

**XCEL ENERGY CERTIFIED SITE  
MENOMONIE STOUT TECHNOLOGY  
& BUSINESS PARK  
MENOMONIE, WISCONSIN**



## CERTIFIED SITE DETAILS

<b>Location</b>	Northeast corner of Lookout Road and Kothlow Avenue Menomonie, Wisconsin
<b>Owner</b>	City of Menomonie
<b>Size</b>	76.43 acres
<b>Zoning</b>	Technology Park District
<b>Asking price</b>	\$45,000/acre; land incentives possible depending on project
<b>Highway access</b>	Adjacent to Lookout Road, access to US 12 3.4 miles to I-94
<b>Air access</b>	1 mile to Menomonie Municipal Airport 24 miles to Chippewa Valley Regional Airport 75 miles to Minneapolis-St. Paul International Airport
<b>Rail access</b>	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	12.5 kV 3-phase overhead distribution facilities located on Lookout Road, adjacent to site
<b>Natural gas</b>	Xcel Energy	60 PSI distribution system with facilities located on Lookout Road, adjacent to site
<b>Water</b>	City of Menomonie	12" main runs along Lookout Road. 6,430 GPM capacity at 20 psi (fireflow); 70 PSI static pressure
<b>Sewer</b>	City of Menomonie	8" gravity sewer line adjacent to site
<b>Storm water</b>	City of Menomonie	Inlets and storm sewer pipe are located on Lookout Road, adjacent to site
<b>Telecom/fiber</b>	24-7 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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