

# LAND FOR SALE

**\$30,000 Per Acre**

**WIS 23 & WIS 57  
Plymouth, WI 53073**

## For Information Contact:

### **Plymouth Industrial Development Corporation**

Mel Blanke  
President  
920.892.4451  
melblanke@yahoo.com

### **Sheboygan County EDC**

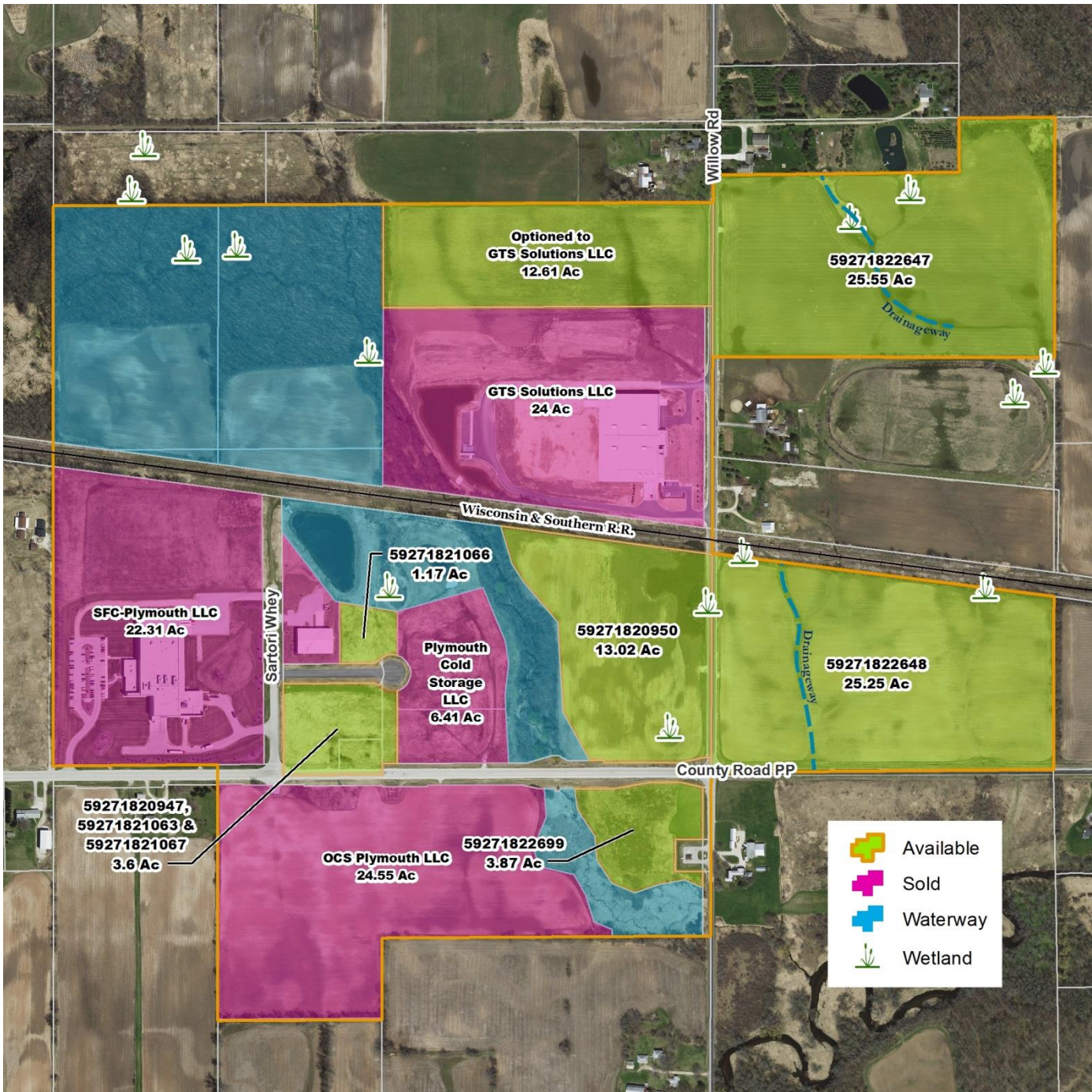
Dane Checolinski  
Director  
920.452.2479  
Info@SheboyganCountyEDC.com



