



**Highway 61 Industrial Park**  
Maquoketa, Jackson County, IA

*Certification Report*  
*March 2026*





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**01**

# Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the IEDA Certified Site Program since 2012.

Contact: Taylor Dietz, [tdietz@questsitesolutions.com](mailto:tdietz@questsitesolutions.com), (706) 836-4263



## Economic Development

The Iowa Economic Development Authority's (IEDA) mission is to strengthen economic and community vitality by building partnerships and leveraging resources to make Iowa the choice for people and business. Through two main divisions – business development and community development – IEDA administers several state and federal programs to meet its goals of assisting individuals, communities and businesses.

The Iowa Certified Site Program was launched by IEDA in May 2012 to address the lack of project-ready industrial sites in the state; it is an independent, third-party certification program designed to consider a combination of national site location standards, as well as Iowa's natural assets and the needs of the state's targeted industry sectors.

Contact: Amy Thompson, [amy.thompson@iowaeda.com](mailto:amy.thompson@iowaeda.com), (515) 348-6250



**02**

# Certification Letter



March 25, 2026

Amy Thompson  
Program Manager  
Iowa Economic Development Authority  
1963 Bell Avenue  
Des Moines, IA 50315



Dear Mrs. Thompson:

The Highway 61 Industrial Park, located in Jackson County, Iowa, has completed the Iowa Economic Development Authority (IEDA) Certified Site Program. Quest Site Solutions (Quest) has conducted a thorough analysis of the property; based on the updated information provided by the City of Maquoketa and our evaluation of the property, we are certifying the **Highway 61 Industrial Park** as an **Industrial Park**.

Quest has developed a program for IEDA to certify industrial sites and industrial parks as ready for industrial development. We have certified Highway 61 Industrial Park as meeting the following criteria:

- The park must be a minimum of 50 total acres, with at least one site 10+ contiguous, developable acres. At least 60% of the remaining park acreage must be developable.
- The park must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The park's developable acreage must be free of any known rights-of-way, easements, judgments, liens, restrictive covenants, and any other items that impact developability.
- The park's developable acreage must be located outside of the 100-year and 500-year flood zone or have a plan to fill the flood areas.
- The park must be free of recognized environmental conditions.
- The park's developable acreage must be free of wetlands or have a mitigation plan.
- The park's developable acreage must be free of federal threatened and endangered species or have a mitigation plan.
- The park's developable acreage must be free of areas of archaeological or historical significance or have a mitigation plan.

- The park’s developable acreage must have soils compatible with industrial development.
- The park must be directly served or be able to be served by a road that is compatible with U.S. DOT standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height). Any road upgrades must be compatible with DOT standards for tractor-trailer access must be able to be completed within 12 months.
- The park must be served or be able to be served by industrial level electric infrastructure that can provide a minimum of 1.0 MW electric service within nine months.
- The park must be served or be able to be served by natural gas infrastructure that can provide a minimum of 7,500 mcf per month within nine months.
- The park must be served or be able to be served by water infrastructure and a water system with a minimum excess capacity of at least 150,000 gallons per day within nine months.
- The park must be served or be able to be served by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 100,000 gallons per day within nine months.
- The park must be served or be able to be served within nine months by telecommunications fiber.

The details on how the property meets each of these criteria are included in Sections 3 through 10 of this report.

This certification will expire on **November 21, 2028**. Upon certification expiration, the property will need to submit for recertification or provide an updated letter confirming the city’s willingness to make the property available for industrial development. With an updated letter, the new expiration date would be extended to the date of the expiration of the option agreement.

We congratulate the team at the City of Maquoketa for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Taylor Dietz, CEcD  
Senior Consultant

**03**

# Property Overview



# PROPERTY OVERVIEW

### LOCATION (LAT / LONG)

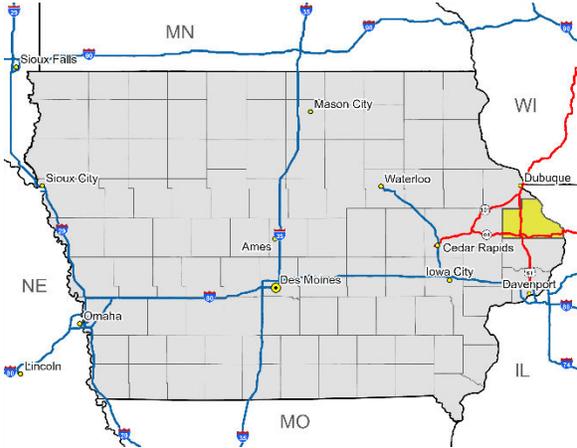
42.040696°, -90.656734°

### CONTACT INFORMATION

Joshua Boldt  
City Manager  
City of Maquoketa  
manager@maquoketaia.com  
(563) 652-2484 office  
(563) 249-2974 mobile

### SIZE/ACREAGE

61.44 total acres  
53.54 available acres (fully developable)



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# Ownership + Availability



## OWNERSHIP



The available acreage is comprised of five parcels, which are owned by two different owners, the City of Maquoketa, and the Paul Tonderum, Trustee of Paul Tonderum Trust Agreement U/A/D August 14, 2013 Trust. The City of Maquoketa also has the park listed with Hawkeye Commercial Real Estate. This agreement shall auto-renew annually for one additional calendar year period each October 1 unless written notice to terminate is given as detailed in their agreement.

Owner	Acres*	Tax Parcels	Survey	Price
City of Maquoketa	1.3	145183130002100	48.77 total 3.74 ROW 45.03 NET	\$25,000 per acre
	0.6	145183130002200		
	0.35	145183130002600		
	46.52	146183130002700		
Paul Tonderum	12.67	231831300009000	12.67 total 4.16 ROW 8.51 NET	

**TOTAL: 61.44** \*Based on Hamilton County and City of Maquoketa information. Surveyed acreage may differ slightly.

Support Documentation:  
 Listing Agreement – Hawkeye Commercial Real Estate – October 23, 2025  
 Retracement Plat – August 18, 2025

## OPTIONS

The City of Maquoketa holds an exclusive option agreement and right of first refusal on the Paul Tonderum-owned land that will expire on January 8, 2029. The City of Maquoketa passed Resolution No. 2025-87, which grants the city an exclusive option to purchase the property, allows access for necessary studies, and provides for the repayment of public funds in the event of sale to a non-industrial user.

