

**YAGGY COLBY ASSOCIATES**  
ENGINEERS – LANDSCAPE ARCHITECTS – SURVEYORS - PLANNERS  
**LAND DEVELOPMENT NEWS**



**Real Estate Market**

Welcome to the inaugural edition of our newsletter land development clients, friends and associates. As we are all aware the land development business has been very difficult the last few years. Through our market observation, we are aware of a number of developments that occurred on the last two months and thought we would share these and other client news with you.

Developments from late November 2010 through January 2011:

Bloomington

- \* 2145 LLP—Final site plan approval for a 72,160 s.f. building

Burnsville

- \* Dakota County CDA— Final plat for 2-lot Subdivision, Valley Ridge Senior Housing

Chanhausen

- \* US Home Corp—Rezone and subdivide 50 Acres into 66 lots and 4 outlots

Chicago County

- \* Dean Soltis—Nassel Township—PUD for 5-lot subdivision on 3.2 acres

Maple Grove

- \* Hidden Ponds LLC/BPS Properties—Final Plat of Whistling Pines, formerly Hidden Ponds
- \* RR Island View LLC—PUD concept plan on 5.14 acres, proposing 12 lots
- \* GB Homes LLC—3-lot plat of Xenium Highland Addition

Mnetonka

- \* Christopher Phillippi—CUP for 7 dwelling unit development
- \* Java Properties—Use change and site plan Approval for automotive facility

Prior Lake

- \* Jason Miller—Variance on 1.07 acre lot to Allow a 3-lot subdivision
- \* Equity Property LLC—Concept plan for 45 Acres—proposing 75 lots with park and Commercial sites

Woodbury

- \* McDonalds USA—Cup and site plan for Building reconstruction

**Client News**

Private Development/Project Planning

Yaggy Colby Associates provided project management and planning approval assistance to a private developer with a 29 acre site in Inver Grove Heights. Yaggy Colby Associates prepared a feasibility analysis of the site, various sites plans and a sketch plan for consideration by the City of Inver Grove Heights Community Development Department. A 3-D representation of a concept plan was also prepared to aid in visualization and marketing.



**Concept of 29 acre site in Inver Grove Heights**

If you have planning or project, please contact Joel West, Department Head of Planning and Landscape Architecture, at 651-681-9040 or 507-288-6474 or at [jwest@yaggy.com](mailto:jwest@yaggy.com) to discuss your particular needs.

Published periodically for Yaggy Colby Associates' clients and friends. For more information contact:

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Join us on the web located at: [www.yaggy.com](http://www.yaggy.com).  
The site includes an overview of the firm and its services, current projects, and site photographs.

