

# Virtual Spec Building

*Prepared for the*

**The Greater Menomonie Development  
Corporation and the City of Menomonie**

*By*



604 Wilson Avenue  
Menomonie, WI 54751

# Menomonie Virtual Site

## City of Menomonie Industrial Park

The Menomonie Virtual Spec Building offers a customized facility, which has already gone through the land acquisition, site planning, building design and regulatory approvals enabling an end user to begin construction immediately and to occupy the building in under 6 months.

The Virtual Spec Building offers:

1. 31,040 sq. ft. building on a 6+ acre site, large enough to double the production area
2. Close, easy access to Wisconsin Interstate 94 at exit 45
3. State plans & full architectural drawings pre-permitted and ready to build
4. Private & public utilities including broadband to the site

The Virtual Spec Building is located in the City of Menomonie, in Central Dunn County, and has a population of 16,500 people. The City is served by a rail line and is located on Interstate 94 between Minneapolis/St Paul and Eau Claire WI. The City of Menomonie is a fully developed community that acts as a major hub for surrounding communities by offering services such as post-secondary education institutions through the University of Wisconsin Stout and Chippewa Valley Technical College, public transportation, medical facilities, and a wide variety of recreational opportunities. Please visit the Menomonie page on the Dunn County Economic Development Corporation's website for additional information. <http://www.dunnedc.com/our-community/menomonie/p/item/123/menomonie>

### 1 Site Location

- See Attachment 1: Map-Site Location

### 2 Site Size and Zoning

#### Site Size:

The site is comprised of ±5.9 acres.

#### Zoning:

The site is zoned I-1 Restricted Industrial District, which allows for all permitted commercial uses and:

- Permitted Industrial Uses:
  - Contractor's Storage Yard
  - Enameling and painting shops,
  - Food Locker plants
  - Laboratories
  - Machine shops and sheet metal products manufacture
  - Manufacture and assembly of home and office appliances and supplies, sporting goods and supplies
  - Manufacture and bottling of nonalcoholic beverage
  - Manufacture of electrical and electronic appliances and devices
  - Manufacture of jewelry, toys and novelties



## Menomonie Virtual Site City of Menomonie Industrial Park

- Manufacture of products from textiles, furs, glass, leather, plaster, paper, plastics, rubber, and wood (not including planing mills or the manufacture of paper, pulp, plastics or leather)
  - Processing, packing and manufacture of confections, cosmetics, food, and pharmaceuticals, except meat, fish, sauerkraut, and cabbage products
  - Storage or warehousing of materials or products within a fully enclosed building or screened behind a wall.
- Lot size.
    - Width: 80 feet minimum.
    - Area: 10,000 square feet minimum.
  - Building height:
    - 45 feet or three stories, whichever is least.
  - Building setbacks.
    - Principal building setback from front parcel line: 50 feet minimum.
    - Principal building setback from corner street side parcel line: 25 feet minimum.
    - Principal building setback from interior side parcel line: 10 feet minimum.
    - Principle building setback from rear parcel line: 25 feet minimum.
  - Parking:
    - Dependent on land use.
- See Attachment 2: Map-Site Information

### 3 Building Features

- Pre-engineered structure
  - Attractive glass & concrete façade
  - 31 stall parking lot
  - 3 loading docks
  - 2 overhead doors at grade
  - 28 ft. clear height
  - 25 ft. column spacing
  - 6" concrete floors
  - full fire suppression
  - 27,397 sq. ft. production space
  - 3644 sq. ft. main floor office space
  - 2990 sq. ft. mezzanine-level office space
  - Each office area feature production-overlooking conference rooms, cubicle space, TI/mechanical rooms, breakrooms and access to production area
- See Attachment 6: Site Plan and Architectural Drawings



# Menomonie Virtual Site

## City of Menomonie Industrial Park

### 4 Site Ownership and Sale Price.

- The site is owned by the City of Menomonie and falls within a Tax Increment District. This allows the City of Menomonie the flexibility on how project sites are conveyed to new or expanding businesses.
- With each transaction, a starting point is obtained by calculating the size of lot by the current asking price of \$45,000/acre.
- Additional deductions related to the land price are allowed for jobs created or retained, type of project, construction materials, finished market value of the building and impact on the community with the ultimate goal of reducing the purchase price.
- Additional TIF incentives could be offered to offset costs associated with work outside of the building shell and is based on the same factors as listed above.
- In most cases, once City staff has held an initial meeting with the client and understands the project a more detailed incentive package can be discussed.

### 5 Transportation Infrastructure

#### Road Infrastructure:

The site is approximately 1/2 miles from I-94; a 4-lane divided highway running east and west with average daily traffic count of 33,500 vehicles:

- St. Paul/Minneapolis is one hour west on I-94.
- Eau Claire is a half-hour from the site east on I-94.
- U.S.H. 53, Wisconsin's north/south 4-lane connection, is a half-hour drive from the site via I-94.

#### Airport Infrastructure:

- Minneapolis International Airport is 72 miles west on I-94. Delta, United, and Sun Country Airlines as well as private aviation serve this airport. The airport offers flights between Duluth, Chicago, and Minneapolis.
- The Chippewa Valley Regional Airport is 22 miles East on I-94 in Eau Claire Wisconsin and offers daily direct flights to Chicago.
- The Menomonie Municipal Airport is 1 mile south of the site and is primarily used for general aviation.

#### Rail Infrastructure:

The Union Pacific Railroad runs parallel to I-94 and passes a half-mile south of the site. There is potential for a rail spur to be run to service the site.

