

*Business  
Opportunities  
Await in the*



City of  
**Cokato**



*In the Midst of Opportunity*

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City of  
**Cokato**  
*In the Midst of  
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## *For More Information Contact:*

City of Cokato EDA  
255 Broadway Avenue  
Cokato, MN 55321  
(320) 286-5505  
[www.cokato.mn.us](http://www.cokato.mn.us)

Email: [cityclerk@cokato.mn.us](mailto:cityclerk@cokato.mn.us)

or

Economic Development Information:  
Joanne Foust, Principal  
Municipal Development Group, Inc.  
952-758-7399, ext. 1

1-888-mdg-inc (1-888-763-4462) phone/fax  
Email: [jfoust@municipaldevelopmentgroup.com](mailto:jfoust@municipaldevelopmentgroup.com)



## Location and History

**Location:** Translated from the Dakota language, Cokato or co-ka-ta, means “in the middle of” or “in the midst of.” Cokato is “In the Midst of Opportunity” for you and your business!

The city, located in the midst of two metropolitan areas, 50 miles west of Minneapolis/St. Paul and 40 miles from St. Cloud, has many economic and geographic advantages. Within in Wright County, Cokato, boasts the presence of strong business leaders and the ability to grow a thriving local business base.

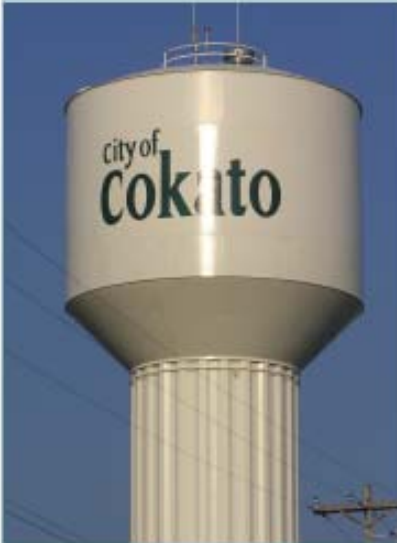
Cokato is located within East Central MN  
Within US Congressional District 6 and  
MN Legislative District 18B.



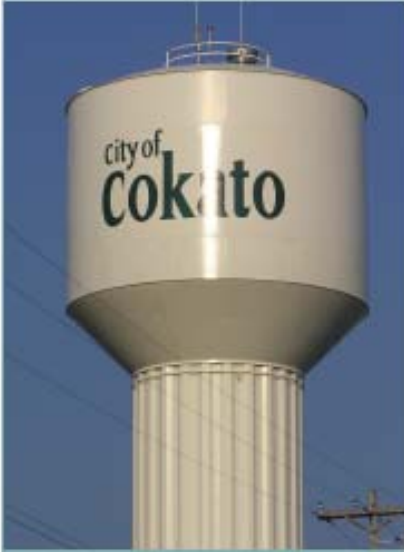
**History:** The first settlers came to the Cokato area in 1858. Following the construction of a rail station in 1869, additional settlers arrived along with a number of businesses including hotels, general stores, saloons, blacksmith shops, and a post office. The Village of Cokato was officially founded on March 9, 1878.

The first settlers in Cokato came from New York, New Hampshire, and Maine, followed by immigrants from Sweden and Finland, Norway, Germany, Poland and Bohemia. Today, a strong Swedish and Finnish heritage prevails in Cokato.

**Culture and Recreation:** Cokato offers a variety of cultural and recreational amenities including nearby Brooks Lake, Cokato Lake and Cokato Lake Campground, Collinwood Park, a 9-hole golf course, Stockholm Karting Center, the Cokato Museum, the D-C Performing Arts Center, the annual Cokato Corn Carnival, trails and much more!



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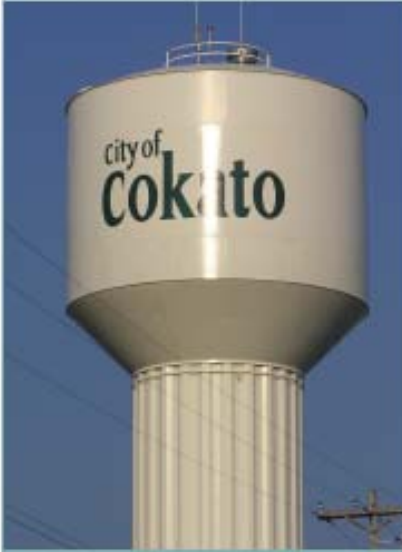
## *Demographics*

The MN State Demographer's Office estimated a **2008 population of 2,749** in Cokato; an increase from 2,727 in 2000 (2000 Census) and 2,180 in 1990 (1990 Census).

Cokato is located within the southwest corner of Wright County, which experienced significant growth over the past decade. The 2000 Census reported a county population of 89,986. The State Demographer estimates this increased nearly 33% during the eight year period to an estimated 2008 population of 119,335. Cokato is anticipated to continue to grow along with Wright County, over the next decade.

### ***Demographic Highlights from the 2000 Census***

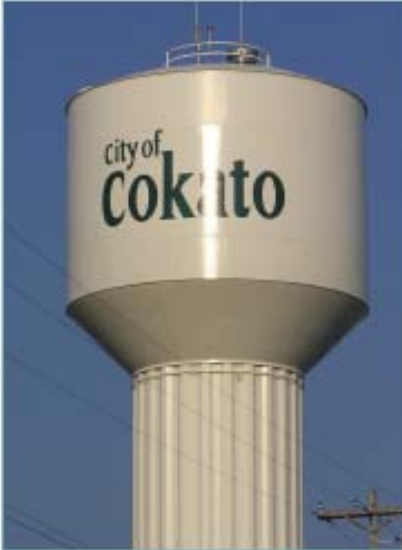
- Median age: 33.3 years in Cokato
- Population under 5 years of age: 260 or 9.5%
- Population 18 years and over: 1,859 or 68.2%
- Population 65 years and over: 477 or 17.5%
- Average household size: 2.66 people per household
- Average family size: 3.33
- Population with high school degree or higher: 82.6%
- Population with bachelor's degree or higher: 15%
- Median household income (1999 dollars): \$39,613
- Median family income (1999 dollars): \$51,645
- Per Capita Income (1999 dollars): \$17,149
- 1035 housing units. 91% occupied housing units
- 69.9% owner-occupied housing units and 30.1% renter-occupied housing units.



