



Cuba City's Industrial Site Verification Profile

Created By: Tri-State Engineering Firm

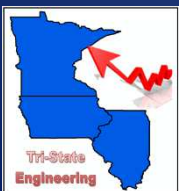


Table of Contents

- Community.....2-5
- Demographics of Cuba City.....2-7
 - Population.....2-7
 - Education2-8
 - Earnings.....2-9
 - Workforce2-10
- Demographics of 25 Mile Radius Region2-11
 - Population.....2-12
 - Education2-13
 - Earnings.....2-14
 - Workforce2-15
 - Wages.....2-16
- General Site Description2-17
- Local Incentives.....2-18
 - Land Costs and Forgiveness Factors2-18
 - City of Cuba City Revolving Loan Fund:.....2-18
 - TIF:.....2-18
- Utilities2-19
 - Electric Service2-19
 - Gas Service2-20
 - Telephone2-20
 - Telecommunications (Internet)2-21
 - Water Service.....2-22
 - Sanitation & Sewer Service2-22
 - Storm Water Service2-23
 - Fire Insurance Rating2-23
 - Hydrant Test Results2-24
 - Web Soil Survey2-25
- Preface2-25
- Soil Map2-26
- Wetlands2-38

Floodplains.....2-39
Works Cited.....2-40

Table of Figures

Figure 1: Map of Cuba City Industrial Park Location.....	2-5
Figure 2: Age Distribution of Cuba City in 2012 (US Census Bureau, 2014)	2-7
Figure 3: Educational Attainment of Cuba City in 2012 (US Census Bureau, 2014)	2-8
Figure 4: Household Income Distribution of Cuba City in 2012 (US Census Bureau, 2014)	2-9
Figure 5: Main Occupations and Median Income of Cuba City in 2012 (US Census Bureau, 2014)	2-10
Figure 6: LocateinWisconsin map with 25 mile radius area around Cuba City (WEDC, 2014)	2-11
Figure 7: Age Distribution of 25 Mile Radius around Cuba City (WEDC, 2014)	2-12
Figure 8: Educational Attainment in 25 Mile Radius around Cuba City (WEDC, 2014)	2-13
Figure 9: Household Income Distribution of 25 Mile Radius around Cuba City (WEDC, 2014).....	2-14
Figure 10: Major Occupations in 25 Mile Radius around Cuba City (WEDC, 2014)	2-15
Figure 11: Industrial Park Parcel Locations	2-17
Figure 12: Hydrant test locations in Cuba City's industrial park.....	2-24
Figure 13: Web Soil Survey Profile for Cuba City's Industrial Park (United States Department of Agriculture (USDA)).....	2-26
Figure 14: Wetland Indicator Map for Cuba City's Industrial Park (Wisconsin Department of Natural Resources).....	2-38
Figure 15: Floodplain Indicator Map (Federal Emergency Management Agency (FEMA), 2011)	2-39

Community

Cuba City is a forward thinking, business-friendly community with shovel ready sites available for immediate development. Offering low-cost amenities, a small town atmosphere and a high quality of life, Cuba City is perfectly situated for wherever people or products need to go. Well-groomed Kaster-McClain Industrial Park has frontage access to Hwy. 80 and is located only 15 minutes to U.S. Hwys. 20 and 151, Figure 1. Close proximity to numerous skilled, highly productive labor pools and the fastest growing university in Wisconsin guarantees quality full-time, part-time and seasonal workforce companies need to sustain long-term growth. Cuba City is located just 19.8 miles from the Port of Dubuque and 17.1 miles from the Burlington Northern Railroad, in East Dubuque, Illinois. Headed by area business men and women, the Cuba City Community Development Corporation is ready to help find a suitable location potential businesses.



Figure 1: Map of Cuba City Industrial Park Location

Being centrally located in Southwest Wisconsin, Cuba City is within 5.5 hours of some of the Midwest's major metropolitan centers, Table 1.

Table 1: Distances to Major Metropolitan Areas

Metropolitan Center	Time		Distance
	Hours	Minutes	Miles
Dubuque	0	30	20
Madison	1	30	80
Davenport	1	30	90
Milwaukee	2	30	160
Chicago	3	30	190
Des Moines	3	30	220
Green Bay	3	30	220
Rochester	4	0	260
Minneapolis	4	45	260
St. Louis	5	30	360

Demographics of Cuba City

Demographics in this section are collected from the US Census Bureau for the City of Cuba City.

Population

The population of Cuba City in 2012 was 2,070. The city had a population decrease of 4 percent since 2000. Of the total population males make up 46.2 percent and females make up 53.8 percent; or 955 and 1,115, respectively. Whites make up the majority of the race at 99 percent. Median age is 46. Figure 2 shows the age distribution of residents in Cuba City from the US Census data.

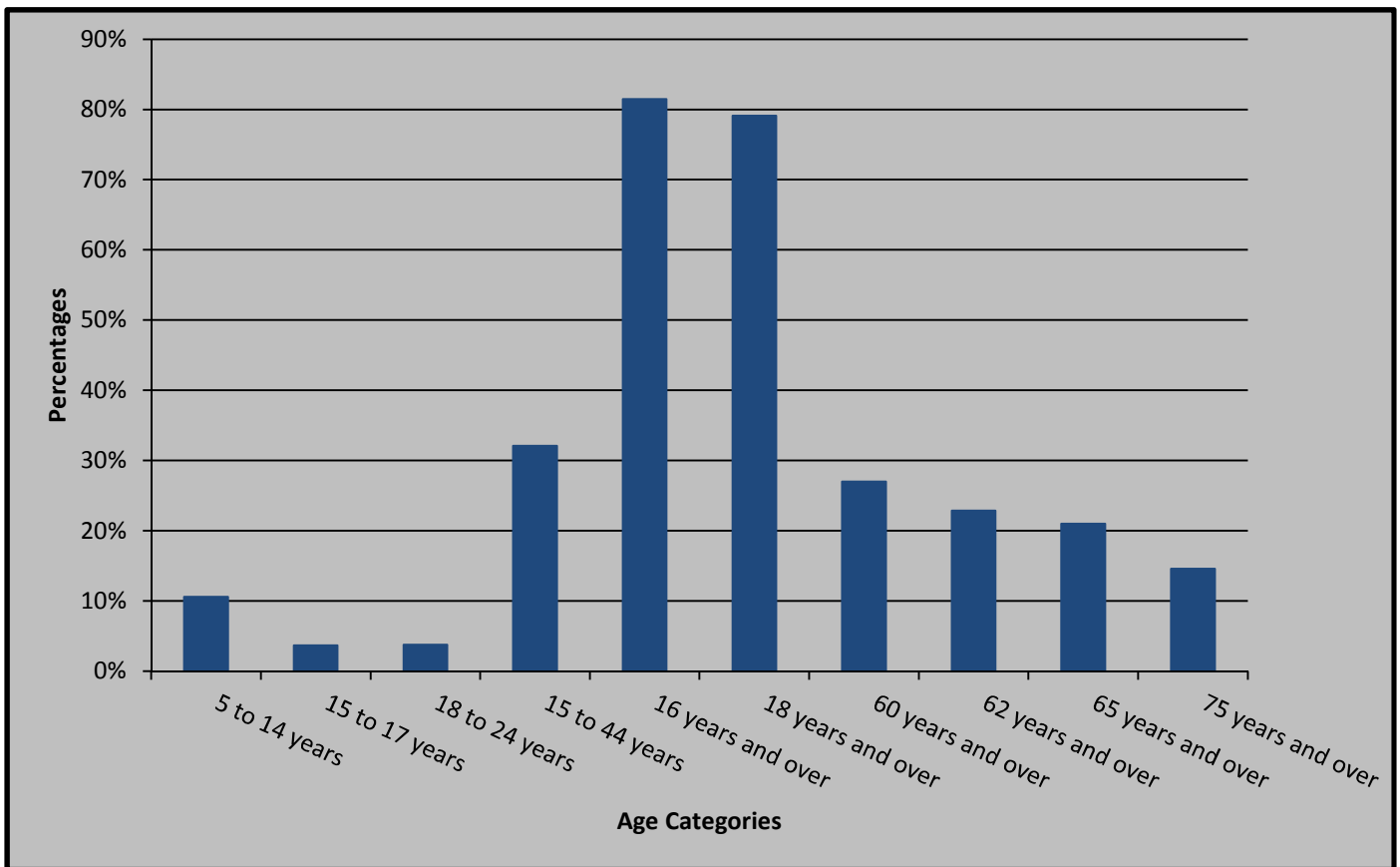


Figure 2: Age Distribution of Cuba City in 2012 (US Census Bureau, 2014)

Education

A graphical analysis of educational attainment by residents of Cuba City shows that 92.4 percent of the population has a high school degree or higher, and 22.8 percent have a bachelor degree or higher, Figure 3.

