



Wittenberg Area Development Corporation

P.O. Box 424

Wittenberg, WI 54499

(715)253-6063

www.wittenbergwisconsin.com

wittbrg@wittenbergnet.net



Welcome to Wittenberg, Wisconsin!

The Wittenberg Area is pleased that you are interested in expanding your business in our area! Located in the center of Wisconsin, the area boasts many impressive attributes for both business and pleasure.

Population estimates show that 17,000 residents live within a 15 mile radius of Wittenberg. In 1991 the Northcentral Technical College established a campus in Wittenberg. In addition to the Technical College, the Wittenberg-Birnamwood School District operates a high school, middle school and elementary school in the Wittenberg area. The new \$4 million Darwin E. Smith Aquatic Center was opened and features an Olympic sized swimming pool, heated exercise and wading pool, hot tub and extensive weight training room, all of which are open and available to the public.

Wittenberg has made doing business here very easy. With ready access to Hwy 29 East and West and Highway 45 North and South, Wittenberg provides easy access to all of Wisconsin and the Midwest. It is a 30-minute drive to Wausau, 60 minute drive to either Green Bay or Appleton, and 3 hours to the Twin Cities. The Village of Wittenberg Business Park was established in 1998 and has over 69 acres available for development. The downtown area also has space available for lease/purchase.

We look forward to working with you to make Wittenberg your place to do business!

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Section 1

Development

WADC Information

Village of Wittenberg Business Park

Carley Development Area

Downtown Area & Business 29 Corridor



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Wittenberg Area Development Corporation

The Wittenberg Area Development Corporation was established to assist businesses, new and existing, in achieving their development and growth plans.

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The Wittenberg Area has a number of places available for both Development and Rent/Lease. Below are the three main options:

Village of Wittenberg Business Park

The business park is approximately 69 acres and has been divided into two sections. The south section has full infrastructure. The north section has the ability to be developed as needed.

Carley Development Area—Hwy 29 & Hwy 45

This business park is privately owned and is ready for development. The property has the option to be broken into as many as 26 different lots. Infrastructure has been put in for the first phase, with the remaining to be completed as needed.

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Downtown Area & Business 29 Corridor

Wittenberg has existing locations available for lease or purchase. Most of these are located in the downtown area. Both areas have shops, restaurants, and service and support businesses.



Village of Wittenberg Business Park

The Village of Wittenberg Business Park is ready for occupancy. The Business Park consists of 72 acres with the front part of the Business Park, approximately 18 acres, ready for immediate development. All utilities are in place such as: fiber optics, cable, water, sewer, gas and electric. Curb and gutter has been installed; some roads have been paved.

Land prices are very reasonable with credits available to offset the price! We have favorable tax rates. This means more money in your pocket and/or more funds available for your building project. Although lots are plotted on the business park map, they are just ideas that could be used. None of the lots has been surveyed; therefore you can determine what will work best for your proposed development.



Land Use

The Business Park land is to be developed to enhance the future growth of the Wittenberg Area. This development will include a general mix of industrial and commercial uses. The specific types of uses will be subject to the review and approval of the Village Board. Lots will be a minimum of one (1) acre. All development will be in compliance with the Wittenberg Business Park Deed Restrictions and Protective Covenants and the Village of Wittenberg Ordinances. The Restrictions and Deeds Document is available by contacting the Wittenberg Area Development corporation at (715)253-6063 or wittbrg@wittenbergnet.net.

