



EAGLE RIVER CERTIFIED SITE

The Eagle River Certified Site is located at the intersection of Highway 45 and Highway G in northern Wisconsin. Situated within Vilas County, a population of 49,000 is within 45 minutes' driving distance of the property, along with 3,600 businesses employing more than 31,300 workers. Industries that employ people locally include manufacturing, construction, government and health services. Nicolet Area Technical College, located 35 minutes from Eagle River, provides education and workforce training, offering more than 70 different degree programs.

Two miles north of downtown Eagle River, the Highway 45/Highway G site is less than five minutes away from Eagle River Union Airport, Northland Pines High School, World Championship Derby Track and Ascension Eagle River Hospital. Widely known for recreation activities in the area, the city has a number of distinctions, including: Snowmobile Capital of the World, ATV/UTV Capital of Wisconsin and Hockey Capital of Wisconsin. The combination of recreation features and Certified Site designation is a truly unique blend of attributes that will appeal to companies as well as the employees they hire.

The Certified Site at Highway 45 and Highway G is 21 acres of contiguous land at the northwest corner of the two highways' intersection in Eagle River. All utilities are at the lot line, including electric, natural gas, water, sanitary sewer, telecom and internet. A snowmobile/ATV recreation trail runs along the western boundary of the site, providing direct access to year-round activities and alternative modes of employee transportation.

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
- 21.02 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 4
- Industrial zoning
- Zoning of surrounding properties compatible with industrial development of site



For more information about this Certified Site, visit inwisconsin.com/eagle-river-certified-site, or contact Kyle Adams, Ruedebusch Development, at kylea@ruedebusch.com or 608.243.9070.

Program Requirement	Status	Comments
Site Identification/Acreage	Fulfilled	The total lot size is 21.02 acres, which includes a 2.9-acre recreational trail easement tracing the inside of the western boundary of the site (seen as potentially complimentary to future end uses of the site, as the recreational easement traces the site boundary).
Site Position	Fulfilled	FEMA-produced FIRM map submitted (June 2012). No part of site is on or directly adjacent to a floodplain.
Site Surroundings	Fulfilled	Adjacent uses to the site include a campground to the north, a county maintenance facility and small retail store to the east, and agricultural to the west; the site is less than a half-mile north of Eagle River County Airport (across County Road G). Due to the airport proximity, there are some FAA height restrictions on the far southeastern section of the site, but the lowest restriction is 62-foot building height. FAA reports their approval process for a new building construction on the site would require 45 days
ALTA Survey	Fulfilled	Final ALTA/NSPS Land Title Survey provided dated October 2017
Ownership/Sponsorship/ Asking Price	Fulfilled	Site is wholly owned by Vilas County Commercial, LLC with documented intent to sell. Asking price for the land is stated as \$217,800/acre.
Zoning Suitable for Industrial Use	Fulfilled	The site was previously zoned as C-2 (Highway Commercial), OR (Office/Residence), and PR (Park and Recreation). The City of Eagle River subsequently re-zoned the site to Industrial in 2017. The city has provided a re-zoning letter (dated September 2017), which highlights the change in zoning change of the site to Industrial.
Road Infrastructure	Fulfilled	The site is adjacent to US Hwy 45 to the east and County Rd G to the south, from which ingress-

		egress would be established to the site. Site is ~2 miles north of US Hwy 70, via US Hwy 45.
Commercial/Freight Airport Access	Fulfilled	Rhineland-Oneida County Airport (RHI) is ~40 mins (30 miles) from site, directly on Hwy 17; Central Wisconsin Airport (CWA) is ~99 miles south of the site, directly along I-39
Topographic Map	Fulfilled	Current topographic map was provided; the site slopes from southeast to the southwest with the high point (1,652 feet) and the low point (1,634 feet) resulting in an elevation change of approximately 18 feet.
Easements not intrusive	Fulfilled	The preliminary ALTA survey demonstrates a buried telecommunication line traversing the western portion of the site, east of the recreational trail easement. A letter demonstrating support to relocate the telecommunication line in order to facilitate site development was provided by the telecom company dated August 2017.
Wetlands Delineation Report	Fulfilled	Wetlands delineation conducted in June 2016 indicates no wetlands on the 21-acre site
Phase I Environmental Assessment	Fulfilled	Phase I ESA completed July 2015 highlighted 3 potential RECs. Phase II ESA completed June 2016 addressed all RECs from Phase I and recommended no further actions.
Geotechnical Study	Fulfilled	Geotechnical study conducted in May 2016; five soil borings over the subject property. No significant risks related to bedrock, groundwater levels and other geotechnical characteristics were identified.
Archaeological/Historical Study	Fulfilled	Archaeological/historical survey completed in June 2016 on the site; No artifacts were discovered on site and no concerns exist regarding any archaeological or historical impediments.
Endangered Resources Study	Fulfilled	Endangered species survey completed in June 2016 on the site. Study indicated no presence of endangered resources within the study area.

Fire Insurance Classification	Fulfilled	Current Class 4 rating applies to the community; The site is 2.5 miles from the City of Eagle River Fire Department.
Electric Utility Infrastructure	Fulfilled	The site is currently served from the Adams substation (0.25 miles) by a 4kV distribution line, which could deliver at least 1 MW to site; Adams substation is fed by the 25kV line from the Eagle River substation which receives a 138kV feed from American Transmission Co. (ATC). Extension of 25kV from Adams Substation would require ~3 months and all right-of-way is secured. Dual service could be established from the Eagle River and Adams substations.
Natural Gas Utility Infrastructure	Fulfilled	Wisconsin Public Service is the natural gas provider with a 3-inch plastic line along County Road G @15-60 psi and a 2-inch line along Hwy 45 @15-60 psi. The regulator station is at a distance of 2.0 miles. Available capacity on the 3-inch line is 5-11 MSCFH.
Water Utility Infrastructure	Fulfilled	8-inch water main along Hwy 45 can be used to provide service @70psi, which is part of a city water supply of three wells; a fourth well construction currently in progress with an available capacity of 1,500 GPM and a downtown water tower with a capacity of 300,000 gallons.
Waste Water Utility Infrastructure	Fulfilled	Proposed solution would tap off the 10-inch gravity line that borders the site and continues to a lift station on the north end of the Eagle River Airport with a max capacity of 700,000 GPM. The current waste water treatment plant is at a distance of ~1.5 miles from the site and has a total capacity of 500,000 GPD, of which 200,000 GPD is currently being used.

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.