



CROSSROADS
BUSINESS • PARK



Ownership Information

Ownership Information

1. Provide the name, address, phone number and email of the legal property owner of record

Attachments: Exhibit 1 – Site Location Map

The main contact for all sites is City of Milton Administrator Jerry Schuetz.

Mailing Address – 430 E. High Street, Suite 3, Milton, WI 53563

Phone Number – (608) 868-6900

Email – jschuetz@milton-wi.gov

City of Milton Site

Parcel # V-23-1466 and # V-23-1466.3

Owner – City of Milton, Attn: Jerry Schuetz, City Administrator

Mailing Address – 430 E. High Street, Suite 3, Milton, WI 53563

Phone Number – (608) 868-6900

Email – jschuetz@milton-wi.gov

Hull Site

Parcel # 6-13-267 and # 6-13-255

Owner – City of Milton, Attn: Jerry Schuetz, City Administrator

Mailing Address – 430 E. High Street, Suite 3, Milton, WI 53563

Phone Number – (608) 868-6900

Email – jschuetz@milton-wi.gov

Belardi Site

Portion of Parcel # 6-13-266

Owner – Todd Belardi & Brian Belardi

Mailing Address – PO Box 41, Roscoe, IL 61073-0041

Phone Number – (414) 916-6715 (Brian)

Email – Not Available

Fredrick Site

Parcel # 6-13-265

Owner – Fredrick Farms LLP

Mailing Address – 7011 E. State Road 59, Milton, WI 53563

Phone Number – (608) 289-8630

Email – Not Available

2. Include evidence of clear title to property owner, or certification from the property owner, include copy of Certificate of Title (Attach as exhibit)

Attachments: Exhibit 2 - City of Milton Site Parcel Details (Parcel #V-23-1466)

Exhibit 3 - City of Milton Site Parcel Details (Parcel #V-23-1466.3)

Exhibit 4 - Hull Site Parcel Details (Parcel #6-13-255)

Exhibit 5 - Hull Site Parcel Details (Parcel #6-13-267)

Exhibit 6 - Belardi Site Parcel Details (Parcel #6-13-266)

Exhibit 7 - Fredrick Site Parcel Details (Parcel #6-13-265)

Note: The parcel details and taxes include the entire parcel whereas the sites only include a portion of the parcels.

The main contact for all sites is City of Milton Administrator Jerry Schuetz.

Mailing Address – 430 E. High Street, Suite 3, Milton, WI 53563

Phone Number – (608) 868-6900

Email – jschuetz@milton-wi.gov

Ownership Information

3. Include tax map and parcel number with site outlined (Attach as exhibit)

Attachments: Exhibit 8 - Tax Map and Parcel Numbers with Site Outlined

Exhibit 8 explains the discrepancy between acreage stated on the shovel ready designation paperwork and acreage on the parcel detail sheets in Question 2. In all of the sites, only portions of some parcels are being included in the Shovel Ready designation. As of September 19, 2013 the City of Milton owns the property designated as the Hull Site and has an option to purchase the sections of the parcels north of State Highway 59 indicated on Exhibit 8 in green and purple.

4. Include a dated letter from the property owner stating sales or lease price, (stated in dollars per acre) and term of stated price, or document with a current Real Estate Broker listing, including terms of listing (Attach as exhibit)

Attachments: Exhibit 9 - Price Per Acre for City of Milton Shovel Ready Sites

Refer to the Community Section, Question 8 for further detail on land pricing and incentives.

The City of Milton owns the Hull Site as of September 19, 2013.

5. Provide a Voluntary Real Property Disclosure Form from the owner (Attach as exhibit)

Attachments: Exhibit 10 - Voluntary Real Property Disclosure Form (City of Milton Site)

Exhibit 11 - Voluntary Real Property Disclosure Form (Hull Site)

Exhibit 12 - Voluntary Real Property Disclosure Form (Belardi Site)

Exhibit 13 - Voluntary Real Property Disclosure Form (Fredrick Site)

6. Name of individual or group marketing site for development

The main contact for all sites is City of Milton Administrator Jerry Schuetz.