➤ See Attachment 3: Map-Transportation



Menomonie Virtual Site  
City of Menomonie Industrial Park

## 6 Municipal Infrastructure and Easements

### Water:

The City of Menomonie provides water to the site through an adjacent water main. The water main line is 20” in diameter and has a service capacity of 3,465 GPM at 20 psi. The overall available water system capacity for the City of Menomonie is 5.4 million GPD but typically runs at 40% capacity or 2.1 GPD average.

- 20” water main runs adjacent to west side of the property.
- There are two fire hydrants in close proximity to the sites western boundary. The fire flow for these hydrants is approximately 3,465 GPM at 20 psi.

### Wastewater:

The Wastewater Treatment Plant has a design capacity of 2.88 million GPD. The average daily capacity is 55% of total GPD capacity. Over one million GPD municipal waste water capacity is available in the city, the 10” line servicing the site has plenty of capacity available.

- 10” sanitary sewer runs adjacent to both the east side of the property.
- The depth of the sanitary sewer is adequate to provide gravity service to the entire site.

### Storm Water Management:

A regional storm water retention pond is adjacent to the site and has been designed to handle drainage for a 100-year storm for the entire industrial park.

➤ See Attachment 4: Map- Site Infrastructure

## 7 Easements

### Easements:

There are no known easements on this site.

## 8 Private Utility Infrastructure

Xcel Energy provides the electric and natural gas for the site and is one of the largest providers in the area.

### Electric Infrastructure:

Xcel energy has serves the site with 12.5 kV, overhead distribution lines running adjacent to 650<sup>th</sup> Ave. 550ft south of the site. The nearest substation approximately one mile south of the site and has available capacity for new connections.

### Natural Gas Infrastructure:

Xcel maintains a 6” steel 300 psi main running along County Road B. A 6” Steel 150 psi line runs along 650<sup>th</sup> street 50ft south of the site. which runs east/west along CTH A.



## Menomonie Virtual Site City of Menomonie Industrial Park

➤ See Attachment 4: Map- Site Infrastructure

### **9 Telecommunications Infrastructure**

Two different telecom providers can service this site: Charter Spectrum Communications, and 24-7 West Wisconsin Telecom.

- **Norvado** currently has a fiber optic point of access approximately 2,000ft south of the site this access point is a Tier 1 connection offering 1Gb of symmetrical service.
- **Charter Spectrum** currently has a fiber optic point of access approximately 1 mile west of the site. This Tier 1 connection point offers 1Gb of symmetrical service.

Both Telecom providers are able and willing to extend services to the site.

➤ See Attachment 4: Map-Site Infrastructure

### **10 Topography, Floodplain and Wetlands**

The vast majority of the property is flat with a slight slope (~2.5%) running from south to north towards the adjacent stormwater retention pond.

There are no known floodplain or wetland features on the site.

➤ See Attachment 5: Map-Topographic Features

### **11 Environmental, Historical, Archeological**

The site has no known:

- Environmental issues
- Historical issues
- Archeological issues

### **12 Virtual Spec Plans**

- Site Layout
- Site Plan
- Architectural Plans

➤ See Attachment 6: Plans



Menomonie Virtual Site  
City of Menomonie Industrial Park

**13 Potential Incentives:**

Cost of doing business

One of the greatest incentives is the overall reduction in the cost of doing business that companies face when operating in WI. Attached you will find a cost of doing comparison chart between Wisconsin and Minnesota.

➤ See Attachment 7: Cost of Doing Business

Manufacturing and Agriculture Credit –

Open to any manufacturing or Ag related business. This corporate income and franchise tax credit is calculated based on a specified percentage of the qualified production income that a claimant derives from property assessed as manufacturing or agricultural property in Wisconsin. The credit is phased in over four years, beginning at 1.875% of production income for the calendar year 2013 until it reaches the full credit, which is 7.5% of production income in 2016, which basically serves to offset tax rates otherwise applicable (Meaning starting in 2016 the tax rate is .04%). This program is administered by the Wisconsin Department of Revenue.

Wisconsin Economic Development Tax Credits

The Economic Development Tax Credit program incentivizes manufacturing projects involving substantial expansion of existing Wisconsin businesses or relocation of major business operations from other states to Wisconsin through refundable tax credits that can be earned through job creation and employee training based on up to ten percent of payroll of new positions.

Note to qualify and company at a minimum must meet the following criteria:

- pay at least \$10.88 hr. (150% above Federal Minimum Wage)
- the project can not start until approved by WEDC or assistance is forfeited – Start is defined as shovels in the ground

Industrial Revenue Bond

An Industrial Revenue Bonds (IRB) can be used to finance new buildings at a below-market potentially fixed rate for construction and/or equipment financing. The maximum IRB is \$10 million with a maximum of 20 years for building only financing. New equipment can be financed using IRBs as well. However, the term allocated to equipment only IRBs can be no longer than 120% of the expected economic life of the equipment being financed. And, the equipment must be new manufacturing equipment. If an IRB finances both a building and equipment the term will be blended. Buildings and equipment financed by an IRB must be depreciated on a straight-line basis. (Often, businesses will finance the building using an IRB, but finance their equipment conventionally so that the equipment can depreciated more quickly.)



