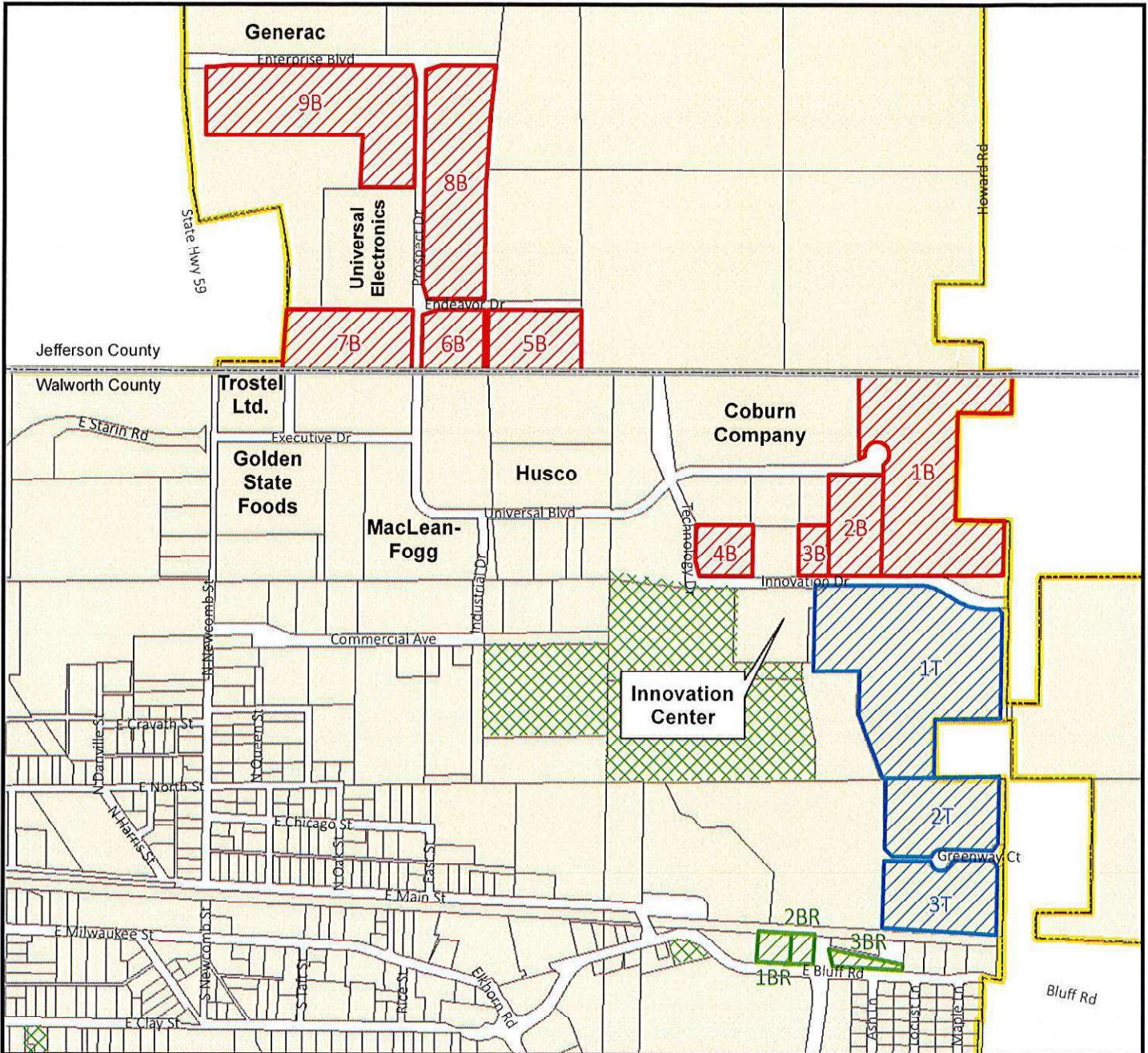
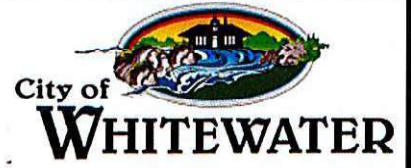


# SHOVEL READY BUSINESS & TECH PARK



- Gold Shovel Parcels For Sale
- Tech Park Certified Sites For Sale
- Bluff Road Commercial District Parcels For Sale
- Park Land
- City Boundary

