

**XCEL ENERGY CERTIFIED SITE**  
**LAKE WISSOTA BUSINESS PARK**  
**CHIPPEWA FALLS, WISCONSIN**



CERTIFIED SITE DETAILS	
Location	Intersection of Seymour Cray Boulevard & County Road I; Commerce Boulevard & County Road S
Owner	Lake Wissota Business Park (LWBP), Chippewa County, Wisconsin
Size	10 acres for commercial use, 10 acres mixed use, 40 acres of manufacturing sites for industrial projects
Zoning	Light Industrial (I-2) permits manufacturing, processing, some commercial (warehousing is conditional use)
Asking price	\$15,000/acre for industrial targeted sites; incentives available depending on jobs created
Highway access	24 miles to I-94 90 miles to I-39 94 miles to I-35
Air access	11 miles to Chippewa Valley Regional Airport 104 miles to Minneapolis-St. Paul International Airport
Rail access	Union Pacific Railroad, Canadian National Railway, and Progressive Rail in area with expansion possible

## UTILITIES

<b>Electric power</b>	Xcel Energy	Distribution from Eagle Point substation via 23.9 kV aerial lines along County Hwy S, Commerce Parkway, and County Road I. Lines underground, south along State Highway 178 through the site. 115 kV transmission line runs east-west along County Hwy S and northern boundary of the site, which feeds Eagle Point substation at the northeastern corner of the park
<b>Natural gas</b>	Xcel Energy	Station located immediately across County Hwy I from business park. Served by 6" 95 PSI line. Distribution lines run from regulating station; 4" 60 PSI lines run along southern and western site boundaries
<b>Water</b>	City of Chippewa Falls	16" water main runs along Lakeview Drive from Commerce Parkway to the middle of park. A separate 16" line runs along southern site boundary
<b>Sewer</b>	City of Chippewa Falls	24" sewer line runs south along Lake Wissota Drive to lift station at southwest corner of site
<b>Storm water</b>	City of Chippewa Falls	Municipal storm sewer serves the park
<b>Telecom/fiber</b>	Several providers	Broadband provider attachment available

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	✓
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	✓
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

### XCEL ENERGY CONTACT

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### ECONOMIC DEVELOPMENT ORGANIZATION

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