## Menomonie Virtual Site City of Menomonie Industrial Park

### Tax Increment Financing

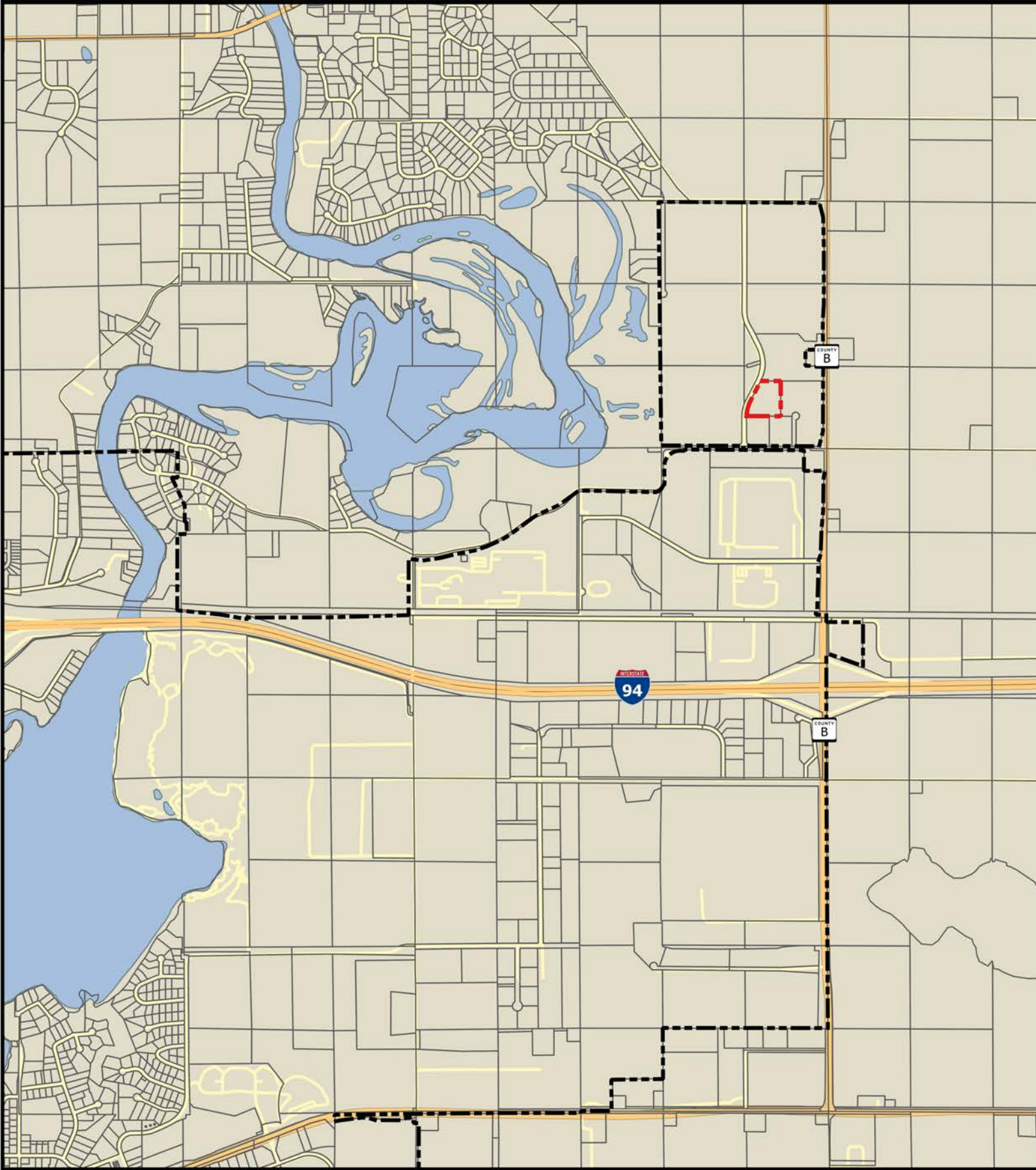
The site falls within a Tax Increment District allowing the City of Menomonie the flexibility on how project sites are conveyed to new or expanding businesses. With each transaction a starting point is obtained by calculating the size of lot by the current asking price. Deductions are allowed for jobs created or retained, type of project, construction materials, finished market value of the building and impact on the community with the ultimate goal of reducing the purchase price. Additional TIF incentives could be offered to offset costs associated with work outside of the building shell and is based on the same factors as listed above.





