

# Fond du Lac Southwest Industrial Park

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## GENERAL INFORMATION

**OWNER:** City of Fond du Lac

**TOTAL ACREAGE:** 202 net acres

**LOT SIZES:** 4 acres and up

**PRICE:** \$26,000/acre  
\$30,000/acre for parcels with rail access

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

Any costs associated with rail access are not included and are left to the property owner and/or the railroad company.

**SPECIAL  
ASSESSMENTS:** None

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

City will retain easements for future railroad use on several lots.

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/Hickory Street interchange. Approximately ½ mile southeast of US Highway 41/US Highway 151 interchange. Future close access to proposed US Highway 151 Bypass.

**Rail:** The industrial park is adjacent to the Wisconsin Central Ltd. mainline.

**Air:** Fond du Lac County Airport -  
(2 miles northwest)  
General aviation airport  
Charters and freight service available  
Sites available for hangar construction

Wittman Regional Airport, Oshkosh,  
20 minutes north, via US. Highway 41  
Commercial airport

**Utilities:**

**Water:** 12" mains  
Flow of 1000 GPM  
Supplier: City of Fond du Lac

**Sanitary Sewer:** 8" lines  
Supplier: City of Fond du Lac

**Wastewater Treatment:** Capacity of 11.1 million gallons per day  
Current usage of 6.4 million gallons per day  
Treatment plant owner: City of Fond du Lac  
Age of system: 1975

**Natural Gas:** 6" line installed  
Supplier: Alliant Utilities

**Electricity:** 12,000 volt capability  
Supplier: Alliant Utilities

**Telecommunications:** Supplied by Ameritech