

Site Information

# County Seat Business Park

Per Road, Center City, MN



Chisago County HRA-EDA  
4/13/2020



# CHISAGO COUNTY — HRA-EDA — *A Natural Resource for Business*

## CITY OF CENTER CITY

### County Seat Business Park

Hwy 8 & Pleasant Valley Rd  
Center City, MN 55012

#### **PROPERTY FEATURES:**

- Build Ready Sites Available
- Good Visibility and Access to Hwy 8
- Zoned B2 Highway, possibly rezoned light industrial
- Full Municipal Utilities
- Electric (3 Phase):  
East Central Energy/ Xcel Energy
- Gas (4inch): Xcel Energy
- Water (60PSI)/Sewer (4"-6" at site): City of Center City
- Telecommunications: Midcontinent and Frontier
- Close Proximity to Twin Cities



#### **AVAILABLE AREA:**

- 6.44 Acres
- Lots are subdivided

#### **PRICE:**

- Cost: Negotiable
- Finance Incentive Programs Available



For more information contact us: Chisago County HRA-EDA | 38871 7th Ave | P.O. Box 815 | North Branch, MN 55056 | [www.chisagocounty.org](http://www.chisagocounty.org)

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# CONTACT INFORMATION

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### **OWNER**

Chisago County

313 N Main Street

Center City, MN 55012

Contact: Chase Burnham

Phone: 651-600-0120

Web: <http://www.co.chisago.mn.us>

### **SALES CONTACT**

Chisago County HRA/EDA

38871 7<sup>th</sup> Avenue

North Branch, MN 55056

Contact: Nancy Hoffman

Phone: 651-674-5664

Web: [www.chisagocounty.org](http://www.chisagocounty.org)

# BLOCK THREE

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### Lot 10

PIN: 12.00275.15

Acres: 0.7

Square Feet: 33,199

Land Cost: \$1.50/Sq. Ft. = \$49798.50



### Lot 11

PIN: 12.00275.16

Acres: 0.7

Square Feet: 33,231

Land Cost: \$1.50/Sq. Ft. = \$49,846.50





**Lot 12**

PIN: 12.00275.17

Acres: 1.56

Square Feet: 76,356

Land Cost: \$1.50/Sq. Ft. = \$114,534.00



**Lot 13**

PIN: 12.00275.18

Acres: 0.93

Square Feet: 43,497

Land Cost: \$1.50/Sq. Ft. = \$65,245.50





# LAND USE AND ZONING

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### LAND USE

#### **Previous Uses of Site:**

Farm land

#### **Current and previous uses of adjacent parcels:**

Smith Metal, located in Lot 1-9 of Block 3 and zoned as Light Industrial, conducts metal and plastic injection molding.

The Chisago County Emergency Communications Center (ECC) is located at Lot 2 of Block one and houses dispatch services and other communications for emergency personnel.

Lot 1 of Block 1 was purchased by the County in 2009, with intentions of building a Law Enforcement Center.

