

Site Information

Rush City Industrial Land

CR 30, Rush City, MN



Chisago County HRA-EDA
4/13/2020



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

CITY OF RUSH CITY

Rush City Industrial Land

1305 S. Bremer Ave
Rush City, MN 55069

PROPERTY FEATURES:

- CR 30 Frontage, Easy Access to I-35 N
- Intended use: Business/Commercial/Industrial
- 2 Miles from Rush City Regional Airport
- Rail Access—St. Croix Regional Short Line
- Electric (3 Phase): East Central Energy
- Gas (2inch/50PSI): Minnesota Energy Resources
- Water / Sewer: Well/Septic (future city hookup)
- Telecommunications: MidContinent and CenturyLink



AVAILABLE AREA:

- 33 Acres, 5 sold
- Property is 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

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CONTACT INFORMATION

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OWNER

City of Rush City
325 S Eliot Ave/ PO Box 556
Rush City, MN 55069
Contact: Amy Mell
Phone: 320-358-4743
Web: www.rushcitymn.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

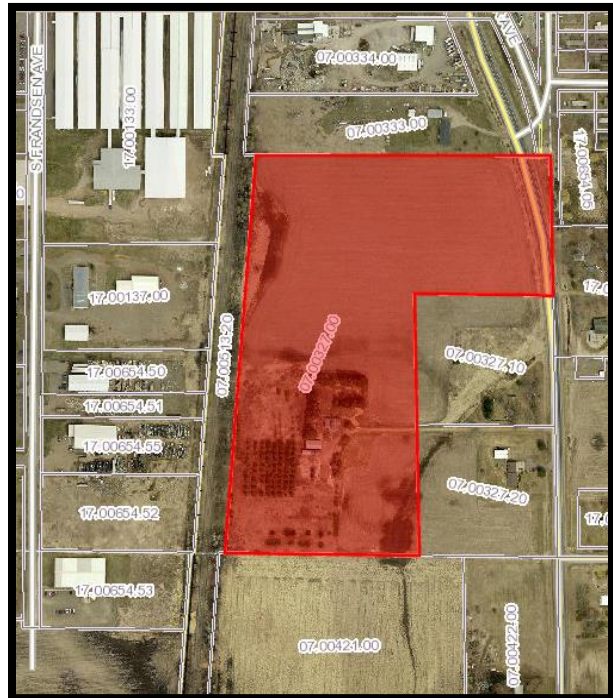
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Parcel 1- 1305 S Bremer Ave

PIN: 07.00327.00

Acres: 24.52

Cost: Negotiable



Parcel 2- 1335 S Bremer Ave

PIN: 07.00327.20

Acres: 4.9

Land Value: \$30,100

Building Value: \$105,800

SOLD



Parcel 3- 1301 S Bremer Ave

PIN: 07.00327.10

Acres: 4.99

Cost: Negotiable



LAND USE AND ZONING

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LAND USE

Previous Uses of Site:

Agriculture
Residential

Current and previous uses of adjacent parcels:

Agriculture
Residential
Light Industrial
Limited Business (Rushseba Township)

CURRENT AND PLANNED ZONING:

Current and planned zoning designation for the site:

Current Zoning: Rushseba Township AG- Agriculture

Planned Zoning: City of Rush City I-1- Light Industrial or I-2 General Industrial

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

City of Rush City:

A1- Agriculture
M1- Manufacture Home Residential
B1-Business Highway
I-1 Light Industrial
I-2 General Industrial

