

Site Information

Taylor's Falls Business Park

County Road 37, Taylors Falls, MN



Chisago County HRA-EDA
4/13/2020



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

CITY OF TALORS FALLS

Taylors Falls Business Park

Co. Rd. 37
Taylors Falls, MN 55084

PROPERTY FEATURES:

- Zoned Business and Industrial
- Full Municipal Utilities In Place
- Electric (3 Phase): Xcel Energy
- Gas(2" - 6" / 60 PSI): Xcel Energy
- Water (80PSI)/ Sewer (8") : City of Taylors Falls
- Telecommunications: Midcontinent and Frontier Communications
- Located Just 50 Miles North of Twin Cities
- Business Friendly Development Process



AVAILABLE AREA:

- 10 Acres and Outlot
- Divisible

PRICE:

- Cost: Land for \$1.00, Includes all assessments
- State Grant Funds Available - \$25,000 per parcel
- 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

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CONTACT INFORMATION

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OWNER

City of Taylors Falls

20664 310th Street

Taylors Falls, MN 55084

Contact: Jo Everson

Phone: 651-465-5133

Web: <http://www.ci.taylors-falls.mn.us/>

LISTING REALTOR

MORE INFO/MARKETING

Chisago County HRA/EDA

38871 7th Avenue

North Branch, MN 55056

Contact: Nancy Hoffman

Phone: 651-674-5664

Web: www.chisagocounty.org

PARCELS

BLOCK ONE

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Lot 1

PIN: 20.00064.28

Acres: 0.85

Square Feet: 36,595



Lot 2

PIN: 20.00064.30

Acres:

Square Feet: 7,907



BLOCK TWO

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Lot 1

PIN: 20.00064

Acres: 1.42

Square Feet: 61,696



Lot 2

PIN: 20.00064.31

Acres: 1.42

Square Feet: 61,947



OUT-LOTS

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Outlot A

PIN: 20.00064.32

Acres: 1.52

Square Feet: 65,852



Outlot C

PIN: 20.00064.34

Acres: 2.52

Square Feet: 109,485



Outlot B

PIN: 20.00064.33

Acres: 8.87

Square Feet: 386,377



LAND USE & ZONING

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LAND USE:

Previous Uses of Site: Unused

Current and previous uses of adjacent parcels:

Farmstead to the West, Electrical Substation to the East

CURRENT AND PLANNED ZONING:

Current and planned zoning designation for the site:

Current: B+I- Business and Industrial

Planned: B+I- Business and Industrial

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

RC- Rural Countryside

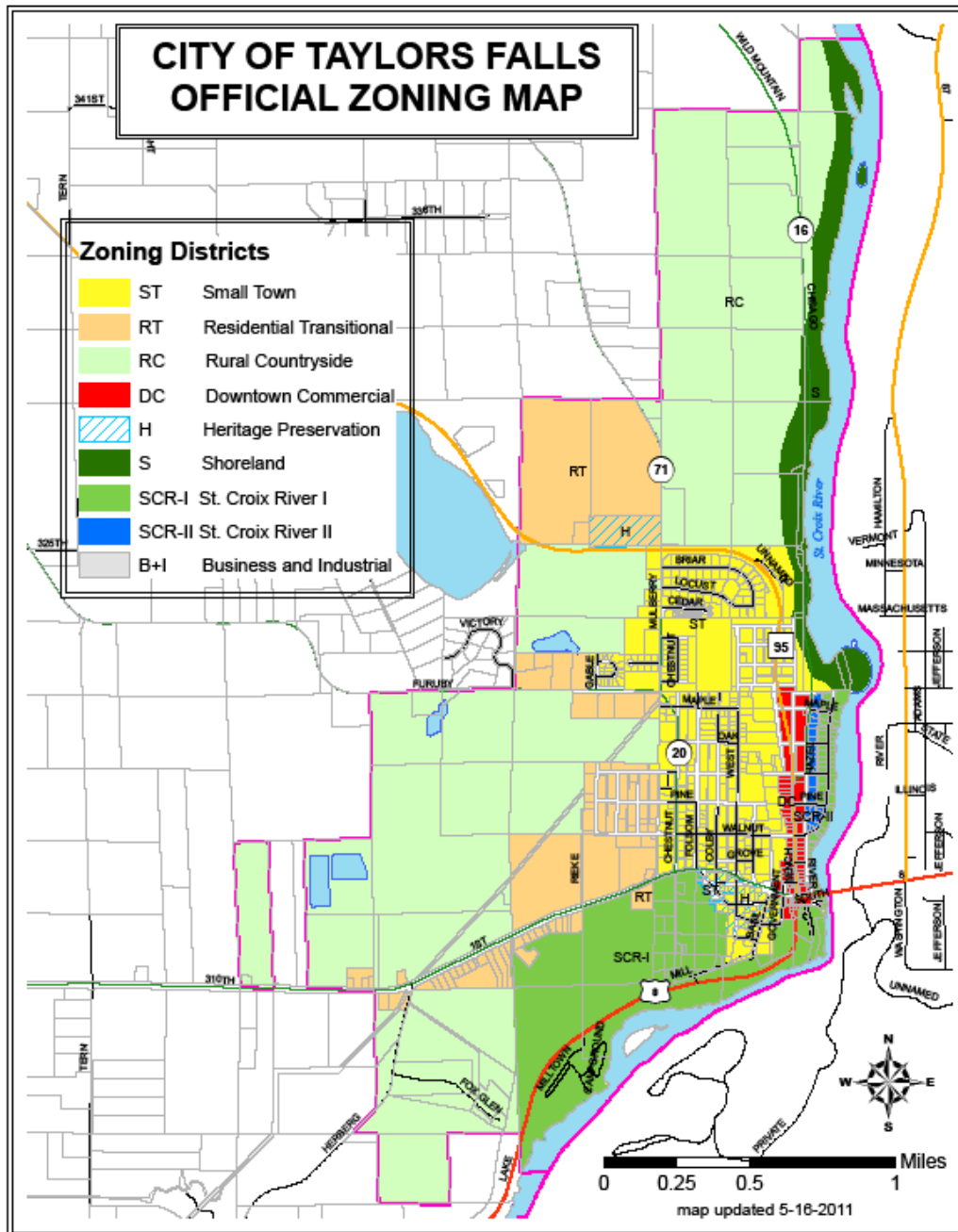
RT- Residential Transitional

[Shafer Township](#)- AG- Agriculture

ZONING MAP

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[Zoning Map](#)- PDF



PERMITS

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[Building Permit- PDF](#)

CITY OF TAYLORS FALLS APPLICATION FOR ZONING PERMIT & BUILDING PERMIT

Property Owner's Name(s) _____

Phone # _____ Alternate Phone # _____

Site Address _____

Legal Description of Property _____

Plot _____ Parcel Identification Number 20. _____

Zoning Classification: Small Town Residential Transitional Rural Countryside Downtown Commercial
Heritage Preservation Shoreland St. Croix River I St. Croix River II

Existing Land Use _____ Valuation of Project \$ _____

Occupancy Class _____ Set Backs:

Square Feet _____ side yard _____

Length _____ side yard _____

Width _____ front yard _____

House Design _____ rear yard _____

Description of Work (attach site plan): _____

NOTICE:

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 Taylors Falls.

I hereby acknowledge the above and agree to comply with the City of Taylors Falls' and the State of Minnesota's codes and ordinances.

Date _____ Signature of Applicant _____
(if agent, print principal's name & sign as agent)

For Office Use Only	
Permit # _____	Total Paid _____
Date Issued _____	Check # _____
Valuation _____	3 Sets of Plans Received _____
Plan Check Fee _____	Approved by the City of Taylors Falls _____
State Fee _____	Approved by the Building Official _____
Building Permit Fee _____	
Administrative Fee _____	
WAC Fee _____	
SAC Fee _____	
S/W Inspection Fee _____	
Other _____	

