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# 333 Portland Road

# Waterloo, Wisconsin

**\*\* Available Bare Ground Industrial Site (9 acres buildable) \*\***

## THE OPPORTUNITY.

This 17 acre site (9 buildable), next to the Waterloo Fire Department, has ready access to State Highway 19. It is nine miles from I-94. State Highways 19 and 89 are Waterloo's main highway corridors. The community is also served by Wisconsin & Southern Railroad. Ample water, and electric capacity are in place at this location. Municipally owned Waterloo Utilities has a substation located across the north boundary of the site.

Located in Jefferson County, 20 minutes east of Madison, the Waterloo area has a small-town appeal accompanied by quick access to all of the amenities of Wisconsin's capital city. The City of Waterloo has a population of 3,371 and the neighboring Village of Marshall has 3,500 residents.

Strategically located between Madison, Milwaukee and the Fox Valley – Waterloo offers:

- Aggressive incentives and fast project approvals: a results-based municipal partnership.
- Access to the Dane County Labor Market at a substantially lower cost.
- Small town charm at an affordable price.
- Great schools - both public & private.
- Abundant outdoor recreational opportunities.

The City of Waterloo offers a quality of life ideal for families, with beautiful municipal parks and nearby county and state recreational areas, including the 4,000-acre Waterloo Wildlife Area, the 40-acre Garman Preserve, and a 50-acre Firemen's Park featuring a fully restored 1911 C.W. Parker Carousel and the oldest active baseball field in Wisconsin.

The home of Trek Bicycle, Sheehy Trucking Company, Van Holten Pickles, Jim's Cheese, McKay Nursery, Sussek Machine Company and others -- Waterloo's municipal-business partnerships are the cornerstone of this welcoming community. Located just across the Dane County border, in Jefferson County, Waterloo provides cost effective access to the Dane County labor market at a substantially lower cost than building in Dane County.

General surroundings fit for industrial activity with State Highway access.

Community served by Wisconsin & Southern Railroad.

Aggressive TIF financing available.

No significant topography issues.

Industrial zoning.

Fire station proximity equals positive insurance classification rating.

No known environmental, archeological/historical or endangered species impediments to immediate industrial development.

Direct cash incentives designed to benefit your financial situation on Day 1.

For more information about this site, please contact Mo Hansen at 920-478-3025.



# OFFERING MORE, DELIVERING MORE.

- 1. Incentives & Cash Benefits (negotiable estimate).** Direct cash incentives for qualifying projects.
- 2. No Cost Land Acquisition.** Land acquisition expense of \$0 (zero). This site becomes available at no cost in exchange for site development. The site is zoned for industry and ready for build-new construction.
- 3. Access To The Dane County Labor Market Without The Dane County Price Tag.** Twenty minutes from Madison -- Wisconsin's economic engine – our community offers fast, low-cost project approvals with an in-house combined state/local plan review - saving time and lowering construction expense.
- 4. Utility Rates Lowering Your Cost Of Operation.**

Electric Service. Municipally owned Waterloo Utilities is your partner in lowering your cost of doing business. We offer 4-years of electric rates at our wholesale rate under provisions of the New Load Pricing Tariff to qualifying projects.

Waterloo Utilities Superintendent Barry Sorenson and Energy Services Specialist Cory Neeley can help you save energy during the design phase and once you are operating.

New Construction Design Assistance. Waterloo Utilities offers additional financial assistance to overcome barriers that would otherwise prevent the installation of efficiency measures. Technical assistance is available for prescriptive incentives from WPPI Energy, Focus on Energy and other efficiency incentive programs.

Ready Utilities. Great rates and ample capacity exists to serve this project through Waterloo Utilities. Natural gas serviced provided by WE Energies.

**5. A Public/Private Record Of Success:** The home of Trek Bicycle, ASCEND Retail Management Solutions, Van Holten Pickles, Jim's Cheese, McKay Nursery, Sussek Machine Company and many others -- Waterloo's municipal-business partnerships are the cornerstone of our welcoming community.