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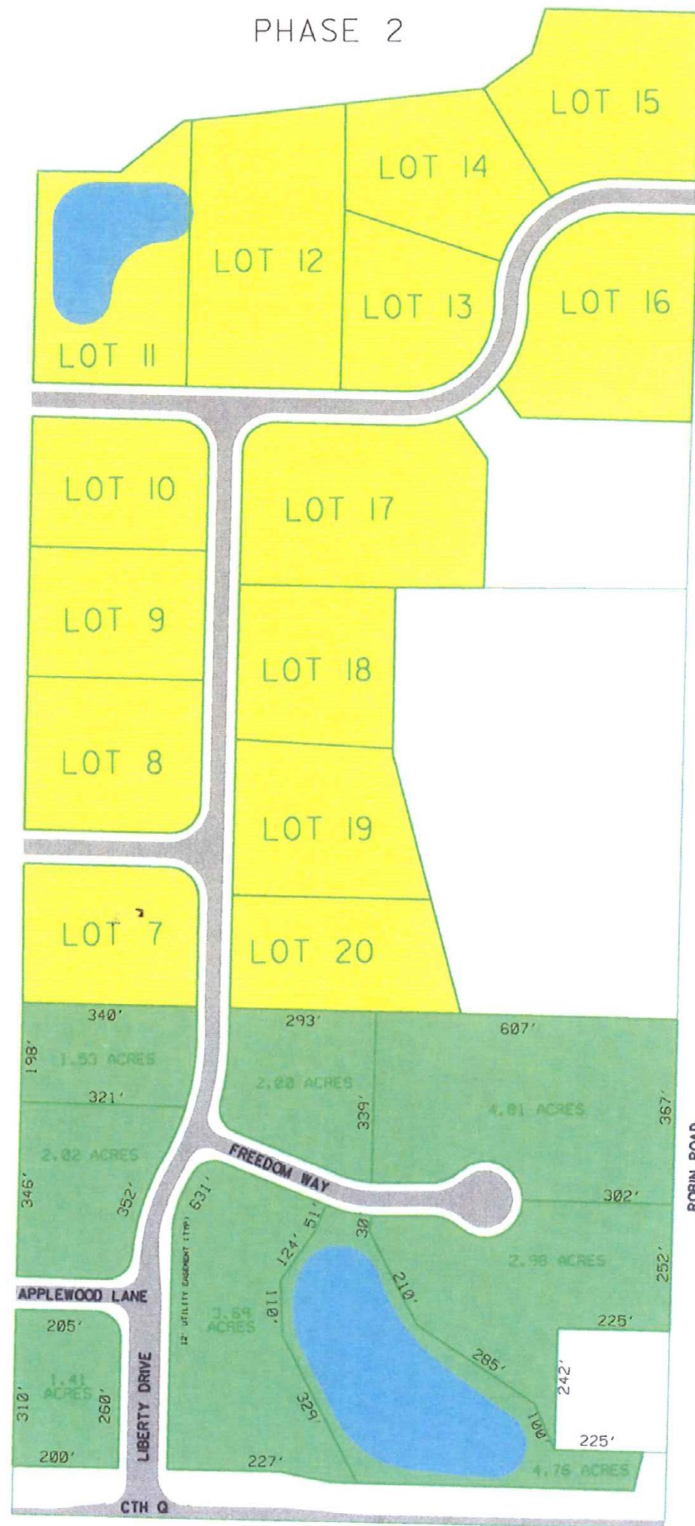
Generally Accepted Uses

Commercial - Business and Professional Offices

Industrial - Fabrication, Machining, Food Production, Food Processing, Manufacturing, Printing, Auto Body/Heavy Equipment Repair, Wood Products/Woodworking, Warehousing.

A complete list of acceptable uses is available by contacting the Wittenberg Area Development Corporation at (715)253-6063 or wittbrg@wittenbergnet.net.





PHASE 2

PHASE 1

PHASE 1 IS NOW OPEN FOR DEVELOPMENT. PHASE 2 IS A CONCEPTUAL LAYOUT FOR FUTURE DEVELOPMENT

VILLAGE OF WITTENBERG BUSINESS PARK

DATE:

5/10/07



DIAGRAM NC

Land Cost

\$10,000 per acre with a minimum assessed value of the development to be at least \$300,000 per acre.

No development will be allowed in the business park that does not return an assessed value of at least \$300,000 per acre.

Developer Rebates:

Assessed development of more than \$300,000 per acre will earn the developer a rebate of \$1,000 per acre per \$50,000 above the minimum.

Creation of Jobs will also earn the developer a rebate of \$1,000 per acre per 5 full time jobs

Financial Business Assistance

Favorable financing available through these three local and county Revolving Loan Funds:

Village of Wittenberg (715)253-6063

Shawano County Economic Development Inc. (SCEPI) (715)526-5839

Central Wisconsin Cooperative (715)677-2211

Other financing available through two local lenders.

Job Training/Education

Northcentral Technical College has a location in Wittenberg and will work directly with a business to customize a training/education program that meets the individual needs of the business.



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Carley Development Area - Hwy 29 & Hwy 45

With excellent visibility to the Highway, this area has been established as a privately owned business park. Lots numbered 2-7 (1 is sold) shown on the next page have infrastructure improvements in place and are ready to go. The Owner is also willing to adjust the lot sizes to accommodate development.

