



MadREP Gold Shovel Program

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.		Map 1-1: Regional Map 1-2: Local
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.		Map 2: Site Information
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.		Rock County Parcel Details: Exhibit 3
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 3-1: Highways Map 3-2: Airports Map 4-1: UP Rail Map Map 4-2: Railroad



<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>Map 5-1: Existing Land Use Map 5-2: Future Land Use</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>Map 6: Water & Sewer Services</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>Map 7: Site Survey</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>Map 8: Electric Services Map 9: Gas Services</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>Map 10: Telecommunications Services</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>Map 11: Floodplain & Wetland</p>



Environmental Corridors (Environmentally Sensitive Areas)	<p>Cannot have significant wetland issues limiting development.</p> <p>Cannot be located in environmental corridors (environmentally sensitive areas) without an approved mitigation plan.</p>	<p>Map showing presumed or delineated wetland area on site and adjacent to site and planned mitigation.</p> <p>Map showing site and any environmental corridors (environmentally sensitive areas)</p> <p>Any approved mitigation plan.</p>		
Exhibit 11: Topography	Cannot have significant topography issues limiting development.	Topographic map of site.		Map 12: Topographic Features
Exhibit 12: Environmental, Historical, Archeological	Cannot have known Environmental, Historical and/or Archeological impediments	<p>Statement indicating no known impediments or any planned mitigation as of submission relative to:</p> <ul style="list-style-type: none"> ● Environmental ● Historical ● Archeological 		Please see attached letter
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.		Please see attached letter
Exhibit 14: Other information	Possible local incentives or other factors that set your site apart.	<p>Is the site in TID district? TID expiration date?</p> <p>Other geographical benefits that qualify the site for government incentives or otherwise provides an advantage.</p>		Local Advantages & Incentives: Exhibit 13



City of Evansville

www.ci.evansville.wi.gov
31 S Madison St
PO Box 529
Evansville, WI 53536
(608) 882-2266

November 12, 2021

Madison Region Economic Partnership (MadREP)
Attn: Jason Fields, President
455 Science Drive, Suite 160
Madison, WI 53711

RE: Evansville, WI Gold Shovel Certification of Parcel 6-27-1150 (551 S Cty. Rd M)

Mr. Fields,

I am writing to you for gold shovel certification approval for our 11.41-acre rail accessible site located at 551 S Cty. Rd M Evansville, WI 53536. This letter along with the following packet of information should provide all the necessary detail needed for approval. Some of the specifics not outlined in the packet are as follows:

- To verify zoning, the site is currently zoned as I-1 Light Industrial District
- The site is currently owned by the city and is available for purchase for \$25,000/acre. The city is actively seeking a business that would utilize the accessible rail line but would also entertain other potentially interested businesses assuming they were willing to develop the site within 365 days of purchase. Discounts and incentives are available but will vary depending on the value proposed to be created on the site.
- All utilities are available and located on site via S Cty. Rd M. Hook up costs and timelines will vary depending on the potential opportunity and their needs.
- There are no easements associated with this site.
- The west side of the site is located near wetland inventory (see map 11). However, this will not affect or limit development possibilities.
- There are also no known protective covenants or environmental, historical, or archeological impediments that could limit development of the site. The only known limits are that a business fit with the city's I-1 Light Industrial District zoning and an allowable building height of 35 feet.

If there are any further questions or information that is needed, please do not hesitate to contact me at (608) 882-2285 or email me at: jason.sergeant@ci.evansville.wi.gov. Thank you for your consideration and we are very excited to obtain gold shovel certification!

Sincerely,

Jason Sergeant, AICP
City Administrator
Acting Community Development Director

Enclosures: Gold Shovel Certification Application Packet

EVANSVILLE

WISCONSIN



A central point between Madison and Janesville in south-central Wisconsin. Residents love the convenience to regional, as well as local, employment options and affordable, high quality of life. Main Street is idyllic—and authentic. A city big enough to support real industry, and still small enough to be on a first-name basis with its business owners.

“Best City for Young Families”—nerdwallet.com

Fastest growing community in Rock County

3 Active and Fiscally Sound TIF Districts

One-Stop Zoning and Permitting Services

Revolving Loans and City Façade Grants

Entrepreneurship assistance in association with Rock County

Grants and incentives in association with the State of Wisconsin

OVERVIEW

Local Population¹: 5,312

Regional Population²: 710,049

Local Labor Force Size¹: 2,892

Regional Labor Force²: 407,365

Median Age¹: 35.7 years

Household Median Income¹: \$70,828

Mean Commuter Travel Time¹: 28.9 mins

MAJOR EMPLOYERS

Bluescope Buildings North America

Baker Manufacturing

Stoughton Trailers

Evansville Community School District

Evansville Manor Skilled Nursing

TRANSPORTATION

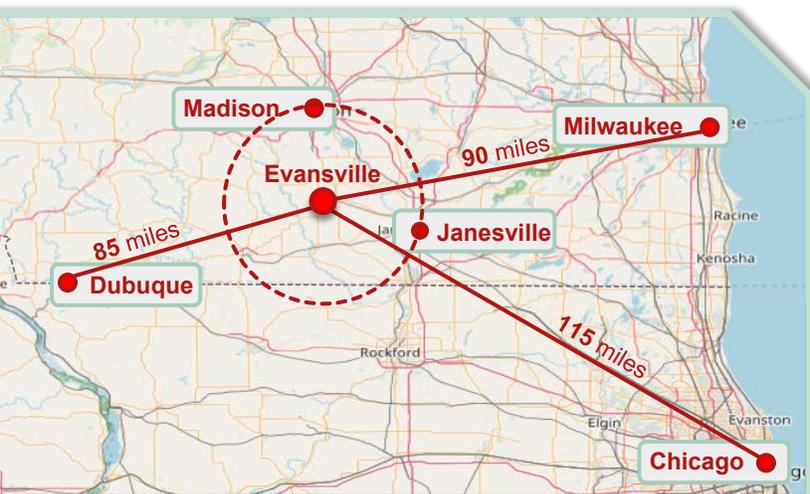
Highway 14

Union Pacific Freight Rail

Interstate 39/90: 18 Miles

Southern WI Regional Airport: 23 Miles

Dane County Regional Airport: 28 Miles



Community Development Director, Jason Sergeant:

jason.sergeant@ci.evansville.wi.gov

Phone: 608-882-2285

www.ci.evansville.wi.gov/grow



MAJOR EMPLOYMENT SECTORS

Healthcare and Social Assistance: 16.8%

Manufacturing: 13.5%

Retail Trade: 10.5%

Finance and Insurance: 8.2%

Educational Services: 7.9%

Professional, Scientific & Technical Services: 6.2%

EDUCATION

Evansville School District (K-12):³

1,800 Students

4K through Grade 12 Comprehensive Education

JEDI Virtual School

Alternative Education

Summer School

Advanced Learner programming

Regional Colleges and Technical Schools:

Blackhawk Technical (Janesville): 25 Miles

Beloit College (Beloit): 28 Miles

MATC (Madison): 33 Miles

University of Wisconsin (Madison): 22 Miles

UW Rock County (Janesville): 21 Miles

UW Whitewater (Whitewater): 33 Miles

HEALTHCARE

Evansville Clinics:

SSM Health/Dean Clinic

Mercy Clinic

Regional Hospitals:

Mercy Hospital & Trauma Cntr. (Janesville)

St. Mary's Hospital (Janesville and Madison)

Meriter Hospital (Madison)

UW Madison Hospital (Madison)

HOUSING

Median Home Value¹: \$187,000

Median Home Rent¹: \$713 per month

Total Local Housing¹: 2,246 Units

Total Regional Housing²: 301,952 Units

Local Housing in next 12 mos.⁴: 30 Units

Owner vs Renter Occupancy¹: 64.4%/35.6%

UTILITIES AND TELECOMMUNICATIONS

Internet and Data: AT&T, Spectrum, Litewire

Natural Gas Service: We-Energies

Electric, Water and Sewer: City-Owned

Award Winning and Reliable

¹2019 American Community Survey (ACS) / US Census.
²Dane and Rock Counties per 2019 ACS, ³2018 Evansville Community School Dist, ⁴City of Evansville. This information was collected from primary and secondary data sources deemed reliable.



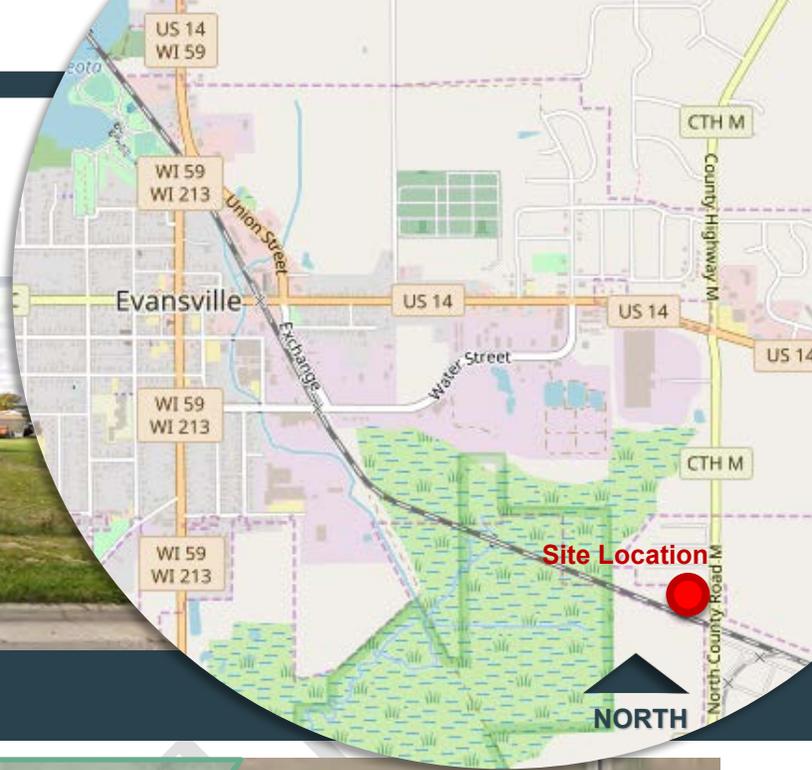
For more information about Evansville or to learn how your business can *Grow with Evansville*, go to www.ci.evansville.wi.gov/grow or contact the Community Development Director:

Jason Sergeant: jason.sergeant@ci.evansville.wi.gov Phone: 608-882-2285

31 South Madison Street, PO Box 529, Evansville, WI 53536

551 S Cty. Rd M

EVANSVILLE, WI 53536



Available Industrial Lot with Rail Access

Property Information

11.41 Acres in Size
100,000+ SF Buildable Footprint

Zoning

Zoned I-1 Light Industrial District
25 to 100 Foot Minimum Setbacks
35 Foot Allowable Build Height

