



Momentum West
 Natural Resource Conservation Center | 2372 Alpine Road | Suite 7 | Eau Claire, WI 54703
 Email: info@momentumwest.org
 Phone: 715-831-1372
 Fax: 715-874-3680

Gold Shovel Ready Sites Submission

Site Name: Roberts Business Park Certified Survey Map (CSM): NA

Site Address: (1/2 mile north of I-94 exit 10) Site Zip: 54023

Site City: Village of Roberts Site County: St. Croix

Site Location: T-29, R-18W, S-27-SE & SW quarter
 (T-R-S-Qtr-or Subdivision-Block-Lot)

Total Site Size: 276 (Acres) Contiguous Acres for sale: 276
 B-3 7200 SF

Min lot: M-3 40000 SF Max lot: NA

Site Description: This 276 acre site is located within the Minneapolis/St. Paul Metropolitan Statistical Area; it includes both industrial and commercial zoning; is less than 1/2 mile from I-94's Exit 10 in far western Wisconsin; has sanitary sewer, water, electrical, natural gas and telecommunication services adjacent to the property's boundaries; and is currently being farmed.

Property type: Industrial, Business Park, Office & Retail.
 (Example - Industrial, Business Park, Office, etc.)

Zoning: Approximately 1/2 is zoned M-3 (Industrial) and approximately 1/2 is zoned B-3 (Business), but both are negotiable.

Site is: For Sale Sale Price: \$35,000-\$55,000 \$/acre

For Lease Lease Rate: _____ \$/SF

Ownership Information	
Owner:	<u>Crane 1 Holdings, LLC</u>
Name:	<u>Bill Derrick</u>
Address:	<u>1505 Hwy 65</u> <u>New Richmond, WI 54017</u>
Phone:	<u>715-246-2320</u>
Email:	<u>wderrick@derrickbuilt.com</u>

Primary Contact Information	
Company:	<u>Binswanger</u>
Name:	<u>Gerald Norton</u>
Address:	<u>1650 W 82nd St., Ste 1010</u> <u>Minneapolis, MN 55431</u>
Phone:	<u>952-831-1993</u>
Email:	<u>gnorton@binswanger.com</u>



Documentation Checklist:

NOTE: Please label your documents to match the Exhibit/Criteria listed below

Exhibits / Criteria	Benchmark/Threshold	Documentation Submittal
Exhibit 1: Site location	In a Momentum West County	<input checked="" type="checkbox"/> Location map showing site relative to County, and Municipality
Exhibit 2 : Site size & Zoning	No minimum or maximum size Industrial Zoning or equivalent.	<input checked="" type="checkbox"/> Aerial photo showing site <input checked="" type="checkbox"/> Site Map/Survey showing dimensions and total size. <input checked="" type="checkbox"/> Site map labeled with zoning and allowable build height. <input checked="" type="checkbox"/> Letter from municipality/county verifying zoning.
Exhibit 3: Site ownership	Can be public or private	<input checked="" type="checkbox"/> Documentation showing site ownership <input checked="" type="checkbox"/> Documentation showing terms of sale including price.
Exhibit 4: Transportation Infrastructure	Site must have adequate access suitable for development.	Documentation/site map showing <input checked="" type="checkbox"/> Highway access, show adjacent as well as distance to nearest 4-lane highway <input type="checkbox"/> Rail access, if any or nearest location and distance to) <i>N/A</i> <input checked="" type="checkbox"/> Airport availability: nearest location and distance for cargo and passenger service.
Exhibit 5: Site suitable for industrial development.	Fits with surrounding uses, may have buildings suitable for industrial development located on it.	<input checked="" type="checkbox"/> Map showing site amenities (roads/rail) as well as surrounding land uses. <input checked="" type="checkbox"/> Identification of on site, buildings, if any, and surrounding land uses. (i.e. Google Earth, Bing)
Exhibit 6: Municipal Infrastructure Easements	Site must be serviced by road, water and sewer or community willing to install these improvements within a reasonable time frame – or allow private utilities. Cannot have easements (utility or other) that would prevent development.	<input checked="" type="checkbox"/> Site map showing municipal infrastructure, noting any road restrictions and size and location of water/sewer services. <input type="checkbox"/> If Infrastructure not in place a letter from municipality with details on installation of improvements including any advance planning and timeframe to complete. <i>N/A</i> <input type="checkbox"/> Site map showing all easements on and adjacent to site. <i>Some small utility blanket easements that will be defined during platting</i>
Exhibit 7: Private Utility Infrastructure	Site must be serviced by electrical and natural gas providers.	Documentation – including site map showing: <input checked="" type="checkbox"/> Electrical and natural gas providers and capacity of service to site.



		<input checked="" type="checkbox"/> Distance to nearest substation and its capacity for electrical. <input type="checkbox"/> 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)	N/A
Exhibit 8: Telecommunications Infrastructure	Site must be serviced by voice/data provider	<input checked="" type="checkbox"/> Documentation showing provider(s) and service capabilities and speeds.	
Exhibit 9: Floodplain Wetlands	Cannot be located in or adjacent to a floodplain. Cannot have significant wetland issues limiting development.	<input checked="" type="checkbox"/> FEMA Flood insurance maps showing site and adjacent land clearly showing what is in and out of the floodplain. <input checked="" type="checkbox"/> Map showing presumed or delineated wetland areas on site and adjacent to site.	
Exhibit 10: Topography	Cannot have significant topography issues limiting development.	<input checked="" type="checkbox"/> Topo map of site.	
Exhibit 11: Environmental, Historical, Archeological	Cannot have known Environmental, Historical and/or Archeological impediments.	Statement indicating no known impediments as of submission relative to: <input checked="" type="checkbox"/> Environmental, <input checked="" type="checkbox"/> Historical <input checked="" type="checkbox"/> Archeological	
Exhibit 12: Other site restrictions	Must disclosure of any protective covenants that could limit development.	<input type="checkbox"/> Documentation/list of any potential limits that would hinder site development such as protective covenants.	N/A
Exhibit 13: Other information	Possible local incentives	<input type="checkbox"/> Is the site in TID District <input type="checkbox"/> TID expiration date	N/A



Momentum West

NatureRe Innovation Center | 322 Alpine Road | Suite 7 | Eau Claire, WI 54703
Email | info@momentumwest.org
Phone | 715-874-4673
Fax | 715-874-4680

