



AREA & SITE ANALYSIS

City of Rice Lake and Town of Canosia

St. Louis County, Minnesota

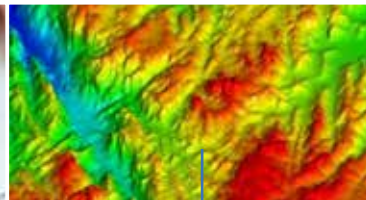


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Use of Plan: The area and site analysis document is only a general overview of the sites for potential development and challenges to further discussion.

Prepared By: St. Louis County Planning and Community Development

Prepared for: St. Louis County Stakeholders

Revision Date: 2-28-2023

Department Website: www.stlouiscountymn.gov/planning

St. Louis County Commissioners

Annie Harala, 1st District

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Ashley Grimm, 3rd District

Paul McDonald, 4th District

Keith Musolf, 5th District

Keith Nelson, 6th District

Mike Jugovich, 7th District

SUMMARY 01

The following Area and Site Analysis report is a high level analysis of a sites in the Town of Canosia and the City of Rice Lake, site conditions and potential development opportunities. Depending upon the direction of these sites, further analysis can be conducted, if needed. This report should only be used as a starting reference point for further in-depth discussion.

Matthew E. Johnson, Director
Planning and Community Development



- There are 16 parcels for a total of approximately 626 acres.
- Varying landscape, terrain, soil conditions, and natural resources make it viable development sites with some items to consider.
- Approximately 223 (35%) acres of wetlands encompass the site. Total non-wetland areas is approximately 403 acres. Wetland delineations would need to be completed to determine wetland scope.
- Majority of the potential developable land is to the east side of Stebner Road.
- Elevation varies but is relatively flat overall to support development.
- Easy access to developable sites from Stebner Road.
- Majority of developable land is owned by the State of Minnesota. Any purchase will need to engage the State of Minnesota.
- If land is purchased from the state and transferred to private ownership, then the land use and zoning regulations would be administered by St. Louis County.
- Airport zone districts would need to be taken into account if developed since the site is within the Duluth Airport Authorities zone flight impact areas.



- There are 23 parcels for a total of approximately 586 acres of undeveloped land.
- Varying landscape, terrain, soil conditions, and natural resources make it viable development sites with various items to consider.
- Approximately 245 (42%) acres of wetlands encompass the site. Total non-wetland areas is approximately 341 acres. Wetland delineations would need to be completed to determine wetland scope.
- Majority of the potential developable land is scattered in pockets across the site. Any development would have to accommodate elevation and wetlands.
- Elevation varies across the site. Some rolling hills on the northern portion of land.
- Easy access to developable sites from Martin Road and potentially Rice Lake Road.
- Majority of developable land is owned by the State of Minnesota and administered by St. Louis County as tax forfeited lands.
- Rice Lake zoning has three current (3) zone districts with its future land use plan that is not aligned with current zoning. Any proposal would need to be a collaborative effort with the City of Rice Lake on future land use and current zoning.
- Airport zone districts would need to be taken into account if developed since the site within the Duluth Airport Authorities zone flight impact areas.

SITE DETAILS

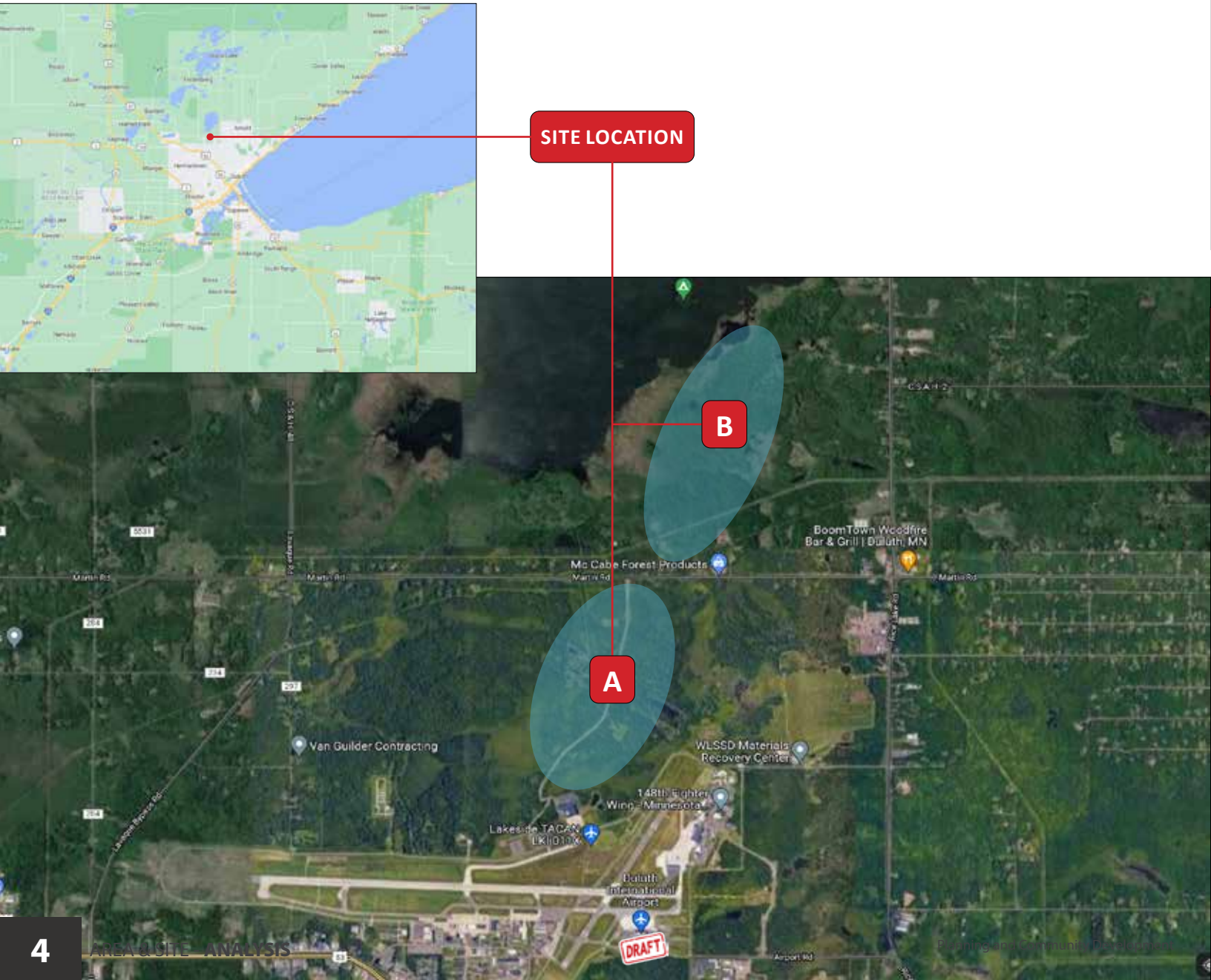
The following sites encompass a wide range of challenges and opportunities. Within its boundary the landscape, terrain, soil conditions, and natural amenities vary considerably from one area to another. The key features that affect this review are as follows:

A TOWN OF CANOSIA

The site is over 629 acres of undeveloped land that extends approximately 1-mile south from Martin Road along Stebner Road. The land is in the Town of Canosia near the Duluth International Airport.

B CITY OF RICE LAKE

The site is approximately 586 acres of undeveloped land that extends approximately 1.5 miles (1.5 miles east-west) from Martin Road to the northern most Tax forfeit parcel. The land is in the City of Rice Lake and near Wild Rice Lake.





SITE OVERVIEW

ABOUT: This map highlights the general location and of the Town of Canosia subject property.

UNDEVELOPED: The site is undeveloped that is a mixture of forest cover and wetlands.

STEBNER ROAD-ACCESS: Access to the site is only from Martin Road that is located on the north side of the parcels from both east and west directions via Stebner road. Stebner road essentially transverses down the middle of the property through higher terrain areas.

AVIATION ACCESS ROAD: It is the main access to Cirrus Maintenance, Repair and Overhaul (MRO) building.

- **Cirrus** (2022-Today): Cirrus plans to transform the facility to a "Innovation Center of Excellence."
- **AAR Corp** (2012-2020): An airline maintenance company, that opened in 2012 and closed its Duluth facility in 2020 as pandemic impacts set in.

- **Northwest Airlines** (1995-2005): Northwest Airlines used it as their maintenance base. Work stopped at the Duluth facility in August of 2005 when mechanics struck Northwest Airlines. The airline declared bankruptcy, and terminated operations.
- **Facility Built** (1995): \$47 million 180,000 sq. ft. building maintenance facility built. Opened in October 1996.

Statistics

Parcels	16
Current GIS Acres (Estimated)	629
Wetland Acres (Estimated)	223
Non-Wetland Acres (Estimated)	406



NORTH — LOOKING SOUTH



WEST — LOOKING EAST



EAST — LOOKING WEST



SOUTH — LOOKING NORTH



03 TOWN OF CANOSIA - JURISDICTIONS

About: The following is a list of general jurisdictions of the subject parcels.

A TOWN OF CANOSIA

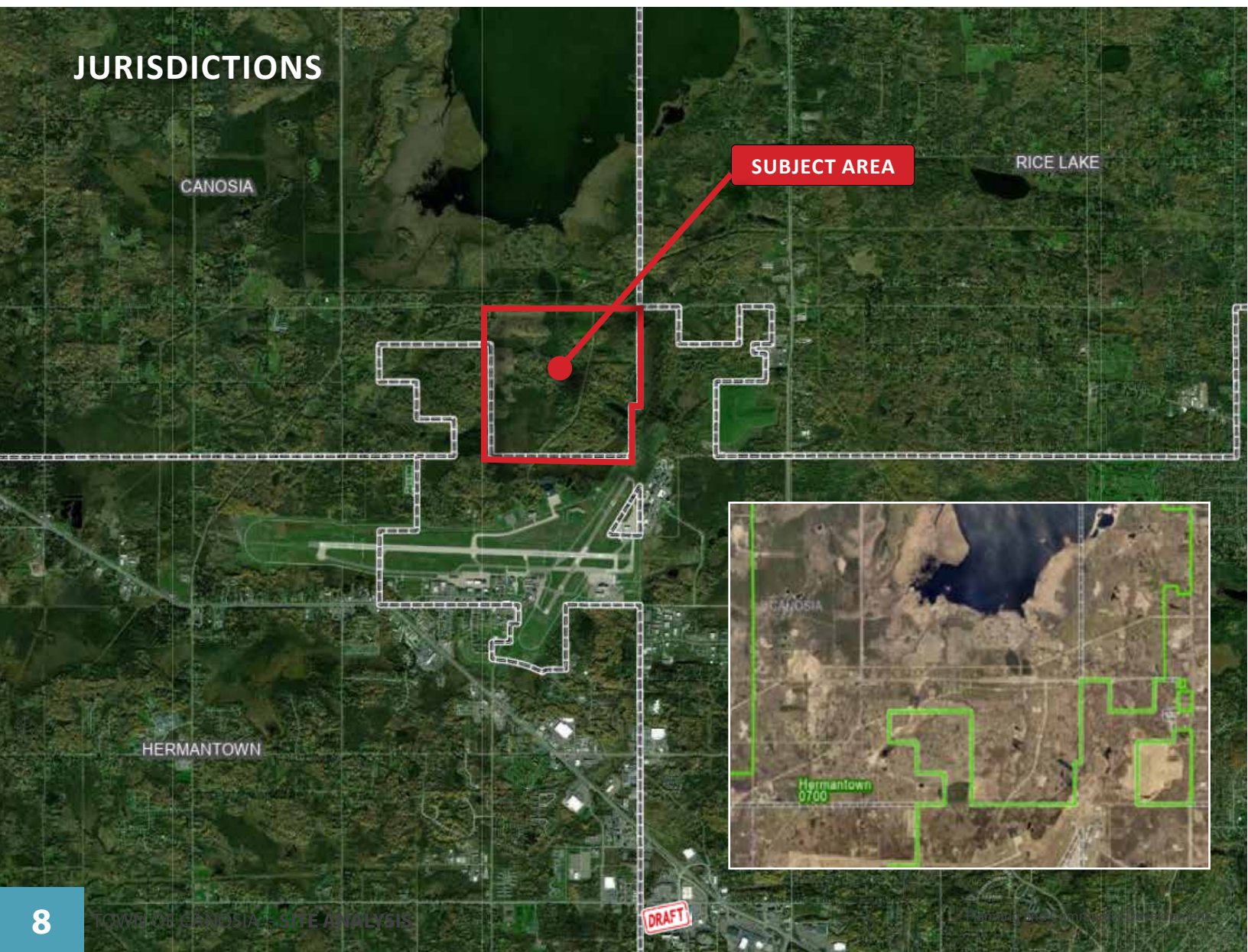
The subject parcels are within the jurisdiction of the Town of Canosia with the City of Duluth bordering it to the east, west and south, as well as, the City of Rice Lake to the northeast corner. www.canosiatownship.org

B DULUTH AIRPORT AUTHORITY

The subject parcels are within the jurisdiction of the Duluth Airport Authority which oversees the operations of the Duluth international Airport. The parcels are within certain flight zone districts. www.duluthairport.com

C HERMANTOWN SCHOOL DISTRICT

The subject parcels are within the K12 Hermantown School District. www.hermantown.k12.mn.us



About: The following is a list of general jurisdictions of the subject parcels.

