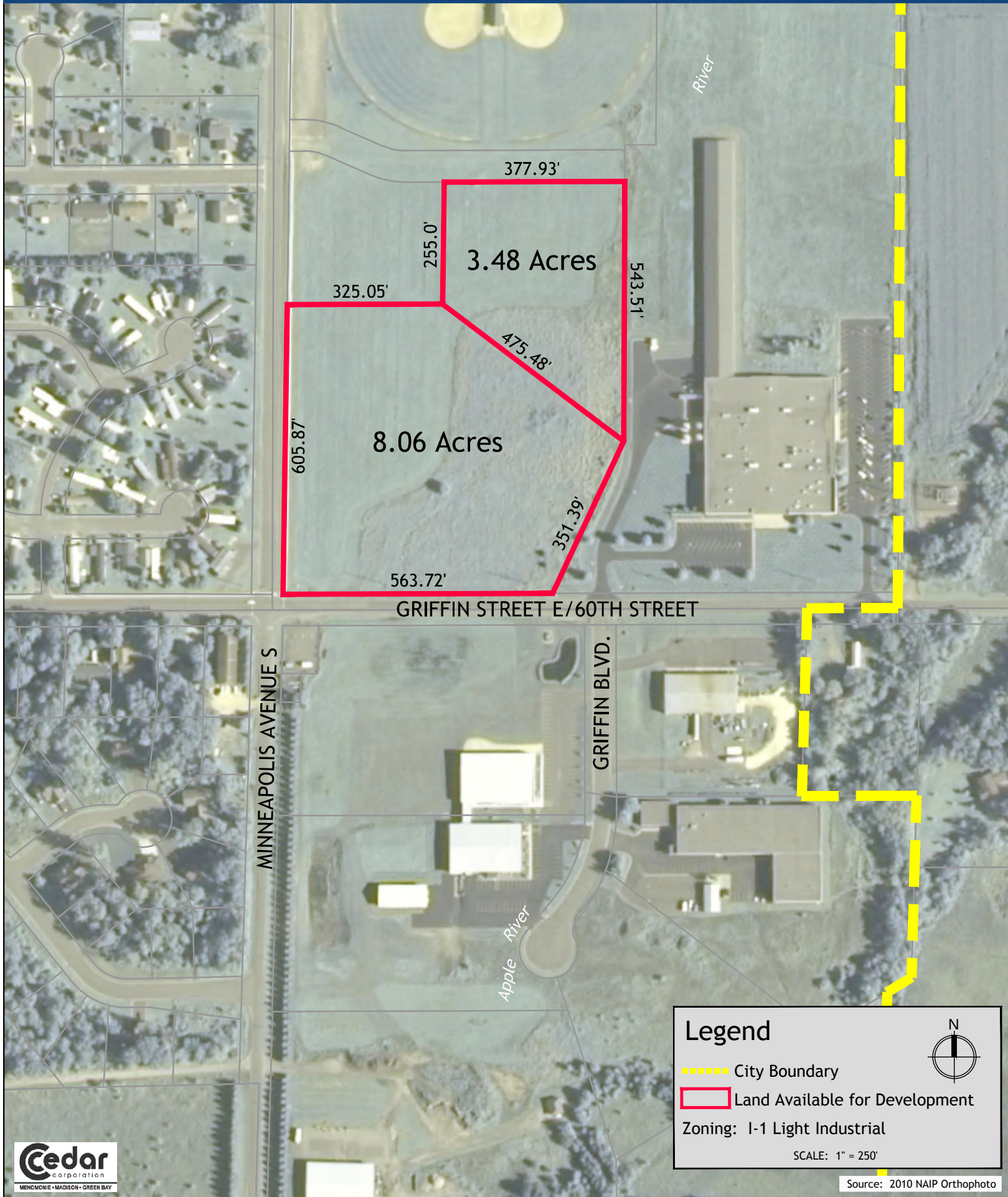
Attachment 2



Site Information: City of Amery

Polk County, Wisconsin

Attachment 3



October 5, 2015

ATTACHMENT 4

Momentum West
2322 Alpine Rd #7
Eau Claire, WI 54703

To Whom It May Concern;

This letters serves as confirmation that the Stower Industrial Park located at the northeast corner of Minneapolis Ave S and Griffin Street E/60th Street is fully owned by the City of Amery and is zoned I-1 light Industrial. The I-1 light Industrial designation is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not in basic industrial groups and where the relative proximity to other uses requires more restrictive regulation.