Features

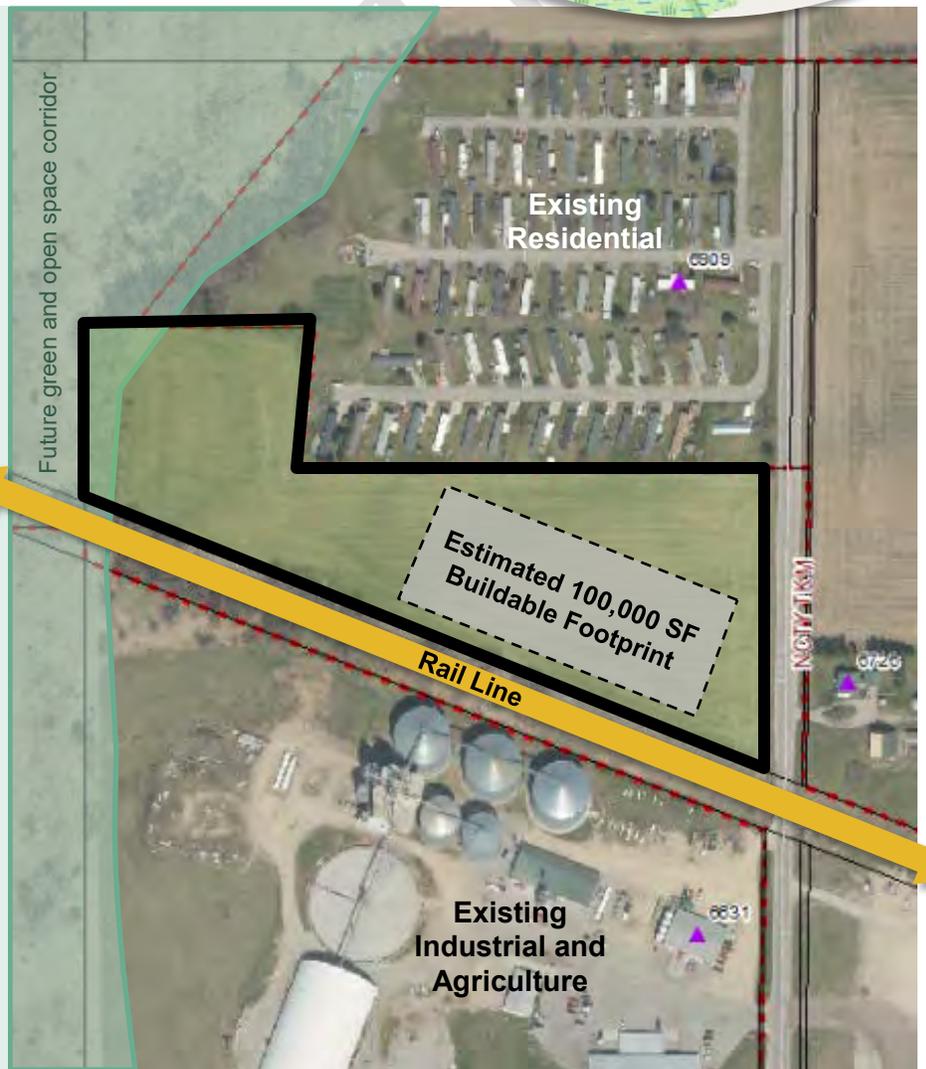
Adjacent to active rail line
All Utilities adjacent to Site

Terms

Price Negotiable
Revolving Loan Funds Available

Located in the fastest growing community in Rock County

This information was collected from primary and secondary data sources deemed reliable. Please note this information is subject to change without notice. Produced by the City of Evansville, 31 S Madison Street, PO Box 529, Evansville, WI 53536. Last updated December 2019.



For more information on this available lot or to learn how your business can *Grow with Evansville*, go to www.ci.evansville.wi.gov/grow or contact the Community Development Director:

Jason Sergeant: jason.sergeant@ci.evansville.wi.gov Phone: 608-882-2285

551 S Cty. Rd M SITE INFO

BASICS

Address: 551 S Cty. Rd M
City: Evansville
State: WI
County: Rock
Acres: 11.41 acres

ECONOMIC DEVELOPMENT CONTACT

Jason Sergeant
City of Evansville
31 S. Madison Street
Evansville, WI 53536
(608) 882-2285
jason.sergeant@ci.evansville.wi.gov

ADDITIONAL DETAILS

Certified: Pending Approval
Specialty Features: Rail Access

TRANSPORTATION

Nearest Highway: WI State Highway 14 (0.70 Miles)
Nearest Interstate: I-90 Interchange (16.50 Miles)
Nearest Airport: Dane County Regional Airport (30.30 Miles)
Nearest Commercial Airport: Dane County Regional Airport (30.30 Miles)
Rail Served: Yes
Rail Served By: Union Pacific
Rail Accessible: Yes
Rail Infrastructure in Place: No
Nearest Trans-shipment Facility: Loup Network Partner, Rochelle, IL (80.50 Miles)

RAIL INFORMATION

Rail access is possible through Union Pacific via the line adjacent to the site. There are no volume requirements necessary to access rail service, however, there are several steps that are needed to obtain service. The overall site and rail specifics will need to be approved by Union Pacific prior to obtaining service. This process typically takes about 14-16 months from hiring an engineering firm to approval. More information on obtaining rail service can be found here:

- https://www.up.com/customers/ind-dev/process_uptrack/index.htm

A switch/spur will need to be installed to access rail service. Typical costs to install a rail switch are \$300-400,000. These costs may be able to be partially offset via a Transportation Economic Assistance (TEA) Grant. More information can be found here:

- <https://wisconsin.gov/Pages/doing-bus/local-gov/astnce-pgms/aid/tea.aspx>
- <https://wisconsin.gov/Documents/doing-bus/local-gov/lpm/2017se-lp-tea.pdf>

There are other options to transport material through Union Pacific that would not require rail access. Loup Logistics, a subsidiary of Union Pacific, offers transloading options through various facilities. The nearest one to the 551 S Cty. Rd M site is located in Rochelle, IL (80.50 miles away).

ELECTRIC SERVICE

Supplier: Evansville Water & Light (Municipal Utility)

Phone: (608) 882-2266

Email: utility@ci.evansville.wi.gov

Website: https://www.ci.evansville.wi.gov/services_by_department/municipal_utility/

Capacity: 7,200 volts. 12,470 volts Phase-to-Phase

Nearest Substation: 1 mile south of site on S Cty. Rd M

Notes: Municipal utility rated fastest response time in the nation

NATURAL GAS

Supplier: We Energies

Phone: (800) 714-7777 (Monday – Friday 8am – 5pm)

Website: <https://www.we-energies.com/>

Size of Main: Both a 3" and 6" main serving the site

Pressure: 60 lbs for both mains.

WATER

Supplier: Evansville Water & Light (Municipal Utility)

Phone: (608) 882-2266

Email: utility@ci.evansville.wi.gov

Website: https://www.ci.evansville.wi.gov/services_by_department/municipal_utility/

Size of Main: 10" main serving the site

Capacity: Gravity fed system producing between 65-75 lbs of pressure

Peak Flow: 1,210 gallons per minute tested from 10" mains

WASTEWATER

Supplier: Evansville Water & Light (Municipal Utility)

Phone: (608) 882-2266

Email: utility@ci.evansville.wi.gov

Website: https://www.ci.evansville.wi.gov/services_by_department/municipal_utility/

Size of Main: 10" main serving the site

Nearest lift station: 0.7 miles north at the intersection of S Cty. Rd M and HWY 14

Notes: The City of Evansville Wastewater Treatment Plant currently processes between 350,000 – 500,000 gallons every day. In 2017, the plant was upgraded to a de-watering screw press which greatly expanded the processing ability allowing for future growth.