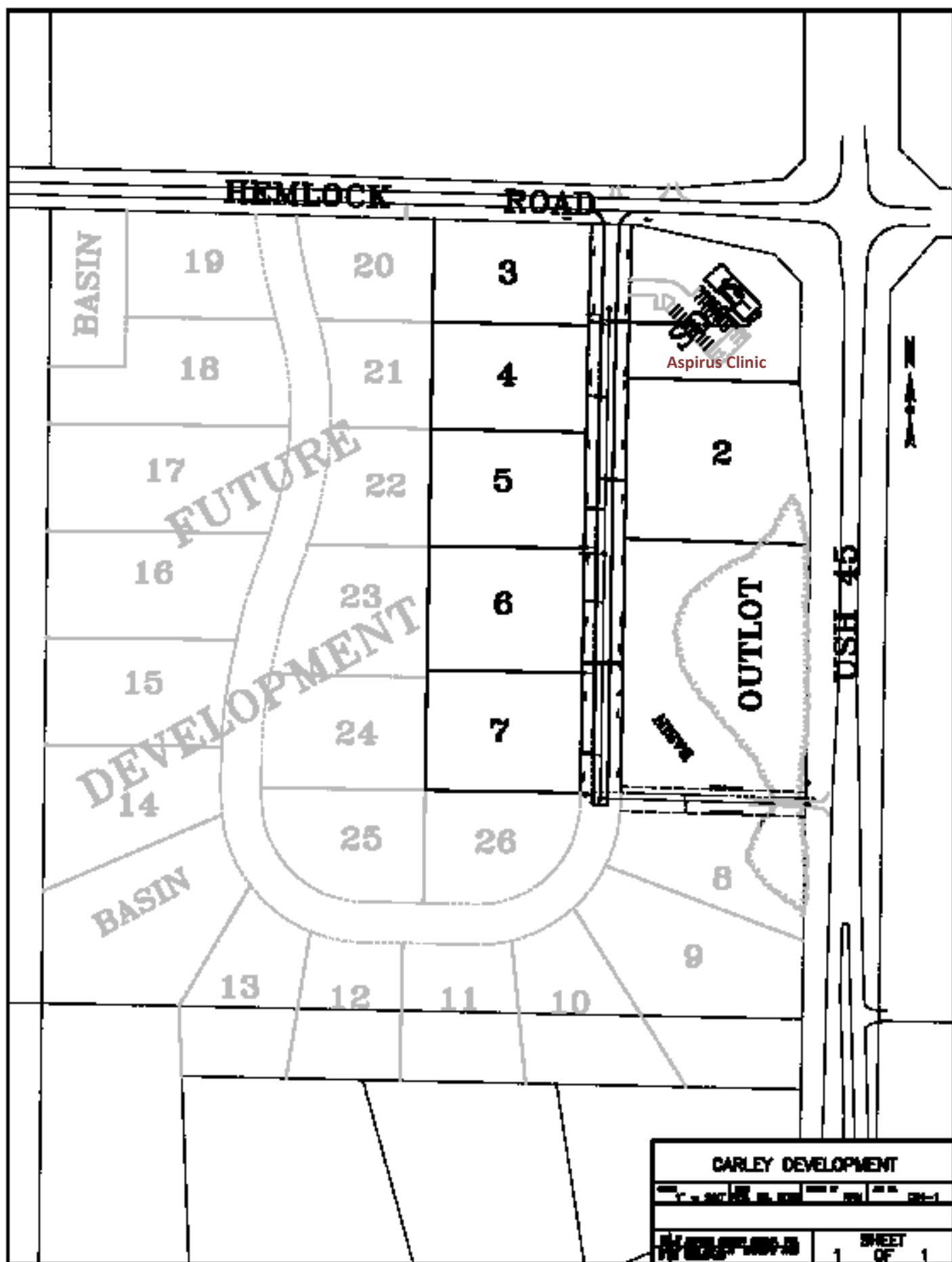


For additional information on building sites, please contact Ron Carley at (715)754-5292 or visit www.carleysales.com.



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Downtown Area & Business 29 Corridor Space Available

Wittenberg has existing retail, hospitality and office sites currently available for lease or purchase.

These spaces vary in size and are located in various areas in Wittenberg. The Wittenberg Area Development Corporation is available to assist in locating these sites.

For information, please contact the Wittenberg Area Development Corporation at
(715)253-6063 or wittbrg@wittenbergnet.net.

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Section 2

Why Wittenberg

Fast Facts

Local Business

Town/Village Information



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Wittenberg, WI is a unique place, both in location and because of its small town charm and rich history. Located in the heart of Central Wisconsin you are only a short drive to all of the metropolitan areas in Wisconsin.

Local residents also are able to enjoy the beauty of Central Wisconsin by taking advantage of the close proximity of hunting, fishing, boating and snowmobiling. There truly is something here for everyone!



With a population of nearly 1300 and growing, Wittenberg has a variety of businesses that make up the local economy. These include a grocery store, two hardware stores, automobile repair shops, auto parts stores, gas stations, real estate agencies, two franchise fast food restaurants, prominent hotel with indoor pool and banquet facilities, floral shop, bakery and deli, pharmacy, insurance agencies, accounting services, attorney services, beauty salons, tanning facilities, newspaper printers, lumber store and many restaurants. Homme Inc. provides multiple levels of care to both the elderly and youth of the community and surrounding areas. There are two banking facilities, two medical clinics, eye clinic, two dental clinics and a funeral home. Additionally, Wittenberg has a thriving manufacturing industry and is home to internationally known Nueske's Applewood Smoked Meats.

