

Sharon Industrial Sites Documentation

Industrial Site

The Village of Sharon is located in southwestern edge of Walworth County approximately 20 minutes east of Beloit, WI and 1 hour west of Milwaukee, WI. The Village is also 19 minutes away from Harvard, Illinois and 2 hours from downtown Chicago. The Village is served by an active Union Pacific rail line and had a population of 1,605 at the time of the 2010 census.

Criteria 1 Site Location

See Attachment 1: Map-Site Location

Criteria 2 Site Size and Zoning

Site Sizes:

- Site A is owned by the Village and is comprised of 31.6 +/- contiguous acres.
- Site B is owned by a private firm and is comprised of 68.0 +/- contiguous acres

Zoning:

Sites A and B fall within the Villages Industrial Zoning District.

The Industrial district is intended to permit both large and small scale industrial and office development at an intensity, which provides ample incentive for development of industrial areas. This district is designed to permit a wide variety of industrial uses which may occur both indoors and outdoors, including certain land uses which are permitted in no other zoning district because of their potential to create nuisances for adjoining properties. In order to ensure a minimum disruption to adjacent residential development, no development within this district shall take direct access to a local residential street or a residential collector street. State Highway 67 may be used as a thoroughfare. This district is intended to provide a location for both light and heavy industrial uses in a zoning district in which the potential for nuisance complaints from nearby properties is minimized. It must be emphasized that this is not a district where virtually any land use is permitted, as all uses shall comply with the minimum performance standards presented in chapter 17.09.

- a) Permitted Uses. None
- b) Permitted Accessory Uses. None
- c) Conditional Uses.
 - 1) Agricultural processing services (not included as a permitted use)
 - 2) Agriculture, providing that there are no animal units
 - 3) Airport/heliport
 - 4) All new buildings in excess of 100,000 square feet in gross floor area, and all additions to existing buildings which result in a total gross floor area of over 100,000 square feet
 - 5) Anything permitted in the business districts but not residential use
 - 6) Blacksmithing, tinsmithing, sheet metal working and lumbering shops

Sharon Industrial Sites Documentation

Industrial Site

- 7) Brewery
- 8) Building material storage
- 9) Bulk station
- 10) Carbon dioxide processing facilities designed to receive and process carbon dioxide generated by a dry mill ethanol plant
- 11) Cleaning and dyeing establishments, not for individual customer pickup, etc.
- 12) Communication tower
- 13) Company cafeteria
- 14) Concrete batch plant
- 15) Contractors' offices and shops, including plumbing, electrical, heating and ventilating, etc.
- 16) Detached garage or shed used in conjunction with the operation of an industry
- 17) Distribution center
- 18) Dry mill ethanol plant
- 19) Electric motors, generators, transformers and control, assembly, repair or salvage
- 20) Enameling and painting
- 21) Essential Services
- 22) Farm machinery plants
- 23) Farm Residence
- 24) Feed and grain dealers, storage and distribution
- 25) Flour milling
- 26) Freight terminal
- 27) Frozen food storage, locker plants
- 28) Governmental and cultural uses such as fire and police stations, community centers, K-12 schools, public emergency shelters, water supply facilities and related structures
- 29) Heavy industrial
- 30) Indoor maintenance service
- 31) Indoor storage or wholesaling
- 32) Knitting mills and the manufacture of products from finished fabrics
- 33) Laboratories, research and development, testing
- 34) Light manufacturing
- 35) Machine shops, small equipment and appliance repair
- 36) Manufacture and bottling of nonalcoholic beverages
- 37) Manufacture of cigars, cigarettes and smoking tobacco
- 38) Manufacture of goods from leather, but not tanning of hides or manufacture of leather
- 39) Manufacture of goods from plastics
- 40) Manufacture of jewelry and cosmetics
- 41) Manufacture of products from paper, but not the manufacture of paper or pulp
- 42) Manufacture of sporting goods, home and office appliances and supplies
- 43) Manufacturing and bottling of nonalcoholic beverages, distribution facilities

Sharon Industrial Sites Documentation
Industrial Site

- 44) Metal finishing, protective or decorative coating, grinding, sharpening, cleaning, rust proofing, heat treatment, stamping
 - 45) Metal plating
 - 46) Mini warehouses
 - 47) Off street parking and loading areas
 - 48) Office, storage, power supply, and other uses normally auxiliary to the principle industrial operations
 - 49) Outdoor commercial entertainment
 - 50) Outdoor display
 - 51) Outdoor maintenance service
 - 52) Outdoor storage or wholesaling
 - 53) Parking lots and storage garages
 - 54) Passive Outdoor recreation
 - 55) Personal storage facility
 - 56) Printing offices
 - 57) Processing plants for dairy and other food products
 - 58) Processing, packing and manufacture of food, except meat and meat products, fish and fish products, sauerkraut and cabbage byproducts or the vining of peas.
 - 59) Public service and public utility facilities, such as sewer treatments plants, electric substations, gas regulator stations, telephone exchanges, fire stations
 - 60) Public utilities and public service facilities such as sewage lift stations, water pumping stations, water reservoirs, telephone transmission equipment buildings.
 - 61) Repair and service of heavy equipment, whether or not self-propelled, such as large trucks, road construction equipment, or semi-trailers, and other items of similar size or weight; including the repair and storage or automotive accessories, but not including the wrecking or salvage of motor propelled vehicles
 - 62) Residential structures for Fire and Rescue personnel only when related to a principle use
 - 63) Retail sales and service facilities when established in conjunction with a manufacturing, processing or service facility
 - 64) Selective Cutting
 - 65) Sexually oriented land use
 - 66) Storage of petroleum products
 - 67) Warehousing or wholesaling of manufactures goods
 - 68) Wholesale businesses
 - 69) Wholesale greenhouses
- d) Lot area and Width. Lots in the Industrial district shall have a minimum of 21,800 Square feet in area and shall not be less than 100 feet in width.
- e) Building Height. No building or part of a building shall exceed 60 feet in height.

