

WAUSAU BUSINESS CAMPUS

Located roughly equidistant from Milwaukee, Madison and Minneapolis, Wausau is “the city of Wisconsin’s north” and serves as the transportation, economic, and cultural hub of a growing consolidated metropolitan area with a population of over 308,000 people. Wausau is proud to be home to the largest hospital, largest performing arts center, and largest retail trade area in nearly 100 miles. Wausau is the safest metro area in the Midwest according to FBI statistics, USA Today praised Wausau residents for the highest average credit score nationally, and Time magazine honored Wausau with the title of “middle-class paradise.”

Wausau’s business success is rooted in diversity, with corporate leaders in the air handling, building materials, metal manufacturing, health care, information technology, and insurance sectors. Wausau ranks No. 1 in Wisconsin and No. 3 nationally among smaller metro areas for business by Area Development and is a Top 10 “Best Bang for Buck” city according to Forbes. All these superlatives underscore Wausau’s greatest asset—our outstanding and diverse workforce, which are your future employees.

The Wausau Business Campus is an integrated, full-service business park of more than 1,000 acres, with two full interchanges, and is home to more than 5,000 employees. The city has more than 200 acres of available, development-ready land and a long history of successful public-private partnerships for development.

Site Requirements

- 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 (N/A)
- 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
- 41 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 2
- Industrial zoning
- Zoning of surrounding properties compatible with industrial development of site

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For more information about this Wisconsin Certified Site, please visit InWisconsin.com/wausau-certified-site or contact Christian Schock, Wausau's director of planning, community, and economic development at christian.schock@ci.wausau.wi.us or 715.261.6683.

COMMERCIAL/FREIGHT	STATUS	COMMENTS
Site Identification/Acreage	Fulfilled	41.0-acre lot on the Wausau Business Campus
Site Position	Fulfilled	FEMA-produced FIRM map submitted (July 2010). No part of site is on or directly adjacent to a floodplain
Site Surroundings	Fulfilled	The area toward the east of the business campus comprises significant industrial presence; There is sparse residential presence adjacent south to the site; Great Lakes Cheese recently purchased the site adjacent to the west and plans to build a new cheese packaging plant
ALTA Survey	Fulfilled	ALTA/NSPS Land Title Survey provided dated November 15, 2017
Ownership/Sponsorship Asking price	Fulfilled	Site is wholly owned by the City of Wausau. Asking price for the land is stated as \$12,500/acre.
Zoning Suitable for Industrial Use	Fulfilled	Site is zoned IP (Industrial Park) District; the IP zoning has permitted uses such as warehouse/distribution centers, light manufacturing, laboratory testing, carpet and boot manufacturing and similar uses
Road Infrastructure	Fulfilled	The site is ~1 mile north of Hwy 29 and ~5 miles west of Interstate 39; Hwy 29 is 4-lane, limited access, and an interchange at County Road O provides direct access to the western boundary of the business park
Commercial/Freight Airport Access	Fulfilled	~20 mins to the Central Wisconsin Airport (CWA), 18 miles away directly on Hwy 29 and I-39; ~1 hour to the Rhinelander-Oneida County Airport (RHI), 60 miles directly on I-39
Topographic Map	Fulfilled	Topographic map indicates substantial topography with high point (1,390 feet) on the southwest and low point (1,300 feet) on the northeast, resulting in an elevation change of approximately 90 feet across the 40-acre site. The elevation change across the central core "facilities" area of the site is approximately 55 to 60 feet.
Easements not intrusive	Fulfilled	ALTA survey to be conducted and provided once complete. A utility easement currently runs on the southeastern boundary of the site submitted for certification

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Wetlands Delineation Report	Fulfilled	Most recent wetlands determination conducted in Dec 2016; highlights two very small wetlands on the northwestern and northeastern boundaries of the 40-acre site.
Phase I Environmental Assessment	Fulfilled	Phase I ESA completed June 2017. No potential RECs were identified.
Geotechnical Study	Fulfilled	A geotechnical study was conducted in January 2017 that included 20 test-pits over 205 acres on the subject property; test pits on the site being submitted for certification encountered weathered bedrock at an average of 7 to 10 feet (TP-11 to TP-17). Subsequently, four soil borings were on the 41-acre site in October 2017. The soil borings encountered weathered bedrock at 2 feet below the ground surface on boring B-89 and at 9.5 feet for borings B-87 and B-90. Boring log for B-89 illustrates auger refusal at 2.6 feet; a boring was attempted 6 feet north of B-89 and auger refusal was encountered there at 2.0 feet. The site's bedrock profile appears to be very irregular with shallow bedrock encountered within the central core area of the site. This characteristic 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/historical survey completed on the site in May 2017. Documentation provided by the Wisconsin Historical Society confirms that there are no known instances of any architectural or archaeological sites or findings in the area of the site or the immediately surrounding areas
Endangered Resources Study	Fulfilled	Endangered Resources Review completed on June 6, 2017, covering the entire area of Wausau Business Campus. Study indicted no presence of endangered resources within the study area.
Fire Insurance Classification	Fulfilled	The site is 4.5 miles from the City of Wausau Fire Department. The Fire ISO rating is 2
Electric Utility Infrastructure	Fulfilled	The serving electric utility is Wisconsin Public Service (WPS), and the site is currently served by a 24.9 kV distribution line from the Sunnyvale substation (115kV – 24.9kV) located at a distance ~2.5 miles from the site. The Sunnyvale substation is fed by a 115kV transmission line, which runs along Hwy 29 to the south of Highland Drive; the Sunnyvale substation is currently equipped with one 26MVA transformer with an available capacity of about ~10MW. A potential solution to provide service to the site is a distribution line extension from the Sunnyvale substation, which could deliver up to 10 MW of load for an end user on the site. Secondary substation (Castle) is ~5.5 miles from the site and the closet generation station (Weston Power Plant – Coal Plant) ~10 miles from the site

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Natural Gas Utility Infrastructure	Fulfilled	The natural gas provider is Wisconsin Public Service (WPS) and the current infrastructure includes a 6-inch plastic line along Highland Drive and a 4-inch line planned to be completed this year to serve the Great Lakes Cheese operation on the business campus and the regulator station is along Highland Drive. The proposed solution to serve the site would be a tap off the proposed 4- inch line @40 psi and will provide @28-29 psi when extended to the site.
Water Utility Infrastructure	Fulfilled	The site is served by a 12-inch water main which runs along the southern border of the property. The site is served by a newly constructed 200,000 gallon water tower which stands just south west of the property. The static water pressure ranges between 45-55 psi and can deliver an approximate fire flow of 1,200 gpm.
Waste Water Utility Infrastructure	Fulfilled	A newly constructed 12 inch gravity sewer runs along the southern border of the property. This property will have the ability to tap into this 12 inch line for service. The City has recently upgraded downstream lift stations to account for additional flows from the site. Also, recent upgrades at the waste water treatment plant ensures additional capacity in the system.

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.

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