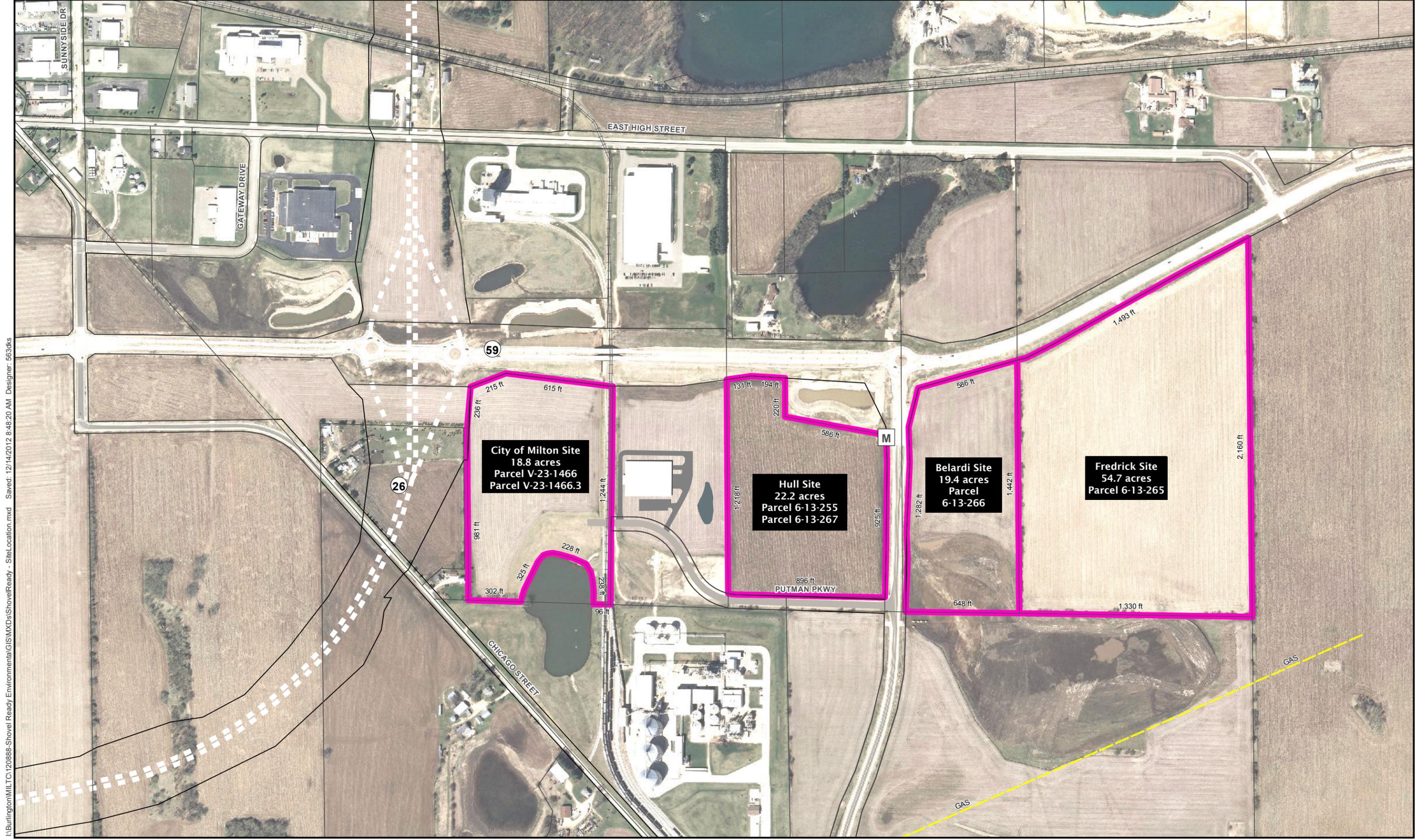
Mailing Address – 430 E. High Street, Suite 3, Milton, WI 53563

Phone Number – (608) 868-6900

Email – jschuetz@milton-wi.gov

7. Proper documentation if economic development entity has right of first refusal (Attach as exhibit)

The City of Milton does not have first right of refusal.



