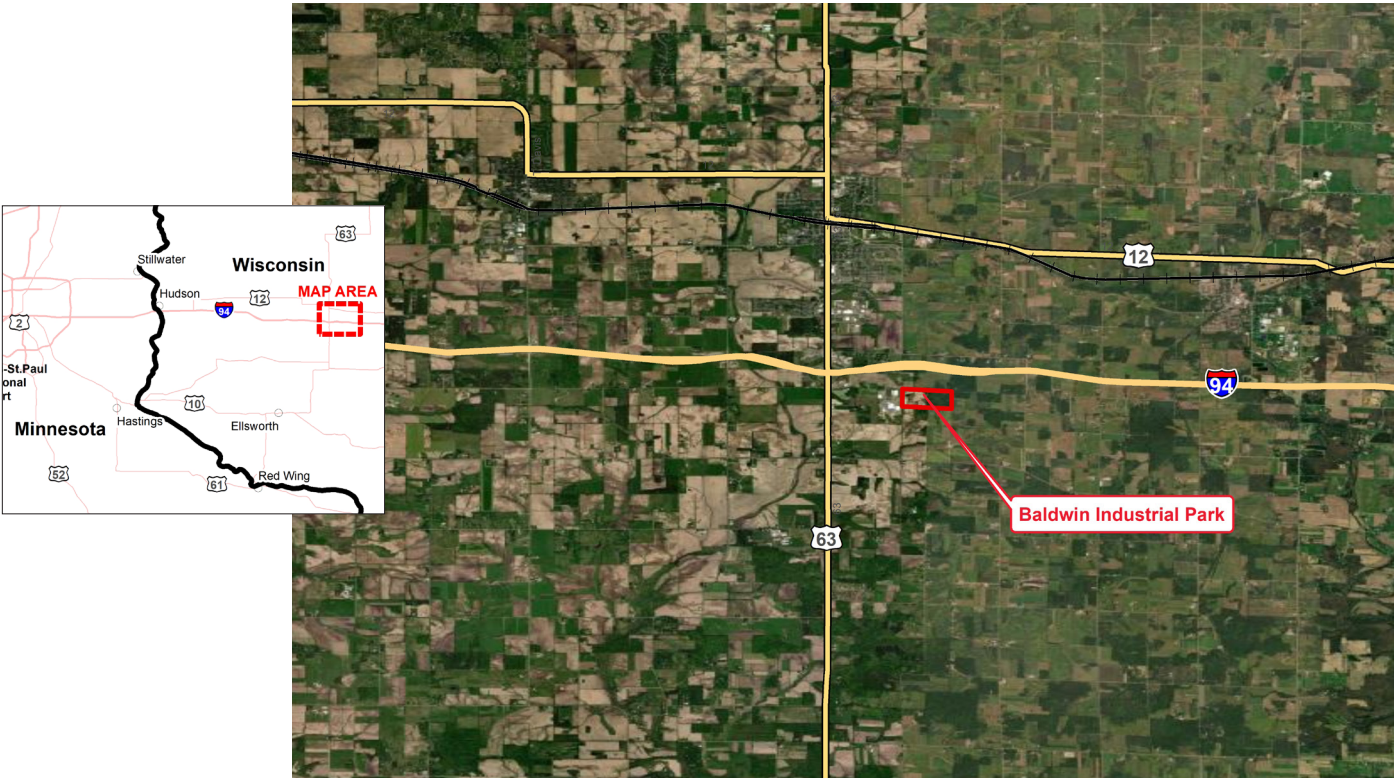


XCEL ENERGY CERTIFIED SITE
BALDWIN INDUSTRIAL PARK
BALDWIN, WISCONSIN



CERTIFIED SITE DETAILS	
Location	Energy Street – Alreich Avenue – Oak Ridge Parkway Baldwin, Wisconsin
Owner	Village of Baldwin
Size	74.7 acres
Zoning	Industrial
Asking price	\$35,000/acre, with possible TIF incentives
Highway access	Adjacent to US 63 Adjacent to I-94 35 miles to I-35E
Air access	45 miles to Minneapolis-St. Paul International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	23.9 kV line enters the site off US 63 69 kV line is on the northeast corner of the site 161 kV line is 2 miles west of the site East Baldwin substation is 6.8 miles northeast of the site Crystal Cave substation is about 4 miles south of the site, served by a 161 kV line
Natural gas	We Energies	Adjacent to the site, stubbed into the park and a line to the east 4" PE line; 34.7 MSCFH; 60 PSI - 47 PSIG during peaks
Water	Village of Baldwin	12" looped water main in street throughout the park; unlimited water available. 75 PSI, 3,000 GPM at hydrant
Sewer	Village of Baldwin	8" main in street throughout the park, 600 GPM
Storm water	Village of Baldwin	Designed for 100-year storm event
Telecom/fiber	Baldwin Lightstream	Fiber in street throughout the park. 1 GB, ~10 MBPS

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	✓
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

Tracy Carlson

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