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

William M. Derrick
Partner

Name -Title

4/28/15

Date

Engineering - Consulting Firm

Signature

Matthew P. Lieb, P.E.
Vice President
Auth Consulting & Assoc

Name -Title - Company

4/28/2015

Date

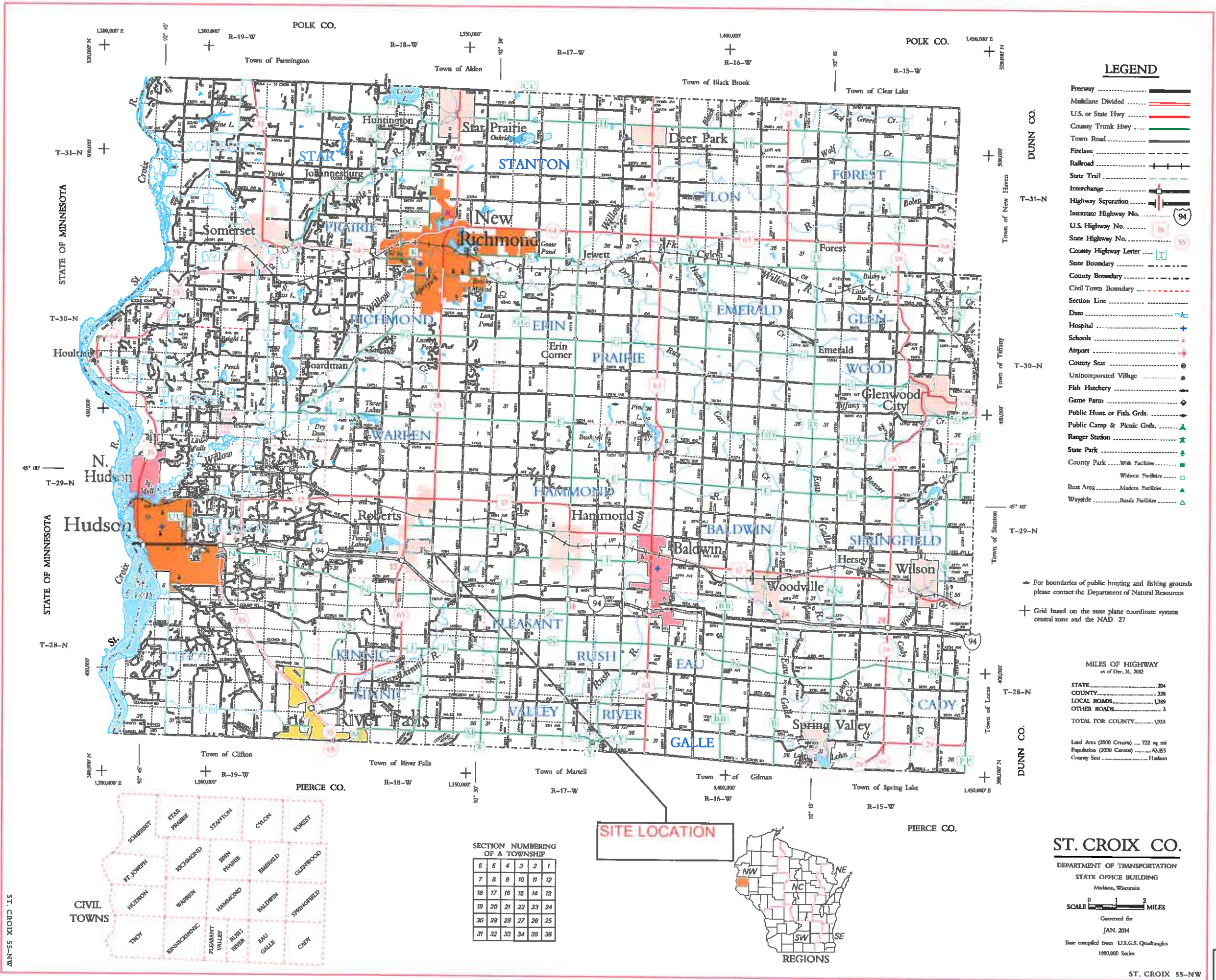
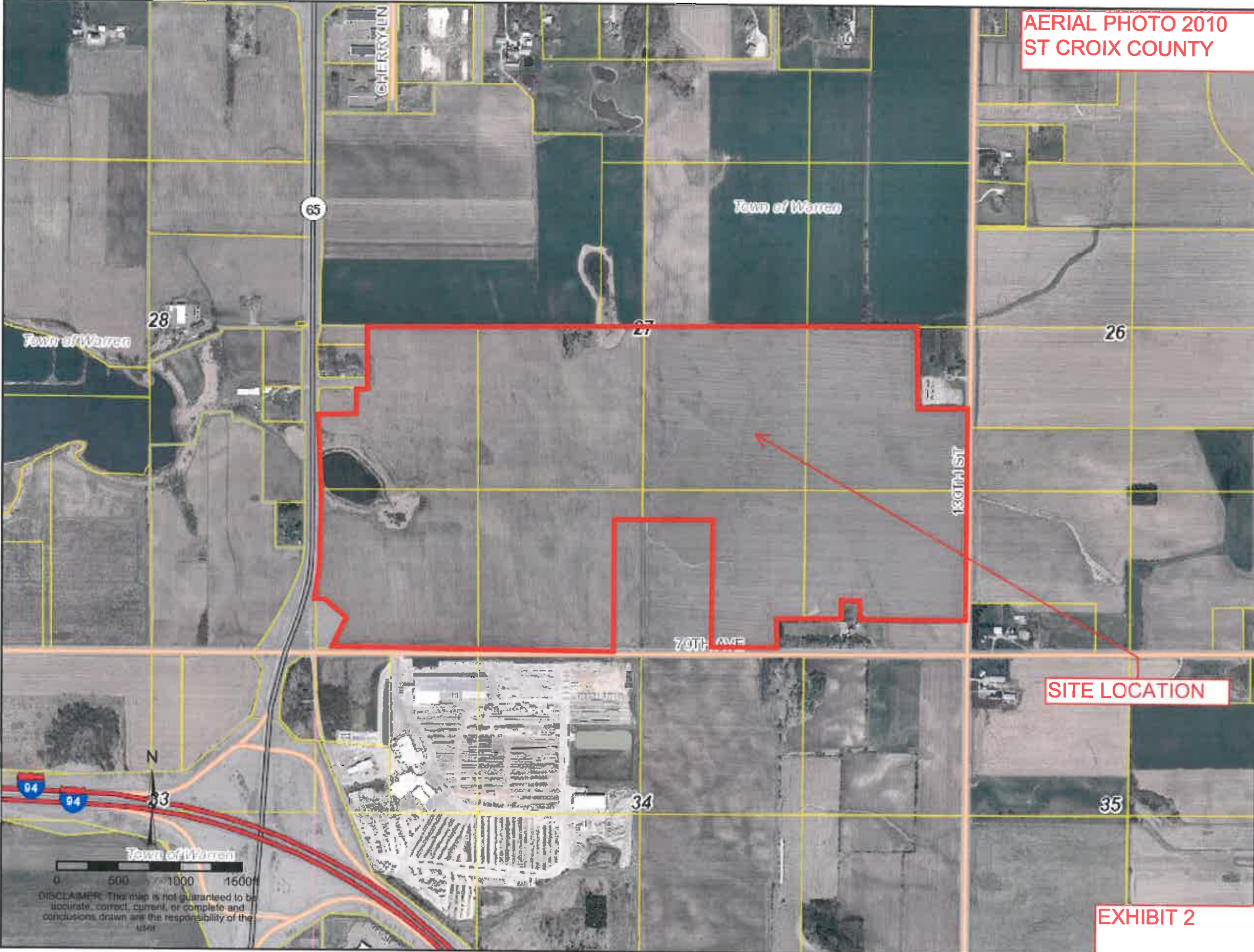