Sharon Industrial Sites Documentation

Industrial Site

- f) Setbacks and Yards.
- a. A minimum setback of 25 feet from the right of way line of all public streets shall be required. If the front yard setback is off of a state or county highway, the setback will be increased to 40 feet. If parking is to be allowed in the front yard, the setback shall then be 75 feet. There shall be a side yard on each side of the buildings not less than 25 feet in width and at least 50 feet from a side property line at a boundary with a residential district.
 - b. There shall not be a rear yard less than 30 feet and at least 50 feet from the rear property line at a boundary with a residential district.
 - c. There shall be a corner yard setback of 30 feet and at least 50 feet from a property line at a boundary with a residential district.
 - d. Pavement areas shall be no closer than 10 feet from a property line.
- See Attachment 2: Map-Site Information
- See Attachment 3: Letter-Zoning and Ownership Verification.

Criteria 3 Site is Suitable for Industrial Uses.

The sites are zoned Industrial and the community has planned for the development of each site including the installation of infrastructure to service them. The sites can be developed independently or at the same time. This planning work includes, infrastructure sizing, costs estimates relative to future water, storm water and sanitary sewer improvements.

- See Attachment 3: Letter-Zoning and Ownership Verification.
- See Attachment 4: Map-Land Use

Criteria 4 Site Ownership.

- Site A: The Village of Sharon owns the site which is currently being offered at \$18,000 an acre or \$ 568,800 for the full 31.6 +/- acres.
- Site B: This site is privately owned. Offering price to be determined by the private land owner for the full 68.0 +/- acres

NOTE: Both sites A and B are located within the Village's TIF 4 district which enables the Village to write down the land purchase price based on the type of business, jobs being created, assessed value being generated, etc. The Village would contemplate a land sale write down to support a project or projects.

Criteria 5 Transportation Infrastructure

Road Infrastructure:

- Interstate - 43 which connects Beloit, a Wisconsin City that sits on the board with Illinois, to Milwaukee is 15 minutes north.
- Interstate – 90 which runs from Chicago north to Madison, La Crosse and ultimately to Rochester MN.
- U.S.H. 14 connects the Village to Harvard Illinois (18 minutes) to the South and the Village of Walworth to the North (13 minutes) via S.T.H 67

Sharon Industrial Sites Documentation

Industrial Site

Transit:

- Metra, the regional commuter rail system serving the greater Chicago area, has a station in Harvard Illinois which is only 19 minutes south of the Village of Sharon.
- The trip from Harvard to downtown Chicago averages 1 hour 48 minutes.
- Metra has 11 lines with 241 stations radiating from downtown Chicago to the six-county area of northeast Illinois.
- Trains run frequently during rush hour and about every hour during off-peak times.

Airport Infrastructure:

- Chicago Rockford International Airport is 45 minutes away via S.T.H. 67 and Interstate – 90. The Airport is a general aviation and cargo airport. General aviation destinations are to Jamaica, Tampa Bay, Punta Cana, Phoenix/Mesa, Orlando/Sanford, Las Vegas, Fort Myers, and Cancun, while cargo is serviced by UPS along with other third party providers.
- Kenosha Regional Airport (ENW), one of the busiest airports in Wisconsin, is 1 hour to the east via S.T.H. 67 and 50. The Kenosha Regional is a designated reliever airport for corporate, freight, and general aviation activity for the Milwaukee/Chicago corridor. Kenosha Airport traffic is controlled and regulated by Air Traffic Control Tower Staff from 7:00 a.m. through 9:00 p.m. daily. The airfield is configured with 3 runways. The main runway, 7L-25R, measures 5,499 feet long by 100 feet wide. Runway 15-33 is 4,400 feet long by 100 feet wide, and 7R-25L comes in at 3,300 feet long by 75 feet wide.
- Southern Wisconsin Regional Airport (KJVL), is located 32 minutes west of Sharon via S.T.H. 67. and U.S.H 51. The Airport offers vital air connectivity - ranging from air cargo to corporate aviation and charter services. The airport offers three runways. Runway 4/22 with a Dimensions of 6,701' x 150', an asphalt surface, single-wheel weight bearing capacity of 95,000 lbs. and high runway edge lights. Runway 14/32 with a Dimensions of 7,300' x 150', an asphalt surface, single-wheel weight bearing capacity of 110,000 lbs. and high runway edge lights. Runway 18/36 with a Dimensions of 5,000' x 75', an asphalt surface, single-wheel weight bearing capacity of 40,000 lbs. and medium runway edge lights.

Rail Infrastructure:

- Union Pacific (UP) has an active rail line which runs through the Village
- The main line abuts Site A on the southern side and Site B on the Northern side
- The Village has had favorable discussions with UP on the ability to add spurs to service the sites.

➤ See Attachment 5: Map-Transportation

Sharon Industrial Sites Documentation

Industrial Site

Criteria 6 Private Utility Infrastructure

Electric Infrastructure:

Site A

- Alliant Energy has an existing 3-Phase line with a 5 MVA capacity that runs 1.1 miles from the substation to the site. The line runs along the sites south and west property lines.
- There is also a 1-phase line just north of the site
- The site is served by a 69kV/12 kV substation approximately 1.1 miles to the east. The substation has a load of 3.5MVA and is rated at 9.375 MVA.