*Support Documentation:*

- Formal Confirmation Letter of Property Availability – City of Maquoketa – November 21, 2025*
- Commercial Listing Agreement – October 23, 2025 (signed)*
- Option to Purchase – City of Maquoketa – July 9, 2025*
- Resolution of Option Agreement – July 7th, 2025 (signed)*

## TITLE

For parcel 231831300009000, also identified as Parcel “E” NW SW SURV IK-93, the title to the property was found to be in Paul Tonderum, Trustee of the Paul Tonderum Trust Agreement U/A/D August 14, 2013. The following objections were identified in the title opinion:

- Permanent easement for utility purposes (Doc. No. 00-2894)
- Aerial transmission line easement (Doc. No. 02-1480)
- Partial assignment and assumption agreement between (Doc. No. 24-2036)
- Agreement for Option to Purchase and Property Access (Doc. 25-2069)
- Right of First Refusal (Doc. 25-2070)

For parcel 145183130002100, also identified as Lot 2 HWY 61 INDUSTRIAL PARK 2000 ADD PT W1/2 SEC 31 SURV IL-97, the title to the property was found to be in The City of Maquoketa, Iowa. No easements or impediments were identified in the title opinion.

For parcel 145183130002200, also identified as parcel “DD” PT Lot 1 HWY 61 INDUSTRIAL PARK 2000 ADD PT W1/2 SEC 31 SURV, the title to the property was found to be in The City of Maquoketa, Iowa. No easements or impediments were identified in the title opinion.

For parcel 145183130002600, also identified as Parcel “KK” PT LOT 1 HWY 61 INDUSTRIAL PARK 2000 ADD SURV IM-119, the title to the property was found to be in The City of Maquoketa, Iowa. The following objection was identified in the title opinion:

- Temporary construction easement (Doc. No. 00-2896). *Note: This has expired.*

For parcel 146183130002700, also identified as LOT 1 HWY 61 INDUSTRIAL PARK 2000 ADD PT W1/2 SEC 31 IL-97 EX PARCEL “DD” SURV 1M-2 & EX PARCEL “KK” SURV 1M-119 & EX PARCEL 17-2025 SURV 25-708, the title to the property was found to be in The City of Maquoketa, Iowa. The Final Plat includes the following comment:

- The lot lines and easements shown within the subdivision boundary of this plat supersede those shown on previous plats of record.
  - To that end, please note and be aware of easements shown by said Final Plat.
- While the abstract discloses various temporary and permanent easements granted and potentially vacated by documents not shown within the abstract, only those shown by the Plat should be considered current and applicable easements.
  - An existing 20’ sanitary sewer easement (Book 1-L, Page 97) is depicted on the final plat.

- *Note: There is a gas main and water main that are adjacent to the sewer main within the sewer main easement detailed above. There is no actual easement noted for these lines within the title work.*

All title opinions and surveys should be reviewed for all items that impact the property.

*Support Documentation:*

*Title Opinion (5) – Lynch Dallas Legal – July 28, 2025*

## LEASE

There is an Iowa Farm Lease between the City of Maquoketa and Adam Reiss. The lease covers approximately 48.78 acres of cropland. The term of the lease is for 1 year beginning March 1, 2025, and ending February 28, 2026, and continues thereafter from year to year. The lease does have details regarding termination of the lease.

*Support Documentation:*

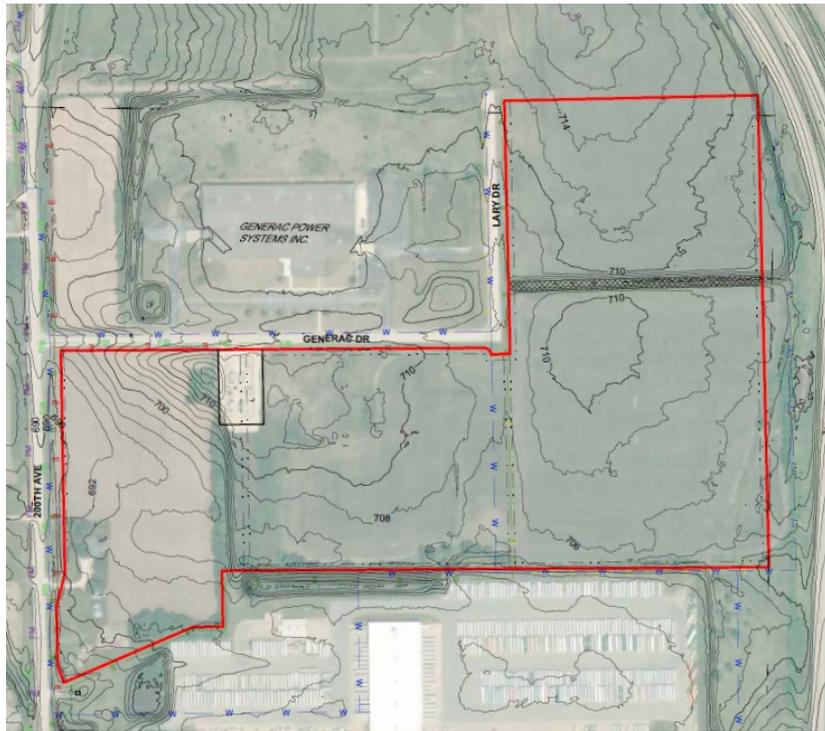
*Iowa Farm Lease – Adam Reiss – March 7, 2025*

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# Site Characteristics



## TOPOGRAPHY



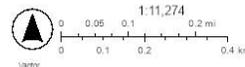
## FEMA

The site is located within FEMA Flood Zone X, which is not prone to flooding, but the southwest corner is located within FEMA Flood Zone A, with an area being within the 100-year flood zone; Map # 19097C0441E.