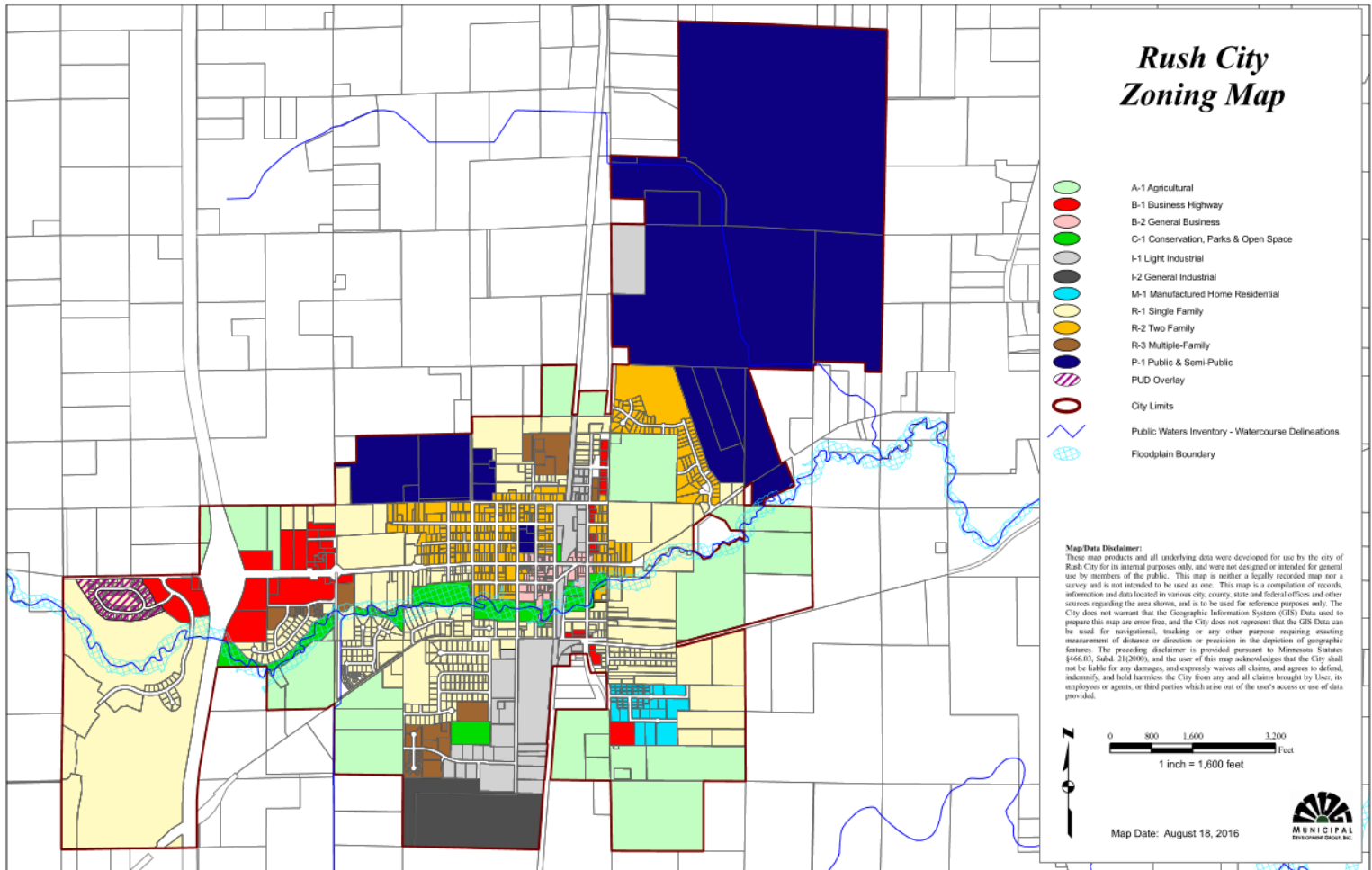
Rushseba Township:

LB: Limited Business
AG: Agriculture

ZONING MAP

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[Zoning Map – PDF](#)



PERMITS

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Application for Building Permit must be picked up at City Hall or the Chisago County Courthouse as there is no online version.

[Rush City-City Hall](#)

325 S Eliot Ave, Rush City, MN 55069

[Chisago County Courthouse](#)