Site B

- Alliant Energy has an existing 3-Phase line with a 5 MVA capacity that runs from the substation 1.6 miles to ¼ mile from this sites east property line.
- With the extension of the 3-Phase line by ¼ mile the site could be served by the 69kV/12 kV substation located approximately 2 miles to the east. The substation has a load of 3.5MVA and is rated at 9.375 MVA.

Natural Gas Infrastructure:

Site A

- We Energy maintains a 4" gas main that runs along New Factory Rd and north on Salt Box Rd. which operates at 55 psig.

Site B

- We Energy's nearest gas line is a 4" gas main that runs along New Factory Rd and north on Salt Box Rd. which operates at 55 psig.

➤ See Attachment 6: Map-Electric, Gas, Fiber Optics

Criteria 7 Municipal Infrastructure and Easements

Water:

The Village has a Water Supply and Storage System that is comprised of two wells which provide a total supply of 1000 gpm. The system has an elevated storage tank with a capacity of 250,000 gallons with system pressure of 50 psi. The Water supply is currently at 50% capacity.

Site A

- 8" water main runs to the corner of S.T.H 67 / West School Road and Natural Way. This line would need to be run west approximately 850 feet to service the site. Please see attached infrastructure estimate
- Closest fire hydrant is 1,200 LF from the site with a typical hydrant flow rate of 1000 gpm.

Sharon Industrial Sites Documentation

Industrial Site

Site B

- 8" water main runs to the corner of S.T.H 67 / West School Road and Natural Way. This line would need to be run west and then northwest along New Factory Road approximately 3,300 LF to service the center of the site. Please see attached infrastructure estimate
- Closest fire hydrant is 1,200 LF from the center of the site with a typical hydrant flow rate of 1000 gpm.

Wastewater:

The Wastewater Treatment Plant has a design capacity of 257,000 gpd. The average daily flows treated at the wastewater treatment plant is 125,000 gpd.

Site A

- 8" sanitary sewer runs along New Factory Road stopping at Natural Way. The village has preliminarily planned for the 8" sanitary line to continue along New Factory Road approximately 1,400 LF terminating at the center of the site. Please see attached infrastructure estimate sheet

Site B

- 8" sanitary sewer runs along New Factory Road stopping at Natural Way. The village has preliminarily planned for the 8" sanitary line to continue along New Factory Road approximately 3,850 LF terminating at this site. Please see attached infrastructure estimate sheet

Storm Water Management:

Storm water will need to be handled on site via retention ponds

Easements:

There are no easements on the site.

- See Attachment 7: Map-Municipal Infrastructure

Criteria 8 Telecommunications Infrastructure

Site A

- This site is serviced by Sharon Telephone Company which has fiber running along New Factory Road and then continues north on Salt Box Road with 100 Megs up and down speeds for a maximum current capacity of 1-Gig.

Site B

- This site is serviced by Sharon Telephone Company which has fiber running along New Factory Road with 100 Meg up and down speeds for a maximum current capacity of 1-Gig.

- See Attachment 6: Map-Electric, Gas, Fiber Optics

Sharon Industrial Sites Documentation
Industrial Site

Criteria 9 Special Districts and Incentives

Tax Increment District:

Both sites sit in TIF District #4; which was created on 9/27/2007 with a sunset date of 2027 and expenditures period ending date of 2022.

Other local incentives:

NA

Criteria 10 Environmental, Historical, Archeological

Neither site has known:

- Environmental issues
- Historical issues
- Archeological issues

Criteria 11 Floodplain and Wetlands

Site A

- A small section of the north-west portion of the site that has been identified as having wetland indicator soils. This does not mean wetlands are present but it would require additional investigation.

Site B

- The northern portion of the site has been identified as having wetland indicator soils. This does not mean wetlands are present but it would require additional investigation.