### **CURRENT AND PLANNED ZONING:**

#### **Current and planned zoning designation for the site:**

B-2 Highway Business

Could be zoned to Light Industrial through zoning process

#### **Current zoning designations for land within 500 feet of the site:**

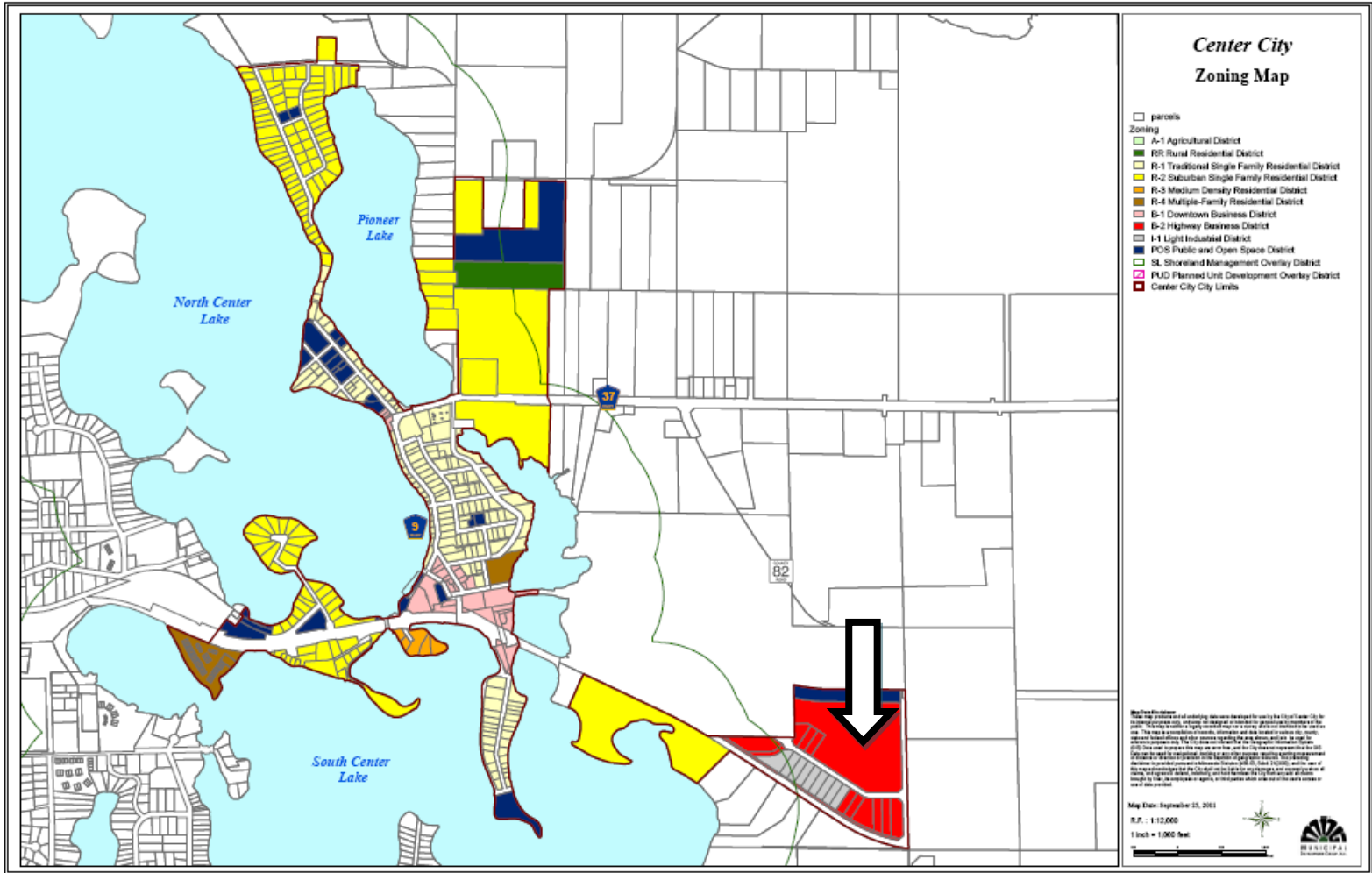
Light Industrial



# ZONING MAP

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[Zoning Map](#) – PDF



# PERMITS

## Table of Contents

### Application for Building Permit – PDF



#### CITY OF CENTER CITY APPLICATION FOR BUILDING PERMIT

Property Owner(s): _____	
Property Address: _____	
Legal Description: _____	
Parcel Identification Number 12. _____	
Telephone Numbers: _____	
Zoning Classification: A-1 R-R R-1 R-2 R-3 R-4 B-1 B-2 I-1	
Type of Construction: _____	
Proposed Project Description: _____	
Energy Code Certificate (Attach to Permit) Yes No    Septic Design (Attach to Permit) Yes No	
Existing Land Use _____	Valuation of Project \$ _____
Occupancy Class _____	Set Backs: _____
Square Feet _____	Side Yard _____
Length _____	Side Yard _____
Width _____	Front Yard _____
	Rear Yard _____
Total Square Feet _____	
IMPERVIOUS SURFACE _____	
*Only 25% impervious coverage allowed per parcel. All structures include the roof lines and all cement/black top work.	
Description of Work (attach site plan):  _____	
  <b>NOTICE:</b> The applicant shall comply with all provisions of the State Building and Plumbing codes, as well as all City ordinances governing zoning and building. The State of Minnesota regulates all electrical work. The continued validity of this permit is contingent upon the applicant's compliance of all work done and materials used with the plans and specifications herewith submitted, and with the applicable ordinances of the City of Center City.	
I hereby acknowledge the above and agree to comply with the City of Center City and the State of Minnesota's codes and ordinances.	
_____ Signature of Applicant (if agent, print principal's name & sign as agent)	
_____ Signature of Contractor	_____ Contractor License Number
<b>For Office Use Only</b>	
Permit # _____	Total Paid \$ _____
Date Issued _____	Check # _____
Valuation _____	2 Sets of Plans Received _____
Plan Check Review \$ _____	Approved by the City of Center City _____
State Fee \$ _____	
Building Permit Fee \$ _____	
Administrative Fee \$ _____	
Wac Fee \$ _____    Sac Fee \$ _____	Approved by the Building Official _____
Other Fees \$ _____	_____

[Application for Zoning Compliance – PDF](#)  
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**CITY OF CENTER CITY**  
**APPLICATION FOR ZONING COMPLIANCE**

Property Owner(s): \_\_\_\_\_  
 Property Address: \_\_\_\_\_  
 Legal Description: \_\_\_\_\_  
 Telephone Numbers: \_\_\_\_\_  
 The property is zoned \_\_\_\_\_ and is used for \_\_\_\_\_  
 (residence, business, etc.)  
 Proposed Project Description: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Dimensions: \_\_\_\_\_  
                     Height                      Width                      Length  
 Total Square Feet: \_\_\_\_\_  
 IMPERVIOUS SURFACE: \_\_\_\_\_  
 \*Only 25% impervious coverage allowed per parcel. All structures include the roof lines and all cement/black top work.  
 Setbacks: \_\_\_\_\_  
                     Front                      Back                      Side                      Side  
 Dated \_\_\_\_\_ Signed of Applicant \_\_\_\_\_  
 \*\*\*\*\*Contractor Information: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Upon receiving the application for Zoning Compliance, the Zoning Administrator will take measurements of the proposed project. If the proposed project does not comply a variance may be needed. According to City Ordinance, any project that is an addition, structure with footings for people or property, will require a survey at the expense of the property owner. (attach a copy of the proposed plans)**

