



Marinette County Association for Business & Industry, Inc.
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Gold Shovel Ready Sites Submission

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

Site Address: _____ Site Zip: _____

Site City: _____ Site County: _____

Site Location: _____
 (Township-Range-Sector-or Subdivision-Block-Lot)

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

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

Site Description:

(Add additional page if necessary)

Property type: _____
 (Example – Industrial, Business Park, Office, 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	Documentation Submittal	PDF File Name
1. Site location	Located a New North 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 total size. <input type="checkbox"/> Site map labeled with zoning and allowable build height. <input type="checkbox"/> Letter from municipality/county verifying zoning.	
3. 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.	
4. 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.	
5. Site suitable for industrial development	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.	
6. Municipal Infrastructure	Site must be serviced by roads, water, sanitary sewer and have an approved storm water management plan for the site or the community has authorized installation of appropriate involvements at time of verification.	<input 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 and timeframe to complete.	
7. Easements	Cannot have easements (utility or other) that would prevent development.	<input type="checkbox"/> Site map showing all easements on and adjacent to site.	

<p>8. Private Utility Infrastructure</p>	<p>Site must be serviced by electrical and natural gas providers.</p>	<p>Documentation – including site map showing:</p> <ul style="list-style-type: none"> <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 substation, its capacity for electrical and whether the circuit is redundant. <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). 	
<p>9. Telecommunications Infrastructure</p>	<p>Site must be serviced by voice/data provider.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Documentation showing provider(s) and service capabilities and speeds. 	
<p>10. Floodplain Wetlands Environmental Corridors (Environmentally Sensitive Areas)</p>	<p>Cannot be located in or adjacent to a 100-year floodplain. Cannot be located in environmental corridors (environmentally sensitive areas) without an approved mitigation plan.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> FEMA flood insurance maps showing site and adjacent land clearly showing what is within and outside the floodplain. <input type="checkbox"/> Map showing presumed or delineated wetland area on site and adjacent to site or planned mitigation. <input type="checkbox"/> Map showing site and any environmental corridors (environmentally sensitive areas) <input type="checkbox"/> Any approved mitigation plan. 	
<p>11. Topography</p>	<p>Cannot have significant topography issues limiting development.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Topographic map of site and identify any areas of slopes that are 20% or greater. 	
<p>12. Environmental, Historical, Archeological</p>	<p>Cannot have significant environmental, historical, and/or archeological impediments.</p>	<p>Statement indicating no known impediments or any planned mitigation as of submission relative to:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Environmental, <input type="checkbox"/> Historical <input type="checkbox"/> Archeological 	
<p>13. Other site Restrictions</p>	<p>No protective covenants that could limit development.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Documentation/list of any potential limits that would hinder site development such as protective covenants. 	
<p>14. Other information</p>	<p>Possible local incentives or other factors that set your site apart.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Is the site in TID district? TID expiration date? <input type="checkbox"/> Other geographical benefits that qualify the site for government incentives or otherwise provides and advantage. 	

