

**XCEL ENERGY CERTIFIED SITE**  
**MENOMONIE INDUSTRIAL PARK**  
**MENOMONIE, WISCONSIN**



CERTIFIED SITE DETAILS	
Location	59th Street along County Road B, .8 miles north of I-94 interchange Menomonie, Wisconsin
Owner	City of Menomonie
Size	Total available: 177.8 acres Certified: 132 developable acres on two sites. Site 1 – 73 acres; Site 2 – 59 acres. May be sold separately or as one parcel
Zoning	Restricted Industrial District (I-1); includes most industrial/manufacturing uses
Asking price	\$45,000/acre; land incentives possible depending on project
Highway access	1 mile to I-94 2 miles to US 12 2 miles to SH-24
Air access	1 mile to Menomonie Municipal Airport 22 miles to Chippewa Valley Regional Airport 72 miles to Minneapolis-St. Paul International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	12.5 kV distribution lines from Red Cedar adjacent to the park; 161 kV line running east-west along the southern site boundary (then south to the substation); two 69 kV lines to substation from the north and east
<b>Natural gas</b>	Xcel Energy	Regulating station at southeast corner of site, served by a 6" steel 300 PSI main along County Road B; 4" plastic 60 PSI line along northern site boundary
<b>Water</b>	City of Menomonie	20" main serves the sites along 59th Street, between sites 1 and 2. 3,465 GPM capacity at 20 PSI (fireflow); 70 PSI static pressure
<b>Sewer</b>	City of Menomonie	10" gravity sewer line adjacent to site
<b>Storm water</b>	City of Menomonie	24" storm sewer line takes drainage to regional retention pond located in the park
<b>Telecom/fiber</b>	C24-7 West Wisconsin Telecom, Charter Spectrum	24-7 West Wisconsin Telecom: 1,200'; Tier 1- 1 GIG E; 1 Gig up/down Charter Spectrum: 2,500'; Tier 1- 1 GIG E; 1 Gig up/down

## 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>	None
<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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