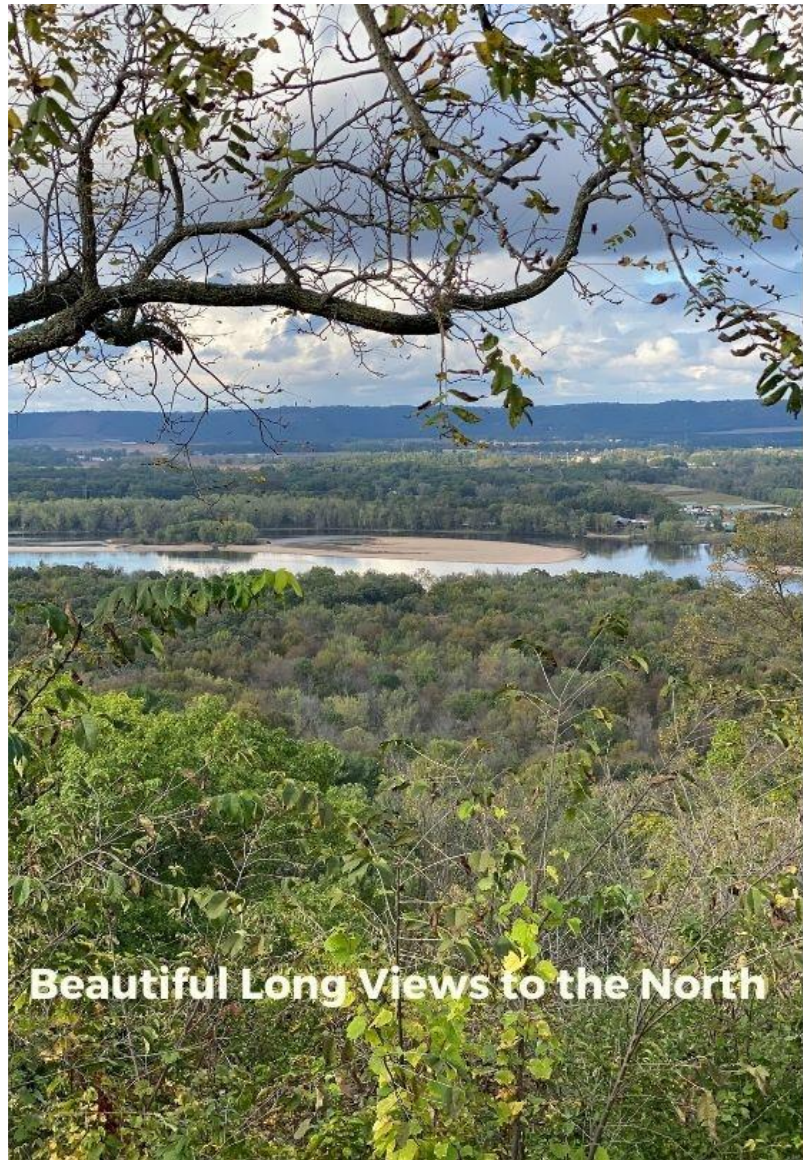


The Wintergreen Conference Center

5320 County Hwy C, Spring Green, WI



Beautiful Long Views to the North

The property known as the Wintergreen property is located at 5320 County Road C in the Town of Wyoming, Iowa County, Wisconsin.

The one-story building was constructed during 1989 and is about 15,000 square feet, plus a partial, unfinished basement that is about 15,000 square feet +/- . The building is located at the top of the hill and has beautiful views to the north of the Wisconsin River, bluffs and the village of Spring Green. Historically, the property functioned as a downhill ski operation. This use was discontinued 30 years ago. For many years the building has been utilized as an event center/banquet hall for hosting weddings, large parties, business meetings, and similar events.

The property is comprised of 9 adjoining legally described parcels. There are 3 zoning designations. Property is served by a private well. Septic waste is through the Sanitary Sewer District. Natural Gas goes to the main building.