I:\Burlington\MIL\TC\120888-Shovel Ready Environmental\GIS\MXDs\ShovelReady - SiteLocation.mxd Saved: 12/14/2012 8:48:20 AM Designer: 563dks

City of Milton Site
18.8 acres
Parcel V-23-1466
Parcel V-23-1466.3

Hull Site
22.2 acres
Parcel 6-13-255
Parcel 6-13-267

Belardi Site
19.4 acres
Parcel 6-13-266

Fredrick Site
54.7 acres
Parcel 6-13-265

Source(s): -

NORTH ↑

1" = 500'

0 250 500 1,000 Feet

EXHIBIT 1 - SITE LOCATION

Shovel Ready Site Designation
City of Milton, WI

Rock County GIS Website - Parcel Details

[Current Taxes](#)
[New Search](#)
[GIS Home](#)
PARCEL INFORMATION

| | | | |
|--------------|--------------------------------|------------|----------------|
| Parcel | V-23-1466 | First Name | |
| Tax ID # | 257 159100 | Last Name | CITY OF MILTON |
| Address | 430 E HIGH ST, MILTON WI 53563 | | |
| Municipality | City of Milton | | |

GENERAL INFORMATION

| | | | | | |
|------------|---------|-------------|------|--------------|---------|
| Vol-Page1 | | School Dist | 3612 | Sec/Town/Ran | 35-4-13 |
| Vol-Page2 | | Other Dist | 0006 | Assess Year | 2012 |
| Vol-Page3 | | Other Dist | | Acres | 36.880 |
| Document 1 | 1591437 | Document 2 | | Document 3 | |
| LP | | | | | |

ASSESSED VALUE INFORMATION

| | | | |
|-------|-----------|------|-------------|
| Other | 36.880 Ac | Land | Improvement |
|-------|-----------|------|-------------|

LEGAL DESCRIPTION

W3/4 E1/2 NE1/4, W1/2 NE1/4
(EXC CSM 19-311) (EXC CSM
COM NW COR E1/2 NW1/4,
RD, NW 573.73', N 491.5' TO
NE1/4, N 980.76', W TO W LN
ALG RD TO E-W C/L SEC,
(EXC CSM 28-157)
(EXC CSM 33-295)

& E1/2 NW1/4 LYING NE OF RD
26-83) (EXC CSM 4-230) (EXC
E 374.89', S 905.76' TO C/L
POB) (EXC COM SE COR W1/2
W1/2 NE1/4, S TO C/L RD, SW
E 680.46' TO POB)
(EXC CSM 31-122) (EXC HWY)

EXHIBIT 3 - City of Milton Site Parcel Details (Parcel #V-23-1466.3)

Rock County GIS Website - Parcel Details

[Current Taxes](#)
[New Search](#)
[GIS Home](#)
PARCEL INFORMATION

| | | | |
|--------------|--------------------------------|------------|----------------|
| Parcel | V-23-1466.3 | First Name | |
| Tax ID # | 257 159103 | Last Name | CITY OF MILTON |
| Address | 430 E HIGH ST, MILTON WI 53563 | | |
| Municipality | City of Milton | | |

GENERAL INFORMATION

| | | | | | |
|------------|---------|-------------|------|--------------|---------|
| Vol-Page1 | | School Dist | 3612 | Sec/Town/Ran | 35-4-13 |
| Vol-Page2 | | Other Dist | 0006 | Assess Year | 2012 |
| Vol-Page3 | | Other Dist | | Acres | 11.000 |
| Document 1 | 1591437 | Document 2 | | Document 3 | |
| LP | | | | | |

ASSESSED VALUE INFORMATION

| | | | |
|-------|-----------|------|-------------|
| Other | 11.000 Ac | Land | Improvement |
|-------|-----------|------|-------------|

LEGAL DESCRIPTION

| | |
|-----------------------------|---------------|
| PT NE1/4 E 11A OF S 980.76' | OF W1/2 NE1/4 |
|-----------------------------|---------------|

