

MN SHOVEL READY CERTIFIED DEVELOPMENT SITE APPLICATION

I. CONTACT INFORMATION

	Submitting Organization*	Local Economic Develop Differen Royalton
Contact Name	Carol Madsen	
Organization	City of Royalton	
Address	12 N Birch Street	
City / State / Zip	Royalton, MN 56373	
County	Morrison	
Phone	320-584-5900	
FAX	320-584-7412	
E-Mail	cityhall@royaltonmn.com	
*Note Type of Organization (Owner, Broker, Representative, etc.)		

II. SITE/COMMUNITY INFORMATION AND SITE OWNERSHIP

Site Name and Address

Site Name/Designation	Platte River Industrial Park
Primary PIN Number(s)	44.0680000; 44.681000 (Infinity); 44.0682000
Latitude and Longitude	
Legal Description	Lot 001 Block 001; Lot 002 Block 001; Lot 003 Block 001
Address	1000 S Birch Street
City	Royalton
County	Morrison

Site Information

Total developable land (acres)	19.6
Number of Parcels	3
Distance to major State/U.S. highway (miles)	0.5
US Hwy 10 is adjacent to the Platte River Industrial Park	

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 Docu

Please enter "yes" in box to the
attache

Title Commitment using 2006 ALTA Commitment Form	
ALTA Survey (ASC 2005)	
If site not owned, attach copy of option or purchase agreement	
Copy of site layout	
Copy of aerial photo(s) identifying site location/major highways	
Schedule and required submittals for site plan approval/permits	
Updated Community Profile as reported in LOIS	
Will site comply with LEED Certified site requirements? (Refer to instructions for more details)	
Desktop review of Archeological/Cultural resources (SHPO)	
Desktop review of Threatened and Endangered Species (DNR and FWS)	
Have wetlands been identified through the National Wetland Inventory (USFWS)?	

Identify All Current Property Owners for This Site

	Owner # 1	Owner #2
Name	City of Royalton	Infinity LLC
Address	12 N Birch Street	
City / State / Zip	Royalton, MN 56373	
Phone	320-584-5900	
E-Mail	City of Royalton	

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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: tillable farm land and current use is industrial
Identify current and previous uses of adjacent parcels.	Previous Use: tillable farm land and current use is industrial

Current and Planned Zoning

Current and planned zoning designation for the site.	zoned I-2 Heavy Industrial
Current and planned zoning designation for land within 500 feet of the site.	C-2 Highway Commercial and Agriculture
Identify Municipal jurisdiction for adjacent land (Town/City/County)	City of Royalton/Morrison County

IV. ECONOMIC DEVELOPMENT ZONES

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

Enterprise Zone	
Foreign Trade Zone	
Transit Development Zone	
Tax Increment Financing (TIF)	x
New Market Tax Credits	

Identify whether **parcels adjacent** located within any of the following designations:

Enterprise Zone	
Foreign Trade Zone	
Transit Development Zone	
Tax Increment Financing (TIF)	
New Market Tax Credits	

V. ENVIRONMENTAL SITE ASSESSMENT

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
Was a Phase II Environmental Study required? If so, attach a copy.	yes

VI. TRANSPORTATION

Interstate Highway	
Distance to closest north/south interstate highway	90
•Identify interstate route number	35
Distance to closest east/west interstate highway	25

River/Inland/Sea
Does the site have access to a navigable river, inland or sea port?
Distance to closest port
Distance to closest rail line

•Identify interstate route number	I 94
Distance to and closest 4-Lane Hwy (State/Federal)	0.5
Distance to and closest 2-Lane Hwy (State/Federal)	14

Distance to closest International Airport
Distance to local/regional airport
Longest runway length
Navigational Aids

Rail Access Contact Information and Service Description

Is there rail service on site? If yes, is it Class 1 vs. Shortline? Please describe	
Name of Contact	
Company	Burlington Northern Santa Fe Railroad (BNSF)
Address	3500 NE Main Street
City / State / Zip	Minneapolis, MN 55418
Phone	800-795-2673
E-Mail	
Nearest Intermodal Facility:	Minneapolis, MN 55418

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VII. UTILITY SERVICES

Electric Power Providers and Service Description

Contact Name	Dean Witt
Company	MN Power
Address	1201 11th Street NE
City / State / Zip	Little Falls MN 56345
Phone	320-632-5014
E-Mail	dwitt@mnpower.com