A building or premise in the I-1 District shall be used only for the following purposes:

- 1) Manufacturing, assembly, fabrication and processing plants of limited scope and not involving any substantial degree of heavy trucking or other operational characteristics which would adversely affect surrounding uses or be basically incompatible with surrounding environmental character and not more than ten percent (10%) of the lot or tract is used for the open storage of products, materials or equipment.
- 2) Experimental, testing and research laboratories not involving the keeping of animal products or any significant degree of danger or undesirable operational characteristics.
- 3) Printing and publishing houses and related activities.
- 4) Tool making, cabinetry and repair
- 5) Automobile service stations.
- 6) Public utility office and installations.
- 7) General warehousing, not to include open storage.
- 8) Lumber and building supply yards, not to include open storage
- 9) Automobile body repair shop, not including the storage of junked or wrecked automobiles and parts.
- 10) An accessory building or use shall be used only for the following purposes:
 - a) Office, storage, power supply and other such uses normally auxiliary to the principal use.
 - b) Off-street parking, loading and service faculties.
 - c) Residential quarters for the owner, resident operator, guard or caretaker.
- 11) Any uses permitted in the C-1 or C-2 Districts except for residential

If you have any questions, please do not hesitate to call.

Sincerely,

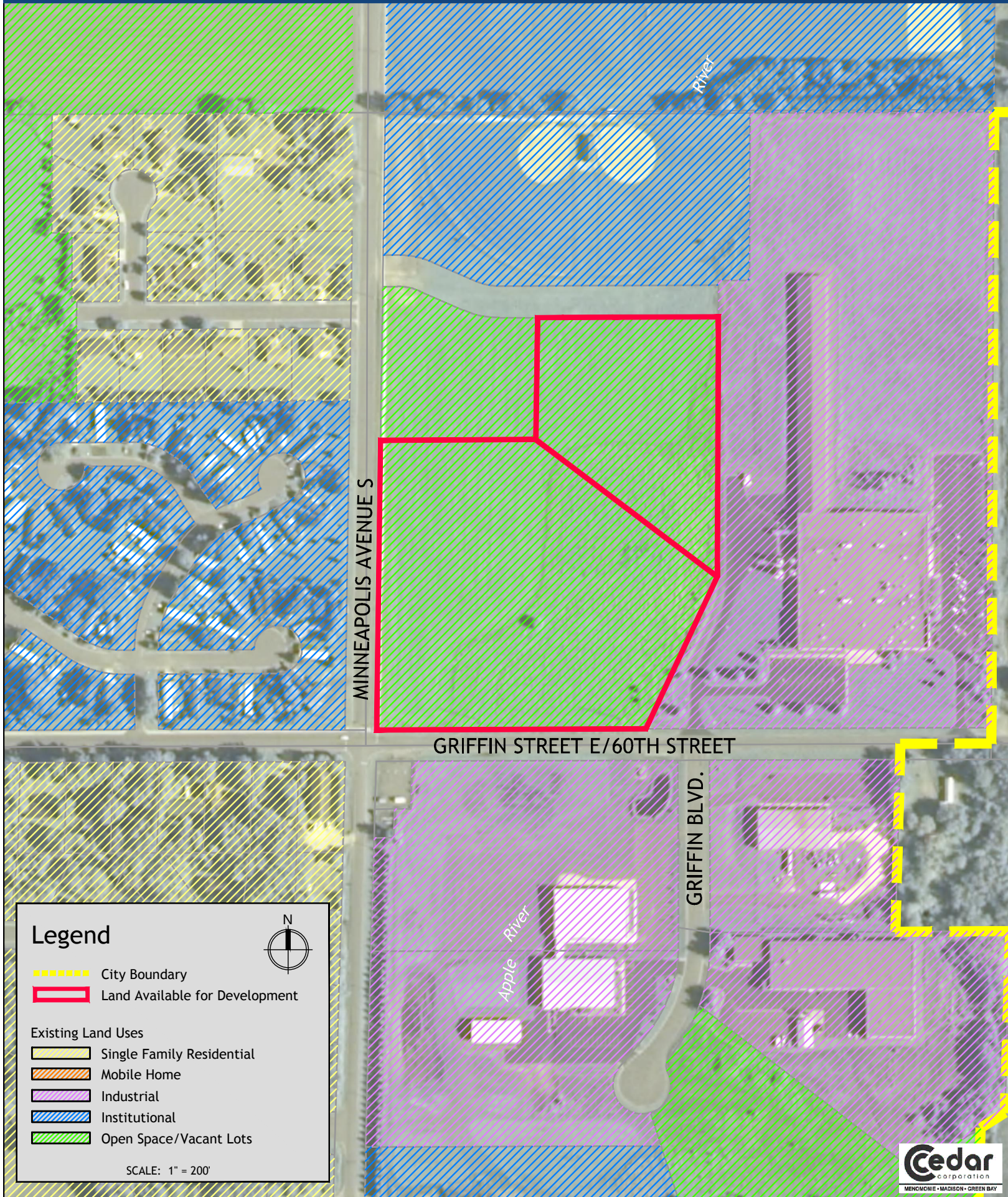


Darcy Long
City Administrator

Existing Land Use: City of Amery

Polk County, Wisconsin

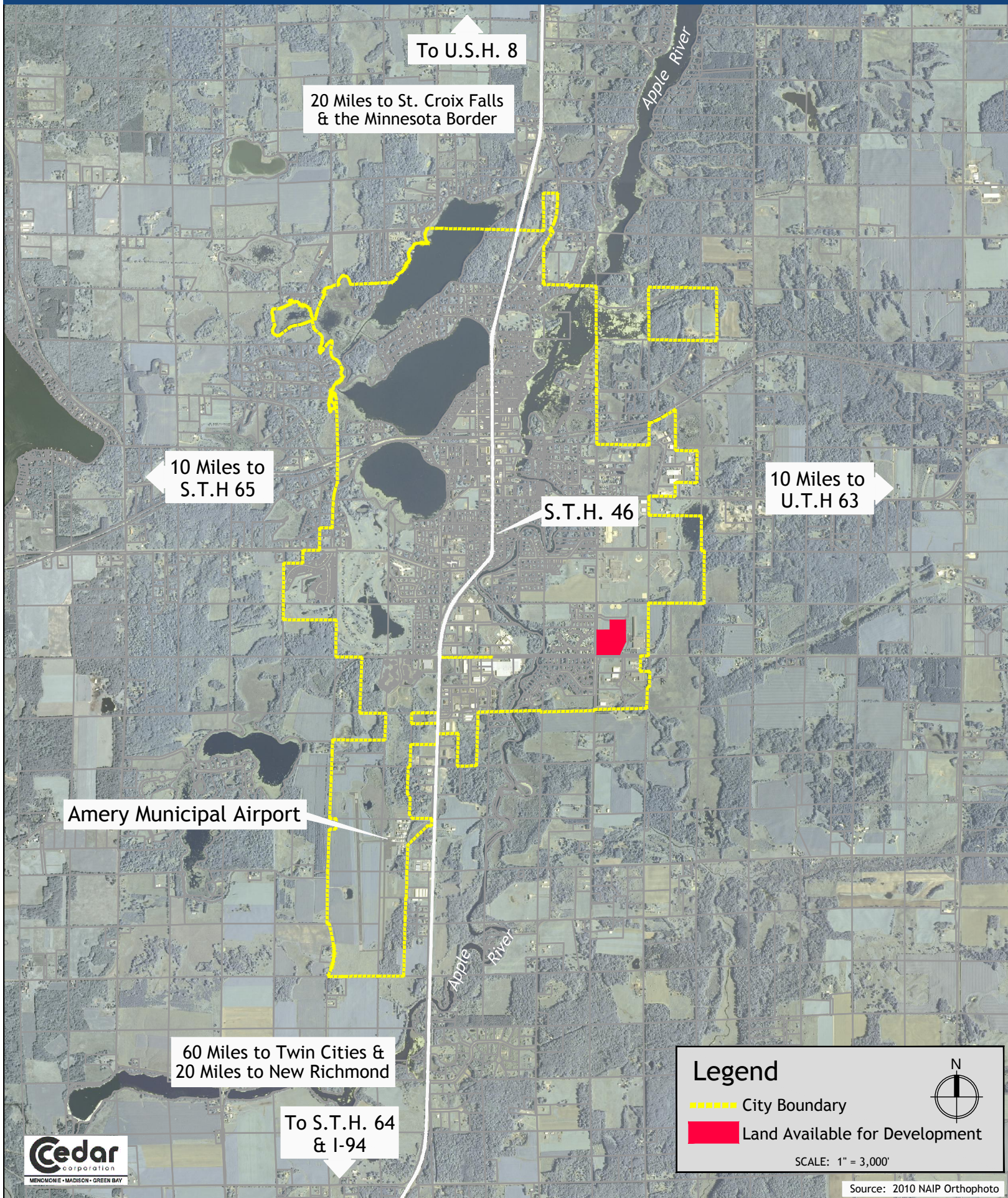
Attachment 5



Transportation Infrastructure: City of Amery

Polk County, Wisconsin