THE WINTERGREEN CONFERENCE CENTER

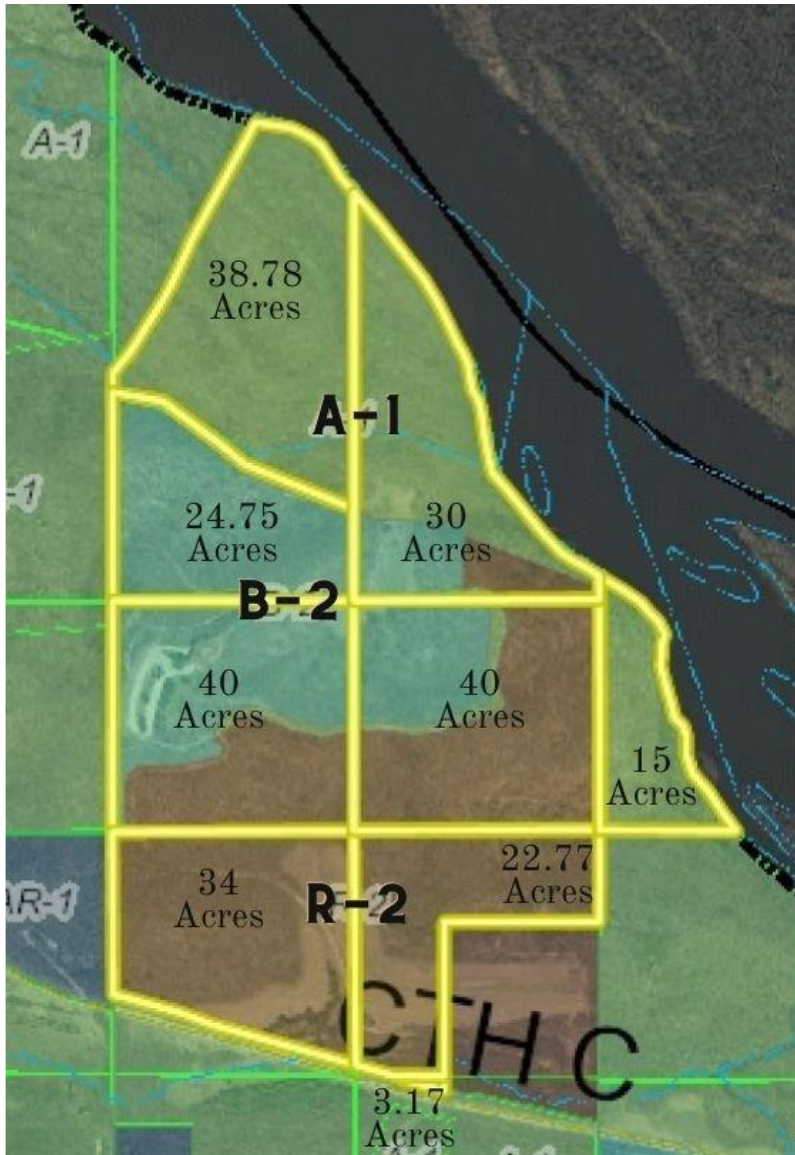


98.75 Acres on the Lower Wisconsin River South of Spring Green

Class B Beer & Liquor License
Gated Entrance
Gate House/Pump House
Farm Income

Spectacular Views of the River Valley Driftless Area
Great Hunting and Fishing Land
Great Trails
Close to Taliesin, American Players Theater & The House on the Rock, Tower
Hill State Park

THE WINTERGREEN CONFERENCE CENTER



the Land & Zoning

98.75 Acres

A-1 Exclusive Agricultural District - 121.45 Acres

B-2 Highway Business District - 7 Acres

R-2 Multi-Family Residential District - 120.02 Acres

Once being a ski hill, this unique property is very hilly. The approach to the property off of County C is at the bottom of the hill. The driveway takes you to the top of the hill where the main building is located on a flat area. As you travel North to the river the hills are again quite steep, but the winding trails make it easy to navigate. Trails go right to the river with easy entrance to the water. Other than the main building, the majority of this land is heavily wooded. Natural features are very attractive.

THE WINTERGREEN CONFERENCE CENTER

BUILT IN 1989

the Lodge



THE WINTERGREEN CONFERENCE CENTER

Specifications

Exterior

Foundation: Poured Concrete

Frame: Masonry

Walls: Block/Wood/EIFS

Roof: Pitched with Asphalt Shingles

Windows: Wood Framed, fixed and Casement

Interior

Floors: Tile/Carpet/Laminate

Walls: Wood/Painted Drywall

Ceiling: Wood/Drywall

Lighting: New LED lighting throughout. Can Lighting/
Decorative Fixtures/Attached

