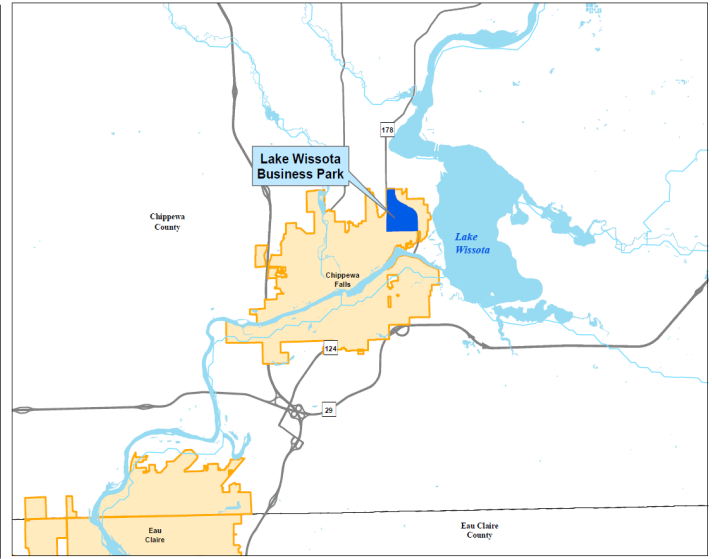




Lake Wissota Business Park



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	25 acres of commercial sites; 80 acres of manufacturing sites for industrial projects.
Zoning	I-2 Light Industrial: permits manufacturing, processing, and some commercial (warehousing is conditional use)
Asking Price	\$15K/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 (Wausau) along 4-lane Hwy 29, I-35 is 94 miles west along I-94
Air Access	104 miles to MSP International Airport via I-94. 11 miles to Chippewa Valley Regional Airport
Rail Served	Possible. Union Pacific, Canada National, Progressive (short line rail that connects to UP and CN) all in area

Utility Information

Electric Power	Xcel Energy: Distribution is from the Eagle Point Substation via 23.9kV aerial lines along County Hwy S, Commerce Parkway, and County Road I. Lines then run underground, south along State Highway 178, thru the Lake Wissota business park. 115kV transmission line runs east-west along County Hwy. S and northern boundary of the site, which feeds Eagle Point Substation, at the northeastern corner of the park.
Natural Gas	Xcel Energy: Station located across County Hwy I, immediately across from business park. Served by 6" 95psi line. Distribution lines run from regulating station. 4" 60 psi lines run along southern & western site boundary.
Water	City of Chippewa Falls: 16" water main runs along Lakeview Dr. from Commerce Parkway to the middle of park. A separate 16" water line runs along southern site boundary.
Sewer	City of Chippewa Falls: 24" sewer line runs south 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	Several providers available (see broadband provider attachment)

Lake Wissota Business Park

Site Due Diligence Documentation Available (reports and detail available)

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	☒

General Community Information

Community Profile and Demographics	☒	Letters of Support	☒
State and Local Incentives Overview	☒	Business and Industrial Support Services and Amenities Profile	☒

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