

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 COMMUNITY DOCUMENTATION

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|--|---|---|---|
| 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 | ✓ |
| 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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