**Gold Shovel Criteria and Potential Data Sources:**

1. Site Location
	1. Location map showing site relative to county and municipality in JPEG format.
		1. Depart. of Transportation: http://wisconsindot.gov/travel/road/hwy-maps/county-maps
			1. Mark the location on the map to show development site.
2. Site, Size & Zoning
	1. Aerial Photo showing site.
		1. Google, Bing Maps, MapQuest, or a County GIS system
			1. show parcel if possible
			2. use a top-down perspective – try to avoid oblique angle
	2. Site Map/Survey showing dimensions and total size.
		1. CSM
	3. Site Map labeled with zoning and allowable build height.
		1. Zoning map from Municipality or County Zoning ordinance – maybe GIS system
	4. Letter from municipality/county verifying zoning.
		1. Letter from municipality/county (on letterhead) verifying zoning regulations
3. Site Ownership
	1. Documentation showing site ownership.
		1. County Deeds Office
	2. Documentation showing terms of sale including price.
		1. County Deeds Office, TID district letter, Title Office
4. Transportation Infrastructure
	1. Rail access, if any, or nearest location and distance to rail access.
		1. Google, Bing Maps, MapQuest, or a County GIS System
			1. Summary letter document describing infrastructure and distances may be used if properly sourced and on letterhead – Driving distance to nearest rail stop
	2. Highway access-adjacent highways and distance to nearest four-lane highway.
		1. Google, Bing Maps, MapQuest, or a County GIS System
			1. Summary letter document describing infrastructure and distances may be used if properly sourced and on letterhead – Driving distance to nearest highway interchange/access
	3. Airport availability-nearest location and distance for cargo and passenger service.
		1. Google, Bing Maps, MapQuest, or a County GIS System
			1. Summary letter document describing infrastructure and distances may be used if properly sourced and on letterhead
5. Site suitable for industrial development
	1. Map showing site amenities (roads/rails) as well as surrounding land uses.
		1. Comprehensive Plans, municipality/county GIS system
	2. Identification of existing on-site buildings and land uses.
		1. Aerial Photography, Google, Bing Maps, MapQuest, or a County GIS System.
6. Municipal Infrastructure
	1. Site map showing municipal infrastructure, noting any road restrictions and size and location of water/sewer services.
		1. Municipality/County GIS System, CSM
	2. If infrastructure not in place, a letter from municipality with details on installation of improvements and timeframe to complete.
		1. Letter from TIF or municipality on letterhead
7. Easements
	1. Site map showing all easements on and adjacent to site
		1. Municipality/County GIS System, CSM
8. Private Utility Infrastructure – Documentation including site map
	1. Electrical and natural gas providers and capacity of service to the site, including KVA and Phase for electrical
		1. Letter from utility or community describing capacity/service on letterhead
	2. Distance to nearest substation, its capacity for electrical and whether the circuit is redundant.
		1. Letter from utility or community describing capacity/service on letterhead
	3. If electrical or natural gas service is not currently on site, attach correspondence from utility outlining options, including costs and a timeline for build out. If natural gas not available, identify available alternatives (e.g., propane).
		1. Letter from utility or community describing capacity/service on letterhead
9. Telecommunications Infrastructures
	1. Documentation showing provider(s) and service capabilities and speeds.
		1. Wisconsin Public Service Commission website:
			1. <https://psc.wi.gov/Pages/Programs/BroadbandMaps.aspx>
			2. <http://apps.psc.wi.gov/vs2010/DLLink/Maps/Exchange.aspx>
10. Floodplain, Wetlands, Environmental Corridors (Environmentally Sensitive Areas)
	1. FEMA flood insurance maps showing site and adjacent land clearly showing what is within and outside of the floodplain.
		1. FEMA floodplain map
	2. Map showing presumed or delineated wetland area on site and adjacent to site or planned mitigation.
		1. DNR surface water viewer website: <http://dnr.wi.gov/topic/surfacewater/swdv/>
	3. Map showing site and any environmental corridors (environmentally sensitive areas).
		1. Comprehensive plans, Sewer Service plans, municipality/county GIS systems
	4. Any approved mitigation plan.
		1. Mitigation plan-municipality/county
11. Topography
	1. Topographic map of site and identify any areas of slopes that are 20% or greater.
		1. County GIS, contour maps, Esri base maps, USGS
12. Environmental, Historical, Archeological – Statement indicating no known impediments or any planned mitigation as of submission relative to:
	1. Environmental
		1. Letter from municipality with maps.
	2. Historical
		1. Letter from municipality with maps.
	3. Archeological
		1. Letter from municipality with maps.
13. Other Site Restrictions
	1. Documentation/list of any potential limits that would hinder site development such as protective covenants.
		1. This is site specific – letters written on official letterhead if limits exist.
14. Other Information
	1. Is the site in TID district? TID expiration date?
		1. TID map, letter from municipality describing TID district
	2. Other geographical benefits that qualify the site for government incentives or otherwise provides advantage
		1. This is site specific – letters written on official letterhead if limits exist.