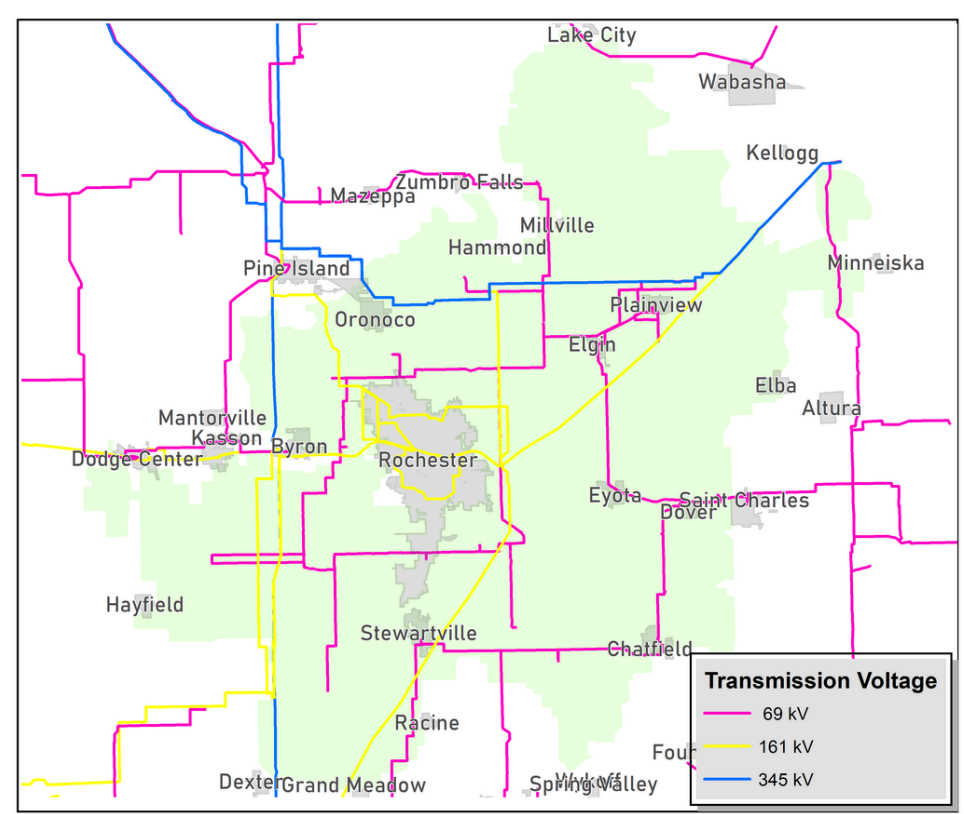


# Your Trusted Energy Resource

- Local and New Renewable Generation
- Flexible Incentive Rates
- Marketing-Leading REC Rates
- Financing Tools
- Energy Transition Communities
- In-House Economic Development



Dairyland Power Cooperative, headquartered in La Crosse, Wis., provides the wholesale electrical requirements for People's Energy Cooperative along with 23 other distribution cooperatives and 27 municipal utilities who, in turn, supply the energy needs of members and consumers in a four-state service area (Wisconsin, Minnesota, Iowa, Illinois). Today, the Cooperative's generating resources include coal, natural gas, hydro, wind, solar and biogas. Dairyland maintains a robust transmission system with over 3,000 miles of line and more than 230 substations.



People's Energy Cooperative interconnects with numerous transmission assets from Dairyland Power Cooperative and our third-party transmission partners ranging from 69 to 345 kVa.

## Additional Resources



**Marty Walsh, CEcD**  
**Economic Development & Key Accounts Manager**  
1775 Lake Shady Avenue South  
Oronoco, MN 55960  
(507) 923-5806 | mwalsh@peoplesenergy.coop