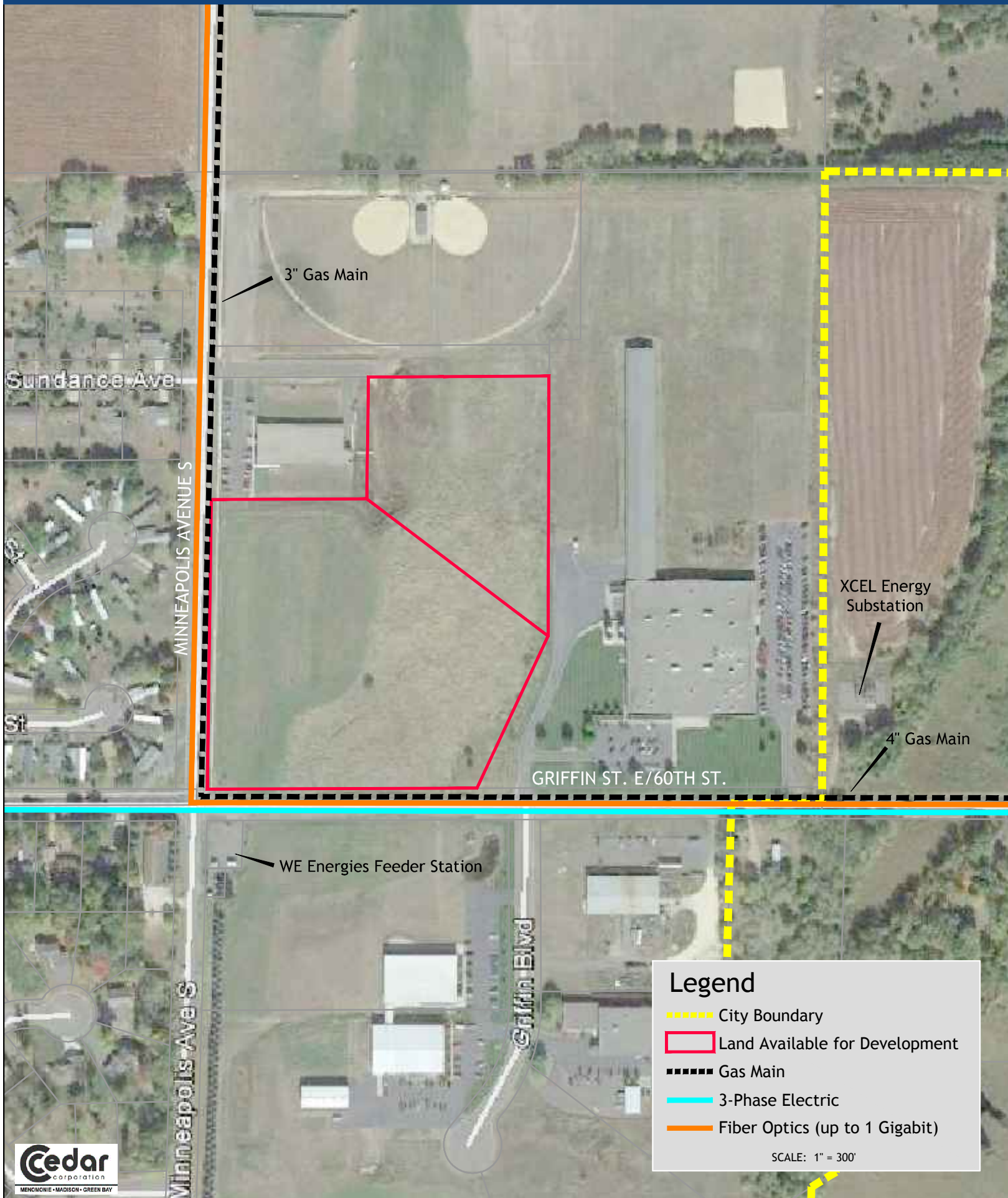
Attachment 6



Gas, Electric and Fiber Optics: City of Amery

Polk County, Wisconsin

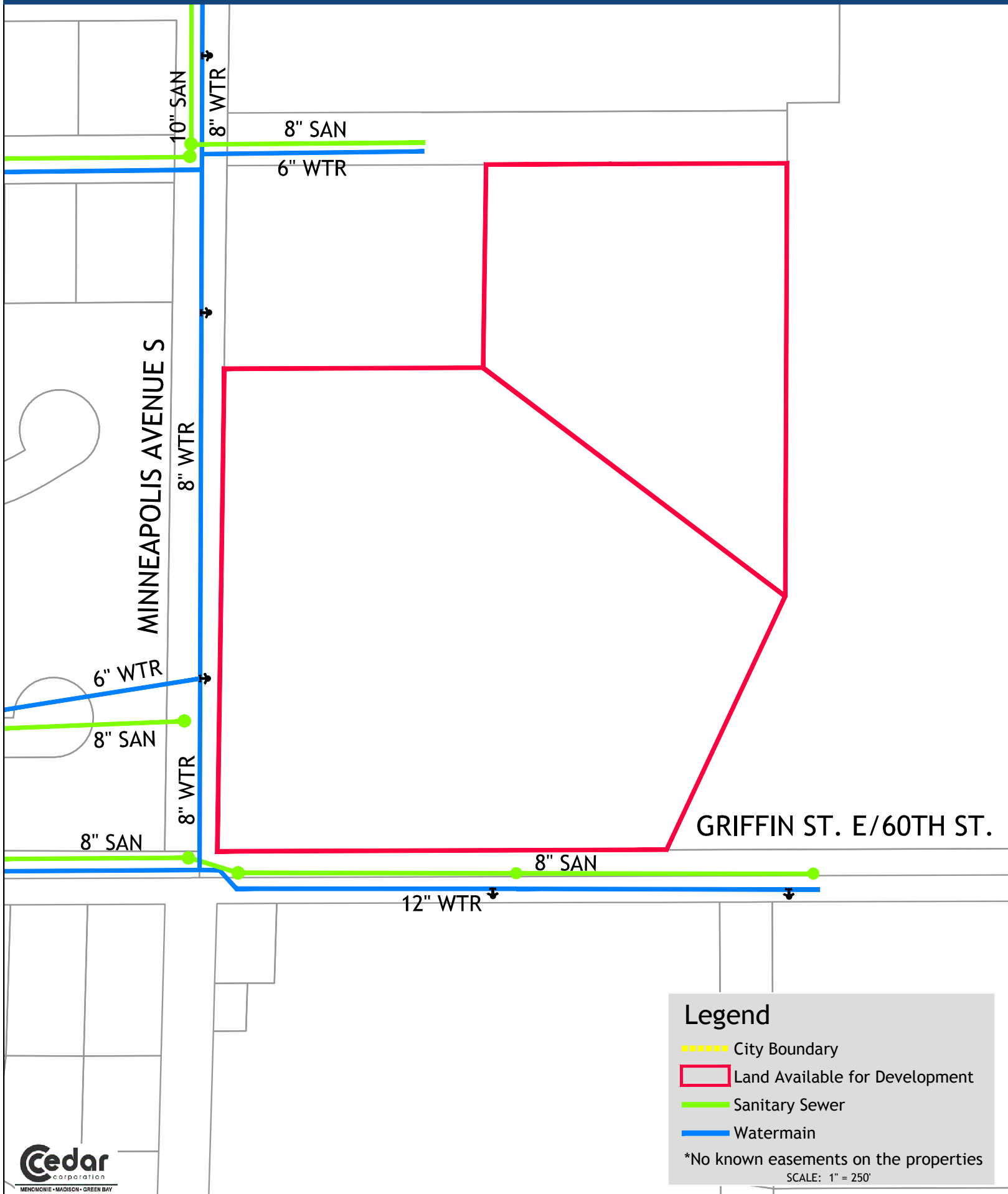
Attachment 7



Utilities and Easements: City of Amery

Polk County, Wisconsin

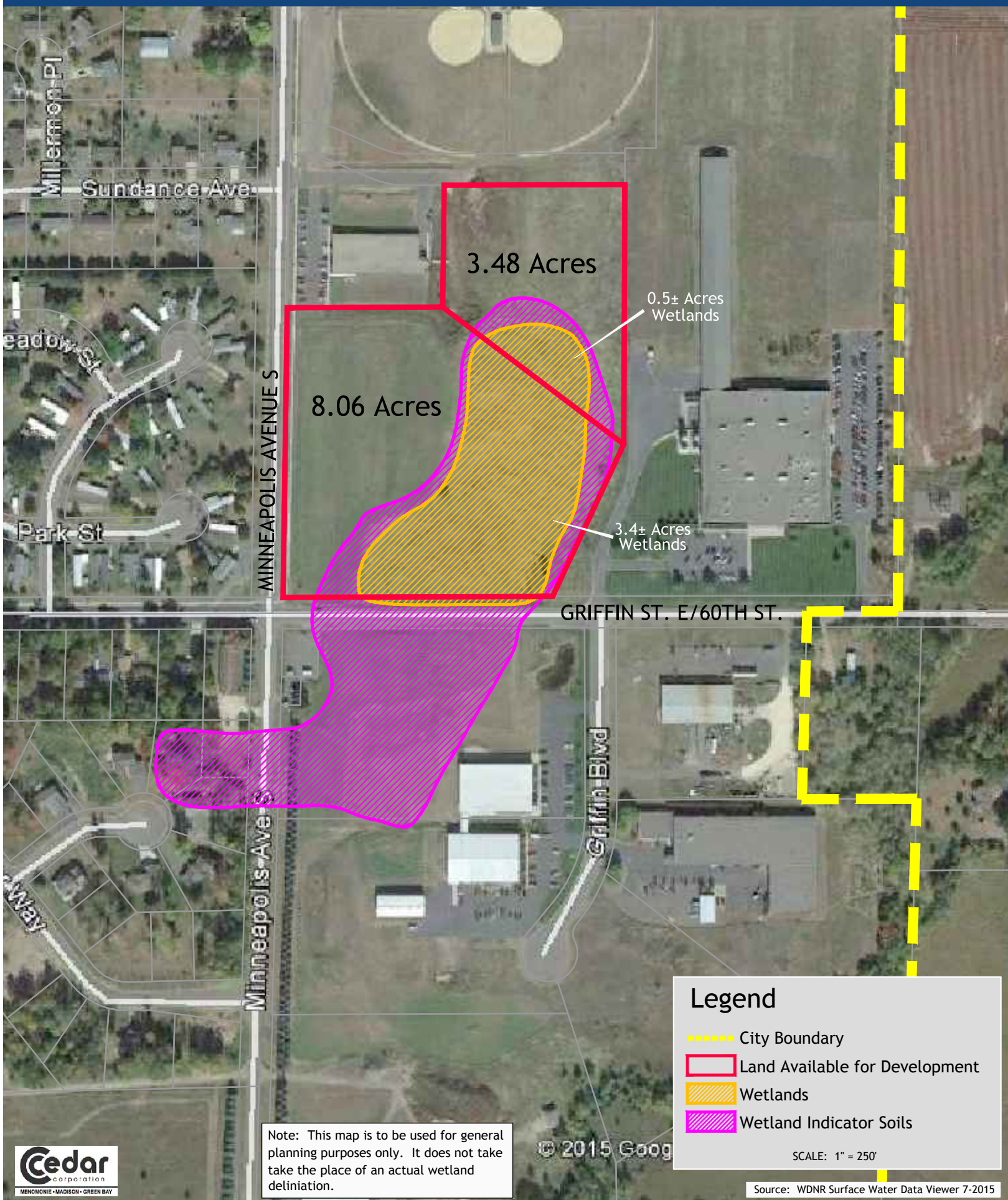
Attachment 8



Development Limitations: City of Amery

Polk County, Wisconsin

Attachment 9



Topographical Features: City of Amery

Polk County, Wisconsin

Attachment 10