# Site Location

## Menomonie, Dunn County, Wisconsin



 Virtual Site Parcel  
 Menomonie City Limits



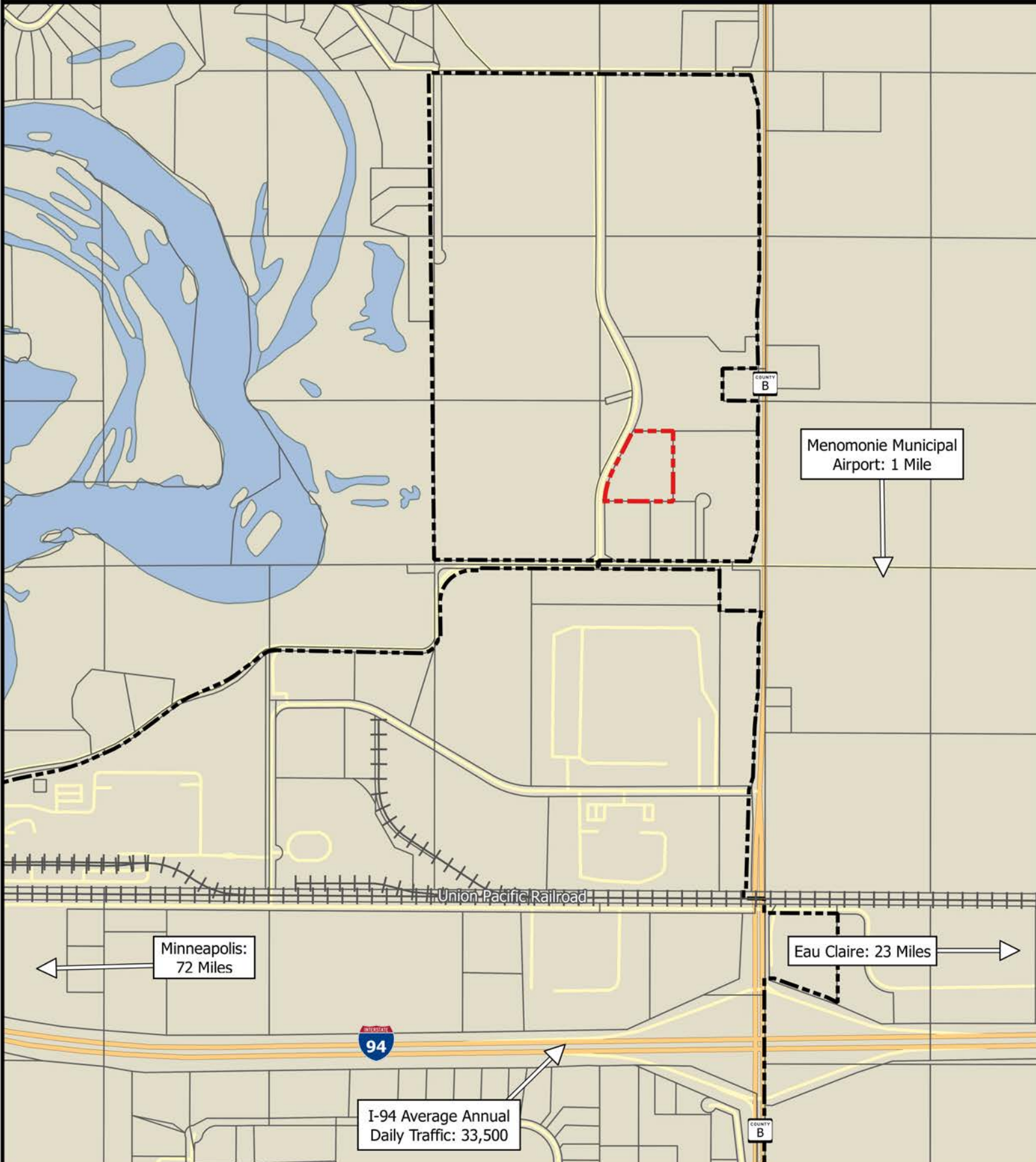
0 1000 2000 3000 ft  
1:24,000



This ±5.85-acre site is located within the City of Menomonie Industrial Park. The park is within an active TIF district and is in close proximity to Interstate 94. The site is ready to have a virtual spec building constructed in six months from the day of land acquisition.



