

NORTH HOLMEN INDUSTRIAL AREA – ALT SITE



PROPERTY DETAILS

County	La Crosse	
Acreage	18.8 developable acres (19.92 total acres)	
Latitude/Longitude	44.0007, -91.3029	
Topography (map avail.)	Flat. Ranges from 705'-710' above sea level	
Site Ownership	ALT Investments	
Zoning	Agriculture (rezoning possible)	
Utilities	Electric	<ul style="list-style-type: none"> • Capacity at property: 3MW • Transmission (69kV) and Distribution (12.47kV) lines on site
	Gas	<ul style="list-style-type: none"> • Midwest Natural Gas, Inc. : 4" line is adjacent on Temte St., 360 mcf/month on firm basis, additional capacity on interruptible basis
	Water	<ul style="list-style-type: none"> • Village of Holmen: 8" main on site; 12" adjacent to site
	Wastewater	<ul style="list-style-type: none"> • Village of Holmen: 8" main on site
	Telecommunication	<ul style="list-style-type: none"> • Brightspeed – 1,400' to the east on Shaller Blvd



Scan or visit
wedc.org/north-holmen-alt
to find out more!

CONTACT

Vicki Markussen

Executive Director, La Crosse
Economic Development
Organization
608.784.5488 ext.1

vicki@ladcolax.com



PROPERTY DETAILS

<p>Transportation</p> <p>Highway & Interstate</p> <p>Airport</p>	<ul style="list-style-type: none"> • >0.5 miles to Hwy 53 (4 lanes) • 10 miles from interstate I-90 • 14 miles to La Crosse Regional (RSE). Direct flights to ORD. • Proximate to Hwy 53
<p>Site Advantages</p>	<ul style="list-style-type: none"> • No impediments to development • Single owner with documented willingness to sell • Not in flood zone (FEMA Flood Zone X – outside the 100- and 500-year flood zone) • Visual buffer from residential • Cleared site ready for development • Very close to another certified site, Holmen (Mathy)



Due Diligence Studies and Reports

- ✓ ALTA Survey
- ✓ Geotechnical Study
- ✓ Master Site Plan
- ✓ Topography
- ✓ Wetlands
- ✓ Environmental Assessment (Phase 1)
- ✓ Archaeological/Historical
- ✓ Endangered Species

WISCONSIN

CERTIFIED SITE

Reduce Risk – Increase Speed to Market

This site has been designated as “suitable for development”* by the Wisconsin Economic Development Corporation (WEDC). The site meets pre-defined criteria for site size, availability of utility and transportation infrastructure, physical and technical condition, environmental assessments, support by local communities, and other factors.

* Site designation is based on information that has been submitted to Site Selection Group (SSG) and WEDC, and that SSG and WEDC believe to be true. SSG and WEDC have no liability or responsibility for existing or future conditions of the sites.