➤ See Attachment 8: Map-Development Limitations

Criteria 12 Topography

➤ See Attachment 9: Map-Topographic Features

Criteria 13 Other site restrictions

None

For Additional information or to schedule a meeting please contact

___ Mark Ruosch, Village President ___
___ (262) 736-4888 ___
___ villagepresident@vostrustees.com ___

Village of Sharon: Industrial Site Locations A & B

Walworth County, Wisconsin



Union Pacific Railroad

Village Boundary

S.T.H. 67

Village of Sharon

Union Pacific Railroad

S.T.H. 67

Wisconsin
Illinois

15 Minutes to Interstate 43
17 Minutes to Interstate 90



Legend

Village Boundary

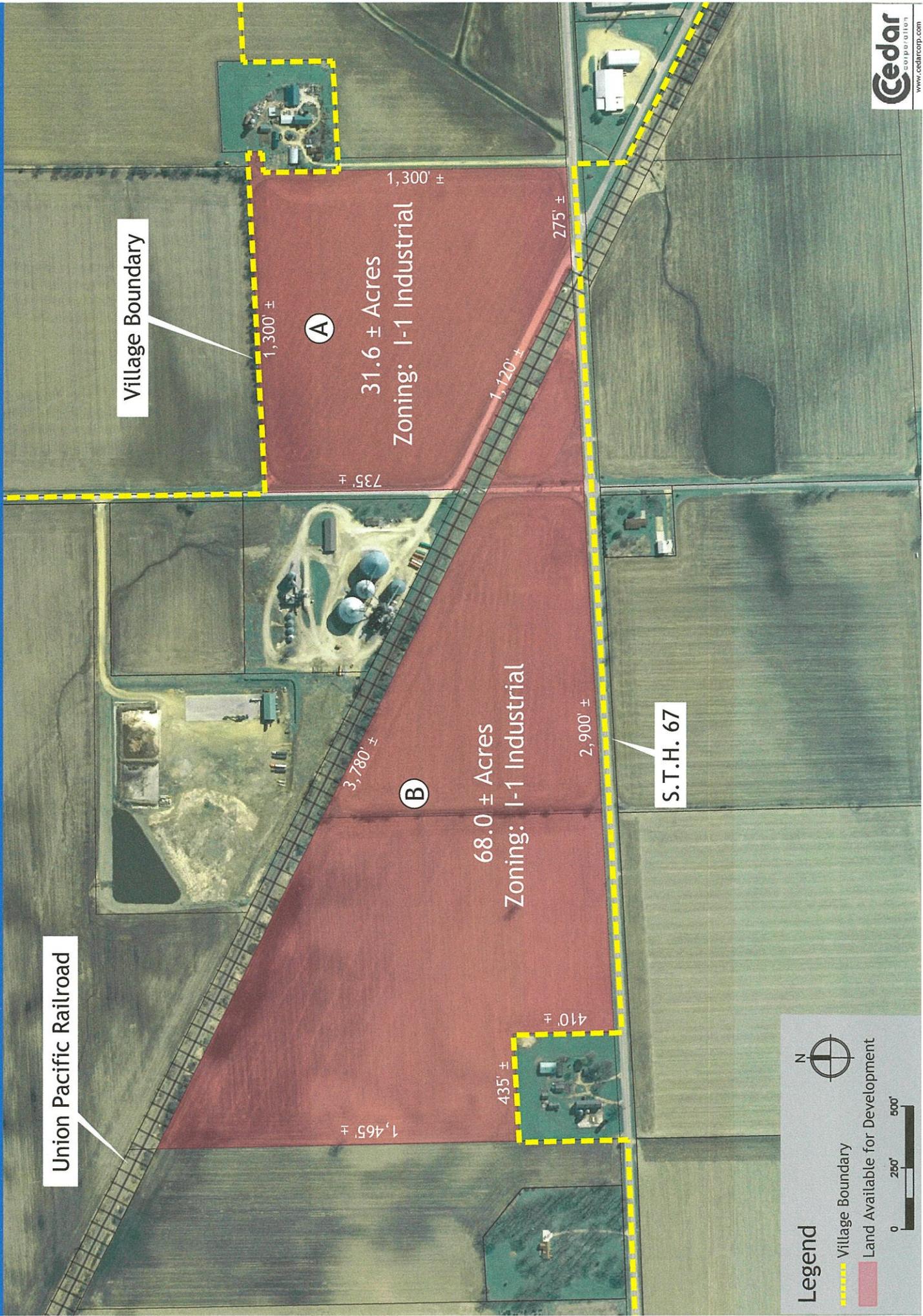
Land Available for Development

Map not scaled



Village of Sharon: Site Information

Walworth County, Wisconsin



Union Pacific Railroad

Village Boundary

S.T.H. 67

Legend

- Village Boundary
- Land Available for Development

N

0 250' 500'

VILLAGE OF SHARON

125 Plain Street • P.O. Box 379
Sharon, Wisconsin 53585

(262) 736-4888
Fax (262) 736-4889
www.villageofsharon.com

August 29, 2017

To whom it may concern;

This letters serves as confirmation that site A, as shown on attachment 1 is fully owned by the Village of Sharon and is for sale. Additionally, the Village has authorization to market site B as shown on attachment 1 on behalf of the property owner. Further, both site A and B are currently zoned Industrial and it is the intent of the Village to keep this zoning designation in place for the foreseeable future. Please see the site documentation for the Industrial zoning.