Mechanicals

HVAC: New Gas-fired Forced-air System with Air-
Conditioning System

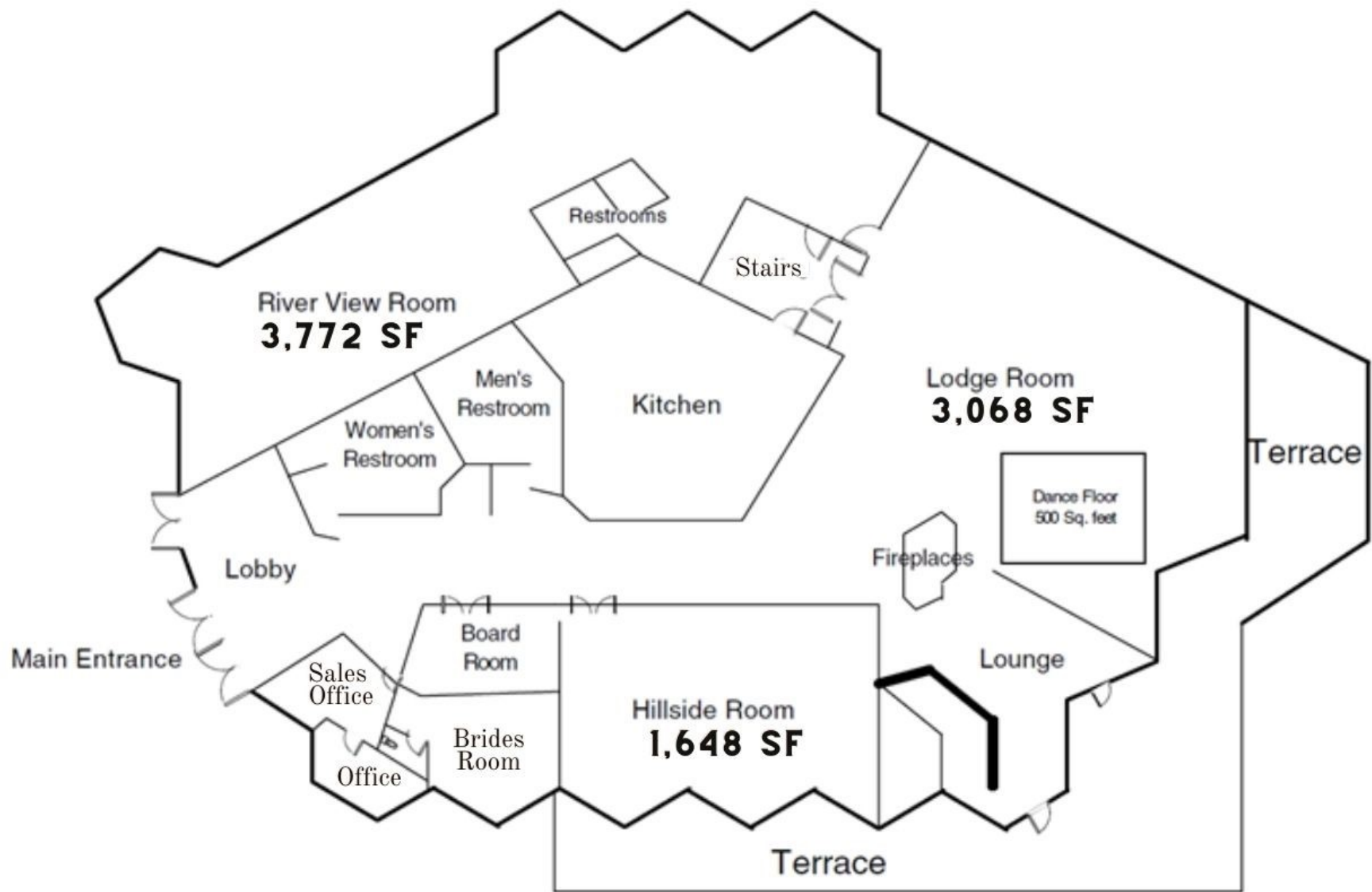
Plumbing: New Water Heater

Other Features

2 Stone Fireplaces

Security Lighting

2 Overhead Doors in Lower Level



Banquet Rooms

Spacious * Beautiful Views



THE WINTERGREEN CONFERENCE CENTER

the Lounge/Bar

Class B Beer & Liquor License
Coolers, Easy Access and Walk-In
Tap System, Ice Machine
Soda Dispensing System
Bar Stools
Tables & Chairs
Glasses



THE WINTERGREEN CONFERENCE CENTER



the Board Room



the Bridal Room



Private area for guests to use. Includes private restroom with shower.



the Fireplaces



Wood fireplaces centrally located. One in the bar area and one in the main banquet room.



