



MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	Melissa Parker	Samantha Orduno
Organization	Fredrikson & Byron, P.A.	City of Dayton
Address	200 S 6th St Suite 4000	12260 S Diamond Lake Rd
City / State / Zip	Minneapolis MN 55402	Dayton MN 55327
County	Hennepin	Hennepin
Phone	(612) 492-7884	(763) 427-4589
FAX	(612) 492-7077	(763) 427-3708
E-Mail	Mparker@fredlaw.com	sorduno@ci.dayton.mn.us
*Note Type of Organization (Owner, Broker, Representative, etc.)		

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Stone's Throw - Rogers, MN
Primary PIN Number(s)	36-120-23-24-0001 36-120-23-41-0002 36-120-23-33-0001 36-120-23-34-0002 36-120-23-12-0006 36-120-23-43-0002 36-120-23-32-0001 36-120-23-23-0002 25-120-23-34-0002 36-120-23-21-0002 36-120-23-21-0001 25-120-23-33-0001 25-120-23-32-0002 25-120-23-24-0002
Legal Description	<p>Commitment No. 26458 The Southwest Quarter of the Southwest Quarter of Section 36, Township 120, Range 23, except that part thereof which lies West of a line drawn parallel with and distant 40.0 feet Easterly of the West line of said Section 36.</p> <p>Commitment No. 26458A Parcel A: The East Half of the Southeast Quarter; the Northwest Quarter of the Southeast Quarter; and the Southeast Quarter of the Northeast Quarter; all in Section 36, Township 120, Range 23, Except that part of said Southeast Quarter of the Northeast Quarter described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence Northerly along the East line thereof a distance of 465.0 feet to the actual point of beginning of the tract to be described; thence continue Northerly along said East line a distance of 210.0 feet; thence Westerly deflecting to the left 90 degrees a distance of 265.0 feet; thence Southerly deflecting to the left 90 degrees a distance of 210.0 feet; thence Easterly deflecting to the left 90 degrees a distance of 265.0 feet to the point of beginning, and also Except that part thereof acquired by the State of Minnesota in the Final Certificate dated April 12, 197</p> <p>Parcel B: The Northeast Quarter of the Southwest Quarter; the South Half of the Southwest Quarter of the Northeast Quarter; and the Southeast Quarter of the Southwest Quarter of the Northeast Quarter; all in Section 36, Township 120, Range 23, Except that part of said Southeast Quarter of the Northeast Quarter described as follows: Commencing at the Southeast corner of said Southeast Quarter of the Northeast Quarter; thence Northerly along the East line thereof a distance of 465.0 feet to the actual point of beginning of the tract to be described; thence continue Northerly along said East line a distance of 210.0 feet; thence Westerly deflecting to the left 90 degrees a distance of 265.0 feet; thence Southerly deflecting to the left 90 degrees a distance of 210.0 feet; thence Easterly deflecting to the left 90 degrees a distance of 265.0 feet to the point of beginning, and also Except that part thereof acquired by the State of Minnesota in the Final Certificate dated April 12, 197</p> <p>Commitment No. 26458B Parcel A: The West Half of the Southwest Quarter of the Southeast Quarter of Section 36, Township 120, Range 23.</p> <p>Parcel B: The Southeast Quarter of the Southwest Quarter of Section 36, Township 120, Range 23.</p> <p>Commitment No. 26458C Parcel 1: The North half of the Southwest Quarter of the Northeast Quarter of Section 36, Township 120, Range 23;</p> <p>Parcel 2: That part of the Northwest Quarter of the Northeast Quarter of said Section 36 described as commencing at a point on the East line of said Section 36; thence Northerly along the East line of said Section 36 a distance of 210.0 feet; thence Westerly deflecting to the left 90 degrees a distance of 265.0 feet; thence Southerly deflecting to the left 90 degrees a distance of 210.0 feet; thence Easterly deflecting to the left 90 degrees a distance of 265.0 feet to the point of beginning, and also Except that part thereof acquired by the State of Minnesota in the Final Certificate dated April 12, 197</p> <p>Commitment No. 26458D The East Half of the Southwest Quarter of the Southeast Quarter of Section 36, Township 120 North, Range 23 West of the Fifth Principal Meridian</p> <p>Commitment No. 26458E Parcel 1: The East Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 120 North, Range 23 West, Hennepin County</p> <p>Parcel 2: The West Half of the Northwest Quarter of the Southwest Quarter of Section 36, Township 120 North, Range 23 West, Hennepin County</p> <p>Parcel 3: The South 324.80 feet of the West half of the Southwest Quarter of the Northwest Quarter of Section 36, Township 120, Range 23, Hennepin County</p> <p>Parcel 4: The East Half of the Southwest Quarter of the Northwest Quarter of Section 36, Township 120 North, Range 23 West, Hennepin County</p> <p>Parcel 5: The East Half of the Southwest Quarter, except a strip of land 2 rods wide extending from center of the so called Territory Road North EXCEPT that part described as follows: That part of the East half of the Southwest Quarter of Section 25, Township 120, Range 23, Hennepin County, Minnesota described as follows: Parcel 4: The East Half of the Northeast Quarter of the Northwest Quarter of Section 36, Township 120, Range 23, Hennepin County, Minnesota</p> <p>Commitment No. 26458F Tract A</p>
Address	Unassigned
City	Rogers, Minnesota
County	Hennepin County