TELECOMMUNICATION

Supplier: Spectrum

Phone: (877) 463-0677

Website: <https://www.spectrum.com/>

Maximum Speed: 1,000 Mbps

Supplier: LiteWire

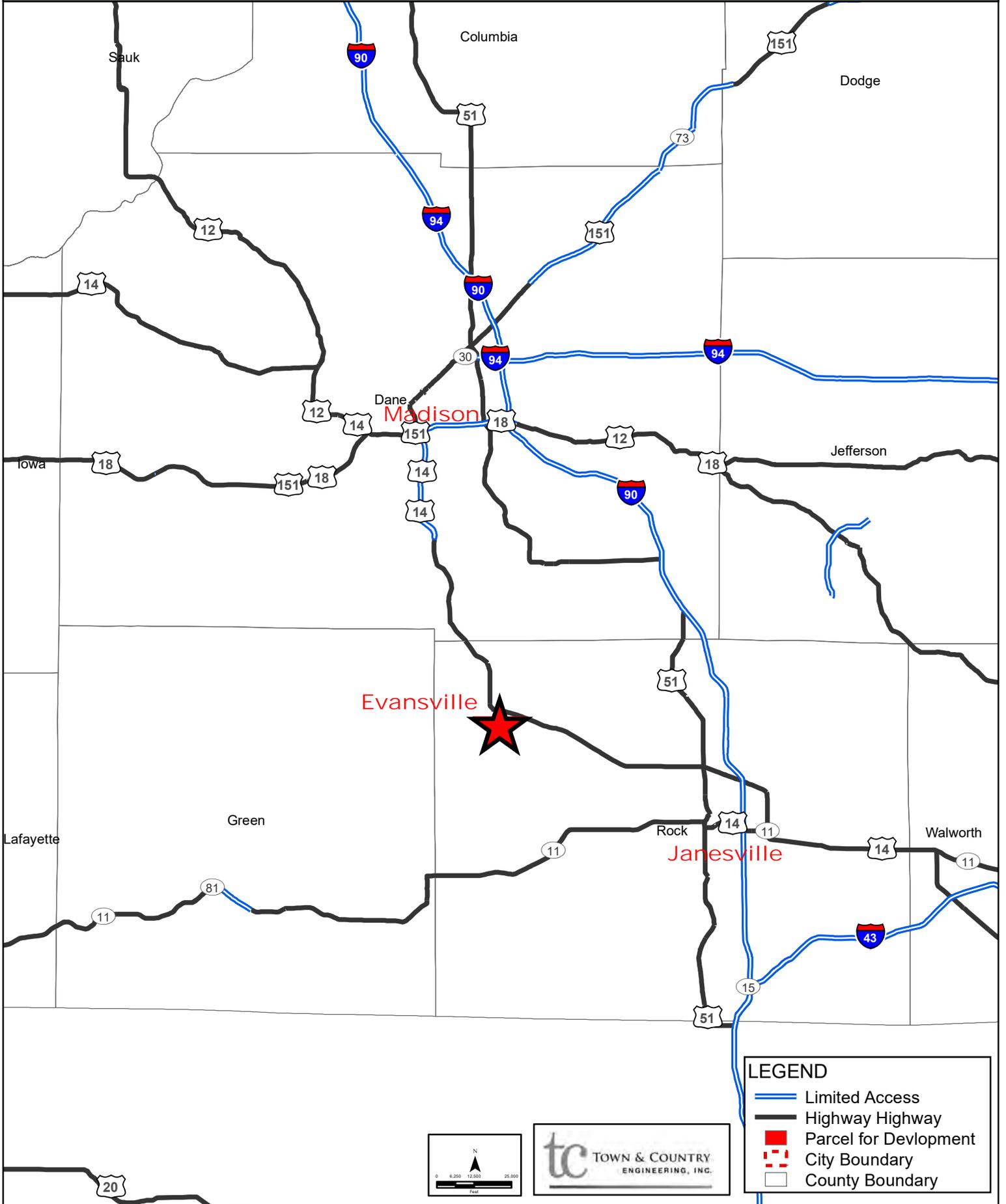
Phone: (888) 825-2005

Website: <https://www.litewire.net/>

Site Location: City of Evansville

Rock County, Wisconsin

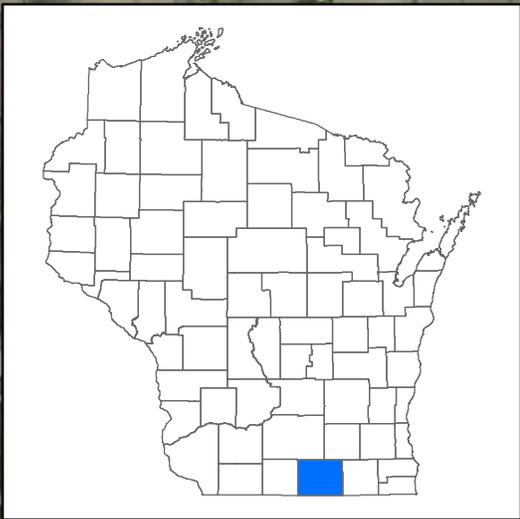
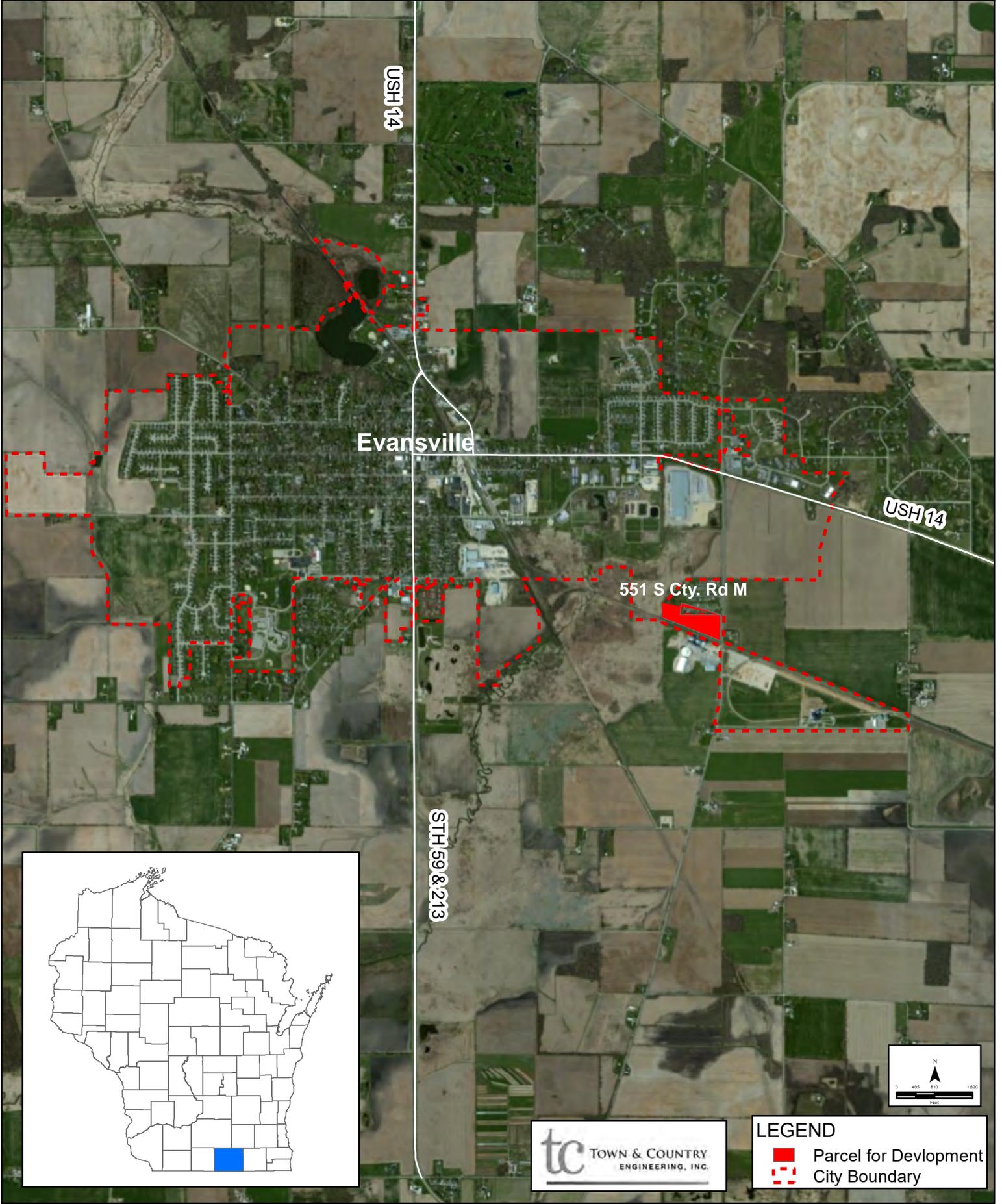
Map 1-1



Site Location: City of Evansville

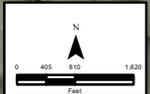
Rock County, Wisconsin

Map 1-2



LEGEND

-  Parcel for Development
-  City Boundary



Site Information: City of Evansville

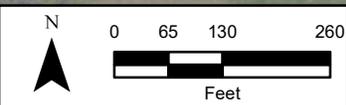
Rock County, Wisconsin

Map 2



869±
11.41 Acres
Zoned I-1 Light Industrial District
25 to 100 Foot Minimum Setbacks
35 Foot Allowable Build Height

N COUNTY RD M



LEGEND	
	Parcel for Development
	Tax Parcels

Parcel Details for 222 080100

Parcel Information

Name: CITY OF EVANSVILLE	Parcel Number: 6-27-1150
Address: PO BOX 529 EVANSVILLE, WI 53536-5060	Site Address: , WI
Municipality: CITY OF EVANSVILLE	

General Information

Sec/Town/Range: 35-4-10	School District: 1694 - EVANSVILLE SCHOOL DIST	Other Tax Codes: 0000-0000-0000-0000
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REFERENCE DOCUMENTS LISTED BELOW MAY NOT REFLECT THE CURRENT LEGAL DESCRIPTION.
TO DETERMINE THE CURRENT LEGAL DESCRIPTION, A TITLE SEARCH MAY BE REQUIRED.

Documents: 2075654	Vol-Page: No Volume-Page Information
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Value Information

Assess Year 2020 ▼			
Description	Acres	Land	Improvements
Other	11.41	0	0
TOTALS	11.41	0	0

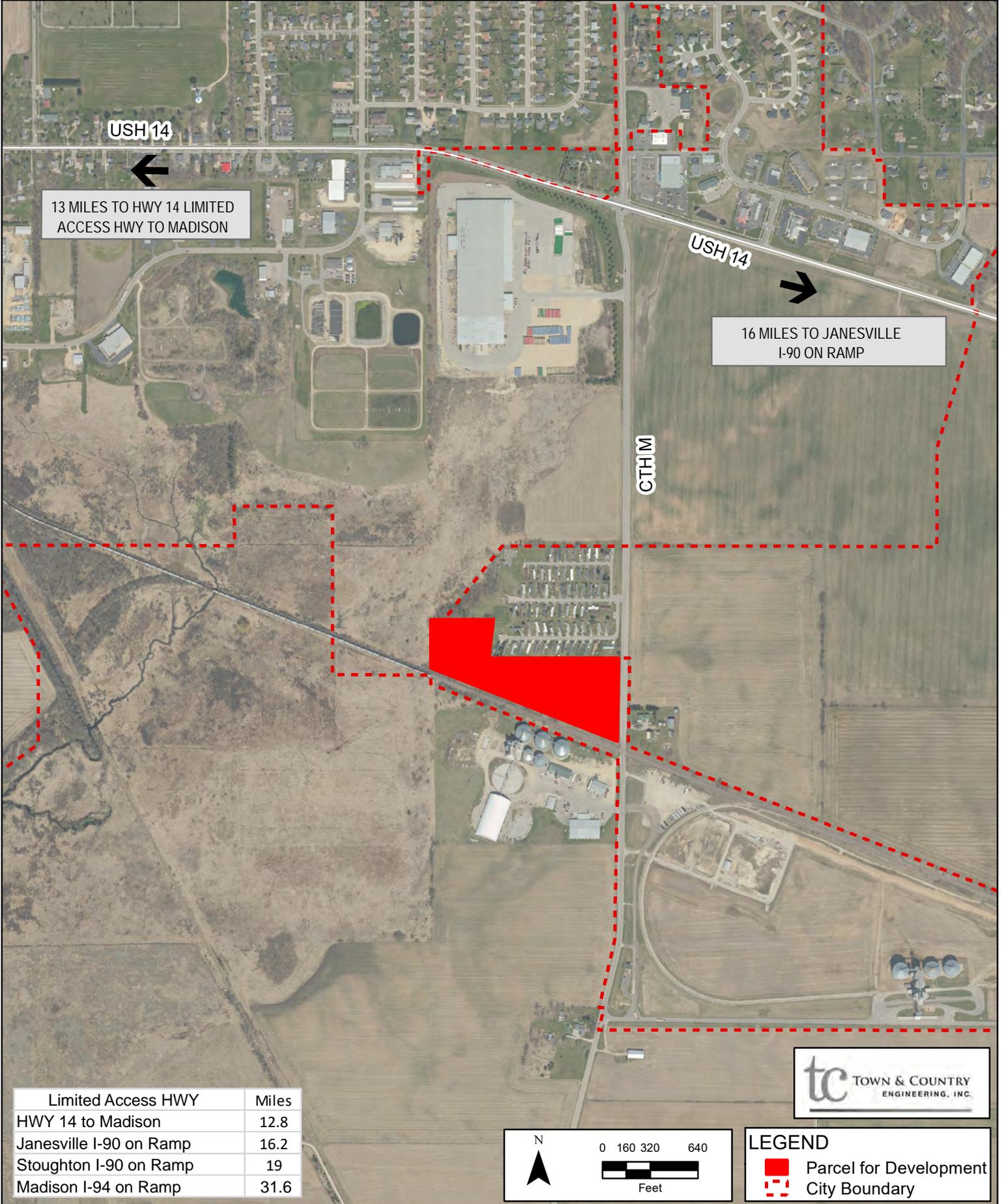
Legal Information

PT NE1/4
 COM 491.5 S N1/4 COR,
 E 420.20', SLY 260.17', E TO
 E LN COUNTY RD M, S TO N LN
 RR, NW ALG RR TO W LN NE1/4,
 N TO POB
 (EXC COM N1/4 COR E 1278.41'
 S 749.98' TO POB, E 66.01',
 S 586.83', NWLY 77.97'
 N 561.31', E 7' TO POB)