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# Consumer Expenditures

	Consumer Expenditures (2009)	
	\$ Per Household	Total \$000s
<b>Apparel</b>	2,241	2,478
Men's Apparel	430	475
Boys' Apparel	107	119
Women's Apparel	747	827
Girls' Apparel	146	162
Infants Apparel	100	111
Footwear	367	405
Apparel Services and Accessories	344	380
<b>Education</b>	1,066	1,179
Books And Supplies	149	165
Tuition	917	1,014
<b>Entertainment</b>	2,626	2,904
Fees And Admissions	652	722
Video And Audio Equipment	926	1,024
Recreational Equipment And Supplies	1,047	1,158
<b>Food and Beverages</b>	7,306	8,080
Food At Home	3,835	4,241
Food Away From Home	2,925	3,235
Alcoholic Beverages	546	603
<b>Health Care</b>	2,981	3,297
Health Care Insurance	1,441	1,594
Health Care Services	717	793
Health Care Supplies And Equipment	822	910
<b>Household Furnishings and Equipment</b>	2,065	2,284
Household Textiles	148	164
Furniture	559	618
Floor Coverings	68	75
Major Appliances	240	265
Housewares And Small Appliances	1,051	1,162
<b>Shelter</b>	9,073	10,035
Mortgage Interest	3,591	3,972
Property Taxes	1,553	1,717
Miscellaneous Owned Dwelling Costs	1,231	1,361
Rental Costs	2,193	2,425
Other Lodging	505	559
<b>Household Operations</b>	1,628	1,800
Babysitting And Elderly Care	376	416
Household Services	294	325
Alimony And Child Support	241	266
Household Supplies	718	794
<b>Miscellaneous Expenses</b>	804	889
Legal And Accounting	97	107
Funeral And Cemetery	89	99
Finance Charges Excluding Mortgage And Vehicle	518	573
Other Miscellaneous Expenses	100	110

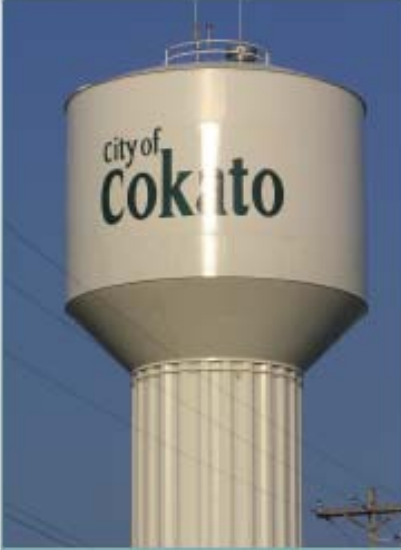


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## Consumer Expenditures

Cokato, MN 2009	\$ Per Household	Total \$000s
<b>Personal Care</b>	689	762
Hair Care	54	59
Electric Personal Care Appliances	14	15
Personal Care Services	461	510
Personal Care Products	161	178
<b>Reading</b>	155	172
Newspapers	67	74
Magazines	32	35
Books	57	63
<b>Tobacco</b>	326	361
Cigarettes	293	324
Other Tobacco Products	33	36
<b>Transportation</b>	9,562	10,576
New Vehicle Purchase	2,428	2,685
Used Vehicle Purchase	1,567	1,733
Motorcycles (New And Used)	69	76
Vehicle Finance Charges	463	512
Gasoline And Oil	2,151	2,379
Vehicle Repair And Maintenance	747	826
Vehicle Insurance	1,094	1,210
Public Transportation	523	578
Other Transportation Costs	521	576
<b>Utilities</b>	3,377	3,735
Natural Gas	469	519
Electricity	1,239	1,370
Fuel Oil And Other Fuels	125	139
Telephone Service	1,155	1,277
Other Utilities	389	430
<b>Gifts</b>	1,207	1,335
Gifts Of Apparel	240	265
Gifts Of Apparel Accessories	31	34
Gifts Of Education	244	270
Gifts Of Recreation	82	91
Gifts Of Food And Beverages	111	123
Gifts Of Household Furnishings And Equipment	197	218
Gifts Of Household	51	57
Gifts Of Transportation	64	71
Gifts Elsewhere Unspecified	186	205
<b>Personal Insurance</b>	466	516
<b>Contributions</b>	1,667	1,844

Source: Source: Applied Geographic Solutions, Thousand Oaks, CA, 2010  
www.mspprospector.com



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# Business and Workforce

**Total Establishments = 142**  
**Total Employees = 1,790**

**Cokato, MN 2009**

## Total Establishments by Size (2009)

	Total	%
1-4 Employees	75	52.8%
5-9 Employees	25	17.6%
10-19 Employees	20	14.1%
20-49 Employees	13	9.2%
50-99 Employees	5	3.5%
100-249 Employees	3	2.1%
250-499 Employees	0	0.0%
500-999 Employees	0	0.0%
1000+ Employees	0	0.0%

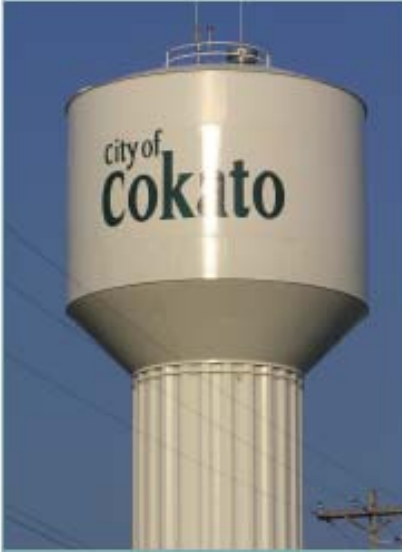
## Total Employees by Major SIC (2009)

	Total	%
Agricultural, Forestry, Fishing (SIC Range 01-09)	10	0.6%
Mining (SIC 10-14)	0	0.0%
Construction (SIC 15-17)	79	4.4%
Manufacturing (SIC 20-39)	290	16.2%
Transportation and Communications (SIC 40-49)	23	1.3%
Wholesale Trade (SIC 50-51)	110	6.1%
Retail Trade (SIC 52-59)	443	24.7%
Finance, Insurance And Real Estate (SIC 60-69)	68	3.8%
Services (SIC 70-89)	713	39.8%
Public Administration (SIC 90-98)	48	2.7%
Unclassified (SIC 99)	5	0.3%

## Total Employees by Occupation (2009)

	Total	%
Executive, Managers, and Administrators	208	11.6%
Professional Specialty Occupations	259	14.5%
Sales Professionals	50	2.8%
Technologies and Technicians	78	4.4%
Sales Workers and Clerks	193	10.8%
Administrative Support Workers	288	16.1%
Technical, Sales, and Administrative: Field Occupations	4	0.2%
Private Household Service	0	0.0%
Protective Services	14	0.8%
Other Services: Site Based	261	14.6%
Other Services: Field Based	5	0.3%
Farming, Forestry, and Fishing	28	1.6%
Precision, Craft, and Repair: Site Based	190	10.6%
Construction, Repair, and Mining: Field Based	44	2.5%
Machine Operators, Assemblers, and Inspectors	3	3.0%
Transportation and Materials Moving Workers	7	3.2%
Handlers, Helpers and Laborers	2	2.9%

Source: *Source: Applied Geographic Solutions, Thousand Oaks, CA, 2010*  
[www.mspprospector.com](http://www.mspprospector.com)



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## Education

**Education.** The first school building was built in Cokato in the early 1870s. In 1969, Cokato and Dassel voted to consolidate their school districts. The Dassel-Cokato high school was built between the two cities and opened in 1972. Each community retained their previous high schools and converted them to elementary schools.