# Transportation Menomonie, Dunn County, Wisconsin

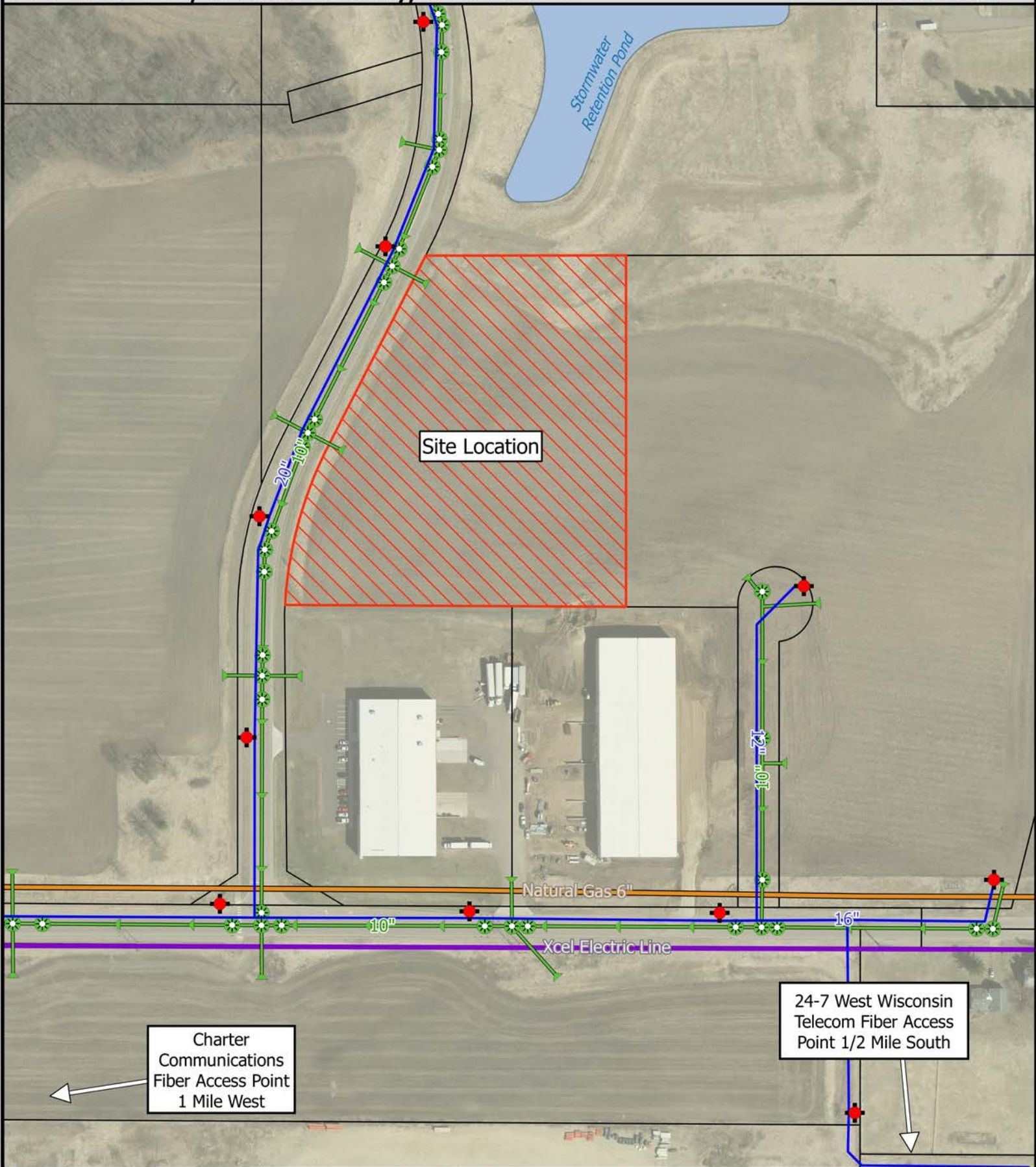


 Virtual Site Parcel  
 Menomonie City Limits



July 12, 2018

# Site Infrastructure Menomonie, Dunn County, Wisconsin



<b>Water</b>	<b>Sanitary</b>	<b>Private Utilities</b>			
<ul style="list-style-type: none"> <li><span style="color: red;">◆</span> Water Hydrants</li> <li><span style="color: blue;">—</span> Water Mains</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: green;">◆</span> Sanitary Manholes</li> <li><span style="color: green;">—</span> Sanitary Mains</li> </ul>	<ul style="list-style-type: none"> <li><span style="color: purple;">—</span> Electric Line</li> <li><span style="color: orange;">—</span> Gas Lines</li> </ul>			

# Topographic Features Menomonie, Dunn County, Wisconsin



— 10' Index Contour     Property for Development  
— 2' Contour



0    50    100 ft  
1:1,200



July 12, 2018

# CITY OF MENOMONIE VIRTUAL SPEC BUILDING LAYOUT - 7± ACRES

POND

OUTLOT 1  
CSM 3598  
V. 17, P. 48

6.77 AC±

59TH STREET NE

27,000 SQ. FT.  
PROPOSED BUILDING

FUTURE BUILDING

SE-SE  
1  
CSM 3598  
V. 17, P. 48

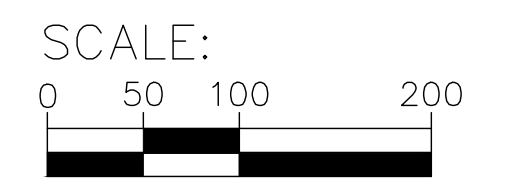
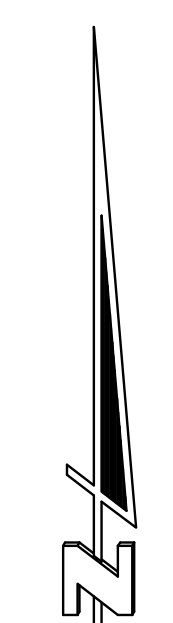
650TH AVENUE

