



**BUSINESS PARK**  
OF WEST SALEM

*“The Lakeview Business Park plan is superior to almost every other plan I’ve seen.”*

Tom Hanchette, Vice President  
Identity Works, Inc.

# Comprehensive, Customized, & Convenient

The Lakeview Business Park is a unique high-end commercial and industrial development in West Salem, Wisconsin. The park features low utility and tax rates, an attractive, professional design, and comprehensive transportation access, including Interstate Highway and rail service. In addition, the West Salem area boasts a high quality of life, with short commutes, affordable housing, and abundant recreation. With amenities like these, you'll find the Lakeview Business Park a secure and professional environment for your business investment, within a comprehensive, customized, and convenient development.



*"The park gave me plenty of room now, plus room to grow. Another big plus was the Interstate access. This is a very important asset when dealing with a large amount of truck traffic."*

Carl Colsch, President/Owner  
Kenrich Foods Corp.



## Comprehensive

The area encompassing the Lakeview Business Park, along with the Village of West Salem, provides the day-to-day amenities your employees and family appreciate, including high-quality schools, shopping, restaurants, churches, and the charm of a prosperous, safe, and growing small town. Areas adjacent to the park provide substantial acreage for residential and recreational use, so you can choose to build a new home in close and convenient proximity—and a stress-free commute—to your new office or industrial facility. Plus, Lake Neshonoc, ball fields, golf courses, and bike trails provide convenient and diverse outdoor recreation. The city of La Crosse is only 10 minutes away and offers additional cultural and recreational amenities.



*"The La Crosse County team has been very accommodating in terms of opening doors and clearing the path for us."*

Tim Brennan, CEO/President  
River Steel

## Customized

The Lakeview Business Park is targeted to high-end industrial and commercial businesses that will invest substantial resources in their business and demand the security of a high-quality development. The total park size is 160 acres, with custom lot sizes available so you can buy the parcel that fits your business' needs.

Transportation options include elective Canadian Pacific Railroad access to the southern tier of parcels. Fiber optic communications and three-phase electric infrastructure, already in place, are ready when you are. The character of the park is professional, attractive, and subtle, reflecting the businesses that choose to build here.

## Convenient

Why spend hours each week commuting? You can find most things you need on a day-to-day basis located within a 10-minute walk of the Lakeview Business Park. Plus, a highly trained workforce is at your disposal, with most people commuting only 20 minutes or less to work.

West Salem, Wisconsin, is a village of approximately 4700 residents located in beautiful western Wisconsin, approximately 5 miles from La Crosse, Wisconsin; 12 miles from the Mississippi River; 125 miles from Madison, Wisconsin; 150 miles from Minneapolis; and 270 miles from Chicago. The La Crosse Municipal Airport, 11 miles from West Salem, provides charter service, as well as daily flights to Minneapolis and Chicago via Northwest Airlines and American Airlines.



# Comprehensive

Everything you need within a 10-minute walk.

## BUSINESS PARK OF WEST SALEM

### Proposed Concept

- Multi-family
- Village Green Homes
- Parkway Homes
- Garden Homes
- East Side Homes
- West Side Homes
- Estate Homes
- Suburban Homes
- Greenway Homes
- Multi-purpose Trail
- Buffer
- School District Recreation
- Office
- Light Industrial
- Industrial



# Customized

Get the features your business needs.

# Convenient

Reduce wasted time and get more work done.

# Park Details

The Lakeview Business Park is a commercial and industrial development in the Village of West Salem, Wisconsin. The park is managed by Lakeview Partners, a cooperative group formed among The La Crosse County Business Fund, Xcel Energy, and CenturyTel, with assistance from the La Crosse Area Development Corporation and the Village of West Salem.

The Park comprises 160 acres divided into Phase 1A and Phase 1B with 40 acres each, and Phase 2 with 80 acres. Phase 1A and 1B are underway. Phase 2 will commence with demand.

Transportation options include Interstate Highway access just south of the park, rail service through the Canadian Pacific Railroad, shipping via the Mississippi River, and air service with Northwest Airlines, American Airlines, and charter services at the La Crosse Municipal Airport.

*“Two of the main reasons we decided to relocate to the Lakeview Business Park were the close proximity to the Interstate and the on-site railroad access.”*

Dan Pogreba, General Manager  
Select Trusses & Lumber

Utilities available include three-phase electrical service through Xcel Energy, fiber optic telecommunications with CenturyTel, and water, sewer, and storm sewer infrastructure.

For information about applicable covenants in the park please call Lakeview Partners and LADCO at 608-784-5488.

## Pricing (subject to change)

Less than 2 acres: \$35,000 per acre

2-2.9 acres: \$30,000 per acre

3 acres or more: \$25,000 per acre

One-time fee for rail connection: \$40,000

Per-car rail fee.



*“The availability of some fairly large parcels of land made the Lakeview Business Park a great option for us.”*

Tim Brennan, CEO/President  
River Steel

## The Local Area

La Crosse County is located in scenic southwestern Wisconsin, along the Mississippi River. With a population of approximately 110,000 and a labor force of approximately 65,000 people, the county is home to both West Salem and the city of La Crosse. West Salem is a village of approximately 4700 residents located approximately 5 miles east of the city of La Crosse. The city of La Crosse has a population of approximately 52,000. The La Crosse area boasts an educated, motivated workforce, with three institutions of higher learning: the University of Wisconsin-La Crosse, Viterbo University, and Western Technical College.

## Why La Crosse County?

- Affordable real estate with room to grow
- Tax programs friendly to business
- Cost-efficient utilities
- High-tech communications infrastructure
- Convenient transportation
- Efficient commute times
- Affordable cost of living
- Cost-efficient, hard-working labor force
- Excellent environmental quality
- Abundant natural resources

*It's where life and work achieve perfect balance.*

## Let's Talk

The Lakeview Business Park is a unique, high-level, and secure development. Is it the right place for your business? Let's talk about it; we're here to help.

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*“The La Crosse County team was very involved in helping Kenrich Foods find the right location to fit our needs.”*

Carl Colsch, President/Owner  
Kenrich Foods Corp.

*“The environment in West Salem from a business and personal perspective is wonderful. It’s a combination of small town values and a progressive view to the future.”*

Tom Hanchette, Vice President  
Identity Works, Inc.



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