

## COMMUNITY OVERVIEW

**Yellowstone Industrial Park is located on Marshfield's southeast side, less than one mile from a four-lane U.S. highway and just 30 miles to the nearest interstate (I-39).**

Rail access is available in the southern portion of the park. The City of Marshfield owns the rail spurs within the industrial park, and no future right of way will be required. A beautiful multimodal trail bisects the industrial park. Lots can be subdivided to fit your needs.

Marshfield boasts great companies in a variety of industries, including agriculture, manufacturing, medical, and transportation. A technical college and two-year university, along with highly ranked K-12 schools, provide lifelong learning.

- ✓ 100+ acres of greenfield under public control
- ✓ Less than two miles from four-lane U.S. Hwy. 10 and just 30 miles to nearest interstate (I-39).
- ✗ No known utility easements on site
- ✓ Wetlands survey completed December 2020
- ✓ Central Wisconsin Airport (CWA), located 40 miles from the property, offers commercial service with direct flights to MSP and O'Hare. CWA also offers freight service.
- ✓ Rail-served by Canadian National Railway Company
- ✓ Phase I Environmental Site Assessment completed April 2023 on ~146 acres
- ✓ Archaeological and architecture/history review completed May 4, 2023
- ✓ Endangered resources review completed April 2023
- ✓ ALTA survey completed June 2023



## ABOUT WISCONSIN'S CERTIFIED IN WISCONSIN PROGRAM

This site has been designated as "suitable for development"\* by SSG and the Wisconsin Economic Development Corporation (WEDC). The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities, and other factors.

For more information about this Wisconsin Certified Site, please visit [LocateInWisconsin.com](https://www.LocateInWisconsin.com) or contact:

Steve Barg  
City Administrator  
City of Marshfield, 207 W. 6th St.  
715-486-2003  
[steve.barg@ci.marshfield.wi.us](mailto:steve.barg@ci.marshfield.wi.us)  
[ci.marshfield.wi.us](https://www.ci.marshfield.wi.us)

\*Site designation is based on information that has been submitted to SSG and WEDC, and that SSG and WEDC believe to be true. SSG and WEDC have no liability or responsibility for existing or future conditions of the sites.

# COMMUNITY INTRODUCTION

REQUIREMENT	COMMENTS
<p><b>Community overview</b></p> <ul style="list-style-type: none"> <li>General community fit for industrial activity”</li> </ul>	<ul style="list-style-type: none"> <li>Marshfield, Wisconsin, is centrally located in the state in both Wood and Marathon counties, with a small-town feel yet offering the amenities and resources of larger metro markets. Yellowstone Industrial Park features more than 100 acres of Certified Shovel Ready land on Marshfield's southeast side, just two miles from four-lane U.S. Hwy. 10 and 30 miles from I-39. Rail service is located adjacent to the site and can easily be extended. The area is headquarters to multiple regional and national trucking firms. The Central Wisconsin Airport (CWA), which offers commercial service with direct flights to Minneapolis, Chicago O'Hare, and Orlando (as well as freight service), is 40 miles from Marshfield. TIF District #12 was established for this site in 2021 to further incentivize development. A technical college and two-year university along with highly ranked K-12 schools provide a skilled workforce and lifelong learning opportunities. Targeted industries include wood products, metal manufacturing, agriculture, baseline food-related, and health services, including research and genetics.</li> </ul>
<p><b>Site environment overview</b></p> <ul style="list-style-type: none"> <li>General surroundings fit for industrial activity</li> </ul>	<ul style="list-style-type: none"> <li>Adjacent land is primarily industrial and presents as an established industrial area with several existing industries, including steel fabrication, metalworking, wood products, and more. UW-Marshfield Agricultural Research Station South Campus and USDA Agricultural Research Services also sit to the immediate south of the property.</li> <li>The site is well aligned from a use and utility perspective to meet the needs of a number of different types of uses including but not limited to Wood and Related Products , Food &amp; Agricultural Products, and Metals and more Advanced Manufacturing Operation</li> </ul>
<p><b>Roadway access</b></p> <ul style="list-style-type: none"> <li>Proximity to interstate and other highways providing convenient access for labor and logistics</li> <li>Access roads in place to site, or plans in place to extend access road(s) to site</li> </ul>	<ul style="list-style-type: none"> <li>Property is located less than two miles from U.S. Hwy. 10, a four-lane divided highway, and 30 miles from the nearest interstate (I-39).</li> <li>Farm road provides primary ingress/egress route off Yellowstone Dr.</li> </ul>
<p><b>Rail Access</b> (if applicable) – not required</p> <ul style="list-style-type: none"> <li>Feasibility of service (if site is to be marketed as rail-served)</li> </ul>	<ul style="list-style-type: none"> <li>Canadian National Railway Company (CN) provides rail service to the property. The City of Marshfield owns the rail spurs within the industrial park.</li> <li>An existing rail spur, owned by the City of Marshfield, serves PCA Marshfield and can be extended to serve future users at the property. No future right-of-way is needed.</li> </ul>
<p><b>Commercial Airport Access</b> – Access to airport(s) with commercial air service</p>	<ul style="list-style-type: none"> <li>Central Wisconsin (CWA) is located 40 miles from the property and offers commercial service with direct flights to MSP and O'Hare. MSP Airport is 175 miles from the property.</li> </ul>
<p><b>Freight Airport Access</b> – Access to airport(s) with freight air service</p>	<ul style="list-style-type: none"> <li>General community fit for industrial activity</li> </ul>