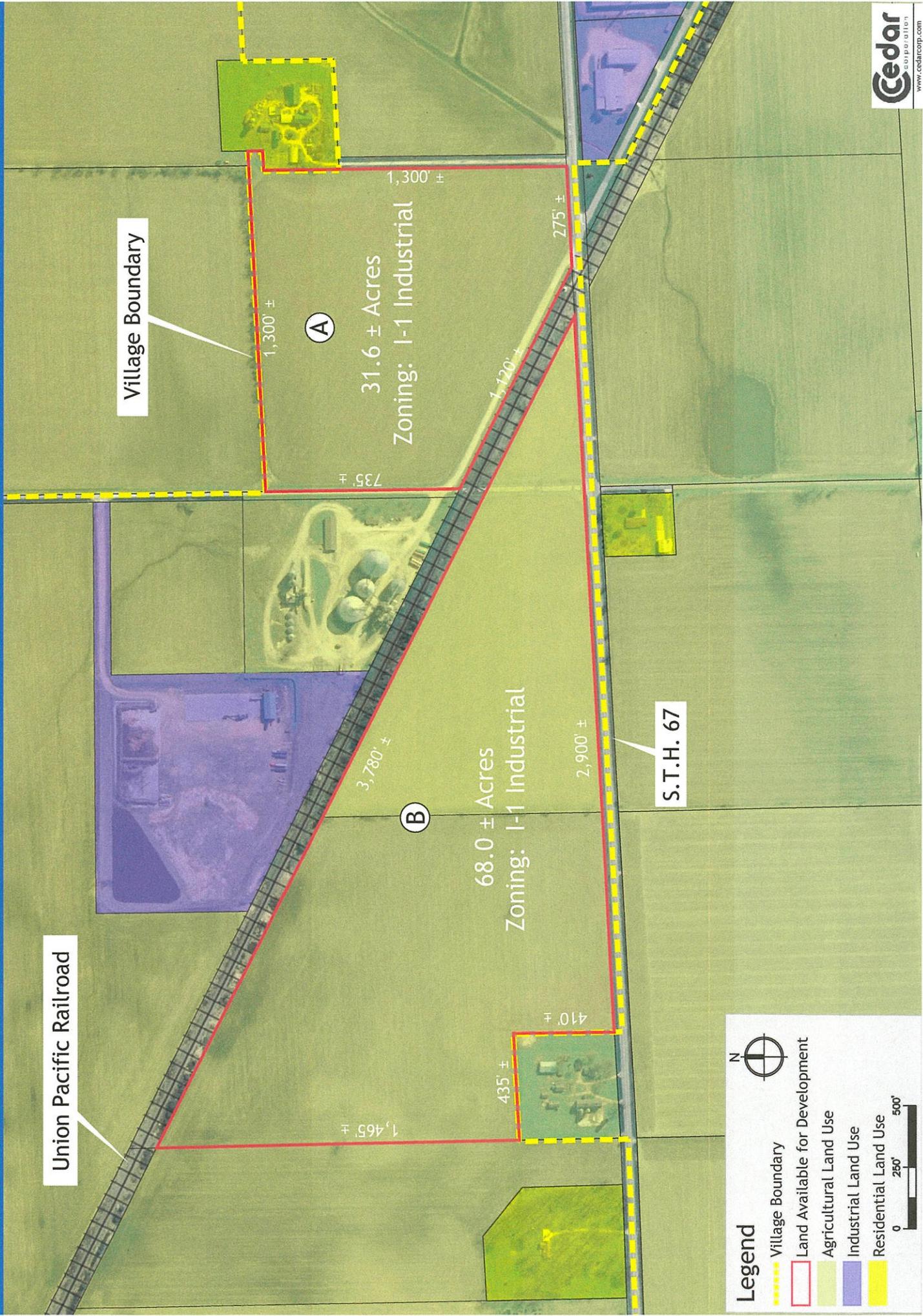
Sincerely,



Dawn Redenius
Village Clerk

Village of Sharon: Existing Land Uses

Walworth County, Wisconsin



Legend

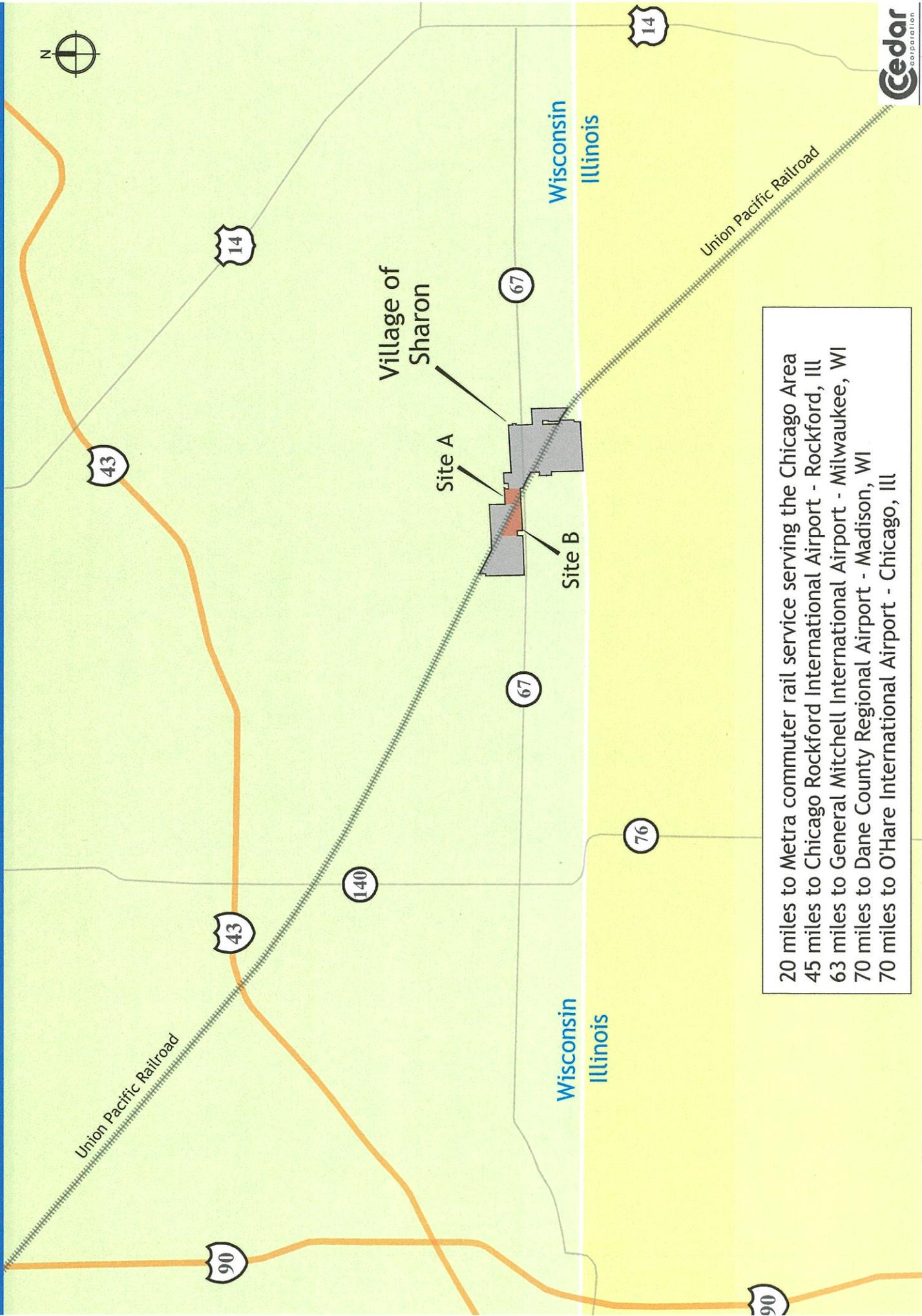
- Village Boundary
- Land Available for Development
- Agricultural Land Use
- Industrial Land Use
- Residential Land Use

