



CROSSROADS
BUSINESS • PARK



Executive Summary



EXECUTIVE SUMMARY

The Prestigious “Shovel-Ready” Site Designation Award has been granted to the City of Milton, Wisconsin by Austin Consulting

Austin Consulting, a premier site location consultancy, has awarded their prestigious “Shovel-Ready” Site Designation Award to the four parcels containing a total of approximately 115.10 acres in the Crossroads Business Park. The “City of Milton” and “Hull” sites are owned by the City of Milton, Wisconsin, while the “Belardi” site is owned by Todd and Brian Belardi and the Fredrick site is owned by Fredrick Farms, LLP. The sites are located approximately 0.25 miles east of State Route 26 with the northern boundary of each site running along State Route 59. All four sites are within the City of Milton, Wisconsin.

The designation is based on the information gathered and confirmed in the following report, which is arranged by the sections shown below. Within each section are a series of maps, letters, and documents which provide further detail and confirmation on answers to very specific questions which form the backbone of the analysis and conclusions.

- Section 1: Ownership
- Section 2: Property
- Section 3: Transportation
- Section 4: Utility
- Section 5: Community
- Section 6: Environmental

Before awarding the designation, Austin evaluated over 200 critical variables which are described in the appropriate sections of this report. As part of the process, Austin principals involved in the analysis performed detailed field investigations of the site and conducted numerous meetings with economic development and utility officials at the city and county level.

Austin Consulting firmly believes that a company or a site selector interested in a Midwest location can significantly decrease the amount of time, expense, and risk during the site selection process by reviewing the information contained in this report.

Information Overview by Section

The following presents a brief overview of the detailed information compiled for the property by Austin. Additional, more-detailed information follows this summary.

Section 1: Ownership

Four sites are being certified within the Crossroads Business Park. Tax records and a certificate of title indicate the following ownership:

- The City of Milton Site – 18.8 acres, City of Milton
- The Belardi Site – 19.4 acres, Todd & Brian Belardi
- The Hull Site – 22.2 acres, The City of Milton as of 9.19.2013
- The Fredrick Site – 54.7 acres, Fredrick Farms, LLP

The four available sites total about 115 acres for development. Information collected from all owners indicates that the asking price for all four sites is \$30,000 per acre for industrial development.

Section 2: Property

The business park is somewhat rectangular in configuration and is completed with exception to the State Route 26 Bypass project (to be completed by the end of 2013) and the extension of certain utilities (water, sanitary sewer, and natural gas). These utility extensions will be extended to an end-user at no cost. The available parcels are either square or rectangular in configuration. The City of Milton, Hull, and Belardi sites are zoned M2 and are in the Industrial District of the City of Milton. The Fredrick site is zoned A1 and is in the Exclusive Agricultural District of the Town of Milton. When the site is annexed into the City of Milton for development, the site will be subject to the Design Overlay District, consistent with the surrounding parcels. The timeline is approximately 60 to 90 days for Fredrick property to be annexed into the City. In addition, there are protective covenants to maintain the integrity of the entire park. Historical records and aerial photographs indicate that the property has only been used for agricultural purposes in the past. There are no reported easements located across any of the available sites. Utility easements are all located along the public right-of-way and will be extended to accommodate future users in areas of the Business Park where they currently do not exist.

Section 3: Transportation

Interstate Highway 90/39, located to the southwest of the four sites, is a north-south highway connecting Chicago with Minneapolis. Interstate Highway 94, located about twenty-two miles to the north in the Madison area, also provides access to greater Milwaukee. Within the park, State Highway 59 is the major roadway that runs along the northern boundaries of each site. I-90/39 is about five miles to the southwest of the park. The City of Milton site can currently be served by Wisconsin & Southern Railroad. While the other sites are not currently served by rail, all three have the potential to be served by rail via the development of future spurs. The nearest commercial airport is Dane County Regional Airport located in Madison, Wisconsin – about forty miles away from the park. There are three main Regional Airports in close proximity to the park:

Chicago Rockford International Airport in Rockford, Illinois – about fifty miles away from the park, Milwaukee County’s General Mitchell International Airport in Milwaukee, Wisconsin – approximately sixty-two miles away, and Chicago O’Hare International Airport in Chicago, Illinois – about 104 miles away.

