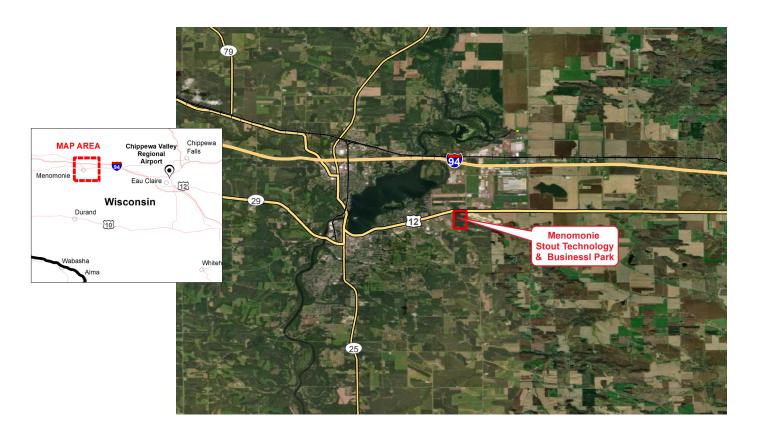
### **XCEL ENERGY CERTIFIED SITE**

# MENOMONIE STOUT TECHNOLOGY & BUSINESS PARK MENOMONIE, WISCONSIN





<b>CERTIFIED SITE</b>	CERTIFIED SITE DETAILS		
Location	Northeast corner of Lookout Road and Kothlow Avenue Menomonie, Wisconsin		
Owner	City of Menomonie		
Size	76.43 acres		
Zoning	Technology Park District		
Asking price	\$45,000/acre; land incentives possible depending on project		
Highway access	Adjacent to Lookout Road, access to US 12 3.4 miles to I-94		
Air access	1 mile to Menomonie Municipal Airport 24 miles to Chippewa Valley Regional Airport 75 miles to Minneapolis-St. Paul International Airport		
Rail access	No rail access		

UTILITIES				
Electric power	Xcel Energy	12.5 kV 3-phase overhead distribution facilities located on Lookout Road, adjacent to site		
Natural gas	Xcel Energy	60 PSI 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 a 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 storm sewer pipe are located on Lookout Road, adjacent to site		
Telecom/fiber	24-7 West Wisconsin Telecom, Charter Spectrum	24-7 West Wisconsin Telecom: 1,200'; Tier 1- 1 GIG E; 1 Gig up/down Charter Spectrum: 2,500'; Tier 1- 1 GIG E; 1 Gig up/down		

SITE DUE DILIGENCE AND COMM	IUNITY D	OCUMENTATION	
Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	None
Park master plan	✓	Transportation access maps	1
Utility service maps	/	Geotechnical study/soil survey	1
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	1
Phase 1 environmental assessment	✓	Endangered species assessment	/
Community profile and demographics	✓	Letters of support	1
State and local incentives overview	✓	Business and industrial support services and amenities profile	1

#### **XCEL ENERGY CONTACT**

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## **ECONOMIC DEVELOPMENT ORGANIZATION Lowell Prange**

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#### Steve Jahn

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