C.T.H. B

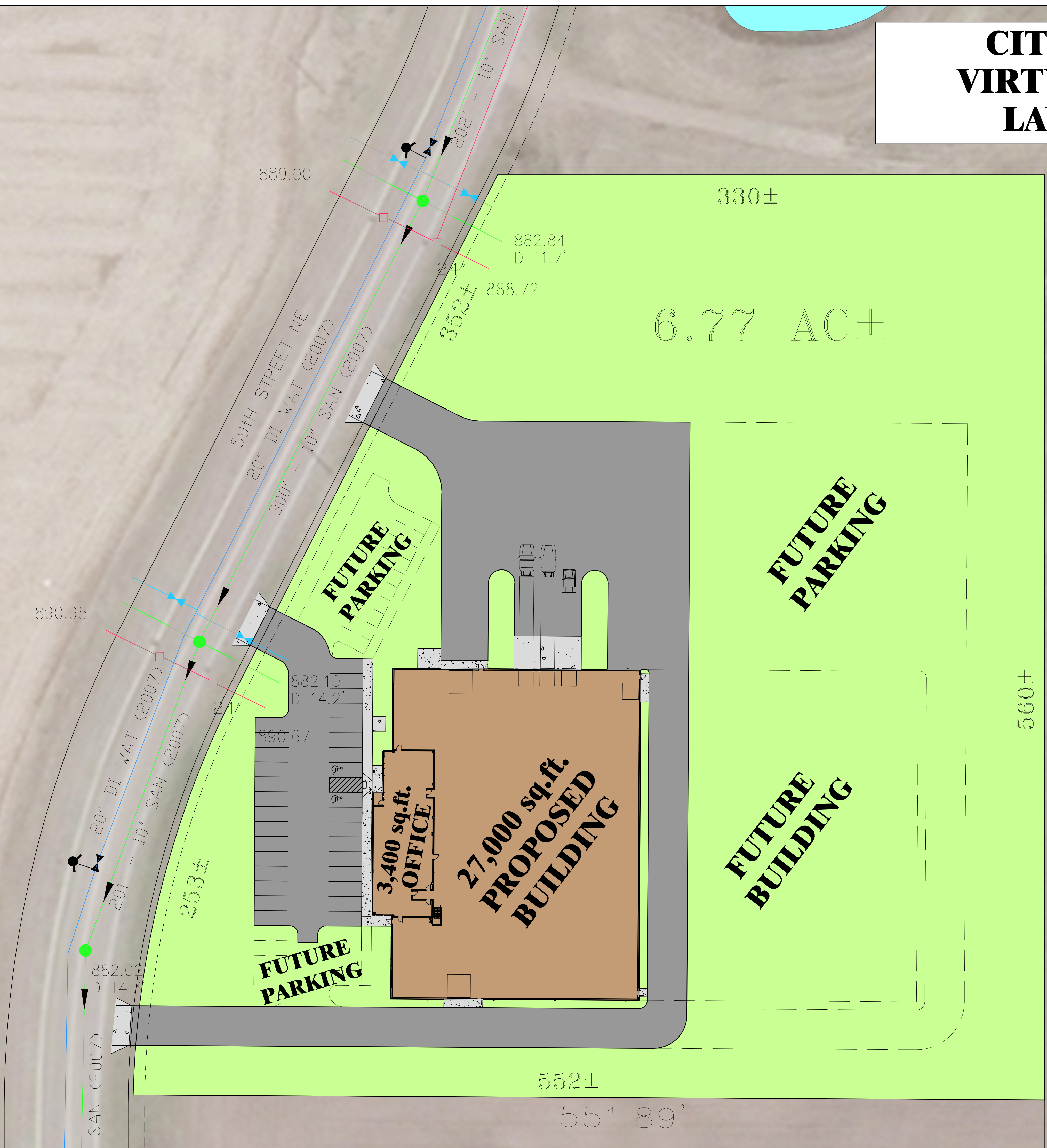
SW-SE

28  
CSM 2557  
V. 11, P. 97

1  
CSM 900



# CITY OF MENOMONIE VIRTUAL SPEC BUILDING LAYOUT - 7± ACRES



1007.78'

SE - SE

SCALE:  
0 15 30 60

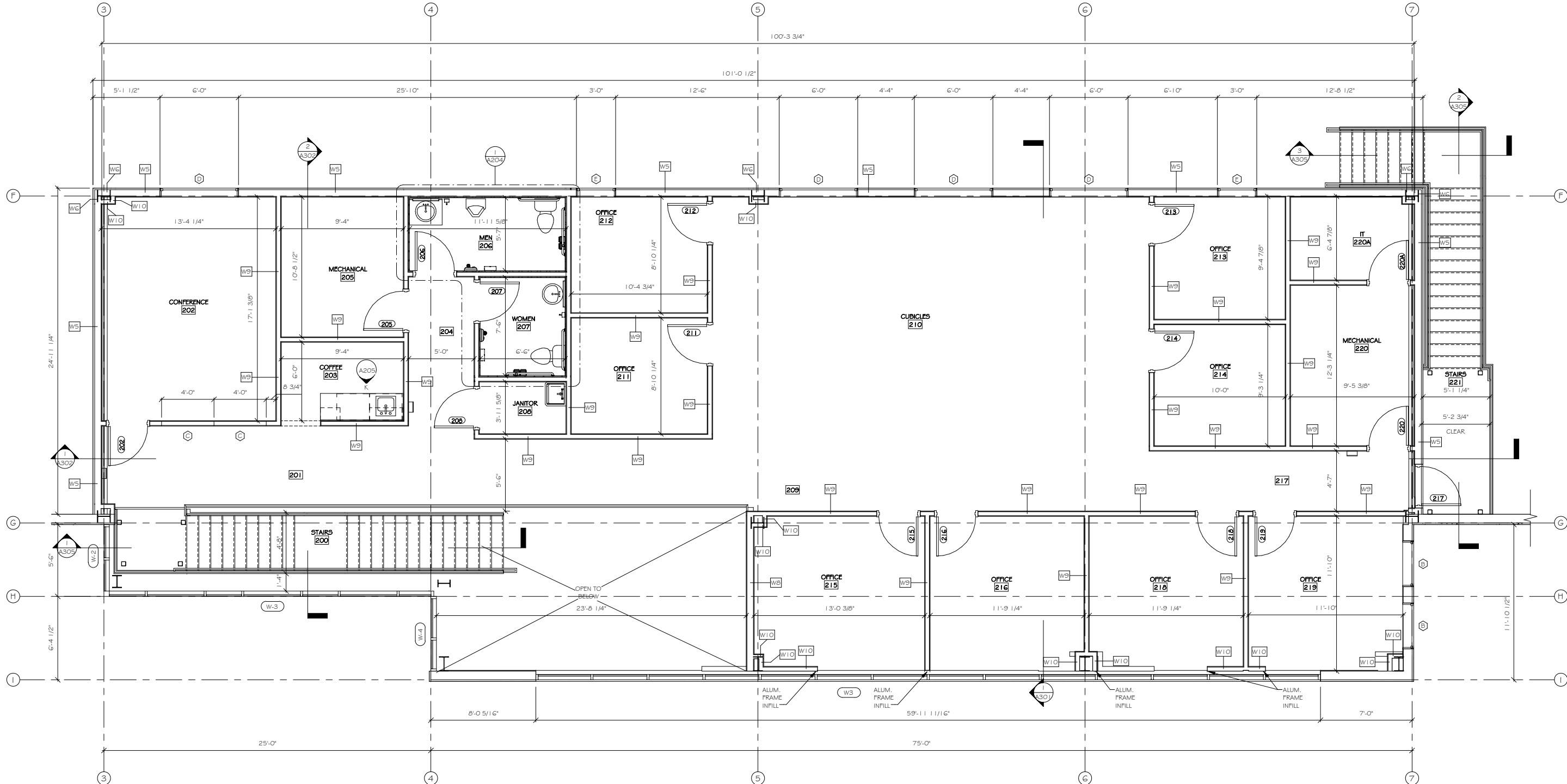
**Cedar**  
corporation  
Menomonie • Madison • Green Bay