EXHIBIT 1

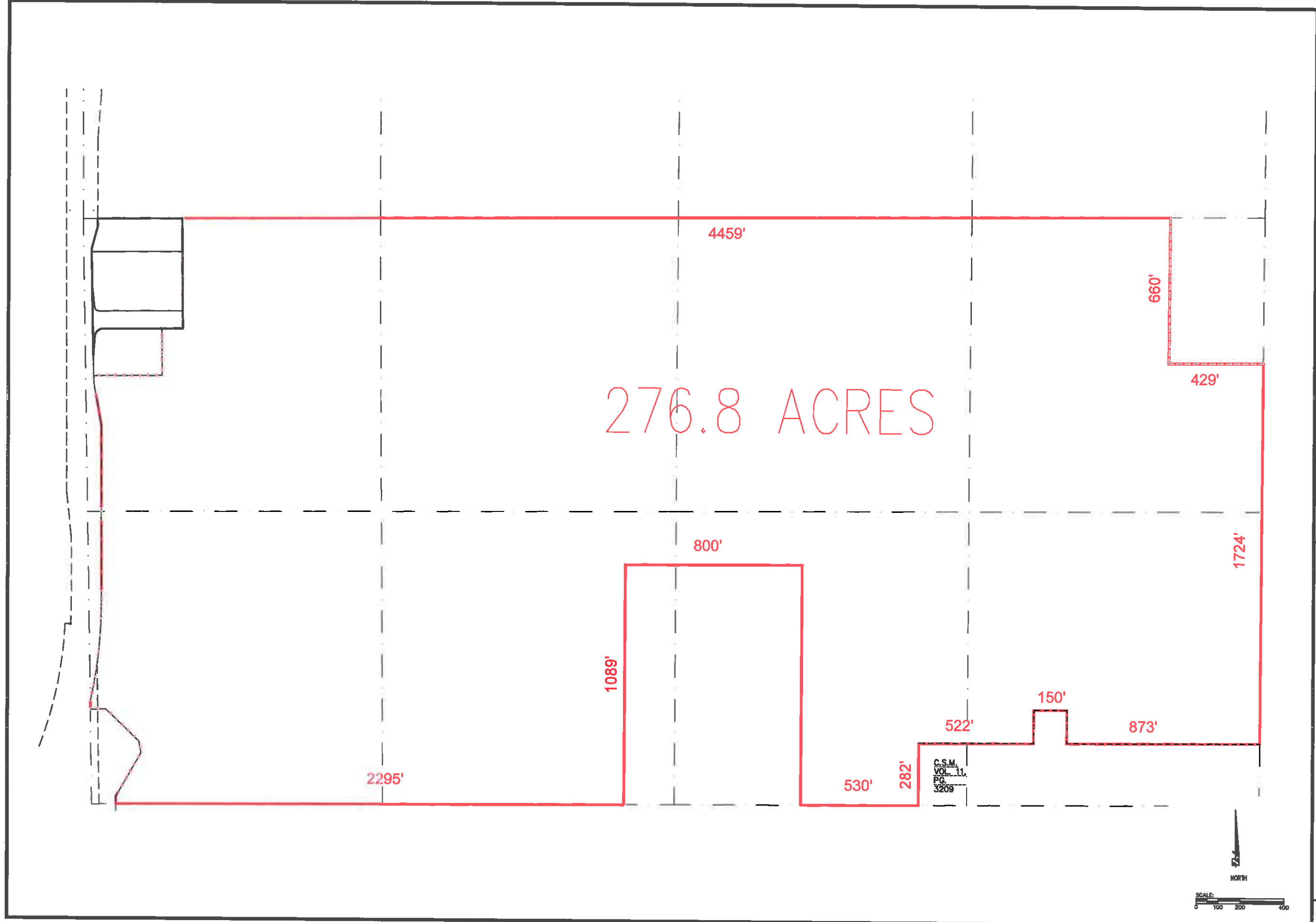
AERIAL PHOTO 2010
ST CROIX COUNTY



SITE LOCATION

EXHIBIT 2

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



276.8 ACRES

PROJECT: CRANE 1 GOLD SHOVEL READY VILLAGE OF ROBERTS, WISCONSIN		SITE MAP	
PROJECT OFFICE: 405 Technology Drive East Suite 1 Menomonee, WI 54901 Tel: 715-282-4400 Fax: 715-282-4400 www.s&nl.com		S&N Land Surveying 5200 Baker Street Suite 101 Menomonee, WI 54901 Tel: 715-281-1877 Fax: 715-281-1888 www.s&nland.com	
DRAWN BY: MDH CHECKED BY: MDH DATE: 04/06/15 DWG FILE: 5008-D400SR REF FILE: 5200-004	REVISION DESCRIPTION: NAME: _____ DATE: _____	Auth-Consulting/associates Auth-Consulting/associates	
SHEET NO. 2A		EXHIBIT 2A	

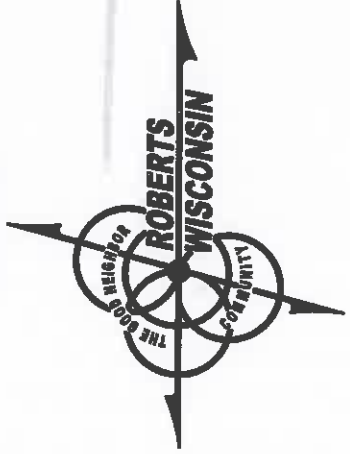


NORTH

ZONING MAP OF ROBERTS, WISCONSIN

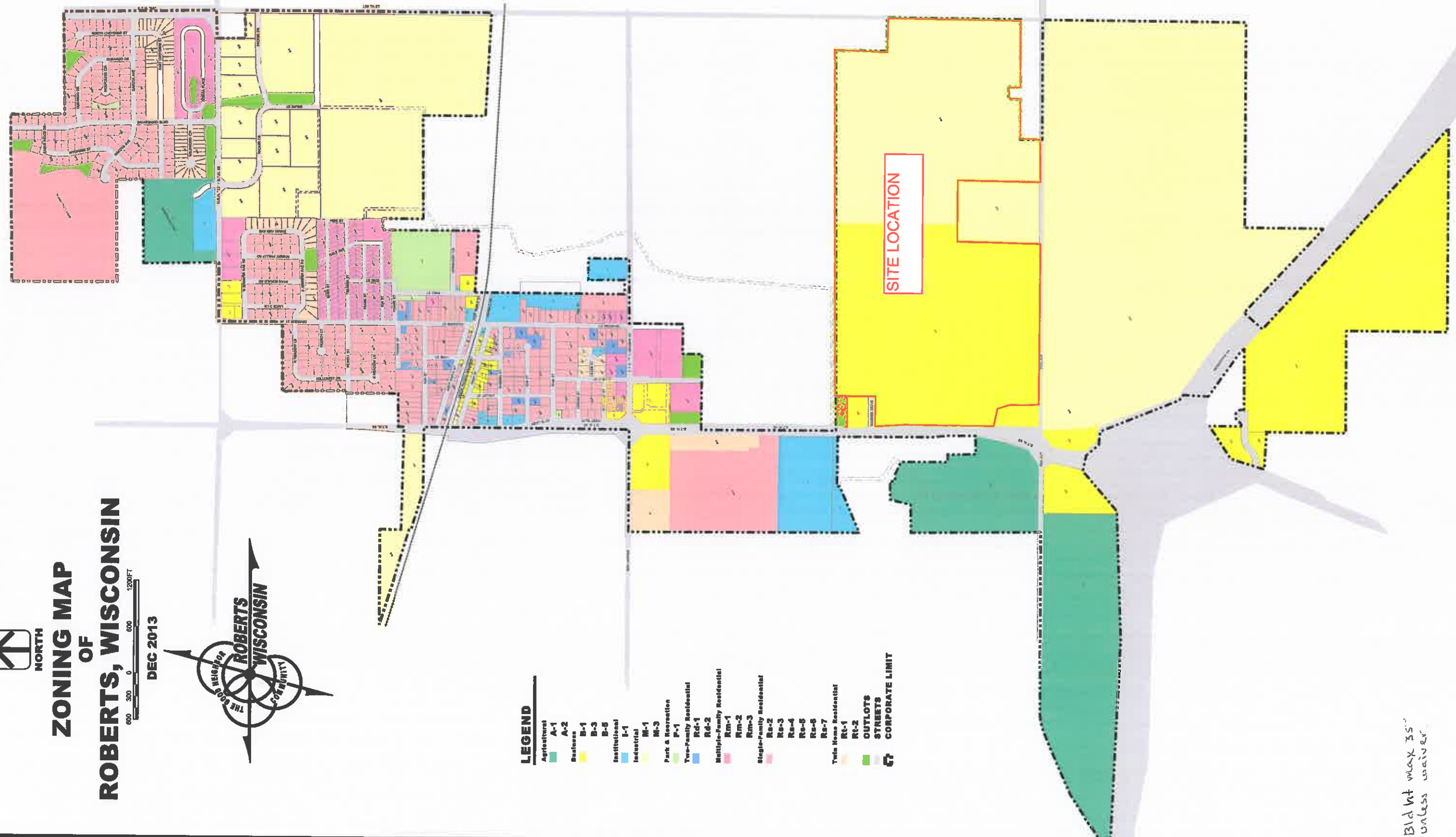
0 300 600 1200 FT

DEC 2013



LEGEND

- Agricultural
- A-1
- A-2
- Business
- B-1
- B-3
- B-5
- Institutional
- I-1
- Industrial
- M-1
- M-3
- M-3
- P-1
- Park & Recreation
- P-1
- Two-Family Residential
- R2-1
- R2-2
- Multiple-Family Residential
- R3m-1
- R3m-2
- R3m-3
- Single-Family Residential
- R3-2
- R3-3
- R3-4
- R3-5
- R3-6
- R3-7
- Twin Home Residential
- Rt-1
- Rt-2
- OUTLOTS
- STREETS
- CORPORATE LIMIT



Bld wt max 35"
unless waiver



VILLAGE OF ROBERTS
THE COMMUNITY OF GOOD NEIGHBORS
Neighbors Protecting Neighbors

April 27, 2015

To Whom It May Concern:

This letter is to verify the zoning for land that is owned by Crane I, Derrick Construction, New Richmond, Wisconsin.