A STATE OF MINNESOTA

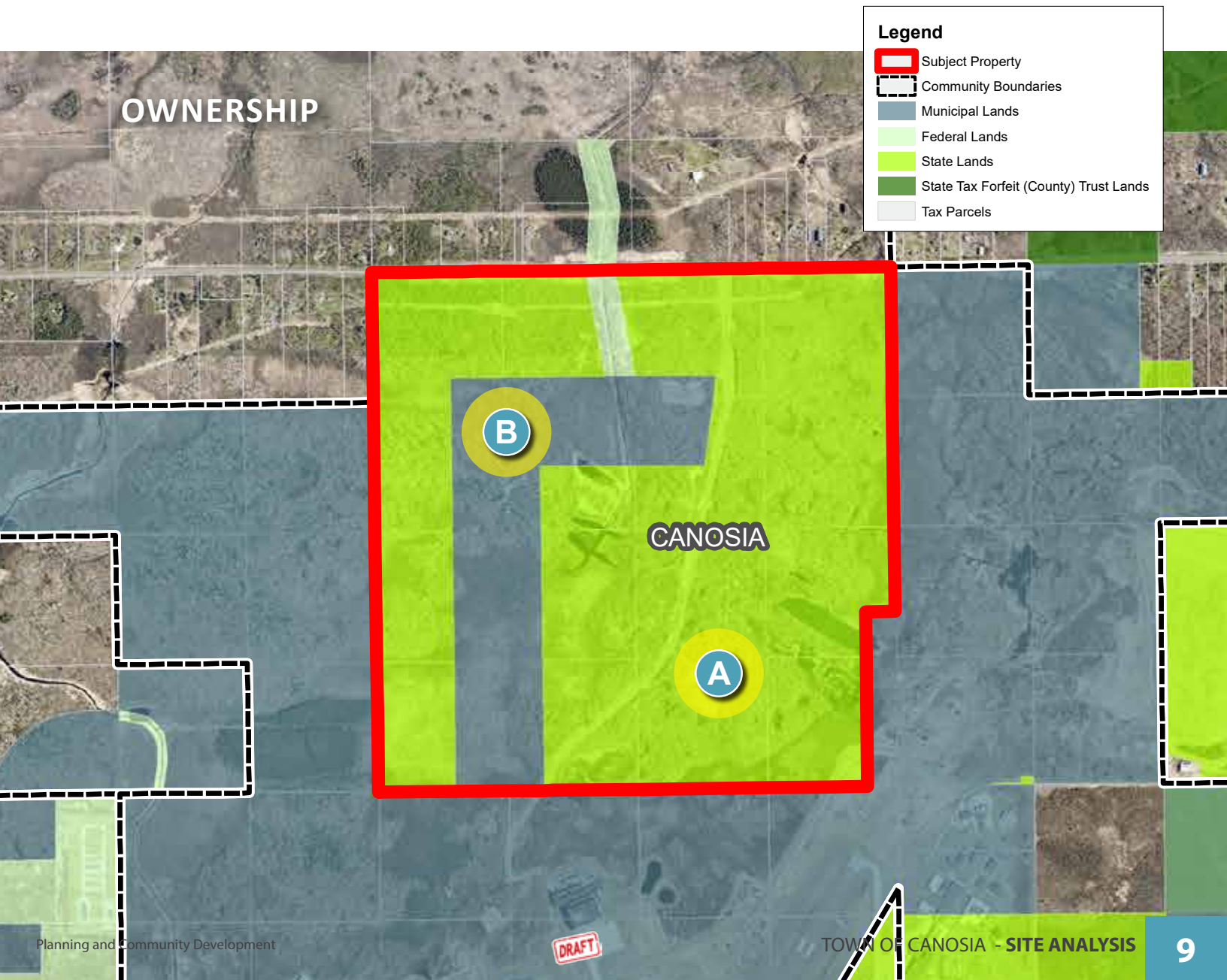
The majority of the subject parcels is owned by the State of Minnesota and any development would need to engage the State of Minnesota for acquisition. **Total Land Ownership: 494.87 acres**

B CITY OF DULUTH

The smaller portion of the subject parcels is owned by the City of Duluth and any development would need to engage the City for acquisition. **Total Land Ownership: 123.25 acres**

C UNITED STATES OF AMERICA (USA)

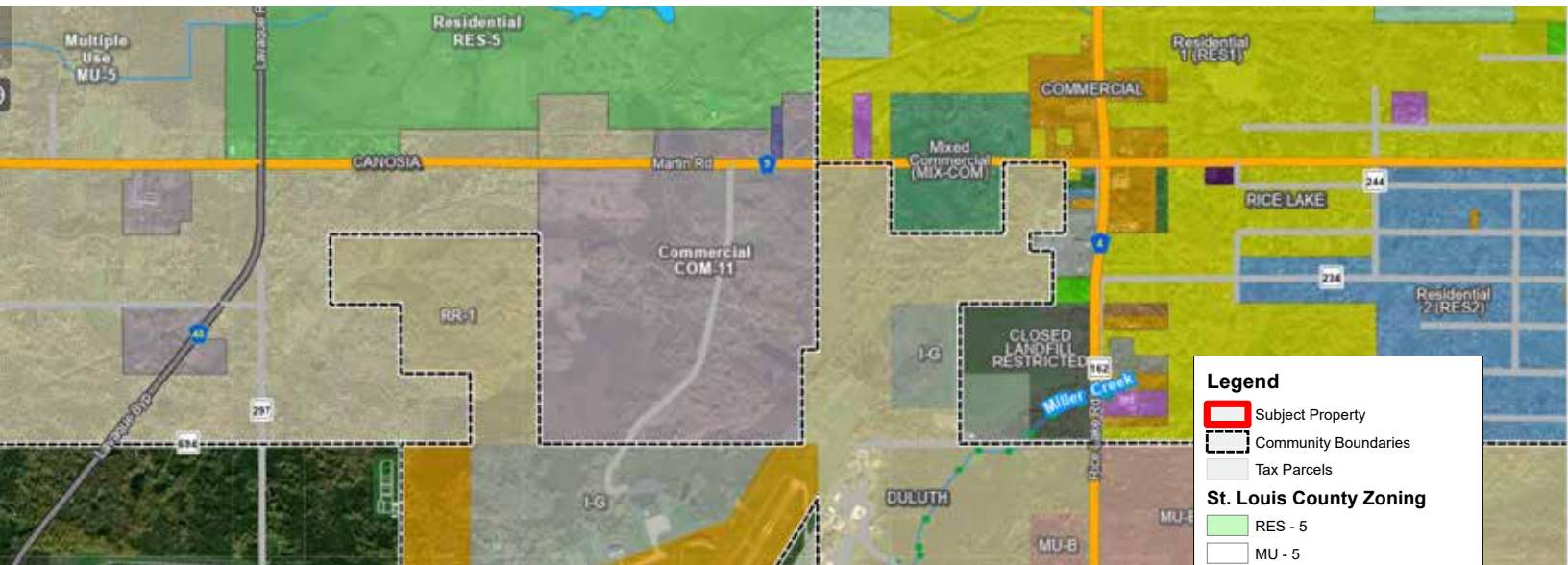
The small area of the subject parcels is owned by the United States of America for drainage purposes. If any development would impact this area, the USA would need to be engaged. **Total Land Ownership: 9.62 acres**



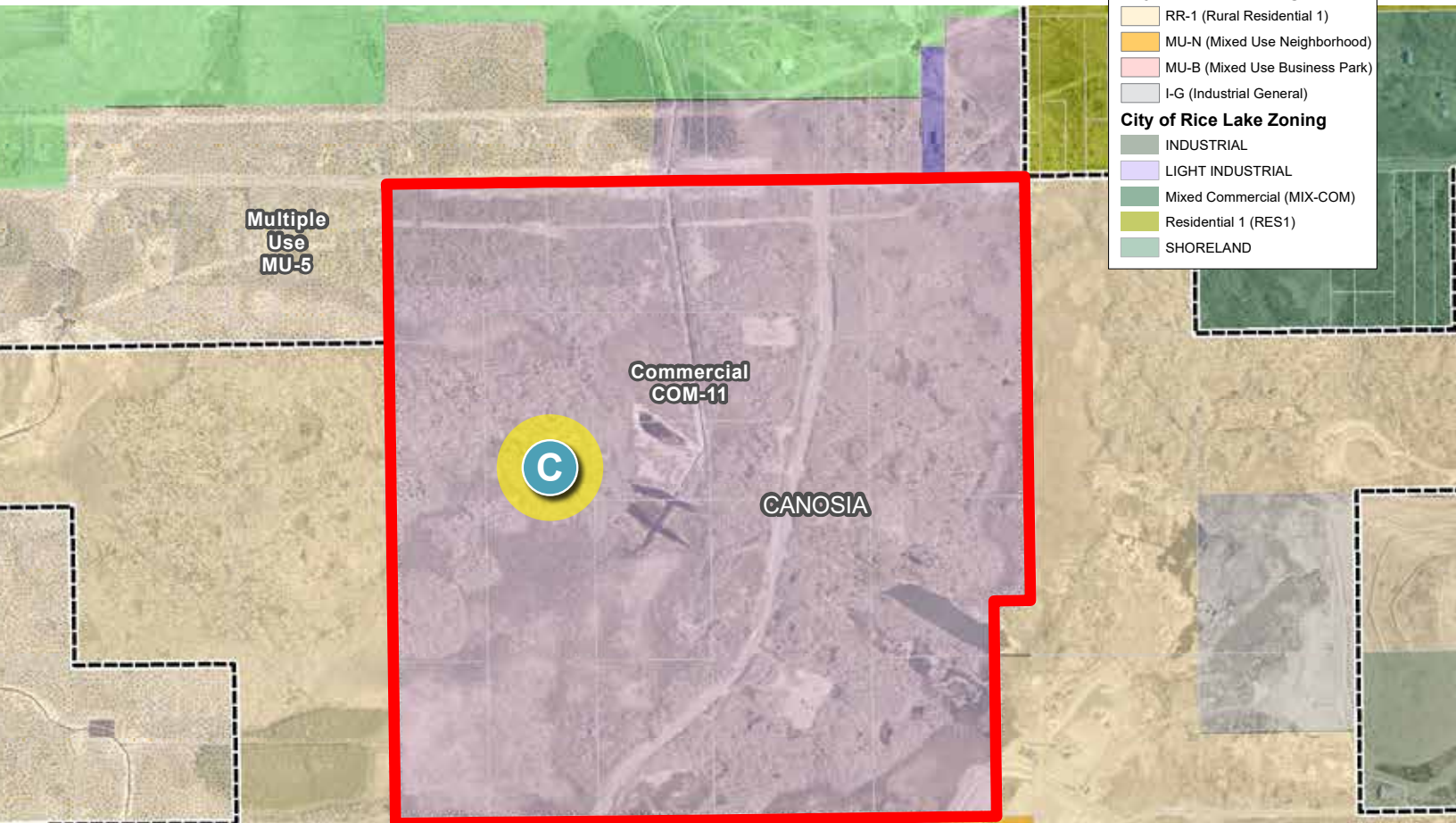
03 TOWN OF CANOSIA - ZONING

About: The current zoning would fall under the SLC Zoning and land use administration for the Town of Canosia.

AREA ZONING — OVERVIEW



SITE ZONING — OVERVIEW



Legend

- Subject Property
- Community Boundaries
- Tax Parcels
- St. Louis County Zoning**
 - RES - 5
 - MU - 5
 - LI - 11
 - COM - 11
- City of Duluth Zoning**
 - RR-1 (Rural Residential 1)
 - MU-N (Mixed Use Neighborhood)
 - MU-B (Mixed Use Business Park)
 - I-G (Industrial General)
- City of Rice Lake Zoning**
 - INDUSTRIAL
 - LIGHT INDUSTRIAL
 - Mixed Commercial (MIX-COM)
 - Residential 1 (RES1)
 - SHORELAND

ZONING & DEVELOPMENT THINGS TO CONSIDER

A ZONING ADMINISTRATION

The site land use and zoning is administered by the St. Louis County Planning and Community Development Department under the County's Comprehensive Plan and Zoning Ordinance 62.

B COMP PLAN & OWNERSHIP

Under St. Louis County Comprehensive Land Use Plan, public land is a non-county zoning jurisdiction. Therefore, St. Louis County Planning and Community Development would only issue permits if private-owned.

Current Ownership (State of Minnesota): The land is currently owned by the State of Minnesota and therefore, St. Louis County land use and zoning administration would not apply to this area. All uses of the land would be determined by the State of Minnesota.

Future Ownership (Private): If the state land is sold into private ownership, then St. Louis County would administer the land use and zoning within this area.

C ZONED COMMERCIAL - 11

The current zoning would fall under the SLC Zoning Ordinance 62 (see full list on county website) with the following uses:

Uses Allowed:

Additional Details

- Utility Facilities – Class I
- Commercial, Retail and Services Establishments – Class I to II (LUP)
- Industrial Use – Class II (CUP)
- Public/Semi-Public Use (CUP)
- Utility Facilities – Class II (CUP)

Uses NOT Allowed:

- Industrial Use – Class III
- Utility Facilities – Class III
- Recreational Use-Class II

D IF PRIVATELY DEVELOPED

If the property is transferred to private ownership then all zoning and land use administration would be under St. Louis County.

Platting: If purchaser decides to develop and plat the property, the platting process would follow St. Louis County subdivision ordinances.

Wetlands: St. Louis County would administer any wetlands review of the parcel once in development.

E PAST ZONING

Canosia Township administered their own zoning up until 2019. Permit history in the area is not easily accessible, and zone districts slightly differed from St. Louis County's zoning.

ENVIRONMENTAL REVIEW:

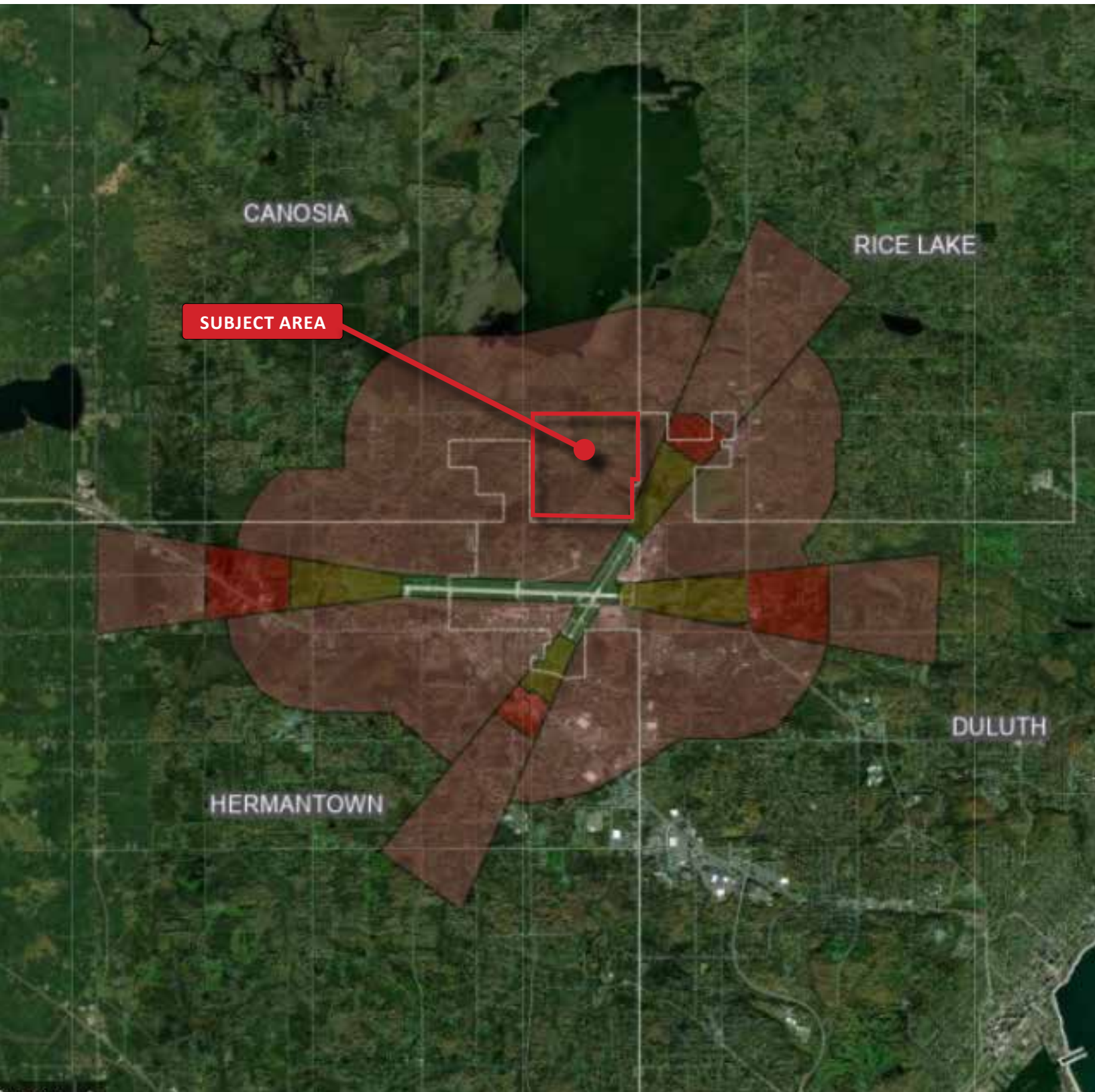
Environmental review is a requirement for certain levels of development.

Allowed	
NO PERMIT REQUIRED (If all administrative standards are met)	
Agricultural Uses-Class I & II - Including but not limited to: <ul style="list-style-type: none">- Personal & commercial breeding & grazing of animals- Personal & commercial production of crops	Utility Facilities-Class I - Including but not limited to: <ul style="list-style-type: none">- Solar panel battery storage for private residential use- Wind turbines for private residential use- Electrical lines- Fuel tanks- Outdoor wood boilers
LAND USE PERMIT REQUIRED	
Commercial, Retail & Service Establishments-Class I, II & III - Including but not limited to: <ul style="list-style-type: none">- Stores- Mini-storage- Large general merchandise stores- Restaurants- Dog kennels- Furniture stores	Outdoor signs - Including but not limited to: <ul style="list-style-type: none">- On-site and off-site advertising signs- On-site and off-site directional signs
PERFORMANCE STANDARD PERMIT REQUIRED	
Extractive Use-Class I - Including but not limited to: <ul style="list-style-type: none">- Public works road project borrow/gravel pits	Industrial Use –Class I - Including but not limited to: <ul style="list-style-type: none">- Recycling centers- Solid waste transfer stations
CONDITIONAL USE PERMIT REQUIRED	
Extractive Use-Class II - Including but not limited to: <ul style="list-style-type: none">- General purpose borrow/gravel pits	Public/Semi-Public Use - Including but not limited to: <ul style="list-style-type: none">- Community centers- Trails- Licensed assisted living facilities
Recreational Use-Class I - Including but not limited to: <ul style="list-style-type: none">- Golf course- Ski hill- Hunting preserve	
Industrial Use-Class II - Including but not limited to: <ul style="list-style-type: none">- Factories- Salvage facilities	Residential Use - Including but not limited to: <ul style="list-style-type: none">- Home- Garage, pole building or shed- Screen house- Cabin or hunting shack- Accessory dwelling
Mineral Exploration & Evaluation Planned Development-Class I (Residential) & Class II (Commercial) - Including but not limited to: <ul style="list-style-type: none">- Condominium- Campground/RV park- Apartments- Heavy equipment business- Townhome- Resorts	
Not Allowed	
Recreational Use-Class II - Including but not limited to: <ul style="list-style-type: none">- Outdoor shooting facility- Motorized off-road vehicle facility	Industrial Use-Class III - Including but not limited to: <ul style="list-style-type: none">- Biomass production plants- Landfills
Utility Facilities-Class III	

03 TOWN OF CANOSIA - AIRPORT ZONING

About: The current zoning also must consider the Duluth International Airport and its flight zones that may restrict certain types of development under the Duluth Airport Authority.

AREA AIRPORT ZONING — OVERVIEW



AIRPORT ZONING & DEVELOPMENT THINGS TO CONSIDER



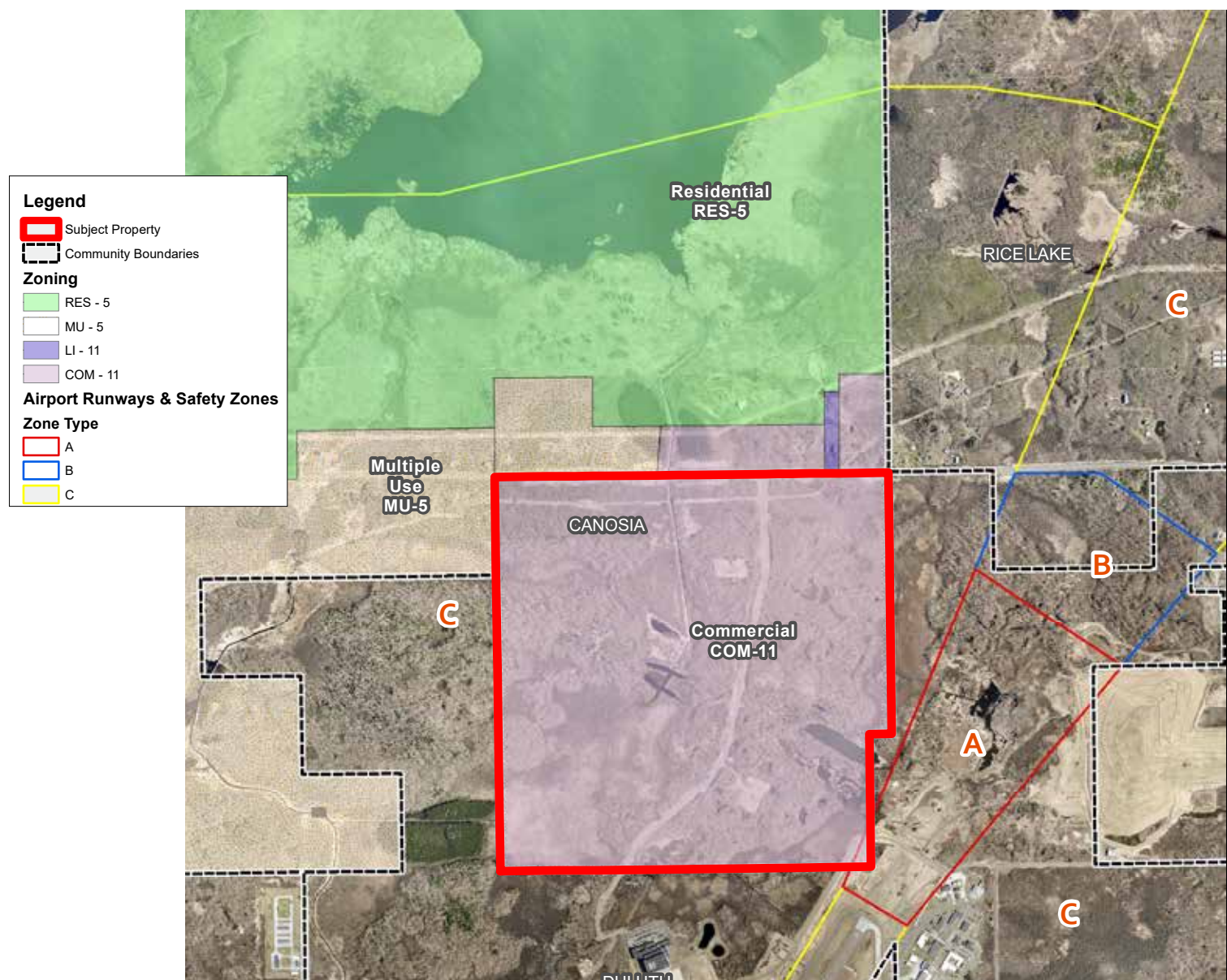
AIRPORT ZONE C

The subject parcels are located in Airport Zone C and have the following uses.

Uses NOT allowed:

- Causing interference with radio or electronic facilities on the airport and communication between airport and aircraft.
- Lighting that impairs visibility.
- Height restriction, based on airspace.