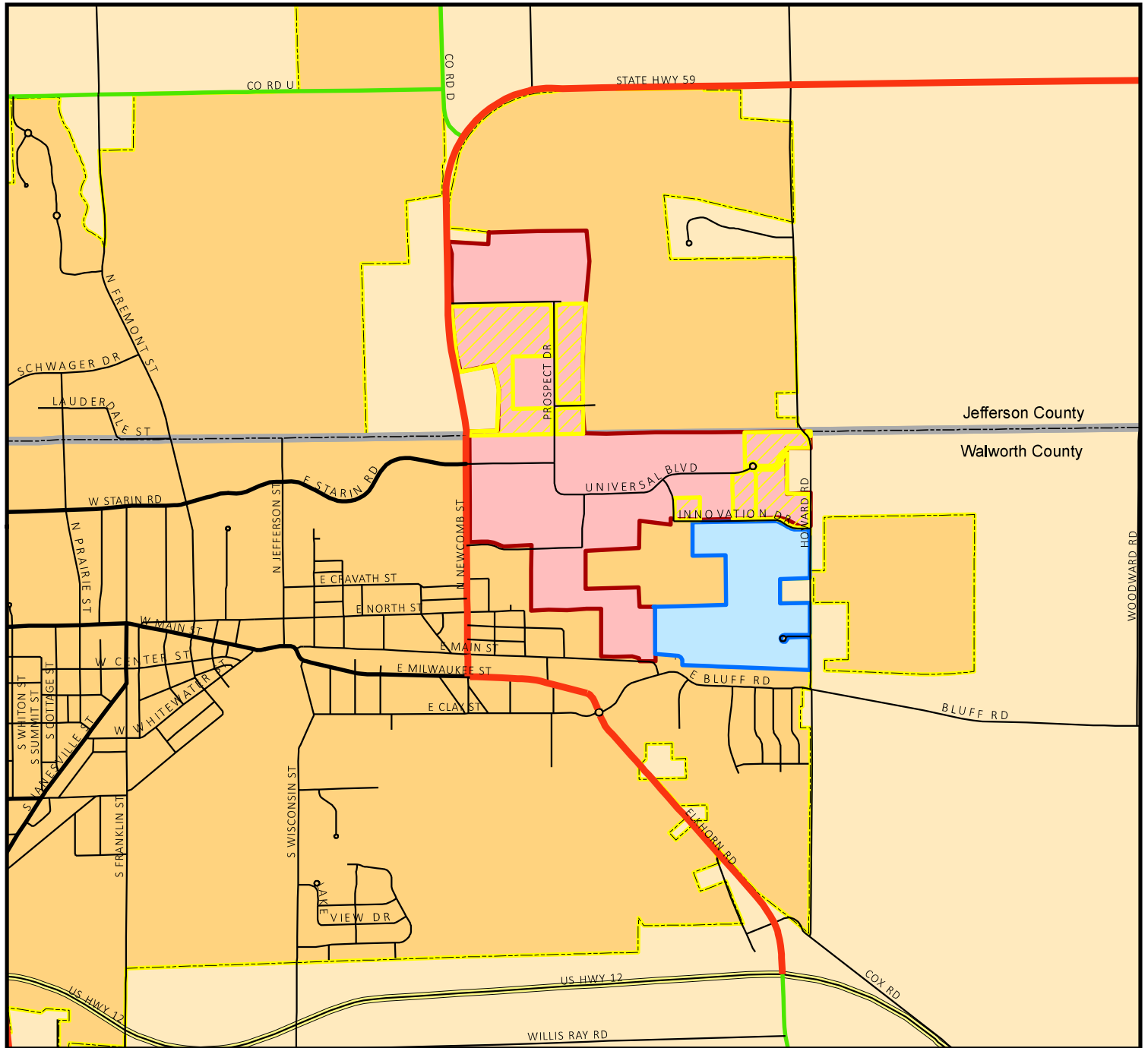


|   |   |
|---|---|
| <p>1B - 21.6± Acres</p> <p>2B - 5.4± Acres</p> <p>3B - 1.5± Acres</p> <p>4B - 2.8± Acres</p> <p>5B - 5.6± Acres</p> <p>6B - 3.7± Acres</p> <p>7B - 7.7± Acres</p> <p>8B - 14.9± Acres</p> <p>9B - 17.1± Acres</p> | <p>1T - 26.2± Acres</p> <p>2T - 8.8± Acres</p> <p>3T - 8.4± Acres</p> <p>1BR - 1.0± Acres</p> <p>2BR - 0.7± Acres</p> <p>3BR - 0.8± Acres</p> |
|---|---|



# ROAD ACCESS

## BUSINESS AND TECH PARKS



Jefferson County  
Walworth County

- Proposed Gold Shovel Parcels
- TechPark
- Business Park
- City Limits

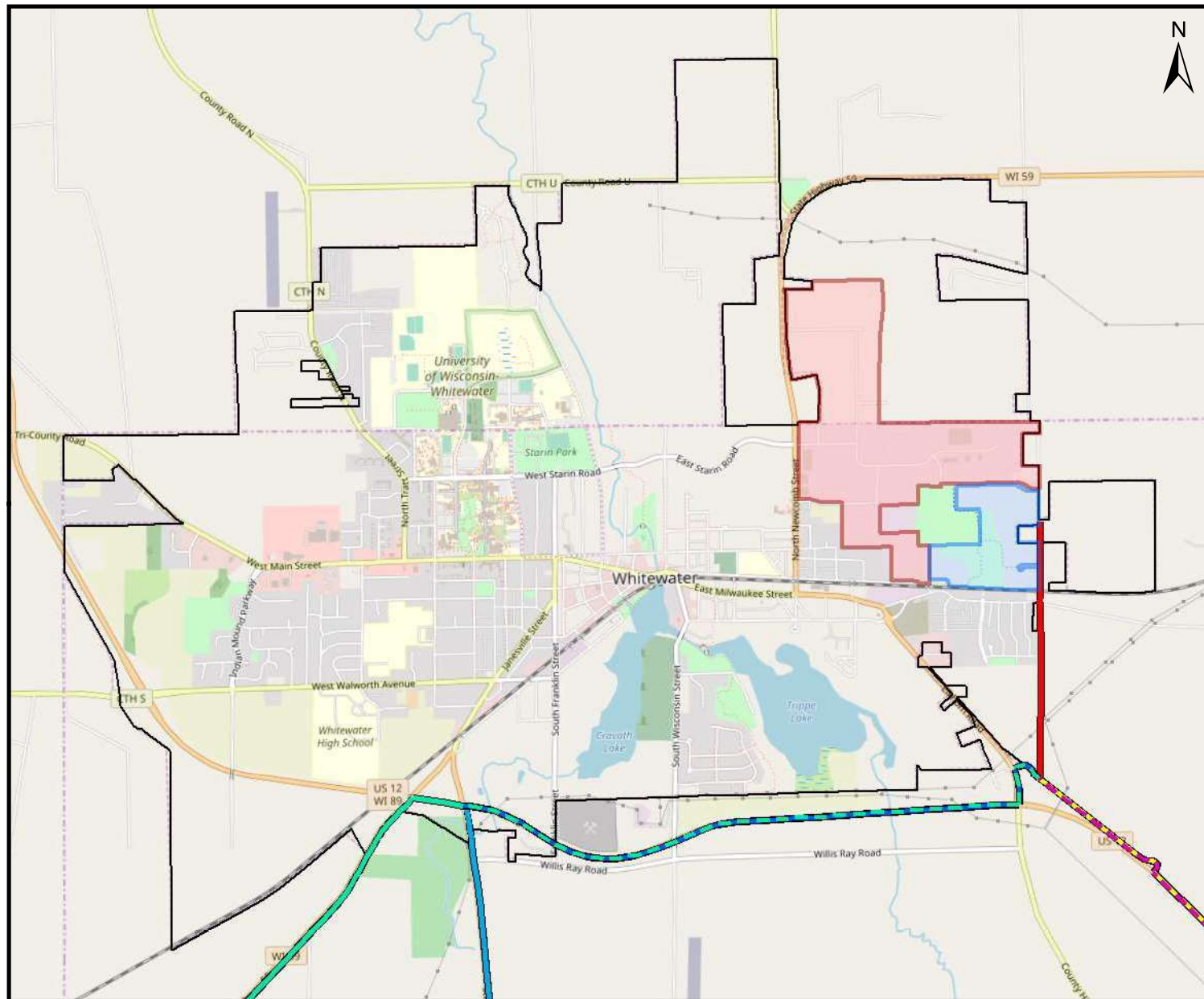
- Arterial/Major Collector
- County
- Minor Collector/Residential
- State Highway
- US Highway