Transportation Infrastructure: City of Evansville

Rock County, Wisconsin

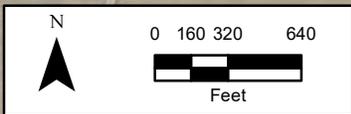
Map 3-1



13 MILES TO HWY 14 LIMITED ACCESS HWY TO MADISON

16 MILES TO JANESVILLE I-90 ON RAMP

Limited Access HWY	Miles
HWY 14 to Madison	12.8
Janesville I-90 on Ramp	16.2
Stoughton I-90 on Ramp	19
Madison I-94 on Ramp	31.6



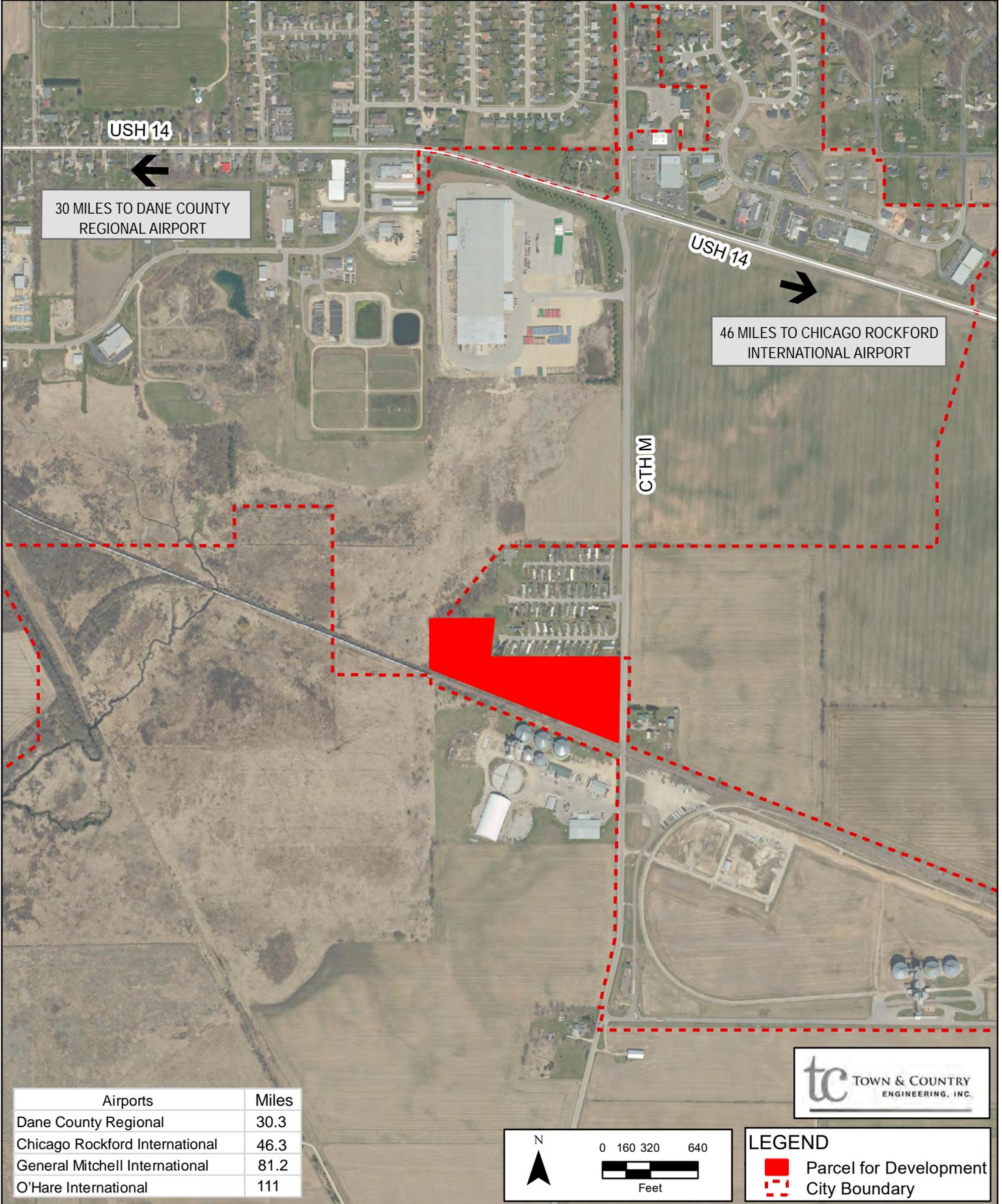
LEGEND

- Parcel for Development
- City Boundary

Transportation Infrastructure: City of Evansville

Rock County, Wisconsin

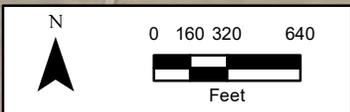
Map 3-2



30 MILES TO DANE COUNTY
REGIONAL AIRPORT

46 MILES TO CHICAGO ROCKFORD
INTERNATIONAL AIRPORT

Airports	Miles
Dane County Regional	30.3
Chicago Rockford International	46.3
General Mitchell International	81.2
O'Hare International	111