0 250' 500'

N

Village of Sharon: Transportation Infrastructure

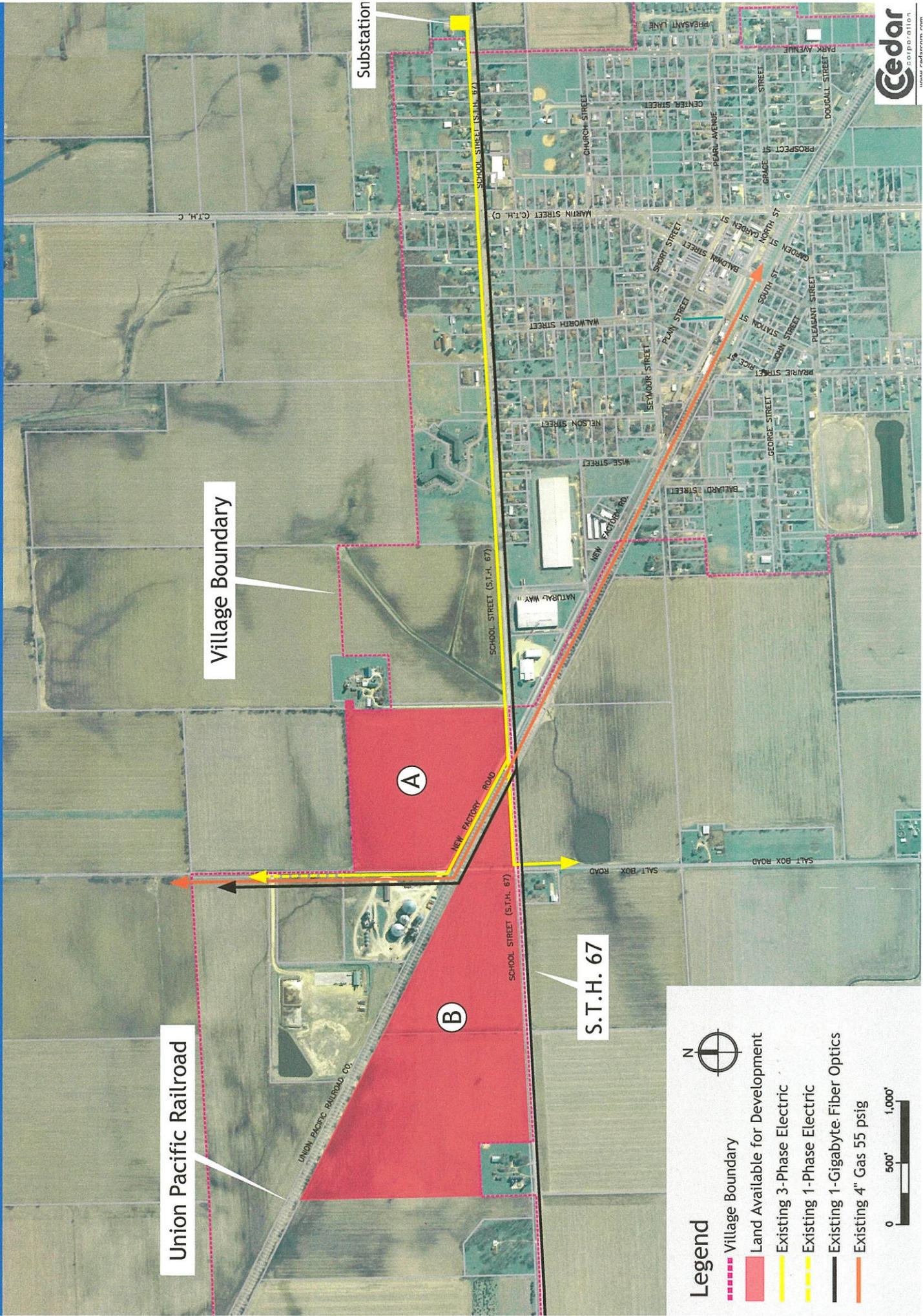
Walworth County, Wisconsin



20 miles to Metra commuter rail service serving the Chicago Area
45 miles to Chicago Rockford International Airport - Rockford, Ill
63 miles to General Mitchell International Airport - Milwaukee, WI
70 miles to Dane County Regional Airport - Madison, WI
70 miles to O'Hare International Airport - Chicago, Ill

