

DISCLAIMER: "GOLD SHOVEL VERIFICATION" means that the attached documentation concerning the site appears on its face to contain information relevant and responsive to the topics and issues listed on the Gold Shovel Program index and checklist preceding this signature page. No warranty or representation is made by any of the signers below except for the particular representations stated above the signature of the signer; and in particular no representation or warranty is made by any signer other than the Applicant as to the accuracy or completeness of the information contained in the attached documentation.

I confirm that I have provided, complete, accurate and up to date information, namely the attached documents, and that there has been no relevant information withheld from this application that would have a bearing on verification of this site as "shovel ready", all as confirmed by the completion of the attached Gold Shovel Verification index and checklist.

Applicant Date

I have reviewed all of the documents and conducted a site visit and have found that the site meets the qualifications for Gold Shovel Verification.

Sam Becker

11/02/2020

Reviewer Date

The Regional Planning Commission has inspected all of the documents submitted and reviewed the relevant plans for this community and the county in which it is located and has determined that there is no reason to disqualify this site from Gold Shovel Verification.

CARPC Representative Date

We hereby verify this site appears to be shovel ready, to the extent shown by the attached documentation and Gold Shovel Verification index and checklist, and the certifications above, and we pledge to promote it on the MadREP website and to submit it to the Wisconsin Economic Development Corporation for inclusion on its website for promotion as a second tier developable site.

MadREP Representative Date



MadREP Gold Shovel Program Waupun Industrial Park

Exhibits	Requirements/Parameters	Documentation Submittal	✓	Notes
Exhibit 1: Site location	Columbia, Dane, Dodge, Green, Iowa, Jefferson, Rock, Sauk counties	Location map showing site relative to County, and Municipality.	✓	
Exhibit 2: Site size & Zoning	No minimum acreage	Aerial photo showing site. Site Map/Survey showing dimensions and total size. Site map labeled with zoning and allowable build height. Letter from municipality/county verifying zoning.	✓	Aerial site photo in exhibit 3 shows dimensions and size and the marketing flyer includes additional aerial photos and site information. Letter verifying zoning in Appendix A. Survey map included in Exhibit 11b.
Exhibit 3: Site ownership	Can be public or private	Documentation showing site ownership. Documentation showing the terms for which the site/parcels will be offered for sale or lease.	✓	Quit claim deeds showing municipal ownership in Appendix B. Narrative describes the terms for which the property will be offered to the market with additional marketing information in Appendix C – Marketing Flyer.
Exhibit 4: Transportation Infrastructure	Site must have adequate direct access suitable for development.	Documentation/site map showing: Highway access, show adjacent as well as distance to nearest 4-lane highway. Rail or trans-shipment facility access, if any, or nearest location and distance to. Airport availability: nearest location and distance for cargo and passenger service.	✓	Map provided showing access to highway, rail and air transportation. The narrative describes access.



<p>Exhibit 5: Site suitable for industrial development</p>	<p>Fits with surrounding uses, may have buildings suitable for industrial development located on it.</p>	<p>Map showing site amenities (roads/rail) and structures as well as surrounding land uses, zoning and planned land uses as shown in the comprehensive plan. Include an aerial photo (Google, Bing, etc.) of the site.</p>	<p>✓</p>	<p>Map and narrative provided showing planned land uses and suitability for industrial development.</p>
<p>Exhibit 6: Municipal Infrastructure</p>	<p>Site must be serviced by road, water, sanitary sewer, and have an approved stormwater management plan for the site or the community has authorized the installation of appropriate improvements at time of verification.</p>	<p>Site Map showing municipal infrastructure, noting any road restrictions and size and location of water/sewer services. If Infrastructure is not in place, a letter from municipality with details on installation of improvements and timeframe to complete. "208" (sewer service area) conformance review letter if available.</p>	<p>✓</p>	<p>Maps showing electric, sewer and water service to the site are included as well as information about electric rates and incentives. There are accompanying tables in the narrative.</p>
<p>Exhibit 7: Easements</p>	<p>Cannot have easements (utility or other) that would prevent development.</p>	<p>Site map showing all easements on and adjacent to site.</p>	<p>✓</p>	<p>There is a statement in the narrative that there are no known easements.</p>
<p>Exhibit 8: Private Utility Infrastructure</p>	<p>Site must be serviced by electrical and natural gas providers.</p>	<p>Documentation- including site map showing: Electrical and natural gas providers. Size and capacity of service to site. Distance to nearest substation, its capacity for electrical and whether the circuit is redundant.</p>	<p>✓</p>	<p>Appropriate documentation provided for natural gas. Electric service is a municipal infrastructure and described in Exhibit 6. The material from Alliant Energy is labeled as Appendix D.</p>
<p>Exhibit 9: Telecommunications Infrastructure</p>	<p>Site must be serviced by voice/data provider.</p>	<p>Documentation showing provider(s) and service capabilities and speeds.</p>	<p>✓</p>	<p>Appropriate information provided in narrative.</p>
<p>Exhibit 10: Floodplain Wetlands</p>	<p>Cannot be located in or adjacent to a floodplain.</p>	<p>FEMA Flood insurance maps showing site and adjacent land clearing showing what is in and out of the floodplain.</p>	<p>✓</p>	<p>Map from ECWRPC showing floodplains, wetlands and environmental corridors provided with a narrative regarding a wetland delineation study. The results of a geotechnical study of the site is included as Appendix E.</p>



Environmental Corridors (Environmentally Sensitive Areas)	Cannot have significant wetland issues limiting development. Cannot be located in environmental corridors (environmentally sensitive areas) without an approved mitigation plan.	Map showing presumed or delineated wetland area on site and adjacent to site and planned mitigation. Map showing site and any environmental corridors (environmentally sensitive areas) Any approved mitigation plan.		
Exhibit 11: Topography	Cannot have significant topography issues limiting development.	Topographic map of site.	✓	A topographic map of the site was included,
Exhibit 12: Environmental, Historical, Archeological	Cannot have known Environmental, Historical and/or Archeological impediments	Statement indicating no known impediments or any planned mitigation as of submission relative to: <ul style="list-style-type: none"> • Environmental • Historical • Archeological 	✓	An appropriate statement is included in the narrative as well as inclusion of a geotechnical study of the site as Appendix E...
Exhibit 13: Other site restrictions	No protective covenants that could limit development.	Documentation/list of any potential limits that would hinder site development such as protective covenants.	✓	The site has protective covenants for business and industrial purposes which are included as Appendix F.
Exhibit 14: Other information	Possible local incentives or other factors that set your site apart.	Is the site in TID district? TID expiration date? Other geographical benefits that qualify the site for government incentives or otherwise provides an advantage.	✓	Narrative describes City's ability to create a TID if needed and includes a list of other development incentives that may be available.