Site Information

Total developable land	322.13 acres
Number of Parcels	14
Distance to major state/U.S. highway	.01 miles
Directions from Interstate or Major Highway: From I-94 - take the Maple Grove Pkwy exit, Exit 213 toward CR-30. Turn left onto Maple Grove Pkwy. Turn right onto CR-30 W 95th Ave N. Turn right onto Brockton Lane NCR 101	

Attach following schedules for parcel and lot:

- List of parcels/lots and designation within each site.
- Market price for each parcel or lot in \$/SF, \$/acre and \$/lot.
- Any special assessments and the amount due for each lot in \$/year and current balance (\$) for each lot.
- Real estate taxes payable in the current year by lot or parcel.

Required Documentation

Please enter "yes" in box to the right if the document is attached

Title Commitment using 2006 ALTA Commitment Form	See IV Tab C
ALTA Survey (ASC 2005)	See IV Tab E
If site not owned, attach copy of option or purchase agreement	See IV Tab B
Copy of site layout	See IV Tab A
Copy of aerial photo(s) identifying site location/major highways	See IV Tab F
Schedule and required submittals for site plan approval/permits	See IV Tab G
Updated Community Profile as reported in MNPRO's database	See IV Tab H
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	Yes, commercial only

Identify All Current Property Owners for This Site

Name, Address, Telephone, Email	Land Value	Annual Taxes	PID	Assessments	Acreage	\$/SF	\$/Acre
Hassan Mainstreet LLC (Formerly Wicht Jr) 750 2nd Street NE Suite 100 Hopkins, MN 55343 952-930-0630 tomg@beardgroupinc.com	\$16,226,894	\$33,641.12 \$51,625.56	36-120-23-24-0001 36-120-23-41-0002	\$0 \$0	252.98	\$1.47	\$64,143
John Wicht, III & JoEllyn Wicht 13285 Basswood Lane Rogers, MN 55374 763.420.6100 john@thunderbullets.com	\$5,406,083	\$16,023.60	36-120-23-33-0001	\$0	39.95	\$3.11	\$135,321
Dennis & Janice Stieg 19320 Stieg Road Rogers, MN 55374 763.420.3147	\$7,975,748	\$371.92	36-120-23-34-0002	\$0	59.61	\$3.07	\$133,799
Hassan Mainstreet LLC (Formerly Talberg/RTE, LP) 750 2nd Street NE Suite 100 Hopkins, MN 55343 952-930-0630 tomg@beardgroupinc.com	\$5,820.92	\$23,202.86	36-120-23-12-0006	\$0	52.55	\$2.54	\$110,769
Lavern R. Peterson 10901 Brockton Lane North Hassan, MN 55311 612.810.8597	\$1,533,000	\$4,545.80	36-120-23-43-0002	\$0	20	\$1.76	\$76,650
Jeanette H. Fricke 20181 Territorial Road Maple Grove, MN 55311 (Greg) 763.235.2069	\$20,683,820	\$290.30 \$396.58 \$5,683.07 \$266.58 \$284.62	36-120-23-32-0001 36-120-23-23-0002 25-120-23-34-0002 36-120-23-21-0002 36-120-23-21-0001	\$0 \$0 \$0 \$0 \$0	170	\$2.79	\$121,670
Hassan Mainstreet LLC (Formerly Helius/Lyndskey) 750 2nd Street NE Suite 100 Hopkins, MN 55343 952-930-0630 tomg@beardgroupinc.com	\$1,700,000	\$14,351.10 \$2,145.74	25-120-23-33-0001 25-120-23-32-0002	\$0 \$0	21.5	\$1.82	\$79,070
Hassan Mainstreet LLC (Formerly Robinson Parcel) 750 2nd Street NE Suite 100 Hopkins, MN 55343 952-930-0630 tomg@beardgroupinc.com	\$909,300	\$12,537.26	25-120-23-24-0002	\$0	11.41	\$1.83	\$79,693



