

**XCEL ENERGY READY SITE**  
**ROBERTS RAIL PARK**  
**ROBERTS, WISCONSIN**



CERTIFIED 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

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

## 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

### Patrice Meger

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## ECONOMIC DEVELOPMENT ORGANIZATION

### Bill Rubin

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