



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: West Baxter Business Park		Location: West Baxter, MN
On-site Reviewer: John Rhodes		Date of Review: September 2015
Information Required	Response Based on Application	Comments
Total developable land (acres)	257.5	
Number of parcels	15 (There are different options)	
Current condition of site	Most has been leveled with uncovered dirt exposed	
Title commitment established	Yes	
Description of current site owners	Potlatch Forest Products Corporation	
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)	Unused industrial land	
Current/planned zoning designation	Industrial/Office/Commercial Forestry	
Municipal jurisdiction for site	City of Baxter/Crow Wing County	
Economic development zone designation for site/adjacent parcels	no	
Environmental Assessment	Completed	No issues
Distance to major highway/interstate North/South: East/West:	Adjacent to Highway 210 and 15 miles to US 10	
Rail access to site: (Y/N)	Yes, portions of the site	
Utility access • Electric power • Gas • Water • Sewer • Telecom	The site has access to electric power, gas, water, sewer and telecom service.	
Storm water control required: Y/N		

Other Comments:

Prepared by:	John M. Rhodes	Date:	June 2106
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West Baxter, MN