### Proximity to 4-lane Highways

- Highway 26 - 12 miles
- I-43 - 17 miles
- I-90/39 - 17 miles
- I-94 - 25 miles

# WHITEWATER, WI

## HIGHWAY INFRASTRUCTURE



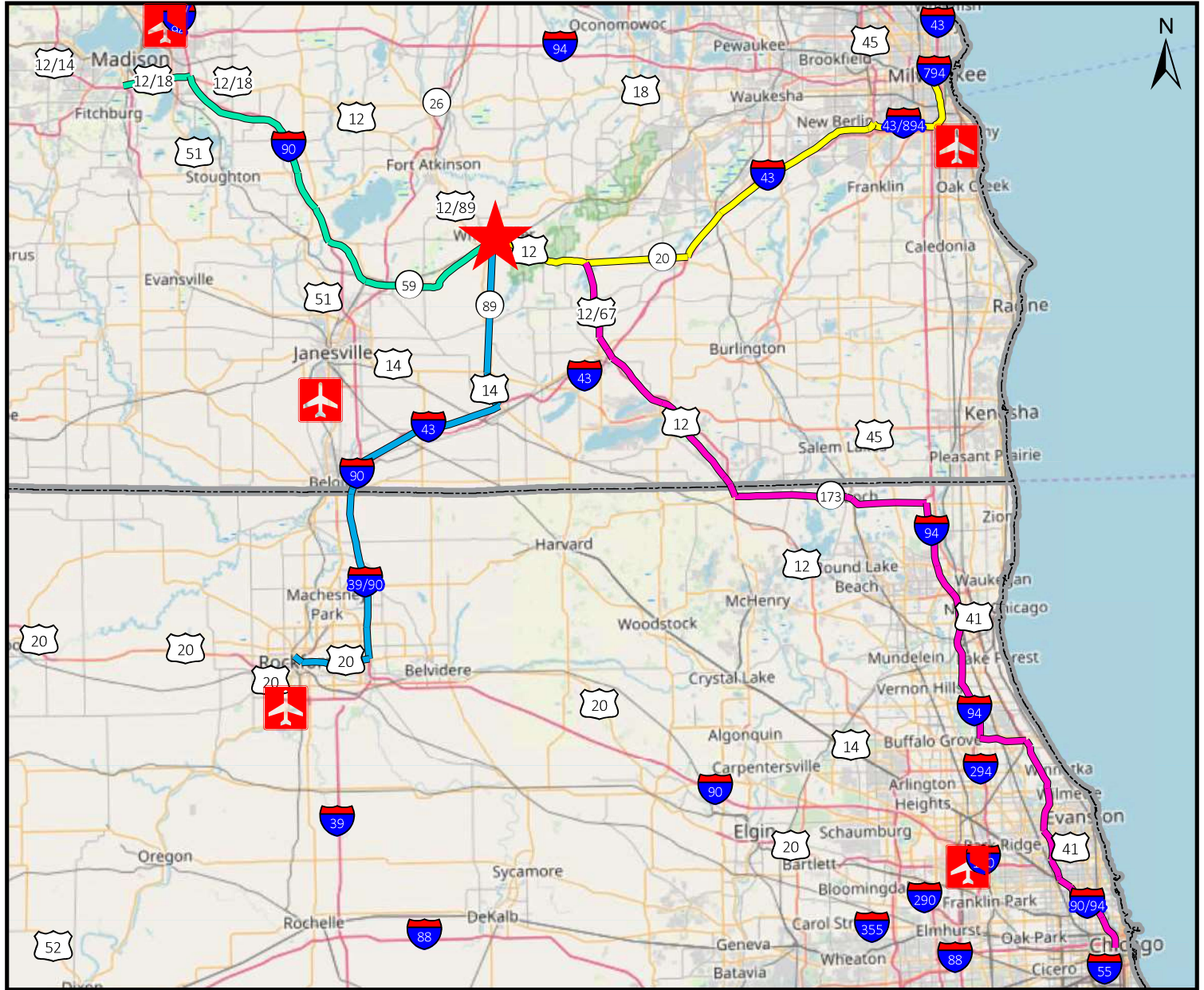
- TechPark
- Business Park
- Chicago - 105 miles via US-12E & I-94E
- Madison - 48 miles via I-39N/I-90W
- Milwaukee - 53 miles via I-43N
- Rockford - 56 miles via I-39S/I90E)
- City Boundary

Service Layer Credits: © OpenStreetMap  
(and) contributors, CC-BY-SA



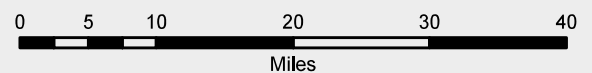
# WHITEWATER, WI

## REGIONAL HWY. INFRASTRUCTURE



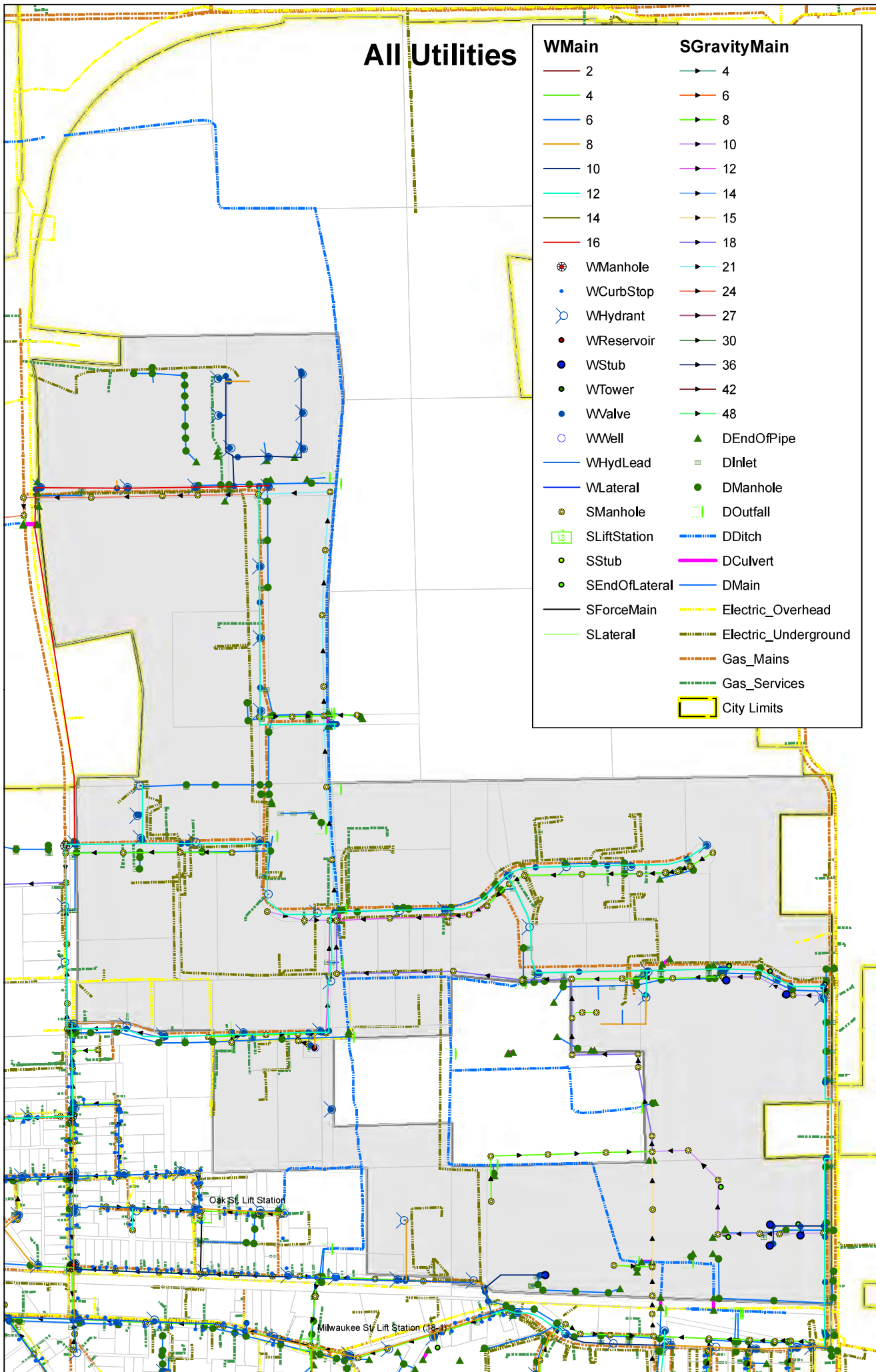
- Chicago - 105 miles via US-12E & I-94E
- Madison - 48 miles via I-39N/I-90W
- Milwaukee - 53 miles via I-43N
- Rockford - 56 miles via I-39S/I-90E