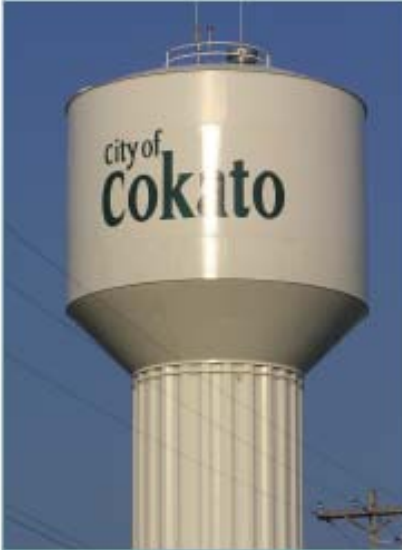
In 2002, an \$11.9 million facility referendum was approved, resulting in the construction of a state of the art performing arts center, a new gym, music room, football field, track and expanded parking.

Today, the Dassel-Cokato School District serves the cities of Dassel and Cokato, which have a combined 2008 estimated population of 4,065 residents. The school district, which includes the surrounding townships, has a total population of 7910 residents. Approximately 350 employees, including 141 teachers, serve the 2,300 students in grades K-12.

### **“What's special about D-C schools?”**

- North Central Accreditation.
- Dassel Elementary and DCHS recognized as "National Schools of Excellence."
- Cokato Elementary recognized as a "State School of Excellence."
- Class sizes for lower elementary averages 20 students.
- K-12 individualized gifted program recognized as state model.
- District character pillars.
- FOCUS program and Area Learning Center for at-risk students.
- Excellent media/ technology capabilities including computers in every classroom and 12 well-equipped computer centers with an overall student to computer ratio of 4:1.
- District reading specialists
- Local area computer networks in each school and a wide area network for the entire district that provides Internet access to every computer in the district.
- Coordinated K-12 curriculum with sequential learning objectives.
- Student test scores well above national averages.
- Extensive extra and co-curricular activities including recent state championships in wrestling, drum line, speech, track, mock trial, and problem solving.
- Indoor swimming pool.
- Community education programs serving people of all ages.
- Opportunities for parent/community involvement in curriculum development, extra-curricular activities and volunteer programs in the schools.”

Source: [www.dc.k12.mn.us](http://www.dc.k12.mn.us)



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## *Education*

### **Contact Information:**

#### **Dassel-Cokato High School**

P.O. Box 1600  
4852 Reardon Ave. S.W.  
Cokato, MN 55321  
Phone: (320) 286-4100 ext. 1800

#### **D-C Middle School**

P.O. Box 1500  
4852 Reardon Ave. S.W.  
Cokato, MN 55321  
Phone: 320.286.4100 ext. 1600

#### **Cokato Elementary School**

200 5th St. S.W.  
P.O. Box 1300  
Cokato, MN 55321  
Phone: 320.286.4100 x1300

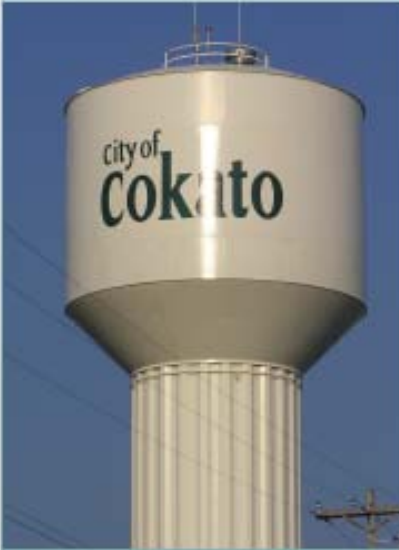
#### **Dassel-Cokato Early Childhood Family Education**

D-C Early Childhood Programs Coordinator  
4852 Reardon Ave. S.W.  
PO Box 1400  
Cokato, MN 55321  
286-4100 ext. 1024

#### **Post-Secondary Education Options**

- Ridgewater College – Community and technical college located 24 miles from Cokato in Hutchinson and Willmar.
- St. Cloud State University – Located 35 miles from Cokato in St. Cloud, MN.
- Saint John's University – Located 35 miles from Cokato in Collegeville.

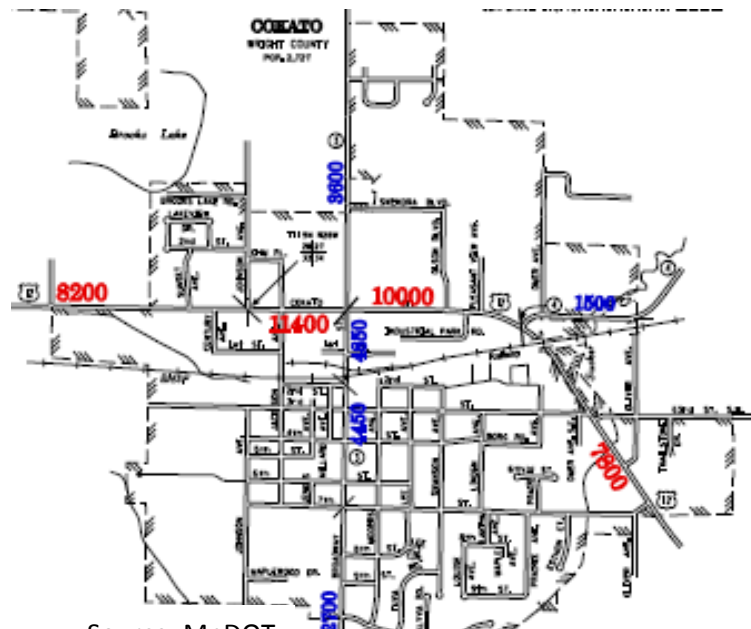




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## Transportation

Cokato is served by US TH 12, which runs east-west through the community providing excellent access and visibility to commercial and industrial properties. According to MnDOT, traffic counts along US TH 12 range from 7,900 vehicles per day on the east side, to over 11,400 vehicles per day at the community's main intersection along the highway. Traffic counts in these areas increased from 10% from 7,100 vehicles and 16% from 9,800 vehicles per day in 2000, respectively.