The Walls of Wittenberg (WOW) was founded in 2005 and is dedicated to honoring the history of Wittenberg, revitalizing the downtown, and attracting visitors. Since 2005, 18 murals have been painted which creates a 24/7 art gallery and an art park has been added. This has become a source of pride for the local residents and a tourist attraction that draws visitors from around the Midwest.

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Wittenberg Fast Facts:

CountyShawano

Region...East Central Wisconsin

Population...1,860 (Village & Town)

Fire/Ambulance...Wittenberg Area Fire/Ambulance Protective Services District

Police...Shawano County Sheriff's Department

Hospital...4 hospitals located within a 30-miles

Median Family Income...\$45,000

Per Capita Income.....\$20,000

Labor Force...The top skill sets include: Professional Services, Financial Services, Education and Administration, Healthcare, Transportation, Manufacturing and Food Production.

Village of Wittenberg

PO Box 331

208 W. Vinal Street

Wittenberg, WI 54499

Town of Wittenberg

Chairman Dick Beversdorf 253-2908

Clerk Jacki Schmidt 253-2073

Village Clerk

Traci Matsche

Phone: 715-253-6063

Fax: 715-253-3772

e-mail: wittbrg@wittenbergnet.net

Around Wittenberg:



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Local Wittenberg Area Businesses

The Wittenberg Area has more than 50 businesses which range in size from 1-100 employees.

The largest employers in Wittenberg are:

Nueske's Applewood Smoked Meats:

Produces premium quality Applewood-smoked hams, bacon, sausage and poultry. Products are well-known locally and throughout the world.

Top Brass Inc.:

Manufactures a variety of wet wipe products and is a contract packaging expert, working with both stock products (Private Labeling) and custom solutions (Contract Packaging) for customers nation wide and globally.

Wittenberg-Birnamwood School District:

Consist of 2 elementary/middle schools and 1 high school.

Homme Inc.:

Provides a broad array of independent and supportive housing services, residential services, and the latest in skilled and rehabilitation services for the elderly citizens of Northcentral Wisconsin.

L.S.S. Homme Youth and Family Programs:

Nationally-known treatment program for children and adolescents who struggle with issues of sexual abuse, alcohol and drug abuse and/or cognitive behavioral problems.

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Job Training/Education

The Wittenberg-Birnamwood School District and Northcentral Technical College are dedicated to working with the local employers to ensure curriculums are designed to complement the needs of employers.

Wittenberg has the following education available:

Wittenberg-Birnamwood School District

Wittenberg Elementary/Middle School—Grades K-8

Birnamwood Elementary/Middle School—Grades K-8

Wittenberg-Birnamwood High School—Grades 9-12



The Wittenberg-Birnamwood High School has additional resources for students to take advantage of:

New Aquatic Center

Nature Center

Offers AP Courses enabling students to earn college credits

Erving Project - Distance Learning program to enable students to take additional courses in subjects that interest them.

Joint effort with NTC to provide students with additional learning opportunities.

Northcentral Technical College (NTC)—Wittenberg

More than 94 program options available at the Wittenberg Campus.

All credits taken at NTC will transfer to any Wisconsin 4-year University.

Joint effort with High School to provide students with additional learning opportunities.

NTC will work with employers to design an educational training program to fit the needs of that employer.

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Section 3

Community Development Resources



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There are many resources in the Wittenberg Area that are available to assist in the development of your project. They are listed below:

Village of Wittenberg

Traci Matsche, Village Clerk

(715)253-6063

Chamber of Commerce

(715)253-3525

Shawano County Economic Development

Steve Sengstock, Executive Director

(715)526-5839

Business Park Utility Infrastructure

Wisconsin Public Service (Gas) - 877-444-0888

Central Wisconsin Electric Cooperative (Electricity) - (715)677-2211

Wittenberg Telephone Company (Telecommunications) - (715)253-2111

Village of Wittenberg (Water/Sewer) - (715)253-6063

Financial Institutions (Lending)

Associated Bank - (715)253-2127

Banner Bank - (715)253-2999

Construction/Building Services

SCS Ltd. - (715)356-2921

Job Training & Education

Wittenberg-Birnamwood School District - (715)253-2213

Northcentral Technical College - (715)253-3500

Medical Facilities

Aspirus Clinic (Wittenberg) - (715)253-2110

Marshfield Clinic (Wittenberg) - (715)253-2119

St. Clare's Hospital (Weston) - (715)393-3000

Aspirus Hospital (Wausau) - (715)847-2121

Langlade Memorial Hospital (Antigo) - (715)623-2331

Shawano Medical Center (Shawano) - (715)526-2111



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The Wittenberg Area Development Corporation is committed to working with you to develop and/or expand your business in the Wittenberg Area. We are available either by phone or in person to discuss your vision, and help to develop a plan to ensure your development is a success.

For more information or to set up a tour of the Wittenberg area please contact:

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