



Momentum West

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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: _____

Documentation Checklist:

NOTE: All documents, except site location map, must be provided in PDF format. Please submit each document as a separate PDF file and number each in numerical order. Provide the file name for each document submitted in the far, right-hand column. A single document (e.g., combined site and transportation infrastructure map) may be used to address multiple criteria as long as the documented information is legible.

Criteria	Benchmark or Threshold	Document Submittal	PDF File Name
1. Site Location	Located in a Momentum West county	<input type="checkbox"/> Location map showing site relative to county and municipality in JPEG format.	
2. Site Size & Zoning	No minimum or maximum size. Industrial zoning or equivalent.	<input type="checkbox"/> Aerial photo showing site. <input type="checkbox"/> Site map/survey showing dimensions and acreage of the total site and each individual lot, if subdivided. <input type="checkbox"/> Site map labeled with zoning and allowable building height. <input type="checkbox"/> Letter from municipality or county verifying zoning.	
3. Site is Suitable for Industrial Uses.	Fits with surrounding uses. May have buildings suitable for industrial development.	<input type="checkbox"/> Map showing site amenities (roads/rail), as well as surrounding land uses. <input type="checkbox"/> Identification of existing on-site buildings and land uses, if any, as well as surrounding land uses.	
4. Site Ownership	Can be public or private owned.	<input type="checkbox"/> Documentation showing site ownership. <input type="checkbox"/> Documentation showing terms of sale, including price.	
5. Transportation Infrastructure	Site must have adequate access suitable for development.	Documentation/site map showing: <input type="checkbox"/> Rail access, if any, or nearest location and distance to rail access. <input type="checkbox"/> Highway access—adjacent highways and distance to nearest four-lane highway. <input type="checkbox"/> Airport availability—nearest location and distance for cargo and passenger service.	
6. Private Utility Infrastructure	Site must be serviced by electrical and natural gas providers.	Documentation, including site map showing: <input type="checkbox"/> Electrical and natural gas providers and capacity of service to the site, including KVA and Phase for electrical. <input type="checkbox"/> Distance to nearest electrical substation and its capacity for electrical. <input type="checkbox"/> If electrical or natural gas service is not currently on site, attach correspondence from the utility outlining options, including costs and a timeline for build out. If natural gas not available, identify available alternatives (e.g., propane).	

7. Municipal Infrastructure	<p>Site must be serviced by roads, water, and sewer OR community is willing to install these improvements within a reasonable timeframe OR private utilities will be allowed.</p> <p>Cannot have easements (utility or other) that would prevent development.</p>	<input type="checkbox"/> Site map showing municipal infrastructure, noting any road restrictions. <input type="checkbox"/> Site map or documentation showing size and location of water/sewer services and fire flow (i.e., line size, GPM, & PSI). <input type="checkbox"/> If infrastructure is not in place, attach a letter from municipality with details on installation of improvements, including any advance planning and timelines to complete. <input type="checkbox"/> Site map showing all easements on and adjacent to the site.	
8. Telecommunications Infrastructure	Site must be serviced by voice/data provider.	<input type="checkbox"/> Documentation showing provider(s) and service capabilities and speeds.	
9. Special Districts and Incentives	Possible local incentives, special trade areas, etc.	<p>Attach documentation describing:</p> <input type="checkbox"/> Is the site in a TIF District? If so, what is the expiration date? <input type="checkbox"/> Do other local incentives exist?	
10. Environmental, Historical, Archeological	Cannot have significant environmental, historical, or archeological issues limiting development.	<p>Attach a statement indicating that no known impediments exist, at the time of submission, relative to:</p> <input type="checkbox"/> Environmental <input type="checkbox"/> Historical <input type="checkbox"/> Archeological	
11. Floodplain and Wetlands	<p>Cannot be located in or adjacent to a 100-year floodplain.</p> <p>Cannot have significant wetland issues limiting development.</p>	<input type="checkbox"/> FEMA flood insurance maps (D-FIRMS) of the site and adjacent properties clearly showing what is within and outside the 100-year floodplain. <input type="checkbox"/> Map showing presumed or delineated wetland areas on site or adjacent to site.	
12. Topography	Cannot have significant topography issues limiting development.	<input type="checkbox"/> Topographic map of site and identify any areas of slopes that are 20% or greater.	
13. Other Site Restrictions	Must disclose any protective covenants that could limit development.	<input type="checkbox"/> Document/list any additional potential limitations that would hinder site development, such as restrictive covenants.	



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

Signature	Name -Title	Date
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Engineering – Consulting Firm

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