Application Received \_\_\_\_\_ Application Approved/Denied (circle one) Dated \_\_\_\_\_  
 Zoning Administrator \_\_\_\_\_  
 Additional information requested \_\_\_\_\_  
 Land Use Application Fees \_\_\_\_\_

## **ZONING ORDINANCE**

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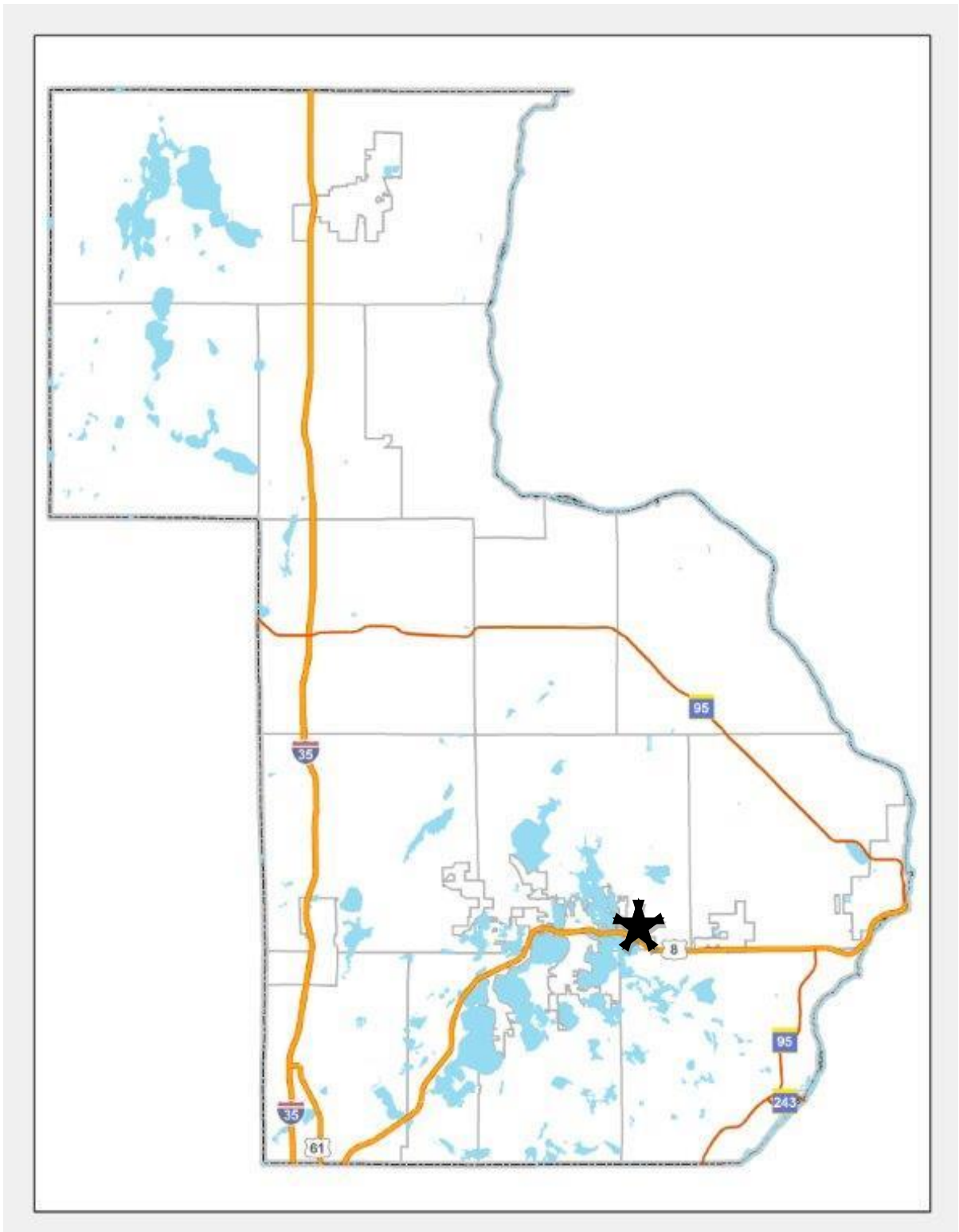
[Zoning Ordinance](#) – Link to website



# TRANSPORTATION

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## CHISAGO COUNTY HIGHWAY MAP



## LOCATION/DISTANCES

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**Location to nearest major highway:** Located on U.S Highway 8

**Distance to closest north/south interstate highway:** 14.5 miles to I-35 North

**Distance to closest east/west interstate highway:** 30.8 miles to I-694

**Distance to Minneapolis:** 43 miles

## PORTS & AIRPORTS

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**Does the site have access to a navigable river, inland or seat port?** No

**Distance to closest port:** 39 miles to Port of St. Paul  
43 miles to Port of Minneapolis  
125 miles to Port of Duluth

**Distance to closest international airport:** 48 miles to MSP

**Distance to local/regional airports:**

L.O Simenstad Municipal Airport: 9 miles  
Osceola, WI 5,000 ft runway  
Navigational Aids: Beacon

Rush City, MN Regional Airport: 30 miles  
4,400 ft runway  
Navigational Aids: Beacon

## RAIL ACCESS

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**Does the site have access to rail?** No

