

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION
I. CONTACT INFORMATION

Page 1 of 4

	Submitting Organization*	Local Economic Development Organization (If Different)
Contact Name	JOEL A. ERICKSON	
Organization	CITY OF LONSDALE	
Address	415 CENTRAL ST. W., PO BOX 357	
City / State / Zip	LONSDALE, MN 55046	
County	RICE	
Phone	(O) (507) 744-2327 / (C) (612) 701-8210	
FAX	(507) 744-5554	
E-Mail	jerickson@lonstel.com	

*Note Type of Organization (Owner, Broker, Representative, etc.)	OWNER
--	-------

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP
Site Name and Address

Site Name/Designation	LONSDALE BUSINESS PARK
Primary PIN Number(s)	19.25.4.01.003 / 19.25.4.01.005 / 19.25.4.76.002
Latitude and Longitude	93°24'06.8"W, 44°28'36.4"N / 93°24'19.5"W, 44°28'35.1"N / 93°24'19.9"W, 44°28'30.9"N
Legal Description	OUTLOT B LONSDALE BUSINESS PARK / OUTLOT D LONSDALE BUSINESS PARK /
Address	XXXX COMMERCE DR. SE / XXXX COMMERCE DR. SE / XXXX PONDVIEW DR. SE
City	LONSDALE
County	RICE

Site Information

Total developable land (acres)	34
Number of Parcels	3
Distance to major State/U.S. highway (miles)	0 - 5.5
Directions from Interstate or Major Highway: FROM I-35, WEST ON STATE TRUNK HIGHWAY 19 (10-TON ROAD), LEFT ON GARFIELD AVE, RIGHT ON EITHER COMMERCE DR. SE. OR PONDVIEW DR. SE	

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	YES
ALTA Survey (ASC 2005)	YES
If site not owned, attach copy of option or purchase agreement	N/A
Copy of site layout	YES
Copy of aerial photo(s) identifying site location/major highways	YES
Schedule and required submittals for site plan approval/permits	YES
Updated Community Profile as reported in LOIS/EMSI	YES
Desktop review of Archeological/Cultural resources (SHPO)	NO
Desktop review of Threatened and Endangered Species (DNR and FWS)	NO
Have wetlands been identified through the National Wetland Inventory (USFWS)?	YES

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	CITY OF LONSDALE	
Address	415 CENTRAL ST. W.	
City / State / Zip	LONSDALE, MN 55046	
Phone	(507) 744-2327	
E-Mail	jerickson@lonstel.com	

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION



III. SITE AND SURROUNDING PARCEL LAND USE AND ZONING INFORMATION

Land Use Information

Provide brief description of previous and current land uses of site .	previous Use: AGRICULTURE Current Uses: AGRICULTURE
Identify current and previous uses of adjacent parcels.	Previous Use: AGRICULTURAL AND MANUFACTURING (EAST), RETAIL BUSINESS AND RESIDENTIAL (WEST), UNDEVELOPED NATURAL AREA (SOUTH) AGRICULTURE (NORTH) Current Uses: CHURCH, AGRICULTURE

Current and Planned Zoning

Current and planned zoning designation for the site.	PARCELS ARE ZONING MEDUIM INDUSTRIAL (I-2) AND COMMERCIAL/INDUSTRIAL
Current and planned zoning designation for land within 500 feet of the site.	CURRENT ZONING NORTH IS URBAN RESERVE (NOT IN CITY LIMITS) / EAST IS URBAN RESERVE (NOT IN CITY LIMITS) / SOUTH IS PARKS & OPEN SPACE /
Identify Municipal jurisdiction for adjacent land (Town/City/County)	CITY OF LONSDALE (SOUTH/WEST) WEBSTER TOWNSHIP (NORTH/EAST)

IV. ECONOMIC DEVELOPMENT ZONES

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

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:

Enterprise Zone	NO
Foreign Trade Zone	NO
Transit Development Zone	NO
Tax Increment Financing (TIF)	NO
New Market Tax Credits	NO

V. ENVIRONMENTAL SITE ASSESSMENT

Date Completed

Has a Phase I Environmental Assessment been completed in accordance with ASTM Standard E 1527-13? (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	19-Mar-13
Was a Phase II Environmental Study required? If so, attach a copy.	NO	
Have Geotechnical Soil Tests – ASTM Standard D 420 - been taken? Include a copy of the report with the application	YES	25-Sep-14

VI. TRANSPORTATION

Interstate Highway

Distance to closest north/south interstate highway	5.5 MILES
•Identify interstate route number	I-35
Distance to closest east/west interstate highway	54 MILES
•Identify interstate route number	I-90
Distance to and closest 4-Lane Hwy (State/Federal)	5.5 MILES
Distance to and closest 2-Lane Hwy (State/Federal)	0 - 0.37 MILES

River/Inland/Sea Port/Airport

Does the site have access to a navigable river, inland or sea port?	NO
Distance to closest port	50 MILES
Distance to closest rail line	24 MILES
Distance to closest International Airport	40 MILES
Distance to local/regional airport	15 MILES
Longest runway length	4,257
Navigational Aids	YES

Rail Access Contact Information and Service Description

Is there rail service on site? If yes, is it Class 1 vs. Shortline? NO		
If no, are <u>any</u> rail lines located within 1 mile of the site? Y/N	NO	
If yes, Name of Contact:		
Company		
Address		
City / State / Zip		
Phone		
E-Mail		
Nearest Intermodal Facility:	COUNCIL BLUFFS, IA	1 RAILROAD THAT OPERATES THROUGHOUT

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION**VII. UTILITY SERVICES****Electric Power Providers and Service Description**

Page 3 of 4

Contact Name	STEVE NORDAHL
Company	STEELE WASECA COOPERATIVE ELECTRIC (SWCE)
Address	2411 WEST BRIDGE ST.
City / State / Zip	OWATONNA, MN 55060
Phone	507-451-7340
E-Mail	snordahl@swce.coop

Is three-phase electric service currently at or within the boundary of this site?	YES
If yes, what voltage is available? (describe in KV)	.208 / .480 / 12.47kV
Is existing service overhead or underground?	UNDERGROUND
Is a loop (underground loop with two different delivery points) available at site?	YES
What is the approximate distance to the nearest substation servicing this site?	7 MILES
What is the age of the nearest substation/transformers?	15 YEARS
Is there a potential for dual feed to the site from two different substations?	YES
What is the largest demand in KW/MW that can be served at this site using existing system?	4 MW

Natural Gas Providers and Service Description

Contact Name	BARRY HAGER
Company	CENTERPOINT ENERGY
Address	2400 NORTH RIVERFRONT DR.
City / State / Zip	MANKATO, MN 56001
Phone	(507) 381-1669
E-Mail	barry.hager@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?	4 INCHES
Line pressure (PSI)?	50 PSI
Is more or less than 10,000 CFH of natural gas available to a user?	MORE

Municipal Water Provider and Service Description

Contact Name	RUSS VLASAK
Municipality	CITY OF LONSDALE
Address	415 CENTRAL ST. W.
City / State / Zip	LONSDALE, MN 55046
Phone	(507) 744-2397
E-Mail	rvasak@lonstel.com

Head pressure at closest hydrant	60 PSI
Flow rate at nearest hydrant	700 GPM
GPD availability at site	1,008,000
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?	NO
What will be the incremental capacity?	SAME AS ABOVE
Attach chemical profile of water	NO

Contact Name	RUSS VLASAK
Municipality	CITY OF LONSDALE



Municipal Sanitary Sewer Provider and Service Description

Contact Name	RUSS VLASAK	Sewer line in place near/at site?	YES
Municipality	CITY OF LONSDALE	Diameter of line at site	6 INCHES
Address	415 CENTRAL ST. W.	Size of sewer main in public right-of-way?	8 INCHES
City / State / Zip	LONSDALE, MN 55046	GPD Capacity	687,000
Phone	(507) 744-2397	Any special pretreatment requirements?	DEPENDS ON INTENDED USE
E-Mail	rrvlasak@lonstel.com	Any incremental treatment capacity planned? If yes, note additional capacity	NO

Municipal Storm Sewer Service Description/Requirements

Based on City Engineer input:

Contact Name	RUSS VLASAK	Capacity of sewer during 5-year storm event	YES
Municipality	CITY OF LONSDALE	Capacity of sewer during 20-year storm event	YES
Address	415 CENTRAL ST. W.	Capacity of sewer during 100-year storm event	YES
City / State / Zip	LONSDALE, MN 55046		
Phone	(507) 744-2397		
E-Mail	rrvlasak@lonstel.com		
Is the site covered by a storm water management plan (Y/N)	YES		
Is the site served by a regional pond system. (Y/N)	YES		
Does the site require on-site stormwater retention pond. (Y/N)	NO		
Any additional storm water treatment or rate of discharge control required for this site?			NO
If yes, describe treatment/control required:			

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?	N/A
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

Telecommunications Providers and Service Description

Contact Name	BONNIE SIMON		
Company	LONSDALE TELEPHONE AND VIDEO VENTURES		
Address	126 MAIN ST. S.		
City / State / Zip	LONSDALE, MN 55046		
Phone	(507) 744-2311		
E-Mail	bsimon@lonsdaletel.com		
Does the site have broadband service?		YES	
If there is broadband service, what is the upstream band width? mbps/gbps		1 MBPS - 10 GBPS	
What is the downstream band width? mbps/gbps		1 MBPS - 10 GBPS	
What is the type of delivery medium (copper, fiber optics, etc.)		FIBER OPTIC	
If service not available, how soon could it be installed?			
Does the site have two (or more) fiber providers within 5 miles?		NO	

If so, describe additional service below **(Insert rows)**:

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 MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature: _____

Name:	Title:	Organization:	Date:
-------	--------	---------------	-------

If this is an amended application (new contact person):

I agree that the information is valid and accurate on a best effort basis, that the site can be listed on the MN DEED web site, and that the site information will be updated annually, as of the date of signature. Signature: _____

Name:	Title:	Organization:	Date:
-------	--------	---------------	-------