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

Provide brief description of previous and current land uses of site .	agriculture
Identify current and previous uses of adjacent parcels.	agriculture; residential; industrial; farmstead; parks, recreation & preserves

Current and Planned Zoning

Current and planned zoning designation for the site.	planned unit development; See V Tab B
Current and planned zoning designation for land within 500 feet of the site.	agriculture, public industrial and residential; See V
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Corcoran, City of Maple Grove, City of Rogers, Town of Hassan, & City of Dayton / Hennepin County

IV. ECONOMIC DEVELOPMENT ZONES

Identify whether **the site** is currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	No
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	No
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

Identify whether **parcels adjacent to the site** are currently located within any of the following economic development zone designations:

JOBZ - Job Opportunity Building Zone	No
Enterprise Zone	No
Foreign Trade Zone	No
Transit Development Zone	Yes*
Tax Increment Financing (TIF)	No
New Market Tax Credits	No

*Identified by Metropolitan Council as tier 1 transitway - Bottineau Corridor.

V. ENVIRONMENTAL SITE ASSESSMENT

Date Completed

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-05? (Report should include record of historical use of site, as well as an archeological and endangered species assessment) Include a copy of the report with the application.	Yes	See VI Tab A
Was a Phase II Environmental Study required? If so, attach a copy.	No	

VI. TRANSPORTATION

Interstate Highway

Distance to closest <u>north/south</u> interstate highway	16.3 miles
•Identify interstate route number	I-35W
Distance to closest <u>east/west</u> interstate highway	.01 miles
•Identify interstate route number	I-94

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	No
Distance to closest port	17.5 miles
Distance to closest International Airport	31.2 miles
Distance to local/regional airport	11.4 miles
Runway length	
Navigational Aids	See VII. Tab B

Rail Access Contact Information and Service Description

Name of Contact	Steve Forsberg	
Company	Burlington Northern Santa Fe/BNSF Railway	
Address	2650 Lou Menk Drive	
City / State / Zip	Fort Worth, TX 76131-2830	
Phone	1-800-795-2673	
E-Mail	steven.forsberg@bnsf.com	
Description:		
Nearest Intermodal Facility:	19.9 miles	Shoreham Yards - 2800 Central Ave NE, Minneapolis MN 55418



VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	Doyle Tollefson
Company	Xcel Energy
Address	118 Dundas Rd
City / State / Zip	Monticello, MN 55362
Phone	763-271-6433
E-Mail	doyle.e.tollefson@xcelenergy.com

Is three-phase electric service currently at or within the boundary of this site?	Yes
If yes, what voltages are available?	34.5 kV
Is existing service overhead or underground?	Overhead
Is a loop (underground loop with two different delivery points) available at site?	No
What is the approximate distance to the nearest substation servicing this site?	5.5 miles
Is there a potential for dual feed to the site from two different substations?	Yes
What is the largest demand that can be served at this site using existing system?	Unknown kW