the Restrooms



the Building Exterior





the Kitchen



READY TO GO FOR BANQUETS/DINING

Includes:

- Deep Fryer
- Flat Top
- Oven
- Warmers
- Plates, Silverware
- Glasses
- Serving Items
- Dishwashing Room with Equipment
- Walk-in Cooler

THE WINTERGREEN CONFERENCE CENTER



BUILT IN 1989

Basement - 15,000 SF +/-

- 2 HVAC Rooms - All new Equipment
- 2 Elevator Shafts
- 2 Garage Doors
- 3 Entry/Exit Doors
- Fire Suppression System
- Storage Room
- Lounge Storage & Cooler Room

the Basement

THE WINTERGREEN CONFERENCE CENTER

the Basement Lounge/Bar Storage



- Walk-in cooler setup for kegs of beer
- Rack system for fountain soda products
- Storage
- Easy access from the bar area



the Entrance



the Parking Area



the Storage Building



Interior Gravel Floor
Metal Walls

THE WINTERGREEN CONFERENCE CENTER

Recent Improvements

Mowed & Improved Trails

Cleaning.....lots and lots of cleaning

All new HVAC System

All new Hot Water Heater

All new LED lights throughout the premise

Minor Repairs



the History of Wintergreen Ski Area

Former Miami NFL owner Bud Keland, who also served as vice-president of Johnson Wax in Racine, developed Wintergreen Ski Area on land that had belonged to Frank Lloyd Wright's estate beginning in 1968. The ski hill was to be the third phase of the development, along with a restaurant, designed by Wright himself, and a golf course. The restaurant was completed before the ski hill opened for New Year's, 1969, but the golf course didn't open until later. The hill was planned to be, and in fact was, an "upside-down area" for the entirety of its existence. Keland originally planned a nine-story lodge at the top of the hill, along with fishing ponds, skeet shooting ranges, skating rinks, archery ranges, snowmobile trails, tennis courts, and a marina. Those lofty plans resulted in a simple, rectangular wood building which sat partially completed the initial season. That building remained for over twenty years. If you wanted to plan a ski area, you needed a European to do the job right, so Keland hired an Austrian, legendary Toni Matt, and a Swede, Gosta Johnson to plan the area and the snowmaking equipment. Wintergreen was steep, by Midwestern standards. One headwall dipped just below 50% pitch, and this reputation attracted a small diehard following over the years. The first season, it hit 3500-4000 skiers a month in January and was getting about 400 skiers through its ski school. Unfortunately, by 1971, the owners tamed the steep pitches at the top of Wintergreen to make it more palatable for novice skiers who they believed might be scared away by Wintergreen's reputation. This early version of Wintergreen had eight runs, with only one novice-posted run, alongside three intermediate runs and four expert runs, adding an intermediate run that same year to also broaden the appeal of the area. It had two double chairlifts and a J-bar. Three slopes had lights in the early days and there was, of course, snowmaking on the north-facing hill. It was always listed at 400 feet vertical.

The hill closed from 1972-1974, when a \$2 million dollar project was to be initiated to further regrade the slopes, add two more runs and install two new chairlifts. It reopened for the 1974-1975 season at a time when the ski craze began to settle down and the American economy was unwell. By 1978, the area increased to nine runs with four serviced by lights.

The downhill area closed in 1986 due to high insurance costs and some poor winters. Owner Robert Graves sold off 3500 of the 5000 acres he owned in the valley surrounding the ski hill. He kept the golf resort, restaurant and cross-country trails across the highway open, though.

A \$2.1 million renovation project at Wintergreen began in 1989. Taliesin Associated Architects designed the new chalet (on the foundation of the never-started nine-story lodge Bud Keland has planned), so it has the lines you're accustomed to seeing in Wright-style buildings. The J-bar was moved to a newly-constructed bunny hill.

Wintergreen Ski Area closed in 1991.

"FACEBOOK "LOST WISCONSIN SKI AREAS"



What's Included:

- 15,000 SF Turn-Key Restaurant/Banquet Facility with full basement and awesome views
- All the equipment necessary to start a restaurant/banquet facility
- Class B Beer & Liquor License
- 98.75 Acres of Prestine Wood Lands on the banks of the Wisconsin River with great trails
- Storage Building
- Paved Driveway with gate access
- Gate House
- Profitable farm land
- The history of the Wintergreen Ski Area
- Residential Zoning

Contact Details

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