

## COMMUNITY OVERVIEW

Stanley, Wisconsin is located within Chippewa County and is less than 30 miles (30 minutes) from Eau Claire, WI.

Situated in the Chippewa Valley Region of Wisconsin, Stanley West Industrial Park offers over 100 acres of Certified Shovel Ready land. Located just east of Eau Claire it is centrally located between Minneapolis-St. Paul, Green Bay, and the Chicago markets. Stanley Wisconsin's Highway 29 corridor is a great location where industry, agriculture and a sense of community coexist. With a modern infrastructure, shovel ready site, available skilled workforce and a great quality of life-Stanley and Chippewa County are at the top of the list for target industries: metal manufacturing, logistics, agriculture, and energy.

- ✓ 110-acre site with ~107 developable acres (23 acres to be graded and padded)
- ✓ Located along State Hwy 29, a four-lane divided highway, 46 miles from I-94
- ✓ Industrial zoning
- ✓ Zoning of surrounding properties compatible with industrial development
- ✓ American Land Trust Association (ALTA) survey
- ✓ No known utility easements that would prevent development
- ✓ Wetlands delineation completed
- ✓ Site not located on or adjacent to flood plain
- ✓ No known environmental impediments to industrial development
- ✓ No known impediments to immediate development related to endangered species
- ✓ Phase 1 Archeological complete; no known archaeological/historical impediments to industrial development
- ✓ Minneapolis-St. Paul International Airport (MSP) 107 miles away
- ✓ Chippewa Valley Regional Airport (8,100-foot runway) 30 miles away
- ✓ St. Paul Port 111 miles away
- ✗ No rail planned. Ability for future trans-load facility 0.2 mile north of property.
- ✓ Fire insurance classification 4 applies to community



## 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](http://LocateInWisconsin.com) or contact:

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\*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>Stanley population: ~4K; Chippewa County population: ~60K; roader region (~50 mile radius) population: ~250K</li> <li>3.6% unemployment (as of October 2023)</li> <li>Chippewa County recently received an international award for local college training programs focused on local manufacturing industry: a consortium of ~19 local companies designed curriculum with Chippewa Valley Technical College</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>The property is located in proximity to several other industrial users in the chemical manufacturing and construction materials manufacturing space. This park also benefits from moderate electrical capacity and access to rail service.</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 along WI Hwy 29, a four-lane divided highway.</li> <li>Property is 46 miles to nearest interstate (I-94) and 66 miles to I-39.</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>Rail service is not currently planned for the industrial park; however, Canadian National Railway Company (CN) operates the rail line 0.2 miles north of the property that serves Ace Ethanol.</li> <li>Future trans-load facility ability on CN rail at the Northside Elevator Site (across the road from park)</li> </ul>
<p><b>Commercial Airport Access</b> – Access to airport(s) with commercial air service</p> <ul style="list-style-type: none"> <li>Driving distance to proximate commercial airport(s) and overview of service available</li> </ul>	<ul style="list-style-type: none"> <li>MSP Airport is 107 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>Chippewa Valley Regional Airport is 30 miles from the property and has an 8,100-foot runway</li> </ul>
<p><b>General community fit for industrial activity</b></p>	<ul style="list-style-type: none"> <li>Park is a publicly owned property in an established industrial area. Community has invested in a graded and padded site within the park. The park boasts strong electric service capabilities as well as access to rail infrastructure.</li> </ul>
<p><b>General surroundings fit for industrial activity</b></p>	<ul style="list-style-type: none"> <li>Adjacent land use is agricultural and industrial and presents as a suitable area for industrial development. Ace Ethanol is located to the northeast of the of the property.</li> <li>Northside Elevator has constructed a fertilizer plant and commodity transload facility to the west of the property.</li> </ul>