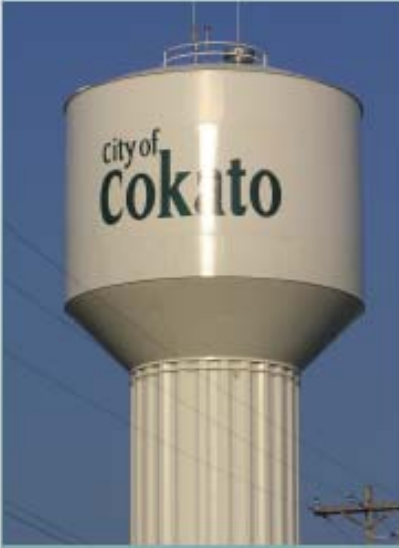
Source: MnDOT

Cokato is located six miles from MN State Highway 15, fifteen miles from MN State Highway 7 and twenty miles from MN State Highway 55.

**Air:** Three optional air service providers are located within an hour of Cokato. The K. Butler Field, which offers a 4,000 foot paved and lighted runway is 24 miles away in Hutchinson.

The St. Cloud Regional Airport, 50 miles from Cokato, offers a 7,000 foot paved and lighted runway.

The Minneapolis/St. Paul International Airport is 55 miles from Cokato, and offers a 10,000 foot paved and lighted runway for charter, commercial, freight and jet service. The airport serves several major airlines.



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## *Utilities & Public Services*

**Gas:** CenterPoint Energy Minnegasco: 1-800-245-2377 or 800-252-1166.

**Electricity:**

Xcel Energy: 1-800-859-4999;

Wright-Hennepin Cooperative Electric Association:  
800-943-2667 or 320-763-3000.

**Telephone:**

Sprint: 1-800-788-3500.

Services include: digital central switch, equal access market, extended area service (within metro calling area), custom calling features, customized local area service and ISDN technologies.

**Internet:**

Lakedale Link: 800-546-4963;

Charter Communications: 800-581-0081;

Mediacom: 800-332-0245.

**Cable Television:**

Charter Communications: 1-800-581-0081.

Channel 12 –Cokato’s local public access channel.

**Water and Sewer Service:**

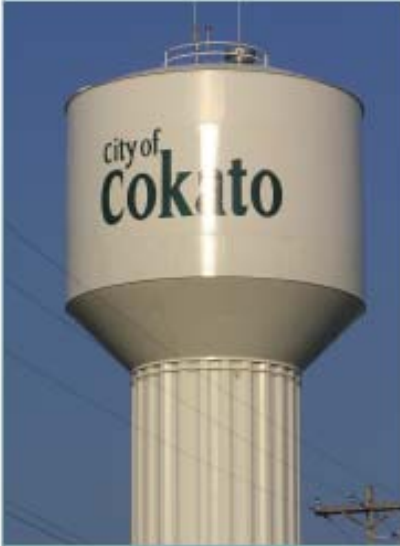
City of Cokato: 320-286-5505.

**Water Utility:**

- Wells: Storage Capacity of 650,000 gallons.
- Pumping capacity of 375 gallons per minute.
- Average Demand: 320,000 gallons per day.
- Peak Demand: 800,000 gallons per day.
- Total water hardness 24 ppm.

**Wastewater Utility:**

- 10,000,000 gallon per day capacity in plant
- Average flow: 680,000 gallons per day
- Peak Flow: 1,200,000 gallons per day



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## *Utilities & Public Services*

### **Garbage Collection:**

Waste Management: 1-800-450-9378.

### **Recycling:**

Cokato City Hall: 320-286-5505.

### **Police:** Emergency –police and ambulance: 911.

Non-emergency- 320-286-5454 or

Wright County Sheriff's Office: 800-362-3667.

### **Fire:** Emergency: 911.

Non-emergency-Wright County Sheriff's Office:

800-362-3667 or Fire Chief Mike Holmquist: 320-286-2166.

Fire Insurance Rating: 6

24 local volunteer fire fighters.

### **Medical:**

EMTs: 12 local volunteers.

Cokato Medical Clinic: 320-286-2123.

Dentists (2)

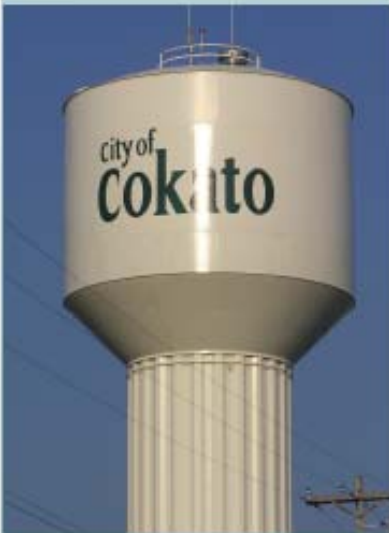
Doctors (6)

Nursing Homes (1)

Hospitals: twenty miles to Meeker County Memorial Hospital in Litchfield; thirty-five miles to Ridgeview Medical Center in Waconia.

### **Newspaper:**

Enterprise Dispatch: 320-275-2192 (weekly)



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## *Available Commercial and Industrial Sites*

The City of Cokato has a variety of existing buildings and vacant land options available for commercial and industrial development. Following is information on available sites. A map follows the descriptions.

**1. PID #: R 105-043-000011**

Legal: S75 Feet of Outlot 1, except W 164 feet, Plat 05043, Section 34, Township 119, Range 28

Lot size: 165.31' x 75' = 12,398 square feet

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

**2. PID #: R 105-500-341104**

Legal: Com. At a point 148 feet east of SW corner of NE ¼ of NE ¼ N 133 feet TH East 215 feet TH south 133 feet TH west 215 feet to Point of Beginning. Plat 05500, Unplatted land. Section 34, Township 119, Range 28.

Lot size: 215' (along 3<sup>rd</sup> Street) x 133' = 28,595 square feet.

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

**3. PID#: R 105-500-341105**

Legal: Part of the NE ¼ of NE ¼ Des. Beginning at Pt on north line of 3<sup>rd</sup> Street 363 feet east from west line of Prairie Ave SD west line beginning east corporate limits of village of Cokato and also refer. To as west line of SD NE ¼ of NE ¼ in original plat of Griffiths Outlots 1, 2 and 3 N 0D31' W 387.6 ft to SWLY R/W line of US Highway 12 TH S 34 D East along SD R/W line 342.4 feet TH S 28 D W 117.5 feet to SD N line of 3<sup>rd</sup> Street TH W along SD N LN 132.8 feet to Point of Beginning ex TH DES to Sate on DOC 679734 (ADD341116). Plat: 05500, Section 34, Township 119, Range 28.