LEGEND

- Parcel for Development
- City Boundary

Rail Infrastructure: City of Evansville
Rock County, Wisconsin

Map 4-1

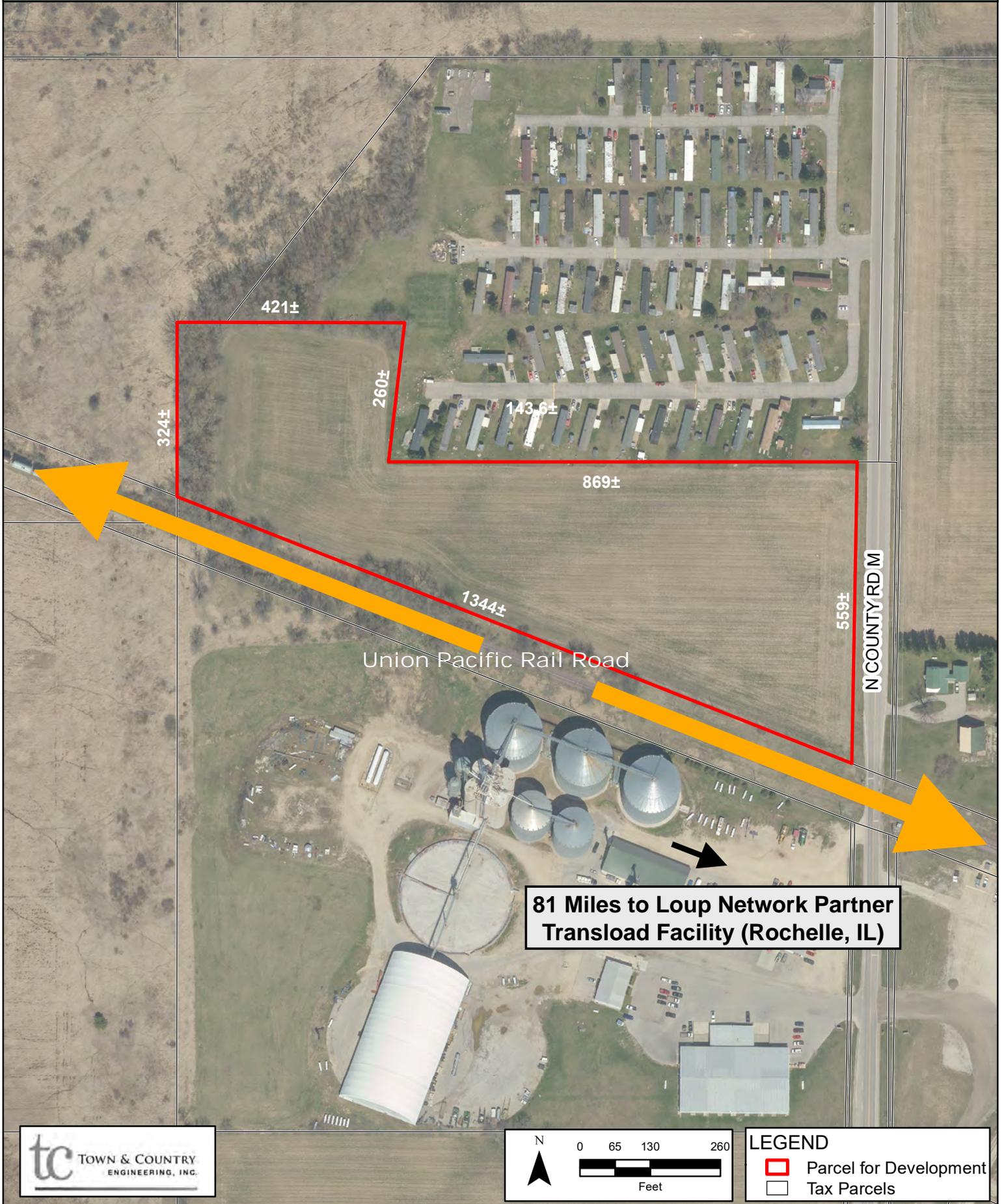
Union Pacific Rail System Map



Rail Infrastructure: City of Evansville

Rock County, Wisconsin

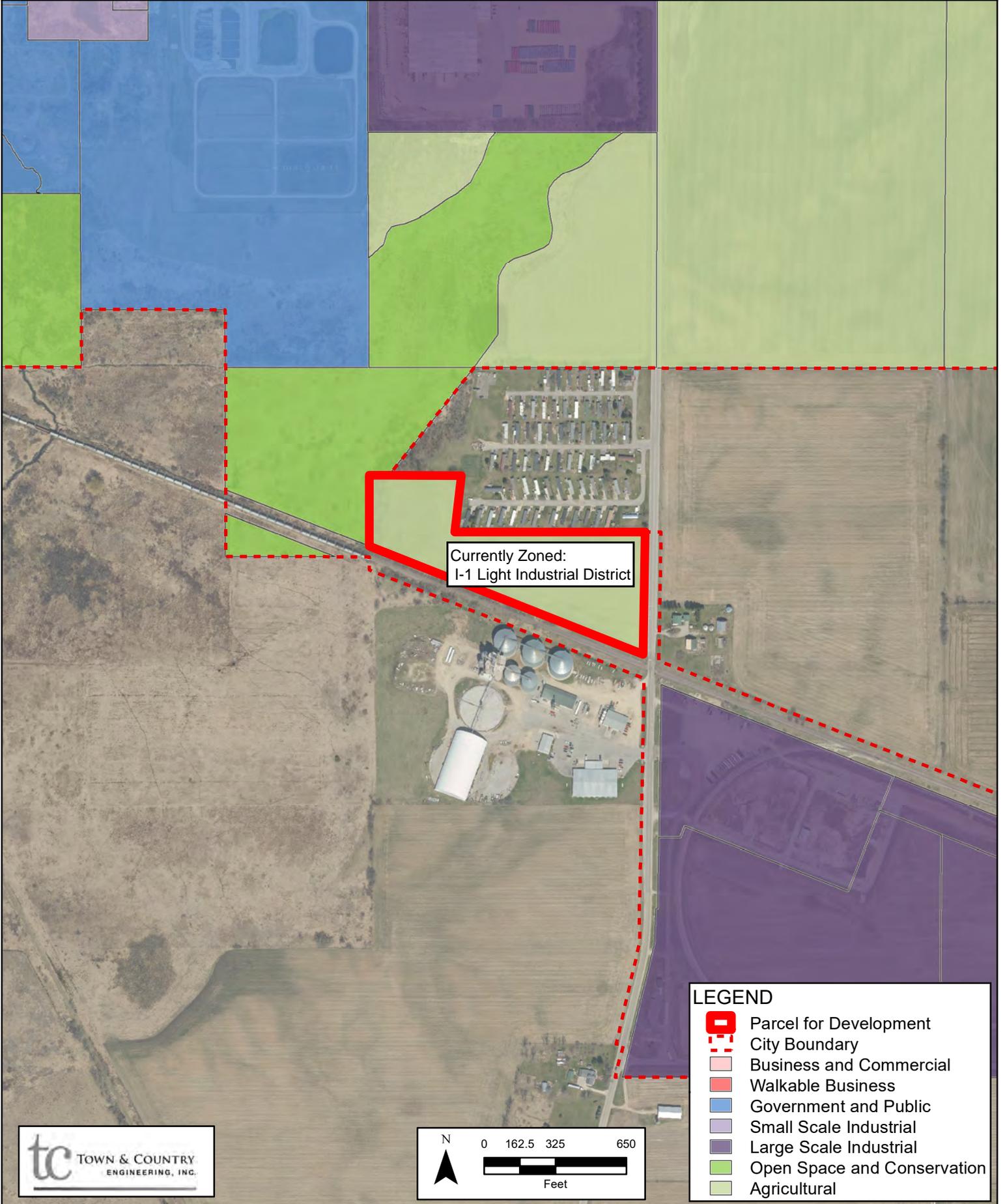
Map 4-2



Existing Land Use: City of Evansville

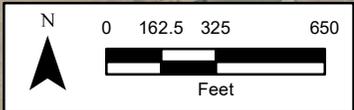
Rock County, Wisconsin

Map 5-1



LEGEND

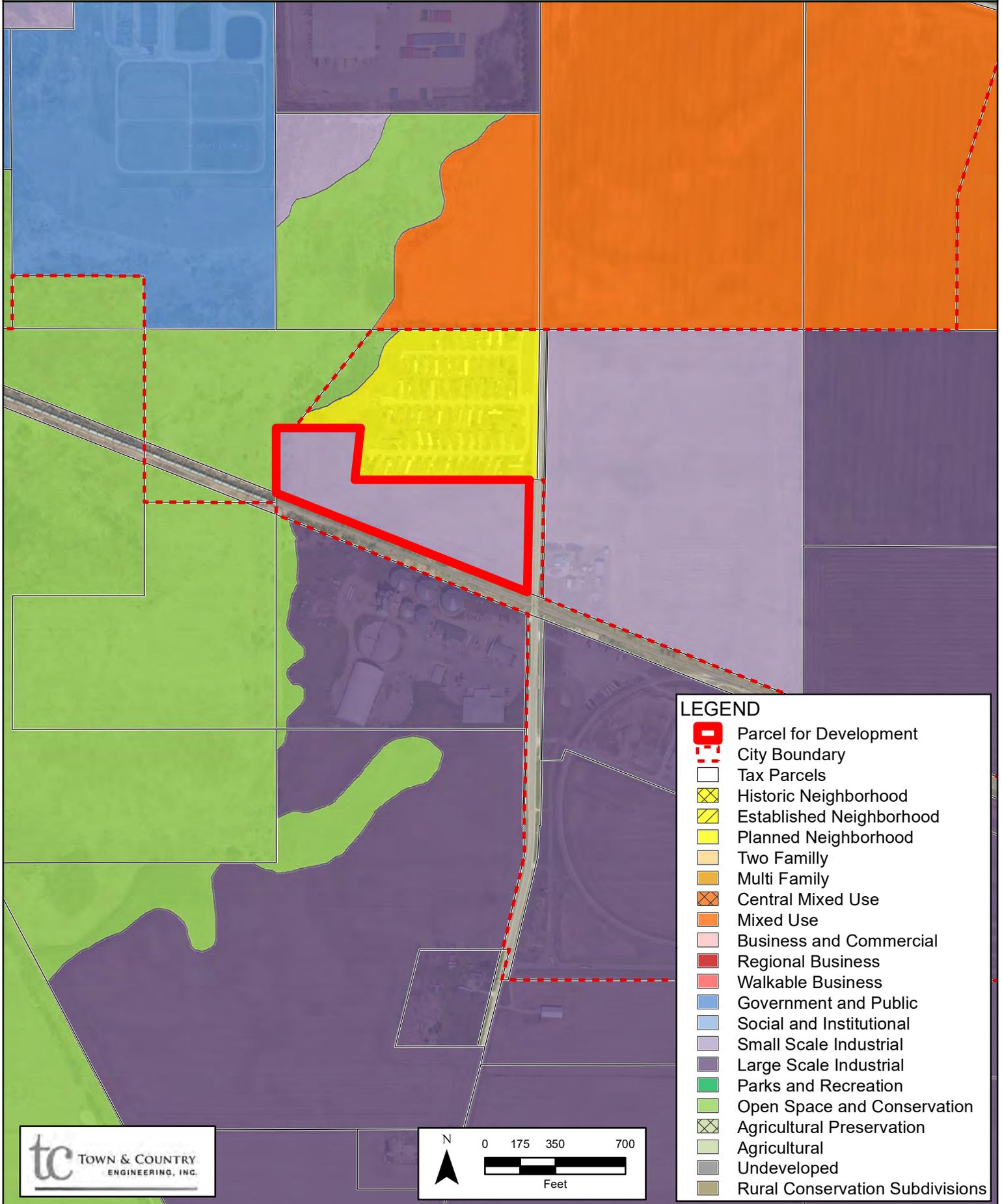
- Parcel for Development
- City Boundary
- Business and Commercial
- Walkable Business
- Government and Public
- Small Scale Industrial
- Large Scale Industrial
- Open Space and Conservation
- Agricultural



Future Land Use: City of Evansville

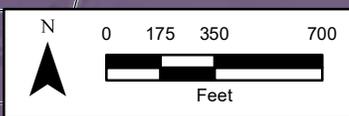
Rock County, Wisconsin

Map 5-2



LEGEND

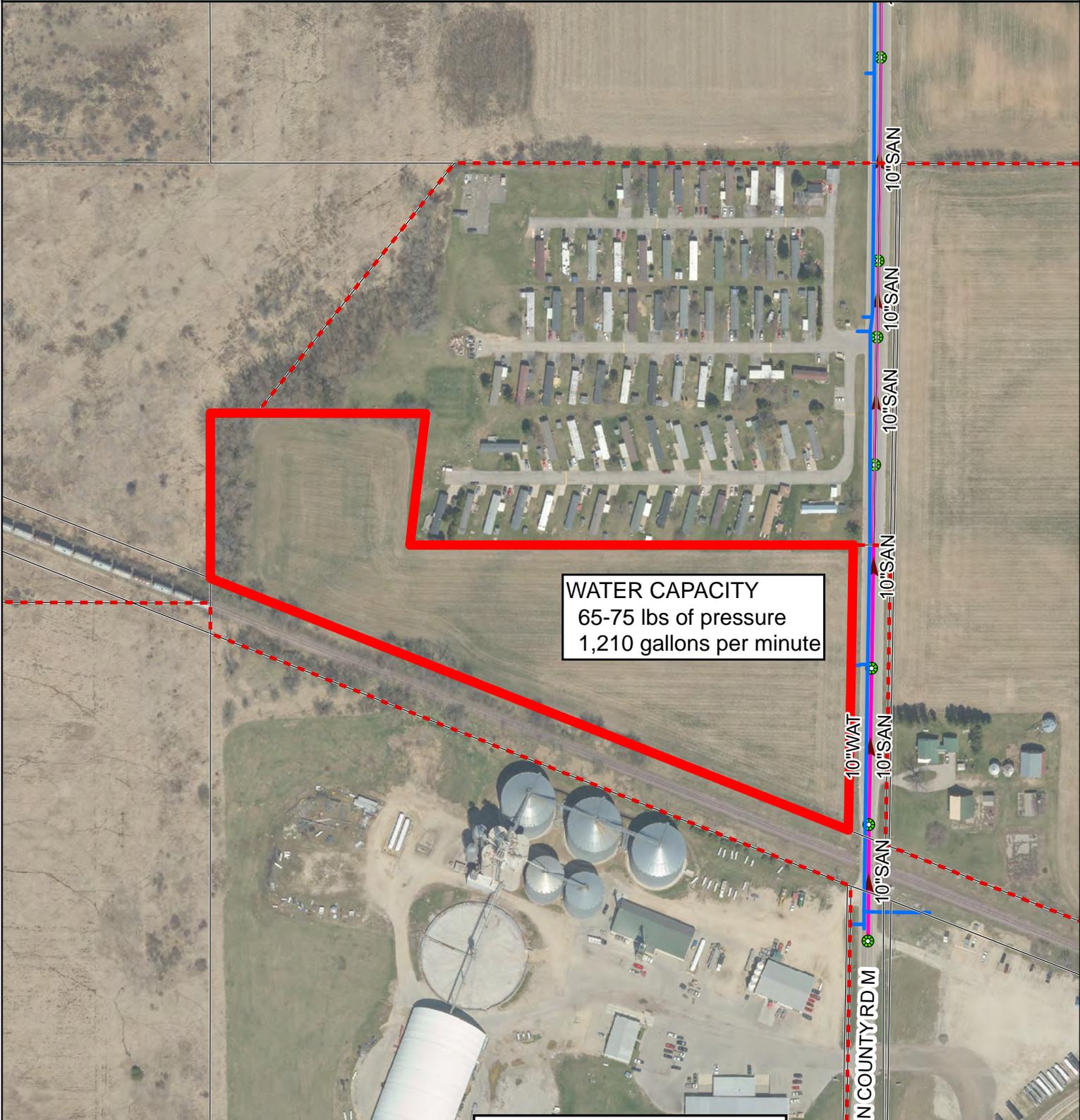
- Parcel for Development
- City Boundary
- Tax Parcels
- Historic Neighborhood
- Established Neighborhood
- Planned Neighborhood
- Two Family
- Multi Family
- Central Mixed Use
- Mixed Use
- Business and Commercial
- Regional Business
- Walkable Business
- Government and Public
- Social and Institutional
- Small Scale Industrial
- Large Scale Industrial
- Parks and Recreation
- Open Space and Conservation
- Agricultural Preservation
- Agricultural
- Undeveloped
- Rural Conservation Subdivisions



Water & Sewer Services: City of Evansville

Rock County, Wisconsin

Map 6



WATER CAPACITY
65-75 lbs of pressure
1,210 gallons per minute

WATER & SEWER PROVIDER
Evansville Water & Light
Phone: (608) 882-2266
Email: utility@ci.evansville.wi.gov

- LEGEND**
- Parcel for Development
 - City Boundary
 - Tax Parcels
 - Water Mains
 - Sanitary Manhole
 - Gravity Sewers



PLAT OF SURVEY

STATE OF WISCONSIN
COUNTY OF ROCK SS.

I HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PROPERTY DESCRIBED HEREON FOR THE EXCLUSIVE USE OF THE CITY OF EVANSVILLE AND THAT AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND ITS LOCATION AND COMPLIES WITH CHAPTER A-E7.

GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF FEBRUARY, 2017, AT JANESVILLE, WISCONSIN.

Ronald J. Combs
P.L.S. Number 1330

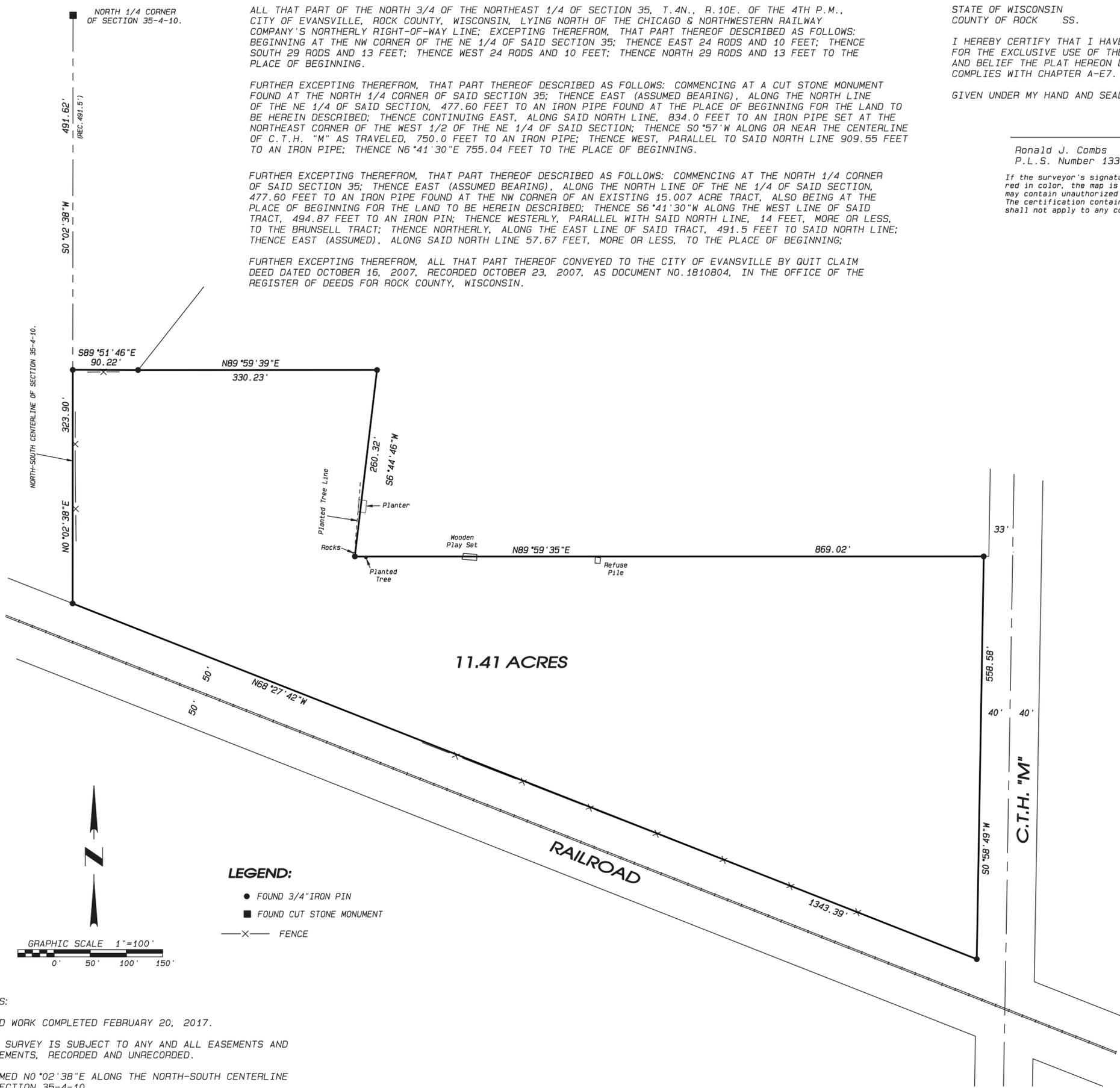
If the surveyor's signature is not red in color, the map is a copy and may contain unauthorized alterations. The certification contained hereon shall not apply to any copies.

ALL THAT PART OF THE NORTH 3/4 OF THE NORTHEAST 1/4 OF SECTION 35, T.4N., R.10E. OF THE 4TH P.M., CITY OF EVANSVILLE, ROCK COUNTY, WISCONSIN, LYING NORTH OF THE CHICAGO & NORTHWESTERN RAILWAY COMPANY'S NORTHERLY RIGHT-OF-WAY LINE; EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF THE NE 1/4 OF SAID SECTION 35; THENCE EAST 24 RODS AND 10 FEET; THENCE SOUTH 29 RODS AND 13 FEET; THENCE WEST 24 RODS AND 10 FEET; THENCE NORTH 29 RODS AND 13 FEET TO THE PLACE OF BEGINNING.

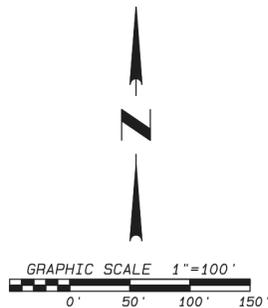
FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A CUT STONE MONUMENT FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE FOUND AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE CONTINUING EAST, ALONG SAID NORTH LINE, 834.0 FEET TO AN IRON PIPE SET AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NE 1/4 OF SAID SECTION; THENCE S0°57'W ALONG OR NEAR THE CENTERLINE OF C.T.H. "M" AS TRAVELED, 750.0 FEET TO AN IRON PIPE; THENCE WEST, PARALLEL TO SAID NORTH LINE 909.55 FEET TO AN IRON PIPE; THENCE N6°41'30"E 755.04 FEET TO THE PLACE OF BEGINNING.

FURTHER EXCEPTING THEREFROM, THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 35; THENCE EAST (ASSUMED BEARING), ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION, 477.60 FEET TO AN IRON PIPE FOUND AT THE NW CORNER OF AN EXISTING 15.007 ACRE TRACT, ALSO BEING AT THE PLACE OF BEGINNING FOR THE LAND TO BE HEREIN DESCRIBED; THENCE S6°41'30"W ALONG THE WEST LINE OF SAID TRACT, 494.87 FEET TO AN IRON PIN; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, 14 FEET, MORE OR LESS, TO THE BRUNSSELL TRACT; THENCE NORTHERLY, ALONG THE EAST LINE OF SAID TRACT, 491.5 FEET TO SAID NORTH LINE; THENCE EAST (ASSUMED), ALONG SAID NORTH LINE 57.67 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING;

FURTHER EXCEPTING THEREFROM, ALL THAT PART THEREOF CONVEYED TO THE CITY OF EVANSVILLE BY QUIT CLAIM DEED DATED OCTOBER 16, 2007, RECORDED OCTOBER 23, 2007, AS DOCUMENT NO.1810804, IN THE OFFICE OF THE REGISTER OF DEEDS FOR ROCK COUNTY, WISCONSIN.



- LEGEND:**
- FOUND 3/4" IRON PIN
 - FOUND CUT STONE MONUMENT
 - X— FENCE



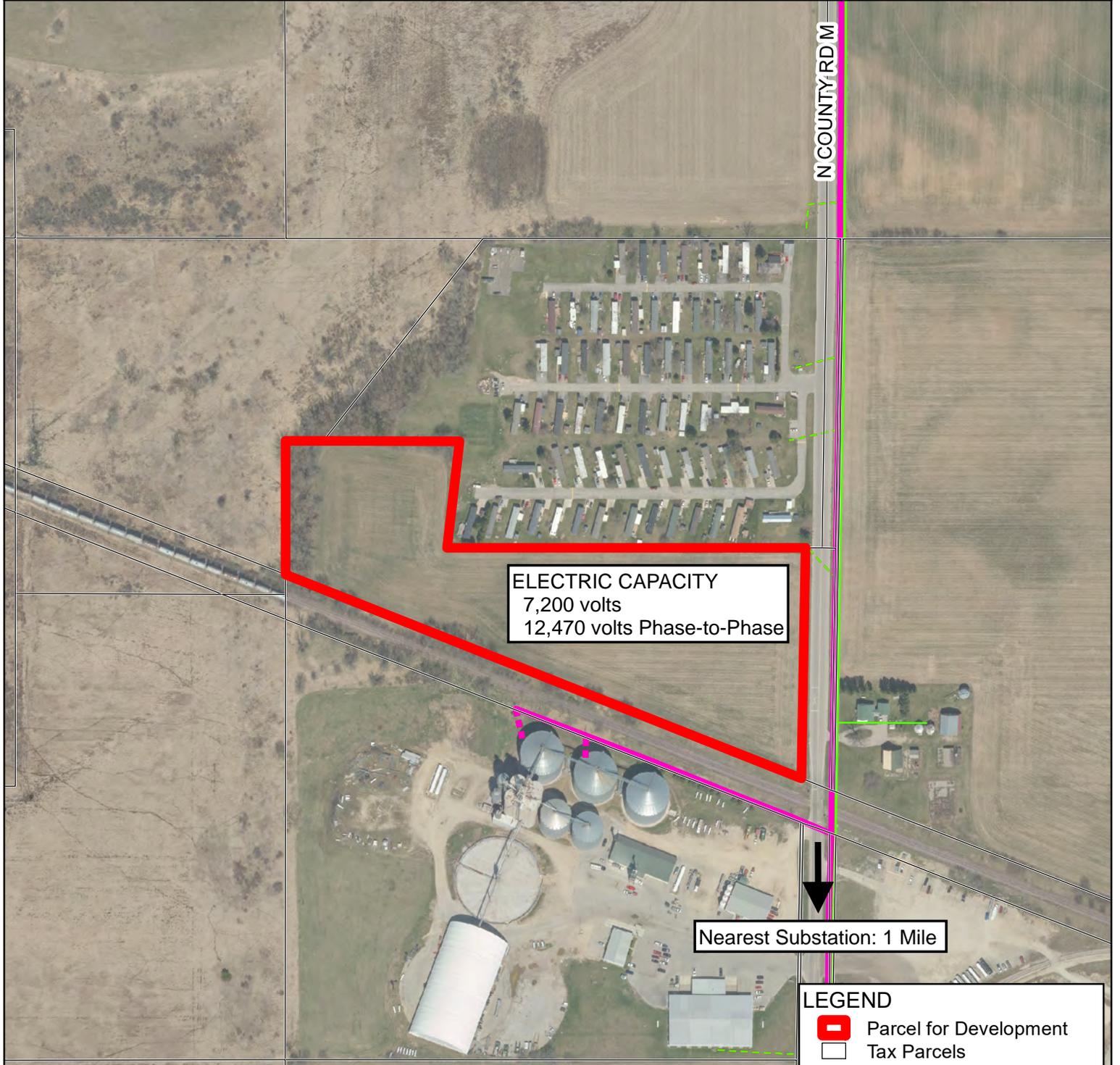
NOTES:
FIELD WORK COMPLETED FEBRUARY 20, 2017.
THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.
ASSUMED N0°02'38"E ALONG THE NORTH-SOUTH CENTERLINE OF SECTION 35-4-10.