Highway 61 Industrial Park

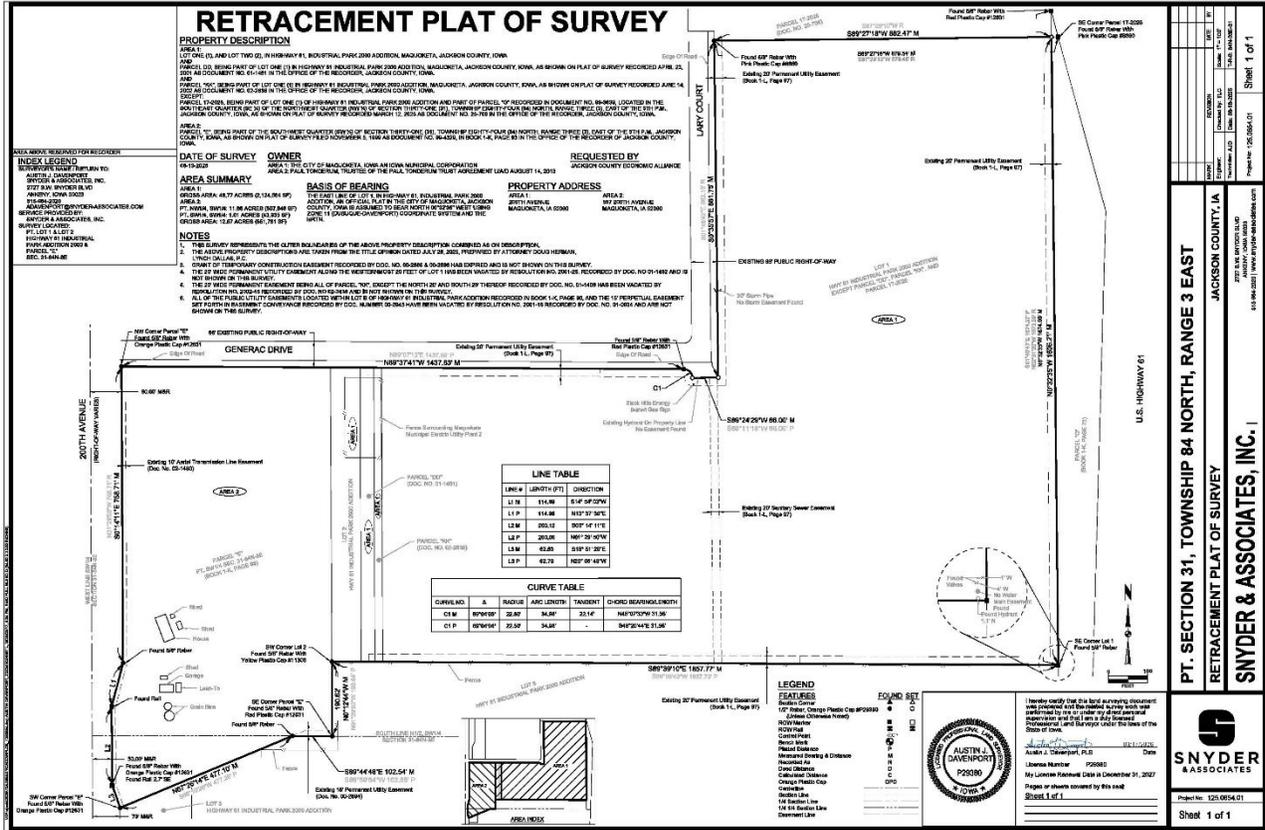


3/9/2026  
Flood Hazard Boundaries  
SFHA / Flood Zone Boundary  
Flood Hazard Zones  
1% Annual Chance Flood Hazard  
0.2% Annual Chance Flood Hazard



# SITE CHARACTERISTICS

## SURVEYS



Support Documentation:  
Retracement Plat – Snyder & Associates - March 17, 2026

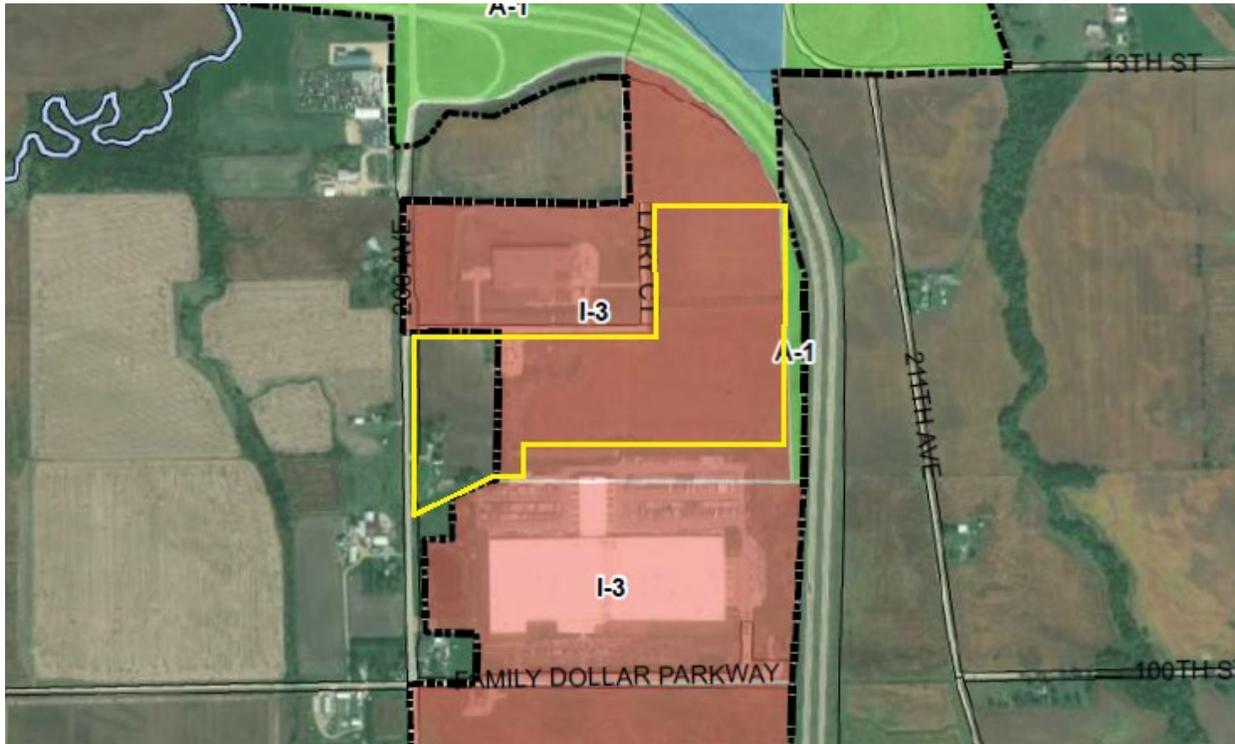
**06**

# Zoning



## CURRENT ZONING

The city-owned portion of the park is zoned Heavy Industrial District (I-3). The Tonderum parcel on the western side of the park is currently outside of city limits but has been agreed upon to annex into the corporate limits of the City of Maquoketa contingent upon the City's execution of its option to purchase or First Right of Refusal for the property. This land is currently zoned County Agriculture but will be rezoned I-3 Heavy Industrial once annexed by the City.



