

Wayne's Tractor

Application Review and Approval Process shall be followed as specified in Tax Abatement Policy as specified herein.

Property Information:

Location: 1604 College Dr E Access Road: Hwy 19 - service Road
Section: 2 Township: 111 Range: 41 Property Identification Number: 27-597001-0
Legal Description: 2.3 Acres PT NW4 SW4
(attach if needed)
Parcel Width: _____ (feet) Length: _____ (feet) Acres: 2.30

Applicant Information:

Applicant Name: Shawna Allan Phone: 337-2016 (h) _____ (w)
Mailing Address: 1604 College Dr E
Applicant Signature: Shawna Allan

Owner Information:

Owner Name: Wayne Erbes Phone: _____ (h) _____ (w)
Mailing Address: 35 Northwood Dr Cottonwood, MN 56229
Owner Signature: Wayne Erbes
Contractors or Contract for Deed Holders – owner must sign the application.

Company Information:

Owner Name: Wayne's Tractor Repair Phone: 337-2016 Fax: -
Location: 1604 College Dr E
Type of Company: Retail/service Service Provided: tractor sales & repair

Please attach the following documentation:

- Map or site plan, prepared by an architect or engineer, showing the boundaries of the proposed development, the size and location of the building(s) and parking areas.
- Written narrative describing the project, the size and type of building(s), business type and use, traffic information (parking capacity, vehicle counts, traffic flow, pedestrian facilities), project timing, and estimated market value.
- A statement identifying the public benefits of the proposal, including estimated increase in property valuation, and other community benefits.
- ~~Statement showing the private investment and any public investment dollars for the project~~
- ~~Financial information including past performance and pro forma future projections for the project.~~
- Application Fee (please see City of Marshall Fee Schedule for current fee amount). **\$750**
- Other information as requested.

Return Completed Applications to:

City Clerk
City of Marshall
344 West Main St.
Marshall, MN 56258



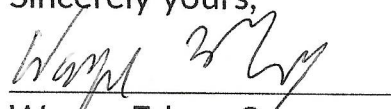
Wayne's Tractor Repair, LLC
1604 E College Drive
Marshall MN 56255


In recent years, there has been an increasing need for service on larger units of equipment. Currently, our facility is used for projects that span from older model () tractor revamps, to quad trac tractor maintenance, to DOT on fleet trucks, to a mower oil change, all the way down to a chainsaw grease. We have had great repeat business but with inflation and recent changes around town, our customers needed more from us. They requested multiple units to be worked on at once and even asked for combine service. The building operating today, is not capable to house a modern combine. After much contemplation, expansion was the right thing to do. The work and parts are nothing vastly different than services already offered. Adding another building would not only allow a larger unit to be worked on, but it would also allow more room to have multiple projects going on, which is a problem that we face with the current delay of parts in the market.

The \$600k project expands operation with a 66' x 75' stand-alone steel frame building. It will be furnished with overhead doors allowing 18' clearance. Current building spans 100' x 75' with only a 14' clearance. This addition would need to be furnished not only with an additional mechanic but require an additional office assistant to handle billing and part orders/ payment. We are happy to report that currently, both of those positions have been filled and being trained.

Dirt work was started in November of 2021. Building is ordered and projected to be delivered February 2022. We are excited and hopeful to be up and fully running come Spring 2022. This project, along with the recent updates to the street facing exterior of the original building, will not only appeal to residents of the area, but those just passing through. With our business spanning sales and service, customers come from near and far and with this project we will be better suited to complete all of their diesel and gas repair, parts and sales needs.

Sincerely yours,


Wayne Erbes, Owner


Shawna Allan, Business Mgr