Lot size: GIS= 50,369.69 square feet.

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

**4. PID#: R 105-500-341107**

Legal: That part of NE ¼ of NE ¼ DES BEG at Int/SEC of N Line of 3<sup>rd</sup> St extending to E&W R/W line of Highway 12<sup>TH</sup> W along N Line of 3<sup>rd</sup> St. EXTED 68.93 feet TH N 18 D 02'12" E 46 FT TH N 71 D29'51" W 41.02 FT TH N 28D57' 55" E 52.60 FT to W R/W of HWY 12 TH S 32 D 04'09" E 125 FT to Point of Beginning Ex TH PRT Shwn as parcel 79 on MnDOT R/W Plat No. 86-31. Plat 00550, Unplatted land. Section 34, Township 119, Range 28.

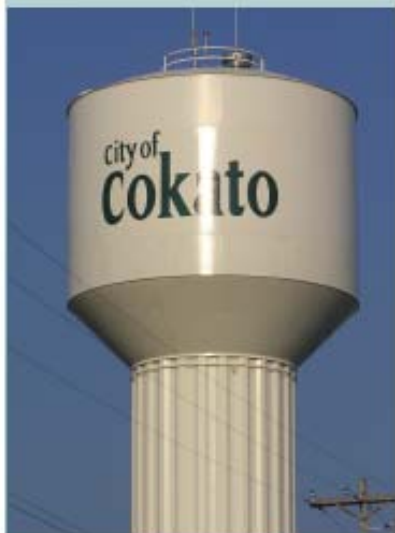
Lot size: GIS= 1,183 square feet.

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

# Available Commercial and Industrial Sites



City of  
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## 5. PID#: R 105-500-341108

Legal: Part of the NE ¼ of NE ¼ BEG AT PT on N LN of 3<sup>rd</sup> St EXT E 125 FT W of INTERS of N LN of 3<sup>rd</sup> ST EXT to E & W R/W of HWY 12 TH N 28 D 57' N 55" E 64.87 FT TH S 71D29' 51" E 41.02 FT TH S71D29'51"E 41.02 FT TH S 18D02'12" W 46 FT TO N LN OF 3<sup>RD</sup> TH W 56.07 FT TO POB EX PARCEL 79 A BEING TH PART OF PARCEL 79 ON MNDOT R/W PLAT NO 86-31 LY WSY & SLY OF FOL DES LN COM AT INT/SEC OF N LN OF 3<sup>RD</sup> ST EXT E TO SWLY R/W OF HWY 12 TH W ALG N LN OF SD 3<sup>RD</sup> ST EXT 68.93 FT TO POB TH N 18D02' 12" E 46 FT TH N71D29' 51" W41.02 FT TH N 28D57' 55" E, Plat 0550, Unplatted land. Section 34, Township 119, Range 28.

Lot size: GIS = 2,088 square feet

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

## 6. PID#: R 105-500-341115

Legal: TH PRT OF NE ¼ OF NE ¼ DES AS COM AT PT ON S LN 33 FT E OF SW CORN TH/OF TH N0D33'50" E ASMG S LN BRS N88D08'22"W132.96 FT TH CONT N0D33'50" E 131.04 FT TO PT 264 FT N OF S LN OF SD1/2 TH S88D08'22" E 220 FT TO ACT POB TH SOD 33'50" W PAR/W W LN24 FT TH N 88D08'22" PAR/W S LN 62 FT TH S00D33'50" W PAR/W W LN 107.03 FT TH S 88D08' 22" E PAR/W S LN 172 FT TH N 00 D 33'50" E PAR TO W LN 131.04 FT TH N 88 D 08'22" PAR/W S LN 110 FT TO POB. Plat 99999, Unknown Plat, Section 34, Township 119, Range 28.

Lot Size: GIS= 21,000 square feet.

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

## 7-10. PID#: R 105-010-014070

PID#: R 105-010-014080

PID#: R 105-010-014081

PID#: R105-010-014090

Location: Corner of 3<sup>rd</sup> St. SW and Millard Avenue

Site Address: 250-290 Millard Avenue

Contact: Reed Carlson: 320-286-2314 or [reedgayle@embarqmail.com](mailto:reedgayle@embarqmail.com)

## 11. PID#: 105-051-00520

Legal: Lot 2 and 3, Block 5 Trailstone.

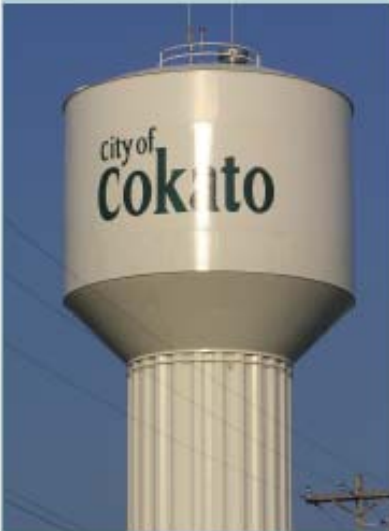
Location: East of Seventh and Highway 12

Zoning: Business/Commercial

Lot size: 4.00 acres. Front: 520', Left: 200', Right: 200', Rear: 575'

List Price: \$255,000

Contact: Wayne Murphy: 763-300-7373



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## *Available Commercial and Industrial Sites*

### **12. PID#: 271-711-050-100-13071**

Location: Highway 12 west, left on Broadway to Millard.

Address: 255 Millard Avenue.

Use: Apartments (3) and retail. Business Opportunity.

Foundation size: 1,600 sq. ft Building finished Sq ft.: 2,980

Year Built: 1920

Lot Dimensions: 50 x 80 = 4,000 sq ft.

Hot water heat. Natural gas fuel. City water and sewer.

Exterior: Brick/Stone, Metal/Vinyl.

Wood Fencing. Walkout Basement.

List Price: \$179,000

Contact: Bryan H. Pogue, Coldwell Banker Burnet (listing agent): 612-751-0896; Appt Phone: 952-473-7319; Office: 952-473-3000.

### **#13. PID#s: 105-038-001030, 105-038-00151, 105-038-001040, 105-038-001050.**

Location: Highway 12 to Cokato, South of CR 3 to L in Cokato Town Hall.

Address: 2XX N Broadway.

Use: Office, Retail/Shopping Center. Five units.

Foundation Size: 6,750 square feet. Building finished Sq. ft: 6,750

Year Built: 1984

Forced air heat, Natural gas fuel. City water and sewer.

