

# BALDWIN INDUSTRIAL PARK BALDWIN, WI

CERTIFIED SITE BROCHURE

## CORPORATE ECONOMIC DEVELOPMENT



## GENERAL SITE INFORMATION

Location	Energy Street / Alreich Avenue / Oak Ridge Parkway, Baldwin, WI
Owner	Village of Baldwin and 1st Bank of Baldwin
Size	74.8 acres publicly owned by Village of Baldwin; 67.6 acres of private land also available but not certified.
Zoning	I-1 Industrial
Asking Price	\$35,000 per acre with TIF incentives on village owned property.
Highway Access	The park is on the southeast corner of I-94 and Hwy. 63. US 63 is west of the park. ~35 miles to I-35E.
Air Access	45 miles (~1 hour) to MSP International Airport via I-94.
Rail Access	No rail access

## UTILITY INFORMATION

Electric Power	Xcel Energy. 23.9 kV line and a 69kV line.
Natural Gas	WE Energies. 4" PE Line; 34.7 mscfh; 60 PSI - 47 PSIG during peaks. Xcel Energy. 4" gas line, 60 PSI.
Water	Village of Baldwin. 12" looped water main throughout the park; unlimited water available.
Sewer	Village of Baldwin. 8" sewer main throughout the park, 600 GPM.
Storm Water	Village of Baldwin. Designed for 100-year storm event.
Telecom / Fiber	Baldwin Lightstream. 1 GB, ~10 mbps.

## SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

## GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

### Economic Development Contact:

**Name:** Tracy Carlson  
Administrator /  
Clerk-Treasurer

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### Xcel Energy Contact:

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