The I-3 Heavy Industrial District is intended for those purposes which may be deemed as having potential for regulated air, water, ground, or noise pollution. Examples of uses are: manufacture of explosives (including ammunition and fireworks) and explosives storage, rendering and storage of dead animals, garbage, or waste products, food and beverages, fat rendering, fish curing, packing, and storage, slaughter of animals, starch manufacture, unclassified industries and uses, hair, hides, and raw fur, curing, tanning, dressing, dyeing, and storage, stockyards, junkyards and auto wrecking yards, processing or storage of radioactive materials done in accordance with applicable federal and State regulations, buildings, structures, or enclosures for storage or processing of grain or agricultural products not grown by the owner or tenant on the premises, and any allowable use in the Middle Industrial District.

*Support Documentation:*

*City of Maquoketa, IA Code of Ordinances – Chapter 165.19 Heavy Industrial District (I-3) - As of August 2025*

*Questionnaire – City of Maquoketa – August 27, 2025*

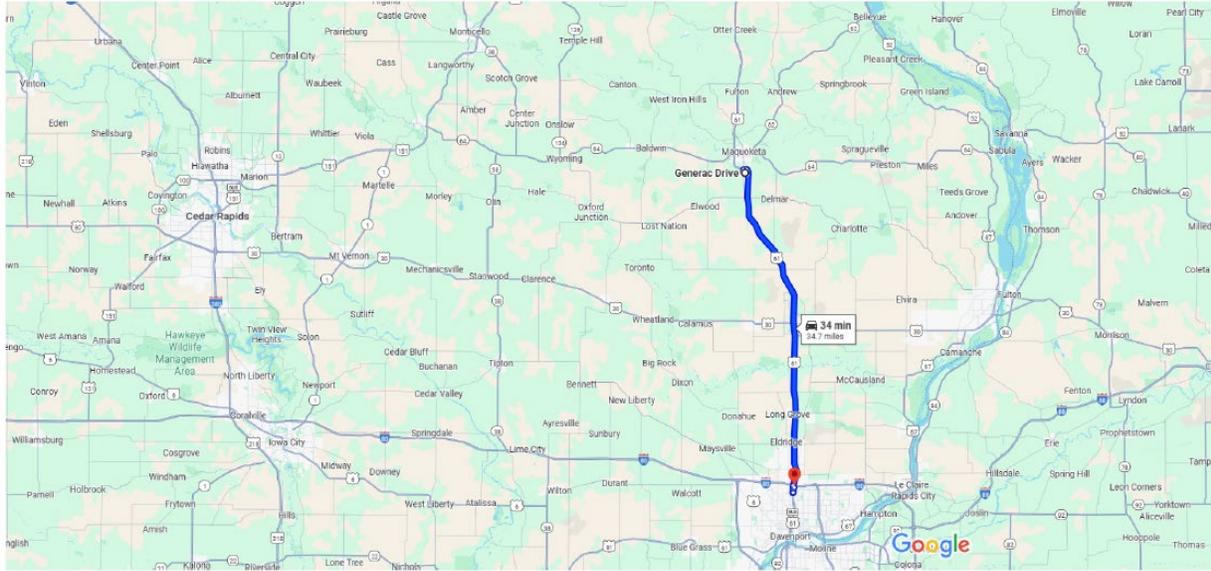
*Annexation Request – Paul Tonderum Property – July 22, 2025*

*City of Maquoketa, Iowa Zoning Map – June 5, 2020*

**07**

# Transportation





Map data ©2025 Google 5 mi

 via US-61 S **34 min**  
Fastest route, the usual traffic 34.7 miles

## ROADS

Access to the park is provided by 200<sup>th</sup> Avenue, which runs along the western side of the property, as well as Generac Drive, which extends eastward into the site from 200<sup>th</sup> Avenue, and will feature a proposed road access point for the westernmost portion of the park. From Generac Drive, Lary Court then extends northward, and is expected to serve as a future access point for both the northern and southern portion of the property. The closest 4-lane highway is Highway 61, which has an on-ramp roughly 0.6 miles from the site. Access to Interstate 80 (East/West) is roughly 34 miles, while access to Interstate 380 (North/South) is roughly 52 miles.

In February of 2025, a pavement rating study was performed for Generac Drive and Lary Court. The study estimated the design life of the roads to be 50 years, at a load estimation of 224 total trucks per day (44 per day empty, 90 per day partial load, and 90 per day full load).

- Support Documentation:*
- Master Development Plan – Origin Design – December 2025*
- Questionnaire – City of Maquoketa – August 27, 2025*
- Pavement Rating Study – Origin Design – February 20, 2025*

## COMMERCIAL SERVICE AIRPORT

Dubuque Regional Airport (KDBQ) – 25.5 miles

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# Utilities





## ELECTRIC

*Note: This park lies across two electric providers' service territories. The electric provider for a customer will be dependent on the final location within the park. The details of each provider are included below.*

Provider: Maquoketa Municipal Electric Utility (distribution) and ITC Midwest (transmission)

### Service Details

- Existing Infrastructure:
  - Distribution: There are two overhead 12.5 kV circuit lines adjacent to the park. The lines are on the western boundary of the property along 200<sup>th</sup> Avenue and then extends down Generac Drive to connect with the MMEU Power Plant #2, which is also located within the park.
  - Transmission: 69 kV line runs along the western side of the property along 200<sup>th</sup> Avenue.
  - Substation: MMEU Industrial South Substation, located at 217 S 200<sup>th</sup> Ave, roughly 0.5 mile from the site. The substation has 6 MW of available capacity.
- Available Capacity: 2.5 MW of capacity is what could be achieved within the 9 month timeframe.
- Improvements: New distribution circuit would have to be extended to the service point. In addition, for any electrical service that would require over the available 2,500 KVA, a new transformer would need to be procured. At such time, greater capacities could be achieved.
- Estimated Cost: Costs are anticipated to be zero or minimal, as the infrastructure is already at the site.
- Estimated Schedule: 4 months (roughly 6 weeks for design, and 8 weeks for construction). The biggest variable will be whether or not a new transformer will be needed, and any possible lead-time for that transformer.
- Other: Currently all distribution circuits are in the existing ROW. Additional ROW or easements should not be required.