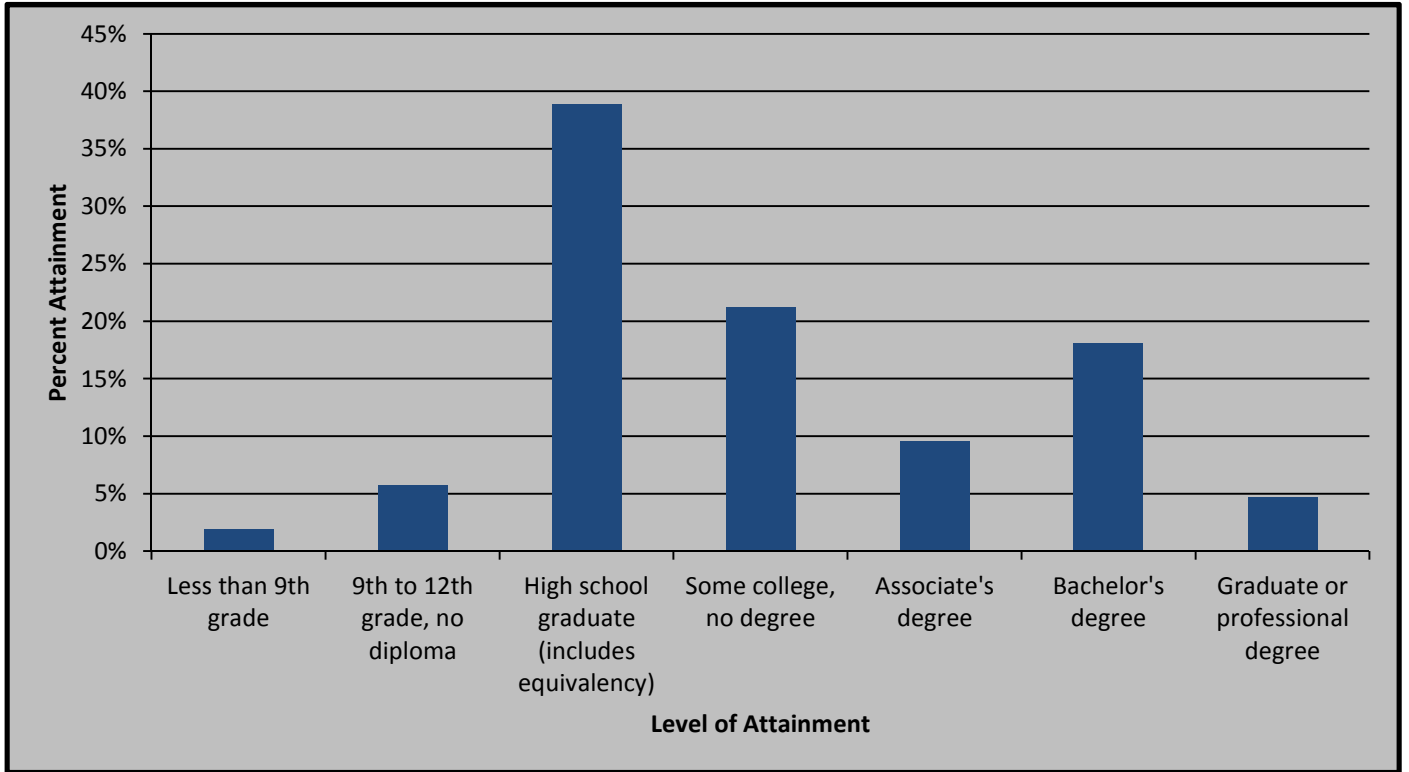


Figure 3: Educational Attainment of Cuba City in 2012 (US Census Bureau, 2014)

Earnings

The median household income in Cuba City in 2012 was \$46,853. Figure 4 shows the household income distribution from the US Census data.

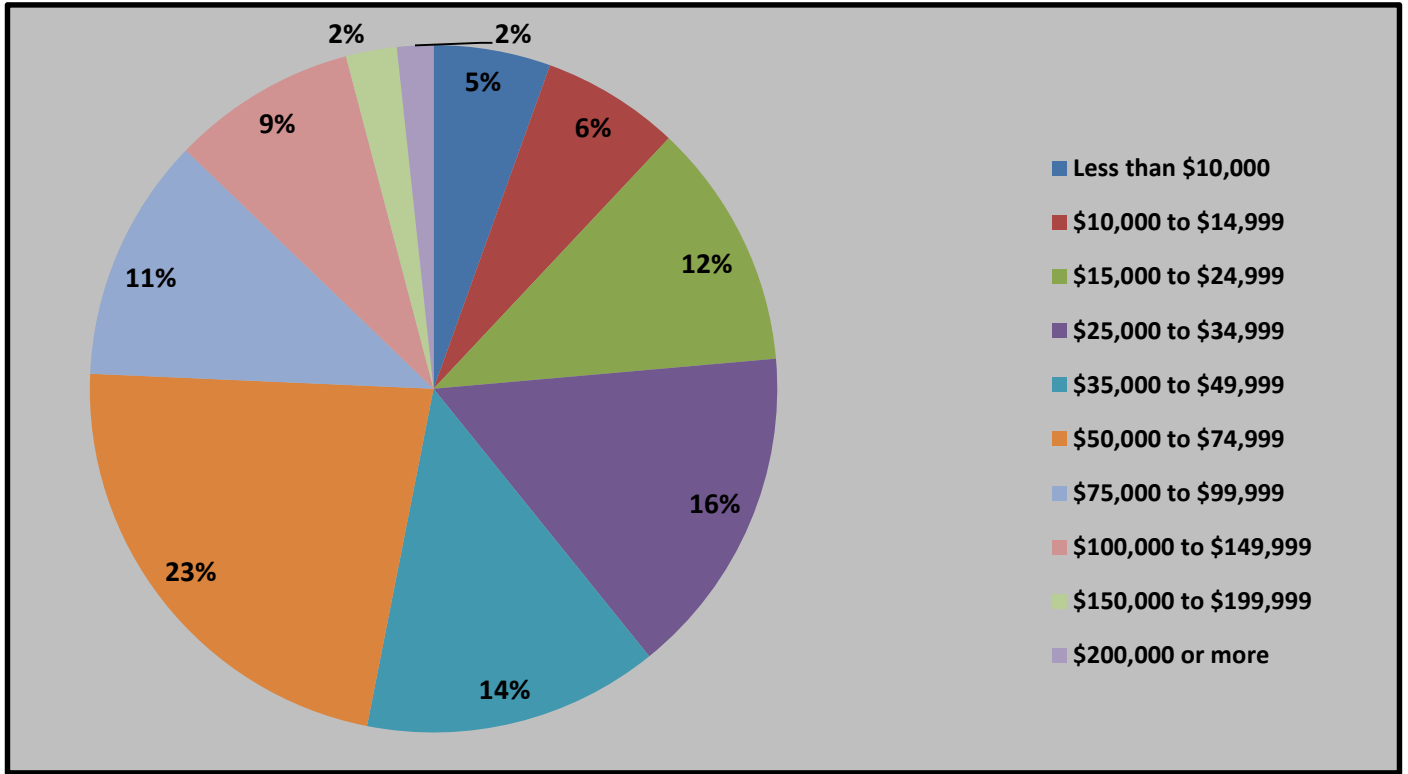


Figure 4: Household Income Distribution of Cuba City in 2012 (US Census Bureau, 2014)

Workforce

Figure 5 displays the top eight main occupation types from the US Census data and their distribution of occupation and median income in Cuba City. The graphs below illustrate the most common industry and occupation in Cuba City in 2012. Cuba City has an unemployment rate of 6.1 percent as of 2013.

