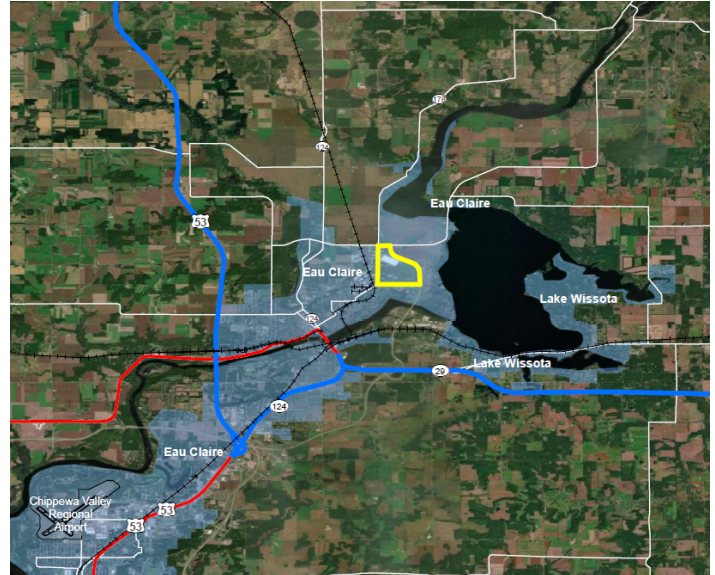


# LAKE WISSOTA BUSINESS PARK CHIPPEWA FALLS, WI

CORPORATE ECONOMIC DEVELOPMENT

CERTIFIED SITE BROCHURE



## GENERAL SITE INFORMATION

Location	Intersection of Seymour Cray Blvd and County Road I; Commerce Blvd and County Road S
Owner	Lake Wissota Business Park (LWBP), Chippewa County Wisconsin
Size	47 acres of commercial sites; 100 acres for industrial projects.
Zoning	I-2 Light Industrial: permits manufacturing, processing, some commercial (warehousing is conditional use).
Asking Price	\$26,000 / acre for industrial targeted sites; incentives available depending on jobs created.
Highway Access	24 miles to I-94, I-39 is 90 miles east of the site along 4-lane Hwy 29, I-35 is 94 miles west along I-94
Air Access	11 miles to Chippewa Valley Regional Airport, 104 miles to MSP International Airport via I-94.
Rail Access	Possible. Union Pacific, Canada National, Progressive (short line rail connects to UP and CN) all in area.

## UTILITY INFORMATION

Electric Power	Xcel Energy. 23.9kV capacity, 115kV transmission line.
Natural Gas	Xcel Energy. 6" gas line, 95 psi. Distribution lines run from regulating station. 4" gas lines, 60 psi, run along southern & western site boundary.
Water	City of Chippewa Falls. 16" water main with a separate 16" water line along southern boundary.
Sewer	City of Chippewa Falls. 24" sewer line runs along Lake Wissota Drive to lift station at SW corner of site.
Storm Water	City of Chippewa Falls. Municipal storm sewer serves the park.
Telecom / Fiber	Bloomer Telephone Company, Lumen, Citizens Telephone Cooperative, West Wisconsin Telephone Cooperative.

## 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	<input checked="" type="checkbox"/>

## 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"/>

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