313 North Main Street, Center City, MN 55012

ZONING ORDINANCE

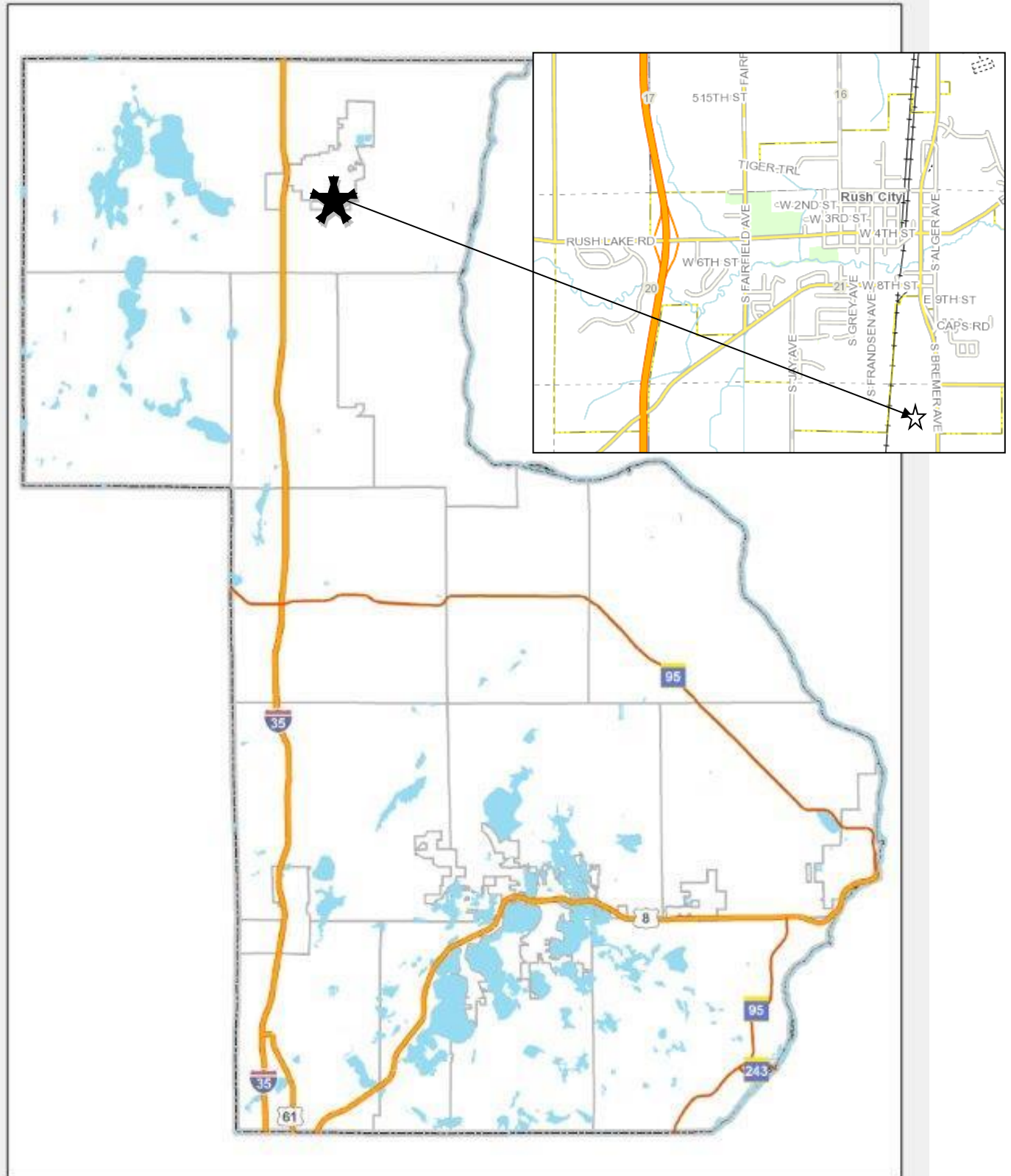
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[Zoning Ordinance](#)

TRANSPORTATION

Chisago County Highway Map

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LOCATION/DISTANCES

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Location to nearest major highway: Located on CR 30

Distance to closest north/south interstate highway: 2 miles to I-35

Distance to closest east/west interstate highway: 49 miles to I-694

Distance to Minneapolis: 55 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: 51 miles to Port of St. Paul
55 miles to Port of Minneapolis
99 miles to Port of Duluth

Distance to closest international airport: 60 miles to MSP

Distance to local/regional airports:

Rush City, MN Regional Airport: 2 miles
4,400 ft runway
Navigational Aids: Beacon

RAIL ACCESS

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Contact: Monique Hollands, Manager of Administration