# SITE INTRODUCTION

REQUIREMENT	COMMENTS
<p><b>Master Site plan</b> and/or site plan illustrating exact dimensions and number of parcels for the specific site being submitted for certification.</p> <ul style="list-style-type: none"> <li>Minimum of 20 contiguous developable acres.</li> </ul>	<ul style="list-style-type: none"> <li>Two master site plans have been developed that consist of 11-16 lots with 3-13 acres each.</li> </ul>
<p><b>Aerial photograph</b> illustrating the specific site being submitted for certification as well as the surrounding properties</p>	<ul style="list-style-type: none"> <li>Aerial photo and KMZ file have been submitted that clearly delineate the property boundary; property is in an established industrial area, with users such as PCA Marshfield (packaging), Molded Dimensions (plastic fabrication), and many other industrial users adjacent to the property; some sparse residential and agriculture adjacent to the property</li> </ul>
<p><b>ALTA Survey</b> (American Land Trust Association) inclusive of site being submitted for certification</p>	<ul style="list-style-type: none"> <li>An ALTA Survey, which illustrates easements and site conditions, was completed in June 2023 on the property.</li> </ul>
<p><b>Flood Plain map</b> (FEMA-produced FIRM map)</p>	<ul style="list-style-type: none"> <li>The property is located in FEMA Flood Zone X – outside the 100- and 500-year flood zones.</li> </ul>
<p><b>Ownership</b> – entire site must be wholly controlled by a single owner with documented willingness to sell to an industrial user</p>	<ul style="list-style-type: none"> <li>The property consists of five (5) tax parcels and is owned by the City of Marshfield.</li> </ul>
<p><b>Asking Price</b> – current asking price for sale or lease of the land must be indicated</p>	<ul style="list-style-type: none"> <li>The City of Marshfield has established a price of \$20,000 per acre. They would consider the development being proposed, and may waive part or all of the original purchase price. A TIF District (#12) was established for this site in 2021 to further incentivize development.</li> </ul>

# SITE PHYSICAL CHARACTERISTICS

REQUIREMENT	COMMENTS
<p><b>Topography</b> – no significant topography issues that could present major obstacles to industrial development of the site</p>	<ul style="list-style-type: none"> <li>The site is generally flat, with an approximate elevation change of 30 feet across the entire site. A topographic map with clearly defined contour intervals (2 ft.) is available.</li> </ul>
<p><b>Easements</b> – site not intersected by utility or any other easement that would prevent development of 20 contiguous acres of the site</p>	<ul style="list-style-type: none"> <li>No known utility easements on site</li> </ul>
<p><b>Wetlands</b></p> <ul style="list-style-type: none"> <li>Demonstrate that a user can utilize 20 contiguous acres that are not affected by wetlands</li> <li>Delineation report conducted on the site, demonstrating that impacts to be protected waters will be avoided (or approved mitigation plans)</li> </ul>	<ul style="list-style-type: none"> <li>On-site wetlands do not impede the ability to achieve 20+ contiguous acres.</li> <li>Wetlands delineation completed in December 2020 identified 22.29 acres of wetlands on the property. Master Conceptual Plan designs include the location of the park's regional retention pond system consistent with the wetlands along the eastern portion of the site.</li> </ul>
<p><b>Environmental Assessment</b> – no known environmental impediments to immediate industrial development</p>	<ul style="list-style-type: none"> <li>Phase I Environmental Site Assessment completed April 2023 on approximately 146 acres; no potential hazardous materials sites were identified at the property; see report for full details</li> </ul>
<p><b>Archaeological/Historical</b> – no known archaeological/historical impediments to immediate industrial development</p>	<ul style="list-style-type: none"> <li>Archaeological and Architecture/History Review was completed May 4, 2023, on approximately 170 acres. No archaeological sites were identified within the project area, and no additional investigation is recommended. See the report for full details.</li> </ul>
<p><b>Endangered species</b> – no known impediments to immediate industrial development related to endangered species</p>	<ul style="list-style-type: none"> <li>An analysis of the site yielded no development concerns in relation to endangered species.</li> </ul>
<p><b>Fire Protection</b></p> <ul style="list-style-type: none"> <li>Fire Insurance Classification Rating</li> <li>Distance to the nearest servicing fire department</li> </ul>	<ul style="list-style-type: none"> <li>Class 3 rating applies to the community.</li> <li>2 miles to the 514 E. 4th St. Fire Station</li> </ul>
<p><b>Topographic map</b> with clearly defined contour intervals of 2' or less</p>	<ul style="list-style-type: none"> <li>A current topographic map of the site has been produced. The site is generally flat, with an approximate elevation change of 30 feet across the entire site.</li> </ul>
<p><b>Geotechnical</b> – minimum of 5 soil borings (for 50-acre site); no presence of sink holes or limestone caves; suitable water content / water table depth</p>	<ul style="list-style-type: none"> <li>Geotechnical study consisted of ten (10) soil borings and resulted in the recommendation of seismic class "C" or "D" depending on the location. See the report for details.</li> </ul>