**Distance to closest rail:**

North Branch, MN: 15 miles  
BNSF Rail

St. Paul, MN: 40 miles  
Intermodal Facility

# CHISAGO COUNTY RAIL ACCESS

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### ST. CROIX VALLEY RAILROAD

175 West 4th Street  
P.O. Box 563 (mailing address)  
Rush City, MN 55069

Phone: 1-888-200-0415  
(320) 358-0383  
FAX: (320) 358-0276

#### Contacts:

Lee Lutt, Manager Admin. & Marketing

Phone: (218) 281-1750

Jason Bierwerth, Manager of Operations  
LeAnn Halland, Customer Service

Email: mnn@rrv.net

Email: mnnjb@rrv.net

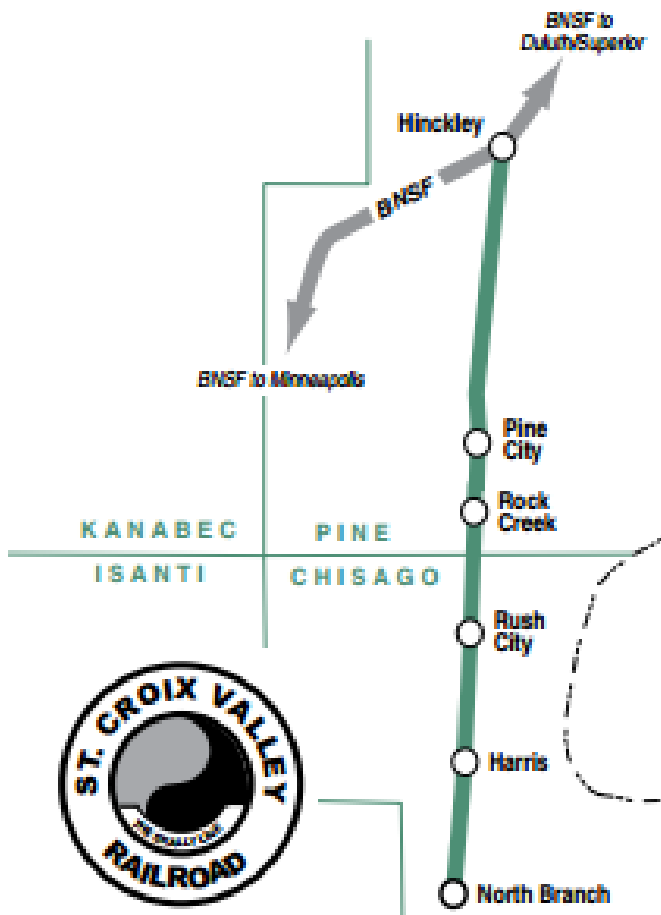
Email: mnnll@rrv.net

The St. Croix Valley Railroad owns and operates 36 miles of former BNSF Railway trackage from Hinckley to North Branch. Interchange is made with BNSF at Hinckley.

Principal commodities carried include grain, flour, and fertilizers. The railroad handles approximately 2,700 carloads annually and is locally managed. The railroad owns two locomotives; all freight cars are supplied by BNSF.

St. Croix Valley has two employees and serves three communities: North Branch, Pine City and Rush City. The railroad is operated as a subsidiary of Minnesota Northern Railroad Co. (MNN). SCXY was purchased from BNSF in September 1997.

The line from Hinckley to North Branch once belonged to the Northern Pacific Railway and was part of its main line from Duluth to St. Paul.





