



# MASTER PLAN ST. JOSEPH, MN

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# MASTER PLAN

## ST. JOSEPH, MN

June 7, 2011

**SITE DATA:**

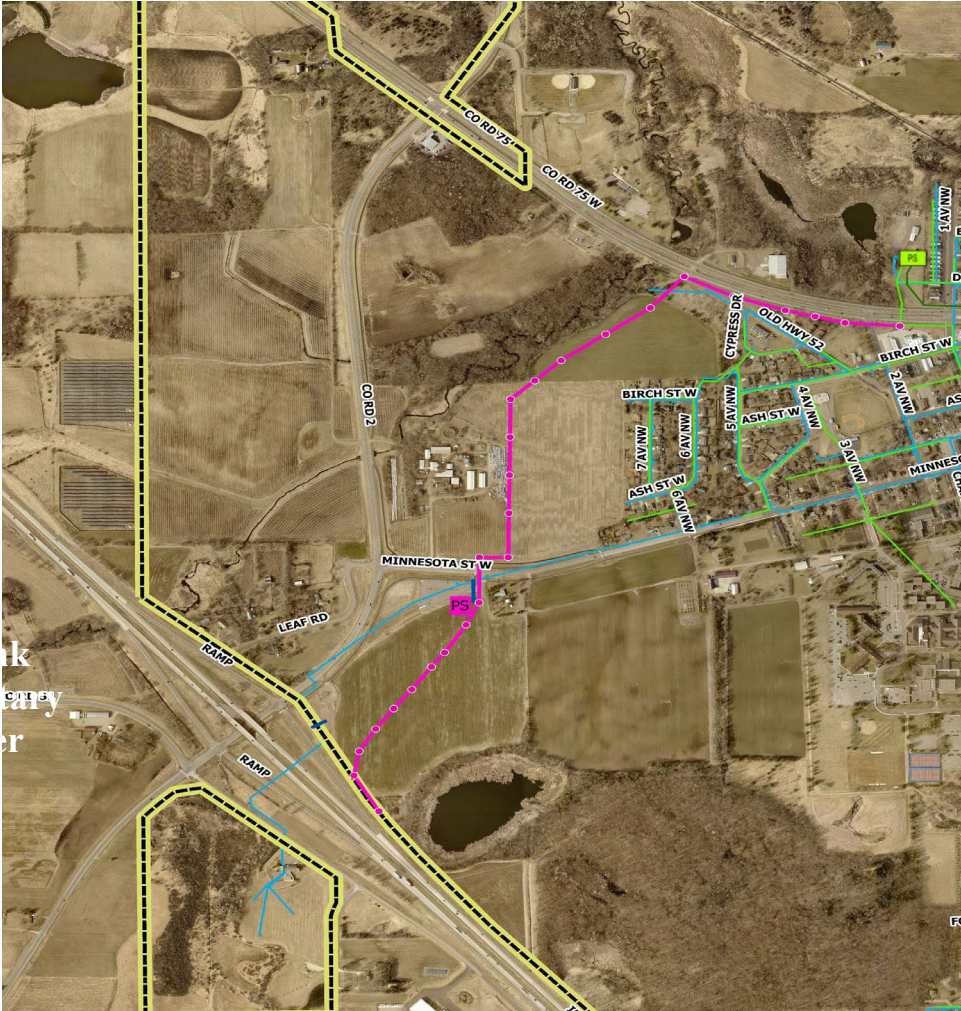
BUILDING USE	APPROX. BUILDING AREA	APPROX. LOT AREA
A - FAST FOOD	4,800 SF	1.5 ACRES
B - RESTAURANT	5,600 SF	1.8 ACRES
C - RETAIL	13,500 SF	2.8 ACRES
D - GAS / CAR WASH	6,400 SF	2.2 ACRES
E - FAST FOOD	6,700 SF	2.2 ACRES
F - FAST FOOD	4,800 SF	1.4 ACRES
G - HOTEL	24,100 SF	4.3 ACRES
H - OFFICE / WAREHOUSE	58,300 SF	13.1 ACRES
I - OFFICE / WAREHOUSE	42,600 SF	15.6 ACRES
J - RESTAURANT	9,700 SF	1.4 ACRES
K - HOTEL / OFFICE	24,700 SF	2.8 ACRES
L - OFFICE	25,900 SF	2.9 ACRES
RIGHT OF WAY	333,200 SF	7.6 ACRES
<b>~TOTAL SITE AREA - 59.6 ACRES</b>		







## ST. JOSEPH SEWER MAIN PROJECT



A \$6 million request for State Funding to build a sewer main to serve as a catalyst to expand industrial/business development & workforce housing.

This has been a community priority for many years. In 2006, the City invested by extending the water main and building a water treatment to serve the area.

This investment would more than double the City's development area from 2,000 acres to about 4,100 acres.

Need to increase & diversify tax base. Approximately, 28% of property in St. Joseph is tax exempt due to being home to the College of St. Benedict.