<p><b>Access roads</b> in place to site, or plans in place to extend access road(s) to site</p>	<ul style="list-style-type: none"> <li>345th St. (gravel road) provides primary ingress/egress route off Hwy 29 and will need to be upgraded to accommodate industrial-grade traffic.</li> </ul>
<p><b>Feasibility of service</b> (if site is to be marketed as rail-served)</p>	<ul style="list-style-type: none"> <li>Rail service is not currently planned for the industrial park.</li> </ul>
<p><b>Driving distance to proximate commercial airport(s)</b> and overview of service available</p>	<ul style="list-style-type: none"> <li>Above</li> </ul>
<p><b>Description of the handling capacity of each proximate freight airport</b> (e.g., current tonnage/year, runway length)</p>	<ul style="list-style-type: none"> <li>Above</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 50 contiguous developable acres</li> </ul>	<ul style="list-style-type: none"> <li>Master Site Plan has been provided that depicts four (4) parcels totaling 106.95 developable acres. A 23-acre graded pad is finished on the northwestern part of the property.</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 property boundary. Adjacent property primarily consists of raw land and agricultural use. Industrial companies including Ace Ethanol and Northside Elevator are within close proximity to the site.</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 was completed in November 2022 on the property to illustrate easements and site conditions.</li> </ul>
<p><b>Flood Plain map</b> (FEMA-produced FIRM map)</p> <ul style="list-style-type: none"> <li>No part of the site may be located on (or directly adjacent to) a flood plain</li> </ul>	<ul style="list-style-type: none"> <li>Property is located in FEMA Flood Zone X – outside the 100- and 500-year flood zone.</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>• Certificate of title</li> <li>• Letter from property owner/option holder stating that site is for sale/lease</li> </ul>	<ul style="list-style-type: none"> <li>• Property consists of four (4) tax parcels and is owned by the City of Stanley.</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>• Documentation of asking price on a per-acre basis</li> </ul>	<ul style="list-style-type: none"> <li>• The City of Stanley has established a price of \$5,500 per acre.</li> </ul>
<p><b>Documentation</b> (letter or map from FAA) indicating any restrictions related to airport proximity</p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>Maps of all utility infrastructure</b> directly proximate to (or intersecting) the site</p>	<ul style="list-style-type: none"> <li>• Master Utility System Map has been created that identifies location of electric, natural gas, water, and wastewater infrastructure proximate to the site.</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>• Site is generally flat with an approximate elevation change of 50 ft. across the entire site. A topographic map with clearly defined contour intervals (5 ft. and 1 ft.) is available.</li> </ul>
<p><b>Easements</b> – site not intersected by utility or any other easement that would prevent development of 50 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> – demonstrate that a user can utilize 50 contiguous acres that are not affected by wetlands</p>	<ul style="list-style-type: none"> <li>• Completed June 2023</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 within the past 2 years; Remediated sites provide completed Phase II and documentation of liability protection</li> </ul>	<ul style="list-style-type: none"> <li>Phase I Hazardous Materials Assessment completed March 2023 on approximately 121 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>Phase I archaeological investigation was completed in June 2023 on approximately 111 acres. No archaeological sites were identified within the project area, and no additional investigation is recommended. See 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>Preliminary desktop analysis of site yielded no development concerns in relation to endangered species.</li> <li>Endangered resources review verification form from Wisconsin DNR provided. In June 2023, Wisconsin DNR reviewed the property and found that the project is covered by “Table 2” of the Broad Incidental Take Permit/ Authorization for No/Low Impact Activities. The no/low BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state.</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 4 rating applies to the community.</li> <li>Less than three miles to the Stanley Fire Department.</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 topographical map of the site has been produced. Site is generally flat with an approximate elevation change of 50 ft. 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 77 borings and resulted in recommendation of seismic class “C.” See 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>Zoning certificate and relevant ordinance; or, letter from municipal authorities communicating status of zoning change procedure as of field investigation date</li> </ul>	<ul style="list-style-type: none"> <li>Property is in the City of Stanley jurisdiction and is zoned Industrial. 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>• Comprehensive Plan of area (if applicable)</li> <li>• Zoning map of area including site (if applicable)</li> <li>• Existing/planned zoning of surrounding land</li> <li>• Codes, Covenants, and Restrictions on site and surrounding sites, as applicable</li> </ul>	<ul style="list-style-type: none"> <li>• Agricultural and industrial zoned land surrounds the property.</li> </ul>
<p><b>Zoning certificate and relevant ordinance;</b> or, letter from municipal authorities communicating status of zoning change procedure as of field investigation date</p>	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
<p><b>Comprehensive plan of area</b> (if applicable)</p>	<ul style="list-style-type: none"> <li>• N/A</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 Stanley.</li> </ul>
<p><b>Existing/planned zoning of surrounding land</b></p>	<ul style="list-style-type: none"> <li>• Agricultural and industrial zoned land surrounds the property.</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 have not been established at the property.</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>• Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, and substations; Available capacity that could be provided to the site for each of the above</li> </ul>	<ul style="list-style-type: none"> <li>• Chippewa Valley Electric Cooperative is the power provider at this property.</li> <li>• Dairyland Power Cooperative provides power generation and transmission to Chippewa Valley Electric Cooperative.</li> <li>• 7.2 kV and 12.47 kV lines are located on site.</li> <li>• 115 kV line is 100 ft from the property.</li> <li>• Delmar Substation is approximately one mile 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>Overview (and map) illustrating dual feed electric service routes, including location, size and capacity of each node of delivery (substation, distribution line, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>Redundant service is feasible up to 7.5 MW. Loads greater than this would require substation upgrades.</li> </ul>
<p><b>Maps of all utility infrastructure</b> directly proximate to (or intersecting) the site</p>	<ul style="list-style-type: none"> <li>Master Utility System Map has been created that identifies location of electric, natural gas, water, and wastewater infrastructure proximate to the site.</li> </ul>