### Contact:

Chris Krogman  
General Manager  
Maquoketa Municipal Electric Utility  
[chriskrogman@mmeu.org](mailto:chriskrogman@mmeu.org)  
(563) 652-6893

### Support Documentation:

*Email – Chris Krogman (MMEU) – March 20, 2026*  
*Electric Map – MMEU - December 2025*  
*Electric Questionnaire – MMEU - November 25, 2025*

Provider: Maquoketa Valley Electric Cooperative (distribution) and Central Iowa Power Cooperative (transmission)

### Service Details

- Existing Infrastructure:
  - Distribution: 12.5 kV line located along 19<sup>th</sup> Street, which is 900 feet northeast of the property.
  - Transmission: 69 kV line is located 750 feet from the property

- Substation: Maquoketa REC, located at 17452 Hwy 64. 11.5 circuit miles away from the property.
- Available Capacity: 1 MW at the property
- Substation: Maquoketa REC which is located 11.5 miles away; 8 MW of excess capacity
- Improvements: About 3 miles of new distribution line will need to be installed – likely 12.5 kV.
- Estimated Cost: ~\$600,000
- Estimated Schedule: Distribution improvements will be completed within 3-12 months (2 months for design, 1 month for permitting, 3 months for ROW acquisition, and 3 months for construction); Design, permitting, ROW acquisition can all happen at the same time, which yields a 6 month timeframe.
- Other: Easements and permits necessary from landowners on the route from the site to the substation will need to be acquired. Redundant distribution level service is optional up to 1 MW. Alternate options available from transmission and/or new on-site substation for service above 10 MW. There are existing plans for a proposed on-site substation for up to 50 MW of capacity.

Contact:

Christie Remley  
Economic Development  
Maquoketa Valley Electric Cooperative  
[cremley@mvec.com](mailto:cremley@mvec.com)  
(319) 462-3542

*Support Documentation:*

*Electric Map – MVEC - November 25, 2025*  
*Electric Questionnaire - MVEC – November 6, 2025*

## NATURAL GAS

Provider: Black Hills Energy (distribution) and Northern Natural Gas (transmission)

Service Details

- Existing Infrastructure: A 4 inch steel 60PSIG main runs into the northeast corner of the property, and a 6 inch PE 60 PSIG main runs downward along the southeast corner of the property, and loops back through the center of the property in order to serve Husco (just north of the property).
- Available Capacity: Up to 15,000 MCF per month
- Improvements: None, gas lines are already on site.
- Estimated Cost: Minimal upgrade costs
- Estimated Schedule: Gas currently available, so no schedule required for needs below 15,000 MCF/month. Any gas needs above 15,000 MCF per month may require an upgrade of the town border station from Northern Natural Gas, with a 1-3 year time frame and investment at or exceeding \$1,000,000.

Contact:

Mark Ernst  
Sr. Account Manager / BD  
Black Hills Energy  
[Mark.ernst@blackhillscorp.com](mailto:Mark.ernst@blackhillscorp.com)  
(563) 585-4015

*Support Documentation:*

*Natural Gas Map – Black Hills Energy - November 20, 2025*

*Natural Gas Questionnaire – Black Hills Energy - May 28, 2025*

## WATER

Provider: City of Maquoketa

### Service Details

- Existing Infrastructure: A 12 inch PVC main runs along both the eastern and western sides of the property, and extends down Generac Drive into the central portion of the site.
- Available Capacity: 0.6 MGD excess capacity
- Total Capacity: 3 MGD
- Improvements: No improvements needed.
- Estimated Cost: Costs and schedule would be minimal given that infrastructure is on the site.

### Water Treatment

- Plant: Maquoketa Water Treatment Plant – 2.7 miles away
- Total Permitted Capacity: 0.959 MGD total permitted capacity, with 0.7 MGD allocated capacity.
- Average Utilization: 0.599 MGD
- Peak Utilization: 0.769 MGD
- Excess Capacity: 0.259 MGD; *Note: Excess capacity was calculated by total permitted capacity less allocated capacity to yield an excess capacity of 0.259 MGD.*
- Improvements: None

### Contact:

Jenn Schwoob

Manager

Alliance Water

[jschwoob@alliancewater.com](mailto:jschwoob@alliancewater.com)

(563) 221-3082

*Support Documentation:*

*Water Questionnaire – Alliance Water – November 21, 2025*

*Water Utility Map – Alliance Water - November 25, 2025*

## WASTEWATER

Provider: City of Maquoketa

### Service Details

- Existing Infrastructure: A 10 inch force main runs along the western side of the property along 200<sup>th</sup> Avenue, and an 8 inch gravity sewer line that runs along the western side of the property along 200<sup>th</sup> Avenue, then follows the southern boundary and cuts northward through the center of the property.
- Total Capacity: The capacity of the line is 3 MGD
- Excess Capacity: Excess capacity of the line is 2.9 MGD, and excess capacity of the pump station serving the property is 2.9 MGD
- Improvements: None at this time

- Estimated Cost: Costs and schedule would be minimal given that infrastructure is on the site.
- Other: Any wastewater needs over 400,000 gpd would require DNR approval for total wet weather permitted capacity of treated sewage leaving the facility.

## Wastewater Treatment

- Plant: City of Maquoketa Wastewater Treatment Plant (2.7 miles)
- Total Permitted Capacity: 2.4 MGD
- Average Utilization: 0.545 MGD
- Allocated Capacity: None
- Peak Utilization: 1.1 MGD
- Excess Capacity: 1.855 MGD; *Note: Utility provider indicated that their excess capacity is total capacity less average utilization in order to calculate excess capacity.*

## Contact:

Jenn Schwoob

Manager

Alliance Water

[jschwoob@alliancewater.com](mailto:jschwoob@alliancewater.com)

(563) 221-3082

## Support Documentation:

*Wastewater Questionnaire – Alliance Water - November 21, 2025*

*Email from Jennifer Schwoob – Alliance Water – March 20, 2026*

## TELECOMMUNICATIONS

Provider: MVLink Fiber Internet

## Service Details

- Existing Infrastructure: Existing infrastructure is located at 601 Hospital Drive, roughly a 6,200 foot path away from the property.
- Services Available: 10 Gb symmetrical fiber; up to 40 Gb can be negotiated if requested
- Improvements: As fiber is not currently at the property, the line will have to be extended to reach the property. All proposed fiber will be underground. Service is anticipated to be extended south along 200<sup>th</sup> Avenue and east along Generac Drive into the park.
- Estimated Cost: If MVEC is the power provider, line extension cost will be \$0. If MVEC is not the power provider, line extension cost will be a maximum of \$60,000.
- Estimated Schedule: 6 months
- Other: For installation, MVLink would use the same ROW as MVEC electric service if MVEC is the power provider. If not, installation will use public ROW along county, city, and state streets.