Service Layer Credits: © OpenStreetMap  
(and) contributors, CC-BY-SA



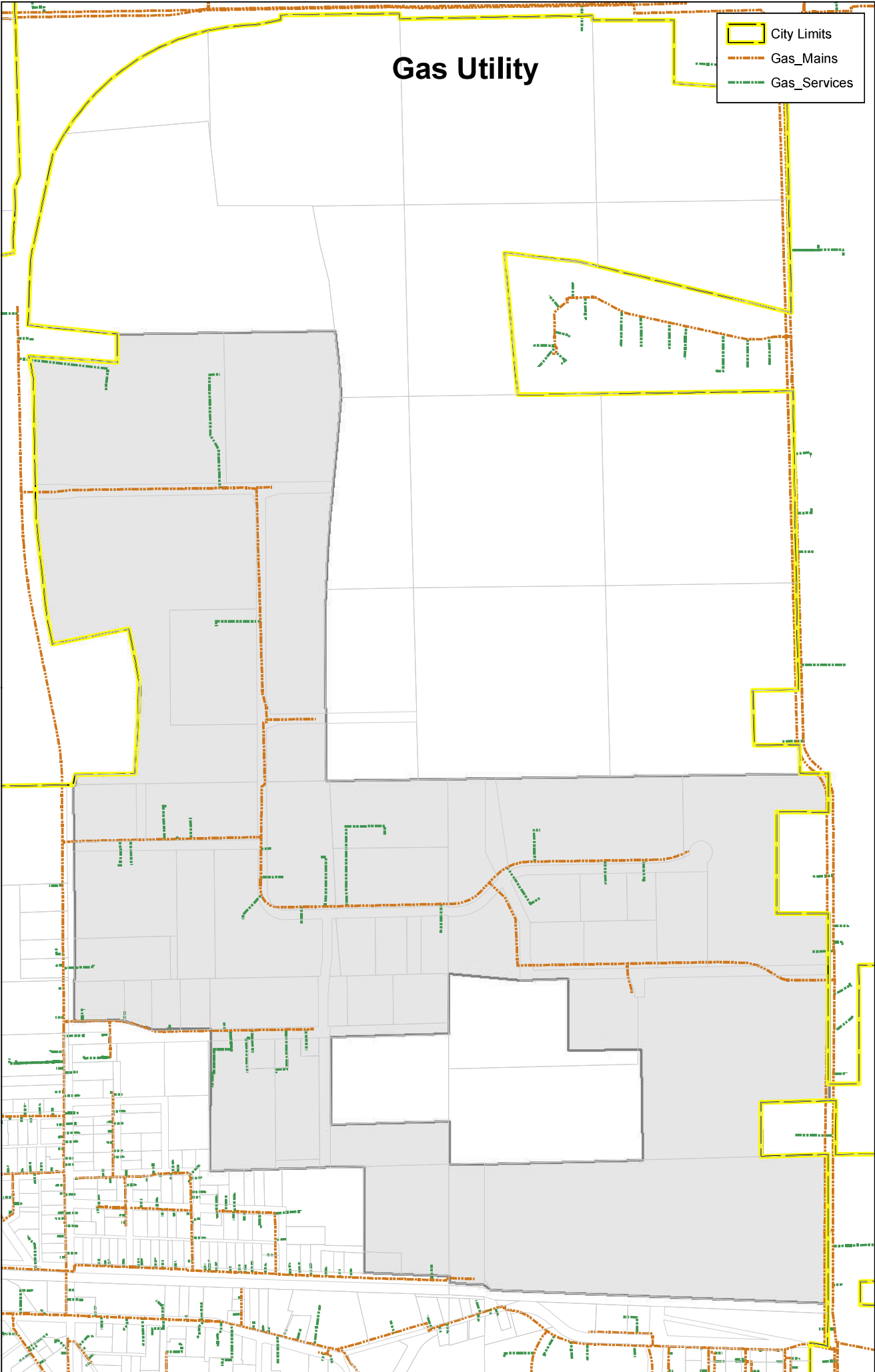
# All Utilities

| WMain         | SGravityMain         |
|---------------|----------------------|
| 2             | 4                    |
| 4             | 6                    |
| 6             | 8                    |
| 8             | 10                   |
| 10            | 12                   |
| 12            | 14                   |
| 14            | 15                   |
| 16            | 18                   |
| WManhole      | 21                   |
| WCurbStop     | 24                   |
| WHydrant      | 27                   |
| WReservoir    | 30                   |
| WStub         | 36                   |
| WTower        | 42                   |
| WValve        | 48                   |
| WWell         | DEndOfPipe           |
| WHydLead      | DInlet               |
| WLateral      | DManhole             |
| SManhole      | DOutfall             |
| SLiftStation  | DDitch               |
| SStub         | DCulvert             |
| SEndOfLateral | DMain                |
| SForceMain    | Electric_Overhead    |
| SLateral      | Electric_Underground |
|               | Gas_Mains            |
|               | Gas_Services         |
|               | City Limits          |