- 1 TO 25 ACRE SITES AVAILABLE
- ZONED INDUSTRIAL
- SALE PRICE: \$30,000 PER ACRE
- IMPROVED LOTS
- RAIL ACCESS (WSOR)
- LARGEST LOTS IN COUNTY
- LOAN AND INCENTIVE PROGRAMS

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

# Lots Availability and Existing Owners



*The park is not fully developed. All lots are divisible and may be combined. The map illustrates one possible layout. 1 to 25+ acre sites are available.*

**Electricity:**

**Plymouth Utilities**

Jim Peterson  
Electrical Superintendent  
Phone: 920-893-1471

[www.plymouthutilities.com](http://www.plymouthutilities.com)

**Telecommunication:**

**Verizon North & 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:**

**Wisconsin Public Service**

Carol Karls  
Manager – Business & Community Development  
Phone: 920-433-1135

[www.wisconsinpublicservice.com/business/economic.aspx](http://www.wisconsinpublicservice.com/business/economic.aspx)

**Water:**

**Plymouth Utilities**

Bill Immich  
Director of Public Works  
Phone: 920-893-1471

[www.plymouthutilities.com](http://www.plymouthutilities.com)

**Sewer:**

**Plymouth Utilities**

Bill Immich  
Director of Public Works  
Phone: 920-893-1471

[www.plymouthutilities.com](http://www.plymouthutilities.com)

Sheboygan County, WI



**Links:**

City of Plymouth: [www.plymouthgov.com](http://www.plymouthgov.com)

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

Zoning Code: [www.plymouthgov.com/?s=zoning](http://www.plymouthgov.com/?s=zoning)



# Information and Resources

Addendum B



<b>Street Address</b>	Willow Road
<b>Municipality</b>	City of Plymouth
<b>County</b>	Sheboygan
<b>Contact Name</b>	Mel Blanke
<b>Contact Phone</b>	920/892-4451
<b>Contact Email</b>	<a href="mailto:melblanke@yahoo.com">melblanke@yahoo.com</a>
<b>Certified?</b>	No
<b>SITE INFORMATION</b>	
Acres	225
Population within 30 miles	248,000
Total vacant acres	175
Owner(s) name(s)	Plymouth Industrial Development Corp.
Private/Public ownership	Private
Asking price per acre	\$30,000
Recent selling price of similar sites	<\$30,000 per acre
Acres occupied by existing structures	50
Is site sub dividable?	Yes
Is site expandable?	Yes
Estimated elevation of site	760 feet above sea level
Terrain (general description)	slight slope
Average % of slope on site	5%-10%
Estimated ground cover	Farmland
Estimated acres of wetlands	None for Sale
Other sensitive/undeveloped areas	None for Sale
Estimate acres in 100-year flood zone	None for Sale
Estimated acres in 500-year flood zone	None for Sale
Has flooding occurred on this site?	No
Known obstacles to development	None
Is this site an industrial/business park?	Yes
Unrestricted 24-hour use?	Yes
Protective covenant in place?	Yes
List the major tenants	Sartori Foods; Glacier Transit & Storage