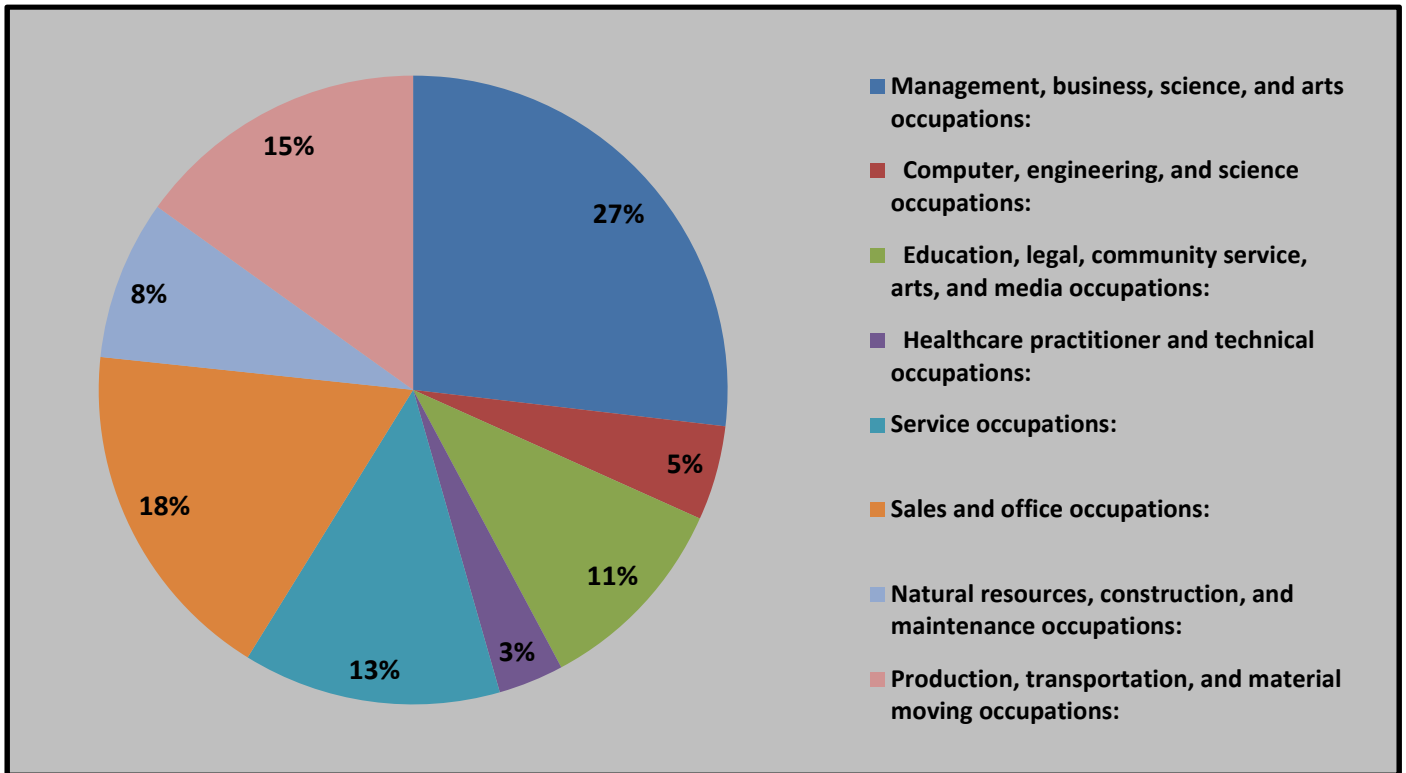


Figure 5: Main Occupations and Median Income of Cuba City in 2012 (US Census Bureau, 2014)

Population

The 25 mile region has a total population of 156,456 people; the sex distribution is equal at 50 percent. Whites make up the majority of people at 95 percent, followed by Hispanics and Blacks at 3 and 2 percent, respectively (WEDC, 2014).

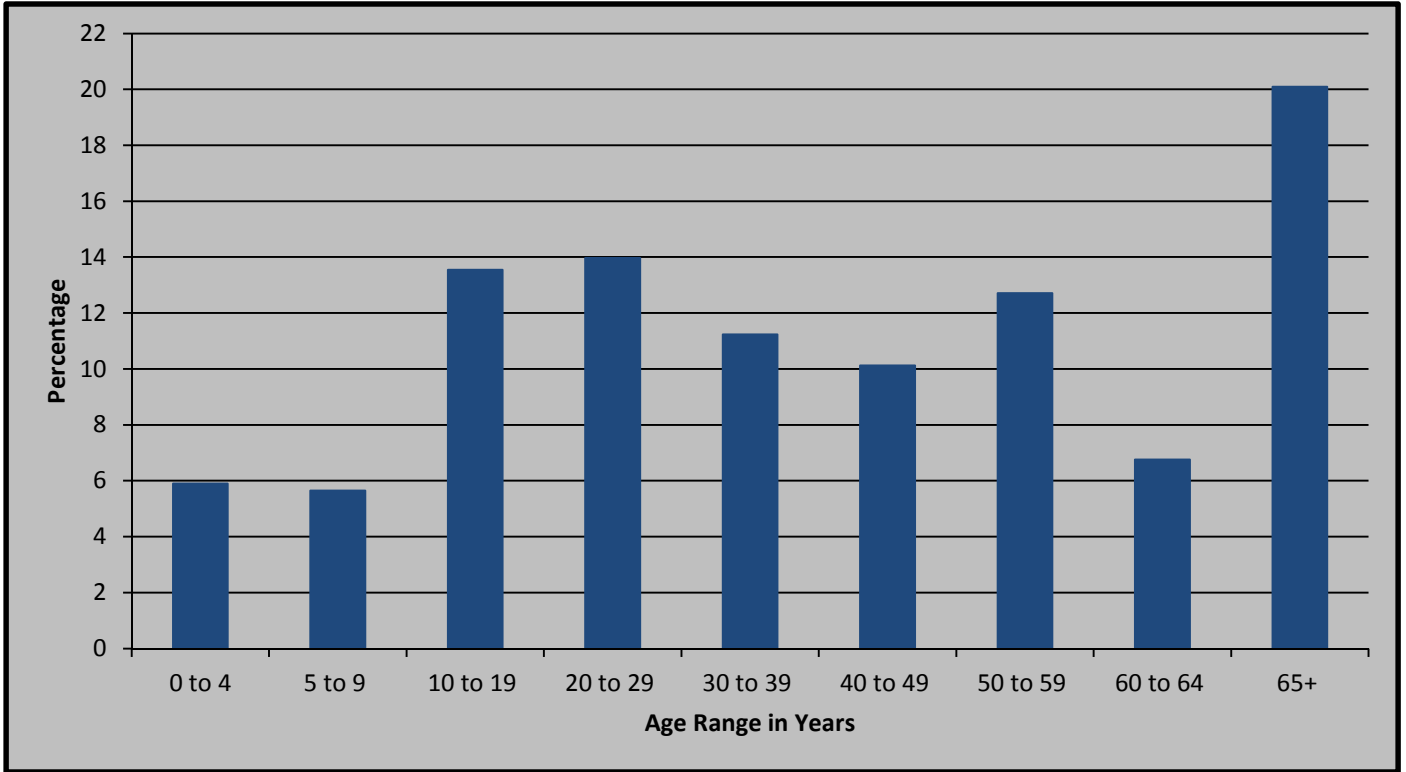


Figure 7: Age Distribution of 25 Mile Radius around Cuba City (WEDC, 2014)

Education

A graphical analysis of educational attainment by residents of Cuba City shows that 90.6 percent of the population has a high school degree or higher and 24.9 percent have a bachelor degree or higher, seen in Figure 8 (WEDC, 2014).