Company: St. Croix Valley Railroad

Address: PO Box 705

City/State/Zip: Crookston, MN 56716

Phone: 218-281-4704 Ext. 4

Email: mnnll@rrv.net

Fax: 218-281-1713

Does the site have access to rail? Yes

Distance to closest rail: 0 miles

Nearest Intermodal Facility: 25 miles to Hinckley, MN

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

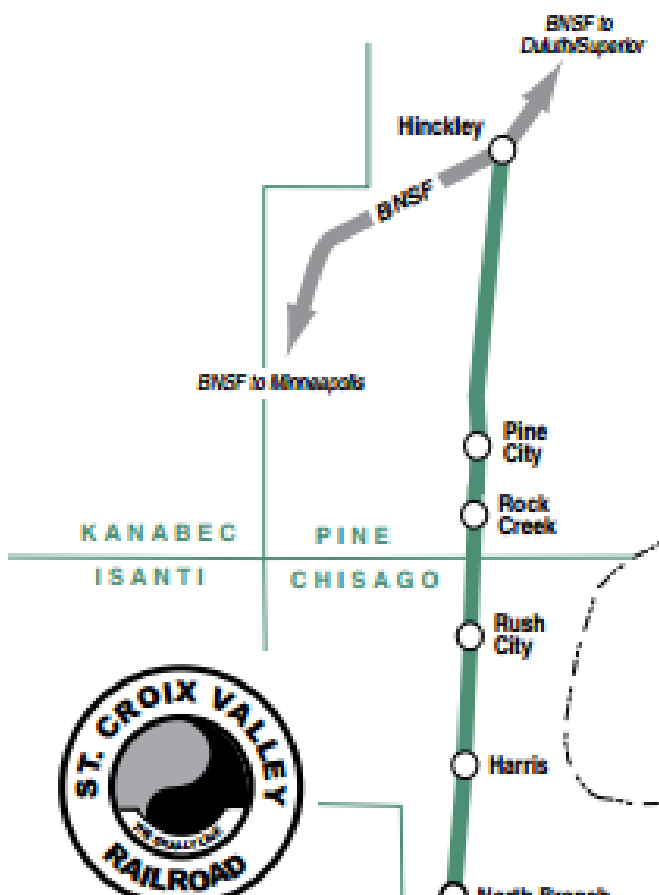
Jason Bierwerth, Manager of Operations
LeAnn Halland, Customer Service

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.