# Information and Resources

Current land use	Light-Industrial
Previous land use	Agriculture
Has phase 1 or phase 2 env. Site assessment been completed?	Not Applicable/No
Soil borings available?	Not Available
Height restrictions on building due to zoning, airport:	Unknown
Zoning classification on site	Industrial
ALTA survey complete?	No
Is manufacturing a permitted use?	Yes
Non-industrial land uses nearby?	Yes - Agricultural
Distance to nearest residences	Adjacent to property
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:	Quality Investments Preferred
<b>POLICE AND FIRE</b>	
Is this site served by local law enforcement?	Yes
If yes, by whom?	City of Plymouth
Is this site served by local fire protection?	Yes
If yes, by whom?	City of Plymouth Utilities
Fire Insurance Classification Rating	3
<b>TELECOMMUNICATIONS</b>	
Switch technology	Voice over IP
Fiber availability	Yes
Broadband/high-speed internet provider	Verizon North & Time Warner/ up to 50meg
Broadband speed and cost	up to 50meg
ISDN availability	No
POPs of long distance carriers	Time Warner
Is the site on a SONET ring?	Yes
Are there redundant services available?	Yes
Data providers	Verizon North & Time Warner
Voice service providers	Verizon North & Time Warner
<b>ELECTRIC</b>	
Name of supplier	City of Plymouth Utilities
Antipated rates	<a href="http://www.plymouthutilities.com/media/2011_ele">http://www.plymouthutilities.com/media/2011_ele</a>
Distance/Direction from electric substation	1.5 miles south of substation #3
Substation capacity	33 MBA
Present avg demand	5.7 MW
Peak demand	10 MW
Number of substation feeds	Five
Backbone distribution system	69 KV Overhead Line
Backup emergency power	Sub #3 can be served by Sub #1, #2, or #4

# Information and Resources

<b>NATURAL GAS</b>	
Name of supplier	Wisconsin Public Service
Anticipated rates	Standard rates per tariff; varies based on therms used.
Distance to gas -- local distribution line	Adjacent to site at southwest corner
Size of line	4" Plastic
Line pressure at site	60 psi
Distance from site	Available at Willow Road & County PP
<b>WATER</b>	
Name of system	Plymouth Utilities
Anticipated rates	<a href="http://www.plymouthutilities.com/media/2006_water_rates.pdf">http://www.plymouthutilities.com/media/2006_water_rates.pdf</a>
Distance to site distribution line	Available in Right-of-Way
Size of line	12"
Line pressure	Unknown
Distance to water main	Adjacent to property
Water main size	12"
Water supply/treatment plant system capacity	6 wells/2,125 gpm - 2008 Engineering Report for Water System
<b>SEWER</b>	
Name of system	Plymouth Utilities
Anticipated rate	<a href="http://www.plymouthutilities.com/media/2009_sewage_rates.pdf">http://www.plymouthutilities.com/media/2009_sewage_rates.pdf</a>
Distance -- site to sewer line	In Right-of-Way
Size of line	12"
Force or gravity main?	Gravity
Sewage treatment plant system capacity	6.338 million gallons per day
Peak daily demand	1.76 million gallons per day
Average daily demand at treatment plant	4.83 million gallons per day
Excess daily capacity	1.508 million gallons per day
<b>SOLID WASTE DISPOSAL</b>	
Provider(s) of services	Advanced Disposal, Pete's Economy Hauling, Waste Management, Viola, JD Trucking
<b>SITE ACCESS</b>	
HIGHWAY:	State Highway 23
Name of the road at the site	Willow Road
Distance from site ( if not adjacent )	Adjacent
Is road suitable for heavy trucks?	Yes

# Information and Resources

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	Willow Road
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?	Yes, A 20+ Acre Site
Name of line	Wisconsin & Southern Railroad
<b>AIRPORT</b>	
Distance to nearest commercial airport	63 miles
Name	General Mitchell International Airport (MKE)
Distance to nearest general aviation airport	7 miles
Name	Sheboygan County Memorial Airport (SBM)
Describe air freight capability	Full Service Freight Facility
Outside of flight path	Yes
<b>TAXES</b>	
Total property tax rate at the site, tax per \$1000 of full market rate	\$22.90
Calculate annual property tax on hypothetical building of \$5m	\$106,100
Annual property tax on hypothetical manufacturing equipment \$2m	\$0.00
State sales tax	5%
Local sales tax (if applicable)	0%
Local incentives (if applicable)	CDBG-based Subordinated Debt, TIF, USDA Rural Loan Program (Subordinated Debt), Energy Shared Savings Program, Foreign Trade Zone, Workforce Training Grants