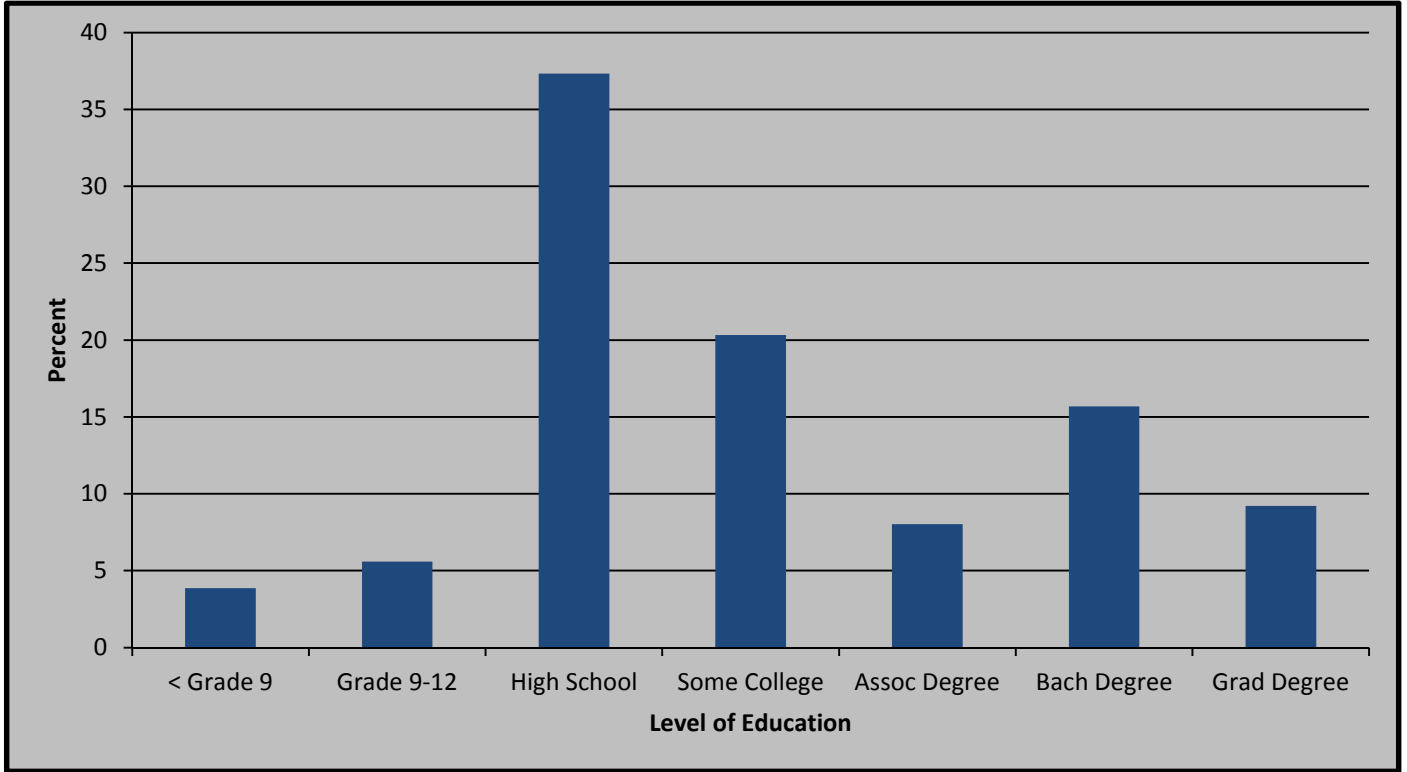


Figure 8: Educational Attainment in 25 Mile Radius around Cuba City (WEDC, 2014)

Earnings

Figure 9 shows the household income distribution for the 25 mile region from Locate in Wisconsin.

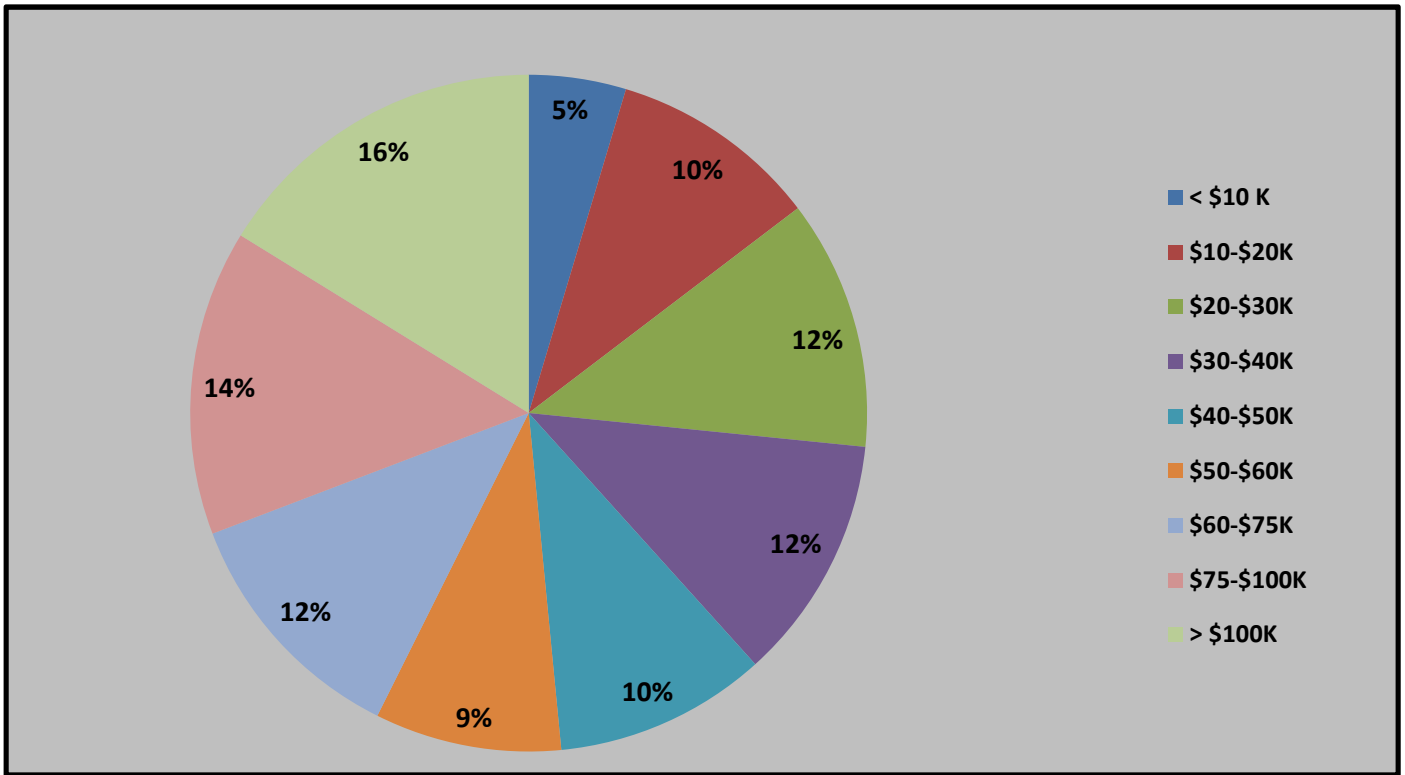


Figure 9: Household Income Distribution of 25 Mile Radius around Cuba City (WEDC, 2014)

Workforce

Figure 10 shows the distribution of major occupations in the 25 mile radius around Cuba City based on the Standard Industrial Classification (SIC) system.

