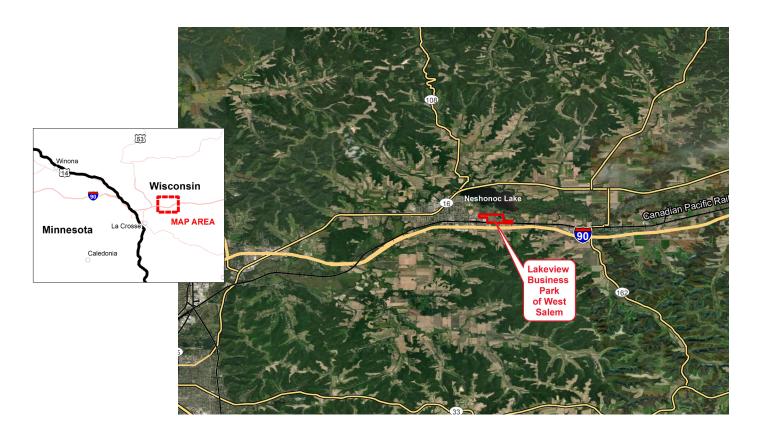
XCEL ENERGY CERTIFIED SITE

LAKEVIEW BUSINESS PARK WEST SALEM, WISCONSIN





CERTIFIED SITE DETAILS		
Location	910 Industrial Dr. West Salem, WI 54669	
Owner	La Crosse County	
Size	80 acres	
Zoning	Industrial	
Asking price	\$28,000-\$38,000/acre, depending on size	
Highway access	Adjacent to I-90 interchange 10 miles to US 53 35 miles to I-94	
Air access	12 miles to La Crosse Regional Airport 155 miles to Minneapolis-St. Paul International Airport	
Rail access	Canadian Pacific Railroad, Class 1 Service	

UTILITIES				
Electric power	Xcel Energy	23.9 kV, 3-phase underground distribution facilities located in business park. Capable of serving 3-phase 277/480-volt or 120/208-volt service. 69kV transmission line runs along southern border		
Natural gas	We Energies	4" gas main adjacent to site, 60 PSI maximum delivery		
Water	Village of West Salem	10" water main/12" main leading to park from water tower; 85 PSI, 1,250 GPM		
Sewer	Village of West Salem	10" sewer line; 500 GPM peak capacity		
Storm water	Village of West Salem	System designed for 100-year rain event		
Telecom/fiber	Lumen, Lemonweir Valley	Fiber service with multi-GB available		

SITE DUE DILIGENCE AND COMI	MUNITY DO	CUMENTATION	
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	1
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	✓
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	1

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