Original to Applicant

Yellow to Building Official

Pink to City

ZONING ORDINANCE

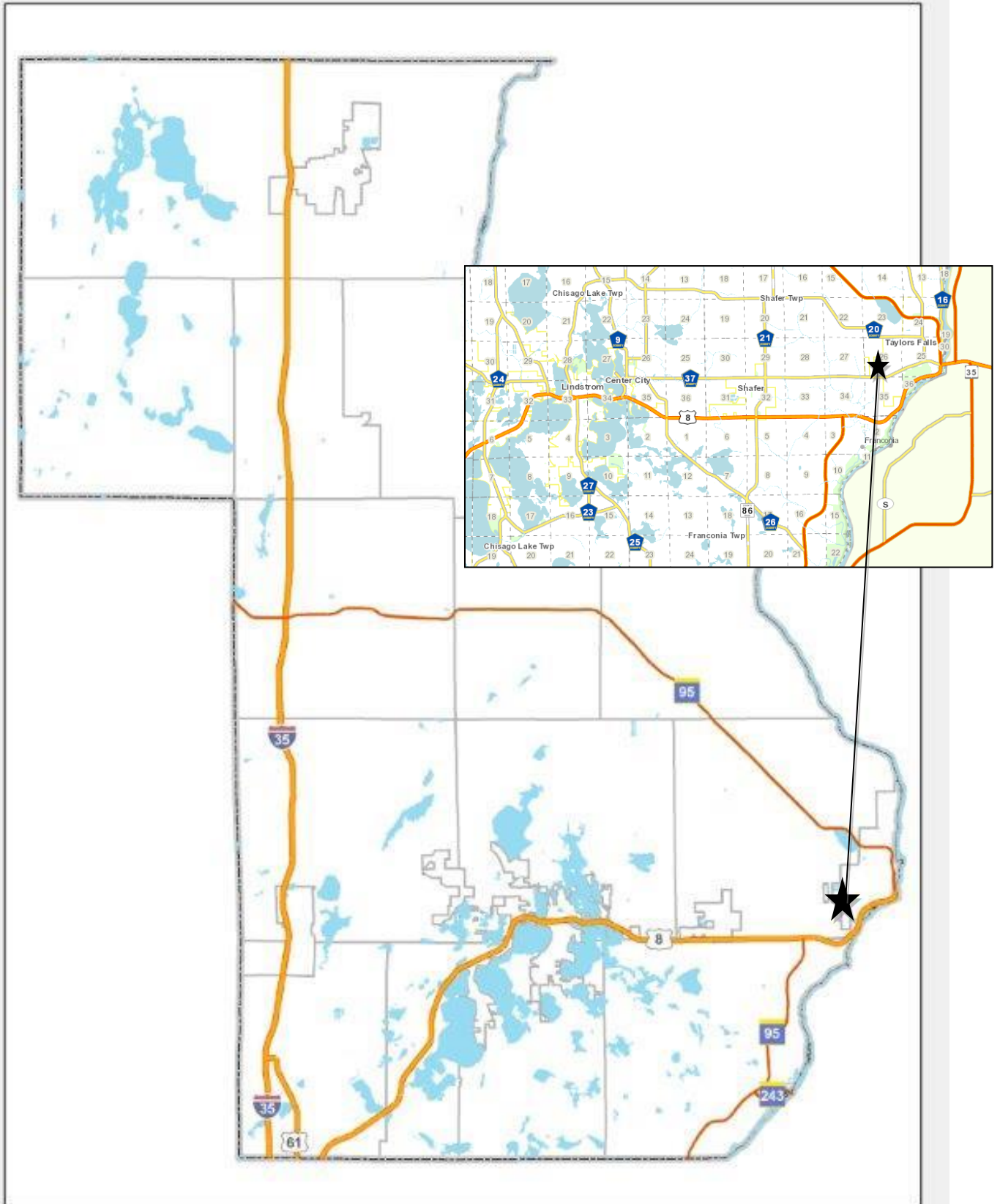
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[Zoning Ordinance](#)- City of Taylors Falls

TRANSPORTATION

Chisago County Highway Map

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LOCATION AND DISTANCES

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Location to nearest major highway: 2 miles to Highway 8
2 miles to Highway 95

Distance to closest north/south interstate highway: 26 miles to I-35 in Forest Lake, MN

Distance to closest east/west interstate highway: 40 miles to I-694

Distance to Minneapolis: 50 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: 47 miles to Port of St. Paul
50 miles to Port of Minneapolis
130 miles to Port of Duluth

Distance to closest international airport:

Distance to local/regional airports:

L.O Simenstad Municipal Airport: 11 miles
Osceola, WI 5,000 ft runway
Navigational Aids: Beacon

Rush City, MN Regional Airport: 33 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: 20 miles
BNSF Rail

St. Paul, MN: 47 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 Lautt, Manager Admin. & Marketing

Phone: (218) 281-1750
Email: mnn@rrv.net
Email: mnnjb@rrv.net
Email: mnnil@rrv.net

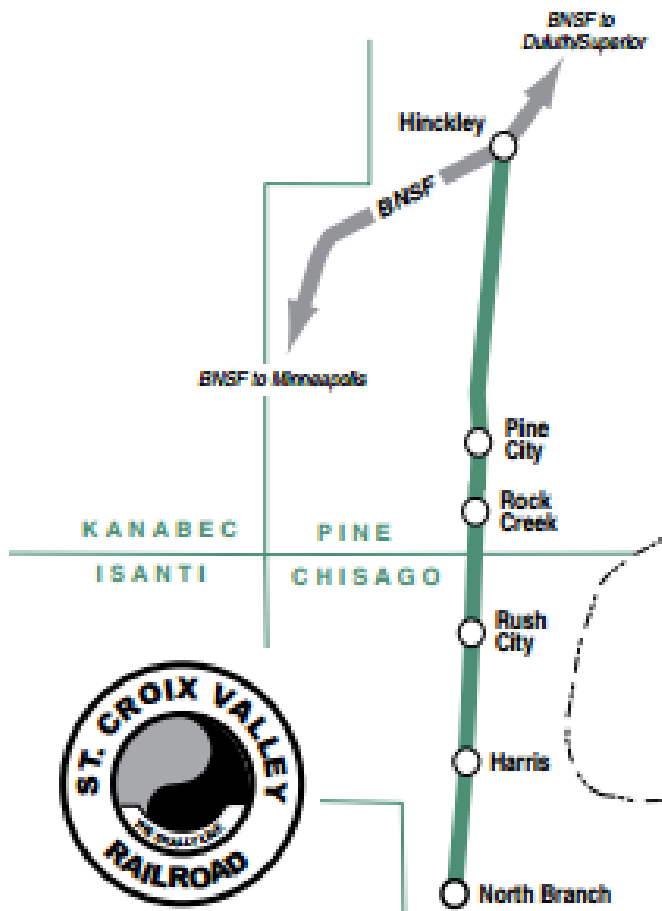
Jason Bierwerth, Manager of Operations
LeAnn Halland, Customer Service

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.

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.

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.


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.




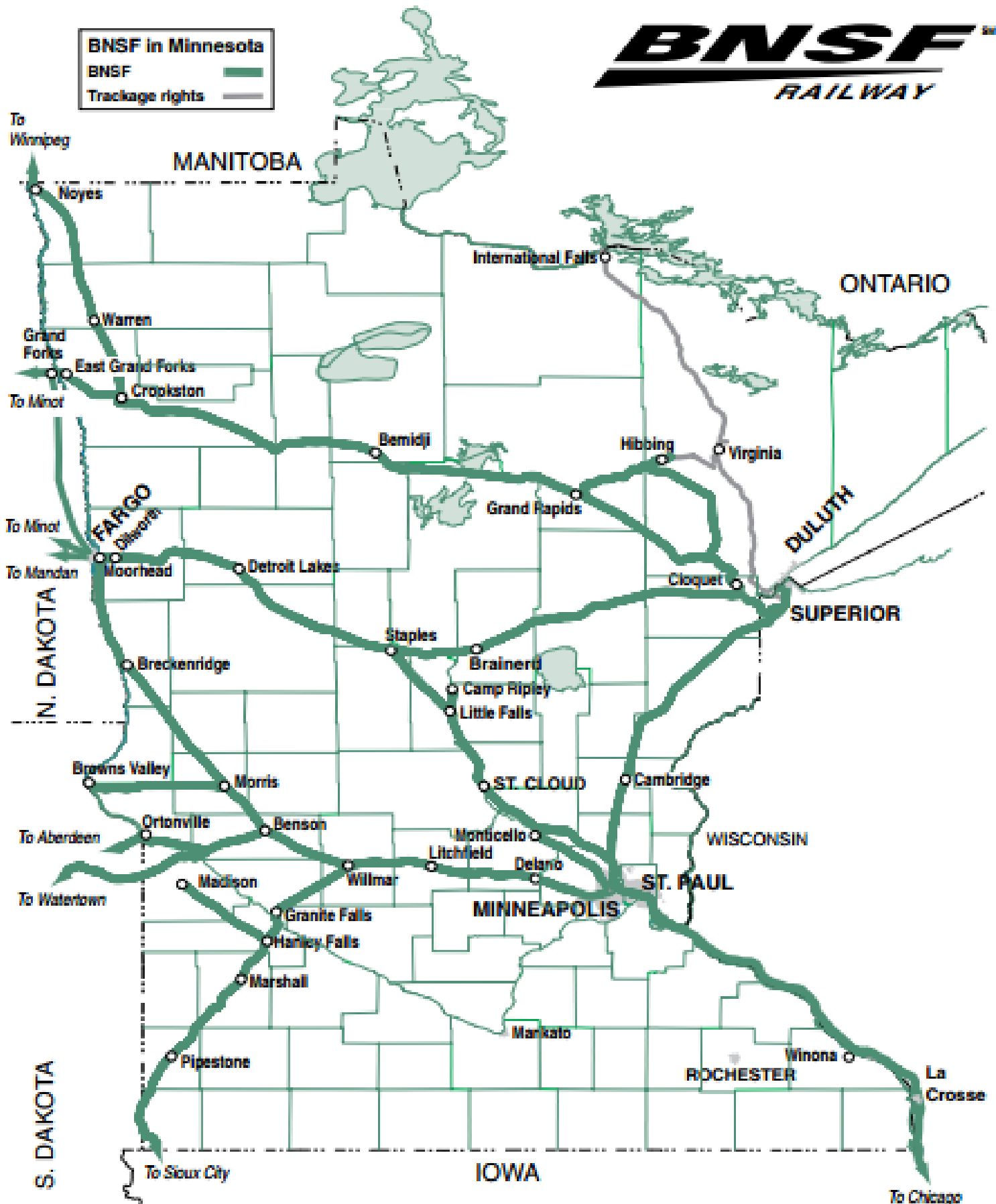
St. Croix Valley in Minnesota

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

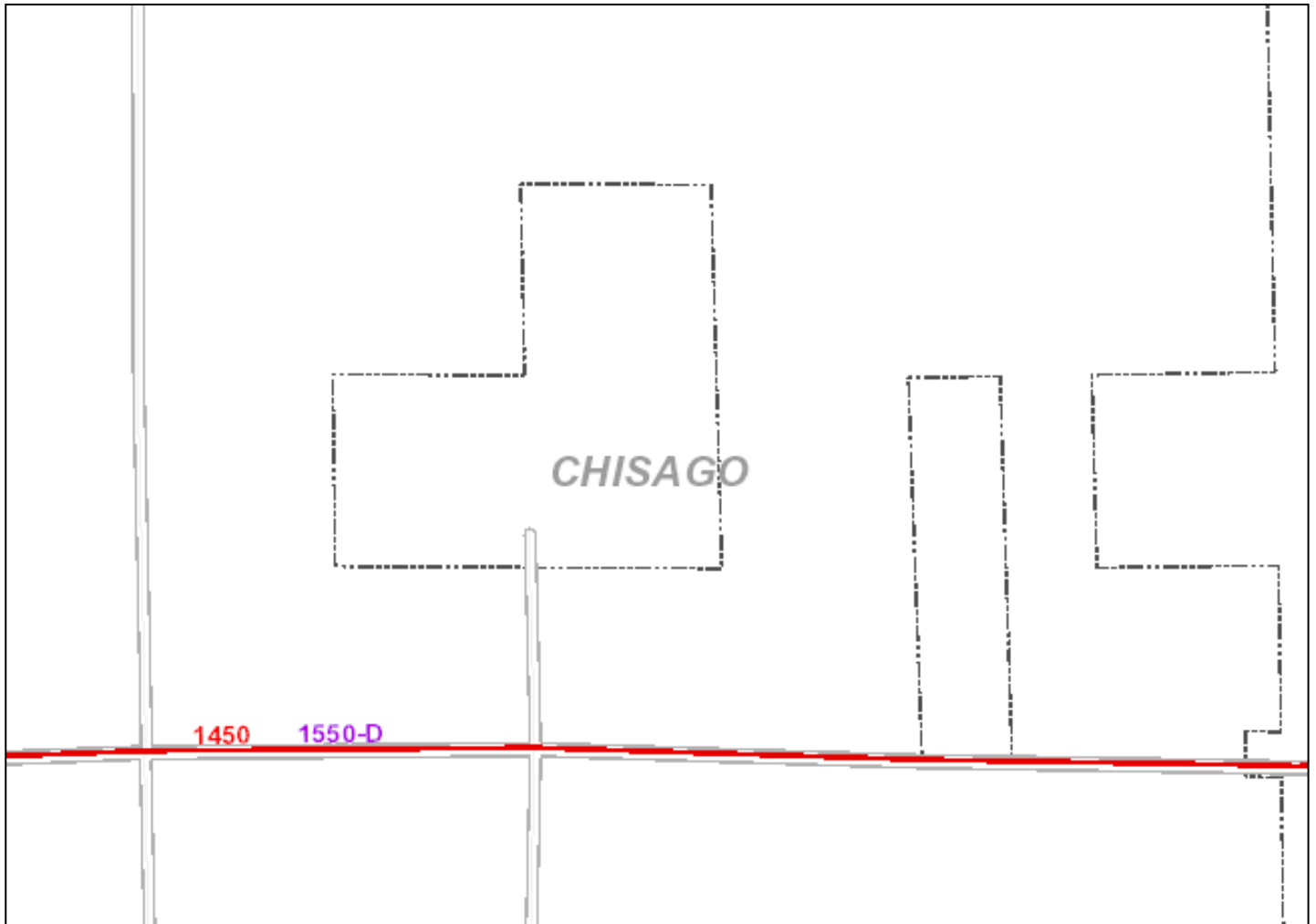
BNSF in Minnesota

BNSF 

Trackage rights 



TRAFFIC COUNTS
INFORMATION FROM MNDOT
C.R. 37: 1,550 daily traffic counts
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UTILITIES

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ELECTRIC POWER PROVIDERS AND SERVICE DESCRIPTION

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

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

Voltages available: 34.5 kV

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? Next to site

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?

Xcel Energy cannot release this information

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

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

If yes, what is the natural gas line size to the site? 2 inches, 6 inch main within 800 feet

Line Capacity: Xcel Energy cannot release this information

Pressure (PSI): 60 PSI

TELECOMMUNICATIONS PROVIDERS AND SERVICE DESCRIPTION

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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

Is there telecommunications service currently available at this site? No- but is passing by on the road

Does the site have broadband service? No- but is passing by on the road

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 1st Avenue N

City/State/Zip: Lindstrom, MN 55045

Phone: 651-257-3151

E-mail: mike.konop@ftr.com

Is there telecommunications service currently available at this site? No-but is passing by on the road

Does the site have broadband service? No- but is passing by on the road

If there is broadband service, what is the upstream bandwidth? 6 Mbps (Higher on ICB)

What is the downstream broadband width? 24 Mbps (Higher on ICB)

What is the type of delivery medium? Access to both copper and fiber. Not presently in the development.

If service is not available, how soon can it be installed? 3-4 weeks after firm order

WATER & SEWER

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Municipality: City of Taylors Falls

Address: 637 1st Street

City/State/Zip: Taylors Falls, MN

Phone: 651-465-5133

WATER

Head pressure at closest hydrant: 80 PSI

Flow rate at nearest hydrant: 1000 GPM

Attach chemical profile of water: No

Is water from surface or groundwater source? Ground (2 wells)

Is water source part of looped system with feed from two sources? Yes

Any planned upgrades, if so, when? No

SEWER

Sewer line in place near/at site? Yes

Diameter of line at site: 8 inches

Depth of sewer in public right-of-way: 8 inches

Size of sewer main in public right-of-way? 9 feet

Any special pre-treatment? No

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

STORM SEWER

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Any additional storm water treatment or rate of discharge control required for this site?

No

MPCA MS4 (SMALL SEPARATE STORM SEWER SYSTEMS) PROGRAM COMPLIANCE

Are you required to obtain permit coverage for storm water discharges? No

Have you satisfied the MS4 permit conditions to develop/implement storm management program and report on status/effectiveness?

Are you required to obtain a NPDES (National Pollutant Discharge Elimination System) permit for storm water during construction? No

If yes, have you prepared a Storm Water Pollution Prevention Plan (SWPPP) for erosion prevention/sediment control?