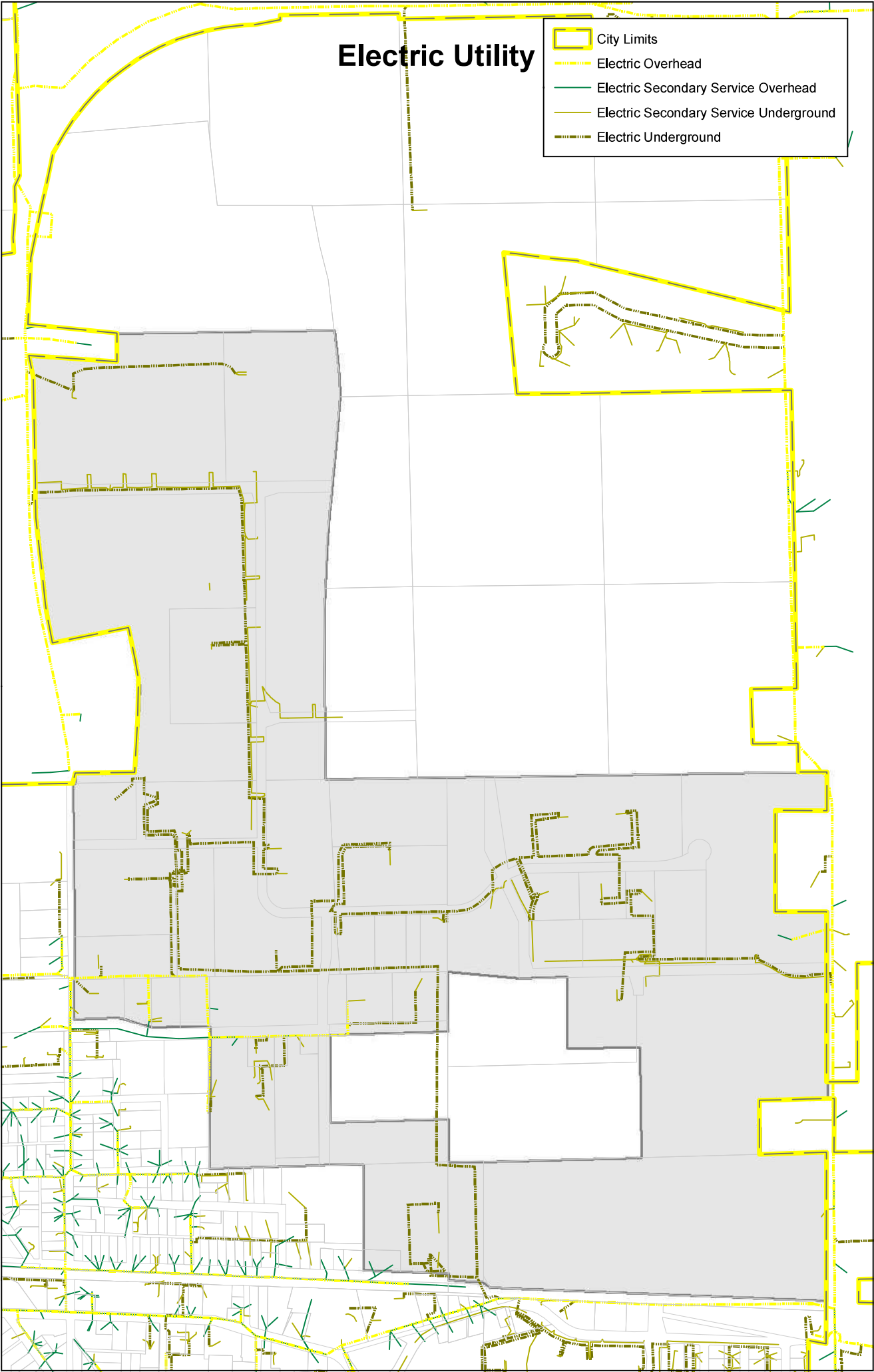
# Gas Utility

- City Limits
- Gas\_Mains
- Gas\_Services



# Electric Utility

- City Limits
- Electric Overhead
- Electric Secondary Service Overhead
- Electric Secondary Service Underground
- Electric Underground



## ELECTRIC

| <u>Provider</u> | <u>Current size</u> | <u>Current distance</u>         | <u>Available capacity</u> |
|-----------------|---------------------|---------------------------------|---------------------------|
| We Energies     | 24.9kV              | 100' to north lot line (UG)     | 2 MVA                     |
|                 | 24.9kV              | 100' to east lot line (OH)      | 11 MVA                    |
| We Energies     | 24.9kV              | 3 miles (Whitewater Substation) | 30 MVA                    |

Improvements Needed? Extend 24.9 kV conductors from existing line to customer point of service for distribution level service.

Possible Two Line Supply: This would be a Dedicated Reserve situation in which the 2 lines must come from different bus sections within a substation or from different substations. Significant construction would be required (3 miles) to provide Dedicated Reserve at this location and that would be at a cost to the customer.

ATC has three 138 kV lines within approximately one mile of this location. Available capacity is not known at this time, and would require studies to be performed.

## Gas

Provider:

Wisconsin Electric Gas Operations (WEGO)

Current Size:

Innovation Dr - 2" plastic 60 psig

*Innovation Dr - 18 dth/hr*

Howard Rd - 4" plastic 60 psig & 12" steel 960 psig

*Howard Rd - 15 dth/hr*

Distance from site to gas:

The site is on main, service length dependent on preferred meter location

Available Capacity and Pressure:

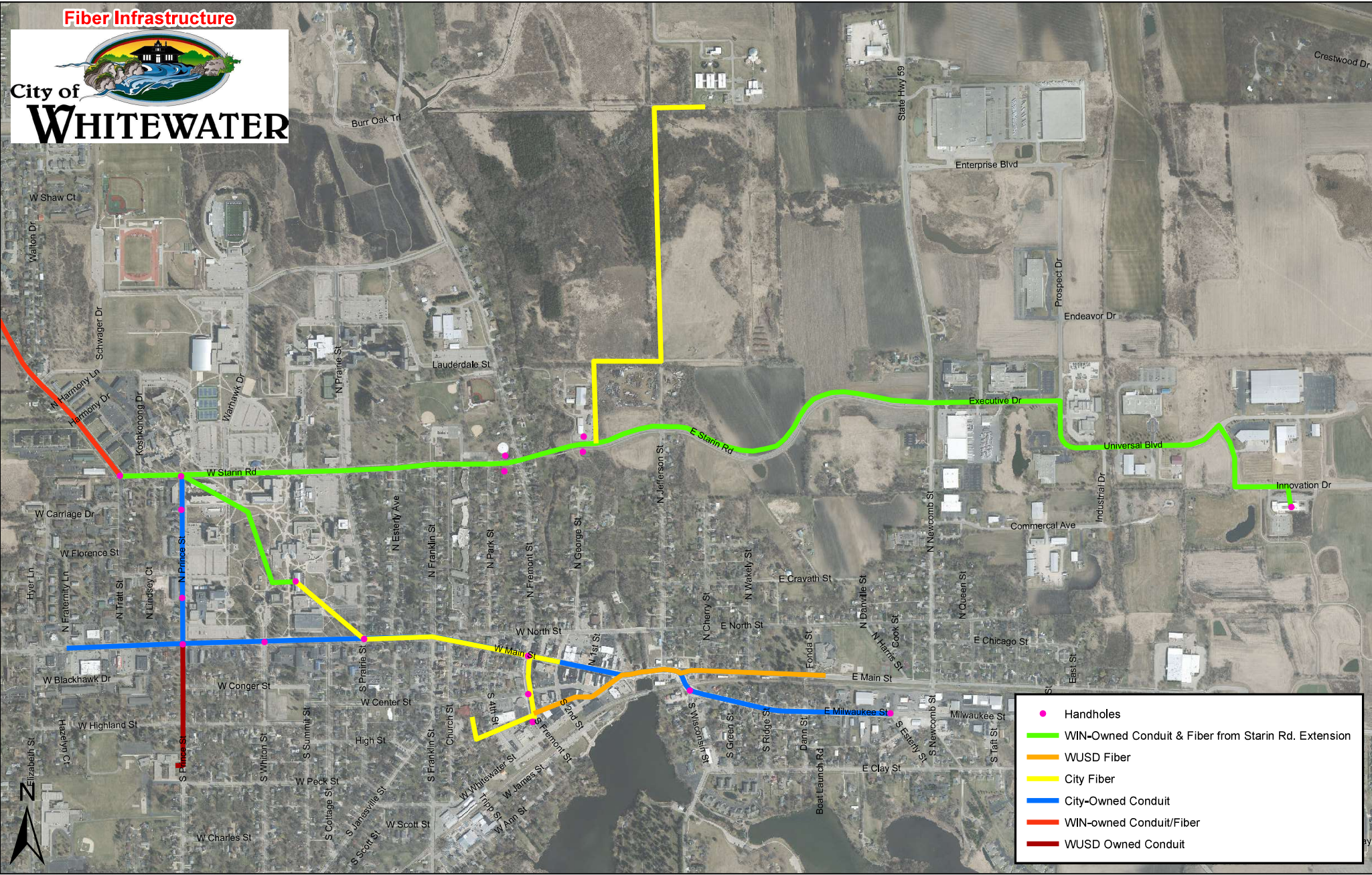
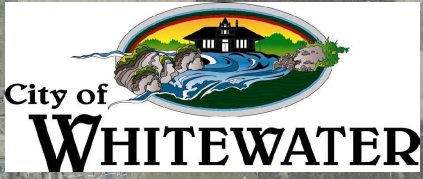
7" wc and 2 psig are readily available