Rock County GIS Website - Parcel Details

[Current Taxes](#)
[New Search](#)
[GIS Home](#)
PARCEL INFORMATION

| | | | |
|--------------|---|------------|----------------|
| Parcel | 6-13-255 | First Name | % KERRY HULL |
| Tax ID # | 026 035001 | Last Name | HULL FARMS INC |
| Address | 7818 N CONSOLIDATED RD, EDGERTON WI 53534 | | |
| Municipality | Town of Milton | | |

GENERAL INFORMATION

| | | | | | |
|------------|---------|-------------|------|--------------|---------|
| Vol-Page1 | 460-151 | School Dist | 3612 | Sec/Town/Ran | 35-4-13 |
| Vol-Page2 | | Other Dist | | Assess Year | 2012 |
| Vol-Page3 | | Other Dist | | Acres | 14.504 |
| Document 1 | | Document 2 | | Document 3 | |
| LP | | | | | |

ASSESSED VALUE INFORMATION

| | | | | | |
|--------------|-----------|------|------|-------------|--|
| Agricultural | 14.504 Ac | Land | 4400 | Improvement | |
|--------------|-----------|------|------|-------------|--|

LEGAL DESCRIPTION

| | |
|---|---|
| E1/2 E1/2 E1/2 NE1/4 (EXC HWY) (EXC COM SE COR, SELY 50.94', E TO SEC LN, | (EXC PT CSM 8- 299-3A) W 331.47', N 84.94', S TO POB) |
|---|---|

EXHIBIT 5 - Hull Site Parcel Details (Parcel #6-13-267)

Rock County GIS Website - Parcel Details

[Current Taxes](#)
[New Search](#)
[GIS Home](#)
PARCEL INFORMATION

| | | | |
|--------------|---|------------|----------------|
| Parcel | 6-13-267 | First Name | % KERRY HULL |
| Tax ID # | 026 036005 | Last Name | HULL FARMS INC |
| Address | 7818 N CONSOLIDATED RD, EDGERTON WI 53534 | | |
| Municipality | Town of Milton | | |

GENERAL INFORMATION

| | | | | | |
|------------|---------|-------------|------|--------------|---------|
| Vol-Page1 | 460-151 | School Dist | 3612 | Sec/Town/Ran | 36-4-13 |
| Vol-Page2 | | Other Dist | | Assess Year | 2012 |
| Vol-Page3 | | Other Dist | | Acres | 18.146 |
| Document 1 | | Document 2 | | Document 3 | |
| LP | | | | | |

ASSESSED VALUE INFORMATION

| | | | | |
|--------------|-----------|------|------|-------------|
| Undeveloped | 5.280 Ac | Land | 1600 | Improvement |
| Agricultural | 12.866 Ac | Land | 3900 | Improvement |

LEGAL DESCRIPTION

| | |
|-----------------------------|---------------------------|
| W1/2 W1/2 NW1/4 | (EXC PT CSM 8-299) |
| (EXC CSM 11-563) (EXC HWY) | (EXC COM W1/4 COR, E TO W |
| LN HWY, N 80', W TO SEC LN, | S TO POB |

EXHIBIT 6 - Belardi Site Parcel Details (Parcel #6-13-266)

Rock County GIS Website - Parcel Details

[Current Taxes](#)
[New Search](#)
[GIS Home](#)
PARCEL INFORMATION

| | | | |
|--------------|---------------------------------|------------|-------------------|
| Parcel | 6-13-266 | First Name | TODD & BRIAN |
| Tax ID # | 026 036004 | Last Name | BELARDI & BELARDI |
| Address | PO BOX 41, ROSCOE IL 61073-0041 | | |
| Municipality | Town of Milton | | |

GENERAL INFORMATION

| | | | | | |
|------------|------------------------|-------------|------|--------------|---------|
| Vol-Page1 | 134-106 | School Dist | 3612 | Sec/Town/Ran | 36-4-13 |
| Vol-Page2 | | Other Dist | | Assess Year | 2012 |
| Vol-Page3 | | Other Dist | | Acres | 152.520 |
| Document 1 | 1844728 | Document 2 | | Document 3 | |
| LP | 6827 E M-H TOWNLINE RD | | | | |