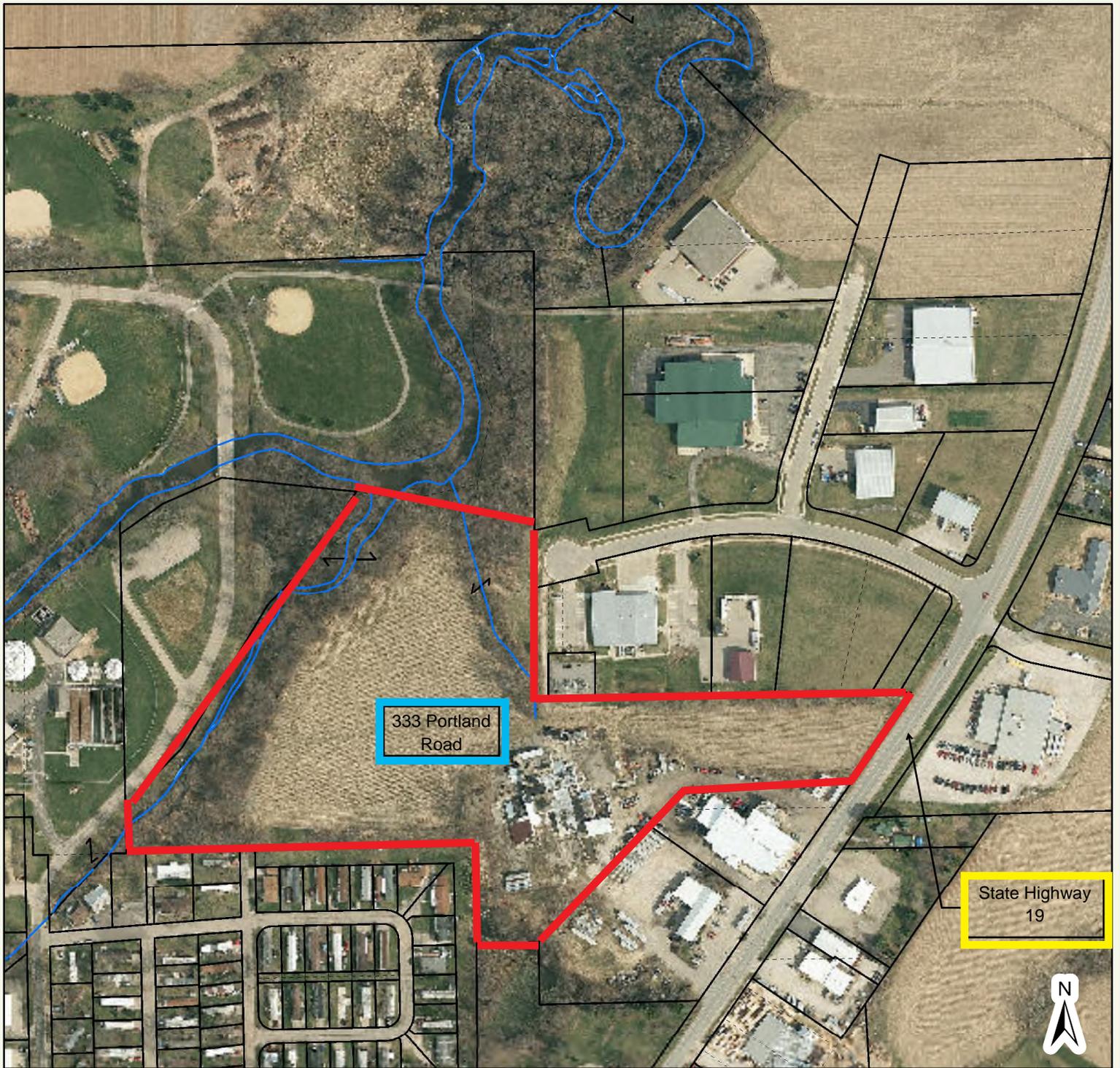
Don't take our word for it. Speak directly with Waterloo's business leaders.

