

XCEL ENERGY CERTIFIED SITE
MENOMONIE STOUT TECHNOLOGY
& BUSINESS PARK
MENOMONIE, WISCONSIN



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 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 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 COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	✓
Aerial site views and maps	✓	Park covenants and restrictions	None
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	✓
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

Kali Judd

Manager, Corporate Economic Development
kali.m.judd@xcelenergy.com
515-661-3486

ECONOMIC DEVELOPMENT ORGANIZATION

Lowell Prange

City Administrator
City of Menomonie
lprange@menomonie-wi.gov
715-232-2221 ext. 1001

Steve Jahn

Executive Director
Momentum West
steve@momentumwest.org
715-874-4673

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