## Contact:

Jeff Geistkemper

Fiber Plant Manager

Maquoketa Valley Electric Cooperative

[jgeistkemper@MVEC.com](mailto:jgeistkemper@MVEC.com)

(319) 820-0358

## Support Documentation:

*Telecommunications Questionnaire – MVLink – October 22, 2025*

Provider: BLB Communications

## Service Details

- Existing Infrastructure: Existing infrastructure is located at the street curb of Generac Drive, which is adjacent to the central portion of the park.
- Services Available: Internet and phone; underground fiber is available at the property.
- Improvements: Improvements would involve extending the service to the end user.
- Estimated Cost: \$1,000-\$5,000
- Estimated Schedule: 30-90days during construction season

## Contact:

Kyle Mandes

Manager

BLB Communications

[kyle@blbcommunications.net](mailto:kyle@blbcommunications.net)

(563) 672-9702

## *Support Documentation:*

*Telecommunications Questionnaire – BLB Communications – April 23, 2025*

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## Due Diligence



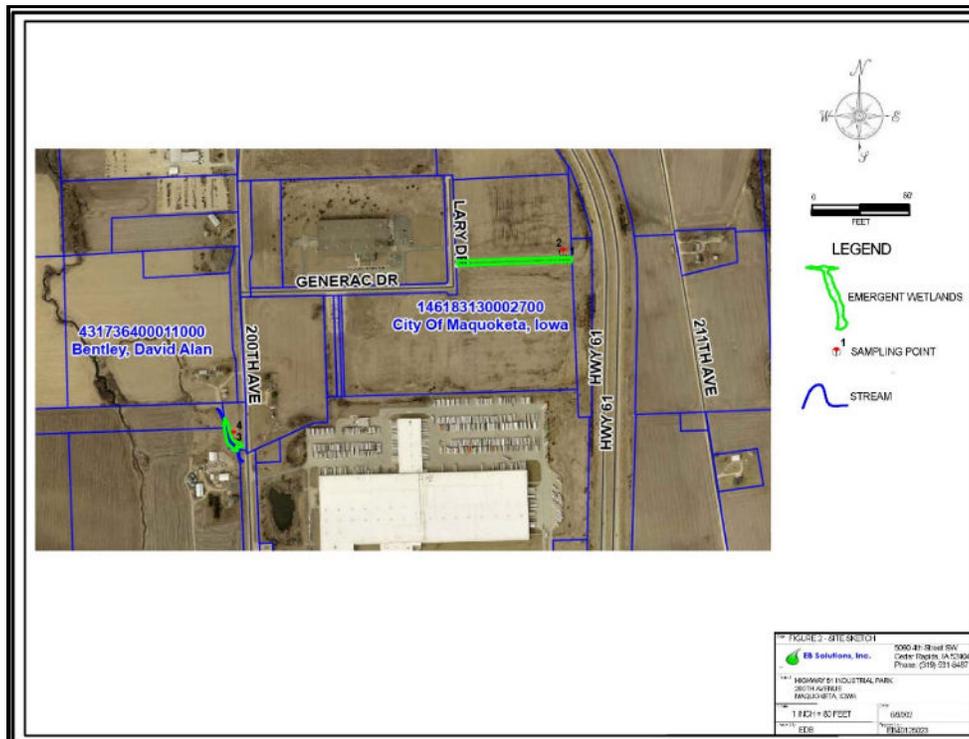
## ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted to ASTM E1527-21 standards for the 5 parcels making up the site: 23183130009000, 145183130002100, 145183130002200, 145183130002600, and 146183130002700. In addition, parcel 431736400008000, which is located across 200<sup>th</sup> Avenue in the lower southwestern area of the property, is not a part of the certification area, but was included in this assessment. The assessment did not identify any recognized environmental conditions (RECs) in connection with the park.

*Support Documentation:*  
*Phase I Environmental Site Assessment – EnviroNET, Inc. – July 10, 2025*

## WETLANDS

A Wetland Delineation identified one area of wetlands within the certifiable property, totaling approximately 0.40 acres. This wetland (area 1) is located along a drainage way that bisects from west to east on the east parcel. An additional area of wetlands, totaling 0.16 acres, was identified in the delineation, but falls just outside of the lower southwestern border of the property and as such is not included in the certifiable acreage. An Approved Jurisdictional Determination (AJD) indicated that there are 0.40 acres of non-jurisdictional wetlands on the property. The AJD also identified 0.16 acres of jurisdictional wetlands, and 232 linear feet of jurisdictional streams, both of which fall just outside of the property boundaries in the southwestern corner. The determination for the project is valid for five years from the date of the Jurisdictional Determination letter.



*Support Documentation:*  
*Approved Jurisdictional Determination – US Army Corps of Engineers – June 24, 2025*  
*Wetland Delineation – EB Solutions, Inc. – June 9, 2025*

## SPECIES

### U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
  - Eastern Prairie Fringed Orchid (Flowering Plant) - Threatened
  - Monarch Butterfly (Insect) – Proposed Threatened
  - Northern Long-eared Bat (Mammal) – Endangered
  - Rusty Patched Bumble Bee (Insect) – Endangered
  - Western Regal Fritillary (Insect) – Proposed Threatened
- Critical Habitats
  - No critical habitats at this location

#### *Support Documentation:*

*Threatened and Endangered Species Study – EnviroNET, Inc. – June 10, 2025*

## CULTURAL RESOURCES

A Phase I Archeological Investigation was completed on the properties by Bear Creek Archeology. Historic maps indicate one or more farmsteads/residences within the project area by 1867, all of which were removed by 2002. After a pedestrian survey, three poured concrete foundations and a likely house basin were identified in the southwestern portion of the project area. A total of 42 total tests were excavated, 19 of which contained historic-age artifacts. All of which were discovered in disturbed soil. The new archeological site 13JK414 was established based on the results of the testing and the location of the extant foundations. The site represents the remnants of a ca. 1890-2000 historic farm/residence. Given the high levels of disturbance observed, the integrity of the items was interpreted as poor with low potential for further research. Bear Creek Archeology recommends 13JK414 as not eligible for inclusion in the National Register of Historic Places and recommends no further archeological investigations for the project area. This report meets the Association of Iowa Archaeologists guidelines.