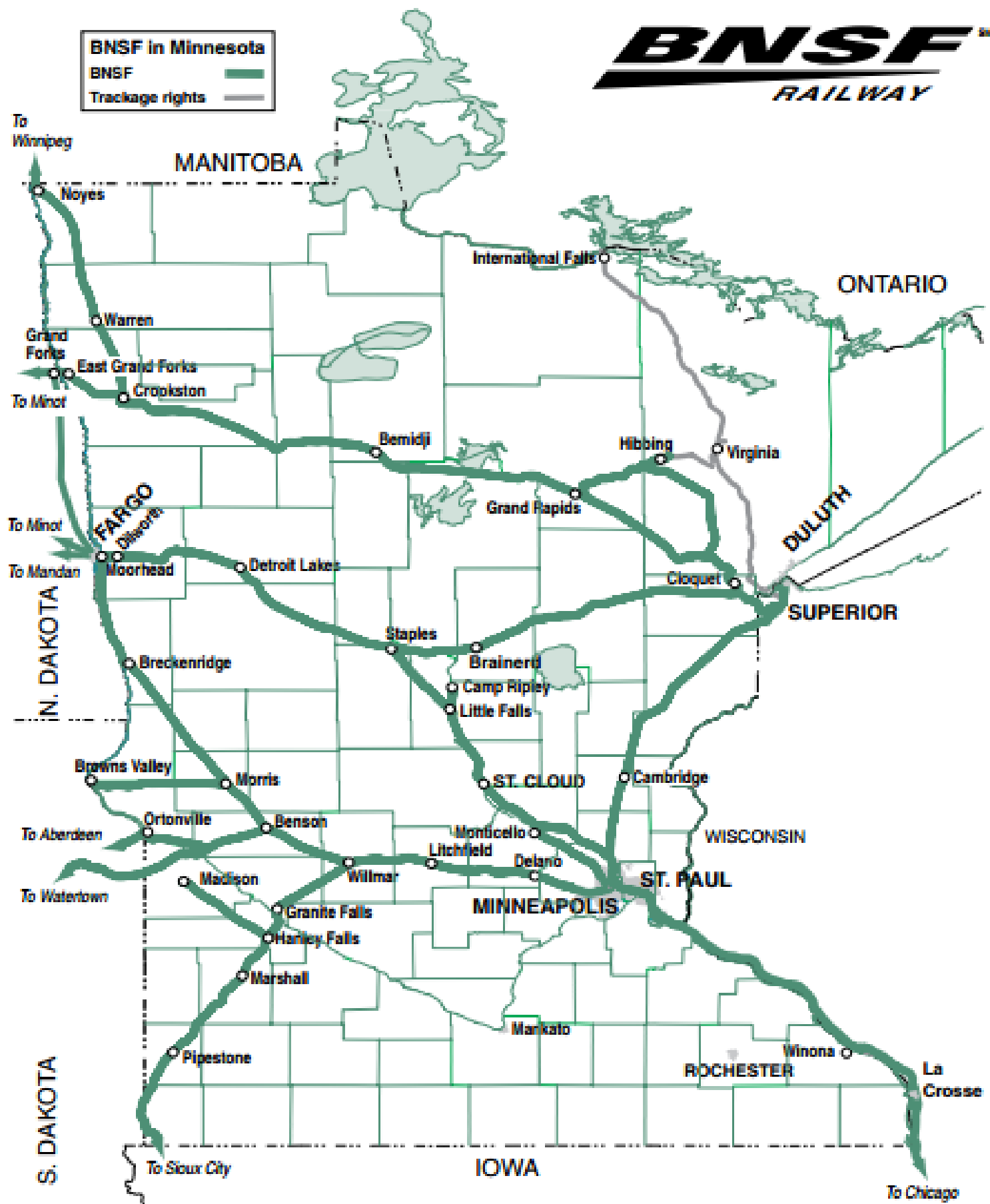
#### St. Croix Valley in Minnesota

Miles of track owned:	36
Employees:	2
Annual carloads:	2,700
Principal commodities:	Grain, flour, fertilizers
Locomotives:	2
Headquarters, rail yards, shops:	Rush City