Trek Bicycle	Mark Joslyn	VP Human Resources	(920) 478-2191 x 12631	<a href="mailto:Mark_Joslyn@trekbikes.com">Mark_Joslyn@trekbikes.com</a>
Sheehy Enterprises	John Sheehy	President	(800) 678-2104	<a href="mailto:John@Sheehymail.com">John@Sheehymail.com</a>
ASCEND	Mark Hoggatt	Software Manager	(877) 875-8663	<a href="mailto:Mark_Hoggatt@ascendrms.com">Mark_Hoggatt@ascendrms.com</a>
Van Holten Pickles	Steve Byrnes	General Manager	(800) 255-0619	<a href="mailto:sbyrnes@vanholtenpickles.com">sbyrnes@vanholtenpickles.com</a>
McKay Nursery	Kurt Popp	President	(920) 478-2121	<a href="mailto:kpopp@mckaynursery.com">kpopp@mckaynursery.com</a>
Sussek Machine Co	Chris Feller	President	(920) 478-2126	<a href="mailto:chrisf@sussek.com">chrisf@sussek.com</a>

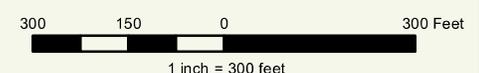
## TAKE THE NEXT STEP.

For more information about this City of Waterloo site, contact Mo Hansen with the City of Waterloo at 920-478-3025, or [mhansen@waterloowi.us](mailto:mhansen@waterloowi.us)

# 333 Portland aerial



- |  |   |   |
|--|---|---|
|  Municipal Boundaries  |  Section Lines       |  Red: Band_1   |
|  Property Boundary     |  Surface Water       |  Green: Band_2 |
|  Old Lot/Meander Lines |  Map Hooks           |  Blue: Band_3  |
|  Rail Right of Ways    |  Tax Parcels         |   |
|  Road Right of Ways    |  Streams and Ditches |   |





