

## COMMUNITY OVERVIEW

The Village of DeForest calls itself “Madison’s North Star.” It is a thriving community located just ten minutes north of Madison, with all the peace and quiet of rural Wisconsin but still just minutes from the hustle and bustle of the capitol city. DeForest is dedicated to ensuring a premier municipality for roughly 9,000 residents through its beautiful park system, safe neighborhoods, and quality public services. DeForest is part of the Madison MSA that has a population of over 550,000.

DeForest’s convenient location and welcoming community make it an ideal place for families and businesses. Nearby Madison Area Technical College develops customized training programs to suit the needs of industrial businesses in the area.



DeForest’s Business Park is located on 115 acres on US 51, a few miles from Interstate 39/90/94 and adjacent to existing industrial uses. The business park is served by rail through three separate rail spur tracks. Over the last decade, the Village of DeForest has experienced extensive growth. The first phase of DeForest’s Business Park includes a combination of manufacturing and distribution warehouses.

- General surroundings fit for industrial activity
- Roadway access
- Rail access
- Commercial airport access
- Freight airport access
- 57 contiguous developable acres
- American Land Trust Association (ALTA) survey
- Site not located on or adjacent to flood plain
- Flight path certifications not proximate of any airport
- Single owner with documented willingness to sell
- No significant topography issues
- No utility easements that would prevent development
- 57 contiguous acres not affected by wetlands
- No known environmental impediments to immediate industrial development
- No known archeological/historical impediments to immediate industrial development
- No known impediments to immediate development related to endangered species
- Fire insurance classification rating 4
- Industrial zoning

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.

For more information about this Wisconsin Certified Site, please visit [LocateInWisconsin.com](http://LocateInWisconsin.com), or contact **Alex Allon**, Community Development Director Village of DeForest, 608.609.2070 or [allona@vi.deforest.wi.us](mailto:allona@vi.deforest.wi.us).

\*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.

# COMMUNITY INTRODUCTION

REQUIREMENT	COMMENTS
<p><b>Community overview</b></p> <ul style="list-style-type: none"> <li>General community fit for industrial activity</li> </ul>	<ul style="list-style-type: none"> <li>Greater DeForest population of ~17K; Site is ~16 miles north of Madison; Population within ~20 miles ~455K</li> <li>Madison Area Technical College (adjacent to Dane Co. Airport) develops customized training programs to suit the needs of industrial businesses in the area</li> </ul>
<p><b>Site environment overview</b></p> <ul style="list-style-type: none"> <li>General surroundings fit for industrial activity</li> </ul>	<ul style="list-style-type: none"> <li>Site is Phase II of DeForest Business Park</li> <li>DeForest Business Park Phase I tenants include Sanimax (~200 employees), Corbi Plastics (~50 employees), and American Girl</li> <li>Other proximate employers: Evco Plastics (~150K employees), Walgreens DC (~1,100 employees)</li> <li>Site is located in a TIF District, which can be used to support funding of infrastructure improvements</li> </ul>
<p><b>Roadway access</b></p> <ul style="list-style-type: none"> <li>Proximity to interstate and other highways providing convenient access for labor and logistics</li> <li>Access roads in place to site, or plans in place to extend access road(s) to site</li> </ul>	<ul style="list-style-type: none"> <li>Site fronts Hwy 51 to the east ; Hwy 51 is a 4-lane limited access highway</li> <li>Hwy 51 connects with I-90/94 ~3 miles south of site and Hwy 151 ~5 miles south of site</li> <li>Site fronts Grinde Rd./Stevenson St. to the west</li> </ul>
<p><b>Rail Access</b> (if applicable) – not required</p> <ul style="list-style-type: none"> <li>feasibility of service (if site is to be marketed as rail-served)</li> </ul>	<ul style="list-style-type: none"> <li>Canadian Pacific Rail spur serves three current tenants in DeForest Business Park – the spur currently terminates at the southern end of the park (does not run through the park) but a ROW is in place along Burton Blvd. to the south boundary of the site</li> </ul>
<p><b>Commercial Airport Access</b> – Access to airport(s) with commercial air service</p> <ul style="list-style-type: none"> <li>Driving distance to proximate commercial airport(s) and overview of service available</li> </ul>	<ul style="list-style-type: none"> <li>~12 miles to Dane County Regional Airport via Hwy 51S</li> <li>~1 hour drive to Southern WI Regional Airport via I-90E; general aviation and cargo service</li> <li>~1.5 hour drive to Mitchell International Airport via I-94E</li> <li>~2.5 hour drive to O’Hare International Airport via I-90E</li> </ul>
<p><b>Freight Airport Access</b> – Access to airport(s) with freight air service</p>	<ul style="list-style-type: none"> <li>~12 miles to Dane County Regional Airport via Hwy 51S – FedEx cargo service</li> <li>~1 hour drive to Southern WI Regional Airport via I-90E – primarily cargo service</li> </ul>

