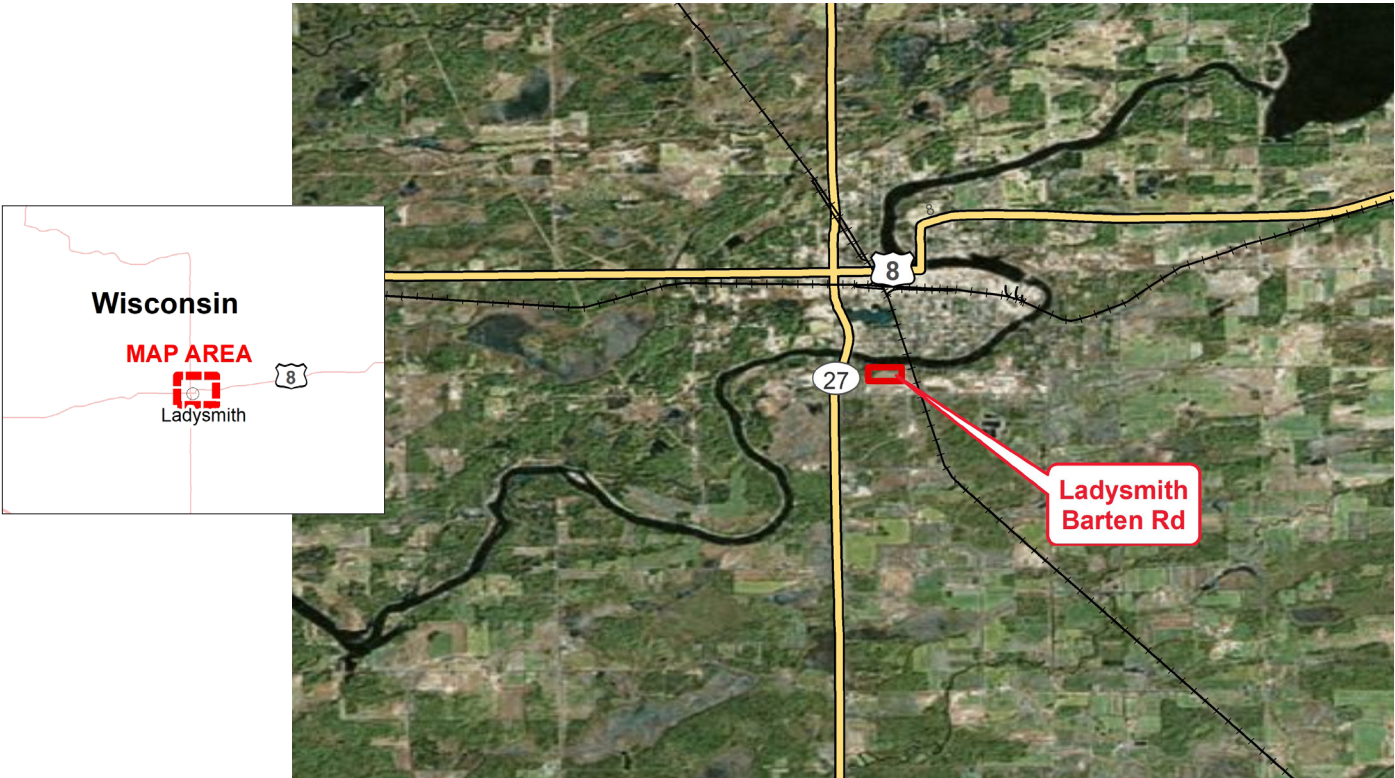


XCEL ENERGY READY SITE
LADYSMITH INDUSTRIAL PARK
LADYSMITH, WISCONSIN



READY SITE DETAILS	
Location	Site is N of Barten Rd. and E of Jez Rd. in Ladysmith, WI
Owner	City of Ladysmith, WI Alan Christianson 715-532-2653 achristianson@cityofladysmithwi.com
Size	20.69 acres
Zoning	I-2 Industrial
Asking price	\$21,000 / acre Incentives available
Highway access	.3 miles to State Trunk Hwy 27 3.6 miles to Hwy 8 66 miles to I-94
Air access	54 miles to Chippewa Valley Regional Airport
Rail access	None

UTILITIES

Electric power	Xcel Energy	Three-phase 23.9 kV underground radial on SW corner of site, Three- phase overhead within 1000'
Natural gas	WE Energies	3" PE main @ 60 psig, would require at least 650' extension
Water	City of Ladysmith	8" water main located on the southeast and southwest corners of site
Sewer	City of Ladysmith	8" sanitary sewer at southeast and southwest corners of site
Storm water	City of Ladysmith	No storm water facilities near site, WI DNR requirements will need to be met
Telecom/fiber	Century Link/Spectrum	Service will need to be extended to site

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

Patrice Meger

Manager, Corporate Economic Development
 patrice.b.meger@xcelenergy.com
 651-271-6955

ECONOMIC DEVELOPMENT ORGANIZATION

Alan Christianson

City Administrator
 City of Ladysmith
 achristianson@cityofladysmithwi.com
 715-532-265

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