	• LAND SURVEYING	DATE	02/21/17
	• LAND PLANNING	BY	sll
	• CIVIL ENGINEERING	PROJECT NO.	117-050
	109 W. Milwaukee St. Janesville, WI 53548 www.combsurvey.com	tel: 608 752-0575 fax: 608 752-0534	CLIENT

Electric: City of Evansville

Rock County, Wisconsin

Map 8



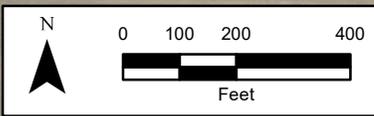
ELECTRIC CAPACITY
7,200 volts
12,470 volts Phase-to-Phase

Nearest Substation: 1 Mile

ELECTRIC PROVIDER
Evansville Water & Light
Phone: (608) 882-2266
Email: utility@ci.evansville.wi.gov

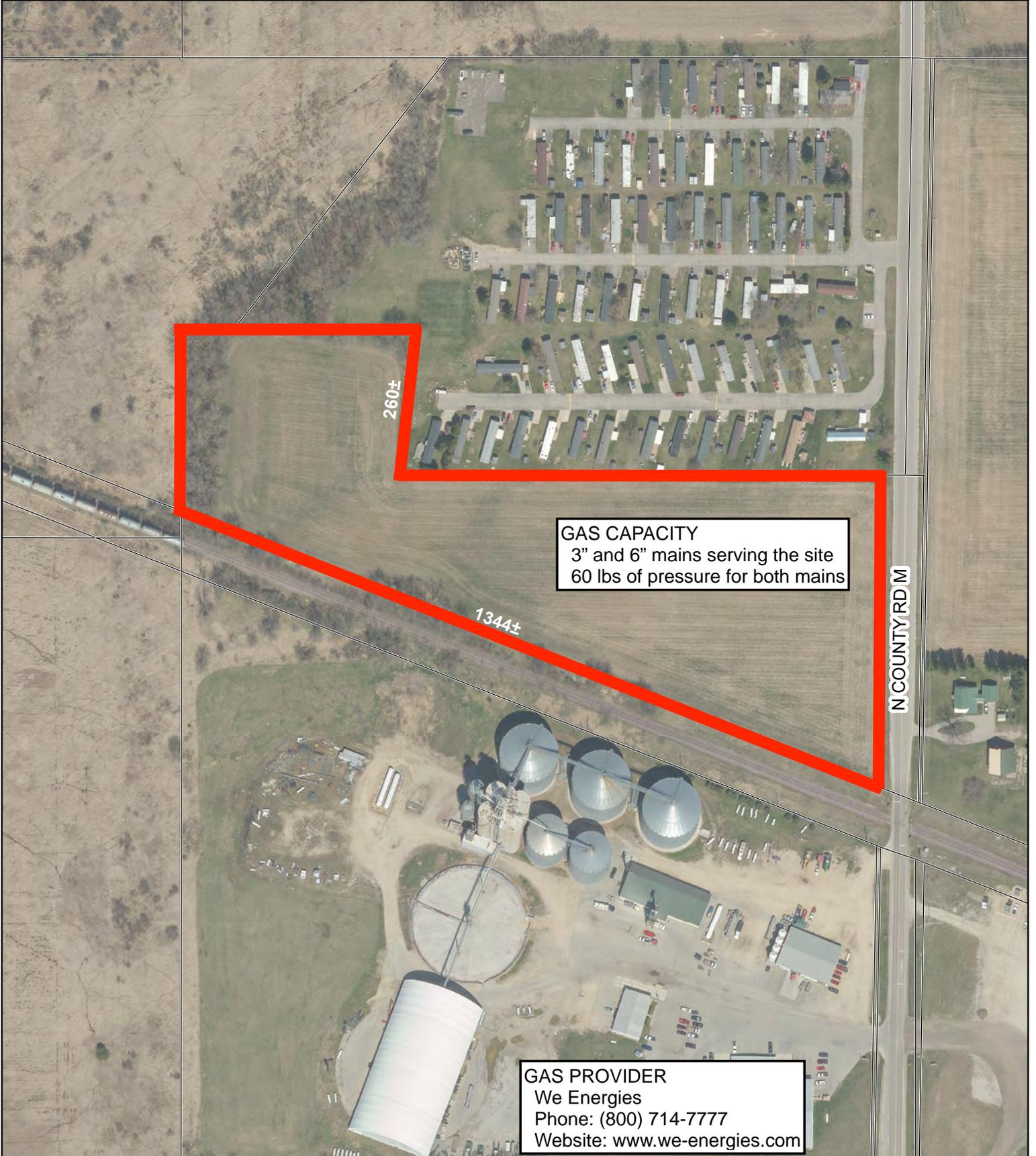
LEGEND

- Parcel for Development
- Tax Parcels
- Primary OH-by Circuit**
- Subtype, Feeder ID**
- 1-Ph, North Prairie Circuit
- 3-Ph, Landmark Circuit
- 3-Ph, North Prairie Circuit
- Primary UG-by Circuit**
- Subtype, Feeder_ID**
- 1-Ph, North Prairie Circuit
- 3-Ph, Landmark Circuit
- Single Phase Underground
- Three Phase Underground