# ZONING

REQUIREMENT	COMMENTS
<p><b>Industrial zoning</b> (or equivalent) currently in place, or zoning change procedure underway as of field investigation</p>	<ul style="list-style-type: none"> <li>Property is in the City of Marshfield jurisdiction and is zoned General Industrial (GI). A zoning change will not be necessary for industrial use.</li> </ul>
<p><b>Surrounding area zoning</b> – zoning of surrounding properties compatible with industrial development of site</p>	<ul style="list-style-type: none"> <li>Agricultural, industrial, and research/development zoned land surrounds the property.</li> </ul>
<p><b>Comprehensive plan of area</b> (if applicable)</p>	<ul style="list-style-type: none"> <li>This area is identified as general industrial in the city's comprehensive plan.</li> </ul>
<p><b>Zoning map of area including site</b> (if applicable)</p>	<ul style="list-style-type: none"> <li>A zoning map of the area has been provided by the City of Marshfield.</li> </ul>
<p><b>Existing/planned zoning of surrounding land</b></p>	<ul style="list-style-type: none"> <li>Agricultural, industrial, and research/development zoned land surrounds the property. The area is planned for industrial development. The entire park is within the city's sewer service area boundary.</li> </ul>
<p><b>Codes, covenants, and restrictions</b> on site and surrounding sites, as applicable</p>	<ul style="list-style-type: none"> <li>Codes, covenants, and restrictions for the East Industrial Park have been developed.</li> </ul>

# ELECTRIC UTILITY INFRASTRUCTURE

REQUIREMENT	COMMENTS
<p><b>Proximate electric power</b> infrastructure availability and capacities</p>	<ul style="list-style-type: none"> <li>• ATC is the transmission provider and Marshfield Utilities is the distribution provider to the site.</li> <li>• 7.62 kV and 13.2 kV lines located on-site.</li> <li>• 115 kV line is 2,500 ft from the property.</li> <li>• Hume Substation is 0.7 miles from the property.</li> </ul>
<p><b>Detailed description of dual feed potential</b> (current or proposed redundant service)</p>	<ul style="list-style-type: none"> <li>• Redundant service is feasible with the addition of a second transformer at the substation.</li> </ul>
<p><b>Description, cost and, timing</b> of any proposed improvements to/extensions of electric service to the site</p>	<ul style="list-style-type: none"> <li>• 1.5 – 3 MW: Service extension can be made in 6 to 12 months.</li> <li>• 5 MW: Service extension can be made available in 6 to 18 months.</li> <li>• 10 MW+: Would require substation upgrades. Service could be made available in 18 to 48 months.</li> </ul>

# GAS, WATER, & WASTEWATER UTILITY INFRASTRUCTURE

## NATURAL GAS

REQUIREMENT	COMMENTS
<b>Proximate natural gas infrastructure</b> availability and capacities	<ul style="list-style-type: none"><li>• Viking and ANR are the natural gas transmission providers and We Energies is the distribution provider to the property.</li><li>• 8-inch main operating at 20-60 psig is located adjacent to the property, as well as 6-inch (Yellowstone Drive) and 4-inch (22nd Street) lines adjacent within existing right-of-way. Estimated minimal cost to provide service up to 32,000 mcf per month, and service can be made available in 6 to 9 months.</li></ul>

## WATER & WASTEWATER

REQUIREMENT	COMMENTS
<b>Proximate water and wastewater infrastructure</b> availability and capacities	<ul style="list-style-type: none"><li>• Marshfield Utilities is the water provider to the property. 12-inch mains are located adjacent to the property along Yellowstone Drive and 22nd Street.</li><li>• Permitted capacity of the water treatment plant is 4.69 mgd, and excess capacity is 2 mgd, factoring peak utilization.</li><li>• The City of Marshfield provides wastewater service to the property. 18-inch gravity main is adjacent to the property along Yellowstone Drive and an 8-inch gravity line is located along 22nd Street. Excess capacity of the wastewater infrastructure serving the property is 600,000+ gpd.</li><li>• City of Marshfield provides wastewater treatment plant capacity to the property. Permitted capacity of the City of Marshfield wastewater treatment plant is 4.63 mgd, and excess capacity is 1.6 mgd, factoring average utilization. The WWTP serving the property is less than half a mile to the south.</li></ul>