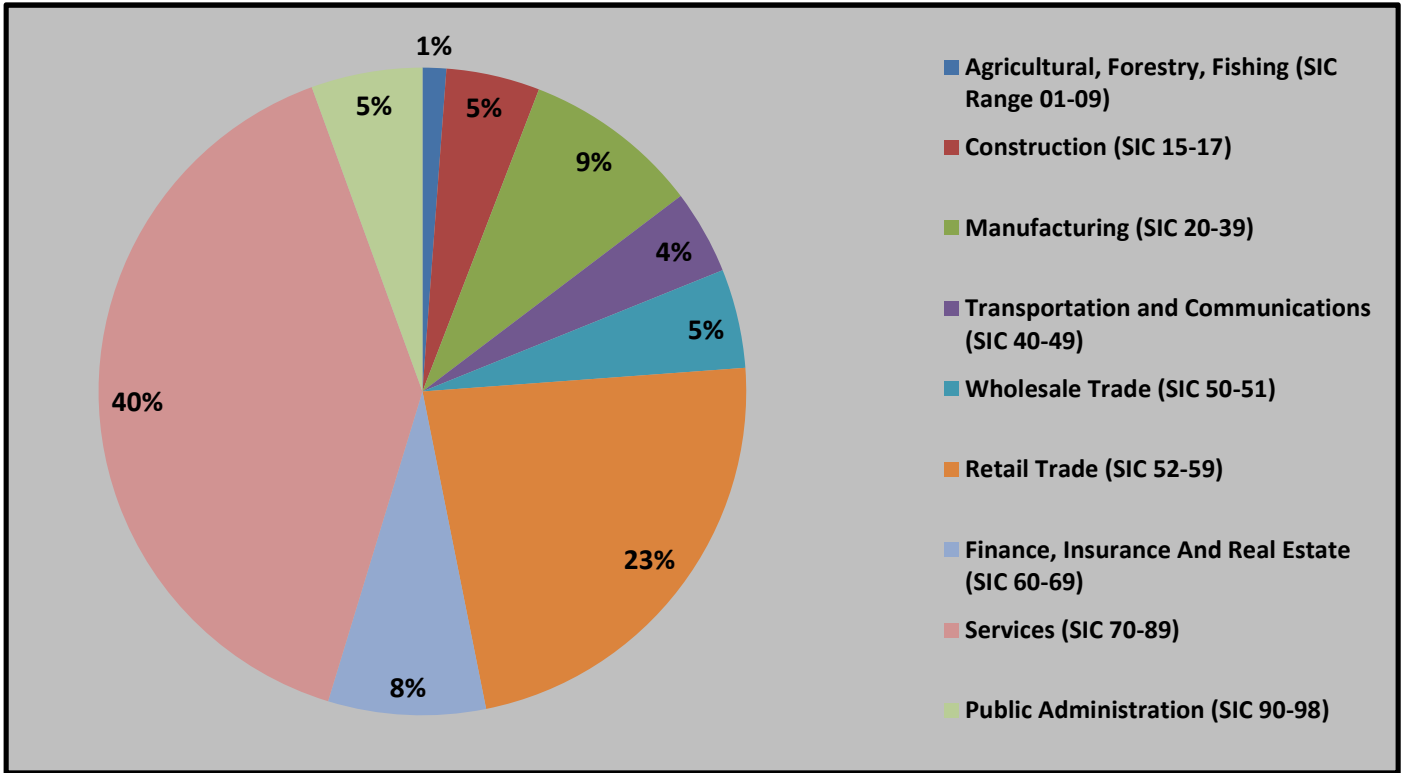


Figure 10: Major Occupations in 25 Mile Radius around Cuba City (WEDC, 2014)

Wages

Table 2 displays the wages of the top occupation classifications for the South Central Wisconsin nonmetropolitan area.

Table 2: Wages Report for South Central Wisconsin nonmetropolitan area (WEDC, 2014)

Occupation	Median Hourly	Mean Hourly	Median Annual	Mean Annual
Management Occupations	\$34.25	\$38.90	\$71,230	\$80,910
Business and Financial Operations Occupations	\$23.14	\$24.42	\$48,130	\$50,790
Computer and Mathematical Occupations	\$26.34	\$27.67	\$54,780	\$57,540
Architecture and Engineering Occupations	\$27.06	\$28.56	\$56,280	\$59,410
Life, Physical, and Social Science Occupations	\$23.11	\$24.46	\$48,070	\$50,880
Community and Social Service Occupations	\$19.74	\$20.24	\$41,060	\$42,090
Legal Occupations	\$21.78	\$27.65	\$45,290	\$57,520
Education, Training, and Library Occupations	\$21.01	\$21.05	\$43,690	\$43,780
Arts, Design, Entertainment, Sports, and Media Occupations	\$17.08	\$19.15	\$35,520	\$39,830
Healthcare Practitioners and Technical Occupations	\$26.24	\$31.78	\$54,570	\$66,100
Healthcare Support Occupations	\$12.40	\$12.80	\$25,790	\$26,630
Protective Service Occupations	\$16.61	\$16.70	\$34,560	\$34,730
Food Preparation and Serving Related Occupations	\$8.92	\$9.78	\$18,550	\$20,350
Building and Grounds Cleaning and Maintenance Occupations	\$10.80	\$11.74	\$22,470	\$24,420
Personal Care and Service Occupations	\$9.97	\$11.34	\$20,740	\$23,590
Sales and Related Occupations	\$10.33	\$13.89	\$21,490	\$28,900
Office and Administrative Support Occupations	\$13.42	\$14.37	\$27,910	\$29,880
Farming, Fishing, and Forestry Occupations	\$16.05	\$17.66	\$33,370	\$36,730
Construction and Extraction Occupations	\$18.68	\$19.68	\$38,840	\$40,940
Installation, Maintenance, and Repair Occupations	\$18.61	\$19.41	\$38,710	\$40,380
Production Occupations	\$15.15	\$16.23	\$31,520	\$33,770
Transportation and Material Moving Occupations	\$13.11	\$14.46	\$27,260	\$30,070

General Site Description

Cuba City had two available industrial sites.

Table 3: Cuba Cities' Industrial Park Addresses, Acreages, and Zoning

Address	Acreage	Zoning
Cody and Jean St.	19.47	Industrial, Commercial
Roaster Rd. and Monroe St.	5.6	Industrial, Commercial

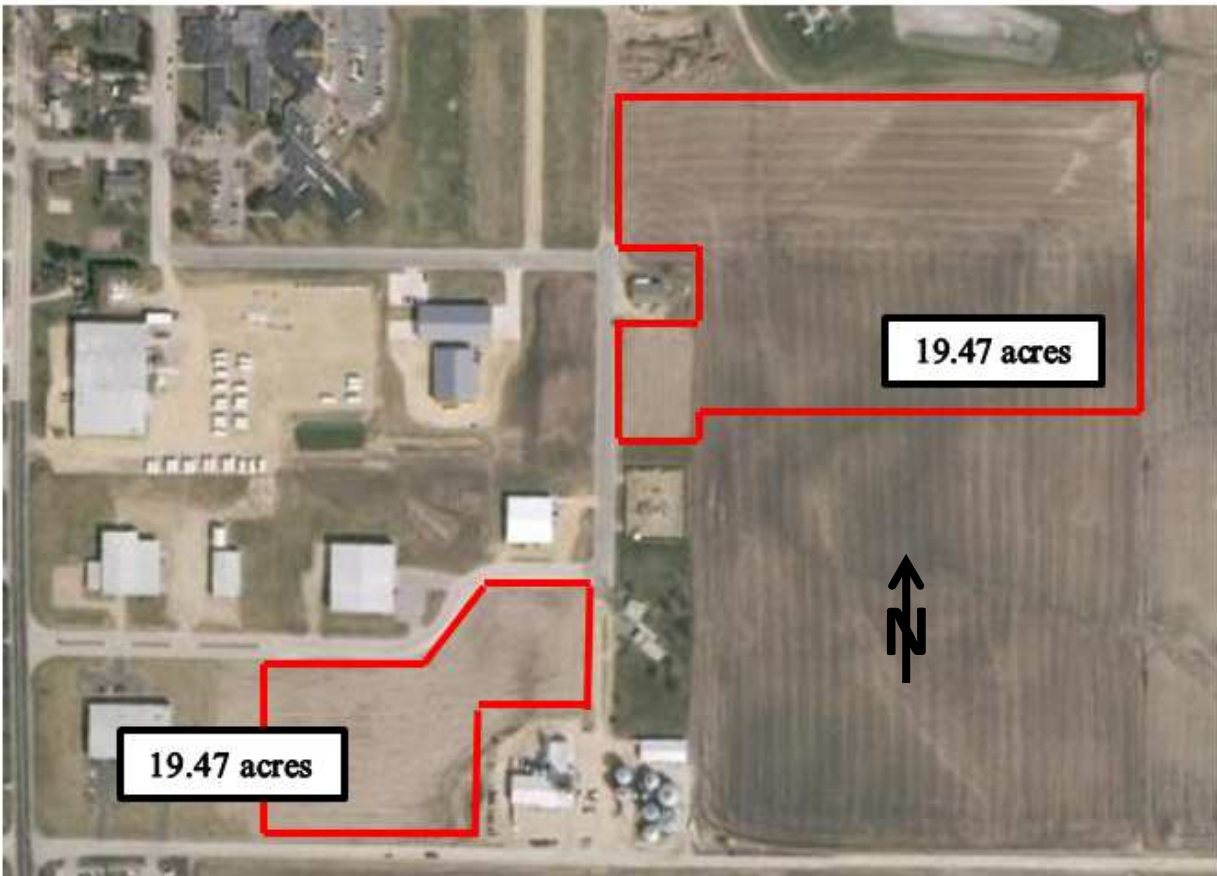


Figure 11: Industrial Park Parcel Locations

Local Incentives

Land Costs and Forgiveness Factors

Cost per acre \$15,000

“Forgiveness Factors”