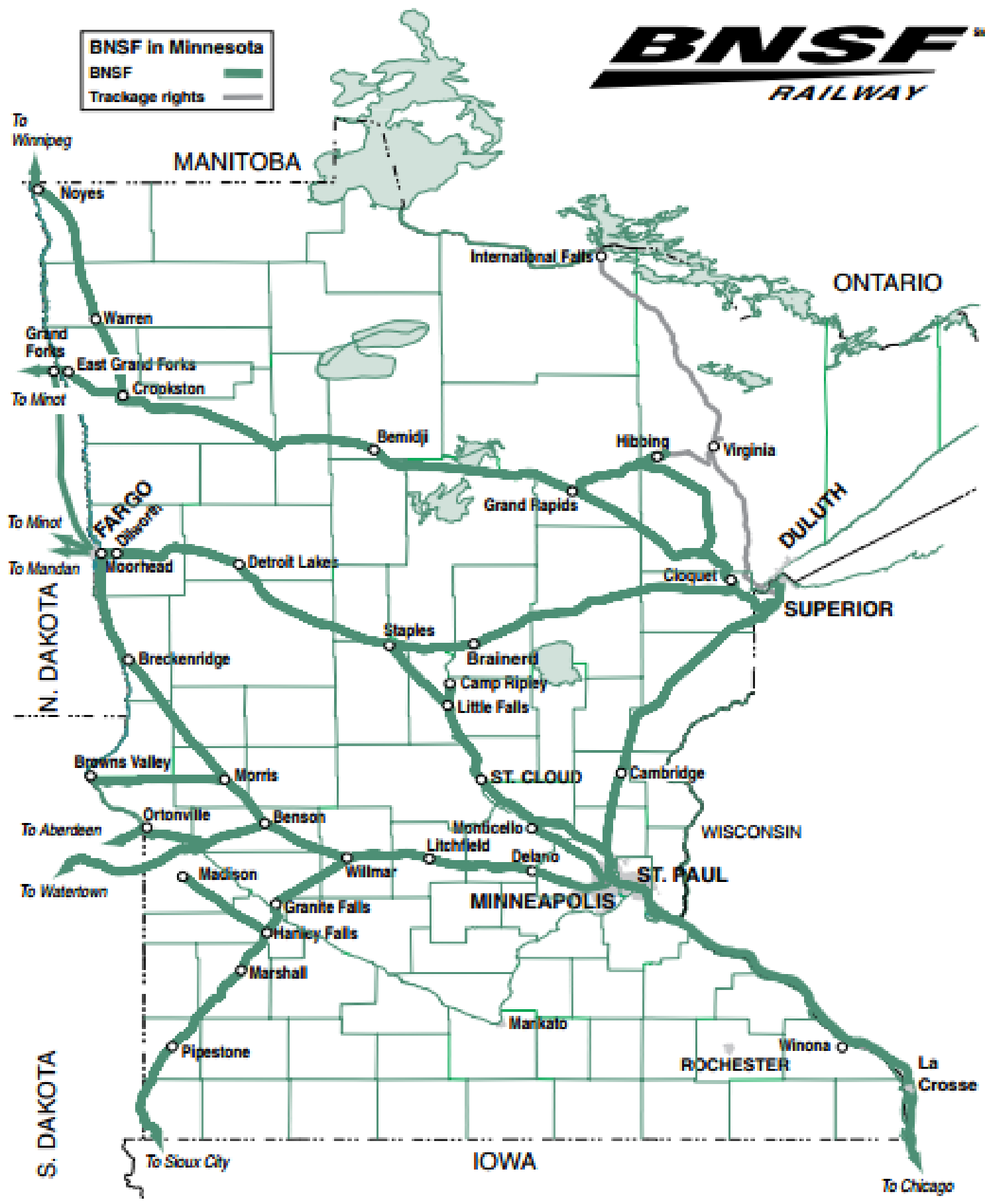


St. Croix Valley in Minnesota

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	

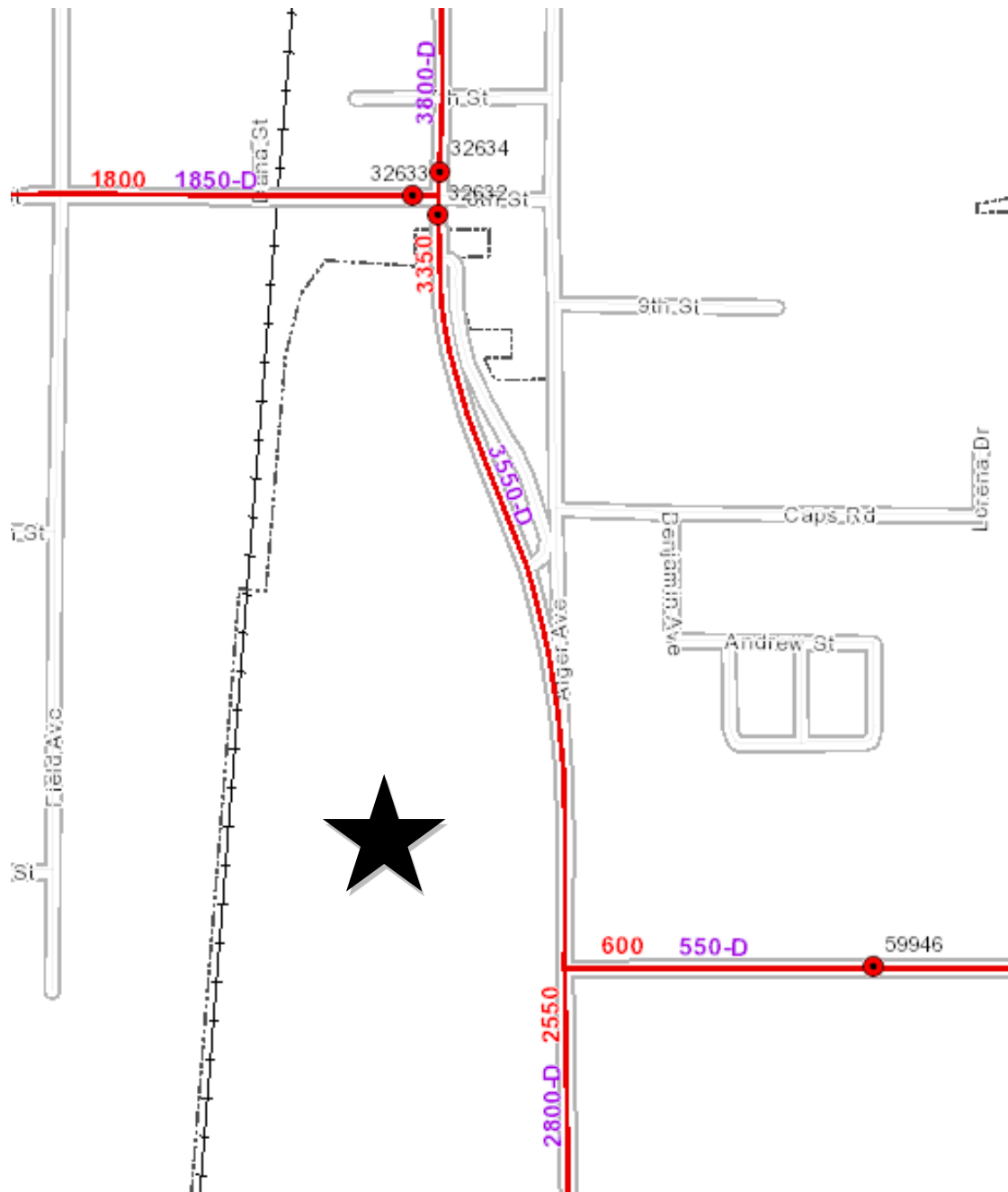


TRAFFIC COUNTS

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CR 30-Daily Traffic County by MNDOT

3,550 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

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

Voltages available: 7.2/12.47 kV

Is existing service overhead or underground: Underground

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

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? Yes

What is the largest demand that can be served at this site using existing system? 4,000 kW

NATURAL GAS PROVIDERS AND SERVICE DESCRIPTION

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Minnesota Energy

Contact Name: Deb Durrak

Phone: 651-322-8941, cell 651-247-9947

Address: 2665 145th Street W

City/State/Zip: Rosemount, MN 55068

E-mail: dldurrak@minnesotaenergyresources.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: Cannot know until further in development process

Pressure (PSI): 50 PSI

TELECOMMUNICATIONS PROVIDERS AND SERVICE DESCRIPTION

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Contact Name: Steve Johnson
Company: Midcontinent Communications
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
Does the site have broadband service? No- closest is the intersection of S Frandsen and 8th St
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 for larger businesses and Coaxial Cable for other
If service is not available, how soon can it be installed? 60-90 days

Contact Name: Steve Hoppe
Company: Century Link
Address: 425 E St. Germain Street
City/State/Zip: St. Cloud, MN 56304
Phone: 320-255-8225
Cell: 320-291-2852
Email: steve.hoppe@centurylink.com

Is there telecommunications service currently available at this site?
Yes, cables exist in the street right of way and service will be coordinated on an individual basis as building construction progresses.
Does the site have broadband service? Yes.
