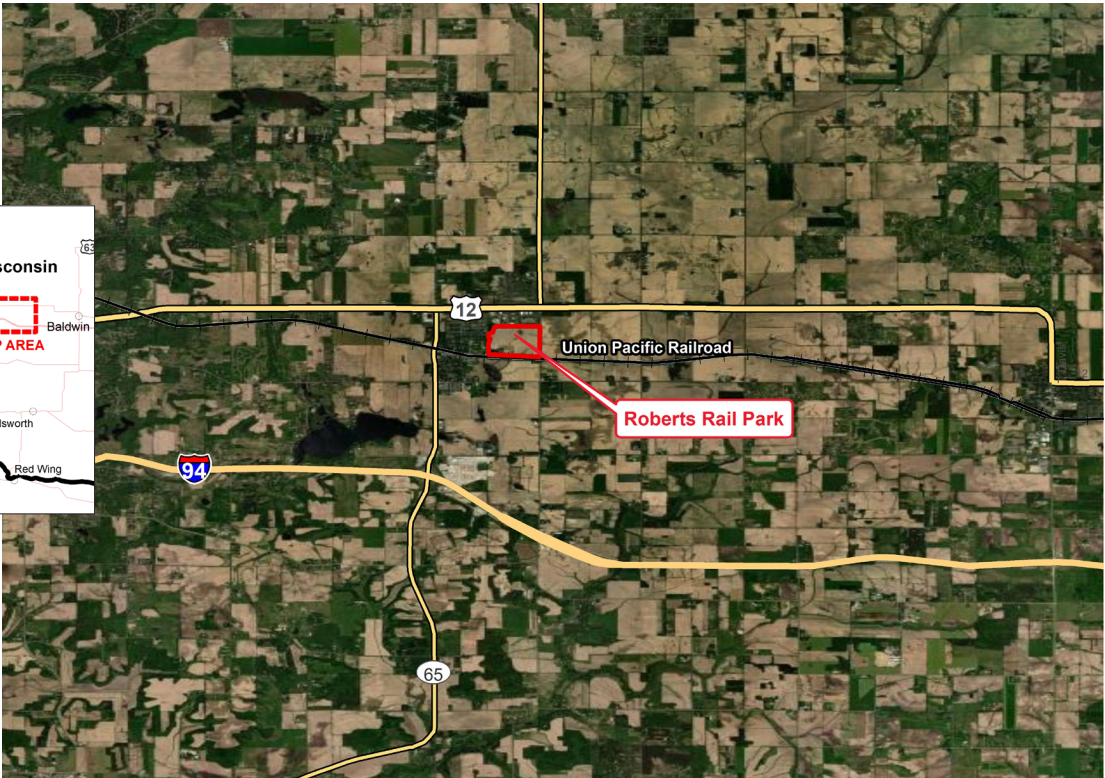
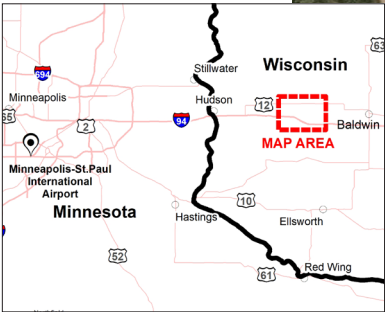


XCEL ENERGY READY SITE
ROBERTS RAIL PARK
ROBERTS, WISCONSIN



READY SITE DETAILS	
Location	South of Grupe Street and west of 130th Street Roberts, WI 54023
Owner	Aaron Sundeen asundeen@derrickbuilt.com
Size	84.24 total acres, not all contiguous
Zoning	Industrial Rail Park District (M7)
Asking price	\$2-\$4/square foot
Highway access	.5 mile to US 12 1 mile to SH-65 3 miles to I-94
Air access	38 miles to Minneapolis-St. Paul International Airport
Rail access	Served by Union Pacific Railway

UTILITIES

Electric power	Xcel Energy	Existing 3-phase on north side, 2-phase overhead along 130th Street, substation to be built in northeast corner of lot
Natural gas	Midwest Natural Gas	4" PE main on north side at 60 PSI, 4" steel main on east side of 130th
Water	Village of Roberts	8" water main
Sewer	Village of Roberts	12" wastewater main
Storm water	Village of Roberts	100-year event system capacity
Telecom/fiber	Baldwin Lightstream	Fiber-based ethernet, up to 10G line capacity

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

Patrice Meger

Manager, Corporate Economic Development
patrice.b.meger@xcelenergy.com
651-271-6955

ECONOMIC DEVELOPMENT ORGANIZATION

Bill Rubin

St. Croix Economic Development
bill@stcroixedc.com
715-381-4383

Xcel Energy makes no warranty or representation as to the accuracy, quality, availability, completeness, or suitability of any information contained herein. All information must be independently verified. The user shall not rely on any of the information contained herein and shall assume all risk and responsibility arising from its use.

