



Momentum West

NanoRite Innovation Center | 2322 Alpine Road | Suite 7 | Eau Claire, WI 54703

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WEST CENTRAL WISCONSIN REGIONAL PLANNING COMMISSION

Gold Shovel Ready Sites Submission

Site Name: _____ Certified Survey Map (CSM): _____

Street Address: _____ Site Zip: _____

Site City: _____ Site County: _____

Site Location: _____

(T-R-S-Qtr-or Subdivision-Block-Lot)

Total Site Size: _____ (Acres) Contiguous Acres for sale: _____

If more than one lot, provide: Min lot: _____ Max lot: _____ Number of lots: _____

Site Description:

(Add additional page if necessary)

Property type: _____

(Example – Industrial, Business Park, Warehousing, Office, Commercial ,etc.)

Zoning: _____

Site is: For Sale Sale Price: _____ Total price and/or \$/acre

For Lease Lease Rate: _____ \$/SF

Ownership Information

Owner: _____

Name: _____

Address: _____

Phone: _____

Email: _____

Property (Primary) Contact Information

Company: _____

Name: _____

Address: _____

Phone: _____

Email: _____



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Documentation Checklist:

NOTE: Please submit each document as a separate file in PDF format and number them in numerical order. Provide the file name for each document submitted in the right hand column below. A single document (e.g. map) may be used to address multiple criteria as long as the document (e.g. map) is legible.

Exhibits / Criteria	Benchmark/Threshold	Documentation Submittal
Exhibit 1: Site Location	In a Momentum West County	Location map showing site relative to County, and Municipality
Exhibit 2 : Site size & Zoning	No minimum or maximum size Industrial Zoning or equivalent.	Aerial photo showing site Site Map/Survey showing dimensions, of site, including individual lots if applicable Site map labeled with zoning & allowable build height. Letter from municipality/county verifying zoning.
Exhibit 3: Site ownership	Can be public or private	Documentation showing site ownership Documentaion showing terms of sale including price.
Exhibit 4: Transportation Infrastructure	Site must have adequate access suitable for development.	Documentation/site map showing: Rail access, if any or nearest location and distance to Highway access, show adjacent as well as disgtance to nearest 4-lane highway Airport availability: nearest location and distance to cargo and passenger service.
Exhibit 5: Site suitable for industrial development.	Fits with surrounding uses, may have buildings on site suitable for industrial development	Map showing site amenities (roads/rail) as well as surroiunding land uses Identification of on site, buildings, if any, and surrounding land uses.
Exhibit 6: Municipal Infrastructure Easements	Site must be serviced by road, water and sewer or community willing to install improvements within a reasonable time frame – or allow private utilities. Cannot have easements (utility or other) that prevent development.	Site map showing municipal infrastructure, noting any road restrictions, size and location of water/ sewer services and fire flow (GPM & PSI) If Infrastructure not in place a letter from municipality with details on installation of improvements including any advance planning and timeframe to complete. Site map showing all easements on and adjacent to site
Exhibit 7: Private Utility Infrastructure	Site must be serviced by electrical and natural gas providers.	Documentation – including site map showing: Electrical and natural gas providers and capacity of service to site. (include KV and Phase for electrical



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		<p>Distance to nearest substation and its capacity for electrical.</p> <p>If not in place a correspondence from utility outlining options including cost and timeline for build out. If natural gas not available –alternate options (i.e. propane)</p>
Exhibit 8: Telecommunications Infrastructure	Site must be serviced by voice/data provider	Documentation showing provider(s) and service capabilities and speeds.
Exhibit 9: floodplain Wetlands	<p>Cannot be located in or adjacent to a floodplain.</p> <p>Cannot have significant wetland issues limiting development.</p>	<p>FEMA Flood insurance maps showing site and adjacent land clearly showing what is in and out of the floodplain.</p> <p>Map showing presumed or delineated wetland areas on site and adjacent to site.</p>
Exhibit 10: Togography	Cannot have significant topography issues limiting development.	Topo map of site.
Exhibit 11: Environmental, Historical, Archeological	Cannot have significant Environmental, Historical and/or Archeological issues limiting development.	<p>Statement indicating no known impediments as of submission relative to:</p> <p>Environmental, Historical Archeological</p>
Exhibit 12: Other site restrictions	Must disclosure of any protective covenants that could limit development.	Documentation/list of any potential limits that would hinder site development such as protective covenants.
Exhibit 13: Local Special Districts and Incentives	Possible local incentives, special trade areas, etc.	<p>Is the site within a TID District</p> <p>if yes, TID expiration date: <u>2021</u></p> <p>Do other local incentives exist, if yes explain on additional page</p>



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We, the below signed do hereby submit for consideration of a Momentum West Gold Shovel Ready Site designation the above named and described site, along with the required supporting information and documentation. We understand that said site may or may not encompass multiple contiguous parcels.

We represent with our signature that we are authorized to take such action, and that all documentation and representations made herein are accurate, and the site and materials submitted meet the established criteria of the Momentum West Gold Shovel Ready Sites program. Further we understand and agree to update the attached information as it change and to provide this information to Momentum West.

Site Owner

Legg & Nelson
 Signature

Village of Elsworth
Clark - Treas.
 Name - Title

6/24/15
 Date

Engineering – Consulting Firm

Seth
 Signature

Sr Manager Economic & Community Development
Cedar Corporation
 Name – Title - Company

June 24, 2015
 Date

Official Use By WCWRPC and Momentum West	
Action	Dates
Initial notification to proceed with intake	
WCWRPC notifies applicant / sends Dropbox link	
Applicant submits complete application	
WCWRPC reviews application for completeness	
Information uploaded to LocateInWisconsin	
Information uploaded to Momentum web site	
WCWRPC notifies Momentum work is complete	
Annual Review Notification (active date + 11 months)	
Date files are renewed	