Village of Sharon: Existing Electric, Gas & Fiber Optics

Walworth County, Wisconsin



Union Pacific Railroad

Village Boundary

Substation

S.T.H. 67

Legend

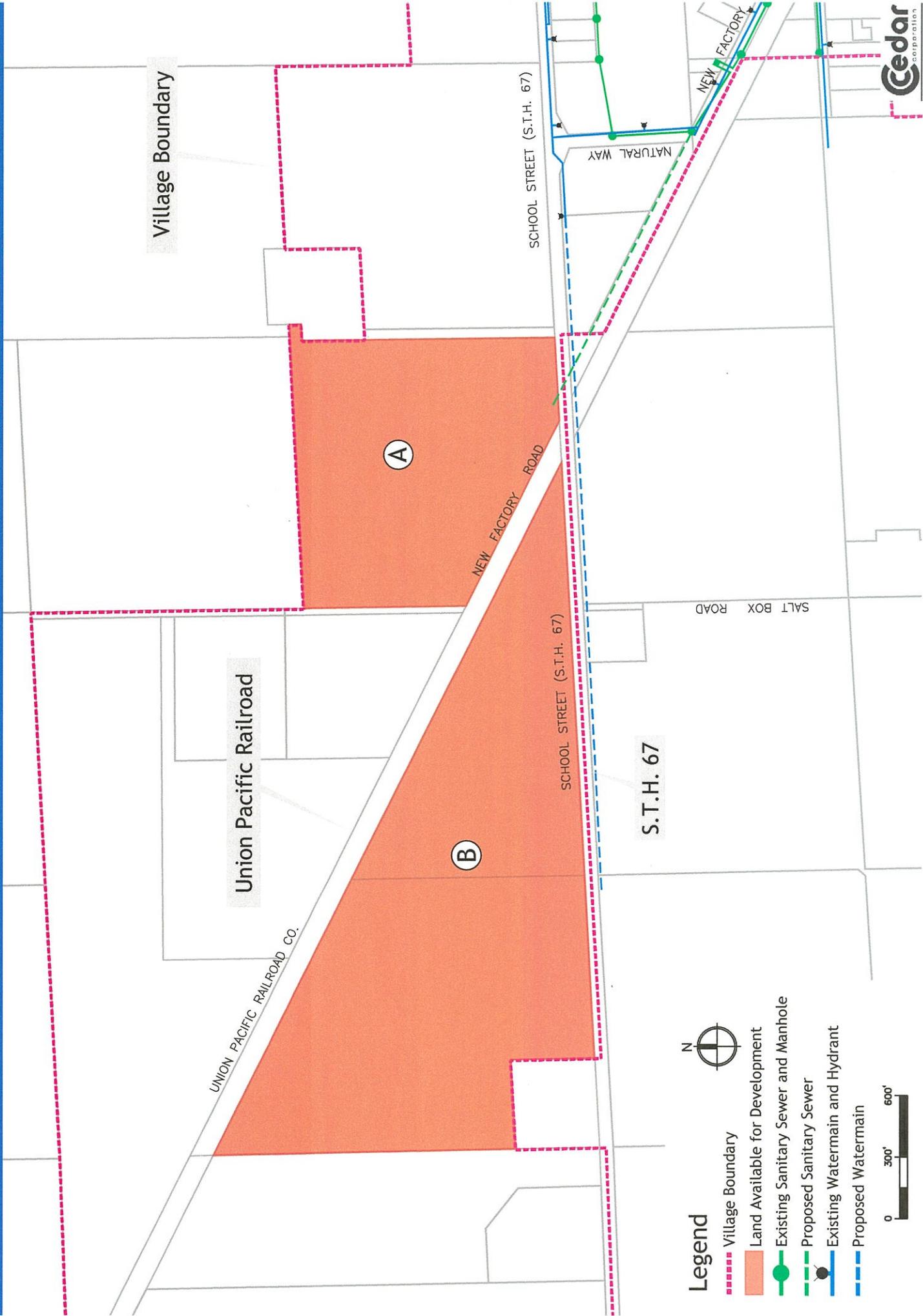
- Village Boundary
- Land Available for Development
- Existing 3-Phase Electric
- Existing 1-Phase Electric
- Existing 1-Gigabyte Fiber Optics
- Existing 4" Gas 55 psig

0 500' 1,000'

N

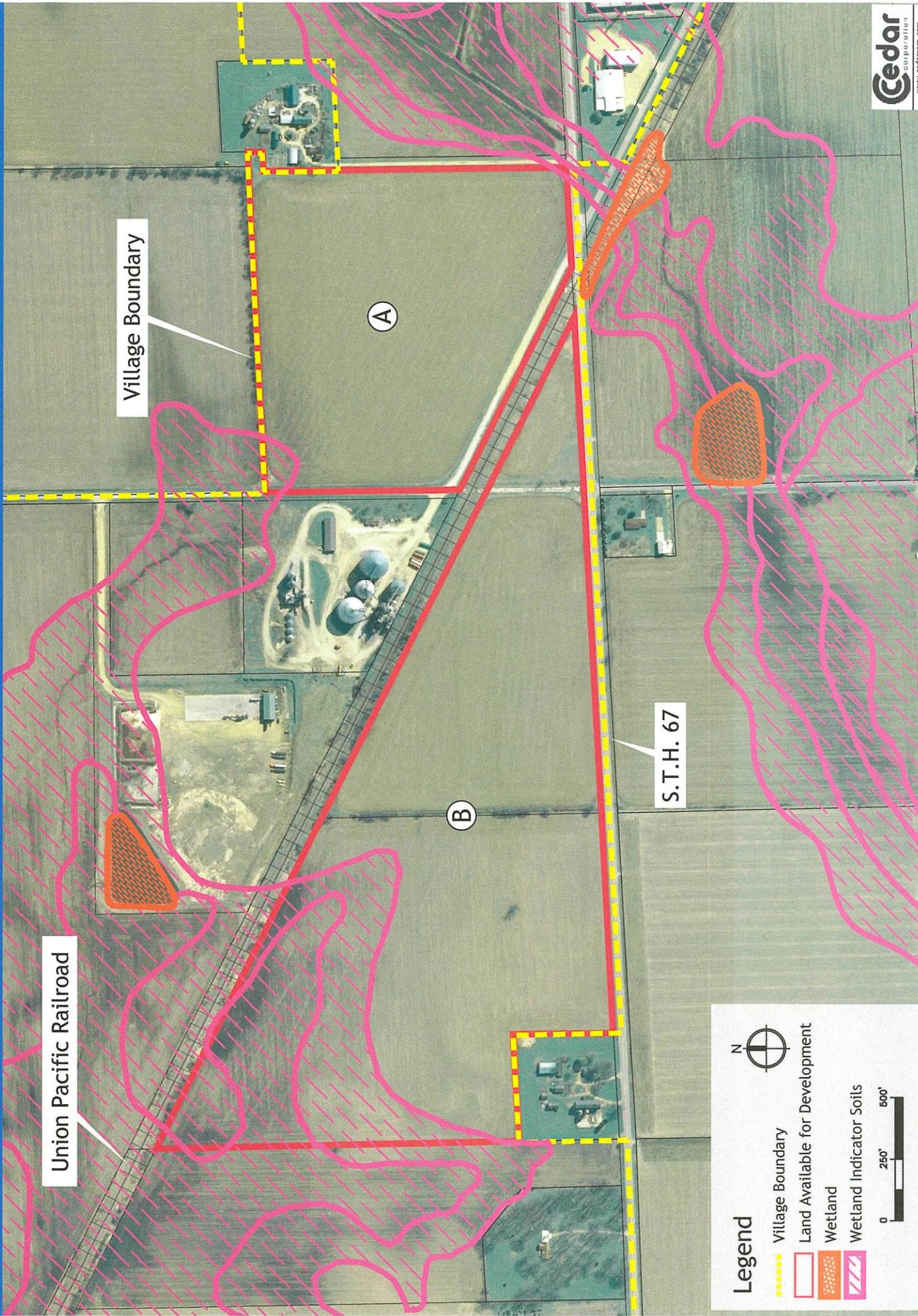
Village of Sharon: Existing Municipal Infrastructure