*Internal use only:*

*Delivery pressure dependent on approvals and customer requirements Pressure available in 5 psig increments up to 20 psig, and 60 psig varying line pressure*

























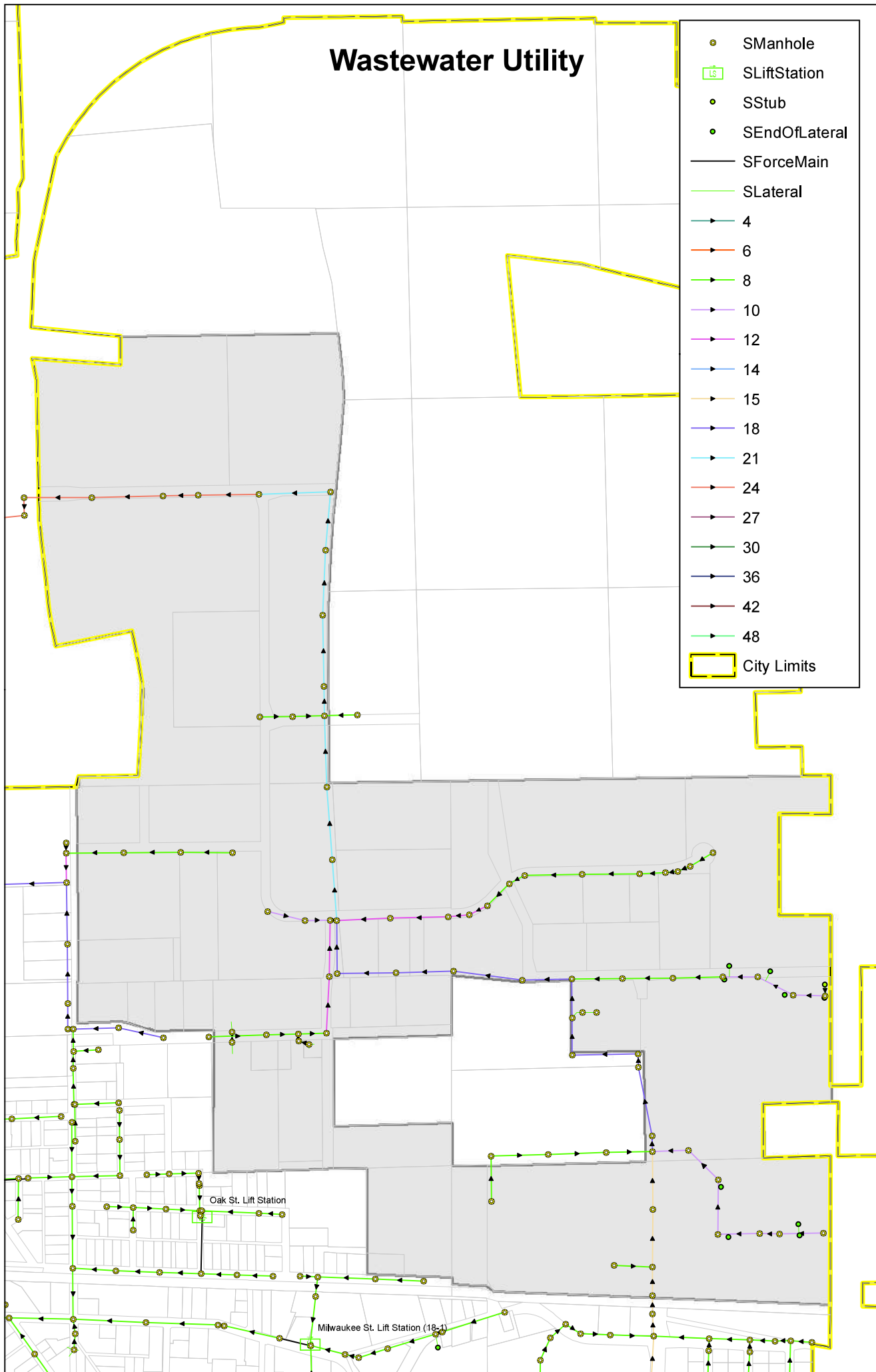
# Fiber Infrastructure



- Handholes
- WIN-Owned Conduit & Fiber from Starin Rd. Extension
- WUSD Fiber
- City Fiber
- City-Owned Conduit
- WIN-owned Conduit/Fiber
- WUSD Owned Conduit






# Wastewater Utility

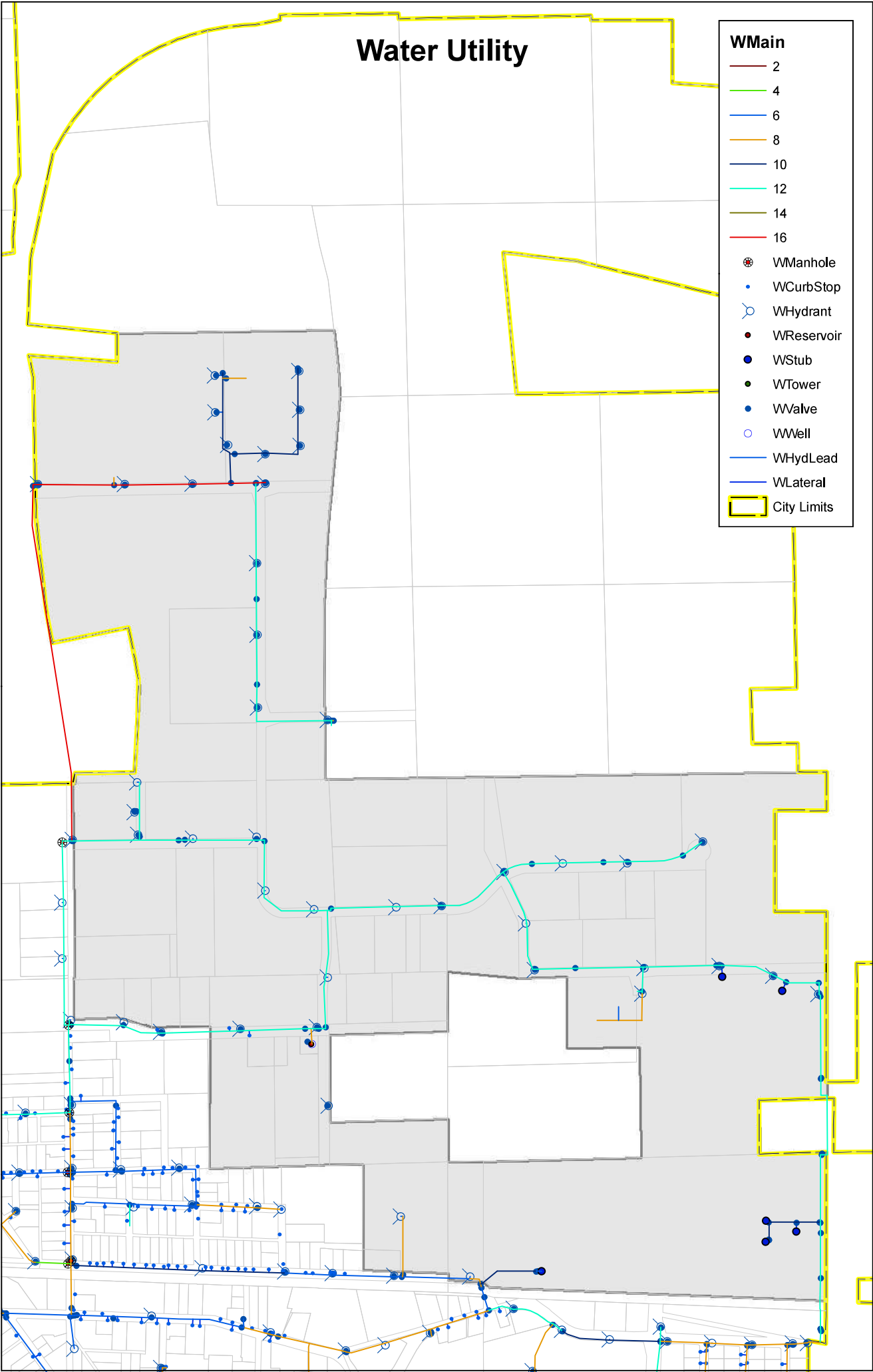
-  SManhole
-  SLiftStation
-  SStub
-  SEndOfLateral
-  SForceMain
-  SLateral
-  4
-  6
-  8
-  10
-  12
-  14
-  15
-  18
-  21
-  24
-  27
-  30
-  36
-  42
-  48
-  City Limits



