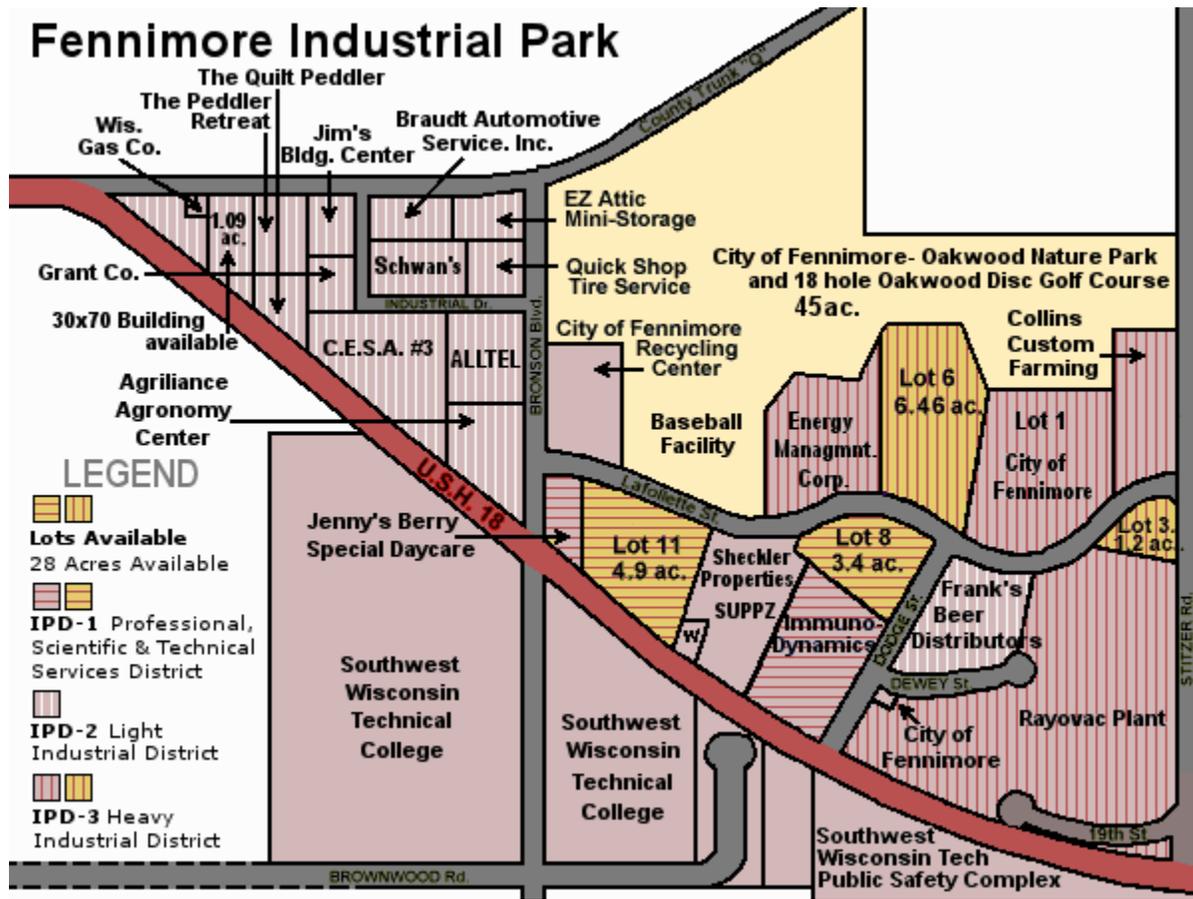


Fennimore Industrial and Economic Development Corporation
850 Lincoln Ave., Fennimore WI 53809 608-822-3599 or 1-800-822-1131



Property Description:

Ownership - the City of Fennimore owns the industrial property. The Fennimore Industrial and Economic Development Corporation (FIEDC) serves as the marketing arm for the city. FIEDC actively seeks new industry and stands willing to offer their assistance.

Size - The 65-acre industrial park has 16 acres currently available for development. The Park is fully developed with underground water, sewer, and electric service to the property line. All streets have curb and gutter and are paved with asphalt cement bituminous pavement.

Location - The Industrial Park is conveniently located on U. S. Hwy 18, on the City's East Side. U. S. Hwy 61 is located within a mile from the Park.

Incentives - FIEDC and the Fennimore City Council offer land incentives based on the cost of business development and taxable value of property. Please call 608-822-3599 to discuss details. Several other regional incentives may also be available.

Schools - Southwest Tech is adjacent to the Park and offers customized labor training.

Zoning:

IPD-1 Professional, Scientific & Technical Services District

District is intended to provide for professional office and service businesses. This District is intended to specifically encourage the planned development of the industrial park setting for small to medium sized businesses. Permitted uses are those identified in the North American Industry Classification System (NAICS) Professional, Scientific and Technical Services #51---5419 codes.

IPD-2 Light Industrial District

District is intended to provide for professional office, manufacturing and service businesses. This district is intended specifically to encourage the planned development of the industrial park setting for small to medium sized businesses including all permitted uses and structures in the IPD-1 District. Professional, manufacturing and services uses and/or structures including, but not limited to, the following: distribution terminals, government facilities, light fabrication, packing and assembly of products, specialized trades, transportation services, warehousing.

IPD-3 Heavy Industrial District

District is intended to provide for industries which require large sites, which may require extensive buffering, and which are of a character involving open storage or manufacture of equipment materials and other products.

Complete zoning information is available from the Fennimore City Clerk 608-822-6119 or Dennis Biddick, Director of Public Works 608-822-6501. Office hours are from 7:30 a.m. to 4:30 p.m. Monday through Friday.

Utilities:

Fennimore Municipal Utilities offers highly competitive rates for sewer, water and electrical services that can save substantial operating dollars.

Water System - The Park has a new water tower with a 300,000 gallon storage capacity, 12" diameter mains, 2,300+gpm; static water pressure is 55psi.

Sanitary Sewer System - The Fennimore wastewater treatment facility has a design capacity of 620,000 gallons per day, operating hydraulically at 50% capacity, with 8" and 10" mains.

Natural Gas - Wisconsin Power and Light provide Natural gas with 40" diameter mains serving the area. The pressure is 60 psi.

Electric - Fennimore owns their own municipal utilities service which allows Fennimore to offer highly competitive electric rates.

Telecommunications Provider - TDS Telecom is the local telecommunications provider. TDS offers quality communication services, which link our community and Industrial Park to global markets with copper and fiber optics telecommunications. TDS Telecom offers High-Speed Internet and Data services including high speed DSL service. TDS Telecom also offers Centrex capabilities to small and large business systems.

For more information, please contact the Fennimore Industrial and Economic Development office at 850 Lincoln Ave., Fennimore WI 53809; 608-822-3599 or toll-free at 1-800-822-1131.