# SITE INTRODUCTION

REQUIREMENT	COMMENTS
<p><b>Master Site plan</b> and/or site plan illustrating exact dimensions and number of parcels for the specific site being submitted for certification</p> <ul style="list-style-type: none"> <li>Minimum of 50 contiguous developable acre</li> </ul>	<ul style="list-style-type: none"> <li>Buildable acreage: 57 acres</li> <li>Master site plan of DeForest Business Park submitted – site parcels delineated with acreages</li> <li>The site comprises 57 contiguous acres of buildable land in a regular shape, fronting US Hwy. 51</li> <li>Additional ~20-acre Parcel B potentially available west of the site on the other side of Stevenson Rd; Additional ~35 acres potentially available directly NE of site</li> </ul>
<p><b>Aerial photograph</b> illustrating the specific site being submitted for certification as well as the surrounding properties</p>	<ul style="list-style-type: none"> <li>Aerial views illustrating site and surroundings submitted</li> <li>North: rural residential and commercial; South: industrial, American Girl, Pro Metal Works, Firestone; East: agricultural; West: agricultural</li> </ul>
<p><b>ALTA Survey</b> (American Land Trust Association) inclusive of site being submitted for certification</p>	<ul style="list-style-type: none"> <li>Illustrates location of all existing utilities, easements, and rights-of-way on site, including the future right-of-way of Hwy 51. Parcel “A” is the subject property.</li> </ul>
<p><b>Flood Plain map</b> (FEMA-produced FIRM map)</p> <ul style="list-style-type: none"> <li>No part of the site may be located on (or directly adjacent to) a flood plain</li> </ul>	<ul style="list-style-type: none"> <li>FEMA-produced FIRM map submitted – no flood plains adjacent to site</li> <li>100 yr. flood plain adjacent to Parcel B western boundary along Yahara River</li> </ul>
<p><b>Flight path specifications</b> (if site is within 2 miles of an airport)</p> <ul style="list-style-type: none"> <li>Documentation (letter or map from FAA) indicating any restrictions related to airport proximity</li> </ul>	<ul style="list-style-type: none"> <li>Not applicable</li> </ul>
<p><b>Ownership</b> – entire site must be wholly controlled by a single owner with documented willingness to sell to an industrial user</p> <ul style="list-style-type: none"> <li>Certificate of title</li> <li>Letter from property owner/option holder stating that site is for sale/lease</li> </ul>	<ul style="list-style-type: none"> <li>The 57-acre site is entirely owned by the Village of DeForest; the Village also owns Parcel B (20-acres west of Stevenson Rd.)</li> <li>Additional ~35 acres NE of site owned by a developer who is reportedly receptive to discussions of selling to DeForest</li> </ul>
<p><b>Asking Price</b> – current asking price for sale or lease of the land must be indicated</p> <ul style="list-style-type: none"> <li>Documentation of asking price on a per-acre basis</li> </ul>	<ul style="list-style-type: none"> <li>\$150-175/sqft. asking price; reportedly negotiable depending on use</li> </ul>