Ample Water & Sanitary Sewer Capacity In-Place

Primary Access

Waterloo Utilities Electric Substation

All Prior Buildings Razed

# PLAT OF SURVEY

-OF-

290 213-0531-001

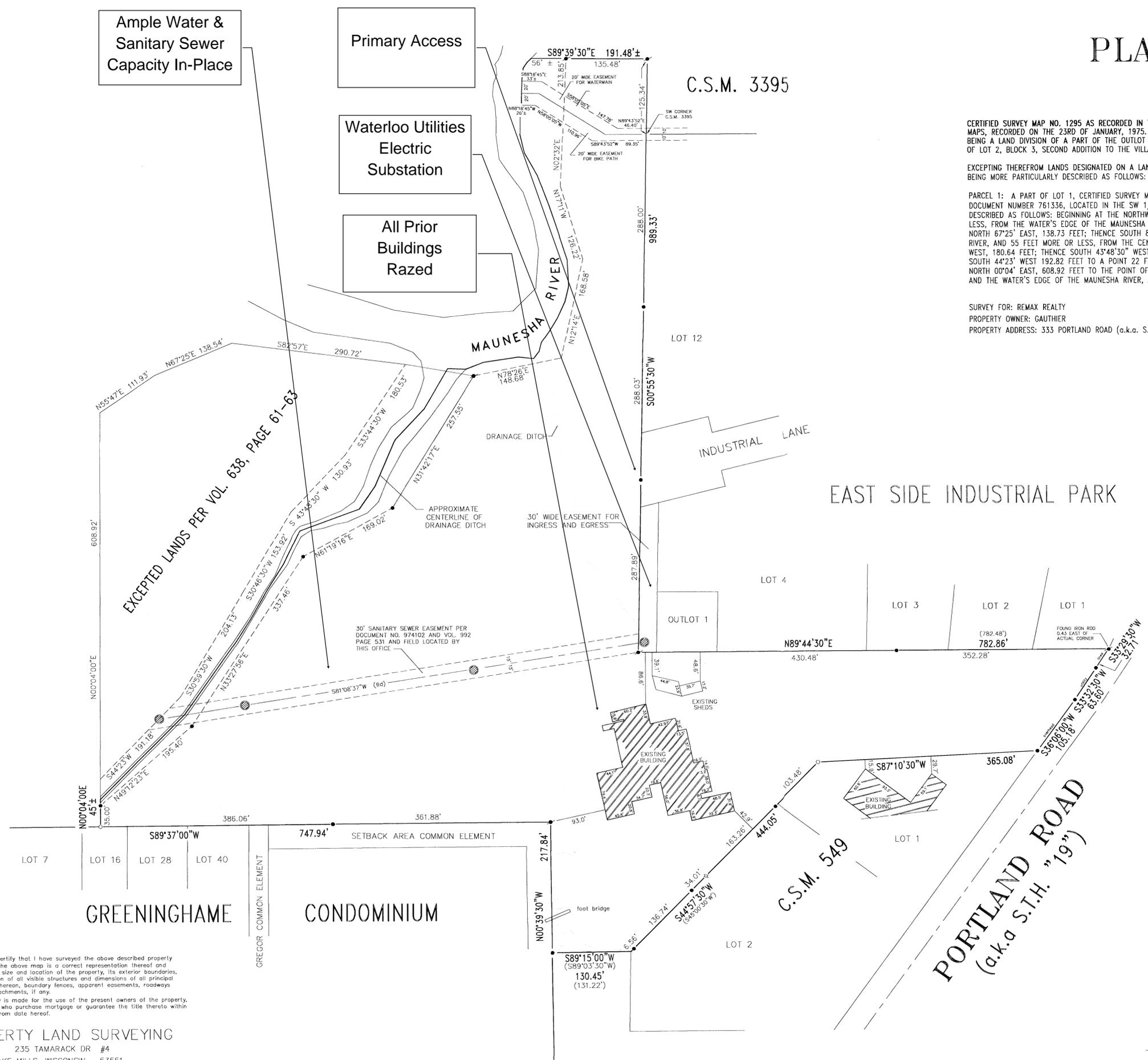
C.S.M. 3395

CERTIFIED SURVEY MAP NO. 1295 AS RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE AS DOCUMENT NO. 761336, IN VOLUME 4 OF CERTIFIED SURVEY MAPS, RECORDED ON THE 23RD OF JANUARY, 1975. BEING A LAND DIVISION OF A PART OF THE OUTLOT 62 AND OUTLOT 64, ASSESSOR'S PLAT OF THE VILLAGE OF WATERLOO (NOW THE CITY OF WATERLOO) AND A PART OF LOT 2, BLOCK 3, SECOND ADDITION TO THE VILLAGE OF WATERLOO (NOW THE CITY OF WATERLOO), ALL IN THE CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN.

EXCEPTING THEREFROM LANDS DESIGNATED ON A LAND DIVISION MAP, RECORDED IN THE JEFFERSON COUNTY REGISTER OF DEEDS OFFICE AS VOLUME 638, PAGE 63 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1: A PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 1295, RECORDED IN VOLUME 4 OF CERTIFIED SURVEY MAPS OF JEFFERSON COUNTY ON PAGE 243, DOCUMENT NUMBER 761336, LOCATED IN THE SW 1/4 OF SECTION 5, TOWNSHIP 8, RANGE 13 EAST, CITY OF WATERLOO, JEFFERSON COUNTY, WISCONSIN, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 1 OF THE ABOVE DESCRIBED CERTIFIED SURVEY MAP, SAID CORNER BEING 25 FEET, MORE OR LESS, FROM THE WATER'S EDGE OF THE MAUNESHA RIVER, THENCE ON A MEANDER LINE ALONG THE MAUNESHA RIVER NORTH 55°47' EAST, 111.93 FEET, THENCE NORTH 67°25' EAST, 138.73 FEET; THENCE SOUTH 82°57' EAST, 290.72 FEET TO A POINT 13 FEET, MORE OR LESS FROM THE WATER'S EDGE OF THE MAUNESHA RIVER, AND 55 FEET MORE OR LESS, FROM THE CENTERLINE OF A DRAINAGE DITCH; THENCE CONTINUING ON A MEANDER LINE ALONG SAID DRAINAGE DITCH, SOUTH 33°44'30" WEST, 180.64 FEET; THENCE SOUTH 43°48'30" WEST, 130.93 FEET; THENCE SOUTH 30°46'30" WEST, 153.92 FEET; THENCE SOUTH 30°59'30" WEST, 204.13 FEET; THENCE SOUTH 44°23' WEST 192.82 FEET TO A POINT 22 FEET, MORE OR LESS, FROM THE CENTERLINE OF SAID DRAINAGE DITCH, AND THE END OF THE MEANDER LINE; THENCE NORTH 00°04' EAST, 608.92 FEET TO THE POINT OF BEGINNING, CONTAINING 5.03 ACRES OF LAND, MORE OR LESS, INCLUDING ALL LAND LYING BETWEEN THE MEANDER LINE AND THE WATER'S EDGE OF THE MAUNESHA RIVER, AND ALL LAND LYING BETWEEN THE MEANDER LINE AND THE CENTERLINE OF A DRAINAGE DITCH.