1 ENLARGED MEZZANINE PLAN  
 A202 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

ARCHITECT/ENGINEER:  
  
 engineers • architects • planners • environmental specialists  
 land surveyors • landscape architects • interior designers

800-472-7372  
 www.cedarcorp.com  
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CONSULTANT:

**DUNN COUNTY EDC**  
 MENOMONIE VIRTUAL SPEC BUILDING  
 59TH STREET NE  
 MENOMONIE, WI 54751

JOB NO.  
 D5736-001

DRAWN BY: RDG  
 CHECKED BY: CAS

ISSUE DATE  
 JUNE 2016

SET TYPE  
 REVIEW

**ENLARGED MEZZANINE PLAN**

SHEET NO.  
**A202**



## BUSINESS COST COMPARISON

# Wisconsin VS Indiana, Illinois, Minnesota, Iowa, and Michigan

## CORPORATE INCOME TAX

### DESCRIPTION

Corporate tax is on the income or capital of some types of legal entities. Note: Some states have a tiered tax system. Wisconsin has a flat rate.

	2014 TOP RATE	TOP CAP	CORPTAXNOTES
WI	7.90%	\$0	MANUFACTURING AND AGRICULTURE TAX CREDIT MAY APPLY TO BUSINESSES OF THOSE INDUSTRIES AND OFFSET THE CORPORATE TAX RATE, TO A POSSIBLE 0.4% IN 2016 AND BEYOND.
IN	7.50%	\$0	.
IL	9.50%	\$0	ILLINOIS'S RATE INCLUDES TWO SEPARATE CORPORATE INCOME TAXES, ONE AT A 7% RATE AND ONE AT A 2.5% RATE.
MN	9.80%	\$0	.
IA	12.00%	\$250,000	.
MI	6.00%	\$0	.

### SOURCES

Tax Foundation

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# PERSONAL INCOME TAX

## DESCRIPTION

Income tax is imposed on net taxable income.

	PERSONAL EXEMPTIONS: SINGLE	PERSONAL EXEMPTIONS: MARRIED	PERSONAL EXEMPTIONS: DEPENDENTS
WI	\$700	\$1,400	\$700
IN	\$1,000	\$2,000	\$2,500
IL	\$2,000	\$4,000	\$2,000
MN	\$4,000	\$8,000	\$4,000
IA	\$40	\$80	\$40
MI	\$3,950	\$7,900	\$3,950

	FEDERAL INCOME TAX DEDUCTIBLE	INCOME TAX NOTES
WI	.	A, V
IN	.	.
IL	.	.
MN	.	A, M, D
IA	YES	A, C
MI	.	A

	LOWEST TAX RATE RANGE	HIGHEST TAX RATE RANGE
WI	4.40%	7.65%
IN	3.30%	3.30%
IL	3.75%	3.75%
MN	5.35%	9.85%
IA	0.36%	8.98%
MI	4.25%	4.25%

	NUMBER OF TAX BRACKETS	LOWEST INCOME BRACKET	HIGHEST INCOME BRACKET
WI	4	\$11,090	\$244,270
IN	1	----FLAT RATE----	.
IL	1	----FLAT RATE----	.
MN	4	\$25,070	\$154,951
IA	9	\$1,539	\$69,255
MI	1	----FLAT RATE----	.

## FOOTNOTES

a) 17 states have statutory provision for automatically adjusting to the rate of inflation the dollar values of the income tax brackets, standard deductions, and/or personal exemptions. Massachusetts, Michigan, and Nebraska index the personal exemption

## SOURCES

Tax Foundation

# SALES AND USE TAX

## DESCRIPTION

Sales Tax is paid for the sales of certain goods & services at the point of purchase. Use Tax is a type of excise tax levied by state governments.

	2014 STATE SALES & USE TAX RATE	2014 STATE SALES & USE TAX RATE RANK (HIGHEST TO LOWEST)
WI	5.00%	32
IN	7.00%	2
IL	6.25%	13
MN	6.88%	7
IA	6.00%	18
MI	6.00%	21

	MAXIMUM LOCAL SALES & USE TAX RATE	COMBINED STATE AND MAXIMUM LOCAL SALES & USE TAX RATE	2014 COMBINED STATE AND MAXIMUM L
WI	0.0175	6.75%	38
IN	0	7.00%	33
IL	0.0475	11.00%	7
MN	0.01	7.88%	27
IA	0.02	8.00%	21
MI	0	6.00%	43

## FOOTNOTES

(a) City, county, and municipal rates vary. These rates are weighted by population to compute an average local tax rate.

(b) Three states collect a separate, uniform "local" add-on sales tax: California (1%), Utah (1.25%), Virginia (1%). We include

## SOURCES

WI Department of Revenue, Sales Tax Institute, Tax Foundation; Sales Tax Clearinghouse, Tax Foundation calculations, state revenue department websites

# ENERGY AND UTILITIES

## DESCRIPTION

Cost for residential, commercial and industrial energy (electrical or natural gas) usage.