# SITE PHYSICAL CHARACTERISTICS

REQUIREMENT	COMMENTS
<p><b>Topography</b> – no significant topography issues that could present major obstacles to industrial development of the site</p>	<ul style="list-style-type: none"> <li>Land is flat; ~10 ft. total elevation change across the entire site</li> </ul>
<p><b>Easements</b> – site not intersected by utility or any other easement that would prevent development of 50 contiguous acres of the site</p>	<ul style="list-style-type: none"> <li>No easements reportedly impact the site, other than site boundaries intersecting with existing roads</li> </ul>
<p><b>Wetlands</b> – demonstrate that a user can utilize 50 contiguous acres that are not affected by wetlands</p>	<ul style="list-style-type: none"> <li>Completed November 2010 - one delineated wetland on NE corner of site adjacent to Grinde Rd.: .02 acre total size; no impact on developable land</li> <li>Parcel B borders a 1.2 acre delineated wetland to the west</li> </ul>
<p><b>Environmental Assessment</b> – no known environmental impediments to immediate industrial development</p> <ul style="list-style-type: none"> <li>Phase I within the past 2 years; Remediated sites provide completed Phase II and documentation of liability protection</li> </ul>	<ul style="list-style-type: none"> <li>No evidence of any environmental concerns discovered</li> </ul>
<p><b>Geotechnical</b> – minimum of 5 soil borings (for 50-acre site); no presence of sink holes or limestone caves; suitable water content / water table depth</p>	<ul style="list-style-type: none"> <li>Included 7 soil borings (5 Parcel A, 2 Parcel B) at 20' deep; Primarily encountered silty sand, and lean clay with fine sand; Water table observed in 3 borings. Estimated to be ~12ft to 18ft below average elevation.</li> </ul>
<p><b>Archaeological / Historical</b> – no known archaeological / historical impediments to immediate industrial development</p>	<ul style="list-style-type: none"> <li>No archaeological or historical impediments to development identified</li> </ul>
<p><b>Endangered Species</b> – no known impediments to immediate industrial development related to endangered species</p>	<ul style="list-style-type: none"> <li>No actions required with regard to industrial development of the subject property (Parcels A or B)</li> </ul>
<p><b>Fire Protection</b></p> <ul style="list-style-type: none"> <li>Fire Insurance Classification Rating</li> <li>Distance to the nearest servicing fire department</li> </ul>	<ul style="list-style-type: none"> <li>Class 4; station located in downtown DeForest, ~4 full-time employees</li> </ul>

# ZONING

REQUIREMENT	COMMENTS
<p><b>Industrial zoning</b> (or equivalent) currently in place, or zoning change procedure underway as of field investigation</p> <ul style="list-style-type: none"> <li>• Zoning certificate and relevant ordinance; or, letter from municipal authorities communicating status of zoning change procedure as of field investigation date</li> </ul>	<ul style="list-style-type: none"> <li>• M2 General Industry Zoning; permits most manufacturing</li> <li>• Zoning includes requirement of 15% decorative material (any material except metal) on facade</li> <li>• Landscaping requirements based on size of building, parking lots, etc.</li> </ul>
<p><b>Surrounding area zoning</b> – zoning of surrounding properties compatible with industrial development of site</p> <ul style="list-style-type: none"> <li>• Comprehensive Plan of area (if applicable)</li> <li>• Zoning map of area including site (if applicable)</li> <li>• Existing/planned zoning of surrounding land</li> <li>• Codes, Covenants, and Restrictions on site and surrounding sites, as applicable</li> </ul>	<ul style="list-style-type: none"> <li>• DeForest Business Park is zoned M2 General Industrial</li> <li>• No park covenants exist in Phase II (reportedly no plans to develop covenants)</li> </ul>

