

**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<br>Menomonie, Wisconsin  |
| Owner                  | City of Menomonie  |
| Size                   | Total available: 177.8 acres<br>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<br>2 miles to US 12<br>2 miles to SH-24   |
| Air access             | 1 mile to Menomonie Municipal Airport<br>22 miles to Chippewa Valley Regional Airport<br>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,<br>Charter Spectrum | 24-7 West Wisconsin Telecom: 1,200'; Tier 1- 1 GIG E; 1 Gig up/down<br>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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