- 1) Building - \$1,500 of forgiveness for each \$30,000 of assessed building value
- 2) Jobs - \$1,000 of forgiveness for every 5 jobs created at a minimum of \$8.00/hour and benefits

Or:

Jobs - \$500 of forgiveness for every 5 jobs created at less than \$8.00/hour and benefits or any wage and no benefits

City of Cuba City Revolving Loan Fund:

The Cuba City Revolving Loan Fund is a source of gap financing for working capital, equipment, inventory and building construction and renovation. Contact Taylor Gronau to discuss the application process. In general, a simple application is completed and submitted with a business plan, the revolving loan fund committee reviews the applications and will make a funding determination. If the committee approves funding, the application is then presented to the Cuba City City Council for final approval.

TIF:

Tax Increment Financing (TIF) is the principle economic tool, approved by the State of Wisconsin, that communities use to stimulate development/redevelopment. The City of Cuba City has established two Tax Incremental districts to encourage growth and improve infrastructure throughout the City.

Utilities

Electric Service

Provider

Cuba City Electric Utility

Distance to Distribution Feeder

Within ¼ mile of site

Cost of Extension:

Negotiable, dependent upon load and TIF financing

Cost to provide alternate feed to site

Negotiable, dependent upon load and TIF financing

Total capacity of the substation providing service to the site

7.5 MVA

Surplus capacity of the substation providing service to the site

7.0 MVA

An existing primary distribution feeder with sufficient capacity available at the site?

Yes

Existing primary distribution feeder with sufficient capacity to provide 2nd power source?

Yes

Will the utility company provide a looped primary service with manual transfer switches up to and including the transformers?

Most cases primary loops are provided, switch gear and transformer cost are subject to PSC rules and regulations

Will one or both feeds require the installation of a substation or transmission extension?

No

Will the utility company provide, own, and maintain transformers for primary or secondary services?

Transformer ownership is subject to PSC rules and regulations

Will there be any on-site easements required?

Yes

Outage records for existing distribution feeders that will be used to serve the site

None

Rebates available for use of high efficiency equipment or load management problems or other rebates that might be available for industrial or commercial service

There are many incentives offered through WPPI, our wholesale provider.

Gas Service

Provider

We Energies

we-energies.com

With 1.1 million natural gas customers, We Energies is the largest natural gas service provider in Wisconsin. They deliver more than 50 percent of the natural gas used in the state. As you evaluate specific parcels for development, look to We Energies as your business partner, ready and able to assist with natural gas site data such as:

- Infrastructure information
 - Distance to nearest main
 - Overview map of existing lines
- Evaluation of new service requirements / load characteristics
- Availability of gas in area to serve parcel and load
- Rate and tariff information

Contact the We Energies business development support team at 414-221-3192 or 414-221-5086 to learn more.

Telephone

Provider

Cuba City Telephone Exchange Co.

Distance to Main

One mile

Cost of Extension

TBD

Local telephone company service rates and options

A standard business line starts out at \$26.63/month per line. More information on rates and options can be found at <http://cubacitytel.com/phone>.

Telecommunications (Internet)

Provider

Cuba City Telephone Exchange Co. / LaGrant Connections LLC

Location

Cuba City, WI

Service Type

Fiber

Fiber Optics

Yes

Phone

Yes

POP Location

Cuba City, WI

DSL

Yes

Customers Served

N/A

Switch Services

DSL, Ethernet, T-1

Web address

cubacitytel.com

Water Service

Provider

Cuba City Utilities

Distance to Main

100 ft

Cost of Extension

Dependent upon PSC rules and regulations and possible TIF financing.

Main Size

12" PVC

Maximum pumping capacity of water system

1,368,000 gallons

Storage Capacity

404,000 gallons

Any connection fees or pro rata charges?

None

Water usage rate

Average \$2.58/100 c.f. with declining rate dependent upon usage

Will wells be required?

No

Are off-site extensions required?

Dependent upon lot selection

Sanitation & Sewer Service

Provider

Cuba City Utilities

Current average flow

150,000 gallons/day, Current BOD loading is 445 lbs/day

Maximum plant capacity

760,000 gallons/day, Design BOD is 790 lbs/day

Location of nearest outfall main

¼ mile

Main size

12" PVC

Will a lift station be required?

No

Will off-site extension be required?

Dependent upon lot selection

Connection fees, pro rata charges, front foot fees, area charges, etc., for connecting to existing main lines?

Sewer laterals from main to connection point are property owner's expense, with a \$75.00 connection fee and a \$10.00 inspection fee.

Storm Water Service

Provider

City of Cuba City

Availability

Depends upon lot selection

Current detention ponds on site

Not at the present time

Fire Insurance Rating

The Fire Insurance Rating for Cuba City is 7.

Hydrant Test Results

A hydrant test was performed in the Cuba City industrial park to investigate the static pressure, residual pressure, and maximum flow rate. The test results include: a static pressure of 62 psi, a residual pressure of 60 psi, and a flow rate of 1130 gpm. **Error! Reference source not found.** illustrates the test hydrant locations relative to the industrial sites.