If there is broadband service, what is the upstream bandwidth?
Depending on the type of service ordered
Up to 7Mb / 896k ATM / ADSL2+ / VDSL2
Up to 20Mb / 896k ADSL2+ / VDSL2
20Mb / 5Mb VDSL2 only
All speeds are approximate and vary dependant on actual cable footage and will be determined at the time of cable design as buildings are constructed.
What is the downstream broadband width? See above, the first number is the download speed and the second is the upload speed.
What is the type of delivery medium? Copper cable
If service is not available, how soon can it be installed?
Century Link will provide telephone network access service in accordance with existing tariffs, provided that suitable provisions are made by the developer to accommodate our telephone cable and terminating hardware.

MUNICIPAL WATER PROVIDER AND SERVICE DESCRIPTION

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Note: The three parcels were recently annexed by the City of Rush City. They do not have city water/sewer. The closest water/sewer mains are located on Frandsen Avenue and S Alger Avenue. The water/sewer main will not likely be extended from Frandsen Avenue just for the three parcels. The water/sewer main on S Alger Avenue is already undersized and will most likely be upgraded and extended to the new parcels. However, this main only has a 20' right of way, which may be an issue. The engineers will be planning for the extension in the fall/winter of 2015.

Municipality: City of Rush City

Address: 325 S Eliot Avenue

City/State/Zip: Rush City, MN 55069

Phone: 320-358-4743

Head pressure at closest hydrant:

Flow rate at nearest hydrant:

Attach chemical profile of water:

Is water from surface or groundwater source?

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

Any planned upgrades, if so, when?

What will be the incremental capacity?

MUNICIPAL SANITARY SEWER PROVIDER AND SERVICE DESCRIPTION

Sewer line in place near/at site?

Diameter of line at site:

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

Any special pre-treatment?