The property we are talking is located East of Highway 65 and North of 70th Avenue. The land is zoned two separate zonings. There are four parcels zoned B-3 and four parcels zoned M-3.

B-3 zoning is a commercial zoning. B-3 is a General Business District. M-3 zoning is an industrial zoning and is considered a General Industrial District. For better and full descriptions of these zonings, please refer to www.municode.com and look at our ordinances on line.

The B-3 Parcel ID numbers are 176-1086-20-075, 176-1086-30-050, 176-1086-10-000 and 176-1086-40-001.

The M-3 Parcel ID numbers are 176-1086-60-000, 176-1086-70-002, 176-1086-50-000 and 176-1086-80-000.

All of the above mentioned property is in the Village of Roberts.

Sincerely,

A handwritten signature in blue ink, appearing to read "Doreen Kruschke".

Doreen Kruschke, WCPC, CMTW
Village Clerk/Treasurer

2015 Property Record | St Croix County, WI

Assessed values not finalized until after Board of Review.
Property information is valid as of APR 02 2015 10:21PM

OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-20-075
Alternate ID: 27.29.18 648A
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

PROPERTY DESCRIPTION

SEC 27 T29N R18W NW SW; EXC CSM 25-5811 & EXC CSM 26-6044
Property Address:
Municipality: VILLAGE OF ROBERTS

DEED INFORMATION

Section	Town	Range	Qtr Qtr Section	Qtr Section
<u>Lot:</u>				
<u>Block:</u>				
<u>Plat Name:</u>				
<u>Plat History:</u>				
(2015)				

Volume	Page	Document #
		998653
		949530
25	5811	945912
		855374
2920	348	810952
1390	439	594577
403	04	275889
26	6044	1002221

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	Amt. Due	Amt. Paid	Balance
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

PAYMENT HISTORY (POSTED PAYMENTS)

Date	Receipt #	Source	Type	Amount	General Tax Status	Special Assess. Status	Interest	Penalty	Total
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2015 Property Record | St Croix County, WI

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OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

PROPERTY INFORMATION

Parcel ID: 176-1086-30-050
Alternate ID: 27.29.18.649A
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr Qtr Section</u>	<u>Qtr Section</u>
<u>Lot:</u>				
<u>Block:</u>				
<u>Plat Name:</u>				
NOT AVAILABLE				
<u>Plat History:</u>				
(2015) NOT AVAILABLE				

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

CO-OWNER(S)

FORMER OWNERS

PROPERTY DESCRIPTION

SEC 27 T29N R18W SW SW, ANNEXED TO VILLAGE OF ROBERTS
#855374 (07/11/07) FKA 042-1075-30-000 (425) EXC PT TO HWY
PROJECT 1020-07-20-4.05 (PARCEL 11)
Property Address:
Municipality: VILLAGE OF ROBERTS

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		998653
1	52	923944
		855374
2920	348	810952
1692	105	652768
1390	499	594577
403	04	

PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
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OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-10-000
Alternate ID: 27.29.18.647
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

PROPERTY DESCRIPTION

SEC 27 T29N R18W NE SW 40A ANNEXED #855374 (07/11/07) FKA
042-1075-10-000 (423)
Property Address:
Municipality: VILLAGE OF ROBERTS

<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr Qtr Section</u>	<u>Qtr Section</u>
<u>Lot:</u>				
<u>Block:</u>				
<u>Plat Name:</u>				
NOT AVAILABLE				
<u>Plat History:</u>				
(2015) NOT AVAILABLE				

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		998653
		855374
2920	348	810952
1390	439	594577
403	04	275889

TAX INFORMATION

<u>Net Tax Before:</u>	.00
<u>Lottery Credit:</u>	.00
<u>First Dollar Credit:</u>	.00
<u>Net Tax After:</u>	.00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess. Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
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OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-40-001
Alternate ID: 27 29.18.651A
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

PROPERTY DESCRIPTION

SEC 27 T29N R18W SE SW 40A EXC CSM 25-5875
Property Address:
Municipality: VILLAGE OF ROBERTS

Section Town Range Qtr Qtr Section Qtr Section
Lot:
Block:
Plat Name:
NOT AVAILABLE
Plat History:
(2015) NOT AVAILABLE

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		<u>998653</u>
		<u>979621</u>
		<u>963595</u>
		<u>855374</u>
<u>2920</u>	<u>348</u>	<u>810952</u>
<u>1692</u>	<u>105</u>	<u>652768</u>
<u>1390</u>	<u>439</u>	<u>594577</u>
<u>403</u>	<u>04</u>	

TAX INFORMATION

Net Tax Before: .00
Lottory Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
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TOTAL	.00	.00	.00
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PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess. Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
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OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-60-000
Alternate ID: 27.29.18.652
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr Qtr Section</u>	<u>Qtr Section</u>
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Lot:
Block:
Plat Name:
NOT AVAILABLE
Plat History:
(2015) NOT AVAILABLE

PROPERTY DESCRIPTION

SEC 27 T29N R18W NW SE 40A ANNEXED #855374 (07/11/07) FKA
042-1075-70-000 (428)

Property Address:
Municipality: VILLAGE OF ROBERTS

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		855374
		854970
2716	358	782705
2433	316	743312
429	513	

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
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TOTAL	.00	.00	.00
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OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-70-002
Alternate ID: 27.29.18.653B
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

PROPERTY DESCRIPTION

SEC 27 T29N R18W SW SE EXC LOT 1 CSM 11/3209 & EXC CSM 25-5875
Property Address:
Municipality: VILLAGE OF ROBERTS

<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr Qtr Section</u>	<u>Qtr Section</u>
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DEED INFORMATION

<u>Lot:</u>	<u>Block:</u>	<u>Plat Name:</u>	<u>Plat History:</u>	<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		NOT AVAILABLE	(2015) NOT AVAILABLE			979622
						963595
						855374
						854970
				2716	358	782705
				2433	316	743312
				423	513	

TAX INFORMATION

Net Tax Before: .00
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Net Tax After: .00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
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OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-50-000
Alternate ID: 27 29 18 651
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WTC

<u>Section</u>	<u>Town</u>	<u>Range</u>	<u>Qtr</u>	<u>Qtr</u>	<u>Section</u>	<u>Qtr</u>	<u>Section</u>
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Lot:
Block:
Plat Name:
NOT AVAILABLE
Plat History:
(2015) NOT AVAILABLE

PROPERTY DESCRIPTION

SEC 27 T29N R18W 33.5A PT NE SE EXC E 429FT OF N 660 FT EZ-U-1406/207 ANNEXED #855374 (07/11/07) FKA 042-1075-50-000 (427A)
Property Address:
Municipality: VILLAGE OF ROBERTS

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		855374
		854970
2716	358	782705
2433	316	743312
423	513	

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
-------------	------------------	---------------	-------------	---------------	---------------------------	------------------------------	-----------------	----------------	--------------

2015 Property Record | St Croix County, WI

Assessed values not finalized until after Board of Review.
Property information is valid as of APR 02 2015 10:21PM

OWNER

CRANE 1 HOLDINGS LLC
1505 HWY 65
NEW RICHMOND, WI 54017

CO-OWNER(S)

