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MEMO

Beaver Dam Commerce Park

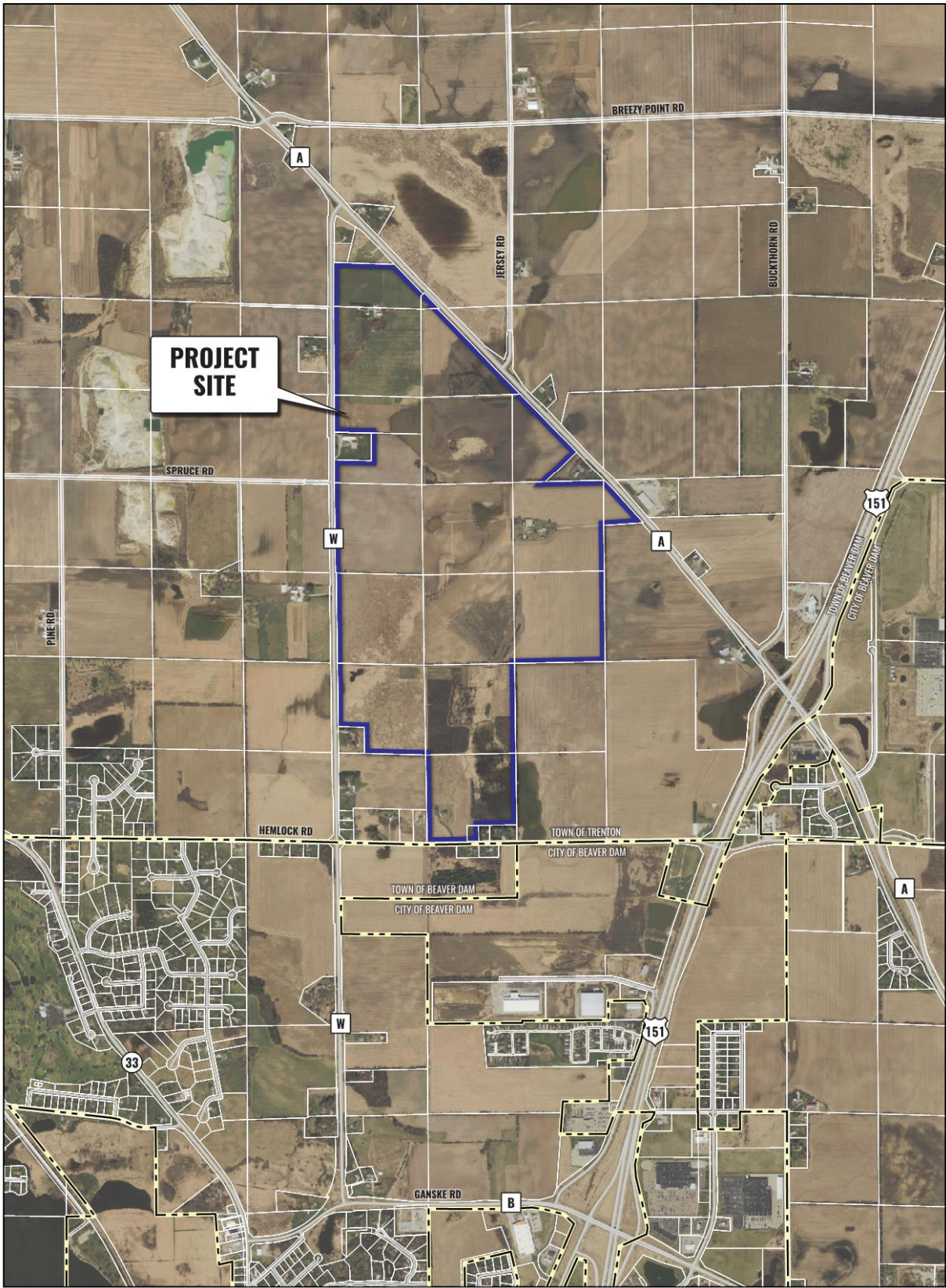
FROM: Jeff Muenkel, Foth Companies

REGARDING: Roadway Infrastructure Report

DATE: January 2019

This memo serves as documentation for the Wisconsin Certified Sites Program on roadway infrastructure documentation:

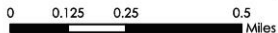
- Current Road Infrastructure: Per the map attached the Beaver Dam Commerce Park is surrounded by adequate road infrastructure consisting of the following:
 - Adorning lands to the west: County Highway W (two-way rural ditch cross section roadway owned and maintained by Dodge County)
 - Adorning lands to the east: County Highway A (two-way rural ditch cross section roadway owned and maintained by Dodge County)
 - Adorning lands to the south: Hemlock Road (two-way rural ditch cross section roadway owned and maintained by the Town(s) of Trenton and Beaver Dam)
 - US Highway 151 is found immediately east of the Commerce Park. 151 is a major US limited access highway that has an exit at CTH A which would be approximately 2,000 feet from the nearest entrance point to the Beaver Dam Commerce Park.
- Truck Access: Full semi access is allowed on US Highway 151 and County Highways. A valid existing truck route for the future Commerce Park will be US 151 to CTH A.
- Proposed Improvements/Extensions: The existing road infrastructure can fully support trucking and access to the future Beaver Dam Commerce Park. Future considerations:
 - Various accel and decel lanes will be required at any entrances/exits to the Commerce Park once fully determined and adequate road right-of-way exists today for such turning lanes as needed.
 - Hemlock Road (found to the south) would require some consideration for repaving in the event this road is required for a main southern access point to the Commerce Park. However, the master site plan looks to have the main access to the Park come from CTH A to the north.
 - Upon known development Alliant would be working in kind with a future developer to determine the final designs required for internal Commerce Park roadways and adjoining existing roadway improvements. Internal roadway and Hemlock Road improvement authorities will be the City of Beaver Dam, WI. CTH W and CTH A improvements will be Dodge County, WI. Timelines to complete a proposed design and receive review and approval from the local authorities can take place in less than a 6 month timeframe.
 - The City of Beaver Dam has a typical cross section for an industrial park internal roadway per the drawing found herein. The cross section is typical to most industrial park roadways in Wisconsin consisting of curb and gutter, concrete pavement, and approximately seventy (70) feet of road right-of-way consisting of 16.5' wide terraces, 2.5' (30 inches) of curb/gutter terrace, and 18' of concrete lanes.

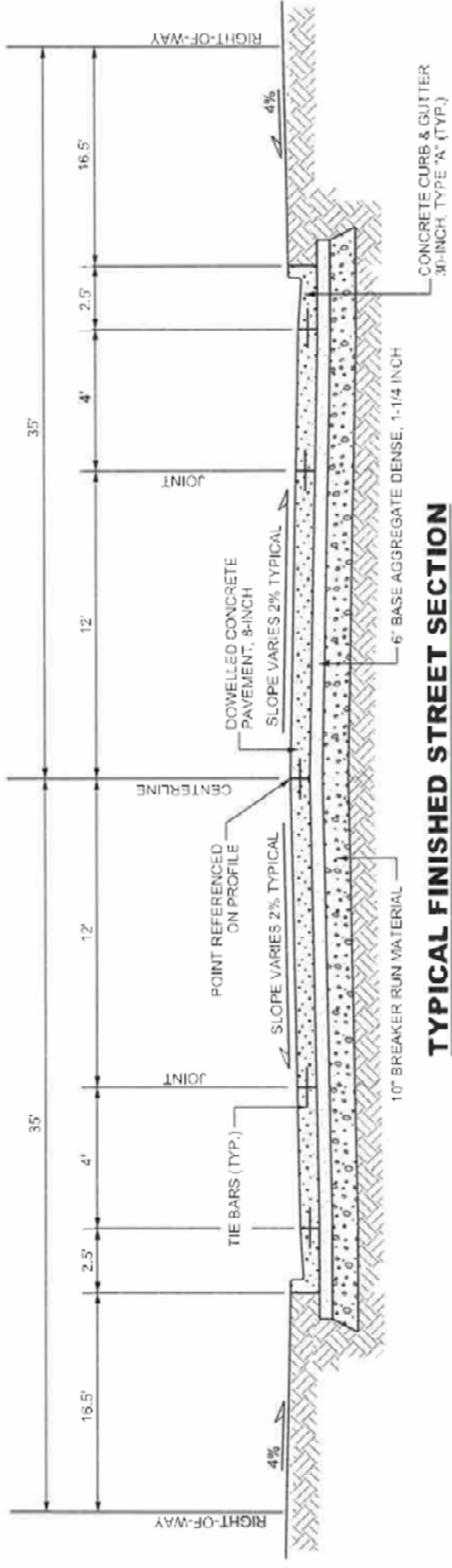


Site Identification Map

Beaver Dam Commerce Park - Beaver Dam, WI

August 2018





TYPICAL FINISHED STREET SECTION



CTH W



CTH A



Hemlock Road