# Water Utility

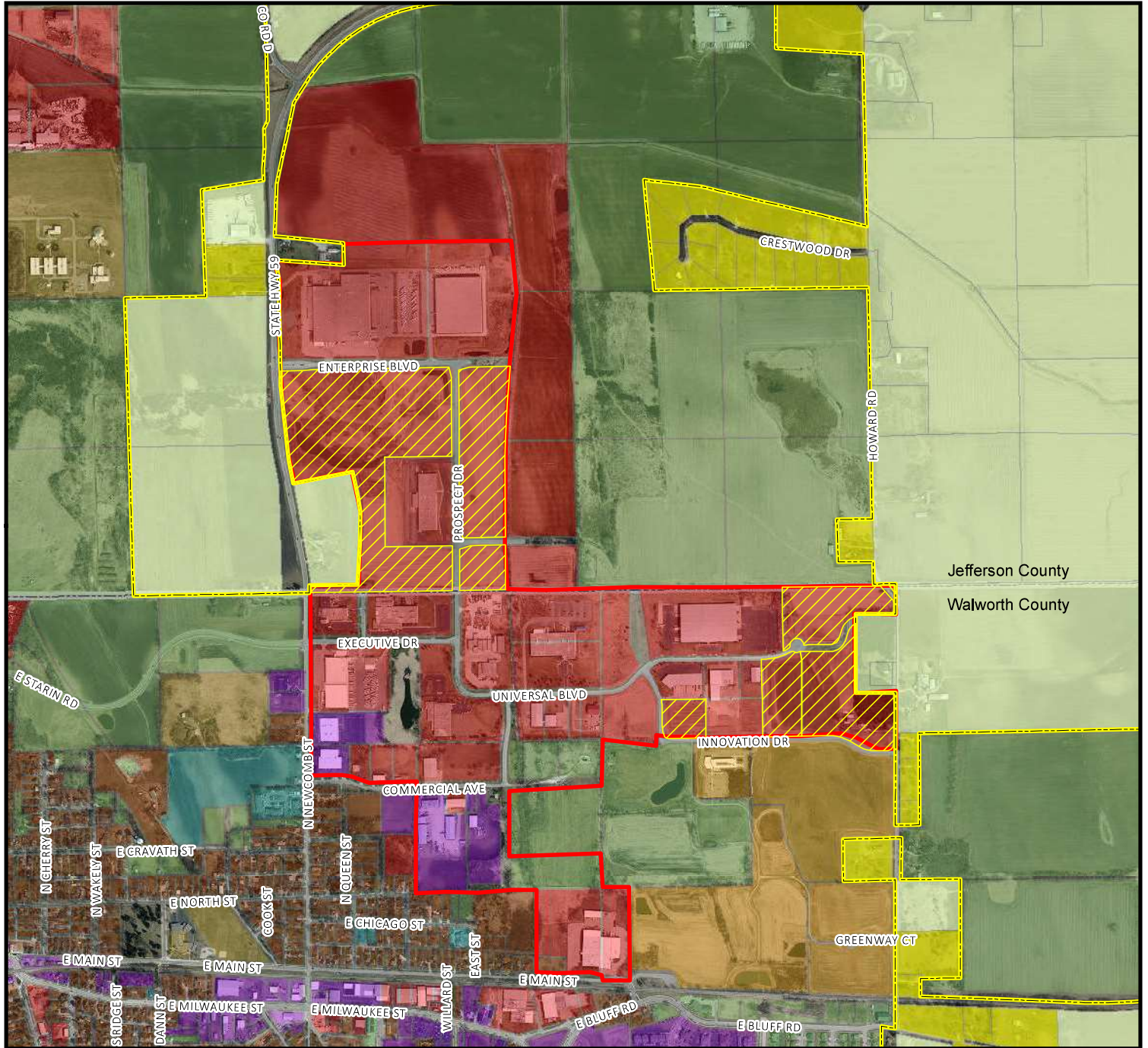
## WMain













- 2
- 4
- 6
- 8
- 10
- 12
- 14
- 16
-  WManhole
-  WCurbStop
-  WHydrant
-  WReservoir
-  WStub
-  WTower
-  WValve
-  WWell
-  WHydLead
-  WLateral
-  City Limits



