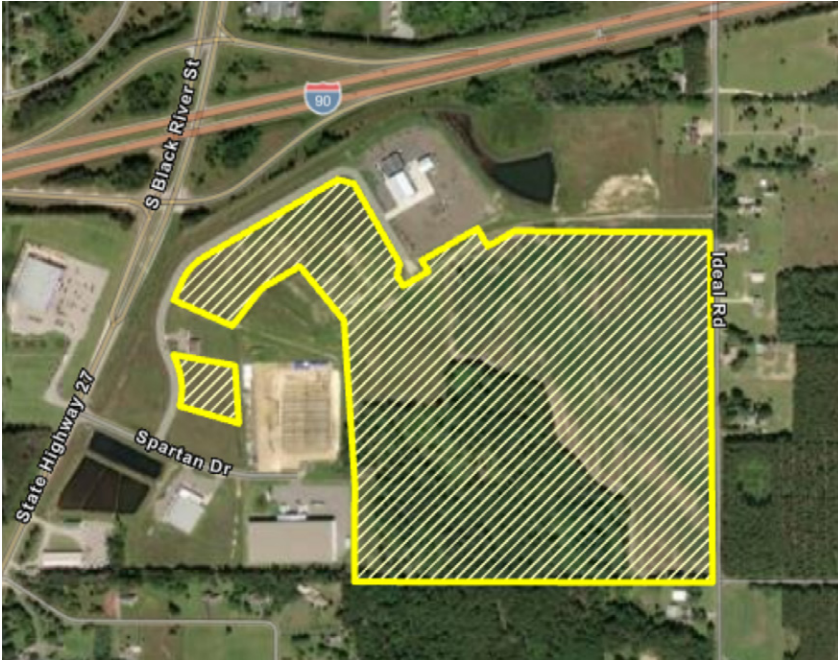
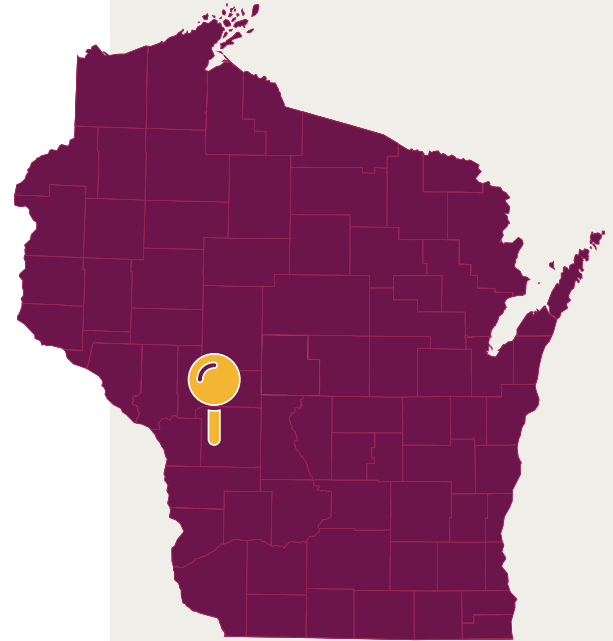


# SPARTA SOUTH POINTE BUSINESS PARK



## PROPERTY DETAILS

|                                |                   |   |
|--------------------------------|-------------------|---|
| <b>County</b>                  |                   | Monroe  |
| <b>Acreage</b>                 |                   | 94 acres remaining  |
| <b>Latitude/Longitude</b>      |                   | 43.9178, -90.8137   |
| <b>Topography (map avail.)</b> |                   | Slight slope – elevation change of ~55 ft. across entire site   |
| <b>Site Ownership</b>          |                   | City of Sparta  |
| <b>Zoning</b>                  |                   | M-3 Manufacturing Industrial Park District  |
| <b>Utilities</b>               | <b>Electric</b>   | <ul style="list-style-type: none"> <li>• Xcel Energy</li> <li>• Dual feed service feasible</li> </ul> |
|                                | <b>Gas</b>        | Xcel Energy   |
|                                | <b>Water</b>      | City of Sparta  |
|                                | <b>Wastewater</b> | City of Sparta  |
| <b>Telecommunication</b>       |                   | CenturyLink   |



Scan or visit  
[wedc.org/sparta](http://wedc.org/sparta)  
to find out more!

## CONTACT

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Development  
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[www.spartawisconsin.org](http://www.spartawisconsin.org)



## PROPERTY DETAILS

|                        |  |
|------------------------|--|
| <b>Transportation</b>  |  |
| Highway & Interstate   | Site directly adjacent to Interstate 90 and State Highway 27   |
| Airport                | <ul style="list-style-type: none"><li>• La Crosse Regional Airport (LSE) – 26 miles directly on Interstate 90</li><li>• Rochester International Airport (RST) – 96 miles directly on Interstate 90</li></ul>   |
| <b>Site Advantages</b> | <ul style="list-style-type: none"><li>• No known impediments to immediate development</li><li>• Single owner with documented willingness to sell</li><li>• Roadway access</li><li>• The city is favorably located within 8 miles of Fort McCoy, a large military base (60,000 acres) with about 1,300 civilian, 400 military full-time, and 300 contract personnel training at the compound.</li></ul> |



### Due Diligence Studies and Reports

- ✓ ALTA Survey
- ✓ Geotechnical Study
- ✓ Master Site Plan
- ✓ Topography
- ✓ Wetlands
- ✓ Environmental Assessment
- ✓ Archaeological/Historical
- ✓ Endangered Species

**WISCONSIN**

CERTIFIED SITE

Reduce Risk – Increase Speed to Market

This site has been designated as “suitable for development”\* by Deloitte 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.

**Deloitte.**

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