ENVIRONMENTAL

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CONTACT INFORMATION

Chisago County Soil and Water Conservation District

Contact: Craig Mell

38812 3rd Ave

North Branch, MN 55056

651-674-2333

craig.mell@mn.nacdnet.net

Chisago County Environmental Services

Contact: Kurt Schneider

313 N Main Street, Room 243

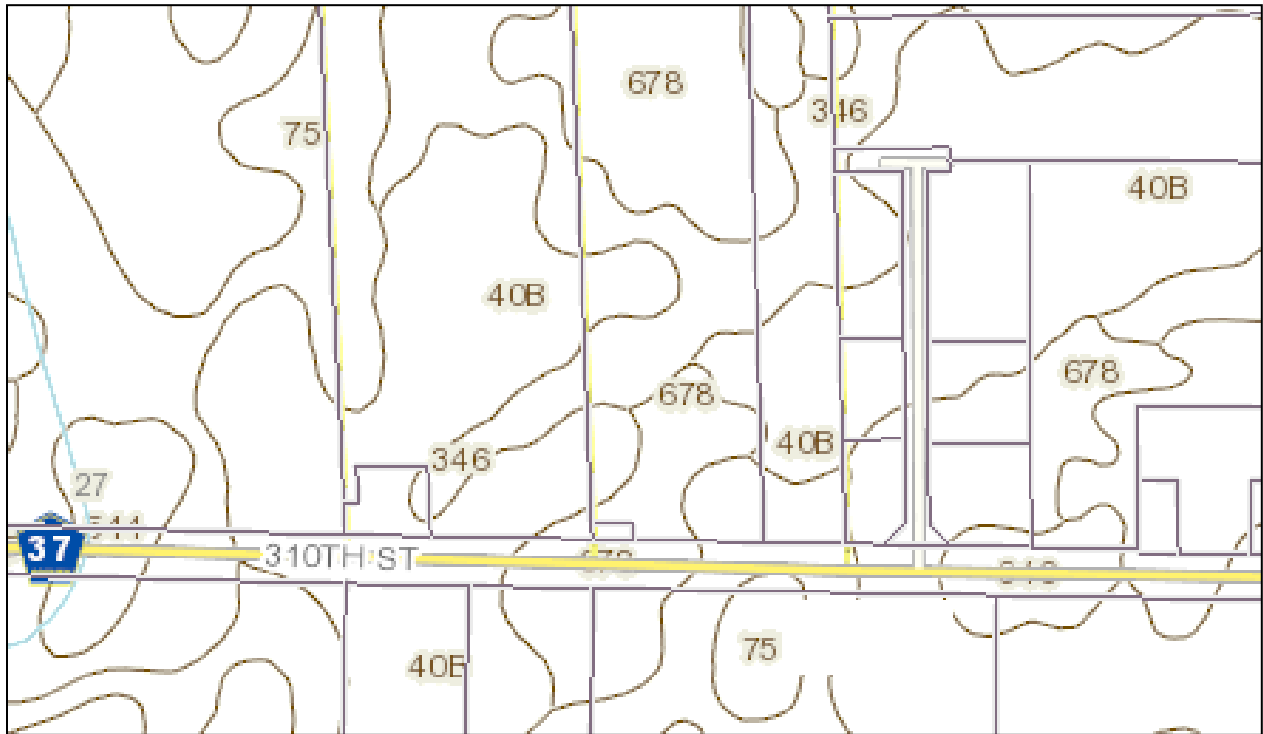
Center City, MN 55084

651-213-8370

kmschne@co.chisago.mn.us

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:

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

40B- Nebish loam, 2 to 6 percent slopes

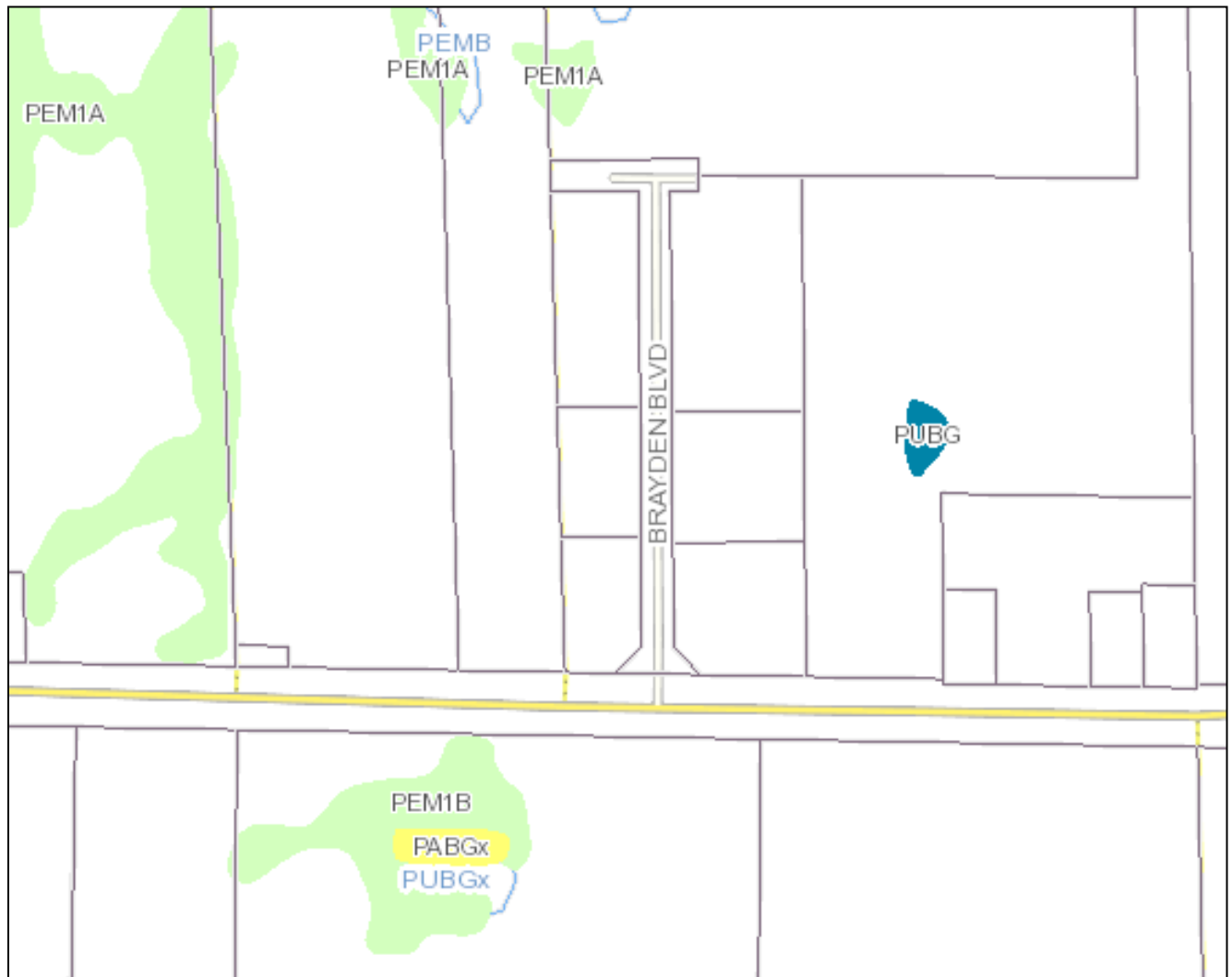
Drainage Class: Well Drained
Permeability: Moderate
Available water capacity: High
Organic matter content: Moderately low
Surface runoff: Medium
Depth to the water table: More than 6 feet