SITE AIRPORT ZONING — OVERVIEW



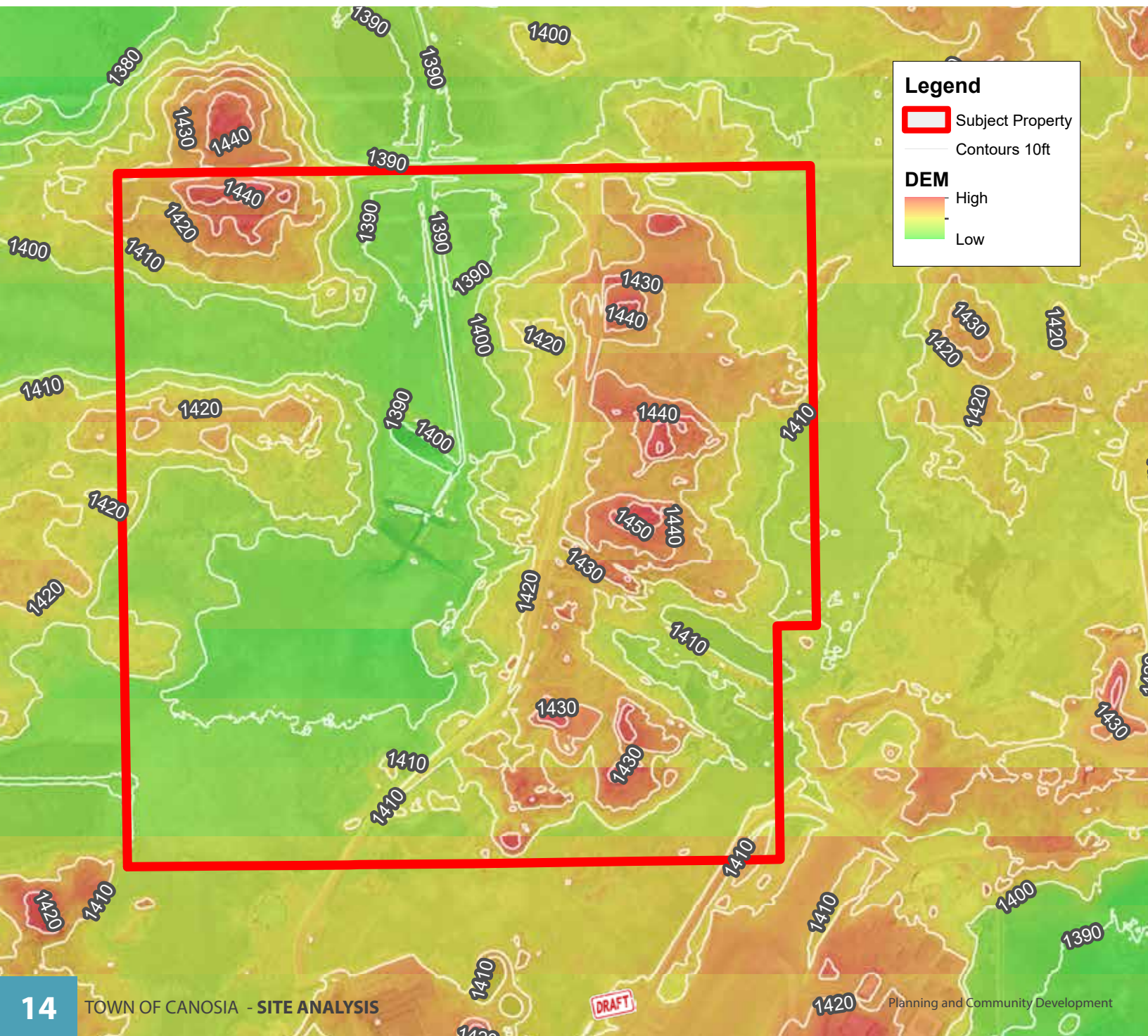
03 TOWN OF CANOSIA - ELEVATION

About: The following Digital Elevation Model (DEM) and two (2) foot contours show where potential development could occur.

Most Viable Development Sites: Based upon the following elevation, it appears the largest portion of developable property is on the east side of Stebner road.

Considerations: If developed, a complete review will need to be completed based upon the site selected for potential development.

DIGITAL ELEVATION MODEL DEM) AND CONTOURS — OVERVIEW



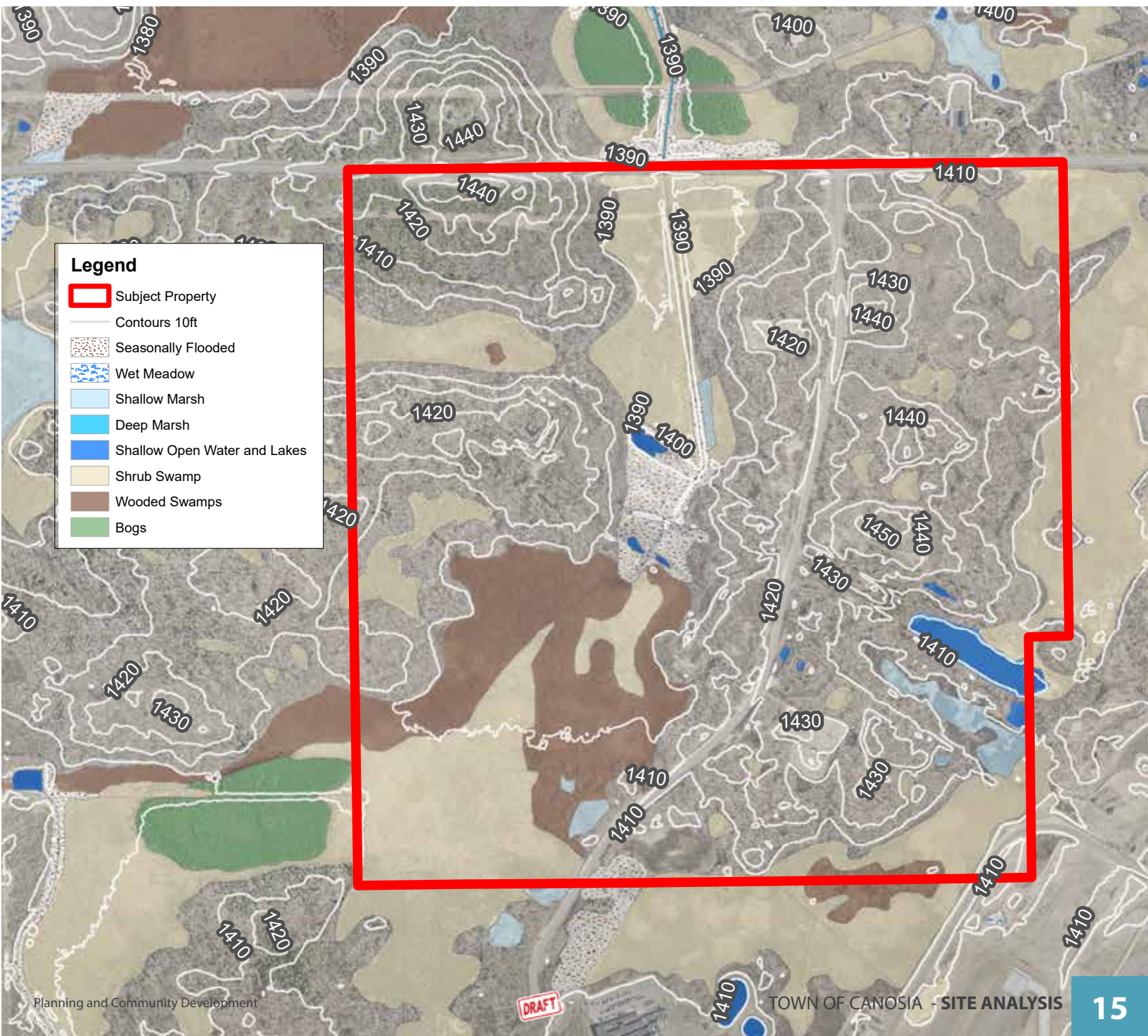
About: The following wetlands show only approximate locations.

Most Viable Development Sites: Based upon the following wetland data, it appears the largest portion of developable property is on the east side of Stebner road.

Wetland Delineations: If developed, a wetland delineation by licensed delineator will need to be completed prior to any development and planning.

Statistics	Acres
Wetland Acres (Estimated)	223
Seasonally Flooded	14.50
Shallow Marsh	7.76
Shallow Open Water and Lakes	7.44
Shrub Swamp	136.10
Wooded Swamp	57.20
Total Non-Wetland Acres (Estimated)	403

WETLANDS — OVERVIEW



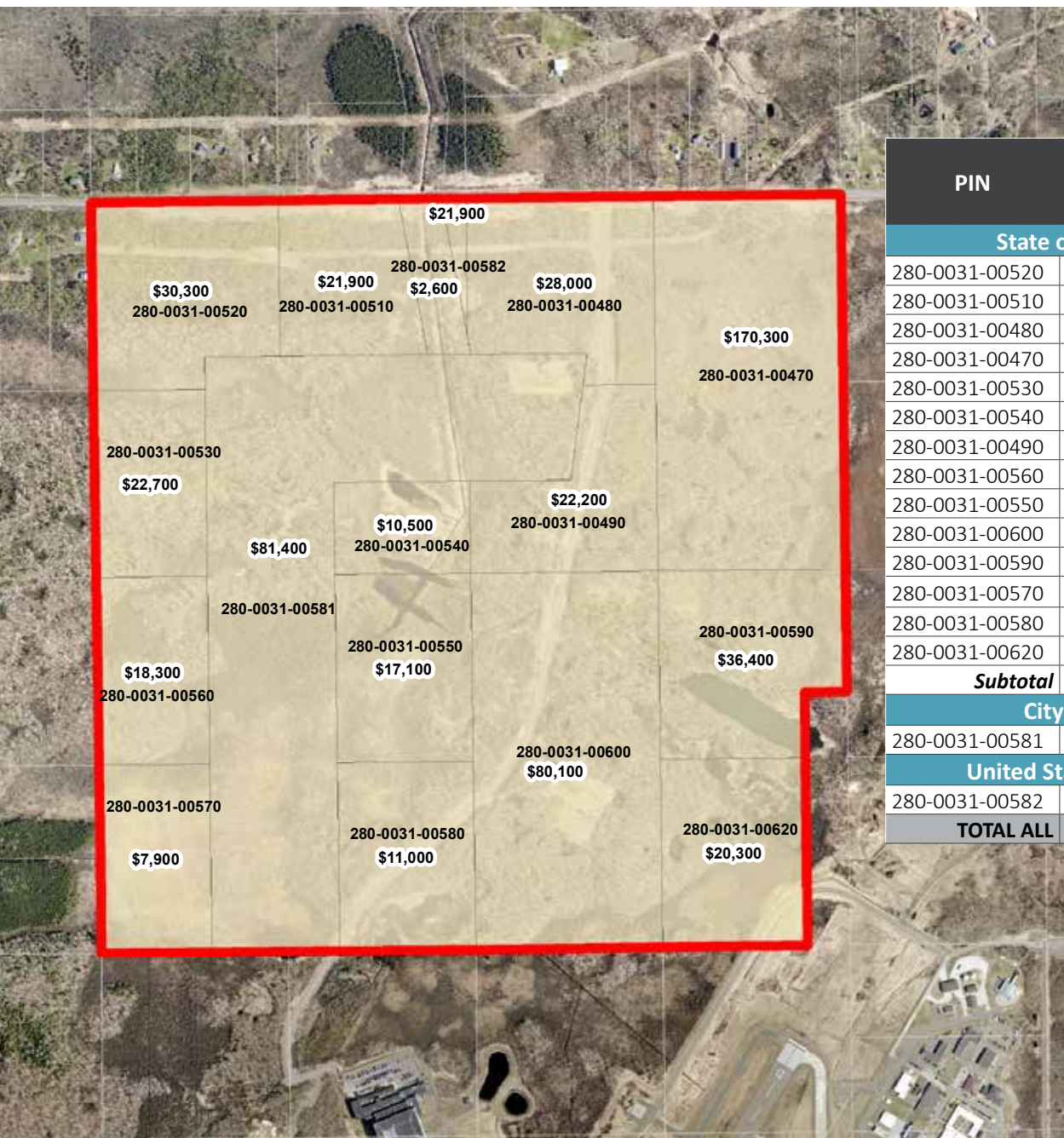
03 TOWN OF CANOSIA - EMV

About: This map highlights the estimated market value for the property on selected parcels below.

The St. Louis County Assessor's Department is responsible for the equalization of property assessments throughout St. Louis County, including the City of Duluth. It is the Assessor's responsibility to ensure each property is equally and uniformly assessed.

To do this, the Department estimates a property's market value and classifies it according to its use for property tax purposes.

