Lake Wissota Business Park

**Location**
Intersection of Seymour Cray Blvd and County Road I; Commerce Blvd and County Road S

**Owner**
Lake Wissota Business Park (LWBP), Chippewa County Wisconsin

**Size**
25 acres of commercial sites; 80 acres of manufacturing sites for industrial projects.

**Zoning**
I-2 Light Industrial; permits manufacturing, processing, and some commercial (warehousing is conditional use)

**Asking Price**
$15K/acre for industrial targeted sites; incentives available depending on jobs created.

**Highway Access**
24 miles to I-94, I-39 is 90 miles east of the site (Wausau) along 4-lane Hwy 29, I-35 is 94 miles west along I-94

**Air Access**
104 miles to MSP International Airport via I-94. 11 miles to Chippewa Valley Regional Airport

**Rail Served**
Possible. Union Pacific, Canada National, Progressive (short line rail that connects to UP and CN) all in area

### Utility Information

**Electric Power**
Xcel Energy: Distribution is from the Eagle Point Substation via 23.9kV aerial lines along County Hwy S, Commerce Parkway, and County Road I. Lines then run underground, south along State Highway 178, thru the Lake Wissota business park. 115kV transmission line runs east-west along County Hwy. S and northern boundary of the site, which feeds Eagle Point Substation, at the northeastern corner of the park.

**Natural Gas**
Xcel Energy: Station located across County Hwy I, immediately across from business park. Served by 6” 95psi line. Distribution lines run from regulating station. 4” 60 psi lines run along southern & western site boundary.

**Water**
City of Chippewa Falls: 16” water main runs along Lakeview Dr. from Commerce Parkway to the middle of park. A separate 16” water line runs along southern site boundary.

**Sewer**
City of Chippewa Falls: 24” sewer line runs south along Lake Wissota Drive to lift station at SW corner of site.

**Storm Water**
City of Chippewa Falls: Municipal storm sewer serves the park.

**Telecom/Fiber**
Several providers available (see broadband provider attachment)
# Lake Wissota Business Park

## Site Due Diligence Documentation Available (reports and detail available)

<table>
<thead>
<tr>
<th>Document Type</th>
<th>Available</th>
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</thead>
<tbody>
<tr>
<td>Title Commitment</td>
<td>✓</td>
</tr>
<tr>
<td>Aerial Site Views and Maps</td>
<td>✓</td>
</tr>
<tr>
<td>Park Master Plan</td>
<td>✓</td>
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<tr>
<td>Utility Service Maps</td>
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<tr>
<td>Site Dimensions and Configuration</td>
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<tr>
<td>Wetlands Delineation and Map</td>
<td>✓</td>
</tr>
<tr>
<td>Phase 1 Environmental Assessment</td>
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<tr>
<td>Archeological and Historic Use Assessments</td>
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<tr>
<td>Park Covenants and Restrictions</td>
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<tr>
<td>Transportation Access Maps</td>
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<tr>
<td>Geotechnical Study / Soil Survey</td>
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<tr>
<td>FEMA Flood Plain Designation with Map</td>
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<td>Air Attainment Status</td>
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<tr>
<td>Endangered Species Assessment</td>
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## General Community Information

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<tr>
<td>Community Profile and Demographics</td>
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<tr>
<td>State and Local Incentives Overview</td>
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<tr>
<td>Letters of Support</td>
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<tr>
<td>Business and Industrial Support Services and Amenities Profile</td>
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</tbody>
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