# ELECTRIC UTILITY INFRASTRUCTURE

REQUIREMENT	COMMENTS
<p>Proximate electric power infrastructure availability and capacities</p> <ul style="list-style-type: none"> <li>• Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, and substations; Available capacity that could be provided to the site for each of the above</li> </ul>	<ul style="list-style-type: none"> <li>• Alliant Energy serves the site</li> <li>• DeForest Substation ~1 mile SW of site; served by four 69kV transmission lines : 1 from north, 1 from east, and 2 from south; 22.4MVA transformer currently loaded at 6.8MVA; 25 MVA transformer loaded at 17.9MVA</li> <li>• Two 12.4kV distribution lines from DeForest Substation serve the business park – primary line runs up Stevenson Rd. and has 6MW capacity, currently 4MW available</li> <li>• ~7 cents/kwh blended rate for industrial use</li> </ul>
<p>Detailed description of dual feed potential (current or proposed redundant service)</p> <ul style="list-style-type: none"> <li>• Overview (and map) illustrating dual feed electric service routes, including location, size and capacity of each node of delivery (substation, distribution line, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>• Vienna Substation is ~3.5 miles south of site - possible but costly to establish dedicated service to the site (would be end-user funded)</li> <li>• 3 transmission lines are at boundaries of site – possible to establish direct feeds to site</li> </ul>
<p>Introduction of any proposed improvements to / extensions of electric service to the site</p> <ul style="list-style-type: none"> <li>• Cost, timing, and funding responsibility of any improvements required to provide proposed service to the site</li> </ul>	<ul style="list-style-type: none"> <li>• ATC is currently building a loop around Madison to a large delivery point ~2.5 miles west of site</li> </ul>

# GAS, WATER & WASTEWATER UTILITY INFRASTRUCTURE

## NATURAL GAS

REQUIREMENT	COMMENTS
<p>Proximate natural gas infrastructure availability and capacities</p> <p>Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, delivery points, etc; Available capacity that could be provided to the site for each of the above</p>	<ul style="list-style-type: none"> <li>• Madison Gas and Electric has a 4" 400 psi steel high capacity main running along Stevenson St. on western site boundary</li> <li>• From this high capacity main a 4" 60 psi PVC distribution line runs south of site; two lines run north from this line along Stokely Dr. and Burton Blvd. and are stubbed at southern site boundary</li> <li>• Gate station ~2 miles south of site in Windsor</li> </ul>
<p>Introduction of any proposed improvements to / extensions of natural gas service to the site</p>	<ul style="list-style-type: none"> <li>• A large user could reportedly take service directly from the 400 psi main</li> <li>• Credits would fund service extension to the site</li> </ul>

## WATER & WASTEWATER

REQUIREMENT	COMMENTS
<p>Proximate water and wastewater infrastructure availability and capacities</p>	<ul style="list-style-type: none"> <li>• <b>Water:</b> Village of DeForest Public Works has three 12" mains stubbed at southern site boundary – mains run north along Stokely Dr., Burton Blvd., and Stevenson St.</li> <li>• 5 wells; current peak usage exceeds 1M GPD; average daily consumption ~700-800K GPD</li> <li>• Existing system is reportedly able to provide a new user of the site with 240K GPD before any additional storage facilities would be recommended</li> <li>• \$1.73 for base rate</li> <li>• <b>Wastewater:</b> 10" line runs along partial southern site boundary; 8" line runs along Stevenson St. and is stubbed at southern site boundary</li> <li>• 15" line runs along Stokely Dr. from southern boundary of site to Madison interceptor line – 21" line with total capacity of ~3.4 MGD</li> <li>• Wastewater requires a one-time \$175K connection fee</li> </ul>
<p>Introduction of any proposed improvements to / extensions of water and/or wastewater service to the site</p>	