Is three-phase electric service currently at or within the boundary of this site?	yes
If yes, what voltage is available? (describe in KW)	voltage 7,200 3-phase
Is existing service overhead or underground?	overhead
Is a loop (underground loop with two different delivery points) available at site?	
What is the approximate distance to the nearest substation servicing this site?	
What is the age of the nearest substation/transformers?	2 miles
Is there a potential for dual feed to the site from two different substations?	
What is the largest demand in KW that can be served at this site using existing system?	No Limit

Natural Gas Providers and Service Description

Contact Name	
Company	Xcel Energy
Address	3515 N 3rd Street
City / State / Zip	St. Cloud, MN 56303
Phone	800-895-4999
E-Mail	

Is there natural gas service currently available at the site?	no
If yes, what is the natural gas line size to the site?	.5 miles
Line pressure (PSI)?	2.00000 PSI
Is more or less than 10,000 CFH of natural gas available to a user?	

Municipal Water Provider and Service Description

Contact Name	Lee Popp
Municipality	City of Royalton
Address	12 N Birch Street
City / State / Zip	Royalton MN 56373
Phone	320-412-6383
E-Mail	publicworks@royaltonmn.com

Head pressure at closest hydrant
Flow rate at nearest hydrant
GPD availability at site
Is water from surface or ground water source?
Is water source part of looped system with feed from two sources?
Any planned upgrades, if so, when?
What will be the incremental capacity?
Attach chemical profile of water

Contact Name	Lee Popp
Municipality	City of Royalton

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Municipal Sanitary Sewer Provider and Service Description

Contact Name	Lee Popp	Sewer line in place near/at site?
Municipality	City of Royalton	Diameter of line at site
Address	12 N Birch Street	Size of sewer main in public right-of-way?
City / State / Zip	Royalton MN 56373	GPD Capacity
Phone	320-412-6383	Any special pretreatment
E-Mail	publicworks@royaltonmn.com	Any incremental treatment capacity planned? If yes, note additional capacity

Municipal Storm Sewer Service Description/Requirements

Based on City Er

Contact Name	Lee Popp	Capacity of sewer during 5-year storm event
Municipality	City of Royalton	Capacity of sewer during 20-year storm event
Address	12 N Birch Street	Capacity of sewer during 100-year storm event
City / State / Zip	Royalton MN 56373	
Phone	320-412-6383	
E-Mail	publicworks@royaltonmn.com	
Is the site covered by a storm water management plan (Y/N)	No	
Is the site served by a regional pond system. (Y/N)	No	
Does the site require on-site stormwater retention pond. (Y/N)	Yes	
Any additional storm water treatment or rate of discharge control required for this site?		
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.
Have you satisfied the MS4 permit conditions to develop/implement storm mgmt. program and report on status/effectiveness?
Are you required to obtain a NPDES (Nat'l Pollutant Discharge Elimination System) permit for storm water during construction?
If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control? (Attach copy of plan)

Telecommunications Providers and Service Description

Contact Name	
Company	Midcontinent Communications
Address	314 3rd Street Nw
City / State / Zip	Bemidji MN 56601
Phone	800-888-1300
E-Mail	
Does the site have broadband service?	No
If there is broadband service, what is the upstream band width? mbps/gbps	1 Gig
What is the downstream band width? mbps/gbps	1Gig
What is the type of delivery medium (copper, fiber optics, etc.)	fiber optics
If service not available, how soon could it be installed?	when requested
Does the site have two (or more) fiber providers within 5 miles?	Yes
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, a will be updated annually, as of the date of signature. Signature: _____

Carol Madsen	City Clerk/Treasurer	City of Royalton
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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, a will be updated annually, as of the date of signature. Signature: _____

Name:	Title:	Organization:
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y EDA

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e right if the document is
:d

no
no
Lot 002 Block 001
no
no



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to the site are currently economic development zone

x

Date Completed

1-May-02
Dec-02

Port/Airport

no
150
0.5

90

4

4011 feet

Yes



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60 PSI
770 gpm
ground water
no
no



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Yes
8 inches
10 inches
No
No

Engineer input:

No

|

nd that the site information

12/28/1027

nd that the site information

Date: