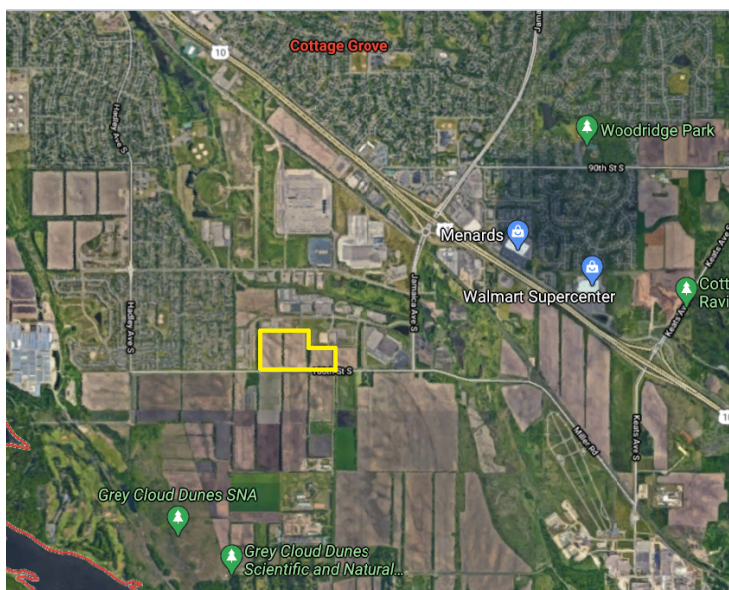
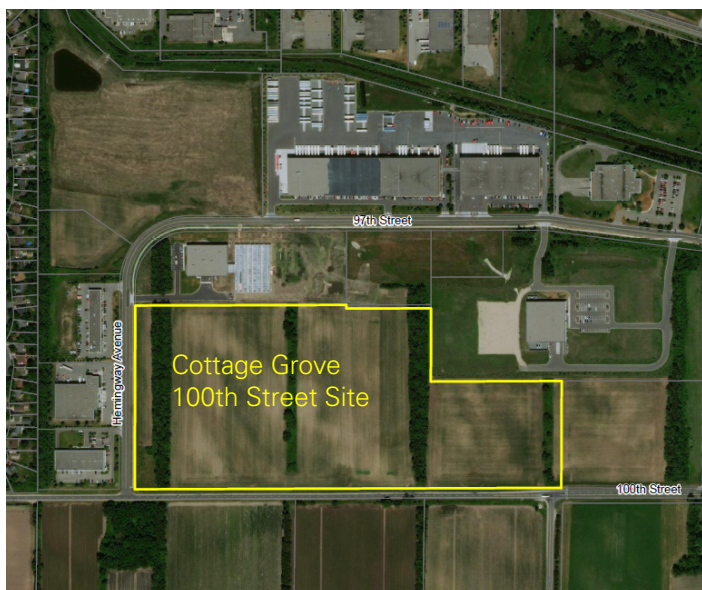


COTTAGE GROVE - 100th STREET COTTAGE GROVE, MN

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	East corner of 100th St. and Hemingway Ave S, Cottage Grove MN
Owner	WAG Farms Inc. Contact City of Cottage Grove Economic Development Department
Size	~19 acres
Zoning	Industrial 3
Asking Price	\$141,570 / acre
Highway Access	13.4 miles to I-35E, 11 miles to I-94, 1.24 miles to 4-lane US Highway 10/61
Air Access	~18 miles to Minneapolis St. Paul International Airport
Rail Access	No rail access

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.8 kV, 115kV overhead 3-phase transmission.
Natural Gas	Xcel Energy. 4" gas line, 60 psi.
Water	City of Cottage Grove. 12" water main, ~2,000 gpm
Sewer Storm	City of Cottage Grove. 6" sewer line, 0.303 MGD.
Water	City of Cottage Grove. The site will be required to meet the volume control requirement equal to infiltrating 1" of runoff from new impervious areas of development.
Telecom/Fiber	Comcast. Cable, DSL, & Mobile Wireless available at site. 100 Mbps download / 25 Mbps upload.

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<input checked="" type="checkbox"/>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<i>None</i>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with map	<input checked="" type="checkbox"/>
Wetlands Delineation and Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<input checked="" type="checkbox"/>

GENERAL COMMUNITY INFORMATION

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

Name: Christine Costello
Director

Address: City of Cottage Grove
12800 Ravine
Parkway South
Cottage Grove, MN 55016

Email:
CCostello@cottage-grove.org
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Xcel Energy Contact:

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