Any incremental treatment capacity planned? If yes, note additional capacity:

MUNICIPAL STORM SEWER SERVICE DESCRIPTION/REQUIREMENT

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

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

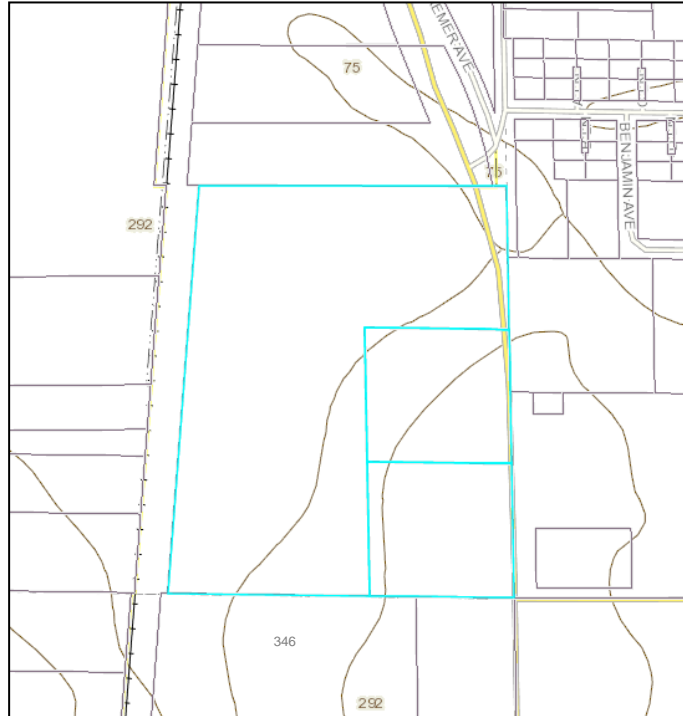
kmschne@co.chisago.mn.us

SOILS MAP

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Note: A soil delineation was completed on July 2, 2014 for 1305 S Bremer Ave.

A soil delineation was completed on November 13, 2014 for 1335 S Bremer Ave.



Chisago County. (n.d.). Interactive Map. Retrieved January 7, 2015, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

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

292- Alstad Loam, 1 to 3 percent slopes
Drainage Class: Somewhat poorly drained
Permeability: Moderate in the upper part,
moderately slow in the lower part
Available water capacity: High
Organic matter content: Moderate
Surface runoff: Slow
Depth to the water table: 2 to 4 feet

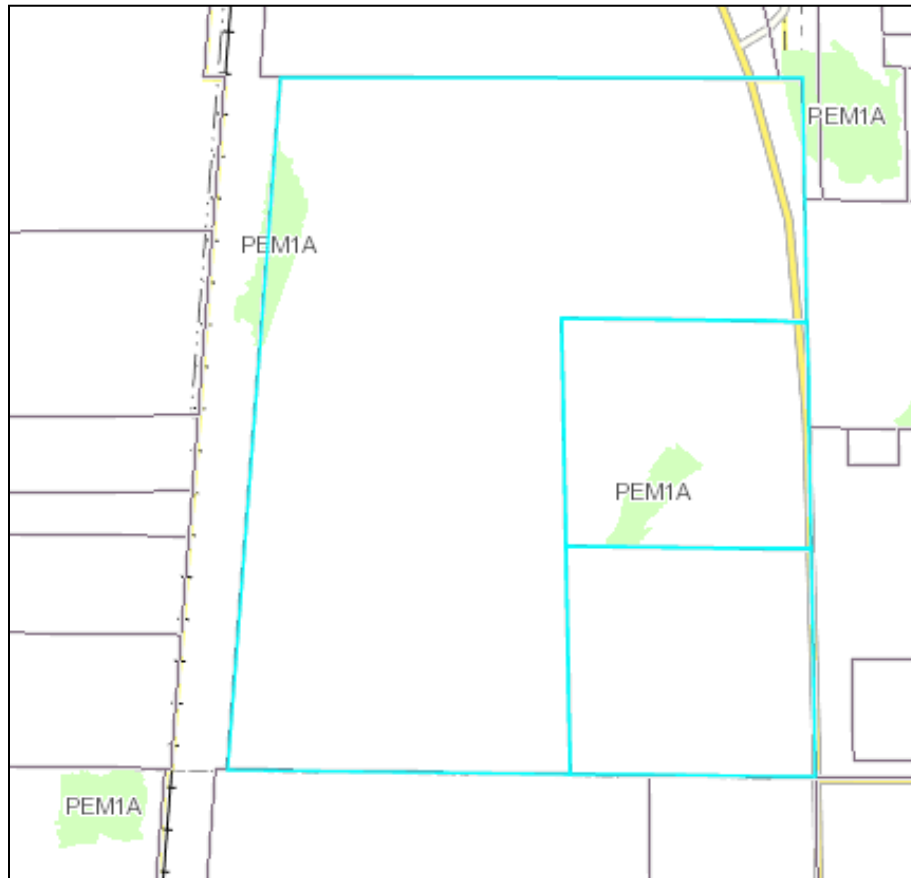
75- Bluffton loam, 0 to 1 percent slopes
Drainage class: Very poorly drained
Permeability: Moderate or moderately rapid in the
upper part, moderately slow in lower part
Available water capacity: High
Organic matter content: Moderate or high
Surface runoff: Very slow or ponded
Depth to the water table: 1 ft above to 1ft below

WETLANDS MAP

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Note: A wetland delineation was completed on June 5th, 2014 for 1305 S Bremer Ave.

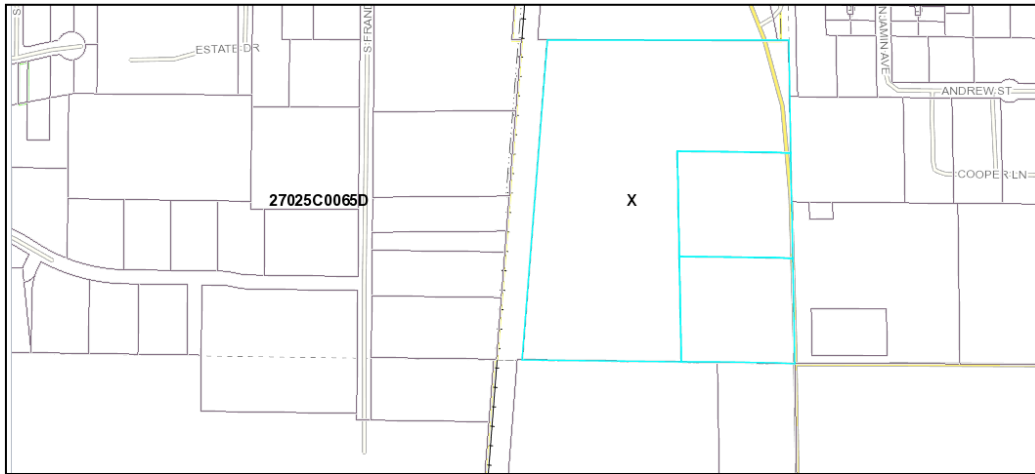
A wetland delineation was completed on October 9, 2014 for 1335 S Bremer Ave.



Chisago County. (n.d.). Interactive Map. Retrieved January 7, 2015, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

FLOODPLAINS MAP

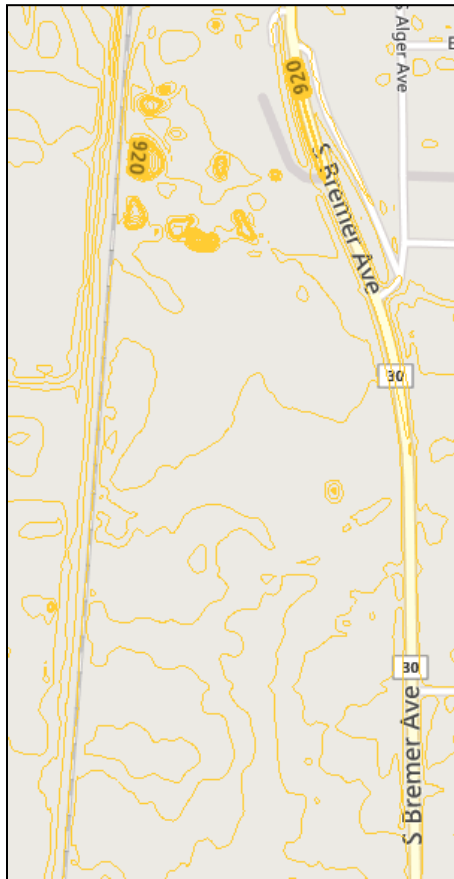
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Chisago County. (n.d.). Interactive Map. Retrieved January 7, 2015, from <http://gis.chisagocounty.us/Link/jsfe/index.aspx>

ELEVATION MAP

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MN DNR. (n.d.). MnTOPO. Retrieved January 7, 2015, from <http://arcgis.dnr.state.mn.us/maps/mntopo/>

EASEMENTS

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FINANCIAL RESOURCES

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