Exterior: Brick/stone

Roof: Age 8 years or less, Asphalt Shingles, flat

Zoning: Business/Commercial

List Price: \$499,900

Contact: Gary C. Dagner, Oak Realty LLP: 320-309-1739 or Carla L.

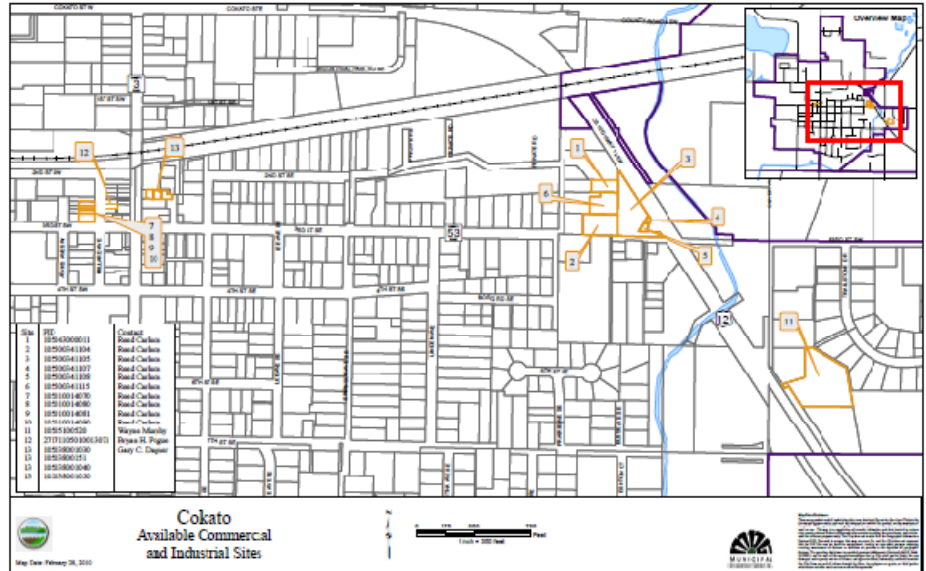
Sundblad: 3220-49-1361. Appt. phone: 320-309-1739. Office: 320-274-5737.

Please see the map on the following page for site locations.

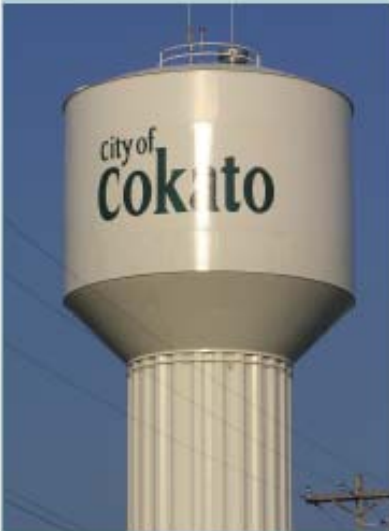


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## Available Commercial and Industrial Sites



A full size map illustrating the locations of available sites is available by contacting the City of Cokato at: 320-286-5055 or Economic Development Consultant Joanne Foust at: 952-758-7399 or 1-888-763-4462 ext. 1.



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## *Financial Incentives*

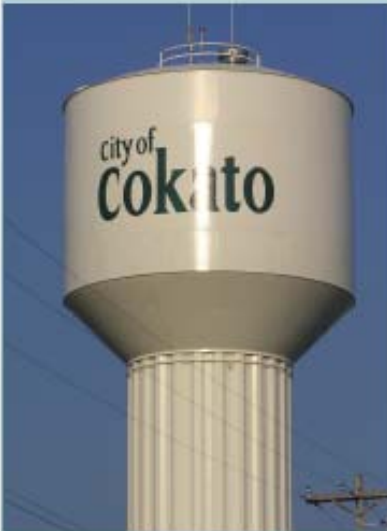
The City of Cokato's EDA is pleased to offer a number of financial incentives to assist businesses. Following is a brief summary of some of the various programs which may be offered, depending on project qualification.

***Cokato Business Revolving Loan Program.*** The City of Cokato offers a gap financing program to support business retention, expansion of commercial and industrial development for projects increasing the tax base and expanding employment opportunities. Loans of \$5,000 to \$25,000 are available for qualifying businesses, with terms up to four (4) years. For more information contact Don Levens at the City of Cokato at: 320-286-5505.

***Wright County Enterprise Revolving Loan Fund.*** The Wright County Economic Development Partnership offers a loan program to provide gap financing for new and expanding industrial businesses. Qualifying businesses are required to create quality jobs with good wages, among other application requirements. For more information, contact the Partnership at (763) 477-3086.

***Tax Increment Financing:*** Tax increment financing is a tool which allows the City/EDA to reimburse the company or land owner a portion of the new property taxes which are generated as a result of an expansion project. The amount of financial assistance available (TIF) is dependent upon a number of factors including but not limited to the assessed market value of the property and the financial need of the company. The EDA could structure a note to the company to use the tax increments to reimburse project costs including land acquisition, site improvements such as parking lots, grading, landscaping and/or utility connections.

***Tax Abatement.*** Tax abatement is a tool which allows the City/EDA to reimburse the company the City's portion of property taxes which are generated within a specified period of time. The amount of the tax abatement available depends on a number of factors, including, but not limited to the financial need of the company, jobs created and wages paid. Abated taxes could be used to reimburse project costs including land acquisition, site improvements such as parking lots, grading, landscaping and/or utility connections.



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## *Financial Incentives*

**Minnesota Investment Fund** . MN Department of Employment and Economic Development (DEED) offers a program, which is a grant to the community that in turn makes a low interest loan to a company for land, buildings, equipment and infrastructure improvements. The grant amount is based on the number of jobs the company commits to creating over a two year period (from the time of occupancy). The maximum grant available to a city on an annual basis is \$500,000. Loans to businesses typically carry terms of 15-20 years for real estate and a maximum of 10 years for equipment. The interest rate on the loan is negotiable with the City/EDA. Applications are accepted on a year-round basis.

**Initiative Foundation Loan Programs.** The Initiative Foundation provides gap financing to industrial and commercial businesses throughout Wright County. Programs available for startup and expansion projects include the Business Loan Program, Loan Guarantee Program and the Central Minnesota Seed Fund. For more information contact the Initiative Foundation at (320) 632-9255 or <http://www.ifound.org>.