Walworth County, Wisconsin



Village of Sharon: Development Limitations

Walworth County, Wisconsin



Union Pacific Railroad

Village Boundary

S.T.H. 67

A

B

Legend

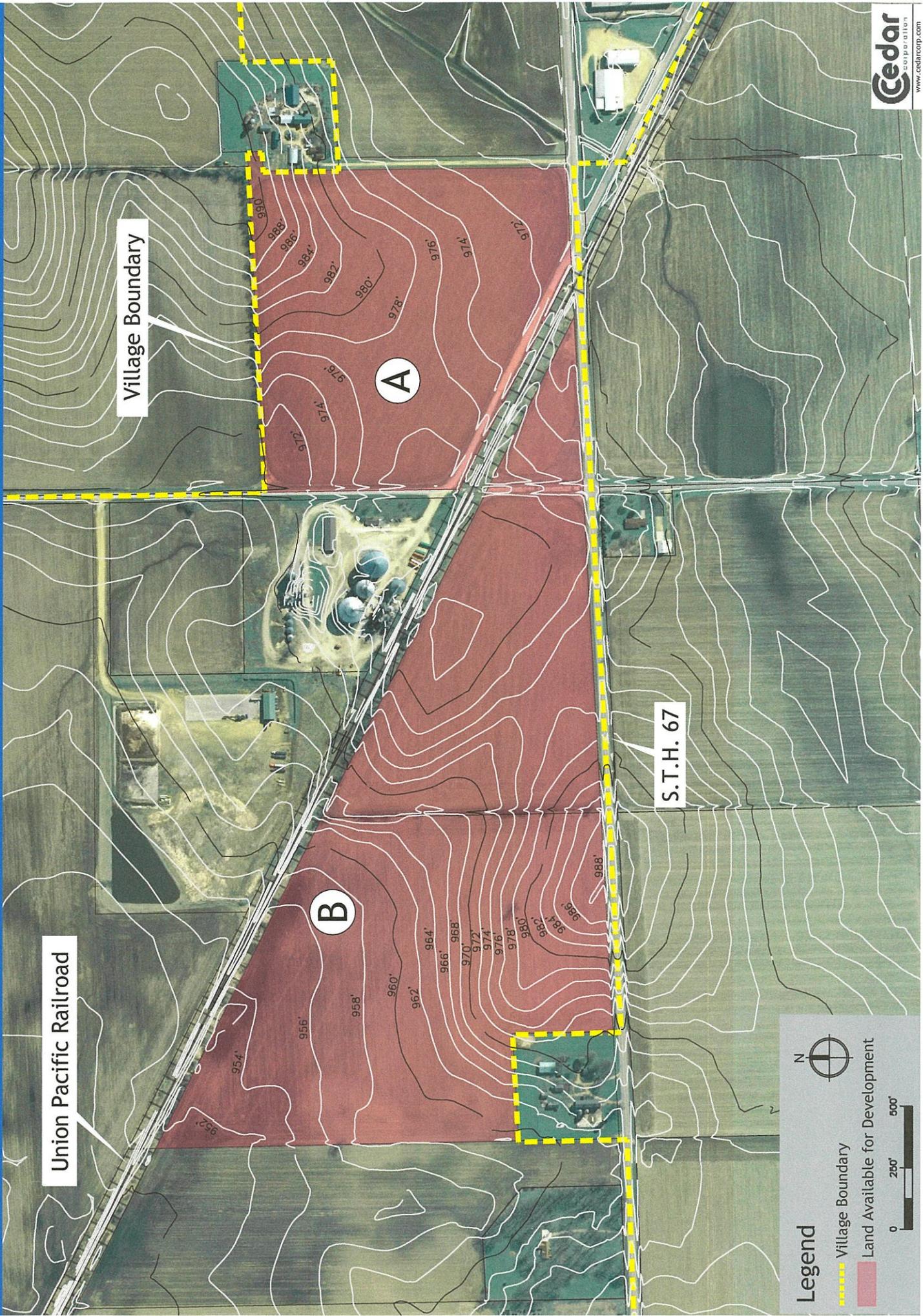
- Village Boundary
- Land Available for Development
- Wetland
- Wetland Indicator Soils

0 250' 500'

N

Village of Sharon: Topographic Map

Walworth County, Wisconsin



Union Pacific Railroad

Village Boundary

S.T.H. 67



Legend

----- Village Boundary

Land Available for Development