Natural Gas Providers and Service Description

Contact Name	Susan Sargent
Company	CenterPoint Energy
Address	700 W Linden Ave, PO Box 1165
City / State / Zip	Minneapolis, MN 55440-1165
Phone	612-321-5343
E-Mail	susan.sargent@centerpointenergy.com

Is there natural gas service currently available at the site?	Yes
If yes, what is the natural gas line size to the site?	6 inches
Line Capacity	Unknown MCF/hour
Pressure (PSI)	50-55 PSI

Municipal Water Provider and Service Description

Contact Name	John Seifert
Municipality	City of Rogers
Address	22350 S Diamond Lk Rd
City / State / Zip	Rogers, MN 55374
Phone	763-428-2253
E-Mail	jseifert@ci.rogers.mn.us

Head pressure at closest hydrant	N/A PSI
Flow rate at nearest hydrant	N/A GPM
Attach chemical profile of water	No
Is water from surface or ground water source?	Ground
Is water source part of looped system with feed from two sources?	Yes
Any planned upgrades, if so, when?	Yes, annually
What will be the incremental capacity?	As Required
Will redundancy or loop be added?	Yes



Contact Name	John Seifert	Sewer line in place near/at site?	.65 miles away
Municipality	City of Rogers	Diameter of line at site	8 inches
Address	22350 S Diamond Lk Rd	Size of sewer main in public right-of-way?	8 inches
City / State / Zip	Rogers, MN 55374	Depth of sewer in public right-of-way?	14+ feet
Phone	763-428-2253	Any special pretreatment	No
E-Mail	jseifert@ci.rogers.mn.us	Any incremental treatment capacity planned? If yes, note additional capacity	No

Municipal Sanitary Sewer Provider and Service Description

Contact Name	Tim O'Donnell, Sr.	Sewer line in place near/at site?	No, Under Construction
Municipality	Metropolitan Council	Diameter of line at site	12 inches
Address	230 E 5th St	Size of sewer main in public	12 inches
City / State / Zip	St. Paul, MN 55101	Depth of sewer in public	10+ feet
Phone	651-602-1269	Any special pretreatment	No
E-Mail	tim.odonnell@metc.state.mn.us	Any incremental treatment capacity	No

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	John Seifert	Capacity of sewer during 5-year storm event	Exist
Municipality	City of Rogers	Capacity of sewer during 10-year storm event	Exist
Address	22350 S Diamond Lk Rd	Capacity of sewer during 20-year storm event	Exist
City / State / Zip	Rogers, MN 55374		
Phone	763-428-2253		
E-Mail	jseifert@ci.rogers.mn.us		
Any additional storm water treatment or rate of discharge control required for this site?			Yes
If yes, describe treatment/control required: On-site rate control & water quality treatment.			

MPCA MS4 (Small Municipal Separate Storm Sewer Systems) program compliance:

Are you required to obtain permit coverage for storm water discharges? If yes, attach copy of MPCA letter on permit application.	No
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?	No
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?	Yes
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)	No, In Progress

Telecommunications Providers and Service Description

Contact Name	Phil Kinney
Company	Embarq
Address	343 E 82nd St
City / State / Zip	Chaska, MN 55318
Phone	952-448-8214
E-Mail	phil.r.kinney@embarq.com
Is there telecommunications service currently available at the site?	Yes
Does the site have broadband service?	Yes
If there is broadband service, what is the upstream band width?	.5 Mbps
What is the downstream band width?	5.0 Mbps
What is the type of delivery medium (copper, fiber optics, etc.)	existing copper/future fiber
If service not available, how soon could it be installed?	12 Weeks

VIII. VERIFICATION AND ASSURANCE

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MNPRO web site. and that the site information and community profile will be updated every 120 days. Signature:



Name: Samantha Orduno	Title: City Administrator	Organization: City of Dayton	Date: 7/17/09
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