### **Local Financial Institutions.**

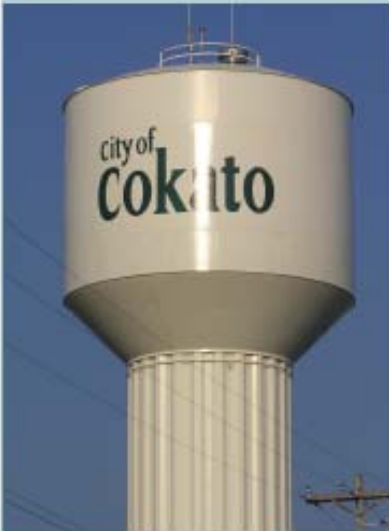
The City of Cokato has two local financial institutions that may be able to assist with business expansion plans:

- State Bank of Cokato: 320-286-2146
- First National Bank of Cokato: 320-286-2191

### **Economic Development Agencies.**

The City of Cokato has a local Economic Development Authority, which is an advisory board to the city council. The EDA was re-established on January 23, 2008. The mission of the EDA is to promote the growth and development of commercial, residential and industrial concerns in the City of Cokato.

The city also works with regional and state agencies, such as the Wright County Economic Development Partnership and the Minnesota Department of Employment and Economic Development (DEED), which offer additional economic development programs. Additionally, the city works closely with the Cokato Development Corporation (CDC), which was established by local businesses owners in the early 1960s. The CDC is a local organization which owns industrial property, is actively seeking tenants and is promoting the addition of new workers to the community. The City of Cokato also has an active, local Chamber of Commerce.



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# Zoning for Commercial Properties

## Central Business District (C-1)

**Purpose.** The General Business District is intended to provide a district that will allow general retail and commercial uses to serve existing population.

### 1. Permitted Uses:

- a. Retail stores which usually do not require on-site vehicular pick-up, including but not limited to such uses as food, meat, drugs, clothing, art, jewelry, dry goods and notions, home supplies, and paint and wallpaper stores and shops.
- b. Professional and business offices and office buildings: offices for personal services.
- c. Restaurants, lunch counters and taverns.
- d. Hotels.
- e. Newspaper and job printing establishments.
- f. Public buildings.
- g. Private Clubs.
- h. Theaters, assembly halls and commercial recreation establishments.
- i. Public and private parking lots.
- j. Telephone exchange and public utility structures.
- k. Wholesale business and storage incident to a permitted use.
- l. Service establishments such as barber and beauty shops, laundry, dry cleaning or dyeing, tailoring, dressmaking, shoe making and repair shops when those shops are primarily service, or services and sales shops, and not manufacturing plants.
- m. Banks, financial and lending institutions.
- n. Accessory uses incidental to the foregoing principal uses.

### 2. Uses by Special Permit:

- a. Automobile service stations.
- b. Multiple family dwelling.

### 3. Building Requirements:

- a. Minimum Floor Area:  
None, other than multiple family dwellings as follows:  
1 bedroom unit - 700 square feet per dwelling unit  
2 bedroom unit - 900 square feet per dwelling unit  
3 bedroom unit - 1,100 square feet per dwelling unit.
- b. Building Height Limit:  
All uses - 3 stories but less than 35 feet.



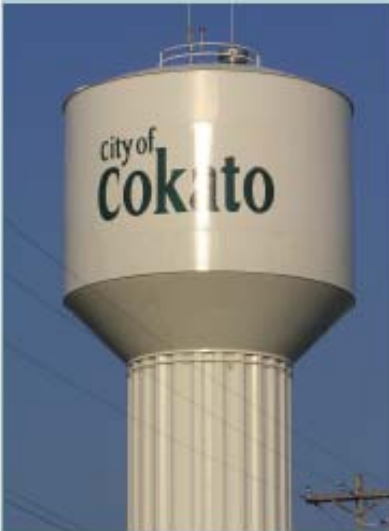
# Zoning for Commercial Properties

## Central Business District (C-1)

- c. Maximum Floor Area Ratio:
  - Residential - 0.5
  - Other - None.

### 4. Minimum Lot Requirements:

- a. Area:
  - Multiple family dwellings:
    - Efficiency unit - 1,200 square feet
    - 1 bedroom unit - 1,800 square feet
    - 2, 3 and 4 bedroom unit - 2,500 square feet
    - Other uses - 1,500 square feet.
- b. Width:
  - Multiple family dwellings - 50 feet
  - Other uses - 15 feet.
- c. Depth:
  - Multiple family dwellings - 100 feet
  - Other uses - 60 feet.
- d. Front Yard:
  - Multiple family dwellings - 15 feet
  - Other uses - None.
- e. Rear Yard:
  - Multiple family dwellings - 25 feet
  - Other uses - 15 feet in compliance with Section 903.106 (B).
- f. Side Yards:
  - Multiple family dwellings - 10 feet
  - Other uses - None.



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# Zoning for Commercial Properties

## Highway Business District (C-2)

**Purpose.** A C-2 District is established to accommodate those types of businesses that require accessibility to highways to successfully function. To minimize unmanageable strip development, C-2 Districts should only allow the type of businesses that absolutely require highway accessibility.

### 1. Permitted Uses:

a. Commercial uses which require outdoor display of goods, materials or merchandise such as building materials, automotive and truck sales provided that such uses are incidental to a principal building and provided further that the visual appearance and activity of such outdoor display areas as seen from the streets and highways does not distract unreasonable from the pleasant residential character of Cokato.

### 2. Uses by Special Permit:

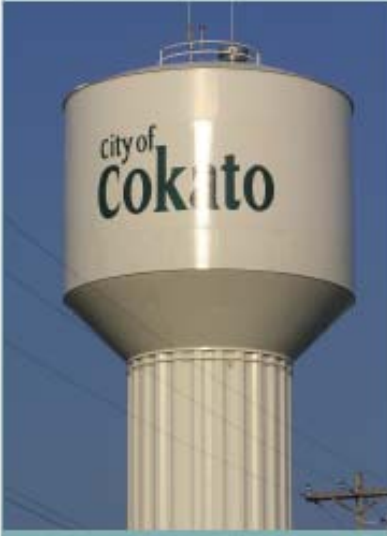
a. Commercial uses which require outdoor display of goods, materials or merchandise such as building materials, automobile and truck sales and mobile home sales provided that such uses are incidental to a principal building, and provided further that the visual appearance and activity of such outdoor display areas as seen from the streets and highways, does not distract unreasonably from the pleasant residential character of Cokato.

### 3. Building Requirements:

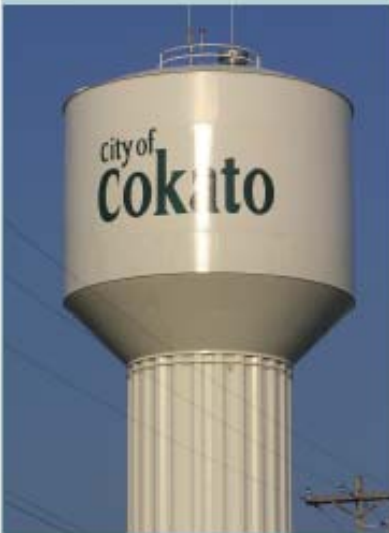
- a. Minimum Floor Area: None.
- b. Height Limit: 2 stories but less than 30 feet.
- c. Maximum Floor Area Ratio: 1.0.