FORMER OWNERS

PROPERTY INFORMATION

Parcel ID: 176-1086-80-000
Alternate ID: 27.29.18.654
School Districts:
SCH D ST CROIX CENTRAL
Other Districts:
WITC

PROPERTY DESCRIPTION

SEC 27 T29N R18W SE SE EXC LOT 1 CSM 11/3209 & EXC AS DESC
IN QC-1222/376 EZ-U-1406/204 ANNEXED # 855374 (07/11/07) FKA
042-1075-90-000 (430A)
Property Address:
Municipality: VILLAGE OF ROBERTS

Section Town Range Qtr Qtr Section Qtr Section
Lot:
Block:
Plat Name:
NOT AVAILABLE
Plat History:
(2015) NOT AVAILABLE

DEED INFORMATION

<u>Volume</u>	<u>Page</u>	<u>Document #</u>
		855374
		854970
2716	358	782705
2433	316	743312
423	513	
1222	376	

TAX INFORMATION

Net Tax Before: .00
Lottery Credit: .00
First Dollar Credit: .00
Net Tax After: .00

	<u>Amt. Due</u>	<u>Amt. Paid</u>	<u>Balance</u>
Tax	.00	.00	.00
Special Assmnt	.00	.00	.00
Special Chrg	.00	.00	.00
Delinquent Chrg	.00	.00	.00
Private Forest	.00	.00	.00
Woodland Tax	.00	.00	.00
Managed Forest	.00	.00	.00
Prop. Tax Interest		.00	.00
Spec. Tax Interest		.00	.00
Prop. Tax Penalty		.00	.00
Spec. Tax Penalty		.00	.00
Other Charges	.00	.00	.00
TOTAL	.00	.00	.00
Over-Payment		.00	

PAYMENT HISTORY (POSTED PAYMENTS)

<u>Date</u>	<u>Receipt #</u>	<u>Source</u>	<u>Type</u>	<u>Amount</u>	<u>General Tax Status</u>	<u>Special Assess Status</u>	<u>Interest</u>	<u>Penalty</u>	<u>Total</u>
-------------	------------------	---------------	-------------	---------------	---------------------------	------------------------------	-----------------	----------------	--------------

Exhibit 3A: Other site restrictions

Depending upon the size and location of the parcel, the price ranges from \$35,000 - \$55,000 per acre. The terms of sale are negotiable.

