

# LOTS FOR SALE

**\$15,500 Per Acre**

I-43 & CO RD AA  
Oostburg, WI 53070

## For Information Contact:

### Village of Oostburg

Allen Wrubbel  
Village President  
920.564.3214  
awrubbelvillageboard@gmail.com

### Sheboygan County EDC

Dane Checolinski  
Director  
920.452.2479  
Info@SheboyganCountyEDC.com



Sheboygan County EDC  
508 New York Ave., Suite 209  
Sheboygan, WI 53081  
920.452.2479  
www.SheboyganCountyEDC.com



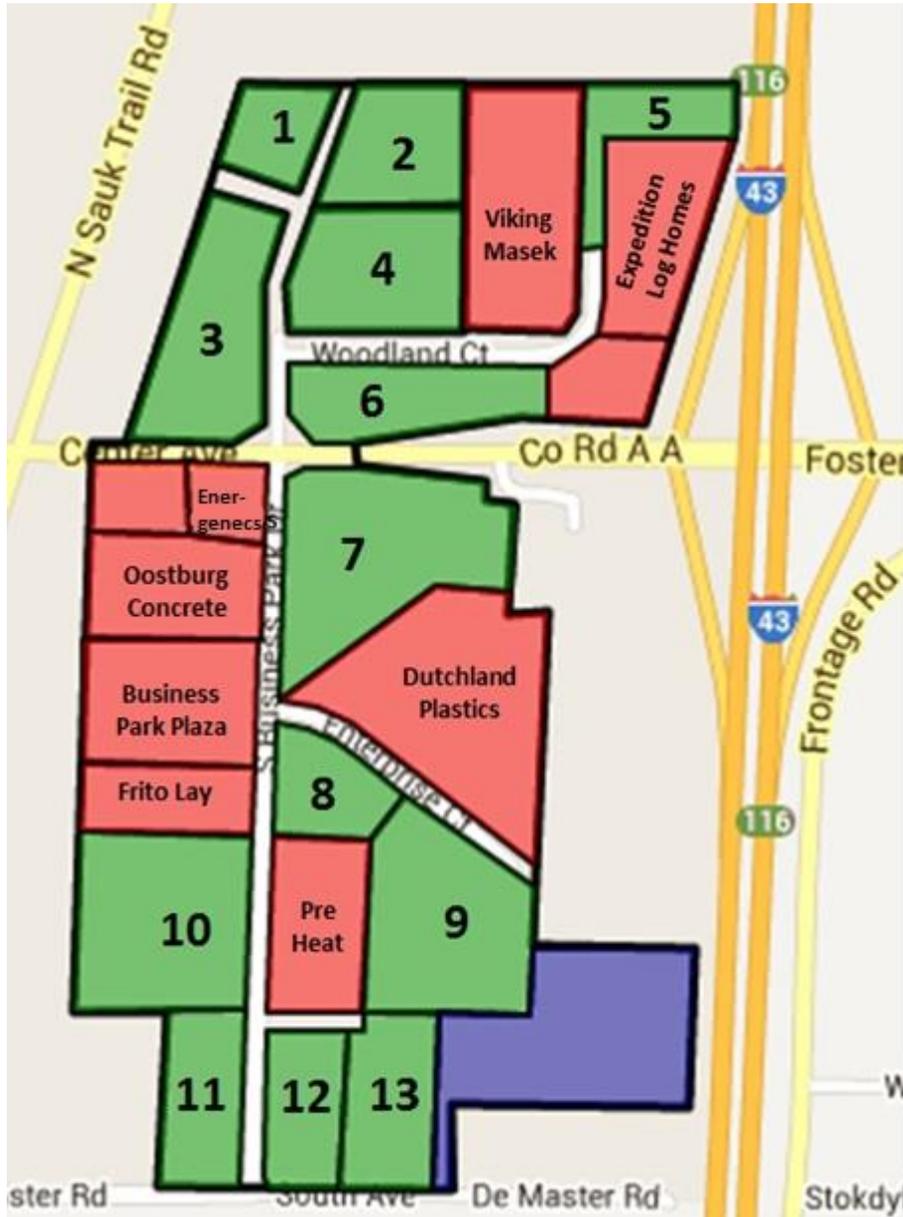
- ADJACENT TO I-43
- 2 TO 20+ ACRES AVAILABLE
- ZONED BUSINESS PARK
- COMMISSION AVAILABLE
- MUNICIPAL OWNED
- FULLY DEVELOPED
- ARCHITECTURAL STANDARDS
- LOAN AND INCENTIVE PROGRAMS