Access to major corridors, including Highway 75 & Interstate 94 connecting it to the region & beyond attracts industry.

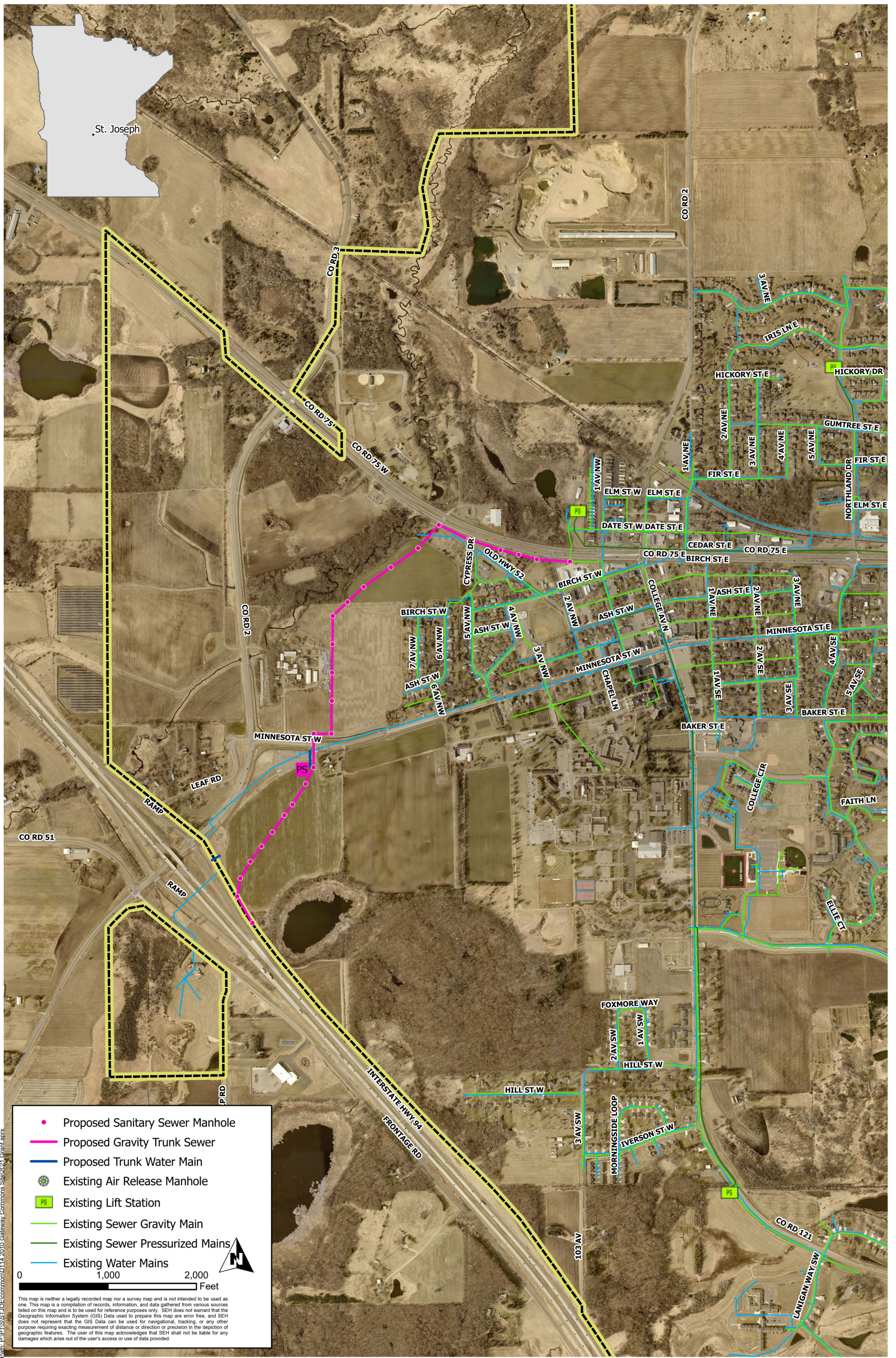
**The City of St. Joseph Sewer Main Improvements will help to increase economic development, increase tax base and meet the demands of workforce needs as part of the St. Cloud Region.**

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● Proposed Sanitary Sewer Manhole  
 — Proposed Gravity Trunk Sewer  
 — Proposed Trunk Water Main  
 ● Existing Air Release Manhole  
 ■ Existing Lift Station  
 — Existing Sewer Gravity Main  
 — Existing Sewer Pressurized Mains  
 — Existing Water Mains

0 1,000 2,000 Feet

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Path: P:\PT\STJOE\COMMON\114\_2010\_Gateway\_Commons\_Site\2021\_Grant.aprx

Project Number: STJOED114  
 Print Date: 6/14/2021

## ST. JOSEPH TRUNK UTILITIES

### St. Joseph, Minnesota

**FIGURE 1**  
 Project Location