ASSESSED VALUE INFORMATION

| | | | | | |
|---------------------|------------|------|-------|-------------|-------|
| Agricultural Forest | 2.000 Ac | Land | 2500 | Improvement | |
| Other | 2.000 Ac | Land | 32000 | Improvement | 85000 |
| Undeveloped | 5.000 Ac | Land | 1300 | Improvement | |
| Agricultural | 143.520 Ac | Land | 39300 | Improvement | |

LEGAL DESCRIPTION

| | |
|-----------------------------|---------------------------|
| E1/2 W1/2 NW1/4, N1/2 SW1/4 | (EXC HWY) |
| SE1/4 SW1/4 | LIFE EST-ESTHER M BELARDI |

EXHIBIT 7 - Fredrick Site Parcel Details (Parcel #6-13-265)

Rock County GIS Website - Parcel Details

[Current Taxes](#)
[New Search](#)
[GIS Home](#)
PARCEL INFORMATION

| | | | |
|--------------|-------------------------------------|------------|--------------------|
| Parcel | 6-13-265 | First Name | |
| Tax ID # | 026 036003 | Last Name | FREDRICK FARMS LLP |
| Address | 7011 E STATE RD 59, MILTON WI 53563 | | |
| Municipality | Town of Milton | | |

GENERAL INFORMATION

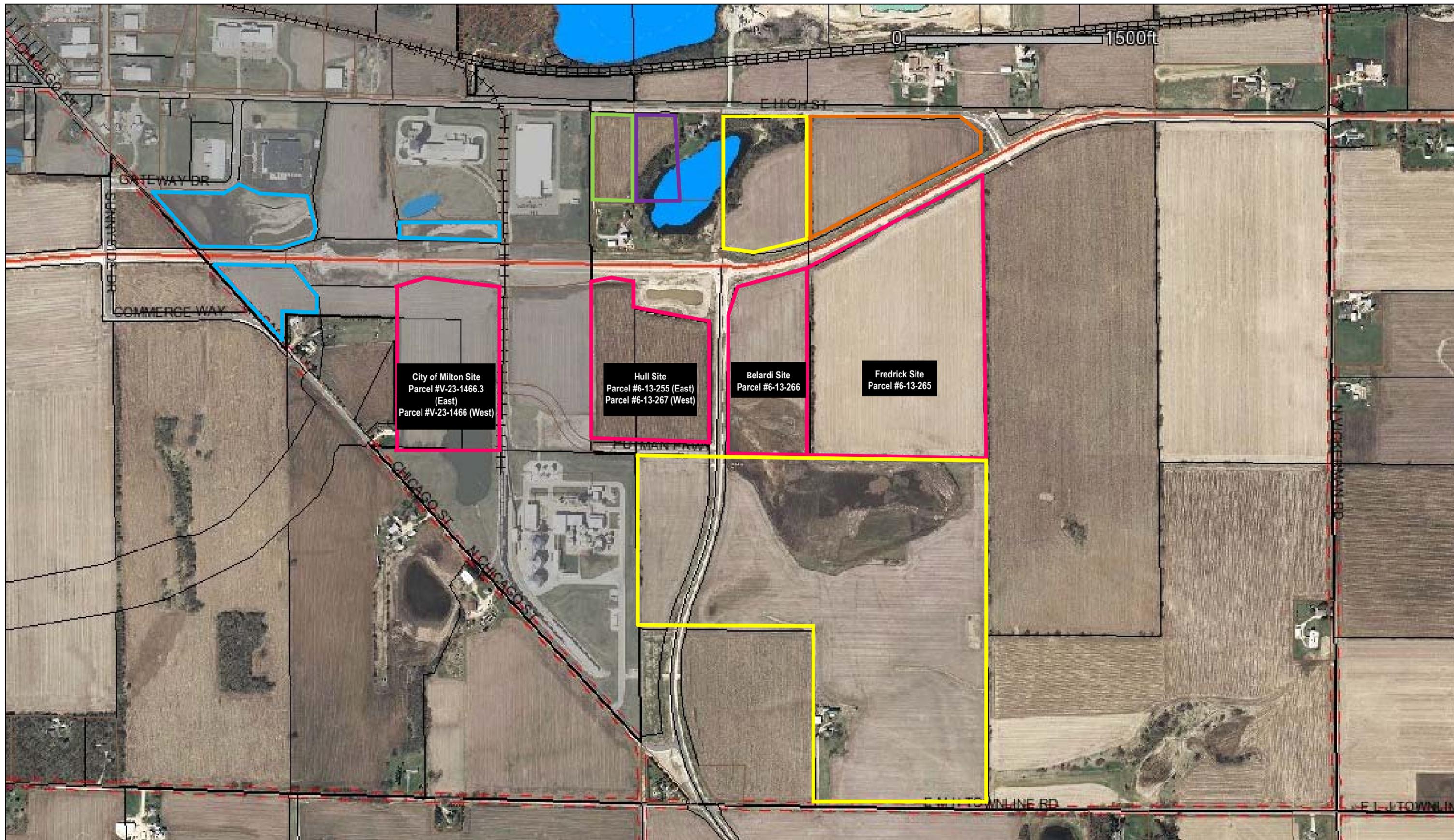
| | | | | | |
|------------|---------|-------------|------|--------------|---------|
| Vol-Page1 | | School Dist | 3612 | Sec/Town/Ran | 36-4-13 |
| Vol-Page2 | | Other Dist | | Assess Year | 2012 |
| Vol-Page3 | | Other Dist | | Acres | 72.933 |
| Document 1 | 1330555 | Document 2 | | Document 3 | |
| LP | | | | | |