# SURROUNDING LAND USE

## BUSINESS AND TECH PARKS



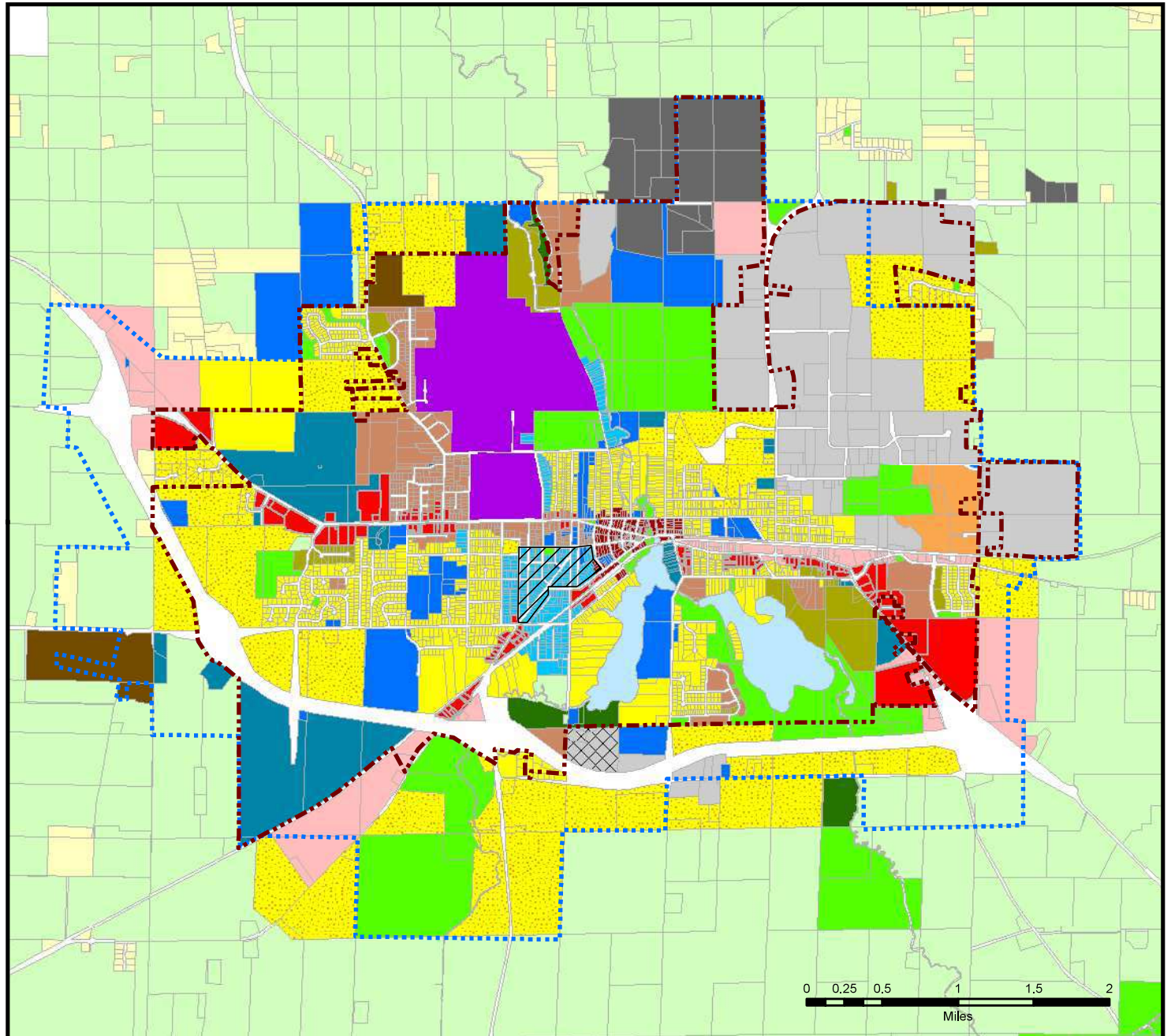
- |   |                                   |   |                                |
|---|-----------------------------------|---|--------------------------------|
|  | Proposed Gold Shovel Parcels      |  | Governmental and Institutional |
|  | Agricultural/Open Lands - Exurban |  | Industrial                     |
|  | Residential - Exurban             |  | Multi-Family Residential       |
|  | Tech. Park - WEDC CERTIFIED SITES |  | Recreational                   |
|  | Agricultural and Other Open Lands |  | Single-Family Residential      |
|  | Commercial                        |  | City Limits                    |
|   |                                   |  | Business Park                  |

# FUTURE LAND USE

CITY OF WHITEWATER

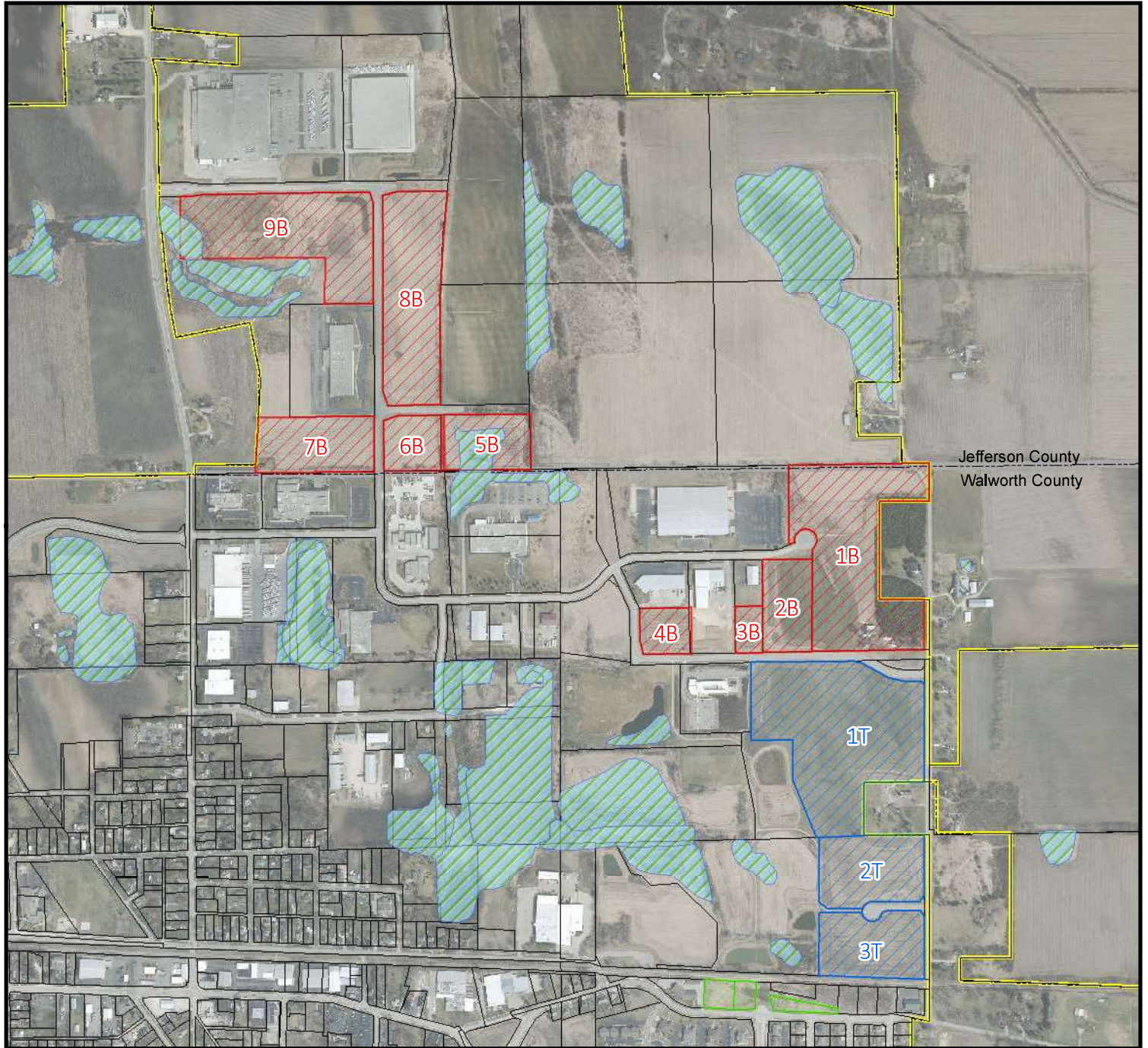


-  City Limits
-  SSA
-  R2A
-  Right of Way
-  Ag/Vacant
-  Business/Industrial Park
-  Community Business
-  Central Business
-  Highway Commerical
-  Manufacturing
-  Technology Park
-  Institutional
-  UW-Whitewater
-  Mixed Use
-  Single Family Residential
-  Single Family Residential - Exurban
-  Two Family/Townhouse Residential
-  Higher Density Residential
-  Mobile Home
-  Central Area Neighborhood
-  Future Neighborhood
-  Parks and Recreation
-  Environmental Corridor
-  Mineral Extraction
-  Surface Water



# WETLANDS

## BUSINESS AND TECH PARKS



-  Gold Shovel Parcels For Sale
-  Tech Park Certified Sites For Sale
-  Bluff Road Comm. District Parcels For Sale
-  City Limits 2007
-  Wetlands