### 4. Minimum Lot Requirements:

- a. Area: No requirement.
- b. Width: No requirement.
- c. Depth: No requirement.
- d. Front Yard: 30 feet.
- e. Rear Yard: 15 feet.
- f. Side Yard: 10 feet except that corner side yards shall be 15 feet adjacent to street.



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# *Zoning for Industrial Properties*

## ***Industrial District (I)***

**Purpose.** An industrial district is intended to provide for industrial uses that may suitably be located in areas of relatively close proximity to non-industrial development.

### **1. Permitted Uses - None.**

### **2. Uses by Special Permit:**

- a. Industrial fabricating, processing or storage to be undertaken within completely enclosed buildings.
- b. Wholesaling, all commodities except live animals.
- c. Accessory uses incidental to and on the same zoning lot as the principal use.
- d. Farm implement sales and storage yards, auto sales, and mobile home sales.
- e. Sewage treatment plants.
- f. Junk yards.
- g. All industry not stated as a permitted use provided such industry can conform to performance standards.

### **3. Prohibited Uses:**

- a. Distillation of bone, coal, tar, petroleum, grain or wood.
- b. Manufacturing or bulk storage of explosives.
- c. Fertilizer manufacturing, compost or storage processing of garbage, offal, dead animals, refuse, or rancid fats.
- d. Livestock feeding yards or slaughterhouses, or processing plants.
- e. Manufacturing, refining, or processing of chemicals.
- f. Any industry that creates an excessive odor, noise, or air environmental pollution problem.
- g. Any industry that creates a fire prevention service or hazard beyond the capabilities of City and/or County government.

### **4. Building Requirements:**

- a. Minimum Floor Area: None.
- b. Height Limit: None, except those that may be imposed by regulations of other governmental units.
- c. Maximum Floor Area Ratio: 0.5.

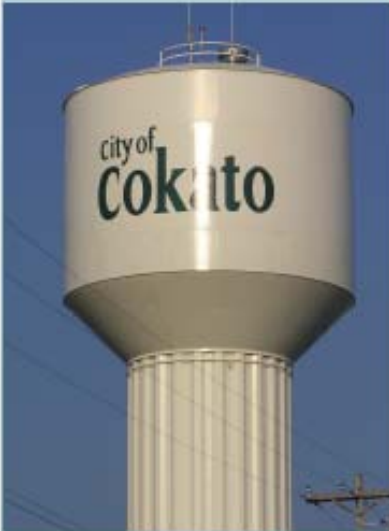


# *Zoning for Industrial Properties*

## *Industrial District (I)*

### **5. Minimum Lot Requirements:**

- a. Area: No requirement.
- b. Width: No requirement.
- c. Depth: No requirement.
- d. Front Yard: 30 feet.
- e. Rear Yard: 20 feet.
- f. Side Yard: 20 feet each side; 30 feet where adjacent to side streets.



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# Zoning for Mixed Use Properties

## **Multi-Use District (M-1)**

### **1. Permitted Uses**

- a. Any commercial use permitted in the C-2 District shall be a permitted use in this district.

### **2. Uses By Special Permit.**

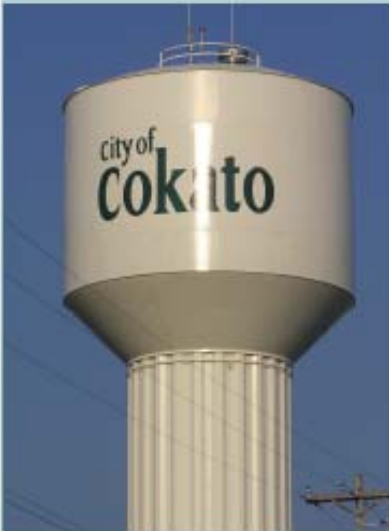
- a. No industrial use shall be a permitted use. All industrial uses shall be subject to the following provisions:
- b. Special Use Permit:
  - i. Industrial fabricating, processing or storage to be undertaken within completely enclosed buildings.
  - ii. Wholesaling, all commodities except live animals.
  - iii. Accessory uses incidental to and on the same zoning lot as the principal use.
  - iv. Farm implement sales and storage yards, auto sales and mobile home sales.
  - v. Sewage treatment plants.
  - vi. Junk yards.
  - vii. All industry not stated as a permitted use provided such industry can conform to performance standards.

### **3. Prohibited Uses:**

- a. Distillation of bone, coal, tar, petroleum, grain or wood.
- b. Manufacturing or bulk storage of explosives.
- c. Fertilizer manufacturing, compost or storage processing of garbage, offal, dead animals, refuse, or rancid fats.
- d. Livestock feeding yards or slaughterhouses, or processing plants.
- e. Manufacturing, refining, or processing of chemicals.
- f. Any industry that creates an excessive odor, noise, or air environmental pollution problem.
- g. Any industry that creates a fire prevention service or hazard beyond the capabilities of City and/or County government.

### **4. Building Requirements:**

- a. Minimum Floor Area:  
Permitted Use - None.  
Special Use Permit - None.
- b. Height Limit:  
Permitted Use - 2 stories but less than 30 feet.  
Special Use Permit - None, except those that may be imposed by regulations of other government units.
- c. Maximum Floor Area Ratio:  
Permitted Use - 1.0.  
Special Use Permit - 0.5.



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# *Zoning for Mixed Use Properties*

## *Multi-Use District (M-1)*

### **5. Minimum Lot Requirements:**

a. Area:

Permitted Use - No requirement.

Special Use Permit - No requirement.

b. Width:

Permitted Use - No requirement.

Special Use Permit - No requirement.

c. Depth:

Permitted Use - No requirement.

Special Use Permit - No requirement.

d. Front Yard:

Permitted Use - 30 feet.

Special Use Permit - 30 feet.

e. Rear Yard:

Permitted Use - 15 feet.

Special Use Permit - 20 feet.

f. Side Yard:

Permitted Use - 10 feet except that corner side yards shall be 15 feet adjacent to street.

Special Use Permit - 20 feet each side; 30 feet where adjacent to a side street.

**Note:** These are only excerpts from the City of Cokato's Zoning Ordinance.

A complete copy with regulations relating to signage, off-street parking, etc. may be found on the city's web site at: <http://www.cokato.mn.us> or may be obtained by contacting the City of Cokato at: (320) 286-5505.