

Site Information

Wyoming Business Park

Wyoming, MN



Chisago County HRA-EDA
4/13/2020



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

CITY OF WYOMING

Wyoming Business Park

Forest Blvd.
Wyoming, MN 55092

PROPERTY FEATURES:

- Freeway Frontage—1,160 Linear Ft Along I-35
- 30 Miles North of the Twin Cities
- Utilities to Site
- Electric (3 Phase 1/2 mile away: Xcel Energy
- Gas (2"/60PSI): Xcel Energy
- Water (60PSI)/ Sewer (8 inch): City of Wyoming
- Telecommunications:
Midcontinent and Frontier Communications
- Will Consider Wide Variety of Uses
- Zoned Industrial



AVAILABLE AREA:

· 14.81 Acres

· Divisible

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

TABLE OF CONTENTS

<u>CONTACT INFORMATION</u>	4
- <u>Owner</u>	
- <u>Realtor</u>	
- <u>More Info/Marketing</u>	
<u>PARCELS</u>	5
<u>LAND USE & ZONING</u>	10
- <u>Land Use</u>	
- <u>Current and Planned Zoning</u>	
- <u>Zoning Map</u>	
- <u>Permits</u>	
- <u>Zoning Ordinance</u>	
<u>TRANSPORTATION</u>	15
- <u>Chisago County Highway Map</u>	
- <u>Location & Distances</u>	
- <u>Ports & Airports</u>	
- <u>Rail Access</u>	
- <u>County Rail Access</u>	
- <u>Traffic Counts</u>	
<u>UTILITIES</u>	20
- <u>Electric</u>	
- <u>Natural Gas</u>	
- <u>Telecommunications</u>	
- <u>Water & Sewer</u>	
<u>ENVIRONMENTAL</u>	24
- <u>Contact Information</u>	
- <u>Soils Map</u>	
- <u>Wetlands Map</u>	
- <u>Floodplains Map</u>	
- <u>Elevation Map</u>	
<u>EASEMENTS</u>	29
<u>FINANCIAL RESOURCES</u>	30

CONTACT INFORMATION

[Table of Contents](#)

JOINT OWNERS

Chisago County HRA/EDA

38871 7th Avenue

North Branch, MN 55056

Contact: Nancy Hoffman

Phone: 651-674-5664

Web: www.chisagocounty.org

City of Wyoming

26885 Forest Blvd

Wyoming, MN 55092

Contact: Craig Mattson

Phone: 651-462-0575

Web: www.wyomingmn.org

LISTING REALTOR

None at this time

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

[Table of Contents](#)

PIN: 21.00006.00

Acres: 14.81

Square Feet: 645,123.6

Land Cost: \$595,000



LAND USE AND ZONING

[Table of Contents](#)

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: I- Industrial

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

C- Commercial

I- Industrial

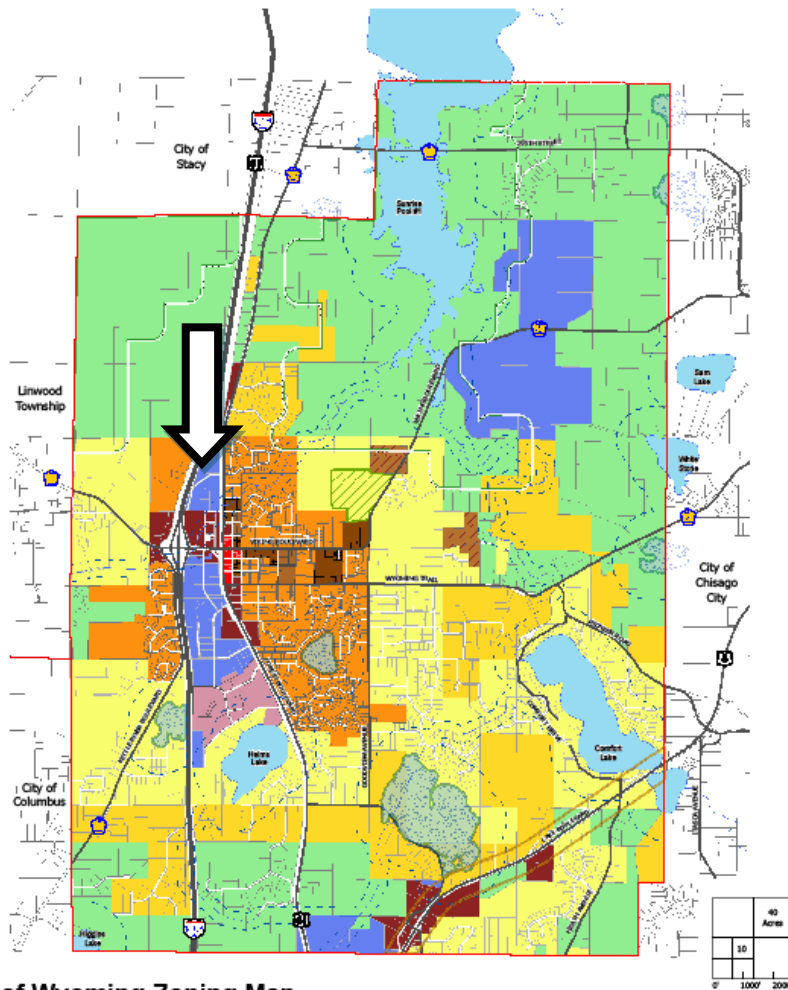
R3- Single Family Residential

R2- Rural Residential II

ZONING MAP

[Table of Contents](#)

[Zoning Map](#) – PDF



City of Wyoming Zoning Map

Zoning Districts		Overlay Districts	
A -- Agriculture	C -- Commercial	S -- Shoreland Management Overlay	CO -- Carlos Avery Wildlife Perimeter Overlay
R1 -- Rural Residential I	CB -- Central Business	HBO -- Highway 8 Overlay District	
R2 -- Rural Residential II	CLR -- Closed Landfill Restricted		
R3 -- Single Family Residential	OHC -- Office and Health Care		
R4 -- One and Two Family Residential	I -- Industrial		
R5 -- Manufactured Homes			
R6 -- Limited Multiple Dwelling			
		Other	
		Significant Wetlands	City Boundary
		Required Wetland Buffers	

PERMITS

[Table of Contents](#)

[Plat Applications and other planning applications](#) – City’s Webpage

[Building Permits](#)- City’s Webpage

ZONING ORDINANCE

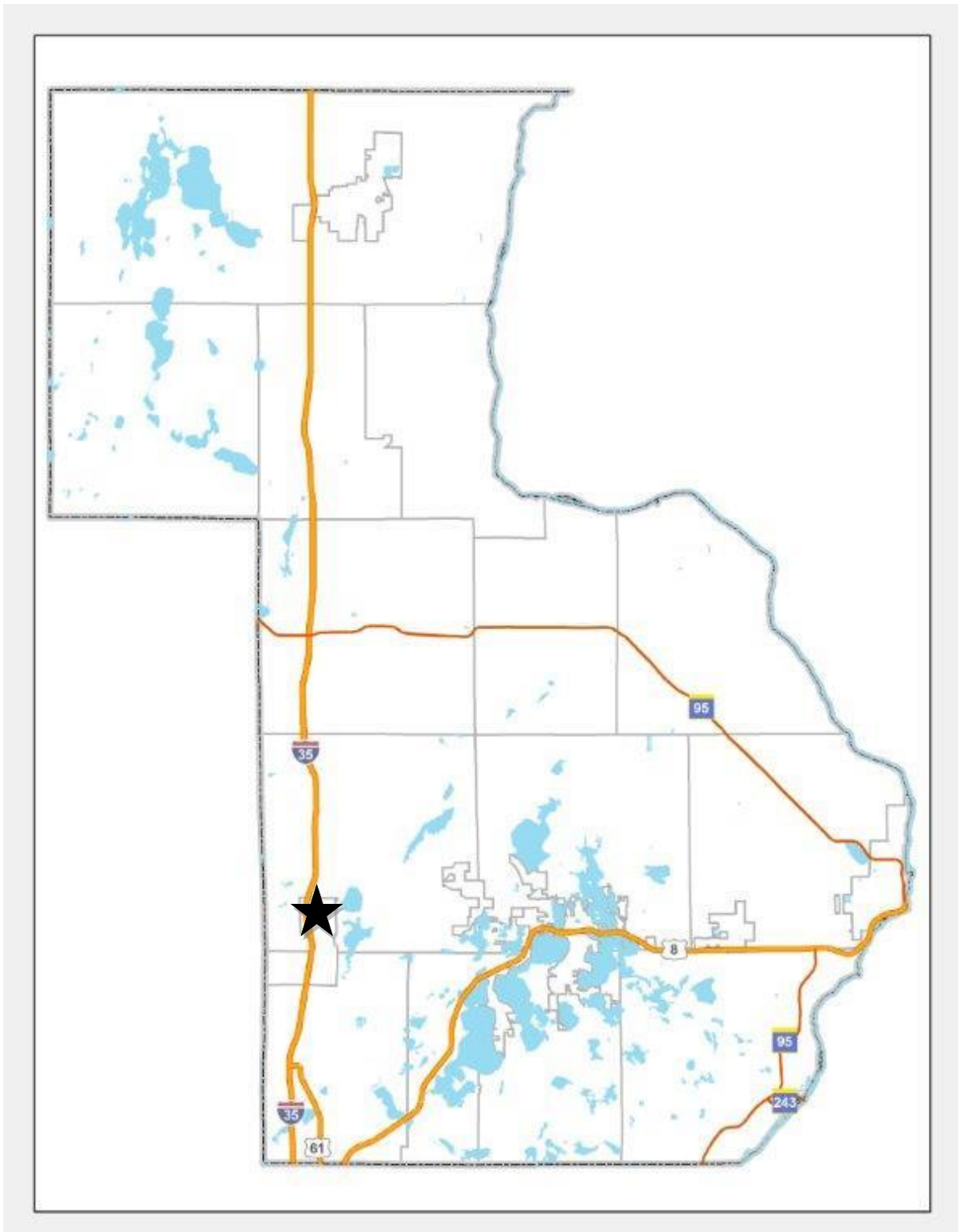
[Table of Contents](#)

[Zoning Ordinance](#) – Link to website

TRANSPORTATION

[Table of Contents](#)

CHISAGO COUNTY HIGHWAY MAP



LOCATION/DISTANCES

[Table of Contents](#)

Location to nearest major highway:

Located right off of County Road 30 and is visible from I-35 N

Distance to closest north/south interstate highway: Less than 1 mile to I-35 North

Distance to closest east/west interstate highway: 23 miles to I-694

Distance to Minneapolis: 34 miles

PORTS & AIRPORTS

[Table of Contents](#)

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

Distance to closest port: 31 miles to Port of St. Paul
34 miles to Port of Minneapolis
123 miles to Port of Duluth

Distance to closest international airport: 38 miles to MSP

Distance to local/regional airports:

L.O Simenstad Municipal Airport: 20 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

[Table of Contents](#)

Does the site have access to rail? No

Distance to closest rail:

North Branch, MN: 12 miles
BNSF Rail

St. Paul, MN: 31 miles
Intermodal Facility

CHISAGO COUNTY RAIL ACCESS

[Table of Contents](#)

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

Email: mnn@rrv.net

Jason Bierwerth, Manager of Operations

Email: mnnjb@rrv.net

LeAnn Halland, Customer Service

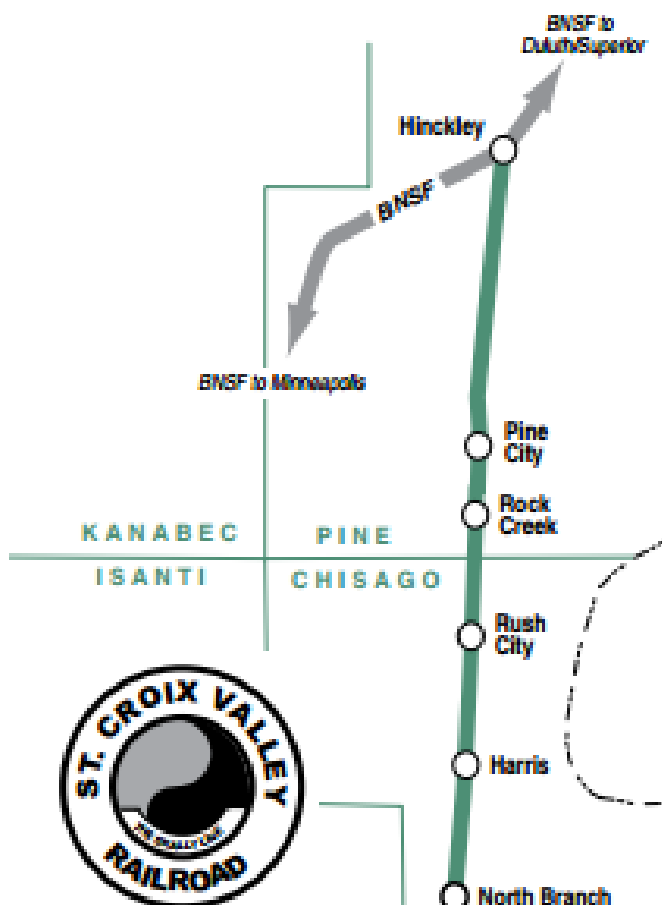
Email: mnnll@rrv.net

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.





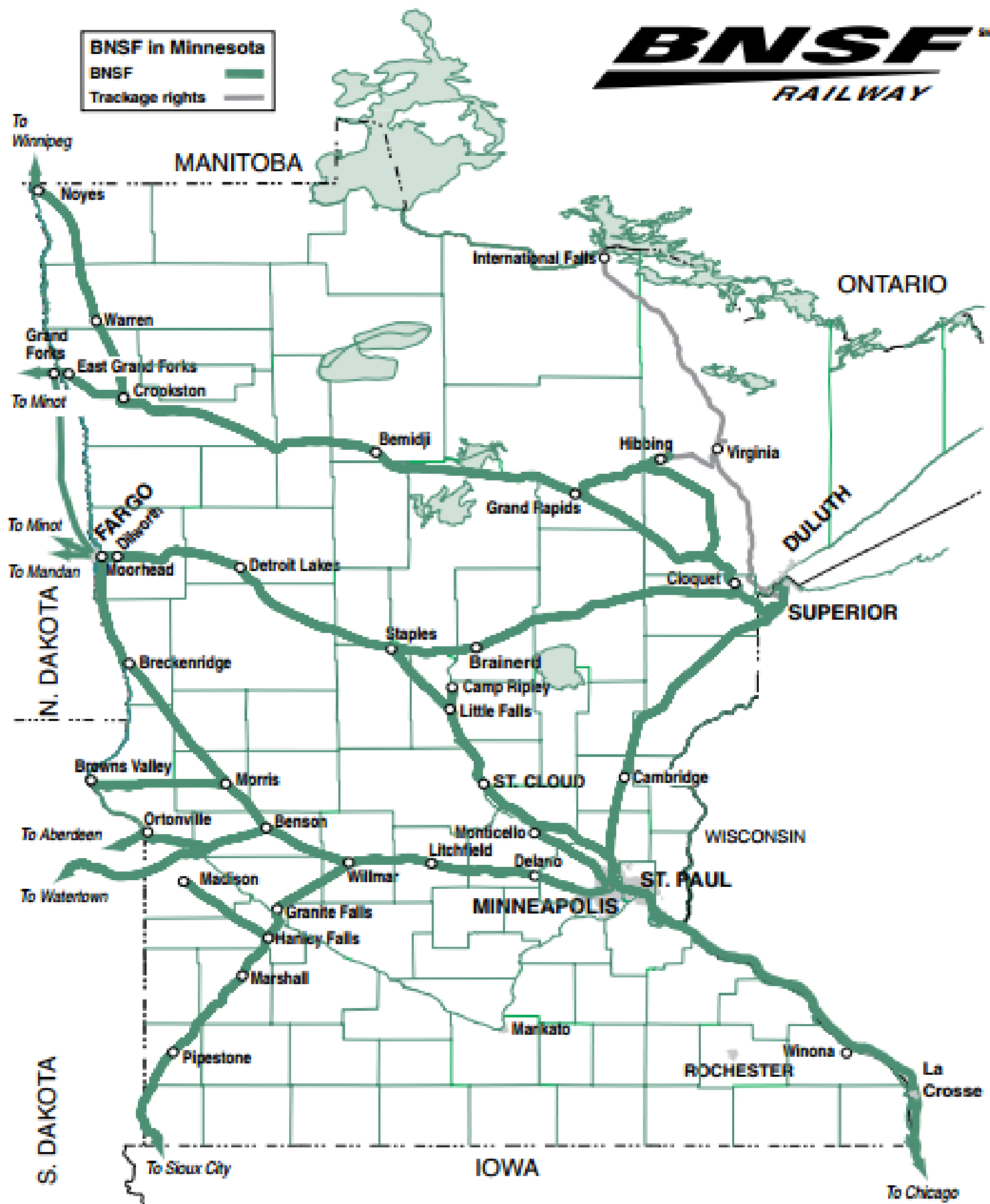
St. Croix Valley in Minnesota

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

BNSFSM

RAILWAY

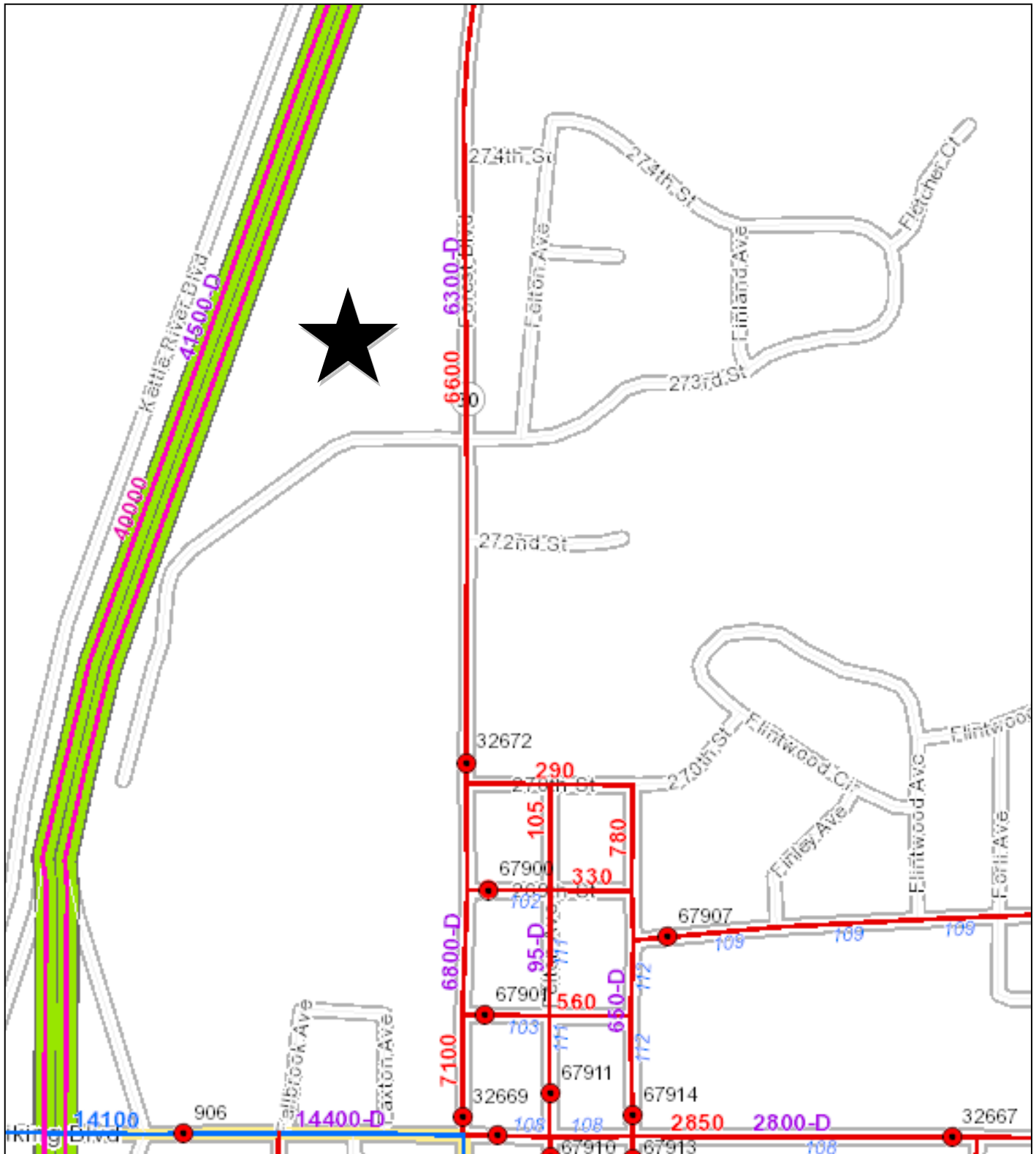
BNSF in Minnesota
BNSF 
Trackage rights 



TRAFFIC COUNTS

[Table of Contents](#)

Daily Traffic Counts by MNDOT
Cars per Day- 6,300 on Forest Blvd
41,500 on I-35



UTILITY SERVICES

[Table of Contents](#)

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? ½ mile away

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? 10.6 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

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

Line Capacity: No answer

Pressure (PSI): 60 PSI

TELECOMMUNICATIONS PROVIDERS AND SERVICE DESCRIPTION

[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

Is there telecommunications service currently available at this site? By the site via CR 30

Does the site have broadband service? By the site via CR 30

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? Yes

Does the site have broadband service? Yes

If there is broadband service, what is the upstream bandwidth? 6 Mbps

What is the downstream broadband width? 24 Mbps

What is the type of delivery medium? Copper (need build for fiber access)

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

MUNICIPAL WATER PROVIDER AND SERVICE DESCRIPTION

[Table of Contents](#)

Municipality: City of Wyoming
Address: 26885 Forest Blvd
City/State/Zip: Wyoming, MN 55092
Phone: 651-462-0575

Head pressure at closest hydrant: 60 PSI- Upgrading Spring 2015 to 62 PSI average

Flow rate at nearest hydrant: 910 GPM- Upgrading Spring 2015 to 2350

Attach chemical profile of water:

Is water from surface or groundwater source? Ground

Is water source part of looped system with feed from two sources? No

Any planned upgrades, if so, when? Spring 2015

What will be the incremental capacity?
2350-910=1440 GPM, average pressure increase to 62 PSI

MUNICIPAL SANITARY SEWER PROVIDER AND SERVICE DESCRIPTION

Sewer line in place near/at site? Yes

Diameter of line at site: 8 inches

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

Depth of sewer in public right-of-way? 19.83 feet

Any special pre-treatment? No

Any incremental treatment capacity planned? If yes, note additional capacity:
Yes, Wyoming can purchase additional capacity at the CLJSTC as community continues to grow

STORM SEWER

Table of Contents

Wyoming maintains rate to match existing condition for 2, 10, 100 year rainfall events.

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

Yes- Maintain storm water flow volume for a 2 year storm event for treatment

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

*Not currently an MS4 City

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? N/A

Are you required to obtain a NPDES (National Pollutant Discharge Elimination System) permit for storm water during construction? Yes

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

No

ENVIRONMENTAL

[Table of Contents](#)

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

[Table of Contents](#)

540-Seelyeville Muck

Drainage Class: Very Poorly Drained
Permeability: Moderately slow to moderately rapid
Available water capacity: Very high
Organic matter content: Very high
Surface runoff: Very slow or ponded
Depth to water table: 1 foot above to 1 foot below surface

161- Isanti loamy fine sand

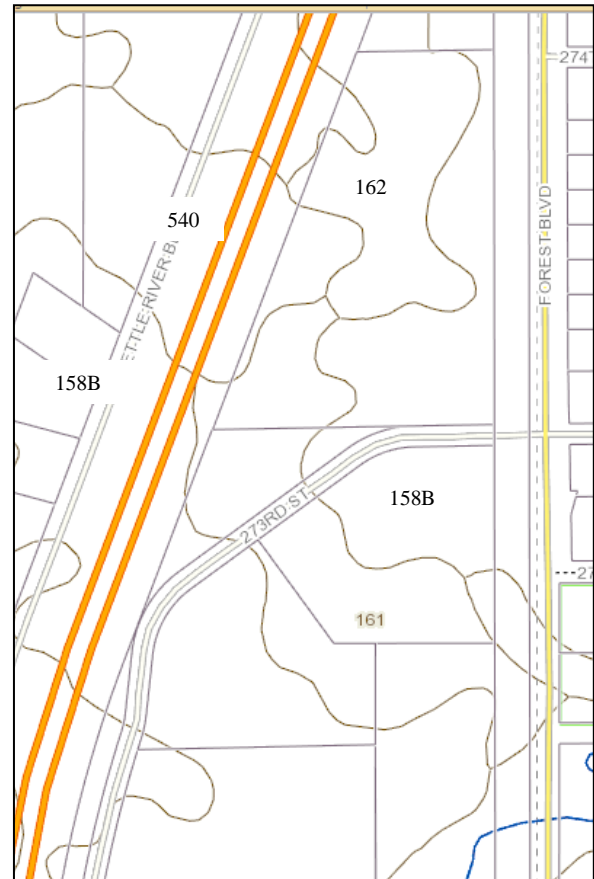
Drainage class: Very poorly drained
Permeability: Rapid
Available water capacity: Low
Organic matter content: Moderate to very high
Surface runoff: Very slow or ponded
Depth to water table: 0 to 2 feet

162- Lino loamy fine sand, 0-2 percent slope range

Drainage Class: Somewhat poorly drained
Permeability: Rapid
Available Water Capacity: Low
Organic Matter Content: Low or Moderately Low
Surface Runoff: Slow
Depth to water table: 2 to 4 feet

158B- Zimmerman loamy find sand, 1 to 6% slopes

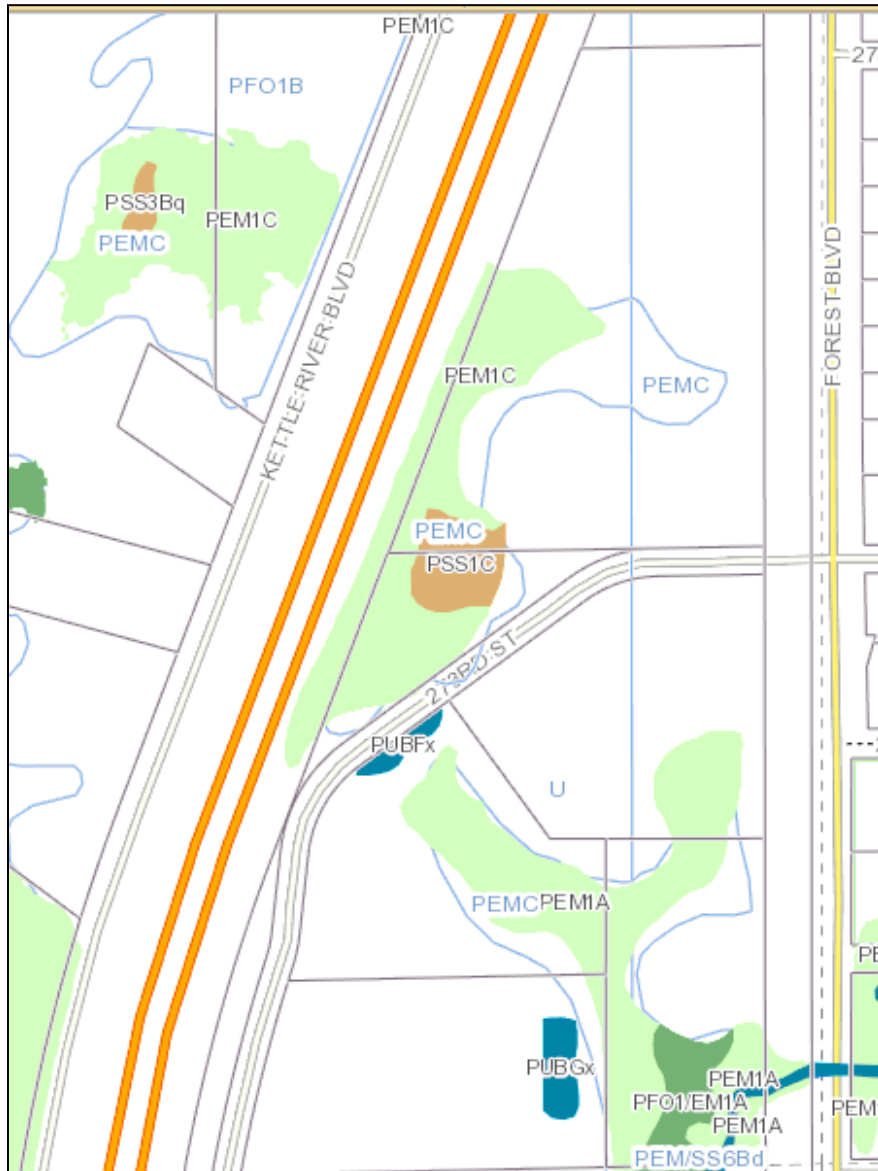
Drainage Class: Excessively drained
Permeability: Rapid
Available water capacity: Low
Organic matter content: Low
Surface Runoff: Slow
Depth to water table: More than 6 feet



Chisago County. (n.d.). Interactive Map. Retrieved January 15, 2015, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

WETLANDS MAP

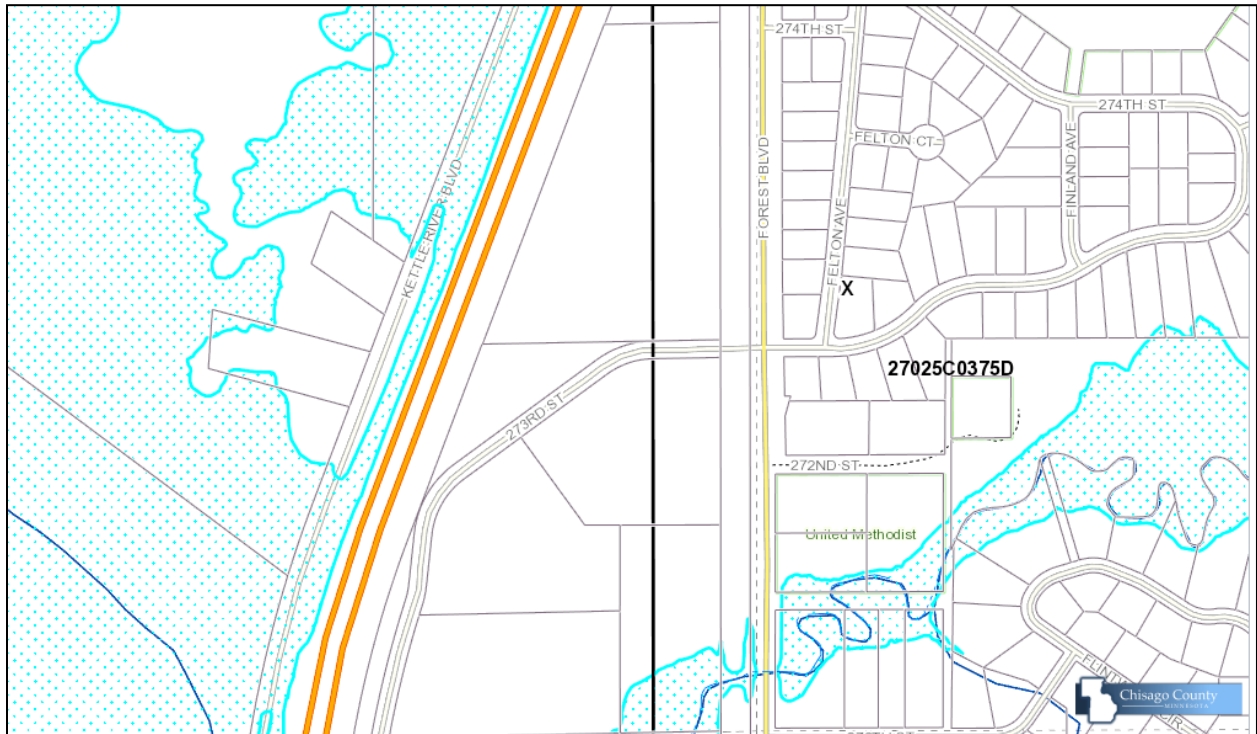
[Table of Contents](#)



Chisago County. (n.d.). Interactive Map. Retrieved January 15, 2015, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

FLOODPLAINS MAP

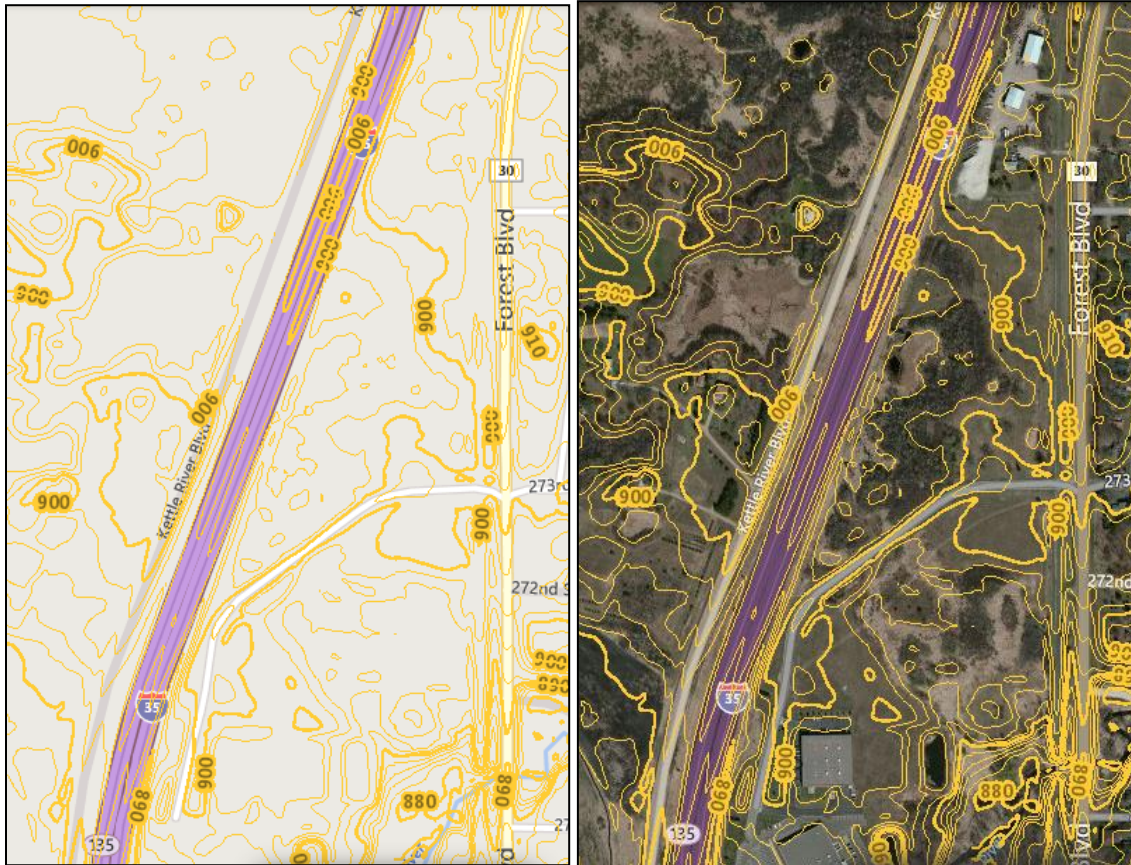
[Table of Contents](#)



Chisago County. (n.d.). Interactive Map. Retrieved January 15, 2015, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

ELEVATION MAP

[Table of Contents](#)



MN DNR. (n.d.). MnTOPO. Retrieved January 15, 2015, from <http://arcgis.dnr.state.mn.us/maps/mntopo/>

EASEMENTS

[Table of Contents](#)

FINANCIAL RESOURCES

[Table of Contents](#)

[Chisago County HRA/EDA Resources](#)