An Architectural Reconnaissance Survey was completed by Bear Creek Archeology on the property. The review area was defined as the industrial park development plus a quarter mile buffer. Within this area, 18 properties were identified. Given the alterations, 17 of the 18 properties within the review area were interpreted as unlikely to qualify for listing on the National Register of Historic Places. The sole inventoried property, the Paul Tonderum House (49-0024581), was recommended not eligible for inclusion in the National Register of Historic Places. Bear Creek Archeology recommends no further architectural research for the property.

The State Historic Preservation Office (SHPO) indicated that the reports could be used to support a federal agency's determination. If federal action is defined, it will be necessary to reenter consultation with their office.

#### *Support Documentation:*

*Email from State Historic Preservation Office (Sara Andre) – August 29, 2025*

*Reconnaissance-Level Architectural History Survey – Bear Creek Archeology, Inc. – July 2025*

*Phase I Archeological Survey – Bear Creek Archeology, Inc. – July 2025*

## GEOTECHNICAL

A Geotechnical Exploration was completed and included 4 borings and one cone penetration test (CPT) sounding to depths between 25 and 40.52 feet below existing grades. Allender Butzke Engineers recommends using Seismic Site Class D for the site.



Plan is intended to show the approximate boring locations only.

Base Plan Polk County 2020 Aerial

<b>ALLENDER BUTZKE ENGINEERS INC.</b> 3660 109th Street Urbandale, IA 50322 	Maquoketa Certified Site 200th Avenue and Generac Drive Maquoketa, Iowa	PN 251196 Site Plan
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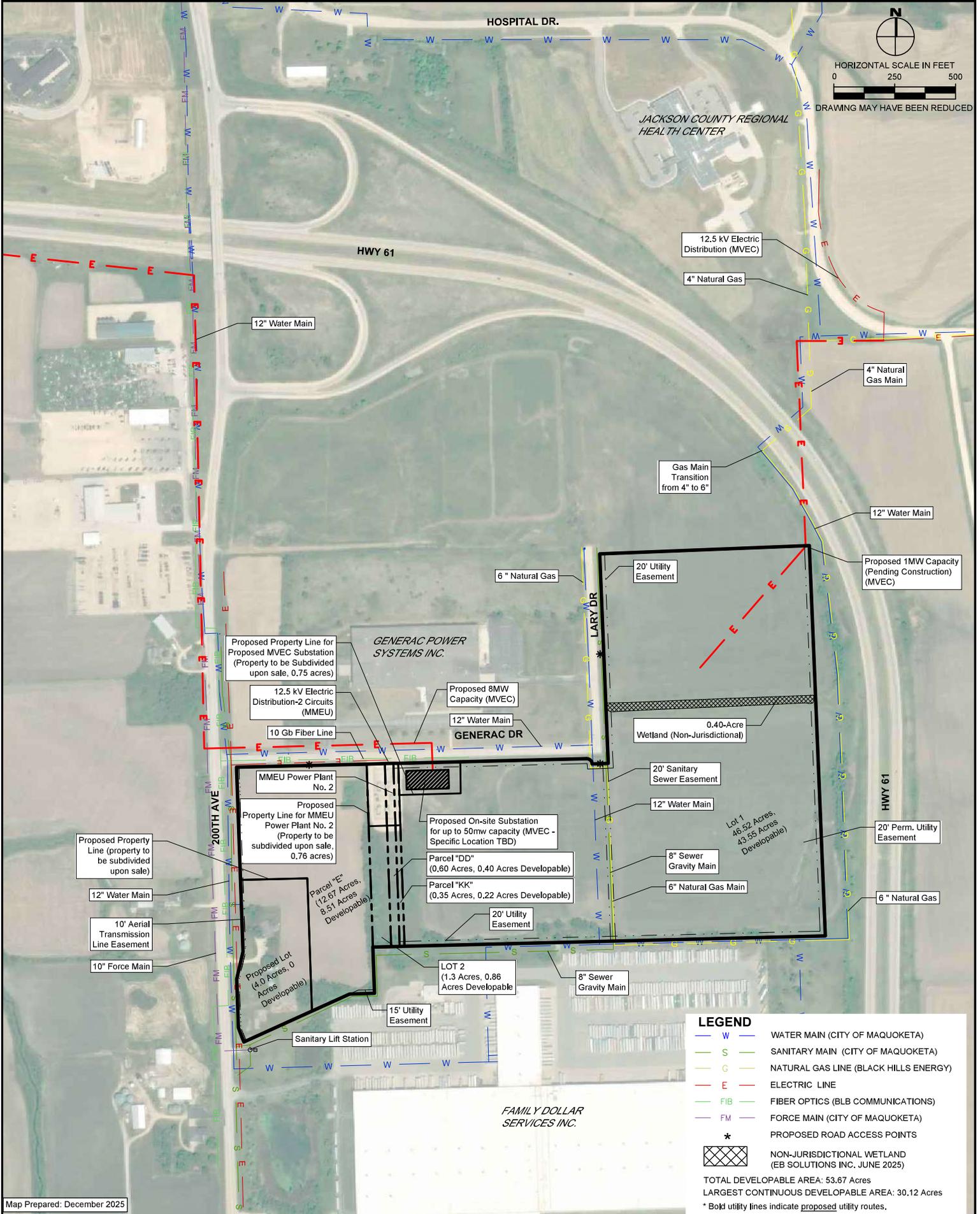
Support Documentation:  
Report of Preliminary Geotechnical Exploration – Allender Butzke Engineers Inc. – July 17, 2025