678- Beltrami loam, thick solum

Drainage Class: Somewhat poorly drained
Permeability: Moderate
Available water capacity: High
Organic Matter Content: Moderate
Surface runoff: Slow
Depth to the water table: 2 to 4 feet

WETLANDS MAP

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Chisago County. (n.d.). Interactive Map. Retrieved December 29, 2014, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

FLOODPLAINS MAP

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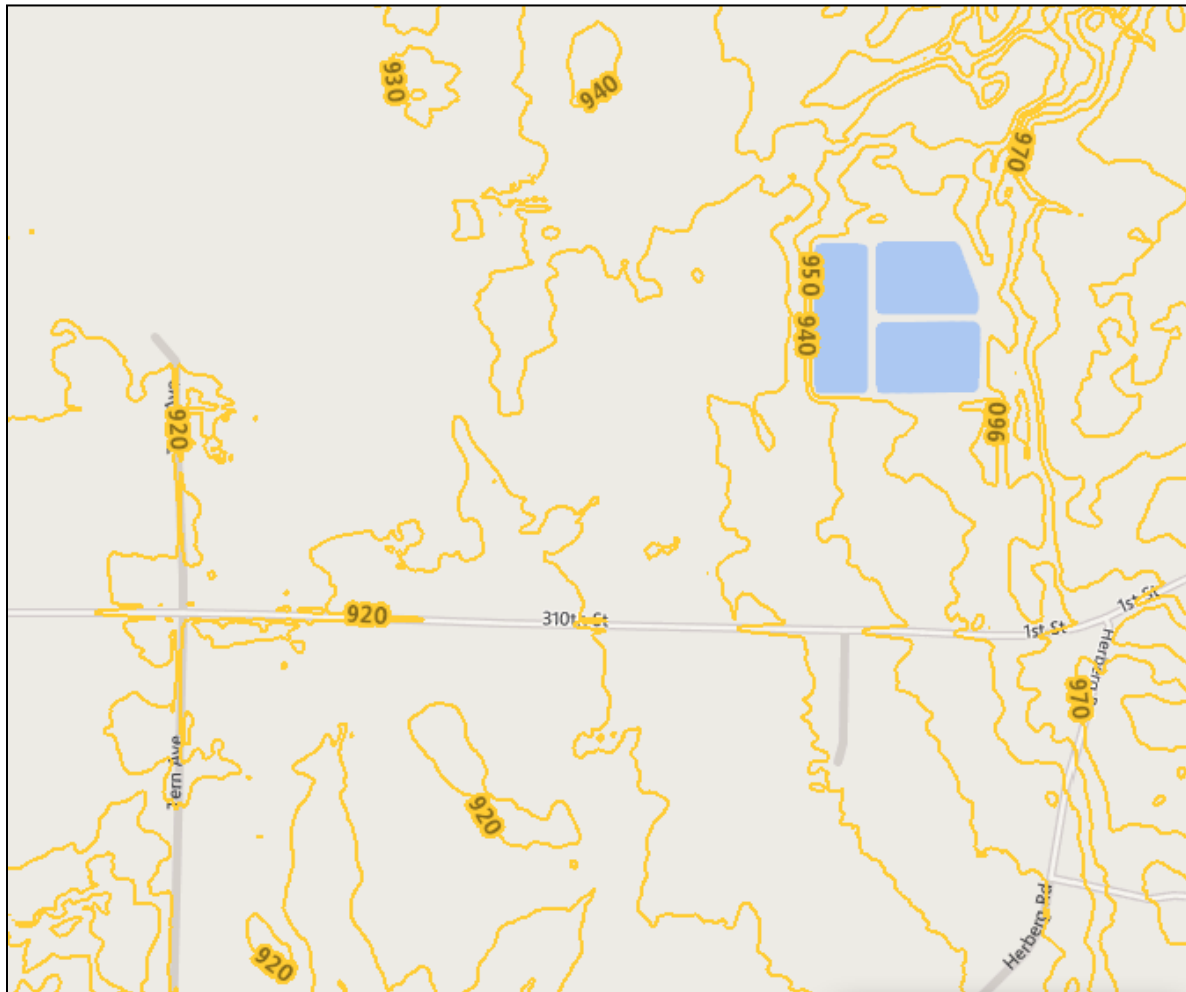
Chisago County. (n.d.). Interactive Map. Retrieved December 29, 2014, from

<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/>

EASEMENTS

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FINANCIAL RESOURCES

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