ESTIMATED MARKET VALUE (EMV) — OVERVIEW



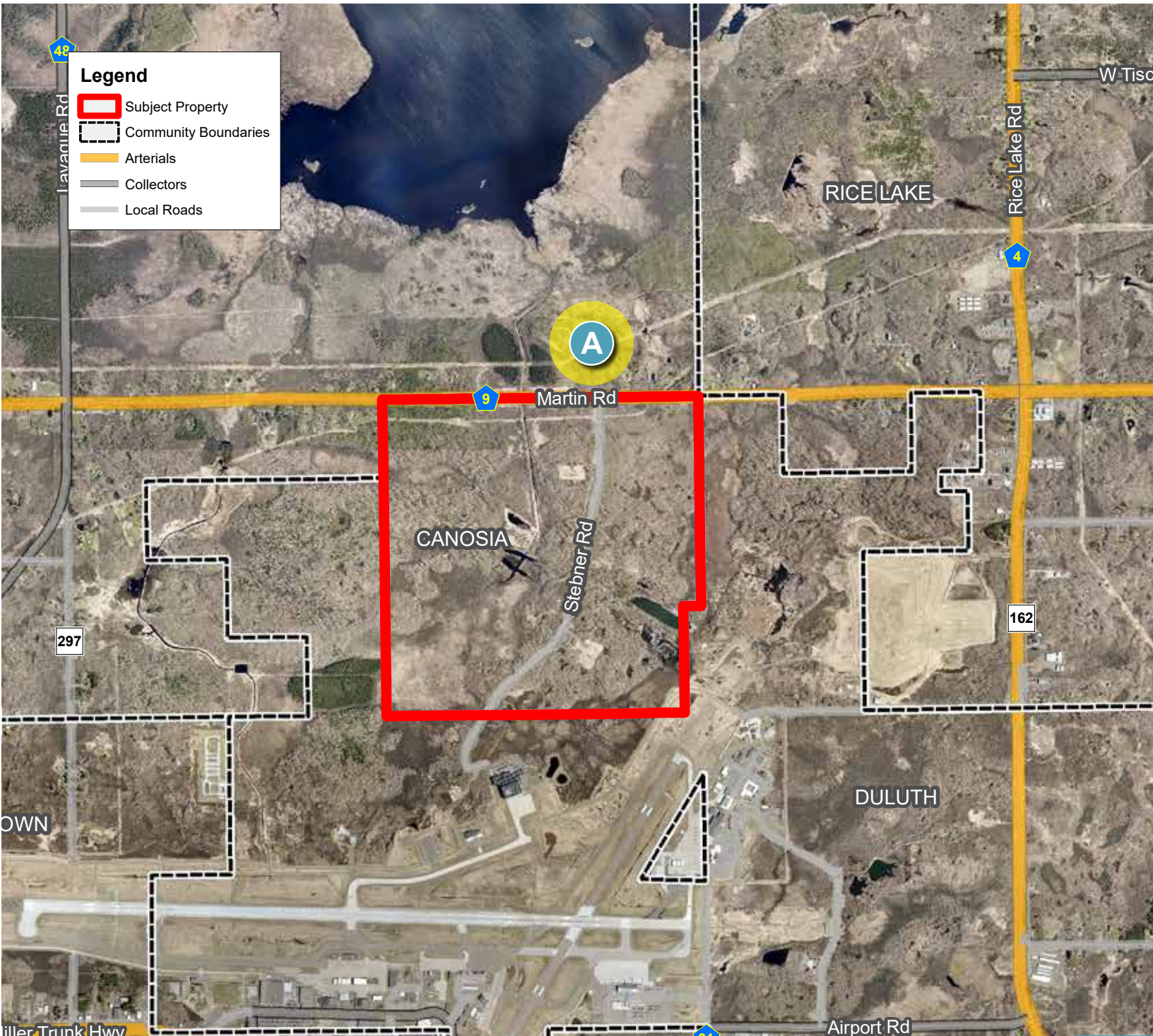
PIN	GIS Acres Estimated	Estimated Market Value Payable Year 2023
State of Minnesota		
280-0031-00520	36.79	\$30,300
280-0031-00510	24.69	\$21,900
280-0031-00480	33.19	\$28,000
280-0031-00470	80.00	\$170,300
280-0031-00530	22.33	\$22,700
280-0031-00540	15.14	\$10,500
280-0031-00490	29.63	\$22,200
280-0031-00560	22.33	\$18,300
280-0031-00550	30.35	\$17,100
280-0031-00600	80.00	\$80,100
280-0031-00590	36.84	\$36,400
280-0031-00570	22.33	\$7,900
280-0031-00580	30.35	\$11,000
280-0031-00620	30.90	\$20,300
Subtotal	494.87	\$497,000
City of Duluth		
280-0031-00581	123.25	\$81,400
United States of America		
280-0031-00582	9.62	\$2,600
TOTAL ALL	627.74	\$581,000

About: The following shows access to the site and transportation corridors.

A. Development (Site): If developed, Stebner Road would serve as the primary access to the site. This is relative ready to connect to without much road extensions.

Regional Access: Access to the site is from the main arterial of Martin Road that runs east and west. This road supports a higher level of traffic and ease of access.

ACCESS AND TRANSPORTATION — OVERVIEW



04 CITY OF RICE LAKE - SITE

Note:
City of Rice Lake
has not been
approached. For
internal discussion
purposes only.

SITE OVERVIEW

ABOUT: This map highlights the general location and of the City of Rice Lake subject property.

UNDEVELOPED: The site is undeveloped that is a mixture of forest cover and wetlands.

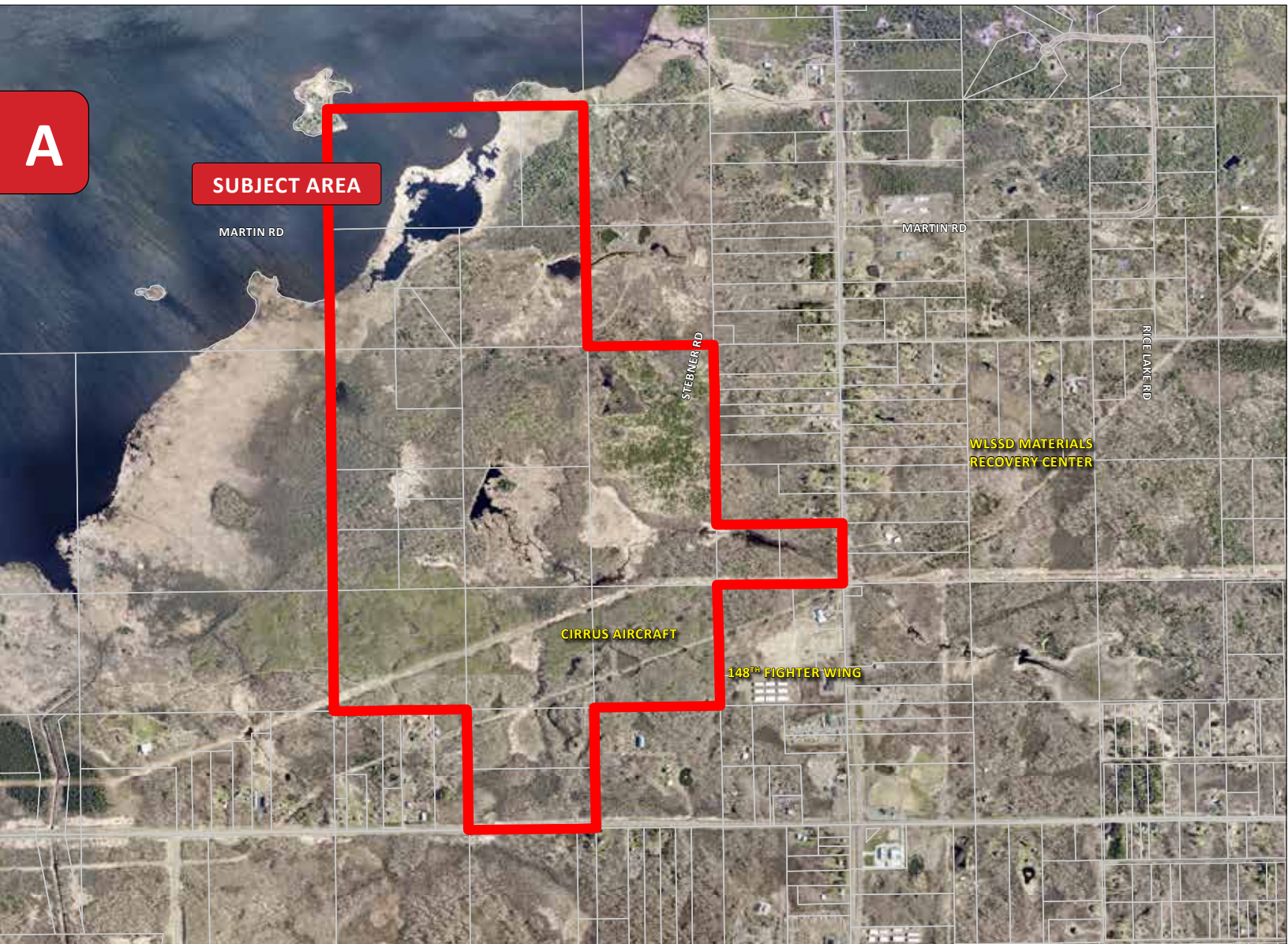
MARTIN ROAD-ACCESS: Access to the site is for the following locations:

- **Martin Road (South):** Martin Road provides relatively easy access to the southern parcels.
- **Rice Lake Road (East):** Rice Lake Road provides potential but more challenging access from the east to the northern part of the parcels.

ENVIRONMENTAL: Some of the challenges to the site will be environmental mainly due to wetlands scattered across the site.

Statistics

Parcels	23
Current GIS Acres (Estimated)	586
Wetland Acres (Estimated)	245
Non-Wetland Acres (Estimated)	341



NORTH — LOOKING SOUTH



WEST — LOOKING EAST



EAST — LOOKING WEST



SOUTH — LOOKING NORTH



04 CITY OF RICE LAKE - JURISDICTIONS

About: The following is a list of general jurisdictions of the subject parcels.

A CITY OF RICE LAKE

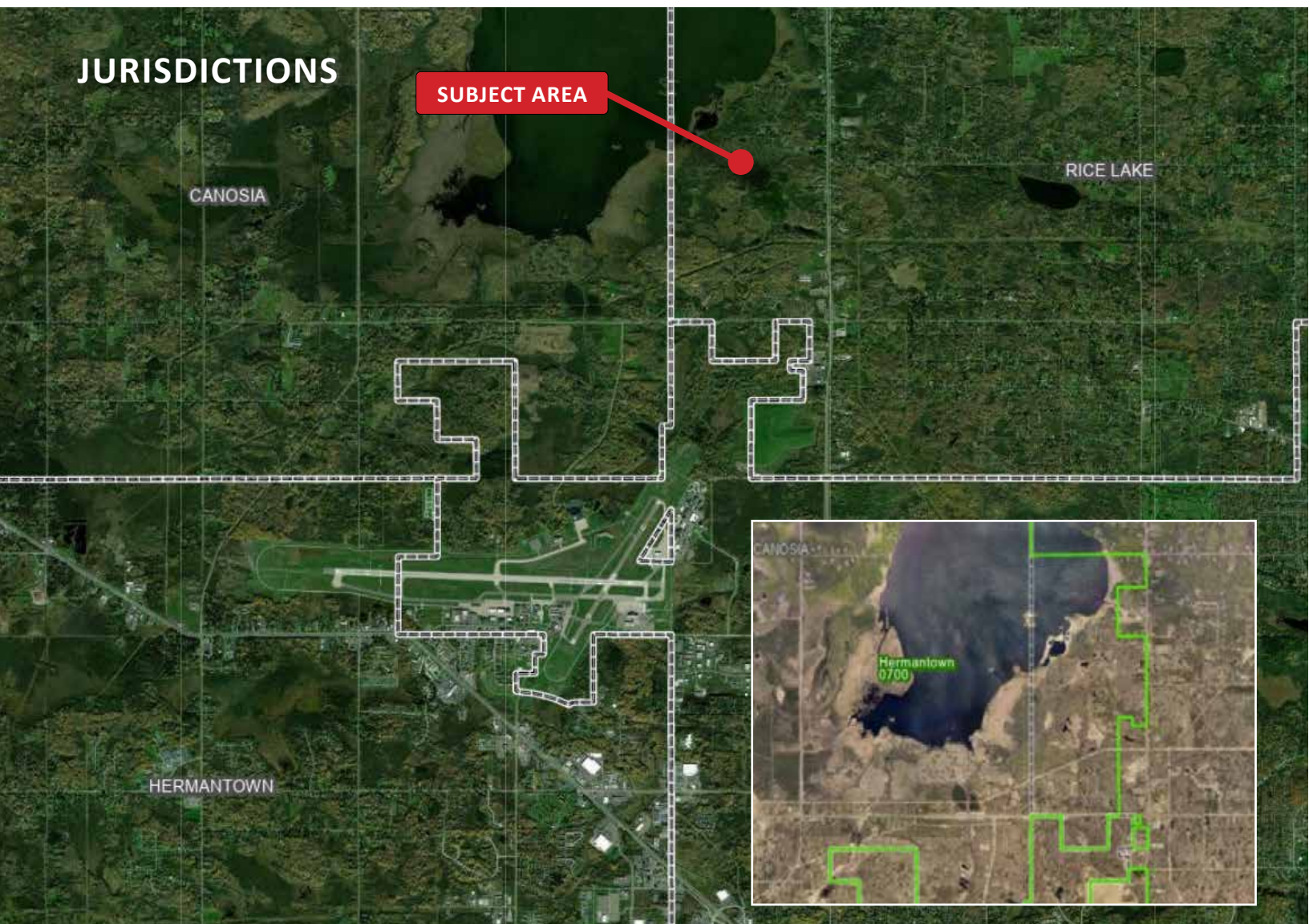
The subject parcels are within the jurisdiction of the City of Rice Lake with the City of Duluth bordering it to the south, as well as, the Town of Canosia to the west. www.ricelakecitymn.com

B DULUTH AIRPORT AUTHORITY

The subject parcels are within the jurisdiction of the Duluth Airport Authority which oversees the operations of the Duluth international Airport. The parcels are within certain flight zone districts. www.duluthairport.com

C HERMANTOWN SCHOOL DISTRICT

The subject parcels are within the K12 Hermantown School District. www.hermantown.k12.mn.us



About: The following is a list of general ownership of the subject parcels.

