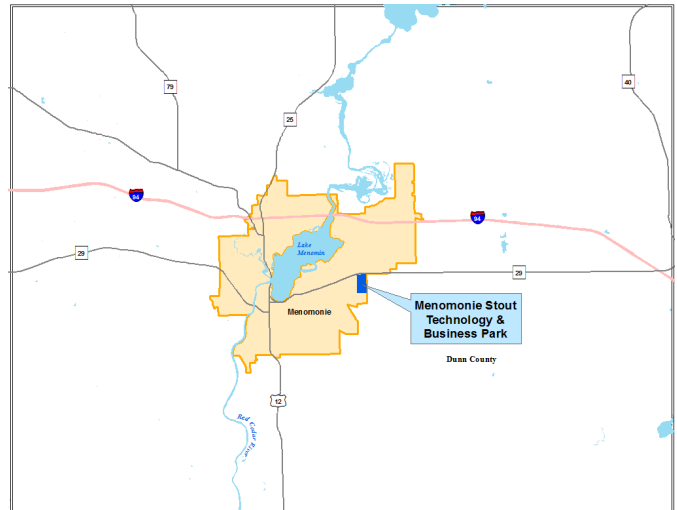




Menomonie Stout Technology & Business Park - Schaefer Property



General Site Information

Location	Schaefer Parcel: NE Corner of Lookout Road and Kothlow Avenue, Menomonie WI 54751.
Owner	City of Menomonie. Lowell Prange, 800 Wilson Avenue, Menomonie, WI 54751; 715.232.2187
Size	76.43 acres, not subdivided at this time.
Zoning	Technology Park District.
Asking Price	\$45,000 per acre; land incentives possible, depending on project.
Highway Access	Located on Lookout Road, which provides access to State Hwy 29/US Hwy 12; I-94 is 3.4 miles northeast.
Air Access	75 miles to MSP International Airport (via I-94) and 24 miles to Chippewa Valley Regional Airport.
Rail Served	No rail access.

Utility Information

Electric Power	Xcel Energy. 12.5 kV three-phase overhead distribution facilities located on Lookout Road, adjacent to site.
Natural Gas	Xcel Energy: 60 psi natural gas distribution system with facilities located on Lookout Road, adjacent to site.
Water	City of Menomonie. 12" main runs along Lookout Road. 6,430 GPM capacity at 20 psi (fireflow). 70 psi static pressure.
Sewer	City of Menomonie. 8" gravity sewer line adjacent to site.
Storm Water	City of Menomonie. Inlets and stormsewer pipe are located on Lookout Road, adjacent to site.
Telecom/Fiber	24-7 West Wisconsin Telecom and Charter Spectrum Communications. 24-7 West Wisconsin Telecom: 1200', Charter Spectrum Communications: ~2500'. 24-7 West Wisconsin Telecom: Tier 1- 1 GIG E, Charter Spectrum Communications: Tier 1- 1 GIG E. 24-7 West Wisconsin Telecom: 1 Gig up/down, Charter Spectrum Communications: 1 Gig up/down

Menomonie Stout Technology & Business Park - Schaefer Property

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	None
Park Master Plan	None	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 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"/>

Economic Development Contacts:

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