# GAS, WATER, & WASTEWATER UTILITY INFRASTRUCTURE

## NATURAL GAS

REQUIREMENT	COMMENTS
<p><b>Proximate natural gas infrastructure</b> availability and capacities</p> <ul style="list-style-type: none"> <li>Utility maps indicating location and current size / capacity of proximate transmission lines, distribution lines, and substations; Available capacity that could be provided to the site for each of the above</li> </ul>	<ul style="list-style-type: none"> <li>Viking is the natural gas transmission provider and Wisconsin Gas is the distribution provider to the property.</li> <li>4-inch polyethylene line operating at 60 pig is 100 ft. from the property and a 4-inch steel line operating at 475 pig is 380 ft. from the property. Current infrastructure is expected to be able to serve up to 4,000 mcf per month. High-level estimated \$63,000 and four months to extend the 4-inch line approximately 2,500 ft. to the graded-and-padded site being established at the park.</li> </ul>
<p><b>Introduction of any proposed improvements</b> to / extensions of natural gas service to the site</p>	<ul style="list-style-type: none"> <li>Demands greater than 4,000 mcf per month will require further engineering analysis to determine necessary upgrades, including cost and schedule, to serve the property.</li> </ul>

## WATER & WASTEWATER

REQUIREMENT	COMMENTS
<p><b>Proximate water and wastewater infrastructure</b> availability and capacities</p>	<ul style="list-style-type: none"> <li>City of Stanley is the water provider to the property. 12-inch main is approximately 500 ft. east of the property located at intersection of West Maple Street and Janicki Road</li> <li>City of Stanley provides water treatment plant capacity to the property. Permitted capacity of the Stanley water treatment plant is 1.4 mgd, and excess capacity is 50,000 gpd, factoring peak utilization.</li> <li>City of Stanley provides wastewater service to the property. 8-inch main is approximately 500 ft. east of the property, located at intersection of West Maple Street and Janicki Road. Excess capacity of the wastewater infrastructure serving the property is 30,000 gpd.</li> <li>City of Stanley provides wastewater treatment plant capacity to the property. Permitted capacity of Stanley wastewater treatment plant is 789,000 gpd, and excess capacity is 50,000 gpd.</li> </ul>