

# NORTH HOLMEN INDUSTRIAL AREA – MATHY CONSTRUCTION



## PROPERTY DETAILS

<b>County</b>	La Crosse	
<b>Acreage</b>	80.9 developable acres (100.271 total acres)	
<b>Latitude/Longitude</b>	44.007606, -91.291648	
<b>Topography (map avail.)</b>	Flat. Ranges from 708'-716' above sea level	
<b>Site Ownership</b>	Mathy Construction	
<b>Zoning</b>	Light Industrial	
<b>Utilities</b>	<b>Electric</b>	<ul style="list-style-type: none"> <li>• 7.2 kV and 12.47 kV lines on site</li> <li>• 69kV line adjacent to property</li> <li>• 2 substations serve property each within 1.5 miles</li> </ul>
	<b>Gas</b>	<ul style="list-style-type: none"> <li>• Midwest Natural Gas, Inc. : 4" line along Granary St.; 360 MCF/mo on firm basis, additional capacity on interruptible basis</li> </ul>
	<b>Water</b>	<ul style="list-style-type: none"> <li>• Village of Holmen: 12" main on site</li> </ul>
	<b>Wastewater</b>	<ul style="list-style-type: none"> <li>• Village of Holmen: 12" main on site</li> </ul>
	<b>Telecommunication</b>	<ul style="list-style-type: none"> <li>• Brightspeed – adjacent to site along Shaller Blvd.</li> </ul>



Scan or visit  
[wedc.org/north-holmen](http://wedc.org/north-holmen)  
to find out more!

## CONTACT

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<p><b>Transportation</b></p> <p>Highway &amp; Interstate</p> <p>Airport</p>	<ul style="list-style-type: none"> <li>· &gt;0.5 miles to Hwy 53 (4 lanes)</li> <li>· 10 miles from interstate I-90</li> <li>· 14 miles to La Crosse Regional (RSE). Direct flights to ORD.</li> <li>· Proximate to Hwy 53</li> </ul>
<p><b>Site Advantages</b></p>	<ul style="list-style-type: none"> <li>· Substation is 0.6 miles from the property</li> <li>· Property along Hwy 35 and near Hwy 53</li> <li>· Proximate to University of Wisconsin-La Crosse</li> <li>· Significant onsite utility capacity with redundant service options and multiple tie-in points</li> <li>· Opportunities for multiple users</li> <li>· Very close to another certified site, <a href="#">Holmen (ALT)</a></li> </ul>



### Due Diligence Studies and Reports

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



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.