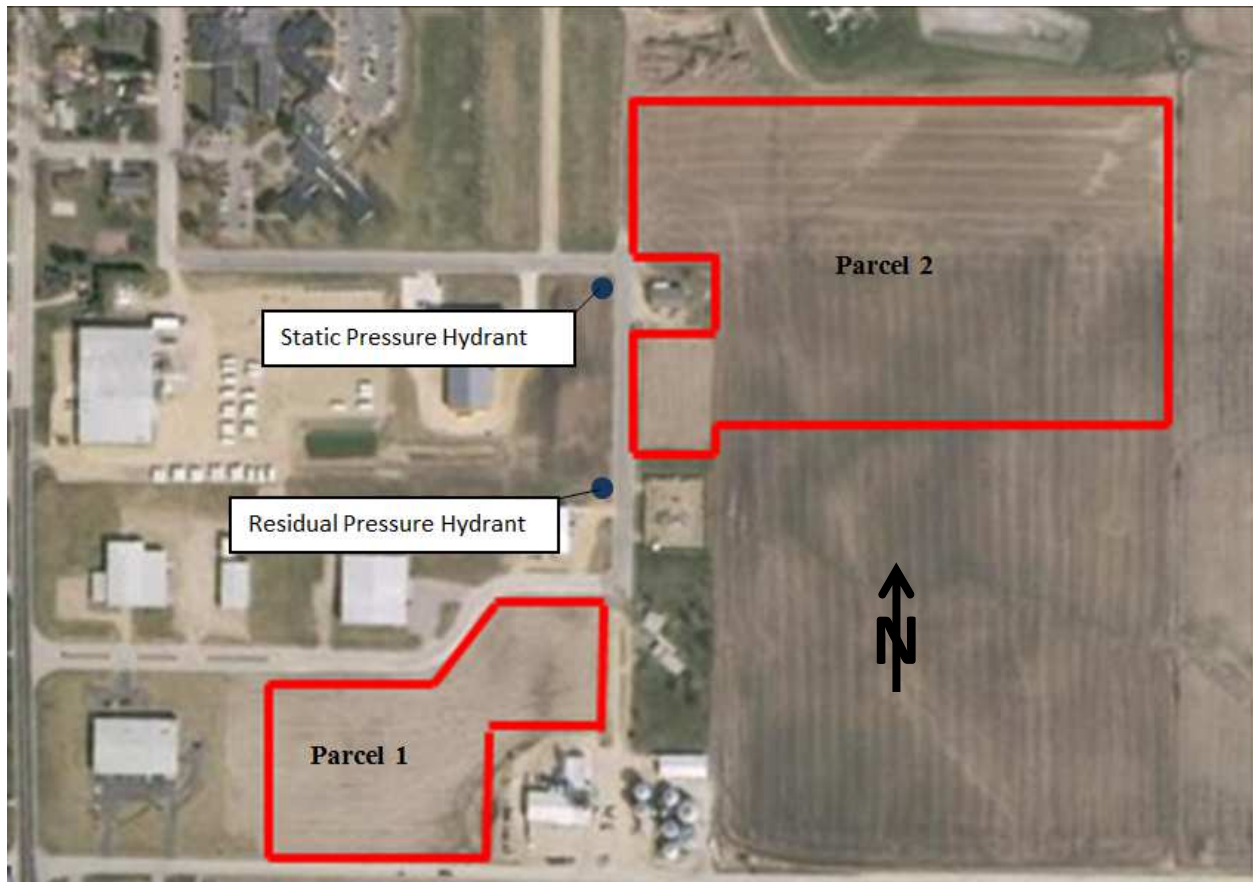


Figure 12: Hydrant test locations in Cuba City's industrial park

Web Soil Survey

Preface

Soil surveys contain information that affect land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users including: farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use these surveys to help understand, protect, or enhance the environment.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape, and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses. Soil survey areas typically consist of parts of one or more MLRA.

Soil Map



Figure 13: Web Soil Survey Profile for Cuba City's Industrial Park (United States Department of Agriculture (USDA))

Table 4: Map Legend for Web Soil Survey Profile (United States Department of Agriculture (USDA))

Custom Soil Resource Report





































MAP LEGEND		MAP INFORMATION
<p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p> Soil Map Unit Polygons</p> <p> Soil Map Unit Lines</p> <p> Soil Map Unit Points</p> <p>Special Point Features</p> <p> Blowout</p> <p> Borrow Pit</p> <p> Clay Spot</p> <p> Closed Depression</p> <p> Gravel Pit</p> <p> Gravelly Spot</p> <p> Landfill</p> <p> Lava Flow</p> <p> Marsh or swamp</p> <p> Mine or Quarry</p> <p> Miscellaneous Water</p> <p> Perennial Water</p> <p> Rock Outcrop</p> <p> Saline Spot</p> <p> Sandy Spot</p> <p> Severely Eroded Spot</p> <p> Sinkhole</p> <p> Slide or Slip</p> <p> Sodic Spot</p>		<p>MAP INFORMATION</p> <p>The soil surveys that comprise your AOI were mapped at 1:20,000.</p> <div style="border: 1px solid black; padding: 5px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Grant County, Wisconsin Survey Area Data: Version 8, Dec 26, 2013</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: May 2, 2011—Aug 21, 2011</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
<p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>		
<p>Other Features</p> <p> Spoil Area</p> <p> Stony Spot</p> <p> Very Stony Spot</p> <p> Wet Spot</p> <p> Other</p> <p> Special Line Features</p>		

Table 5: Map Unit Legend for Web Soil Survey Profile (United States Department of Agriculture (USDA))

Map Unit Legend

Grant County, Wisconsin (WI043)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Atterberry silt loam, 0 to 2 percent slopes	6.3	10.6%
Gw	Garwin silty clay loam	0.5	0.9%
MuA	Muscatine silt loam, 0 to 2 percent slopes	6.2	10.4%
TaA	Tama silt loam, 0 to 2 percent slopes	0.0	0.0%
TaB2	Tama silt loam, 2 to 6 percent slopes, moderately eroded	0.1	0.2%
Subtotals for Soil Survey Area		13.1	22.2%
Totals for Area of Interest		59.3	100.0%

Lafayette County, Wisconsin (WI065)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsC2	Ashdale silt loam, 6 to 12 percent slopes, moderately eroded	5.2	8.8%
MsA	Muscatine silt loam, 0 to 2 percent slopes	7.0	11.7%
Sa	Sable silt loam	1.4	2.4%
TaA	Tama silt loam, 0 to 2 percent slopes	2.9	4.8%
TaB	Tama silt loam, 2 to 6 percent slopes	6.7	11.3%
TaB2	Tama silt loam, 2 to 6 percent slopes, moderately eroded	22.1	37.3%
TaC2	Tama silt loam, 6 to 12 percent slopes, moderately eroded	0.7	1.2%
WoA	Worthen silt loam, 0 to 2 percent slopes	0.2	0.4%
Subtotals for Soil Survey Area		46.2	77.8%
Totals for Area of Interest		59.3	100.0%

Grant County, Wisconsin

AtA—Atterberry silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: g7bs

Elevation: 700 to 1,000 feet

Mean annual precipitation: 28 to 33 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 160 days

Farmland classification: Prime farmland if drained

Description of Atterberry Setting

Landform: Drainageways on hills

Landform position (two-dimensional): Summit, toeslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Silty loess over maquoketa residuum weathered from calcareous Shale

Typical profile

H1 - 0 to 13 inches: silt loam

H2 - 13 to 19 inches: silt loam

H3 - 19 to 40 inches: silty clay loam

H4 - 40 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 12 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Available water storage in profile: Very high (about 12.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B

Minor Components

Garwin

Percent of map unit:

Landform: Drainageways, depressions

Gw—Garwin silty clay loam

Description of Garwin

Setting

Landform: Drainageways on hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loess over residuum weathered from calcareous shale

Typical profile

H1 - 0 to 15 inches: silty clay loam

H2 - 15 to 30 inches: silty clay loam

H3 - 30 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 15 percent

Available water storage in profile: Very high (about 12.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Minor Components

Garwin, ponded

Percent of map unit:

Landform: Drainageways, depressions

MuA—Muscatine silt loam, 0 to 2 percent slopes

Description of Muscatine

Setting

Landform: Hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loess over calcareous loess over a landscape of residuum weathered from clayey shale

Typical profile

H1 - 0 to 14 inches: silt loam

H2 - 14 to 32 inches: silty clay loam

H3 - 32 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Available water storage in profile: High (about 11.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B

Minor Components

Garwin

Percent of map unit:
Landform: Drainageways, depressions

TaA—Tama silt loam, 0 to 2 percent slopes

Description of Tama

Setting

Landform: Hills
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Silty loess over dolostone or sandstone at some depth below 42 or more residuum

Typical profile

H1 - 0 to 20 inches: silt loam
H2 - 20 to 36 inches: silty clay loam
H3 - 36 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

TaB2—Tama silt loam, 2 to 6 percent slopes, moderately eroded

Description of Tama Setting

Landform: Hills

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty loess over dolostone or sandstone at some depth below 42 or more residuum

Typical profile

H1 - 0 to 20 inches: silt loam

H2 - 20 to 36 inches: silty clay loam

H3 - 36 to 42 inches: silty clay loam

H4 - 42 to 60 inches: silt loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very high (about 12.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Lafayette County, Wisconsin

AsC2—Ashdale silt loam, 6 to 12 percent slopes, moderately eroded

Map Unit Setting

National map unit symbol: g7z9

Mean annual precipitation: 28 to 33 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 135 to 160 days

Farmland classification: Farmland of statewide importance

Description of Ashdale

Setting

Landform: Ridges

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Silty loess over clayey pedisegment over residuum weathered from Limestone

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 33 inches: silty clay loam
H3 - 33 to 55 inches: clay
H4 - 55 to 60 inches: weathered bedrock

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 42 to 60 inches to lithic bedrock
Natural drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.14 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B

MsA—Muscatine silt loam, 0 to 2 percent slopes

Description of Muscatine

Setting

Landform: Hills
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Loess over few places limestone but more often residuum weathered from clayey shale

Typical profile

H1 - 0 to 15 inches: silt loam
H2 - 15 to 33 inches: silty clay loam
H3 - 33 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: 48 to 96 inches to lithic bedrock
Natural drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 24 to 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 15 percent
Available water storage in profile: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: B

Minor Components

Sable

Percent of map unit:

Landform: Drainageways, depressions

Sa—Sable silt loam

Description of Sable, Upland Shale

Setting

Landform: Drainageways on hills, depressions on hills

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Silty slope alluvium and/or loess over residuum weathered from calcareous shale

Typical profile

H1 - 0 to 16 inches: silt loam

H2 - 16 to 48 inches: silty clay loam

H3 - 48 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 48 to 144 inches to paralithic bedrock

Natural drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum in profile: 30 percent

Available water storage in profile: Very high (about 12.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

TaA—Tama silt loam, 0 to 2 percent slopes

Description of Tama

Setting

Landform: Hills

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loess over residuum weathered from dolomite and/or few areas residuum weathered from calcareous shale

Typical profile

H1 - 0 to 21 inches: silt loam

H2 - 21 to 35 inches: silt loam

H3 - 35 to 60 inches: stratified loamy sand to silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: 48 to 96 inches to lithic bedrock

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Available water storage in profile: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

TaB—Tama silt loam, 2 to 6 percent slopes

Description of Tama

Setting

Landform: Hills

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loess over residuum weathered from dolomite and/or few areas residuum weathered from calcareous shale

Typical profile

H1 - 0 to 21 inches: silt loam

H2 - 21 to 35 inches: silt loam

H3 - 35 to 60 inches: stratified loamy sand to silt loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 48 to 96 inches to lithic bedrock

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: Rare

Frequency of ponding: None

Available water storage in profile: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

TaB2—Tama silt loam, 2 to 6 percent slopes, moderately eroded

Description of Tama

Setting

Landform: Hills

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loess over residuum weathered from dolomite and/or few areas
residuum weathered from calcareous shale

Typical profile

H1 - 0 to 10 inches: silt loam

H2 - 10 to 21 inches: silty clay loam

H3 - 21 to 35 inches: silty clay loam

H4 - 35 to 60 inches: silt loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

TaC2—Tama silt loam, 6 to 12 percent slopes, moderately eroded

Description of Tama

Setting

Landform: Hills

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Loess over residuum weathered from dolomite and/or few areas
residuum weathered from calcareous shale

Typical profile

H1 - 0 to 10 inches: silt loam

H2 - 10 to 21 inches: silty clay loam

H3 - 21 to 35 inches: silty clay loam

H4 - 35 to 60 inches: silt loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: 48 to 96 inches to lithic bedrock

Natural drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B

WoA—Worthen silt loam, 0 to 2 percent slopes**Description of Worthen****Setting**

Landform: Drainageways

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Concave

Parent material: Silty alluvium

Typical profile

H1 - 0 to 16 inches: silt loam

H2 - 16 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: About 48 to 72 inches

Frequency of flooding: Occasional

Frequency of ponding: None

Calcium carbonate, maximum in profile: 5 percent

Available water storage in profile: Very high (about 12.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 1

Hydrologic Soil Group: B

Minor Components**Orion, wet variant**

Percent of map unit:

Landform: Drainageways, depression

Wetlands

Based on Figure 14, provided by the Wisconsin Department of Natural Resources, there is no indication of wetlands in the 19 acre industrial site. However, in the 5 acre industrial site there are indications of wetlands. Further studies will be needed to determine the extent of the wetlands and mitigation that will be required for development. Approximately 3 acres on the west side of the lot is suitable for development without mitigation (Wisconsin Department of Natural Resources).

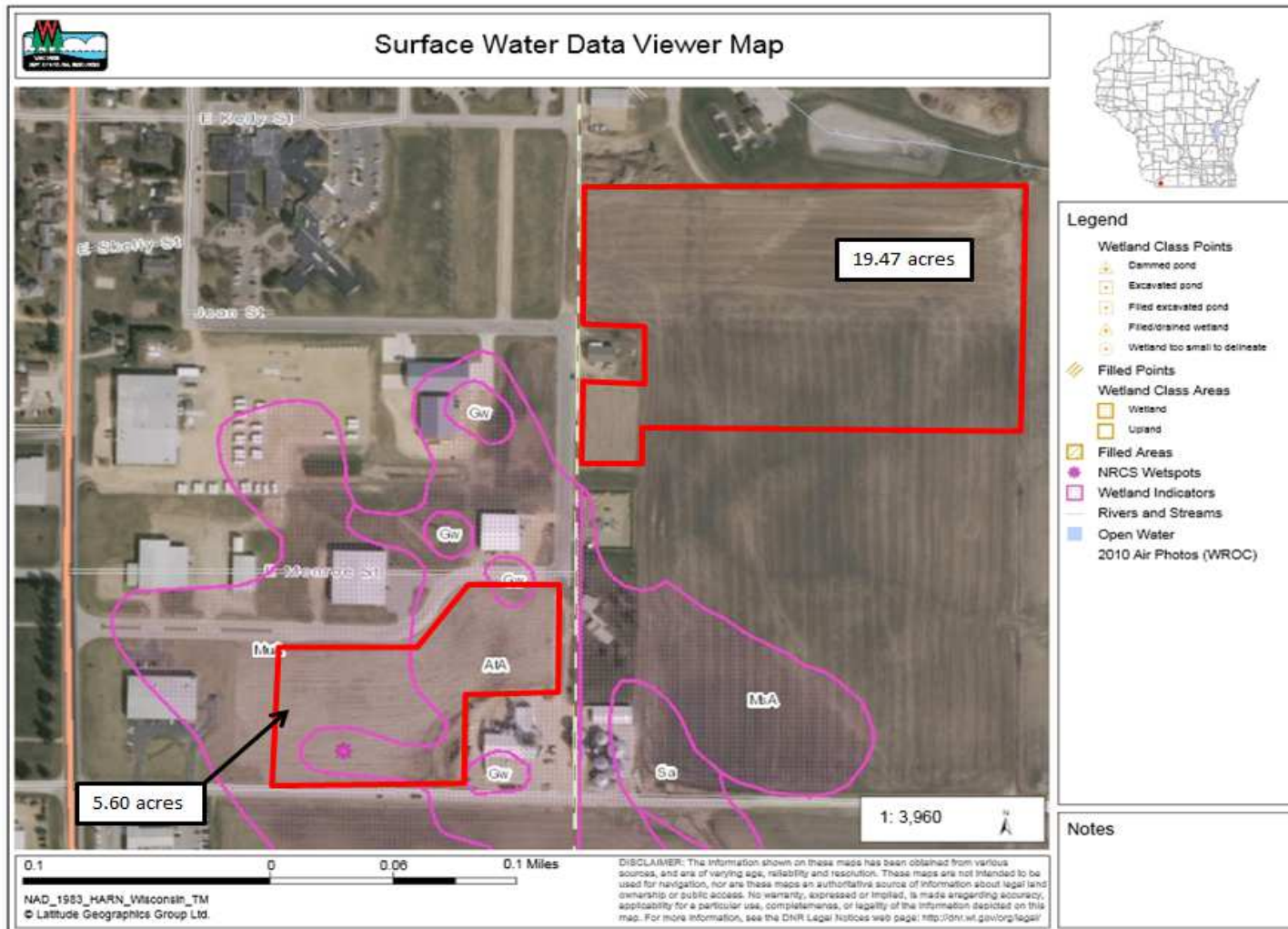


Figure 14: Wetland Indicator Map for Cuba City's Industrial Park (Wisconsin Department of Natural Resources)

Works Cited

- Federal Emergency Management Agency (FEMA). (2011, 9 2). *FEMA's Floodplain Map Service*. Retrieved 10 12, 2014, from FEMA: <https://msc.fema.gov/portal>
- United States Department of Agriculture (USDA). (n.d.). *Web Soil Survey*. Retrieved 10 12, 2014, from <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
- US Census Bureau. (2014). *American FactFinder*. Retrieved from US Census Bureau: http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml
- WEDC. (2014). *Wisconsin Economic Development Corporation*. Retrieved 11 4, 2014, from LocateinWisconsin: <http://inwisconsin.com/why-wisconsin/available-sites/locate-in-wisconsin/>
- Wisconsin Department of Natural Resources. (n.d.). *Surface Water Data Viewer*. Retrieved 10 12, 2014, from <http://dnrm.wisconsin.gov/SL/Viewer.html?Viewer=SWDV&runWorkflow=Wetland>