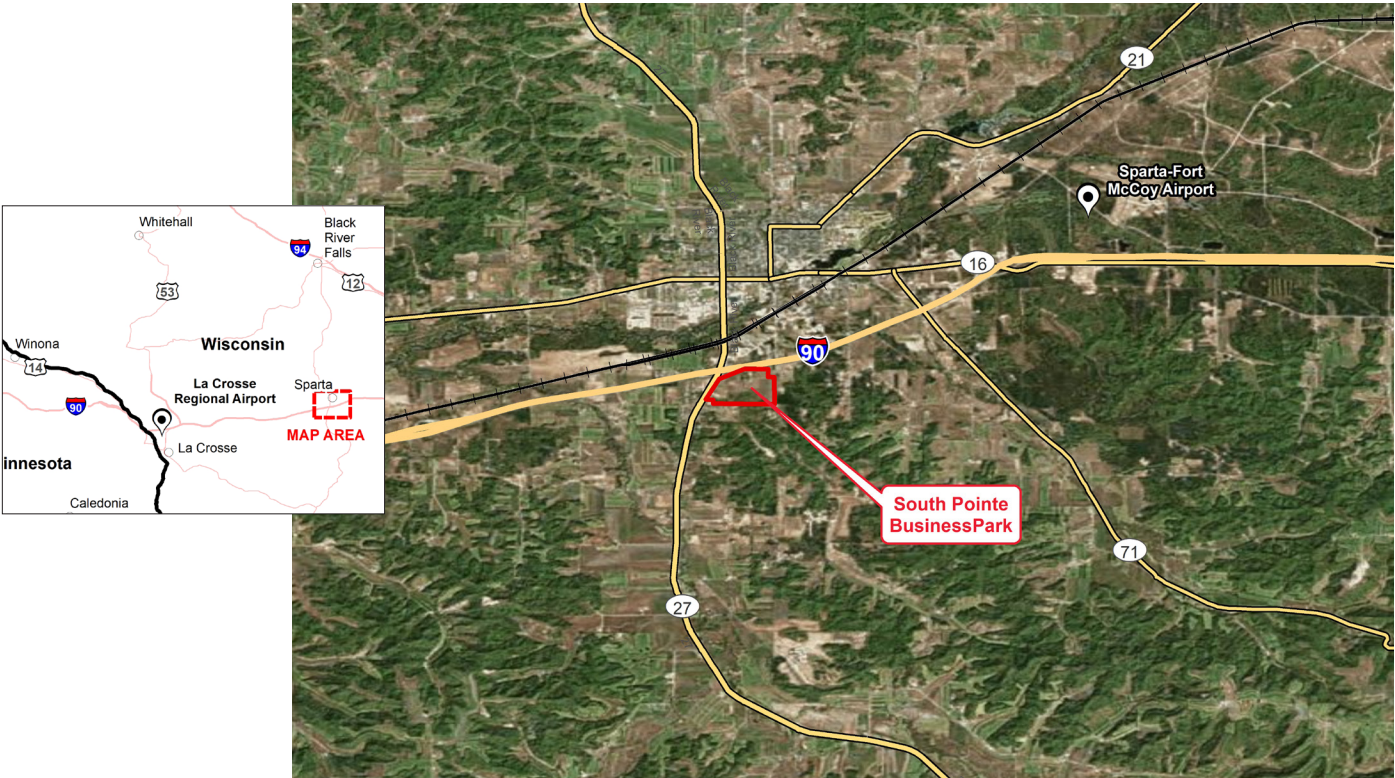


**XCEL ENERGY CERTIFIED SITE**  
**SOUTH POINTE BUSINESS PARK**  
**SPARTA, WISCONSIN**



CERTIFIED SITE DETAILS	
Location	Intersection of State Highway 27 and I-90 3000 block of S. Black River Street Sparta, Wisconsin
Owner	City of Sparta
Size	114.4 acres
Zoning	Manufacturing Business Park; Interchange Business District
Asking price	\$15,000/acre
Highway access	Adjacent to I-90 20 miles to I-94 20 miles to US 12
Air access	26 miles to La Crosse Regional Airport 170 miles to Minneapolis-St. Paul International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	3 phase; 12.5 kV underground service to the business park; will be looped service within the park
<b>Natural gas</b>	We Energies	4" line along Hwy 27, 20-30 BTU/hour available capacity
<b>Water</b>	City of Sparta	12" water main, 58-73 PSI, 1.7 MGD (1,200 GPM)
<b>Sewer</b>	City of Sparta	6" line service to each lot, 15" gravity main in streets adjacent to site, 100,000 GPD
<b>Storm water</b>	City of Sparta	Municipal storm sewer serves the park
<b>Telecom/fiber</b>	Lynxx Networks, CenturyLink, Charter Communications	Fiber service with multi-GB available

## 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

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## ECONOMIC DEVELOPMENT ORGANIZATION

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