# **BNSF**<sup>SM</sup>

**RAILWAY**

**BNSF in Minnesota**  
BNSF   
Trackage rights 



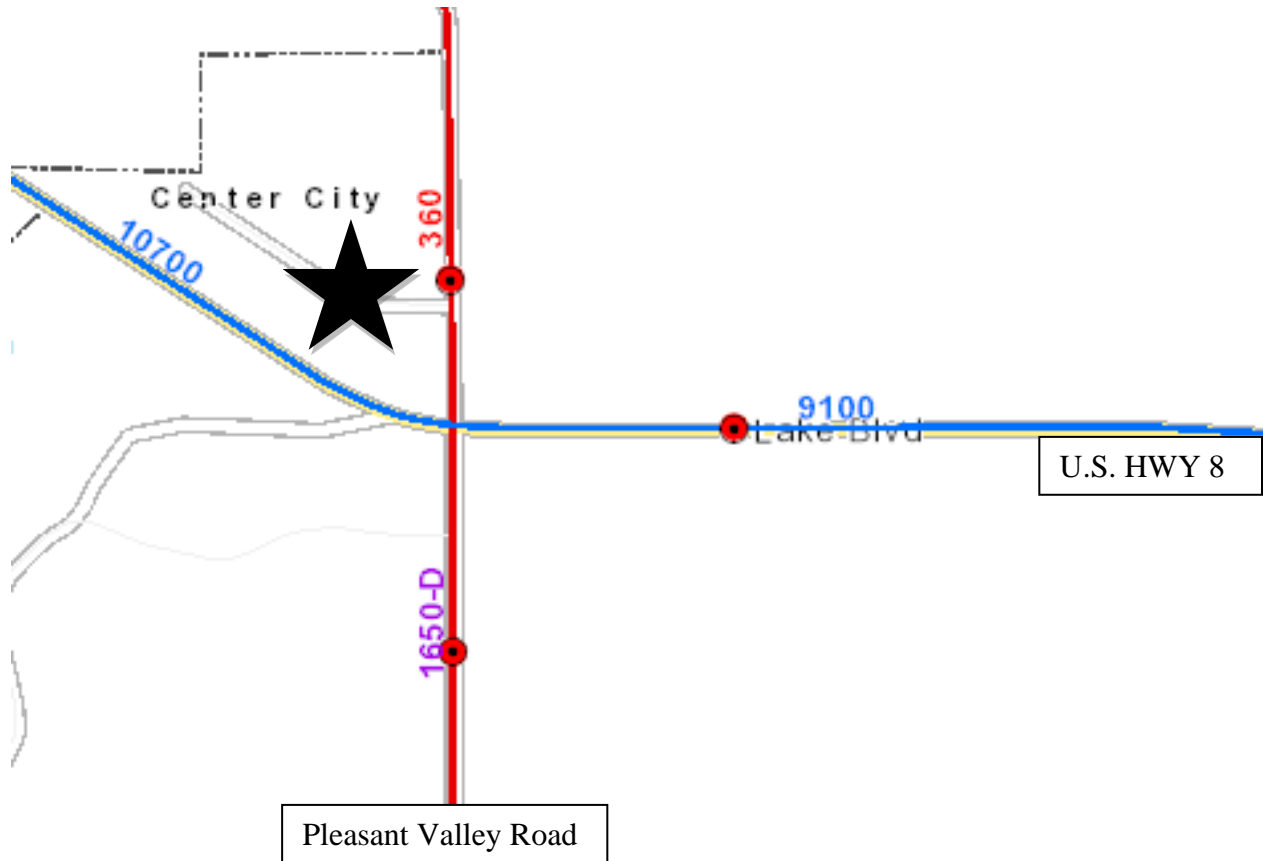


# TRAFFIC COUNTS

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## U.S. HWY 8-Daily Traffic County by MNDOT

10,700 cars per day



# UTILITY SERVICES

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### **ELECTRIC POWER PROVIDERS AND SERVICE DESCRIPTION**

#### **East Central Energy**

**Contact Name:** John Bosman

**Address:** 412 Main Ave N

**City/State/Zip:** Braham, MN 55006

**Phone:** 1-800-254-7944

**E-mail:** [john.bosman@ecemn.com](mailto:john.bosman@ecemn.com)

**Is three-phase electric service currently at or within the boundary of this site?** Yes

**Voltages available:** 7.2 / 12.47kV

**Is existing service overhead or underground:** Underground

**Is a loop (underground loop with two different delivery points) available at this site?** No

**What is the approximate distance to the nearest substation servicing this site?** 1 mile

**Is there potential for dual feed to the site from two different substations?** No

**What is the largest demand that can be served at this site using existing system?** 3,000 kW

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#### **Xcel Energy**

**Contact Name:** Colette Jurek

**Address:** 1700 East County Road E

**City/State/Zip:** White Bear Lake, MN 55110

**Phone:** 612-779-3105

**Fax:** 612-573-4039

**E-mail:** [Colette.c.jurek@xcelenergy.com](mailto:Colette.c.jurek@xcelenergy.com)

**Is three-phase electric service currently at or within the boundary of this site?** Yes

**Voltages available:** 12.47kV

**Is existing service overhead or underground:** Overhead

**Is a loop (underground loop with two different delivery points) available at this site?**

It can be built

**What is the approximate distance to the nearest substation servicing this site?** 3.3 miles

**Is there potential for dual feed to the site from two different substations?** Yes at a cost

**What is the largest demand that can be served at this site using existing system?** No answer

## **NATURAL GAS PROVIDERS AND SERVICE DESCRIPTION**

### **[Table of Contents](#)**

#### **Xcel Energy**

**Contact Name:** Collette Jurek

**Phone:** 651-779-3105

**Fax:** 612-573-4039

**Address:** 1700 East County Road E

**City/State/Zip:** White Bear Lake, MN 55110

**E-mail:** [Colette.c.jurek@xcelenergy.com](mailto:Colette.c.jurek@xcelenergy.com)

**Is there natural gas service currently available at the site?** Yes

**If yes, what is the natural gas line size to the site?** 4 inches

**Line Capacity:** Unable to answer

**Pressure (PSI):** 60 PSI

# TELECOMMUNICATIONS PROVIDERS AND SERVICE DESCRIPTION INCLUDING CONTACTS

## [Table of Contents](#)

**Contact Name:** Steve Johnson, Business Development Manager

**Company:** Midcontinent Communications Business Solutions

**Address:** 402 N Red River Ave, Suite 5

**City/State/Zip:** Cold Spring, MN 56320

**Phone:** 320-686-0021

**E-mail:** [steve\\_johnson@mmi.net](mailto:steve_johnson@mmi.net)

**Is there telecommunications service currently available at this site?** Yes- to the communication center

**Does the site have broadband service?** Yes- to the communications center

**If there is broadband service, what is the upstream bandwidth?** 60 100 200 Mbps

**What is the downstream broadband width?** 60 100 200 Mbps

**What is the type of delivery medium?** Fiber

**If service is not available, how soon can it be installed?** 60-90 days

**Contact Name:** Mike Konop

**Company:** Frontier Communications

**Address:** 12734 1<sup>st</sup> Avenue N

**City/State/Zip:** Lindstrom, MN 55045

**Phone:** 651-257-3151

**E-mail:** [mike.konop@ftr.com](mailto:mike.konop@ftr.com)

**Is there telecommunications service currently available at this site?** Yes

**Does the site have broadband service?** Yes

**If there is broadband service, what is the upstream bandwidth?**

6 Mbps (Higher on ICB-Independent Customer Builds)

**What is the downstream broadband width?**

24 Mbps (Higher on ICB- Independent Customer Builds)

**What is the type of delivery medium?** Both copper and fiber

**If service is not available, how soon can it be installed?** 3 weeks after firm order



## **MUNICIPAL WATER PROVIDER AND SERVICE DESCRIPTION**

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**Municipality:** City of Center City  
**Address:** 335 Burns Ave/ Box 245  
**City/State/Zip:** Center City, MN 55012  
**Phone:** 651-257-5284