	RESIDENTIAL ELECTRICAL, 2016 (CENTS PER KILOWATTHOUR)	COMMERCIAL ELECTRICAL, 2016 (CENTS PER KILOWATTHOUR)	INDUSTRIAL ELECTRIC
WI	10.59	9.140000000000001	7.04
IN	10.94	8.56	5.25
IL	10.53	9.41	6.54
MN	10.32	9.82	5.6
IA	12.57	10.25	7.45
MI	12.14	9.51	7.03

**NATURAL GAS RESIDENTIAL CONSUMERS, 2016 (DOLLARS PER THOUSAND CUBIC FEET) NATURAL GAS COMMERCIAL CONSUMERS, 2016 (DOLLARS**

<b>WI</b>	7.46	6.86
<b>IN</b>	5.95	5.26
<b>IL</b>	5.82	5.52
<b>MN</b>	7.05	6.53
<b>IA</b>	6.51	5.35
<b>MI</b>	7.25	6.5

**SOURCES**

U.S. Energy Information Administration

**LABOR**

**DESCRIPTION**

Variety of US Census Bureau & Bureau of Labor Statistics.

**POPULATION, 2015 ESTIMATE**

<b>WI</b>	5771337
<b>IN</b>	6619680
<b>IL</b>	12859995
<b>MN</b>	5489594
<b>IA</b>	3123899
<b>MI</b>	9922576

**BACHELOR'S DEGREE OR HIGHER, PERCENT OF PERSONS AGE 25+, 2010-2014**

<b>WI</b>	28.4%
<b>IN</b>	24.7%
<b>IL</b>	32.8%
<b>MN</b>	34.3%
<b>IA</b>	27.7%
<b>MI</b>	27.4%

**HIGH SCHOOL GRADUATE OR HIGHER, PERCENT OF PERSONS AGE 25+, 2010-2014**

<b>WI</b>	91.4%
<b>IN</b>	88.4%
<b>IL</b>	88.2%
<b>MN</b>	92.6%
<b>IA</b>	92.1%
<b>MI</b>	89.9%

MEAN TRAVEL TIME TO WORK (MINUTES), WORKERS AGE 16+, 2010-2014

WI	21.9
IN	23.3
IL	28.6
MN	23.4
IA	18.8
MI	24.3

MEMBERS OF UNIONS, TOTAL, 2015 (IN THOUSANDS) MEMBERS OF UNIONS, % OF EMPLOYED, 2015 REPRESENTED BY UNIONS, TOTAL, 2015 (IN TH

WI	223	8.30%	253
IN	283	10.00%	319
IL	847	15.20%	892
MN	363	14.20%	385
IA	138	9.60%	174
MI	621	15.20%	672

MEDIAN HOUSEHOLD INCOME, 2010-2014

WI	52,622
IN	49,446
IL	57,444
MN	61,481
IA	53,712
MI	49,847

RIGHT TO WORK STATE

WI	YES
IN	YES
IL	NO
MN	NO
IA	YES
MI	YES

SOURCES

U.S. Census Bureau, U.S. Bureau of Labor Statistics,

## PROPERTY TAX

DESCRIPTION

National Property tax comparison information on relative property tax burdens across the United States. Comparing effective property tax rates for a property with a worth of \$1,000,000 in rural and urban location.



	URBAN INDUSTRIAL PROPERTY TAXES (60% PERSONAL PROPERTY) \$1 MILLION-VALUED PROPERTY	URBAN INDUSTRIAL PROPERTY TAXES (60% P
WI	\$33,702	1.34%
IN	\$57,002	2.28%
IL	\$39,307	1.57%
MN	\$41,401	1.65%
IA	\$43,833	1.75%
MI	\$71,677	2.86%

	RURAL INDUSTRIAL PROPERTY TAXES (60% PERSONAL PROPERTY) \$1 MILLION-VALUED PROPERTY	RURAL INDUSTRIAL PROPERTY TAXES (60% PE
WI	\$26,883	1.07%
IN	\$54,900	2.19%
IL	\$23,263	0.93%
MN	\$39,356	1.57%
IA	\$34,937	1.39%
MI	\$47,089	1.88%

	BUSINESS INVENTORY TAX
WI	PARTIAL
IN	NO
IL	NO
MN	NO
IA	NO
MI	PARTIAL

## SOURCES

Tax Foundation, State Tax Guide, MN Taxpayers Assoc., "50 State Property Tax Comparison Study"

# UNEMPLOYMENT INSURANCE

## DESCRIPTION

State law determines individual state unemployment insurance tax rates.

	WAGES SUBJECT TO TAX, 2014	MINIMUM RATE, 2014	MAXIMUM RATE, 2014	NEW EMPLOYER RATE, 2014
WI	\$14,000	0.27%	9.80%	3.60%
IN	\$9,500	0.53%	7.90%	2.50%
IL	\$12,960	0.55%	8.95%	4.15%
MN	\$29,000	0.67%	10.81%	3.52%
IA	\$26,800	0.00%	8.50%	1.10%
MI	\$9,500	0.06%	10.30%	2.70%

## SOURCES

US Department of Labor, Employment and Training Administration, Sept 2012


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# WORKERS COMPENSATION

## DESCRIPTION

Form of insurance providing wage replacement and medical benefits to employees injured in the course of employment. Most employers are required to subscribe to insurance for workers' compensation, and an employer who does not may have financial penalties imposed.

	WORKERS' COMPENSATION PREMIUM RATE, INDEX RATE, 2014	WORKERS' COMPENSATION PREMIUM RATE, STATE RANKING 2014 (HIGHEST TO LEA
WI	1.92	23
IN	1.06	49
IL	2.35	7
MN	1.99	18
IA	1.88	24
MI	1.68	34



## SOURCES

2014 Oregon Workers' Compensation Premium Rate Ranking Summary,

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