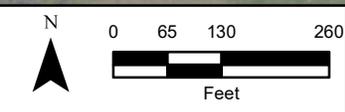
Gas: City of Evansville

Rock County, Wisconsin



GAS CAPACITY
3" and 6" mains serving the site
60 lbs of pressure for both mains

GAS PROVIDER
We Energies
Phone: (800) 714-7777
Website: www.we-energies.com

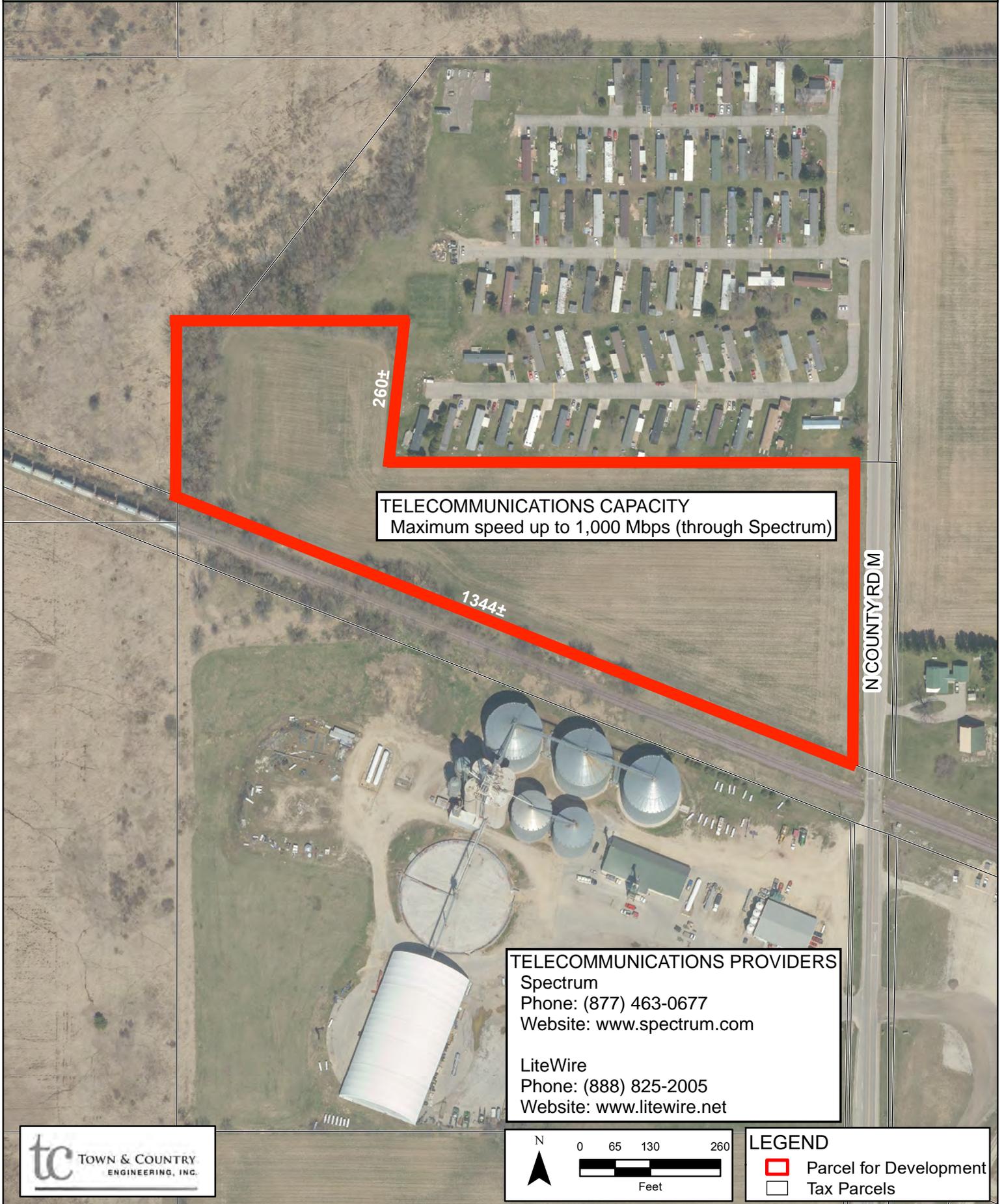


LEGEND	
	Parcel for Development
	Tax Parcels

Telecommunications: City of Evansville

Rock County, Wisconsin

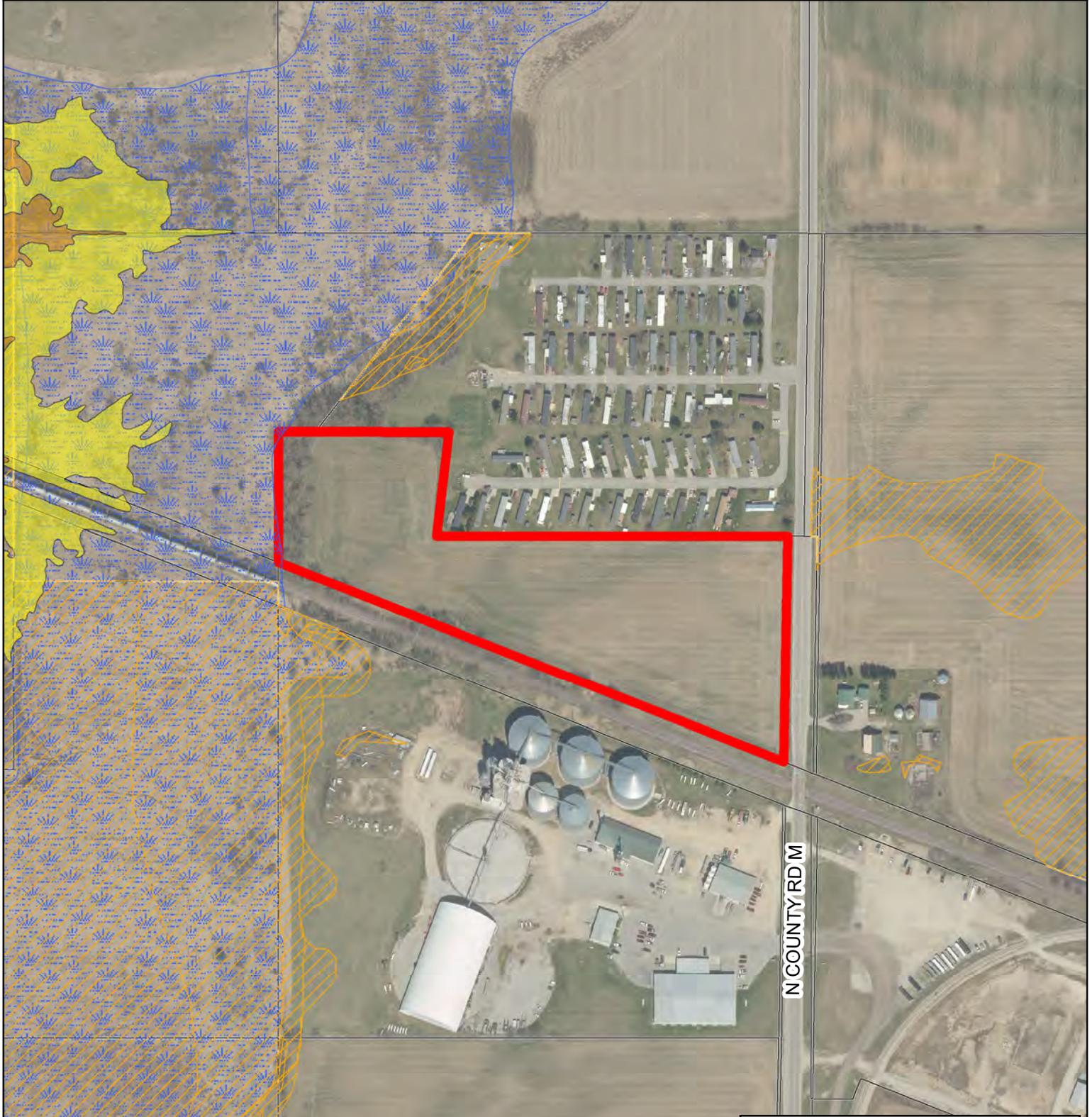
Map 10



Floodplain & Wetland: City of Evansville

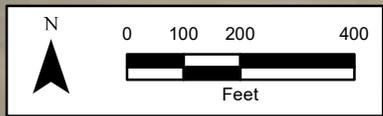
Rock County, Wisconsin

Map 11



LEGEND

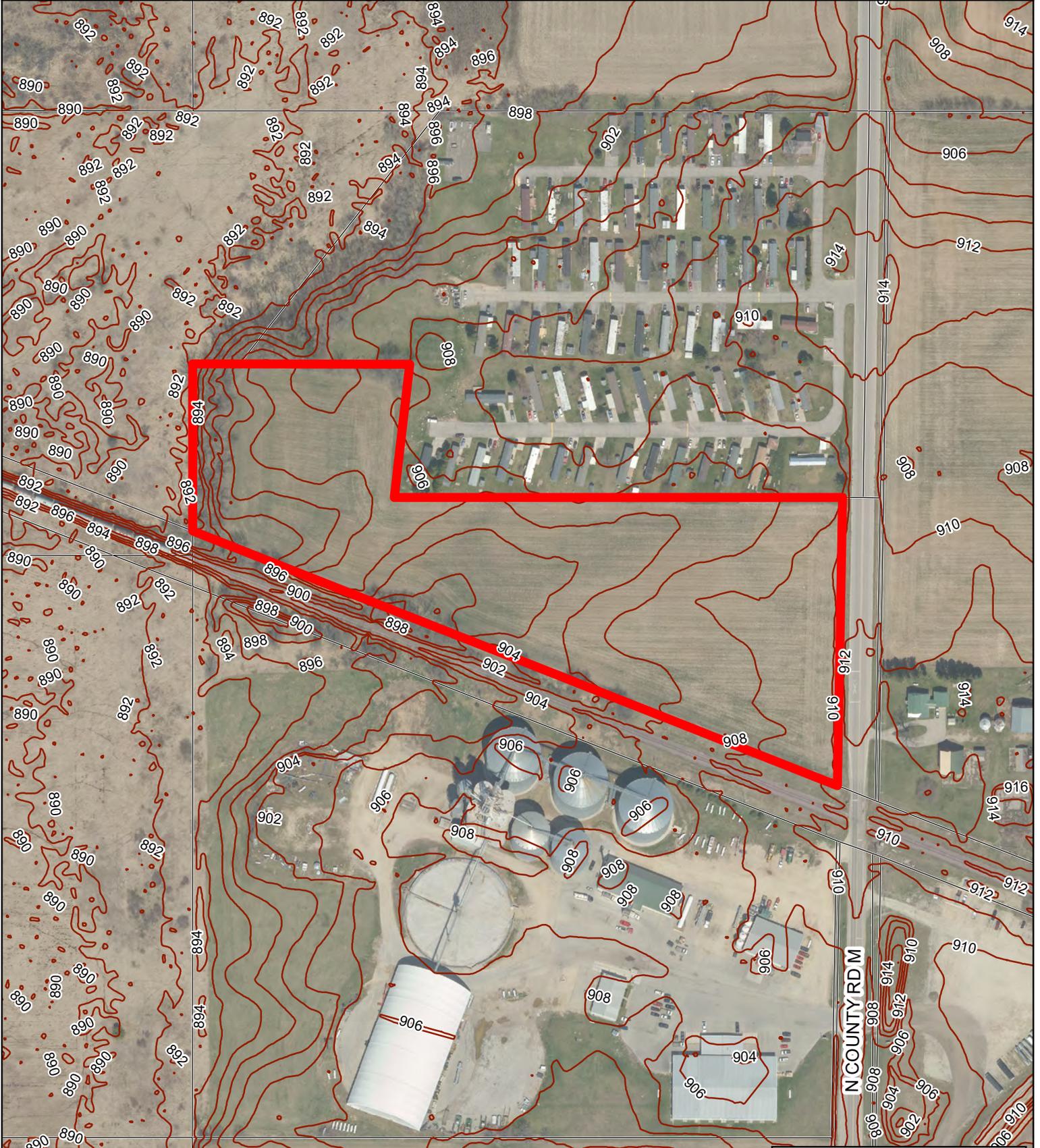
- General Flooplain
- Floodfringe
- Floodway
- Environmentally Sensitive Areas
- Wetland Inventory
- Parcel for Development
- Tax Parcels



Topographic Features: City of Evansville

Rock County, Wisconsin

Map 12



LEGEND	
	Parcel for Development
	Contours
	Tax Parcels

Local Advantages and Incentives for 551 S Cty. Rd M (Exhibit 13)

Overview

The following document is an outline of the 551 S Cty. Rd M rail site along with the local advantages and potential available incentives to a prospective business.

Site Basics:

- 11.41 acres with a potential for a building footprint up to 100,000 square feet.
- Currently zoned light industrial with 25 to 100 foot minimum setbacks
- City of Evansville data:
 - Local population of 5,312. (2019 ACS)
 - Local labor force of 2,892. (2019 ACS)
 - Median Age of 35.7. (2019 ACS)
 - Median household income of \$70,828. (2019 ACS)
 - Mean commuter travel time of 28.9 minutes. (2019 ACS)
- Regional data (Dane and Rock Counties):
 - Regional population of 710,049. (2019 ACS)
 - Regional labor force of 407,365. (2019 ACS)

Advantages of the site:

- Rail access through Union Pacific
- Located on the outskirts of town to allow for highway access. Well under 5 minutes to 55 MPH for trucks via S Cty. Rd M to HWY 14.
- Proximity to Janesville and Madison and I90/94 via HWY 14. Interstate I-90 only 16 miles away (21 minutes) via HWY 14 in Janesville, WI.
- Agricultural community with other Ag businesses nearby.
- Multiple larger manufacturers within Evansville including nearby Stoughton Trailers, Baker Manufacturing, and Bluescope Buildings North America.
- All utilities are in place (to the street) and sufficient for several different user types.
 - Municipal utility that provides water and electricity.
 - Rated fastest response time in the nation for a municipal utility.

Advantages of Evansville, WI:

- Close proximity to both Madison and Janesville with a regional labor force of 407,365 (2019 ACS)
- Fastest growing community in Rock County
- Cost of living nearly 12% lower than the national average.
- Best place to live in Rock County and "One of the best places to live in Wisconsin" – niche.com
- "Best City for Young Families" – nerdwallet.com

Local Incentives

There are several local incentives that would be available to new businesses. A brief list of those incentives and programs potentially available are as follows. This is not an all-inclusive list as there are also multiple regional, state, and federal programs that might be applicable.

- Local Resources:
 - Evansville Building Improvement Grant (BIG):
This is a matching grant of up to \$1200 for facade, sign, and entry improvements in the historic downtown. Please contact Jason Sergeant for more details at: (608) 882-2285
 - Evansville Revolving Loan Fund (RLF):
The Economic Development Committee administers a revolving loan fund below market rates for businesses throughout the city. Issuance of a loan from this fund requires review and approval by the Loan Review Board, Economic Development Committee, and Common Council. For more information, please see the following:
 - Program Policies and Procedures Manual:
https://www.ci.evansville.wi.gov/content/Econ_Dev/RLF%20Manual%202016%20UPDATES%203-17%20FINAL.pdf
 - Applicant Information: Instructions, Checklist, and Application:
https://www.ci.evansville.wi.gov/content/Econ_Dev/RLF%20Application,%20Checklist%20and%20Instructions%202016%20UPDATED%203-21.pdf
 - TID District:
The 551 S Cty. Rd M site is not currently located in a TID district. However, it is located next to a TID district. Depending on the potential business the TID district may be expanded to include the site or a new TID district could be created.
- Other Resource Types:
There are several regional, state, and federal programs also available. Below are the main categories that these programs fall into. For more information on these programs please contact Jason Sergeant at: (608) 882-2285
 - Entrepreneurial & Small Business Finance Assistance
 - Energy Efficiency Grants & Loans
 - Workforce Training Assistance
 - Income Tax Credits & Capital Gains Exclusions
 - Infrastructure Programs
 - Capital Financing and Lending Programs
 - Export Assistance Programs