**Head pressure at closest hydrant:** 60 PSI

**Flow rate at nearest hydrant:** 1,000-1,500

**Attach chemical profile of water:** No

**Is water from surface or groundwater source?** Ground (well)

**Is water source part of looped system with feed from two sources?** Two Wells

**Any planned upgrades, if so, when?** No

**What will be the incremental capacity?** N/A

## **MUNICIPAL SANITARY SEWER PROVIDER AND SERVICE DESCRIPTION**

**Sewer line in place near/at site?** Yes

**Diameter of line at site:** 4" + 6" inches

**Size of sewer main in public right-of-way?** 8 inches

**Any special pre-treatment?** Yes

**Any incremental treatment capacity planned? If yes, note additional capacity:** No answer

## **MUNICIPAL STORM SEWER SERVICE DESCRIPTION/REQUIREMENT**

No Answer

## **MPCA MS4 (SMALL MUNICIPAL SEPARATE STORM SEWER SYSTEMS) PROGRAM COMPLIANCE**

No Answer

# ENVIRONMENTAL

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## CONTACT INFORMATION

### **Chisago County Soil and Water Conservation District**

Contact: Craig Mell

38812 3<sup>rd</sup> Ave

North Branch, MN 55056

651-674-2333

[craig.mell@mn.nacdnet.net](mailto:craig.mell@mn.nacdnet.net)

### **Chisago County Environmental Services**

Contact: Kurt Schneider

313 N Main Street, Room 243

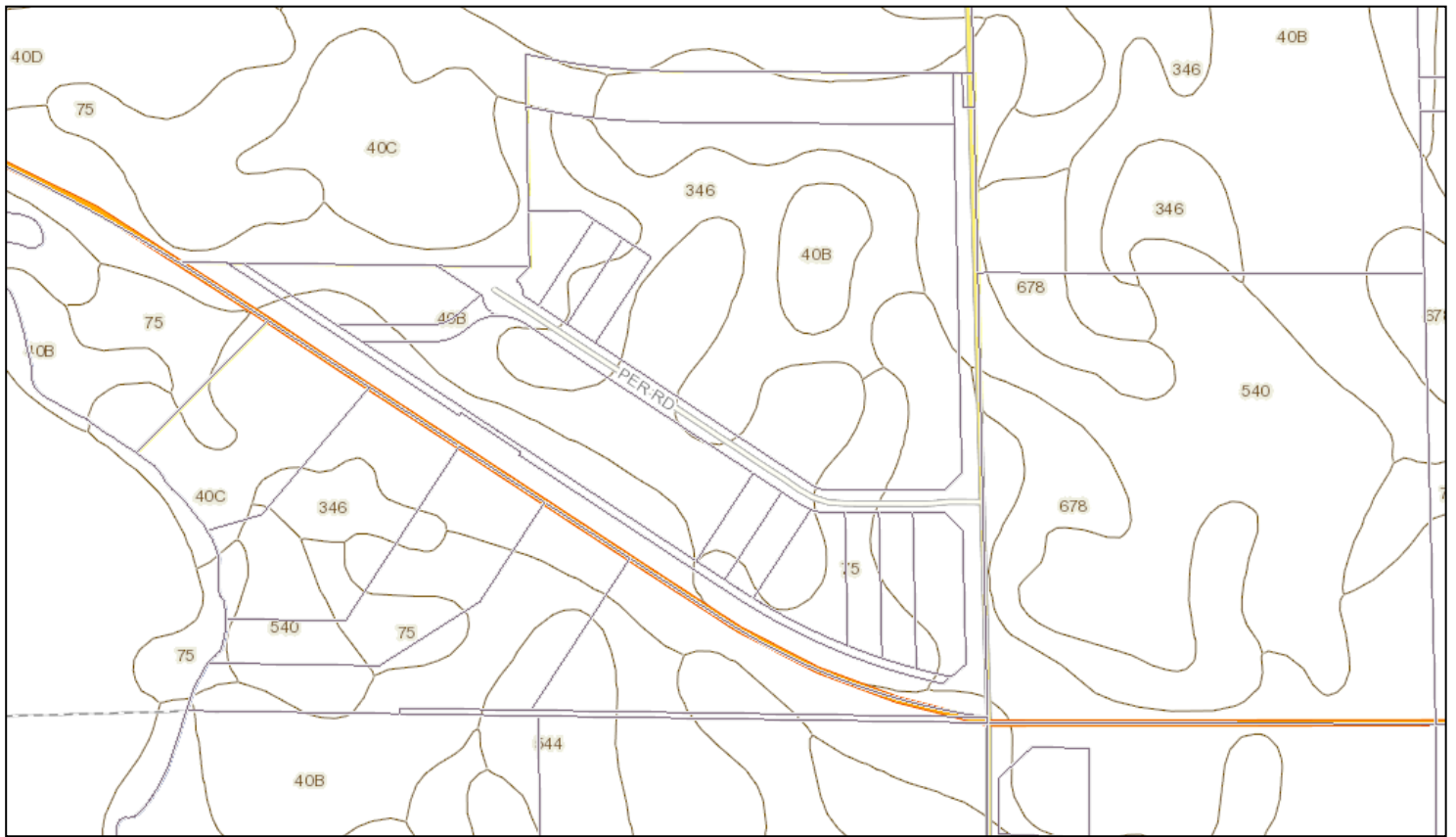
Center City, MN 55084

651-213-8370

[kmschne@co.chisago.mn.us](mailto:kmschne@co.chisago.mn.us)