ASSESSED VALUE INFORMATION

| | | | | | |
|--------------|-----------|------|-------|-------------|--|
| Agricultural | 72.933 Ac | Land | 22000 | Improvement | |
|--------------|-----------|------|-------|-------------|--|

LEGAL DESCRIPTION

E1/2 NW1/4 (EXC HWY)



City of Milton Site
Parcel #V-23-1466.3
(East)
Parcel #V-23-1466 (West)

Hull Site
Parcel #6-13-255 (East)
Parcel #6-13-267 (West)

Belardi Site
Parcel #6-13-266

Fredrick Site
Parcel #6-13-265

- Additional acreage from City of Milton Site Parcel # V-23-1466
- Additional acreage from Hull Site Parcel #6-13-255
- Additional acreage from Hull Site Parcel #6-13-267
- Additional acreage from Belardi Site Parcel #6-13-266
- Additional acreage from Fredrick Site Parcel #6-13-265
- Shovel Ready Sites

EXHIBIT 8 - TAX MAP AND PARCEL NUMBERS WITH SITE OUTLINED



OFFICE OF THE CITY ADMINISTRATOR

To: Interested Developers in City of Milton Shovel Ready Sites
From: Jerry Schuetz, City Administrator
Date: June 13th, 2013
Cc: James Otterstein, Rock County Planning and Economic Development Manager
Subject: Price per acre for City of Milton shovel ready sites

The City of Milton owns multiple shovel ready designated sites that are prepared for development. The City offers a variety of financial incentives for economic development utilizing Tax Incremental Financing (TIF) district increment as a way to exchange valued land for development in exchange for property value created within the district.

The exchange rate we typically use is that of for every \$300,000 of assessed value guaranteed in a development agreement, the City will exchange 1 acre of land for the cost of \$1 (we are required by law to charge a nominal fee, with an illustrated example that a project that would create \$3,000,000 worth of assessed value in our City would be eligible for 10 acres of land for the cost of \$1).

Some projects have a desire not to utilize these incentives, and for those interested in a straight cash transaction. The price per acre for any of our shovel ready designated sites has been agreed upon by the City and private property owners to be \$30,000 per acre.