A STATE OF MINNESOTA - TAX FORFEIT (ST. LOUIS COUNTY)

The majority of the subject parcels are Tax forfeited parcels and is owned by the State of Minnesota under St. Louis County Land and Minerals Department. **Total Land Ownership: 407.75 acres**

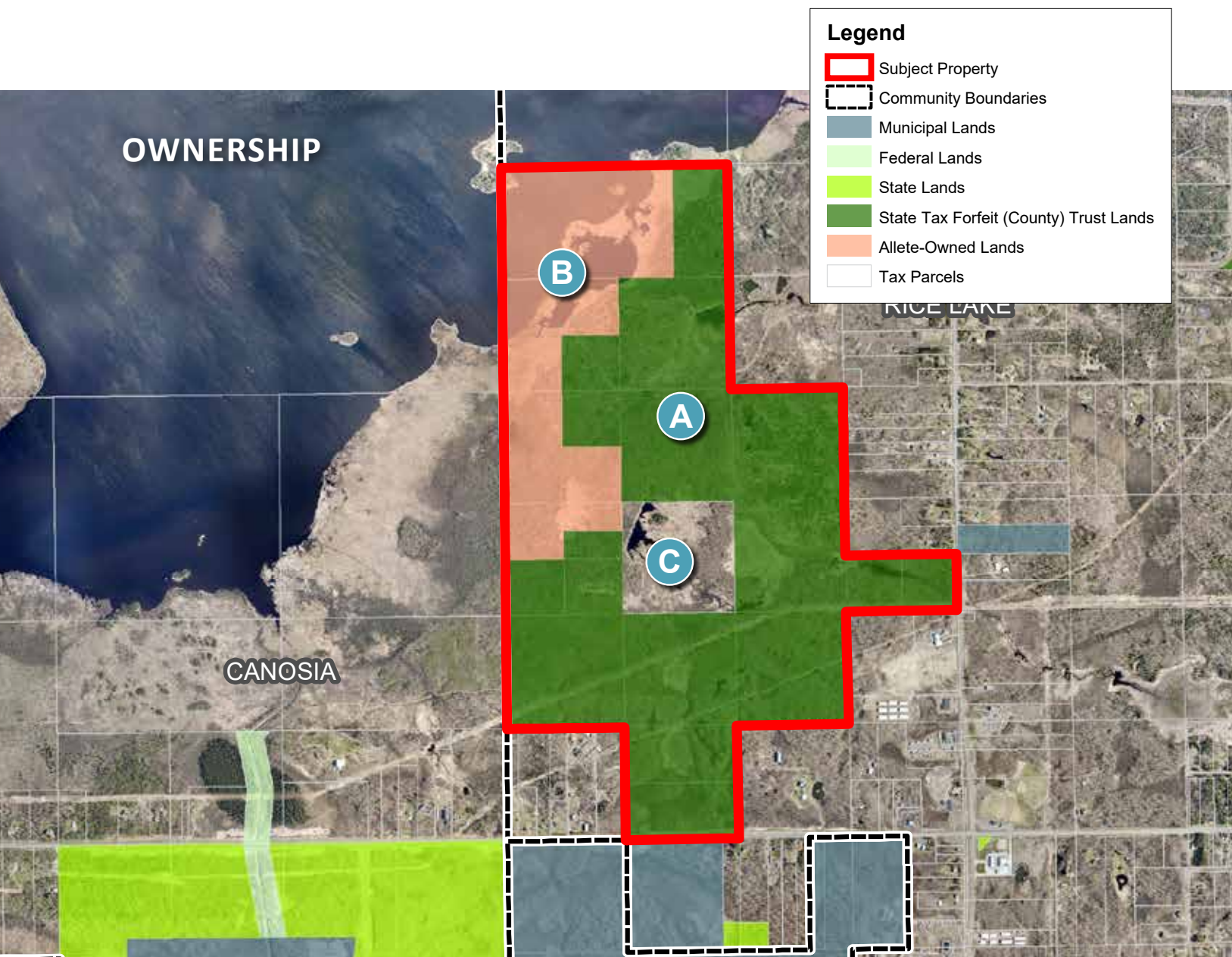
B ALLETE (CORPORATE)

Allete, Inc. owns the land to the west and adjoins Wild Rice Lake. **Total Land Ownership: 138.62 acres**

C INDIVIDUAL (PRIVATE)

A private citizen owns a 40 acre parcel in the center of the subject areas as identified below.

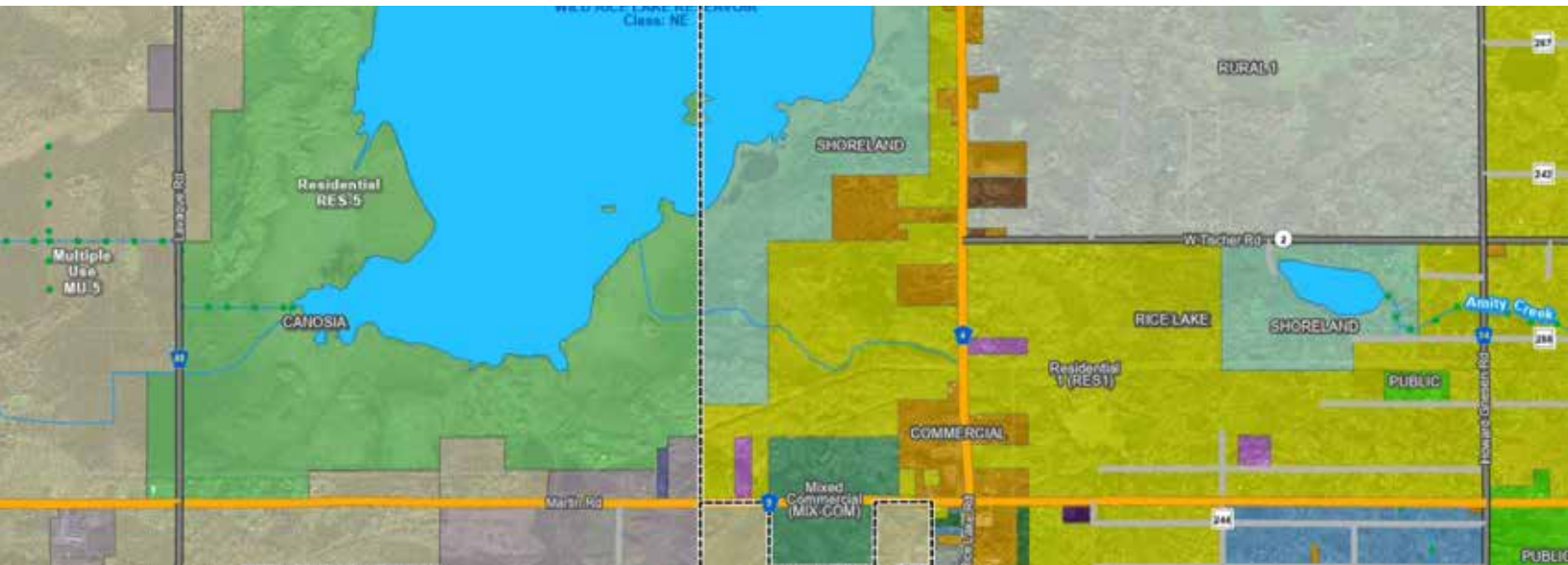
Total Land Ownership: 40 acres



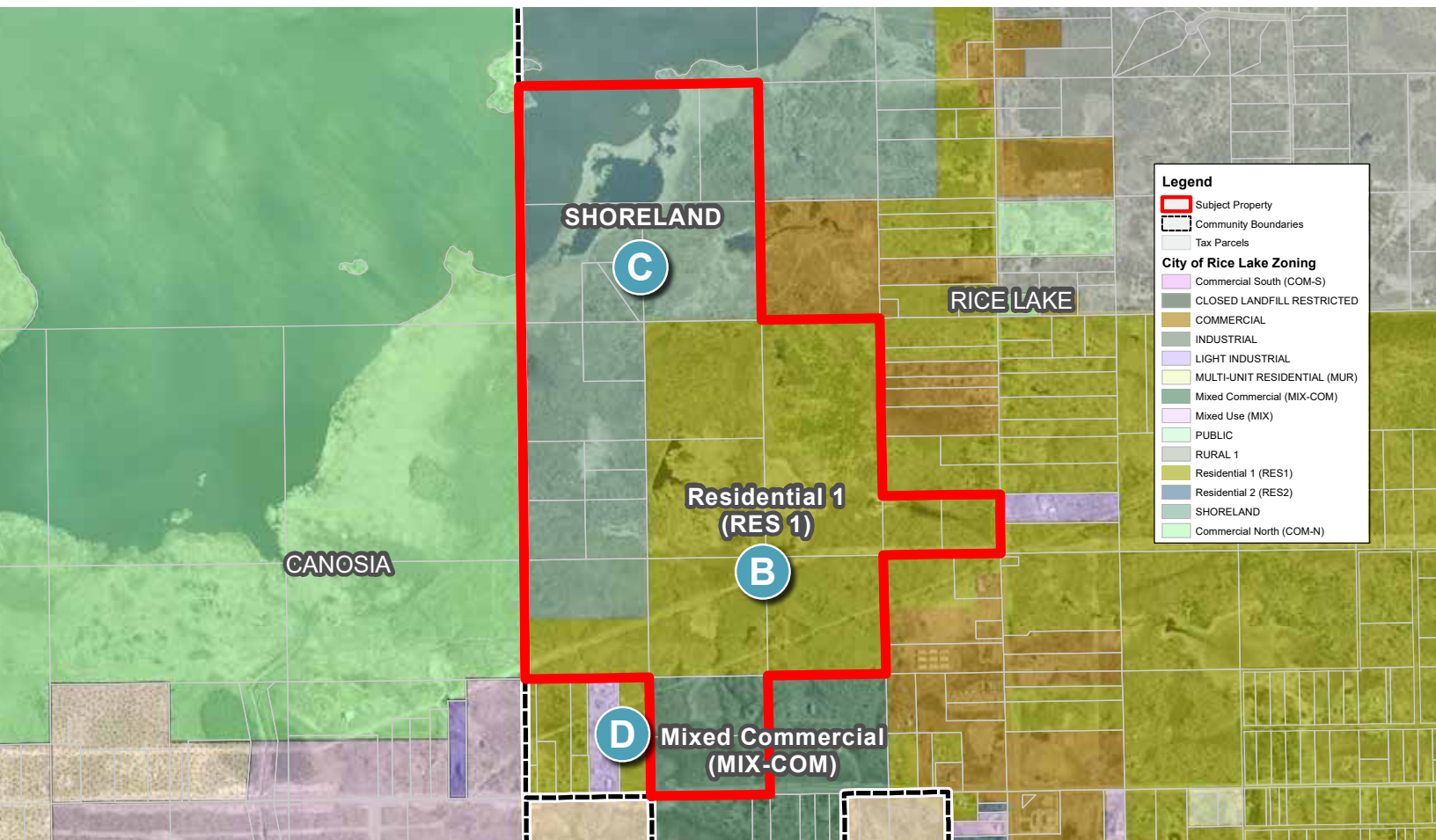
04 CITY OF RICE LAKE - ZONING

About: The current zoning would fall under the City of Rice Lake zoning administration.

AREA ZONING — OVERVIEW



SITE ZONING — OVERVIEW



ZONING & DEVELOPMENT

THINGS TO CONSIDER

A ZONING ADMINISTRATION

The site land use and zoning is administered by the City of Rice Lake.

B RESIDENTIAL - 1 (RES1)

The Residential 1 zoning district is intended to accommodate a wide range of residential activities on large lots, including single-family and 2-4 unit residential buildings.

Permitted Uses:

- Single-family dwellings
- Residential agriculture, excluding livestock
- Utility Facilities
- Those state-licensed facilities (See zoning details)
- Attached duplex, triplex, and quad housing units

Conditional Uses:

- A state licensed residential facility (See zoning details)
- Small wireless facilities.
- Community center facilities.

