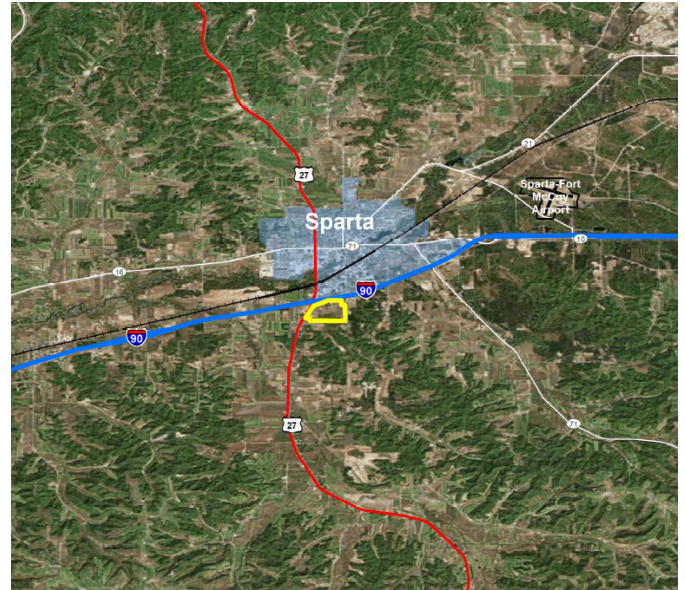


SOUTH POINTE BUSINESS PARK SPARTA, WI

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	City of Sparta, WI
Owner	City of Sparta. 201 W. Oak Street, Sparta, WI 54656
Size	106.6 developable acres remaining of 180 acres originally certified
Zoning	M-3 Manufacturing Industrial Park
Asking Price	\$15,000 / acre
Highway Access	Adjacent to I90; ~20 miles to I94 east via I90, ~20 miles to US12 east via I90
Air Access	26 miles to La Crosse Regional Airport, 170 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 3-phase 12.5 kV underground service.
Natural Gas	WE Energies. 4" gas line, 60 PSI.
Water	City of Sparta. 12" water main, 58-73 PSI, 1.7 MGD, 1,200 GPM.
Sewer	City of Sparta. 15" sewer main, 6" sewer line service to each lot.
Storm Water	City of Sparta. Municipal storm sewer serves the park.
Telecom/Fiber	Lynxx Networks, Lumen, Charter Communications. Fiber service with multi-GB available.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<i>None</i>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<input checked="" type="checkbox"/>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

Name: Todd Fahning
Director
Community Development

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Sparta, WI 54656

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