VILLAGE OF OOSTBURG



# Lot Availability and Existing Owners



## LOTS

1. Available (2.5 acres)

2. Available (4.7 acres)

3. Available (7.7 acres)

4. Available (6.3 acres)

**Lots 1 - 4 (21+ acres)**

5. Available (2.6 acres)

6. Available (5.2 acres)

7. Available (10.0 acres)

8. Available (3.2 acres)

9. Available (8.5 acres)

10. Available (9.2 acres)

11. Available (3.4 acres)

**Lots 10 & 11 (12.6 acres)**

12. Available (3.4 acres)

13. Available (4.4 acres)

**Lots 12 & 13 (7.7 acres)**

## Map Key

■ Available Lots

■ Sold

■ Water Retention

# Utility & City Contacts/Links

Addendum A

## **Electricity:**

### **WE Energy**

Jessica Thilbodo-Johnson

Account Manager

Phone: 414-221-3932

[www.weenergies.com/business/wisconsin\\_service\\_rates/index.htm](http://www.weenergies.com/business/wisconsin_service_rates/index.htm)

## **Telecommunication:**

### **Time Warner**

Eric Ciepluch

Time Warner Manager

Phone: 414-416-6329

[www.timewarnercablebusinessoffers.com/bundles?aa\[pl\]=twcb\\_google\\_branded&gclid=CLuXr6-q67cCFck-MgodhAUAhg](http://www.timewarnercablebusinessoffers.com/bundles?aa[pl]=twcb_google_branded&gclid=CLuXr6-q67cCFck-MgodhAUAhg)

## **Natural Gas:**

### **WE Energy**

Jessica Thilbodo-Johnson

Account Manager

Phone: 414-221-3932

[www.weenergies.com/business/wisconsin\\_service\\_rates/index.htm](http://www.weenergies.com/business/wisconsin_service_rates/index.htm)

## **Water:**

### **Village of Oostburg Municipal Water Utility**

Phone: 920-564-3214

[www.oostburg.org/government/services.htm](http://www.oostburg.org/government/services.htm)

## **Sewer:**

### **Village of Oostburg Municipal Wastwater Utility**

Phone: 920-564-3214

[www.oostburg.org/government/services.htm](http://www.oostburg.org/government/services.htm)

Sheboygan County, WI



## **Links:**

Village of Oostburg: [www.oostburg.org](http://www.oostburg.org)

Sheboygan County EDC: [www.sheboygancountyedc.com](http://www.sheboygancountyedc.com)

Zoning Code: [www.oostburg.org/government/pdfs/Chapter%201%20-%20Zoning%20Ordinance.pdf](http://www.oostburg.org/government/pdfs/Chapter%201%20-%20Zoning%20Ordinance.pdf)



# Information and Resources

Addendum B



|   |  |
|---|--|
| <b>Street Address</b>                     | County Road A  |
| <b>Municipality</b>                       | Village of Oostburg  |
| <b>County</b>                             | Sheboygan  |
| <b>Contact Name</b>                       | Dane Checolinski   |
| <b>Contact Phone</b>                      | 920/452-2479   |
| <b>Contact Email</b>                      | <a href="mailto:Checolinski@SheboyganCountyEDC.com">Checolinski@SheboyganCountyEDC.com</a> |
| <b>Certified?</b>                         | No   |
| <b>SITE INFORMATION</b>                   |  |
| Acres                                     | 140 (expandable by 52 Acres)   |
| Population within 30 miles                | 248,000  |
| Total vacant acres                        | 31+  |
| Owner(s) name(s)                          | Village of Oostburg  |
| Private/Public ownership                  | Public   |
| Asking price per acre                     | \$15,500   |
| Recent selling price of similar sites     | <\$30,000 per acre   |
| Acres occupied by existing structures     | None   |
| Is site sub dividable?                    | Yes  |
| Is site expandable?                       | Yes  |
| Estimated elevation of site               | 655 feet above sea level   |
| Terrain (general description)             | flat to slight grade   |
| Average % of slope on site                | 2% to 4%   |
| Estimated ground cover                    | Farmland   |
| Estimated acres of wetlands               | None for Sale  |
| Other sensitive/undeveloped areas         | None   |
| Estimate acres in 100-year flood zone     | None   |
| Estimated acres in 500-year flood zone    | None   |
| Has flooding occurred on this site?       | No   |
| Known obstacles to development            | None   |
| Is this site an industrial/business park? | Yes  |
| Unrestricted 24-hour use?                 | No   |
| Protective covenant in place?             | Yes  |
| List the major tenants                    | Dutchland Plastics; Viking Packaging Technologies, Oostburg Concrete Products              |