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# Master Plan



**HWY 61 INDUSTRIAL PARK (61.44 ACRES)**  
**MAQUOKETA, IOWA - MASTER DEVELOPMENT PLAN**



**LEGEND**

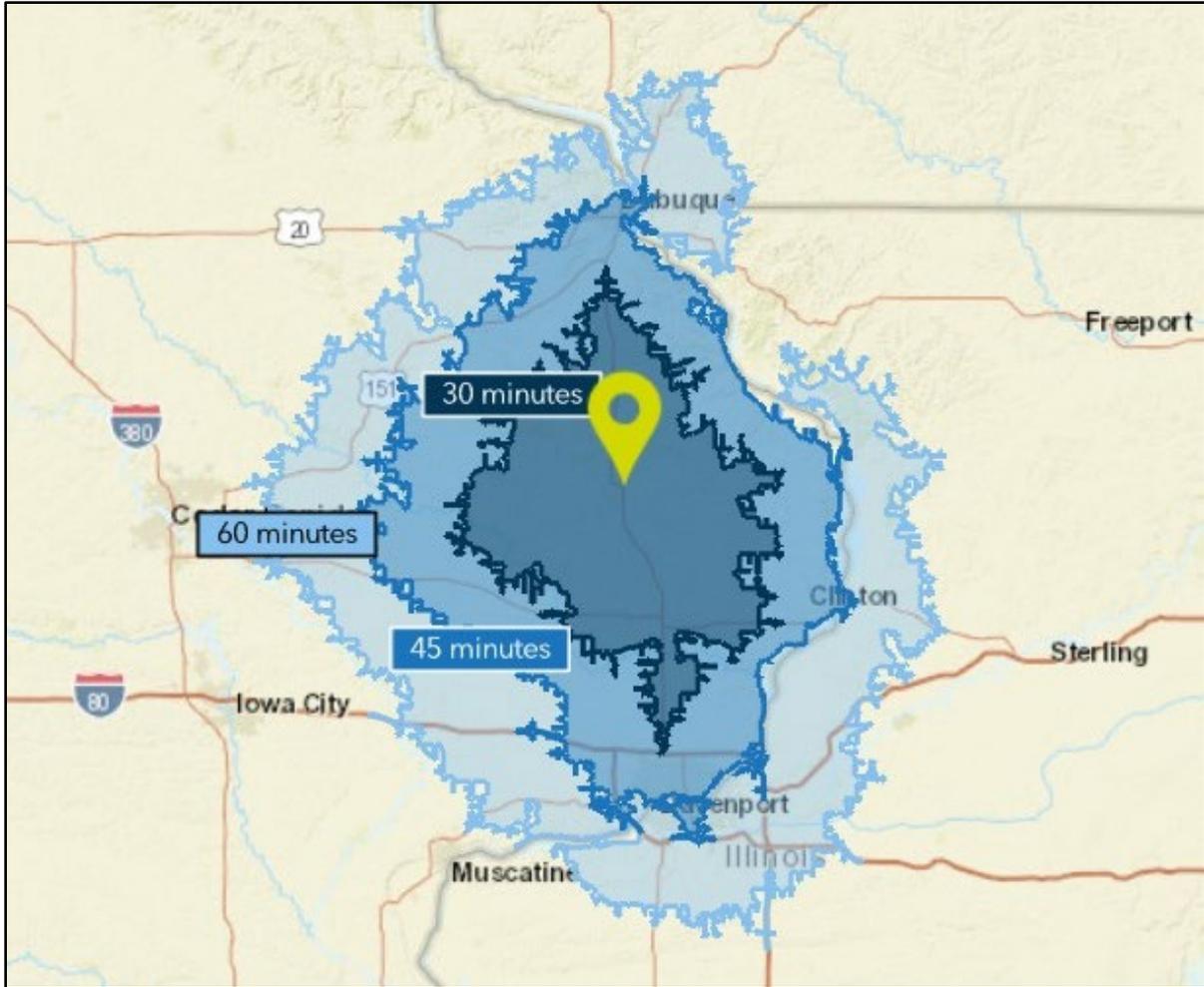
<span style="color: blue;">—</span> W	WATER MAIN (CITY OF MAQUOKETA)
<span style="color: green;">—</span> S	SANITARY MAIN (CITY OF MAQUOKETA)
<span style="color: yellow;">—</span> G	NATURAL GAS LINE (BLACK HILLS ENERGY)
<span style="color: red;">—</span> E	ELECTRIC LINE
<span style="color: green;">—</span> FIB	FIBER OPTICS (BLB COMMUNICATIONS)
<span style="color: purple;">—</span> FM	FORCE MAIN (CITY OF MAQUOKETA)
*	PROPOSED ROAD ACCESS POINTS
	NON-JURISDICTIONAL WETLAND (EB SOLUTIONS INC. JUNE 2025)

TOTAL DEVELOPABLE AREA: 53.67 Acres  
 LARGEST CONTINUOUS DEVELOPABLE AREA: 30.12 Acres  
 \* Bold utility lines indicate proposed utility routes.

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# Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	35,632	318,933	572,696
Labor Force	17,774	158,333	281,496
Manufacturing Employment	3,158	25,374	46,577
Percentage Employed in Manufacturing	17.77%	16.03%	16.55%
Median Age	42.9	40.2	41.2
Bachelor's Degree Attainment	27.81%	32.6%	30.13%
Average Hourly Wage	\$27.21	\$29.84	\$29.33
Average Manufacturing Wage	\$37.88	\$36.97	\$36.28

Source:  
 ESRI Business Analyst Online – 2025 (all data except wages)  
 JobsEQ – 2025Q3 (wage data)

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# Summary + Recommendations



## Strengths:

- The park has approximately 53 acres of developable land.
- The majority of the park is currently zoned I-3 Heavy Industrial, with the remaining land expected to be rezoned I-3 Heavy Industrial, as well, after annexation.
- Strategically located directly next to four-lane Highway 61.
- With the exception of a small area in the lower southwest corner of the park, the site is almost entirely free from any floodplain zones.
- The wetlands that were identified on the property were found to be non-jurisdictional.
- Most utilities are readily available in the site vicinity, setting the park up well to handle multiple users.

## Challenges:

- While the park is located within close proximity to Highway 61, major interstates are still a minimum of 30+ miles away.
- While electricity is available nearby via MVEC, the cost to get the utility to the site is roughly \$600,000.

## Recommendations:

- As companies locate within the park, ensure that all information is updated to reflect new infrastructure that is completed as well as utility capacity information.
- Install signage around the property that indicates the land is available for industrial development and is a certified site. Ensure it is visible from the high traffic corridors.
- Ensure that the property is listed in all site databases (state, utility, third-party, etc.) as well as promoted with the commercial real estate community within the region.
- Costs and schedules are changing constantly, so make sure to update the cost estimates periodically to ensure your information is relevant and ready.
- Consider making an FAQ document that addresses common questions about permitting, incentives, and infrastructure to streamline responses to prospect inquiries.



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