



## Old Mill Site Redevelopment Project – Property Fact Sheet

### Surrounding Neighborhood:

This parcel is located within the same block as “A Place For You”, a local emergency shelter for homeless adults. It is also one block from Robinson Park, where live music is played each Friday night from Memorial Day weekend through the end of July. Across from the park one can find the local Library, award-winning pizza, the Pine Center for the Arts, a hometown café, townie bar & grill and an award-winning local brewery. A few blocks to the north is the Snake River and along its banks, Challeen Park where the public fishing pier is located next to the community garden. To the east is a portion of the central neighborhood with some of the oldest homes in Pine City, as well as views of Cross Lake.



Size = 0.75 acres + 0.45 acres (APFY)

### Street Frontage & Utilities:

- 30 feet on 3<sup>rd</sup> Avenue SE with 8” water main, 8” sanitary gravity sewer & 12” stormwater
- 300 feet on 3<sup>rd</sup> Street SE with 8” sanitary gravity sewer
- 150 feet on 4<sup>th</sup> Avenue SE with 8” water main & stormwater gravity main

### Zoned = Mixed Use

- Permits flexibility in a development to include a mixture of residential, commercial, cultural and/or institutional uses within a single development plan;
- No drive-in or in-vehicle services;
- Residential uses are not permitted on the ground floor;
- 25% reduction in parking requirements for mixed use developments, otherwise two parking spaces required per residential unit.

Maximum Building Height = 6 stories or 90 feet

Required Set-Backs = None

**City of Pine City – Community Development Department**

315 Main Street South, Suite 100, Pine City, Minnesota 55063-1619 | Phone: 320.629.2575 | Fax: 320.629.6081

E-mail: [lsauter@pinecitygov.com](mailto:lsauter@pinecitygov.com) | Website: [pinecity.govoffice.com](http://pinecity.govoffice.com)

*An equal opportunity employer/contractor.*



## Old Mill Site Redevelopment Project – Property Fact Sheet

### Permitted & Conditional Uses:

<i>Permitted</i>	<i>Conditional</i>
Duplex/Villa Units	Active Outdoor Recreational
Triplex/Quadplex	Bed & Breakfast Establishment
Townhouse/Condominium	Commercial Indoor Lodging
Multifamily Apartment	Financial Institution
Family Day Care – In Home	Indoor Commercial Entertainment
Office	Indoor Sales and Service
Commercial Apartment	Personal or Professional Service
Brewery or Brew Pub	Group/Multiple Family Day Care – Center
	Private Garage
	Community Living Arrangement

### Remaining Environmental Remediation Needs:

The buildings were demolished in September 2018 as part of a court-ordered condemnation due to blight and public safety issues. The City entered the Voluntary Investigation Clean-Up (VIC) program and hired Carlson McCain to oversee and prepare the Interim Response Action Plan (RAP) to the Minnesota Pollution Control Agency (MPCA) and Minnesota Department of Agriculture (MDA). The environmental response work in association with the demolition of the former potato warehouse and mill site structures, has received approval by MPCA and MDA. The MPCA has a Petroleum Site Response contractor still completing monitoring work associated with past petroleum releases on the former Mill site. Since City water is available and some petroleum and agricultural chemical contamination remain in soil and groundwater, soil vapor mitigation systems will need to be installed under floor slabs in the new development and excavation and disposal of contaminated surface soils (encountered during grading) is anticipated.