Interim Uses:

- Automotive/Marine Repair Shop, provided that:
- Contractor yard
- Other uses deemed appropriate

Accessory Uses:

- See zoning details

C SHORELAND (SHORE)

The Shoreland zoning district is intended to provide a balance between lake and river use and protecting the water resources by allowing uses that are consistent with adjacent land uses and the recreational and natural attributes of the water body.

Permitted Uses:

- Single-family dwellings
- Seasonal dwellings
- Recreational camping vehicles
- Residential agriculture, excluding livestock
- Utility Facilities
- Those state-licensed facilities (See zoning details)
- Attached duplex, triplex, and quad housing units

Conditional Uses:

- A state licensed residential facility (See zoning details)

- Small wireless facilities
- Equipment enclosures
- Community center facilities.

Interim Uses:

- Automotive/Marine Repair Shop
- Contractor yard

Accessory Uses:

- See zoning details

D MIXED USE (MIX)

The Mixed Use zoning district is intended to provide neighborhood-scaled, pedestrian-oriented, mixed use corridors with a range of residential, retail, service, and office uses compatible with adjacent development..

Permitted Uses:

- Single-family dwellings
- Attached duplex, triplex, and quad housing units
- Office
- Retail
- Medical/Dental/Veterinary Clinic
- Salon/Barber/Spa/Fitness Center
- Hospitality/Lodging
- Restaurant
- Training/Education/Day Care Center
- Public Parks and Recreation

Conditional Uses:

- Community center facilities.

Interim Uses:

- Exterior Storage
- Other uses deemed appropriate.

Accessory Uses:

- See zoning details

ENVIRONMENTAL REVIEW:

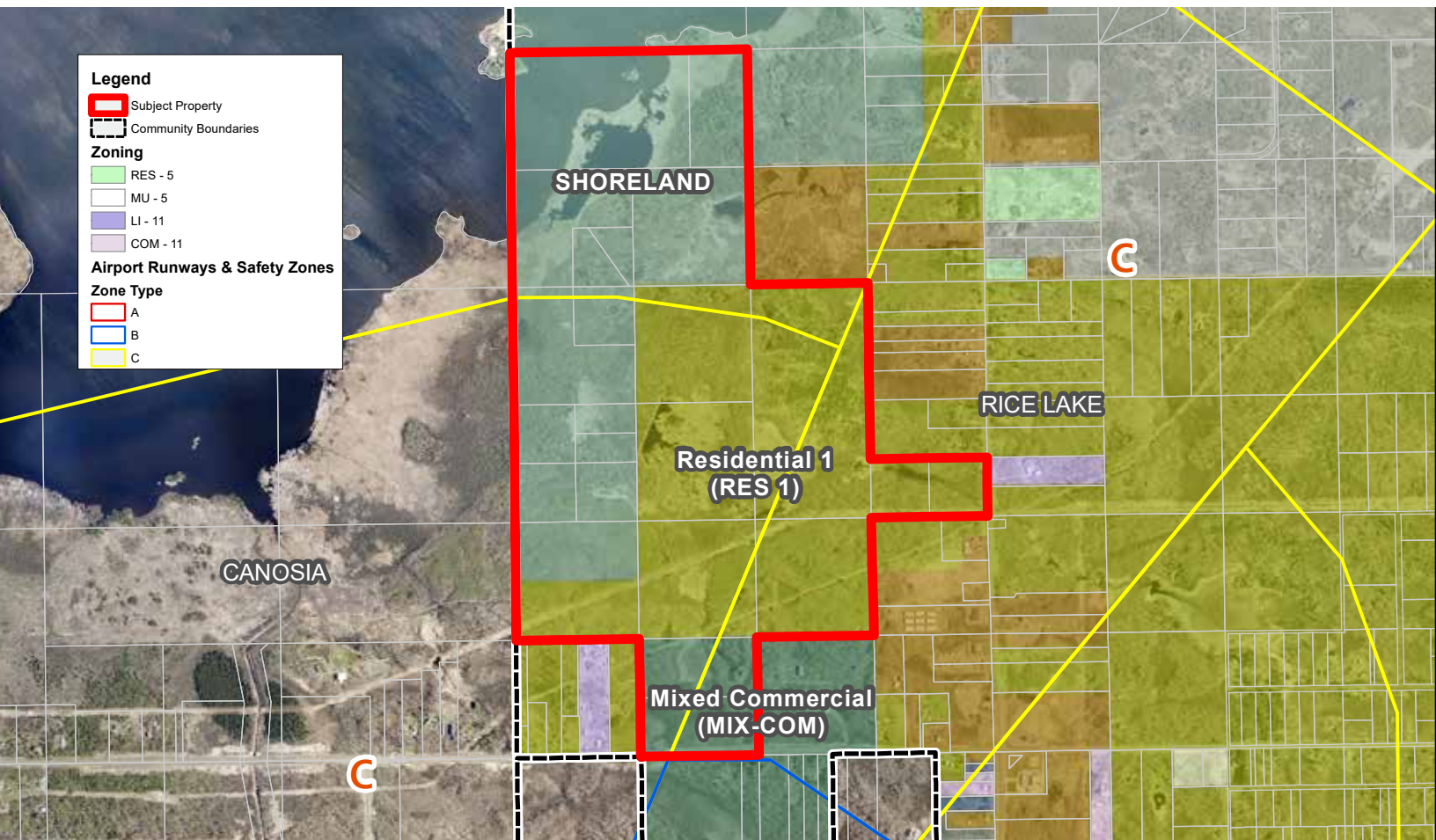
Environmental review is a requirement for certain levels of development including borrow pits and housing or recreational development. The primary concern would be who will the Responsible Government Unit, responsible for the review.

About: The current zoning also must consider the Duluth International Airport and its flight zones that may restrict certain types of development under the Duluth Airport Authority.

AREA AIRPORT ZONING — OVERVIEW



SITE AIRPORT ZONING — OVERVIEW

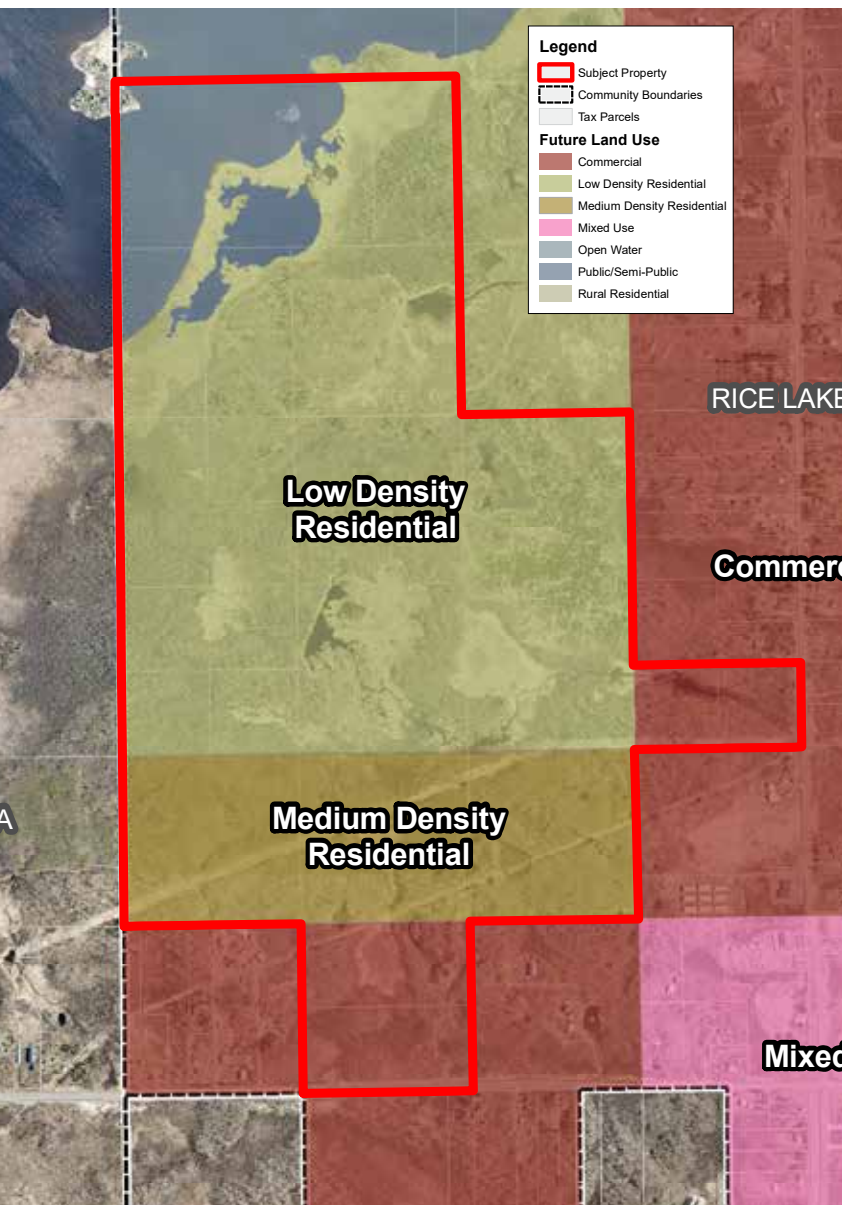


AIRPORT ZONING & DEVELOPMENT THINGS TO CONSIDER

A AIRPORT ZONING

All of the land within Rice Lake, with the exception of airport property, will be in Zone 3. Zone 3 restricts uses which may create or cause interference with radio or electronic facilities or communications at the airport and has a height restriction of 150' or less.

FUTURE LAND USE — OVERVIEW



B FUTURE LAND USE PLAN

City of Rice Lake Comprehensive Plan indicates the following future land use:

Commercial

The Commercial land use classification occupies 3% of the net land area and is intended to provide for varied commercial development outside the shoreland area which will promote the efficient delivery of goods and services while assuring the integrity of surrounding land uses. Most planned commercial sites are in the western half of the City along the Rice Lake Road corridor. The classification also includes existing commercial areas along East Calvary Road.

Medium Density Residential

The Medium Density Residential land use classification is intended to be used in those areas of the City with significant existing residential development on smaller lots (1 acre), and in areas where municipal sewer and water are available. The land use is expected to promote a high-quality residential living environment where nonresidential uses are restricted. Permitted uses include detached single family dwellings and duplexes. This land use includes almost 8% of the net land area and is located on the south side of the City.

Low Density Residential

The Low Density Residential land use classification is intended to accommodate a wide range of residential activities on large lots. Expected uses include single family homes, as well as 2- to 4-unit buildings on lots around 2.5 acres in size. The Low Density Residential classification covers approximately 33% of the developable land area, and is primarily located north of Martin Road, and south of Beyer Road.

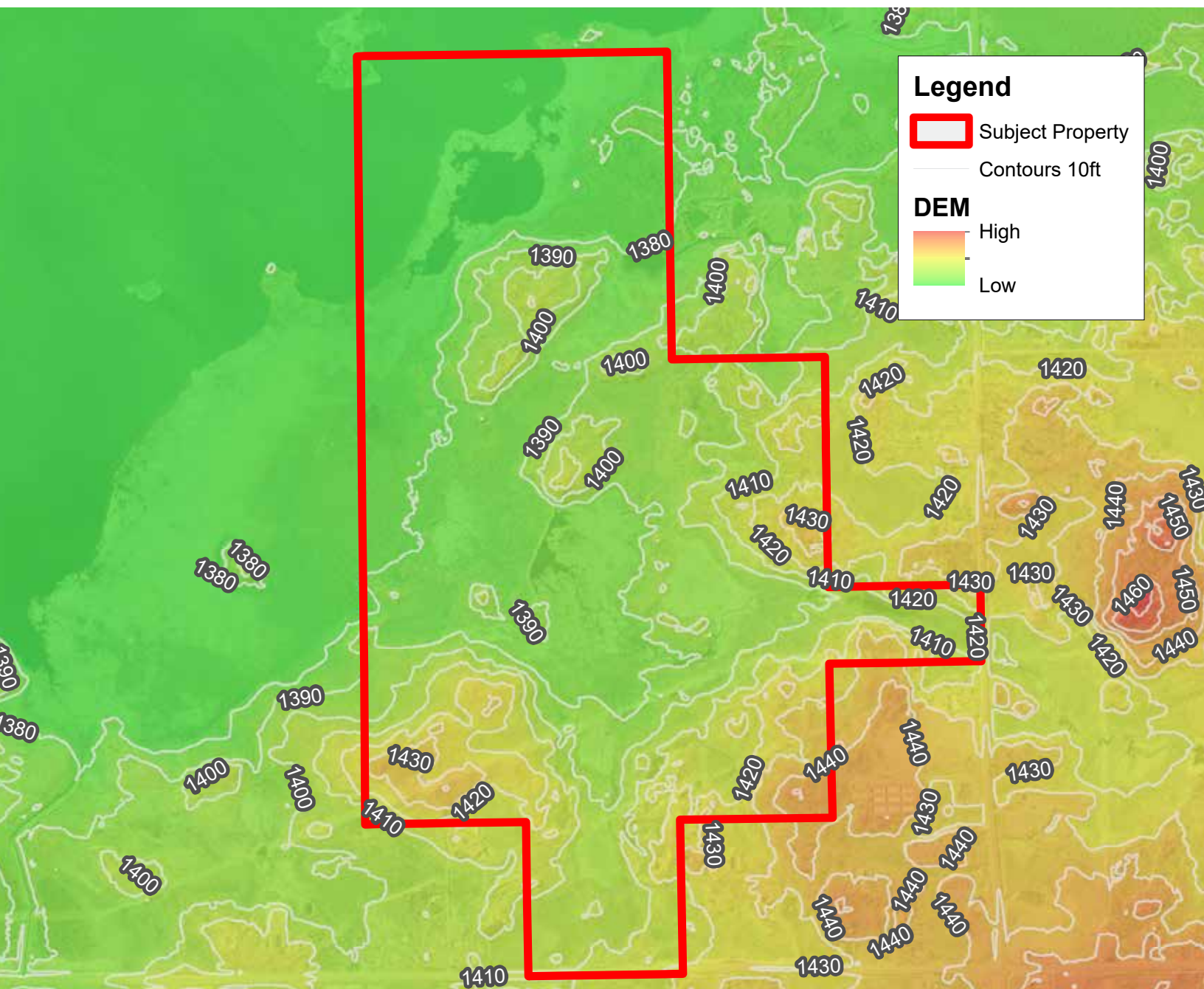
04 CITY OF RICE LAKE - ELEVATION

About: The following Digital Elevation Model (DEM) and two (2) foot contours show where potential development could occur.