SURVEY FOR: REMAX REALTY  
 PROPERTY OWNER: GAUTHIER  
 PROPERTY ADDRESS: 333 PORTLAND ROAD (a.k.a. S.T.H. "19")



## EAST SIDE INDUSTRIAL PARK

- NOTES:
- 1.) RIGHT OF WAY LINE ALONG S.T.H. "19" (PORTLAND ROAD) IS PER HIGHWAY RIGHT-OF-WAY RELOCATION ORDER PROJECT NO. 3052-3-21 DATED 11-23-1979.
  - 2.) THERE IS CURRENTLY NO VEHICULAR ACCESS TO SUBJECT PROPERTY FROM S.T.H. "19" (PORTLAND ROAD).
  - 3.) AN APPARENT EASEMENT FOR INGRESS AND EGRESS TO SUBJECT PROPERTY FROM SAID S.T.H. "19" (PORTLAND ROAD) IS SHOWN ON AN ARCHITECT'S DRAWING DATED JUNE 13, 1979 AS DRAWING NO. 7903510. THIS APPARENT EASEMENT IS SHOWN AS A COMMON DRIVEWAY RUNNING FROM S.T.H. "19" TO BUILDINGS ON THE SUBJECT PROPERTY ACROSS THE NORTHEASTERLY PORTION OF THE PROPERTY DESCRIBED AS LOT 1 OF CERTIFIED SURVEY MAP NO. 549. THIS OFFICE COULD FIND NO OTHER WRITTEN RECORD OF THIS APPARENT EASEMENT AND ANY PHYSICAL EVIDENCE OF SAID ASPHALT DRIVEWAY COULD NOT BE DISCERNED BY THIS OFFICE AT THE TIME OF THIS SURVEY. C.S.M. 549 WAS RECORDED ON OCTOBER 23, 1974 AND C.S.M. 1295 WAS RECORDED ON MAY 23, 1975.
  - 4.) ACCESS TO SUBJECT PARCEL IS IN THE FORM OF A 30 FOOT WIDE EASEMENT ALONG THE WEST LINE OF LOT 4 AND ABUTTING OUTLOT 1 OF EAST SIDE INDUSTRIAL PARK.
  - 5.) NO CONCRETE AND ASPHALT IMPROVEMENTS ON AND AROUND SUBJECT BUILDING WERE LOCATED BY THIS OFFICE DUE TO SNOW COVER.

I hereby certify that I have surveyed the above described property and that the above map is a correct representation thereof and shows the size and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadways and encroachments, if any.  
 This survey is made for the use of the present owners of the property, and those who purchase mortgage or guarantee the title thereto within one year from date hereof.

LIBERTY LAND SURVEYING  
 235 TAMARACK DR #4  
 LAKE MILLS, WISCONSIN 53551  
 262-767-8786 262-901-5116

THIS IS NOT AN ORIGINAL PRINT UNLESS THIS SEAL IS RED

*Franklin J. Lehman*  
 FRANKLIN J. LEHMAN 5-2211

DECEMBER 29, 2015 151201 B  
 DATE JOB NUMBER

FEB 13 2016

- LEGEND
- FOUND IRON PIPE
  - FOUND IRON ROD
  - SET IRON ROD
  - xx SET RR SPIKE
  - ⊗ EXISTING MANHOLE
  - ( ) RECORDED AS

SCALE: 1" = 80'