



SHOVEL READY SITE CERTIFICATION: APPLICATION EVALUATION DOCUMENT

Site designation: Southeast Industrial Park		Location: Cottage Grove, MN
On-site Reviewer: John Rhodes		Date of Review: November 11, 2015
Information Required	Response Based on Application	Comments
Total developable land (acres)	38.72	
Number of parcels	1	
Current condition of site	Flat, graded	
Title commitment established	Yes	
Description of current site owners	Developer HHHJWB, LLC	
Asking Price for Land	Not defined	
Site plan prepared: Y/N	Yes	
Site plan approved: Y/N	Yes	
Community Profile updated: Y/N	Awaiting new system	
Current land use(s)	Agriculture	
Current/planned zoning designation	I-5 (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)	Yes, siding into site	
Utility access • Electric power • Gas • Water • Sewer • Telecom	The site has commitments from each utility to lay final lines to site depending on the location and capacity needs of the prospective buyers/lessors.	
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



0 1,000'

Location of
Shovel Ready Site