# Information and Resources

|  |   |
|--|---|
| Current land use   | Light-Industrial  |
| Previous land use  | Agriculture   |
| Has phase 1 or phase 2 env. Site assessment been completed?  | No. They have been completed for adjacent developed sites with no issues.   |
| Soil borings available?                                      | None  |
| Height restrictions on building due to zoning, airport:      | 35 feet   |
| Zoning classification on site                                | Business Park District (BPD)  |
| ALTA survey complete?  | No  |
| Is manufacturing a permitted use?                            | Yes   |
| Non-industrial land uses nearby?                             | Yes - Agricultural  |
| Distance to nearest residences                               | Adjacent  |
| What is the approximate time to complete permitting          | 30 - 60 days  |
| Clean air regulations -- is this site a non-attainment site? | Non-attainment area   |
| Describe any codes, covenants or restrictions:               | <a href="http://www.oostburg.org/government/pdfs/Zoning%20Ord%20Ch%2009%20rev%20071398.pdf">http://www.oostburg.org/government/pdfs/Zoning%20Ord%20Ch%2009%20rev%20071398.pdf</a> |
| <b>POLICE AND FIRE</b>                                       |   |
| Is this site served by local law enforcement?                | Yes   |
| If yes, by whom?   | Sheboygan County Sheriff  |
| Is this site served by local fire protection?                | Yes   |
| If yes, by whom?   | Volunteers  |
| Fire Insurance Classification Rating                         | 5   |
| <b>TELECOMMUNICATIONS</b>                                    |   |
| Switch technology  | Voice over IP   |
| Fiber availability   | Yes   |
| Broadband/high-speed internet provider                       | Time Warner   |
| Broadband speed and cost                                     | Up to 50meg   |
| ISDN availability  | Up to meg   |
| POPs of long distance carriers                               | Time Warner   |
| Is the site on a SONET ring?                                 | Yes   |
| Are there redundant services available?                      | Yes   |
| Data providers   | Yes   |
| Voice service providers                                      | Yes   |
| <b>ELECTRIC</b>  |   |
| Name of supplier   | We Energies   |
| Antipated rates  | <a href="http://www.we-">http://www.we-</a>   |
| Distance/Direction from electric substation                  | 11 miles ENE from Holland SS  |
| Substation capacity  | 78 MVA  |
| Present avg demand   | 17 MVA  |
| Peak demand  | 35 MVA  |
| Number of substation feeds                                   | Four 24.9 kV distribution feeders   |

# Information and Resources

|  |   |
|--|---|
| Backbone distribution system                 | 24.9 kV OH and UG primary distribution  |
| Backup emergency power                       | Dedicated reserve capacity available at 24.9 kV primary service voltage   |
| <b>NATURAL GAS</b>                           |   |
| Name of supplier                             | Wisconsin Energies  |
| Anticipated rates                            | <a href="http://www.wisconsinenergies.com/business/wisconsin_service_rates/index.htm">http://www.wisconsinenergies.com/business/wisconsin_service_rates/index.htm</a> |
| Distance to gas -- local distribution line   | Located within the park   |
| Size of line                                 | 4"  |
| Line pressure at site                        | 60 psi  |
| Distance from site                           | Located within the park.  |
| <b>WATER</b>                                 |   |
| Name of system                               | Village of Oostburg Municipal Water Utility   |
| Anticipated rates                            | <a href="http://www.oostburg.org/government/pdfs/water_sewer_rates.pdf">http://www.oostburg.org/government/pdfs/water_sewer_rates.pdf</a>                             |
| Distance to site distribution line           | In Adjacent Street  |
| Size of line                                 | 12" Water Main  |
| Line pressure                                | 60-80psi  |
| Distance to water main                       | In Adjacent Street  |
| Water main size                              | 12" Water Main  |
| Water supply/treatment plant system capacity | 200,000 gpd   |
| <b>SEWER</b>                                 |   |
| Name of system                               | Village of Oostburg Wastewater Utility  |
| Anticipated rate                             | <a href="http://www.oostburg.org/government/pdfs/water_sewer_rates.pdf">http://www.oostburg.org/government/pdfs/water_sewer_rates.pdf</a>                             |
| Distance -- site to sewer line               | In Adjacent Street  |
| Size of line                                 | 8"  |
| Force or gravity main?                       | Gravity   |
| Sewage treatment plant system capacity       | 300,000 gpd   |
| Peak daily demand                            | 300,000 gpd   |
| Average daily demand at treatment plant      | 300,000 gpd   |
| Excess daily capacity                        | 0   |
| <b>SOLID WASTE DISPOSAL</b>                  |   |
| Provider(s) of services                      | Advanced Disposal, Pete's Economy Hauling, Waste Management, Viola, JD Trucking   |