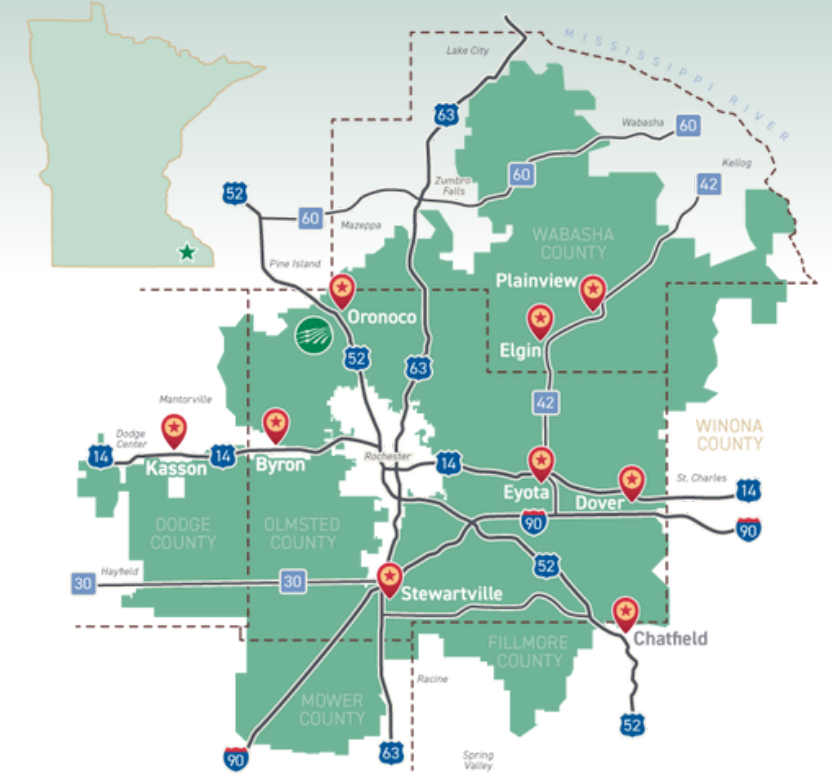
# Development Opportunities

## Consider Southeast Minnesota

Our region is home to the Mayo Clinic, the #1 Hospital in the World and a powerhouse of innovation in care, medicine, and technology. We're also so much more. We're the headquarters for three Fortune 1000 Companies - Hormel Foods, Fastenal, and Federated Mutual Insurance. We also host dozens of key facilities for other multinational companies including IBM, NextEra, Steelcase, C.H. Robinson, and Oshkosh Corporation.

Our region offers a unique blend of cutting-edge science facilities within minutes of greenfield sites; a robust agriculture sector; and a workforce with as much experience in composites manufacturing as vegetable and fruit packing, in supercomputing as much as cabinet making. The area is also served by a wide variety of higher education institutions.

The State of Minnesota is investing in our region and economy with funding available through the Minnesota Investment Fund, Job Creation Fund, and Minnesota Forward Fund which matches IRA, CHIPs, and IIJA Funds from the Federal Government. You can learn more about state programs at [JoinUsMN.com](http://JoinUsMN.com).



**Proudly Serving 1,141 Square Miles of Service Territory**





# Development Site Opportunities



## Chatfield, Minnesota - Full Greenfield Site

- 60 acres of city-owned land
- 10-mile population: 14,000; 30-mile population: 249,000
- US-52: 1.5 miles; I-90: 7.5 miles
- Electric to site, other utilities to be extended
- Development incentives available
- Ideal for: Hospitality, Manufacturing



## Oronoco, Minnesota - Various Development Opportunities

- Various lot sizes ranging from 0.5 acres to 200+ acres
- 10-mile population: 117,000; 30-mile population: 264,000
- US-52: Connects Rochester & St. Paul - 32,000 cars daily
- New wastewater facility in 2024
- 345 kVa transmission rebuild planned 2025-2026
- Ideal for: Highway Commercial, Manufacturing, Data Centers

## Plainview, Minnesota - Industrial Park in Development

- 38 acres in Dept. of Energy Coal Transition Community
- 10-mile population: 12,000; 30-mile population: 295,000
- State highway adjacent; Food processing hub
- 69 kVa transmission line adjacent; Substation <1 mile
- Subdivision and annexation in process
- Ideal for: Automated Processes, IRA Projects, Food/Ag



## Dover, Minnesota - Industrial Park

- City-owned land
- Various lot sizes ranging from 1 to 40 acres
- 10-mile population: 15,000; 30-mile population: 261,000
- I-90 adjacent
- Dual 69 kVa transmission feed to substation
- Under 30 min to Winona State University Composite Engineering
- Ideal for: Logistics, Manufacturing



## Stewartville, Minnesota - Highway Adjacent Industrial Land

- Various lot sizes ranging from 1-180 acres
- 10-mile population: 62,000; 30-mile population: 267,000
- Adjacent to intersection of I-90 and US-63
- 3.5 miles to Rochester International Airport
- Water, sewer, and gas on-site; New substation in 2026
- \$3-5 per square foot, negotiable
- Ideal for: Logistics, Advanced Manufacturing, FDI



## Eyota, Minnesota - Industrial with CPKC Rail Spur Access

- 78 acres zoned for commercial/industrial (33.5 + 45.5 acre)
- 10-mile population: 32,000; 30-mile population: 262,000
- State Highway adjacent; I-90: 2.5 miles
- Active private rail spur with loading/unloading abilities
- Electric, gas, water, wastewater to property line
- \$2,500,000; subdivision of parcels negotiable
- Ideal for: Logistics, Manufacturing, Biofuels



## Eyota, Minnesota - Greenfield Rail Adjacent

- 176 acres with a potential adjacent 800 acres
- 10-mile population: 46,000; 30-mile population: 260,000
- I-90: 2.5 miles; Rail spur capable
- Minimal power, gas, and water extensions required
- Ag/industrial zoning; Exceptionally flat site (<5% grade)
- Ideal for: Manufacturing, Food/Ag, Biofuels



#1 Health Technology Cluster in the World

#1 in the Midwest for Energy Efficiency

#2 in Quality of Life

#2 Food Products Patents per Capita

#2 Best State for Economic Opportunity