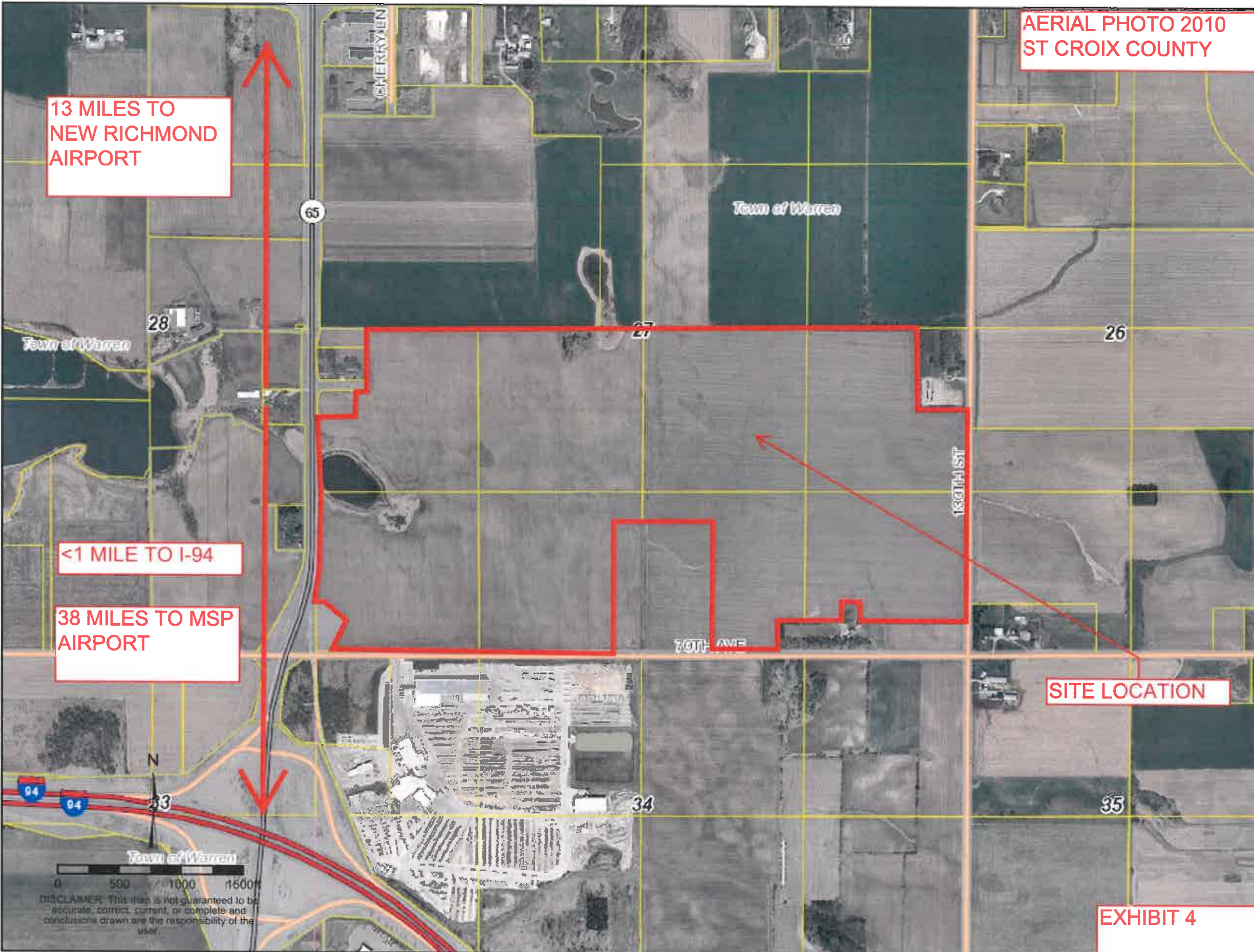
AERIAL PHOTO 2010
ST CROIX COUNTY

13 MILES TO
NEW RICHMOND
AIRPORT

<1 MILE TO I-94

38 MILES TO MSP
AIRPORT

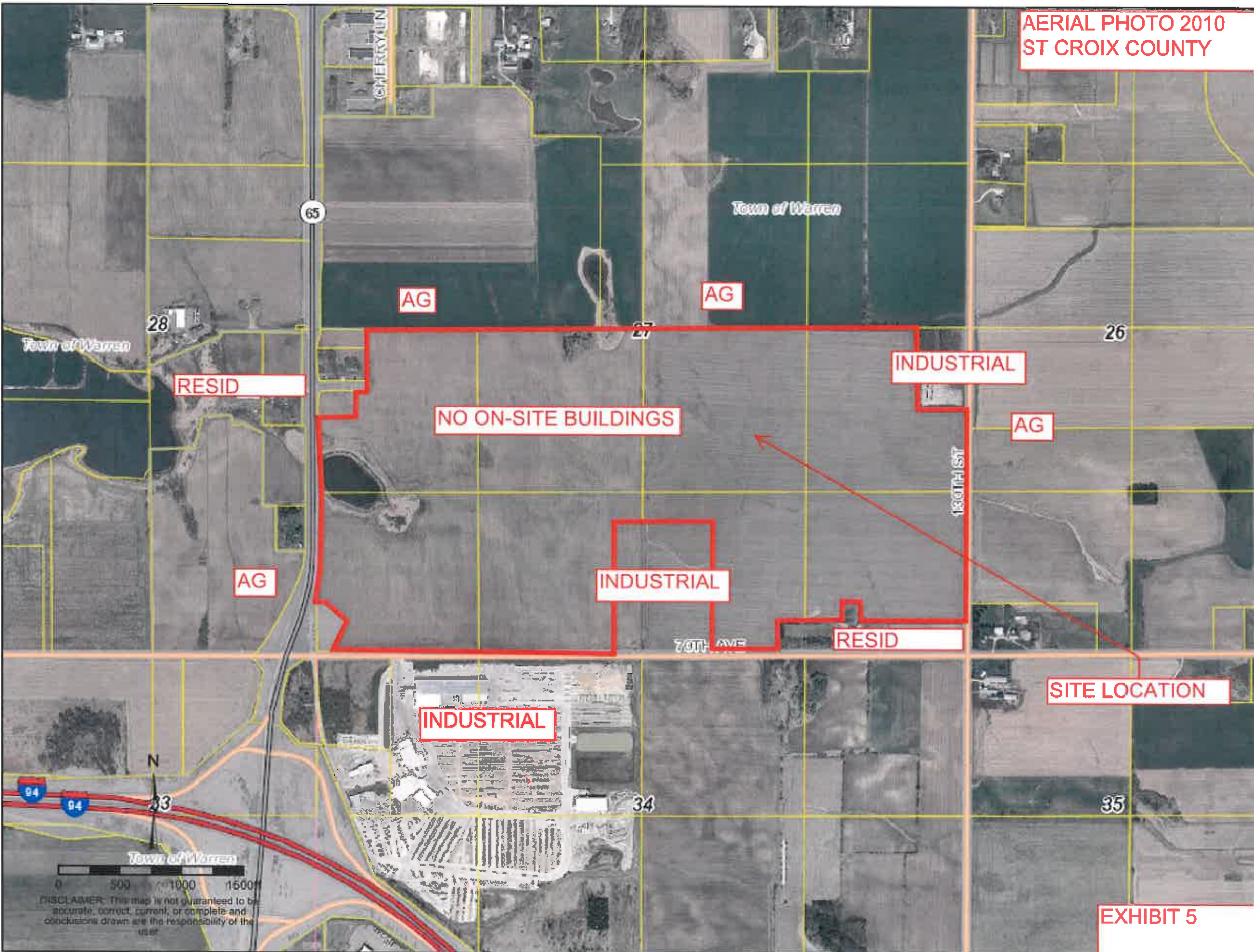
SITE LOCATION



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

EXHIBIT 4

AERIAL PHOTO 2010
ST CROIX COUNTY



RESID

AG

AG

INDUSTRIAL

NO ON-SITE BUILDINGS

AG

AG

INDUSTRIAL

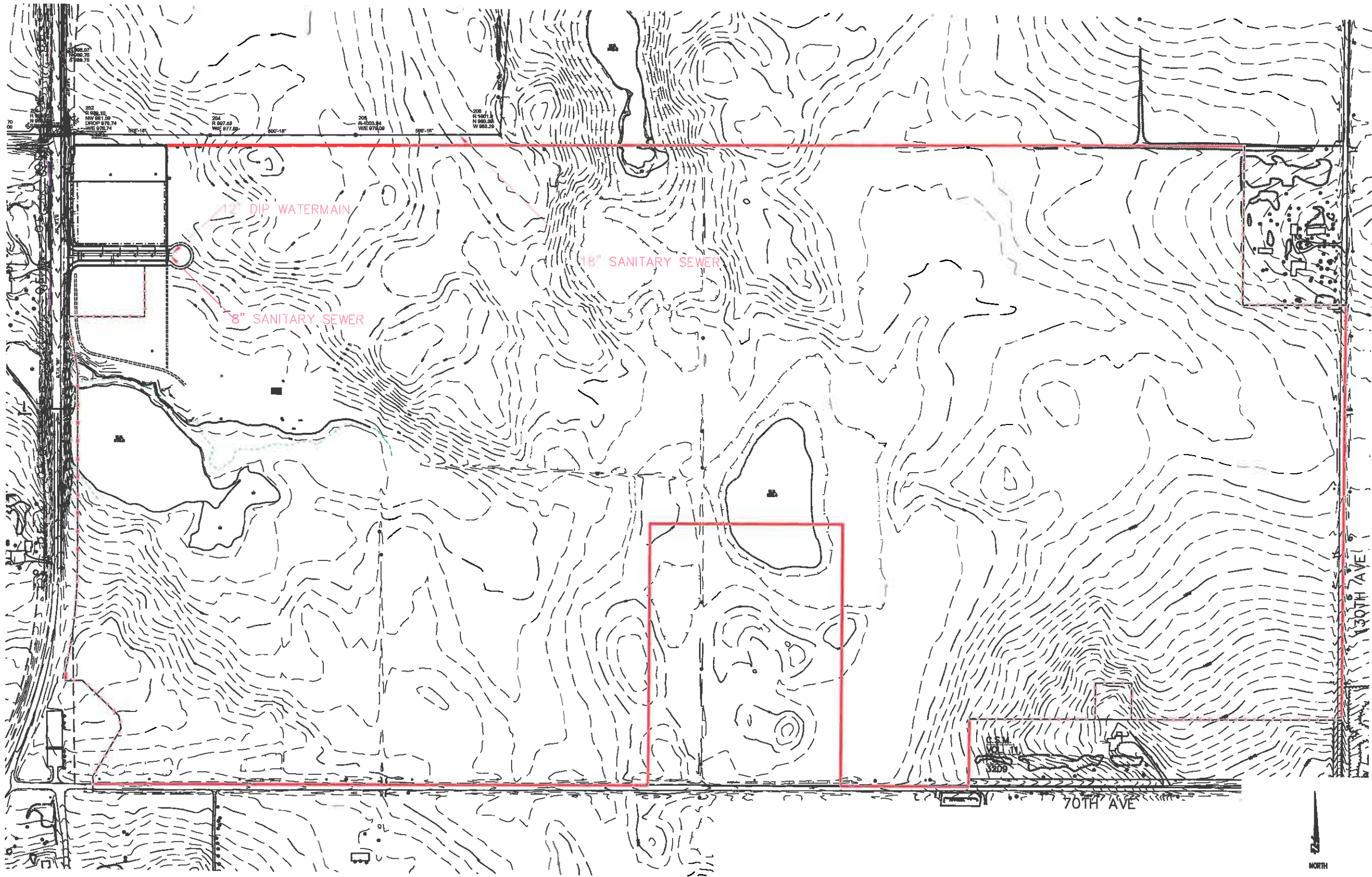
RESID

SITE LOCATION

INDUSTRIAL

DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

EXHIBIT 5

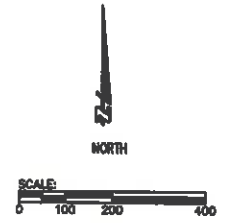


202 R 4988.11
 N 107 051.29
 DPROP 678.74
 W 678.74
 204 R 807.23
 N 877.89
 206 R 1025.84
 N 878.69
 W 878.69
 208 R 9071.1
 N 880.58
 W 880.58

12" DIP WATERMAIN

18" SANITARY SEWER

8" SANITARY SEWER



PROJECT: CRANE 1
 GOLDSHOVEL READY
 VILLAGE OF ROBERTS, WISCONSIN
MUNICIPAL UTILITIES

Aut-Consulting/associates
 484 Technology Drive East
 Madison, WI 53701
 Tel: 715-228-4400
 Fax: 715-228-4408
 autconsulting.com

SKN Land Surveying
 2000 Main Street
 Madison, WI 53705
 Tel: 715-261-4400
 Fax: 715-261-4409
 sknlandsurveying.com

CONTRACTOR OFFICE 484 Technology Drive East Madison, WI 53701 Tel: 715-228-4400 Fax: 715-228-4408 autconsulting.com	PROJECT OFFICE 2000 Main Street Madison, WI 53705 Tel: 715-261-4400 Fax: 715-261-4409 sknlandsurveying.com
---	--

DRAWN BY: MDH CHECKED BY: MDH DATE: 04/08/15 DWG FILE: 5200-04000 REF FILE: 5200-004 JOB NUMBER: 5200-004	REVISION DESCRIPTION: NAME: DATE:
--	--

Exhibit 7: Private Utility Infrastructure

There is existing 3-phase, double circuit, 7200 volt **electrical service** adjacent to both the south and east sides of the property. The substation is 1.5 miles away, and if desired, a dedicated substation can be provided.