# Information and Resources

| <b>SITE ACCESS</b>  |   |
|---|---|
| HIGHWAY:  | Interstate 43   |
| Name of the road at the site  | County AA   |
| Distance from site ( if not adjacent )                                  | Adjacent  |
| Is road suitable for heavy trucks?                                      | Yes   |
| Any narrow bridges?   | No  |
| Low underpass?  | No  |
| Weight restricted less than full-load (40,000lb)?                       | Not on Trucking Route   |
| Name of road from site to nearest interstate-quality highway            | Woodland Court  |
| Is this a trucking route?   | Yes   |
| Distance to interstate-quality highway                                  | Adjacent  |
| Any narrow bridges?   | None  |
| Low underpass?  | None  |
|   |   |
| <b>RAIL</b>   |   |
| Is rail available to site?  | No  |
| Name of line  | NA  |
|   |   |
| <b>AIRPORT</b>  |   |
| Distance to nearest commercial airport                                  | 53 miles  |
| Name  | General Mitchell International Airport (MKE)  |
| Distance to nearest general aviation airport                            | 13 miles  |
| Name  | Sheboygan County Memorial Airport (SBM)   |
| Describe air freight capability   | Full Service Freight Facility at MKE  |
| Outside of flight path  | Yes   |
|   |   |
| <b>TAXES</b>  |   |
| Total property tax rate at the site, tax per \$1000 of full market rate | \$22.51   |
| Calculate annual property tax on hypothetical building of \$5m          | \$112,550   |
| Annual property tax on hypothetical manufacturing equipment \$2m        | \$0.00  |
| State sales tax   | 5%  |
| Local sales tax (if applicable)   | 0%  |
| Local incentives (if applicable)  | Tax Incremental Financing, Subordinated Loan Program, Foreign Trade Zone, Training Grants |

## REAL ESTATE COMPENSATION MEMORANDUM OF UNDERSTANDING (MOU)

The sales policies and guidelines described herein this Memorandum of Understanding govern publicly owned land transactions between the Village of Oostburg (the seller) and the buyer within TID District #1 (Oostburg Business Park District). These policies, in combination with the applicable covenants/codes, are intended to promote orderly and quality conscious development and ensure a positive return on the public's investment.

Any Real Estate Broker licensed to conduct business within the State of Wisconsin (herein referred as "Agents") are eligible to market, sell and receive a commission for successfully securing a client/tenant for the subject property in the Oostburg Business Park District. A commission of \$3,000 per acre is payable to the Agent submitting an accepted written Offer to Purchase. This commission is subject to the following conditions:

- A. The Agent has signed and returned this MOU prior to any land transaction negotiations. This MOU must be renewed annually.
- B. The agent's client/tenant has not already communicated with the Village of Oostburg prior to contacting and/or securing an Agent's service.
- C. Agents are required to communicate and coordinate client/tenant activities with the Village of Oostburg for the purpose of coordinating, permitting, zoning and/or Offer to Purchase conditions, as well as securing publicly financed business development incentives. Agents understand and accept that the Village will continue to market the subject property, independently and/or in conjunction with other public or private entities.
- D. One hundred (100%) percent of the commission will be provided to the Agent during the successful subject property closing.
- E. All commissions are subject to approval of the Village Board of the Village of Oostburg.

The Village of Oostburg and Agent will discuss, monitor and evaluate subject property activities and these policies on an as-needed basis.

\_\_\_\_\_  
Agent Name & WI Real Estate License #

\_\_\_\_\_  
Signature & Date

VILLAGE OF OOSTBURG

By: \_\_\_\_\_

Allen Wrubbel, Village President

\_\_\_\_\_  
Date