



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: City of Cottage Grove Minnesota Business Park		Location: Cottage Grove, MN
On-site Reviewer: John Rhodes		Date of Review: June 2016
Information Required	Response Based on Application	Comments
Total developable land (acres)	25.9	
Number of parcels	2	
Current condition of site	Flat, graded	
Title commitment established	Yes	
Description of current site owners	WAG Farms, Inc.	
Asking Price for Land	Negotiable	
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	N/A	
Current land use(s)	Industrial land (unused)	
Current/planned zoning designation	I-3 (Industrial)	
Municipal jurisdiction for site	Cottage Grove	
Economic development zone designation for site/adjacent parcels	None	
Environmental Assessment	Completed	No issues
Distance to major highway/interstate North/South: East/West:	US 61/10 are ~1 mile from site I-35 14 miles from site I-494 10 miles from site	
Rail access to site: (Y/N)	No	
Utility access • Electric power • Gas • Water • Sewer • Telecom	The site has utilities adjacent to the site.	
Storm water control required: Y/N	Yes	

Other Comments:

Prepared by:	John M. Rhodes	Date:	December 15, 2015
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Cottage Grove Site

