

Fond du Lac Fox Ridge Business Park

GENERAL INFORMATION

OWNER: City of Fond du Lac

TOTAL ACREAGE: 276 total acres

LOT SIZES: 2 acres and up

PRICE: \$32,000/acre
\$50,000/acre for parcels fronting on Highway 41

SERVICES: Main services for City water, City sanitary sewer, telephone, natural gas and electrical service will be in and available. Individual connections are the responsibility of the property owner. Street trees and street lights are also included. Retention ponds to be constructed by City.

**SPECIAL
ASSESSMENTS:** None

RESTRICTIONS: City zoning and site plan review; protective covenants.

City will require drainage easements per City-approved site plan for each lot.

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ACCESS:

Highway: Immediate access to US Highway 41 at the Highway 41/151 interchange (1/4 mile north).

Air: Fond du Lac County Airport -
(3 miles northwest)
General aviation airport
Charters and freight service available

Utilities:

Water: 16" mains
Flow of 3500 GPM
Supplier: City of Fond du Lac

Sanitary Sewer: 10" mains
Supplier: City of Fond du Lac

Wastewater

Treatment: Capacity of 9.8 million gallons per day
Current usage of 6.0 million gallons per day
Treatment plant owner: City of Fond du Lac
Age of system: New

Natural Gas: 2-4" line installed
Supplier: Alliant Utilities

Electricity: 3 Phase 12,000 volt capability
Supplier: Alliant Utilities

Telecommunications: Supplied by AT&T