Our Mayor, City Council and our staff are all committed to working out development agreements that are mutually beneficial to the City and prospective businesses who seek to call Milton home. The prices for shovel ready designated sites, coupled with TIF District incentives make it affordable for businesses to locate or expand in our Crossroads business park, and we believe you will find the City's price per acre in our Crossroads Business Park to be among the most competitive in the regional market.

If you have any questions about this letter please feel free to contact me directly at 608-868-6900 or via e-mail at jschuetz@milton-wi.gov

Sincerely,

Jerry Schuetz

-Jerry Schuetz
City Administrator
City of Milton

Voluntary Real Property Disclosure Form

The purpose of this form is to allow property owners to fully disclose certain conditions associated with the development site to the buyer. The Real Property Disclosure Form is a statement from a seller to a buyer as to conditions at an identified site at a specific time represented by the date of this form. Condition is defined as a characteristic of the property that would have a substantial adverse effect on the value or liability of the real property or impair the use of the property by future owners. The seller may inform the prospective buyer of changes in the property that have taken place proceeding the date of this form. Statements made on this form are not warranties but may be accepted as reliable and true. This is not a legal document and has no legal effect but is a voluntary statement by the seller.

The seller discloses, to the best of his or her knowledge, that the items listed below are identified and marked accurately:

Seller's Legal Name: City of Milton

Seller's Legal Address: 430 E. High Street, Suite 3

Milton, WI 53563

Property Address: Located West of 1474 Putman Parkway

Milton, WI 53563

Seller is aware of the current conditions of the property. Yes No N/A

Property is in a flood plain. Yes No N/A

Property owner currently has flood insurance. Yes No N/A

Seller is aware of unsafe levels of radon on the property. Yes No N/A

Seller is aware of unsafe concentrations or conditions relating to lead paint, lead water pipes or lead in the soil on the premise.

Yes No N/A

Seller is aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premise.

Yes No N/A

Real Property

Seller is aware of underground fuel storage tanks on the property. Yes No N/A

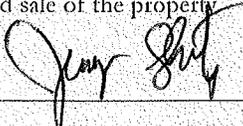
Seller is aware of boundary or lot line disputes. Yes No N/A

Seller has received notice of violation of local, State or Federal laws or regulations relating to this property, which violation has not been corrected.

Yes No N/A

Explanations or comments on any of the items marked above or concerning the property in general.

The Seller certifies that the above information is true and correct based on actual notice or actual knowledge of the seller without specific investigation on the part of the seller. The Seller authorizes any person representing the Seller to provide a copy of this statement and to disclose any information in this statement, to any person in connection with any actual or anticipated sale of the property.

Seller:  Date: 6/13/2013

Seller: _____ Date: _____

Voluntary Real Property Disclosure Form

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The seller discloses, to the best of his or her knowledge, that the items listed below are identified and marked accurately:

Seller's Legal Name: City of Milton

Seller's Legal Address: 430 E. High Street, Suite 3

Milton, WI 53563

Property Address: Located East of 1474 Putman Parkway

Milton, WI 53563

Seller is aware of the current conditions of the property. Yes X No N/A

Property is in a flood plain. Yes No X N/A

Property owner currently has flood insurance. Yes No X N/A

Seller is aware of unsafe levels of radon on the property. Yes No X N/A

Seller is aware of unsafe concentrations or conditions relating to lead paint, lead water pipes or lead in the soil on the premise.

Yes No X N/A

Seller is aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premise.

Yes No X N/A

Real Property

Seller is aware of underground fuel storage tanks on the property. Yes No X N/A

Seller is aware of boundary or lot line disputes. Yes No X N/A

Seller has received notice of violation of local, State or Federal laws or regulations relating to this property, which violation has not been corrected.

Yes No X N/A

Explanations or comments on any of the items marked above or concerning the property in general.

Blank lines for explanations or comments.

The Seller certifies that the above information is true and correct based on actual notice or actual knowledge of the seller without specific investigation on the part of the seller. The Seller authorizes any person representing the Seller to provide a copy of this statement and to disclose any information in this statement, to any person in connection with any actual or anticipated sale of the property.