Section 4: Utilities

The Crossroads Business Park is served by two electric power providers, Alliant Energy and Rock Energy Cooperative. The following power providers serve each site:

- The City of Milton Site – Rock Energy Cooperative
- The Belardi Site – Alliant Energy
- The Hull Site – Alliant Energy
- The Fredrick Site – Alliant Energy

The following chart summarizes all important utility characteristics at the Crossroads Business Park:

Utility	Provider	Line Size	Placement	System Capacity
Electric Power	Alliant Energy	24.9 kV	North side of the Hull, Belardi, and Fredrick sites	Primary substation has twin transformers – 50 MVA and 25 MVA
Electric Power	Rock Energy Cooperative	24.9 kV	West side of City of Milton site – Chicago Street	Primary substation has a maximum capacity of 22 MW with 15 MW of reserve capacity
Natural Gas	Alliant Energy	4 inch plastic	East side of City of Milton site (can be extended to other three sites)	54 PSI – Adjusted as needed by a prospective company
Water	City of Milton, WI	10" & 12"	10" – Putman Pkwy 12" – SR 59 (can be extended to the Belardi and Fredrick sites)	Well #2 – 200 gpm pumping ability Well #2 – 200 gpm pumping ability Well #4 – 800 gpm pumping ability Well #5 – 900 gpm pumping ability Well #6 – 900 gpm pumping ability Overhead Storage – 700,000 gallons Average use per day – 0.931 MGD
Waste Water	City of Milton, WI	8" & 10"	8" – SR 59 10" – Putman Pkwy (can be extended to the Belardi and Fredrick site)	Average daily usage – 0.437 MGD Average annual flow – 0.625 MGD Peak Instantaneous Flow – 2.189 MGD

MGD = Million Gallons per Day

Section 5: Community

The City of Milton has positioned itself as a pro-business community, primarily utilizing Tax Increment Financing (TIF) to assist business development projects. As such, the City of Milton has the ability and history of providing the following incentives:

TIF Incentive Packages – The City primarily utilizes Tax Increment Financing (TIF) to assist business development projects. Generally structured as a pay-as-you-go incentive, the City has the ability to package a Development Agreement with prospective end users to offset infrastructure and/or land acquisition related costs. Although governed by internal and legislative guidelines, each Development Agreement is structured to meet both the City and the prospective businesses' needs, respectively. Assistance is based upon the project's ability to generate taxable property value and employment guarantees.

Typically, investment that generates taxable values in excess of \$300,000 per acre could be eligible for free land. For every \$300,000 of taxable investment a company is eligible to receive one acre of land at no cost through the typical TIF incentive package.

The State of Wisconsin offers a number of additional development assistance programs. Funding under these programs is competitive and requires information describing the project, the investment scope, and the number of jobs to be created. The programs include economic development tax credits, below market rate loans, customized labor training, and industrial revenue bonds. Also, a major development project fund is available for economic development projects that create one hundred or more jobs. The state of Wisconsin also provides tax credits for R & D and sales tax exemptions for raw materials, fuels, and electricity used for manufacturing.

Section 6: Environmental

A Modified Phase 1 Environmental Site Assessment was performed by Baxter & Woodman on October 23rd, 2012 for the four sites. The assessment revealed no evidence of any hazardous substances on the site, including underground storage tanks.

All of Rock and Dane Counties are classified by the U.S. Environmental Protection Agency (EPA) as attainment. According to official Wisconsin Department of Natural Resources (dated October 26th, 2012), no wetlands are documented on the Crossroads Business Park.

The subject property is not located within a 100-year or a 500-year floodplain district according to the Flood Insurance Rate Map for Rock County prepared by FEMA.

It was concluded that the Crossroads Business Park does not reportedly contain any endangered species. Furthermore, all four sites are currently used for agricultural purposes and therefore have a lower likelihood of housing any endangered species in the future.

Mr. Jerry Schuetz
City Administrator
The City of Milton, Wisconsin
October 8th, 2013

An Endangered Species & Archeological Sites Map was provided. The map utilizes data directly from Rock County and shows the Crossroads Business Park to be clear of any archeological areas and endangered species.

According to the geotechnical report dated June 25th, 2013 Professional Service Industries, Inc. (PSI) undertook a total of eight borings at the Crossroads Business Park at a maximum depth of twenty feet below surface grade. Topsoil thicknesses were observed to vary from ten to eighteen inches. One notable concern at the business park is as follows: native clay soils near the site surface will be in a very moist condition once topsoil materials have been stripped and will require chemical stabilization to regain stability. It was also noted that the higher moisture content will cause native lean clay soils to be unstable during construction. These soils will likely need to be dried and stabilized using chemical methods such as lime. PSI, Inc. also recommended that a series of sub-grade drain tiles be implemented into the design of the pavement due to the extremely low permeability of the sub-grade soils. Groundwater was not observed during or at completion of drilling operations. Based on these observations, groundwater-related problems are not anticipated for the proposed construction. Based on the geotechnical report a proposed building could be supported upon a conventional shallow column and continuous wall foundation system.

In addition to the report furnished by PSI, Inc. The Austin Company also advises that additional soil borings/geotechnical work must be conducted on each site to make certain that they can adequately accommodate any future industrial development. For further, more detailed information please refer to the Geotechnical Services Report prepared for the Crossroads Business Park by PSI, Inc.

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