Provider: Rob Dooley
St Croix Electric Cooperative
1925 Ridgeway Street
Hammond, WI 54015
715-796-5637
robdoos@scecnet.net

There is existing 4" 60 psi **natural gas service** adjacent to the south side of the property, as well as to the west, just on the other side of Highway 65.

Provider: Justin Jacobs
Midwest Natural Gas, Inc.
611 Shay Street
Somerset, WI 54025
715-247-5279
mngjustinjacobs@gmail.com

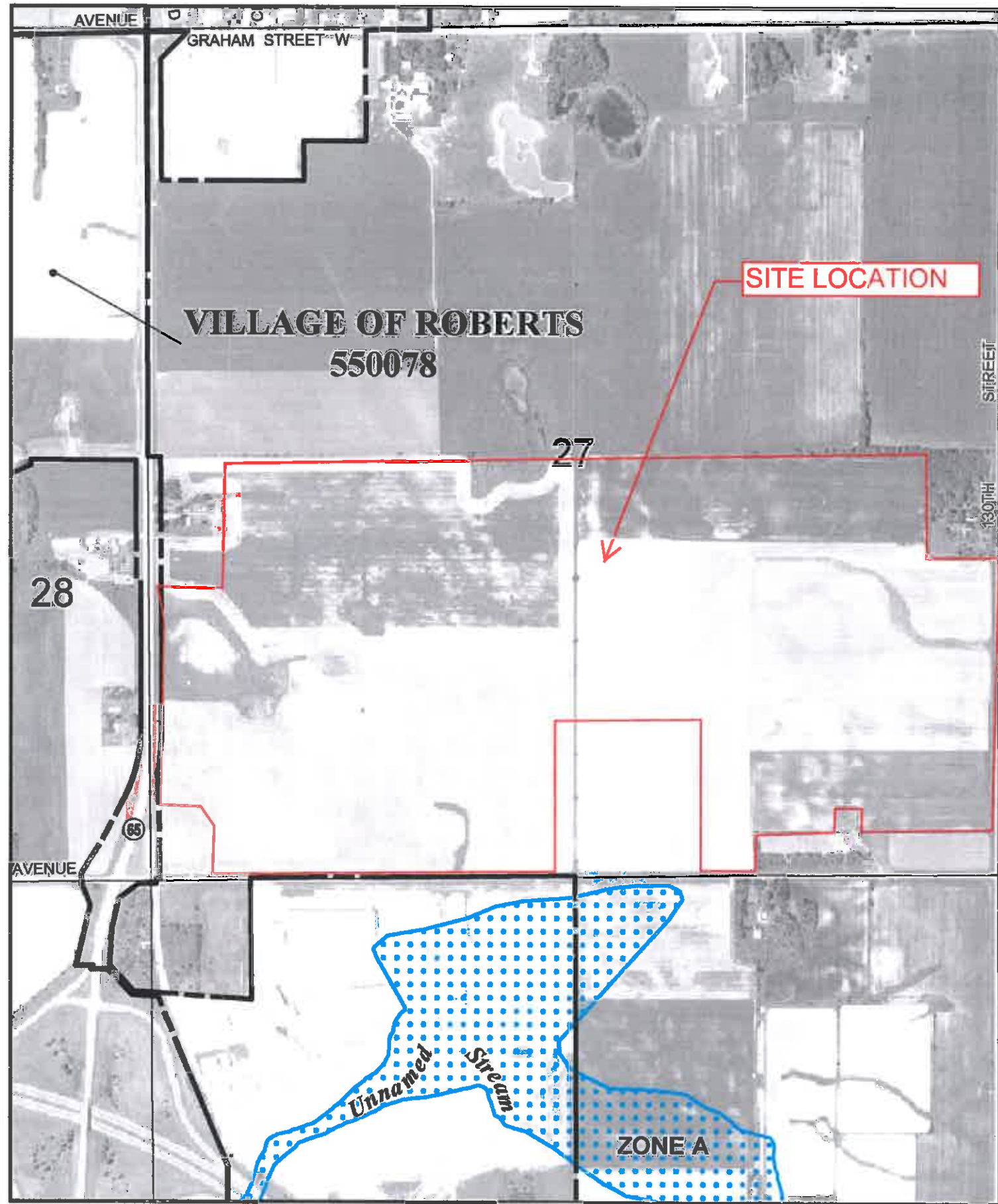
Exhibit 8: Telecommunications Infrastructure

There is existing 1 gigabyte **voice/data fiber-optic service** adjacent to the northwest corner of the property.

Provider: Matt Sparks
Baldwin Telecom, Inc.
930 Maple Street
Baldwin, WI 54002
715-684-3346
matt.sparks@baldwin-telecom.net

There is existing 6 megabyte **IP-DSL/U-Verse service** kitty corner from the southwest corner of the property. This will be upgraded in the future.

Provider: Mike Retzlaff
AT&T
mr284m@att.com



MAP SCALE 1" = 1000'



NOTE
WI

SITE LOCATION

VILLAGE OF ROBERTS
550078

27

28

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0360E

FIRM
FLOOD INSURANCE RATE MAP
ST. CROIX COUNTY,
WISCONSIN
AND INCORPORATED AREAS

PANEL 360 OF 595
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
ST. CROIX COUNTY	555578	0360	E
ROBERTS, VILLAGE OF	550078	0360	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



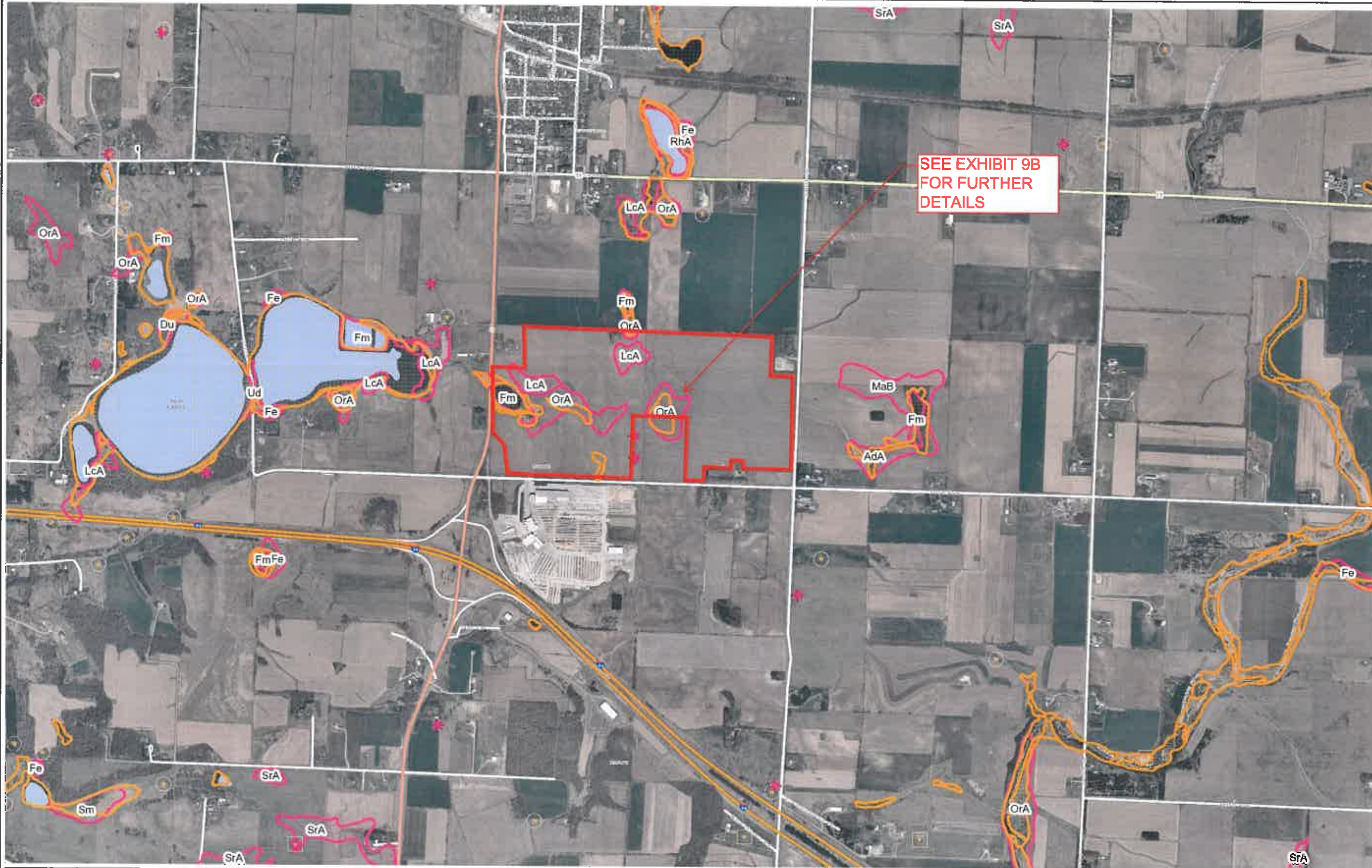
MAP NUMBER
55109C0360E
EFFECTIVE DATE
MARCH 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