Seller: [Signature] Date: 6/13/13

Seller: _____ Date: _____

Voluntary Real Property Disclosure Form

The purpose of this form is to allow property owners to fully disclose certain conditions associated with the development site to the buyer. The Real Property Disclosure Form is a statement from a seller to a buyer as to conditions at an identified site at a specific time represented by the date of this form. Condition is defined as a characteristic of the property that would have a substantial adverse effect on the value or liability of the real property or impair the use of the property by future owners. The seller may inform the prospective buyer of changes in the property that have taken place proceeding the date of this form. Statements made on this form are not warranties but may be accepted as reliable and true. This is not a legal document and has no legal effect but is a voluntary statement by the seller.

The seller discloses, to the best of his or her knowledge, that the items listed below are identified and marked accurately:

Seller's Legal Name: Belardi Family Investments, LLC By David W. Belardi, Manager

Seller's Legal Address: P.O. Box 41
Roscoe, IL 61073

Property Address: 6827 E. M-H Townline Road
Milton, WI 53563

Seller is aware of the current conditions of the property. Yes No N/A

Property is in a flood plain. Yes No N/A

Property owner currently has flood insurance. Yes No N/A

Seller is aware of unsafe levels of radon on the property. Yes No N/A

Seller is aware of unsafe concentrations or conditions relating to lead paint, lead water pipes or lead in the soil on the premise. Yes No N/A

Seller is aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premise. Yes No N/A

Real Property

Seller is aware of underground fuel storage tanks on the property. Yes No N/A

Seller is aware of boundary or lot line disputes. Yes No N/A

Seller has received notice of violation of local, State or Federal laws or regulations relating to this property, which violation has not been corrected. Yes No N/A

Explanations or comments on any of the items marked above or concerning the property in general.

The Seller certifies that the above information is true and correct based on actual notice or actual knowledge of the seller without specific investigation on the part of the seller. The Seller authorizes any person representing the Seller to provide a copy of this statement and to disclose any information in this statement, to any person in connection with any actual or anticipated sale of the property.

Seller: *David W. Belardi* Date: 9-17-13
Seller: _____ Date: _____

Voluntary Real Property Disclosure Form

The purpose of this form is to allow property owners to fully disclose certain conditions associated with the development site to the buyer. The Real Property Disclosure Form is a statement from a seller to a buyer as to conditions at an identified site at a specific time represented by the date of this form. Condition is defined as a characteristic of the property that would have a substantial adverse effect on the value or liability of the real property or impair the use of the property by future owners. The seller may inform the prospective buyer of changes in the property that have taken place proceeding the date of this form. Statements made on this form are not warranties but may be accepted as reliable and true. This is not a legal document and has no legal effect but is a voluntary statement by the seller.

The seller discloses, to the best of his or her knowledge, that the items listed below are identified and marked accurately:

Seller's Legal Name: Frederick Farms LLP

Seller's Legal Address: 7011 East High Street
Milton WI 53503

Property Address: 7011 East High Street
Milton WI 53503

Seller is aware of the current conditions of the property. Yes No N/A

Property is in a flood plain. Yes No N/A

Property owner currently has flood insurance. Yes No N/A

Seller is aware of unsafe levels of radon on the property. Yes No N/A

Seller is aware of unsafe concentrations or conditions relating to lead paint, lead water pipes or lead in the soil on the premise.
Yes No N/A

Seller is aware of mine subsidence, underground pits, settlement, sliding, upheaval, or other earth stability defects on the premise.
Yes No N/A

Real Property

Seller is aware of underground fuel storage tanks on the property. Yes No N/A

Seller is aware of boundary or lot line disputes. Yes No N/A

Seller has received notice of violation of local, State or Federal laws or regulations relating to this property, which violation has not been corrected.
Yes No N/A

Explanations or comments on any of the items marked above or concerning the property in general.

The Seller certifies that the above information is true and correct based on actual notice or actual knowledge of the seller without specific investigation on the part of the seller. The Seller authorizes any person representing the Seller to provide a copy of this statement and to disclose any information in this statement, to any person in connection with any actual or anticipated sale of the property.

Seller: Mike Fisher Date: 1-21-2013
Seller: _____ Date: _____