# SOILS MAP

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Chisago County. (n.d.). Interactive Map. Retrieved December 1, 2014, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

### Soil Descriptions:

40B- Nebish loam, 2 to 6 percent slopes

Drainage Class: Well Drained  
Permeability: Moderate  
Available water capacity: High  
Organic matter content: Moderately low  
Surface runoff: Medium  
Depth to the water table: More than 6 feet

40C- Nebish loam, 6 to 12 percent slopes

Drainage Class: Well Drained  
Permeability: Moderate  
Available water capacity: High  
Organic matter content: Moderately low  
Surface runoff: Medium or rapid  
Depth to the water table: More than 6 feet

346- Nebish loam, 2 to 6 percent slopes

Drainage Class: Well Drained  
Permeability: Moderate  
Available water capacity: High  
Organic matter content: Moderately low  
Surface runoff: Medium  
Depth to the water table: More than 6 feet

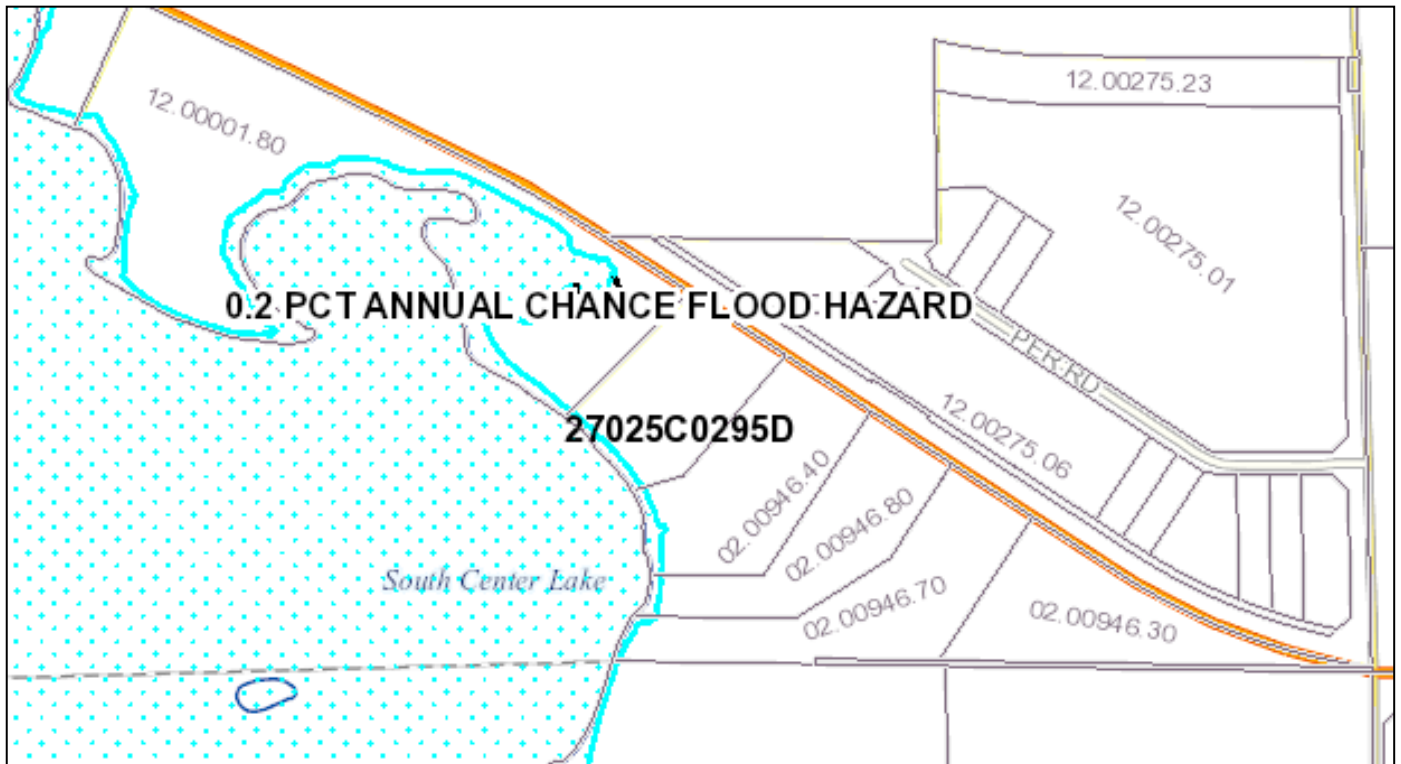
75- Bluffton loam, 0 to 1 percent slopes

Drainage Class: Very poorly drained  
Permeability: Moderate or moderately rapid in the upper part, moderately slow in lower part  
Available water capacity: High  
Organic matter content: Moderate or high  
Surface runoff: Very slow or ponded  
Depth to the water table: 1 ft above to 1ft below



# FLOODPLAINS MAP

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Chisago County. (n.d.). Interactive Map. Retrieved December 1, 2014, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

# ELEVATION MAP

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MN DNR. (n.d.). MnTOPO. Retrieved December 1, 2014, from <http://arcgis.dnr.state.mn.us/maps/mntopo/>

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