Most Viable Development Sites: Based upon the following elevation, it appears the largest portion of developable property is on the southern areas accessed by Martin Road going east to west portion, as well as, the northern portion of the property.

Considerations: If developed, a complete review will need to be completed based upon type of development proposed and environmental constraints.

DIGITAL ELEVATION MODEL DEM) AND CONTOURS — OVERVIEW



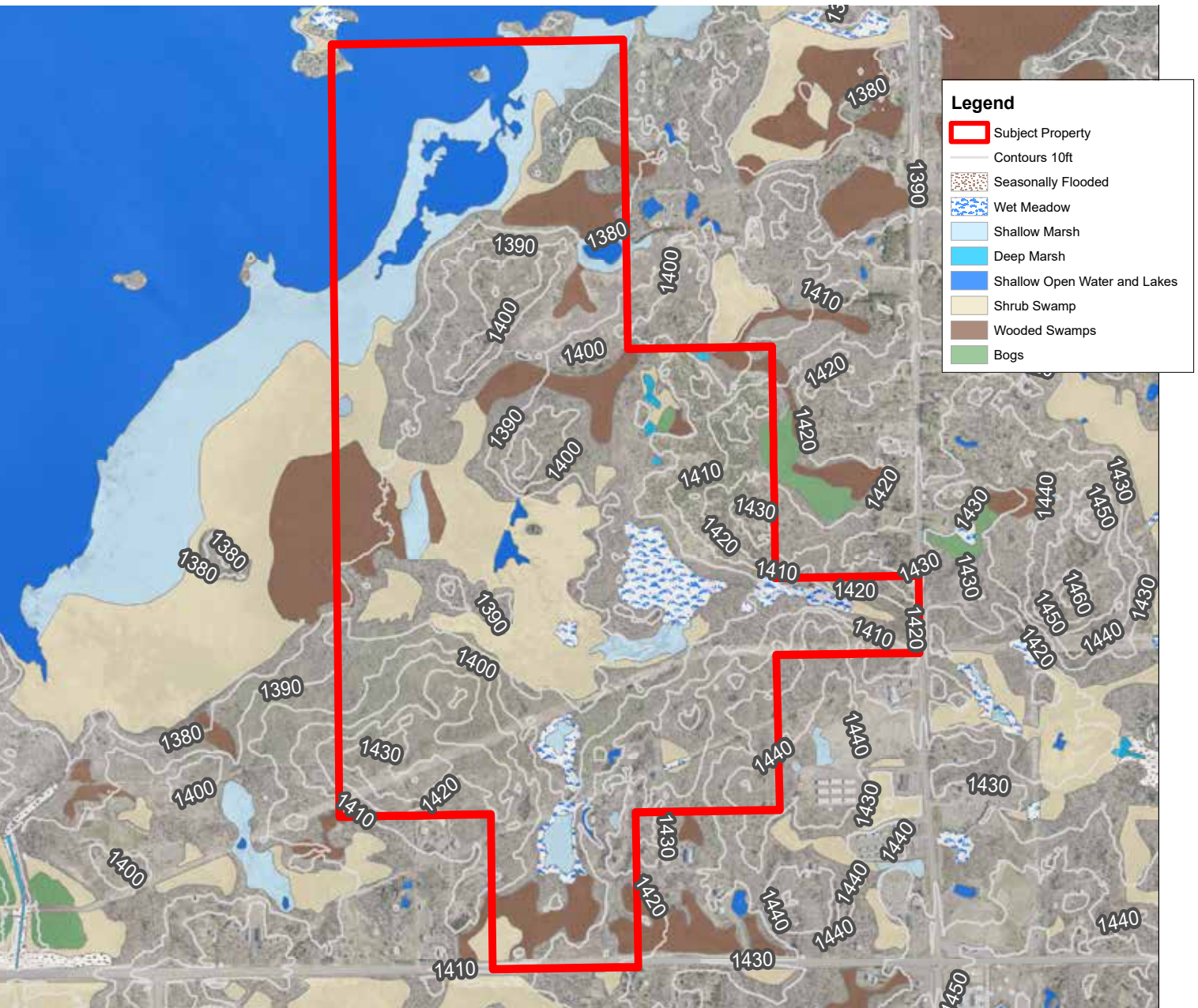
About: The following Wetlands show only approximate locations.

Most Viable Development Sites: Based upon the following wetland data, it appears the largest portion of developable property is on the Southern and northern part of the parcels.

Wetland Delineations: If developed, a wetland delineation by licensed delineator will need to be completed prior to any development and planning.

Statistics	Acres
Wetland Acres (Estimated)	245.10
Wet Meadow	19.93
Shallow Marsh	46.47
Deep Marsh	1.08
Shallow Open Water and Lakes	56.70
Shrub Swamp	73.51
Wooded Swamp	45.78
Bog	1.63
Total Non-Wetland Acres (Estimated)	341

WETLANDS — OVERVIEW



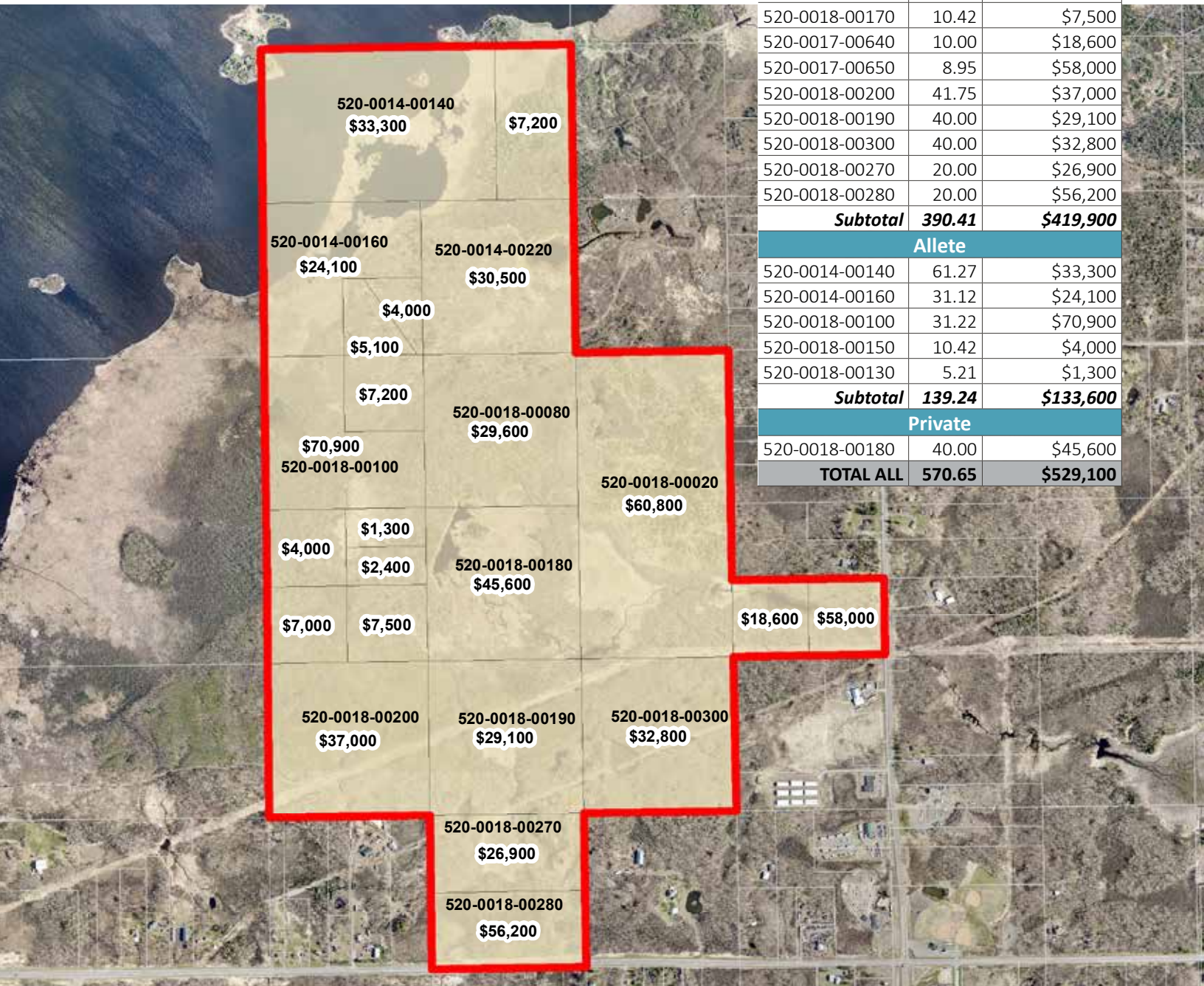
04 CITY OF RICE LAKE - EMV

About: This map highlights the estimated market value for the property on selected parcels below.

The St. Louis County Assessor's Department is responsible for the equalization of property assessments throughout St. Louis County, including the City of Duluth. It is the Assessor's responsibility to ensure each property is equally and uniformly assessed.

To do this, the Department estimates a property's market value and classifies it according to its use for property tax purposes.

ESTIMATED MARKET VALUE (EMV) — OVERVIEW



PIN	GIS Acres Estimated	Estimated Market Value Payable Year 2023
State of Minnesota-County Tax forfeit		
520-0014-00120	10.46	\$7,200
520-0014-00200	4.52	\$5,100
520-0014-00180	4.51	\$4,000
520-0014-00220	33.75	\$30,500
520-0018-00090	10.41	\$7,200
520-0018-00080	40.00	\$29,600
520-0018-00020	80.00	\$60,800
520-0018-00140	5.21	\$2,400
520-0018-00160	10.43	\$7,000
520-0018-00170	10.42	\$7,500
520-0017-00640	10.00	\$18,600
520-0017-00650	8.95	\$58,000
520-0018-00200	41.75	\$37,000
520-0018-00190	40.00	\$29,100
520-0018-00300	40.00	\$32,800
520-0018-00270	20.00	\$26,900
520-0018-00280	20.00	\$56,200
Subtotal	390.41	\$419,900
Allete		
520-0014-00140	61.27	\$33,300
520-0014-00160	31.12	\$24,100
520-0018-00100	31.22	\$70,900
520-0018-00150	10.42	\$4,000
520-0018-00130	5.21	\$1,300
Subtotal	139.24	\$133,600
Private		
520-0018-00180	40.00	\$45,600
TOTAL ALL	570.65	\$529,100

About: The following shows access to the site and transportation corridors.

A. Martin Road (South): Martin Road provides relatively easy access to the southern parcels.

B. Rice Lake Road (East): Rice Lake Road provides potential but more challenging access from the east to the northern part of the parcels.

ACCESS AND TRANSPORTATION — OVERVIEW



04 CITY OF RICE LAKE - OPPORTUNITY



A DOWNTOWN-MAIN STREET

A small downtown could be consider but environmental factors (eg. wetlands) exist that could potentially impact development area.

B TOWNHOMES-MULTIFAMILY

Townhomes (ownership) and multifamily (rental) could be possible in selected sites within this area depending upon if environmental factors exist.

C SINGLE FAMILY HOUSING

Single Family housing (ownership) could be possible in selected sites within this area depending upon if environmental factors exist.

PARKS-TRAILS

Any development could potentially integrate parks and trails if desired.



