

**Hammond ~ St. Croix Business Center II
Owned by St. Croix Electric Cooperative
Hammond, Wisconsin**

Information Request:

- Total Acres Available
21
- Useable acres available (if some is lost to right of way, slope, wetlands, etc.)
19
- Minimum Lot Size
2 acres
- Maximum contiguous lot size
21 acres
- Price per acre or per lot
\$20,000 / acre – negotiable based on acreage and business type
- Site name/address
**Hammond ~ St. Croix Business Center II
Intersection of County Road J & Engineer Way**
- Streets constructed (yes/no)?
Public access road is constructed
- Municipal Utilities installed (yes/no)?
Present on the north end of the property
- Size of electrical service installed?
Not installed. Three phase underground service is present along the south side of County J. A substation is adjacent/contiguous with the property
- Name of natural gas provider
St. Croix Gas
- Name of telecom provider
CenturyTel
- Fiber Optics? If yes, what provider?
Yes, CenturyTel
- Rail? If yes, what lines?
No

- Water/sewer limitations or opportunities
No limitations. Village made recent upgrades to its sewer treatment plant.
- Zoning
M 1 – Manufacturing
- Anticipated land use (industrial park, business park, other type of development)
Industrial Park
- Restricted uses
Open storage is limited without approved screening
- Neighboring land use
Ag –residential
- Is the land platted?
No – a single parcel at this time
- Is the land in an active TIF district (WI)
No
- Is the land in a special geographic incentive area (IL, IA, MN)
No
- Location Map (yes/no)
Yes
- Lot layout (yes/no)
Yes
- Topographic map available?
Yes
- Setback information (highway or neighboring property)
Front setback 40'
Rear and side yard 20'
Maximum building height 45'
- Are there protective covenants in place? If so, please provide.
Yes
- Nearest 4-lane highway and distance to it
Interstate 94 – 1.5 miles
- Roads/Highways serving the land/business park
County Roads T & J

- Nearest airport
New Richmond – 17 miles
- Nearest hospital/emergency room
Baldwin – 3 miles
- Mill Rate
Total rate 0.028004
- Any soil test information available?
No
- Any phase 1 or other environmental report available?
No
- General information on any special local loan funds or incentives that might be available
Capital equipment loans not to exceed \$200,000 with an interest rate at the applicable Treasury Rate term yield (2, 5 or 10 years) are available to qualifying applicants.
- An idea of the approval process for new projects (go right to City Council/Village Board, through committee, etc.).
Village Engineer – Plan Commission – Full Board