EXHIBIT 9

Surface Water Data Viewer Map



- Legend**
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled Points**
 - Wetland Class Areas**
 - Wetland
 - Upland
 - Filled Areas**
 - NRCS Wetspots**
 - Wetland Indicators**
 - Rivers and Streams**
 - Open Water**
 - 2010 Air Photos (WROC)**

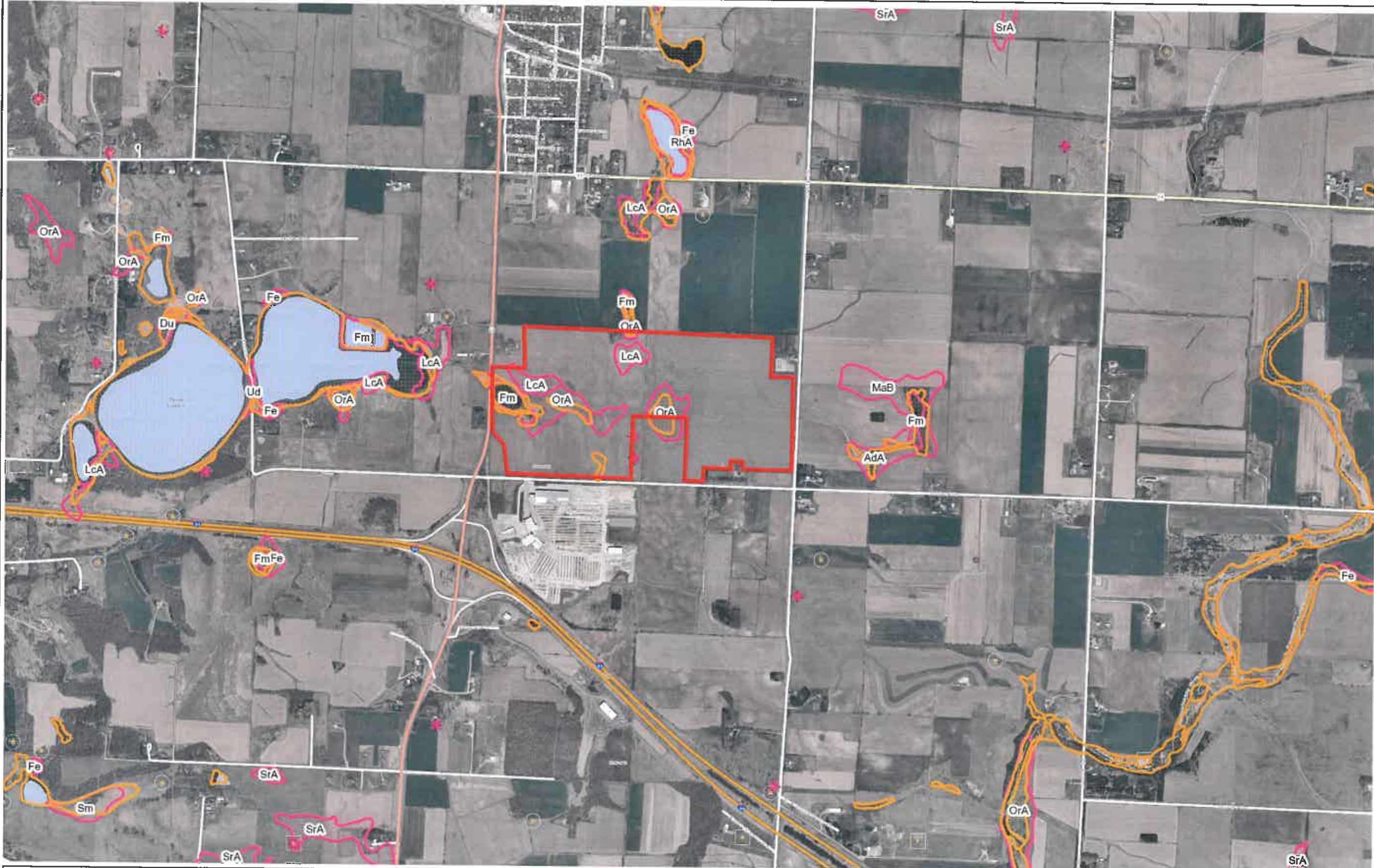
1: 19,904

0.6 0 0.31 0.6 Miles

Notes

EXHIBIT 9A

Surface Water Data Viewer Map



- Legend**
- Wetland Class Points**
 - Dammed pond
 - Excavated pond
 - Filled excavated pond
 - Filled/draind wetland
 - Wetland too small to delineate
 - Filled Points**
 - Wetland Class Areas**
 - Wetland
 - Upland
 - Filled Areas**
 - NRCS Wetspots**
 - Wetland Indicators**
 - Rivers and Streams**
 - Open Water**
 - 2010 Air Photos (WROC)**

0.6 0 0.31 0.6 Miles

NAD_1983_HARN_Wisconsin_TM
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1: 19,904



Notes

EXHIBIT 9A

Exhibit 9B: The Examination for Wetland Conditions Report prepared by Aquatic EcoSolutions, Inc. and dated June 19, 2012, found that this area “did not appear to meet the hydrophytic vegetation nor the hydric soils criteria. Because the 1987 Wetland Delineation Manual requires that all three wetland criteria be met, the absence of more than one criterion would point to the lack of jurisdictional wetland conditions.”

A November 18, 2004 Wetland Site Examination Report came to the same conclusion.

Both reports are available upon request.

April 25, 2015



Corporate Office:
406 Technology Drive E., Suite A
Menomonie, WI 54751
715-232-8490, fax 715-232-8492

Hudson Office:
2920 Enloe Street, Suite 101
Hudson, WI 54016
715-381-5277, fax 715-381-5338

Crane 1
1505 Hwy 65, PO Box 445
New Richmond, WI 54017


Dear Crane 1,

RE: Goldshovel Ready Submission

No known environmental, historical or archeological impediments exist for the Crane 1 site in the Village of Roberts. This is based on my experience with this site and this site development process since 2011.

If you should have any questions, please feel free to contact me.

Auth Consulting & Associates



Matthew D. Hieb, P.E.
Vice President

Exhibit 12: Other site restrictions

None

Exhibit 13: Other information

None