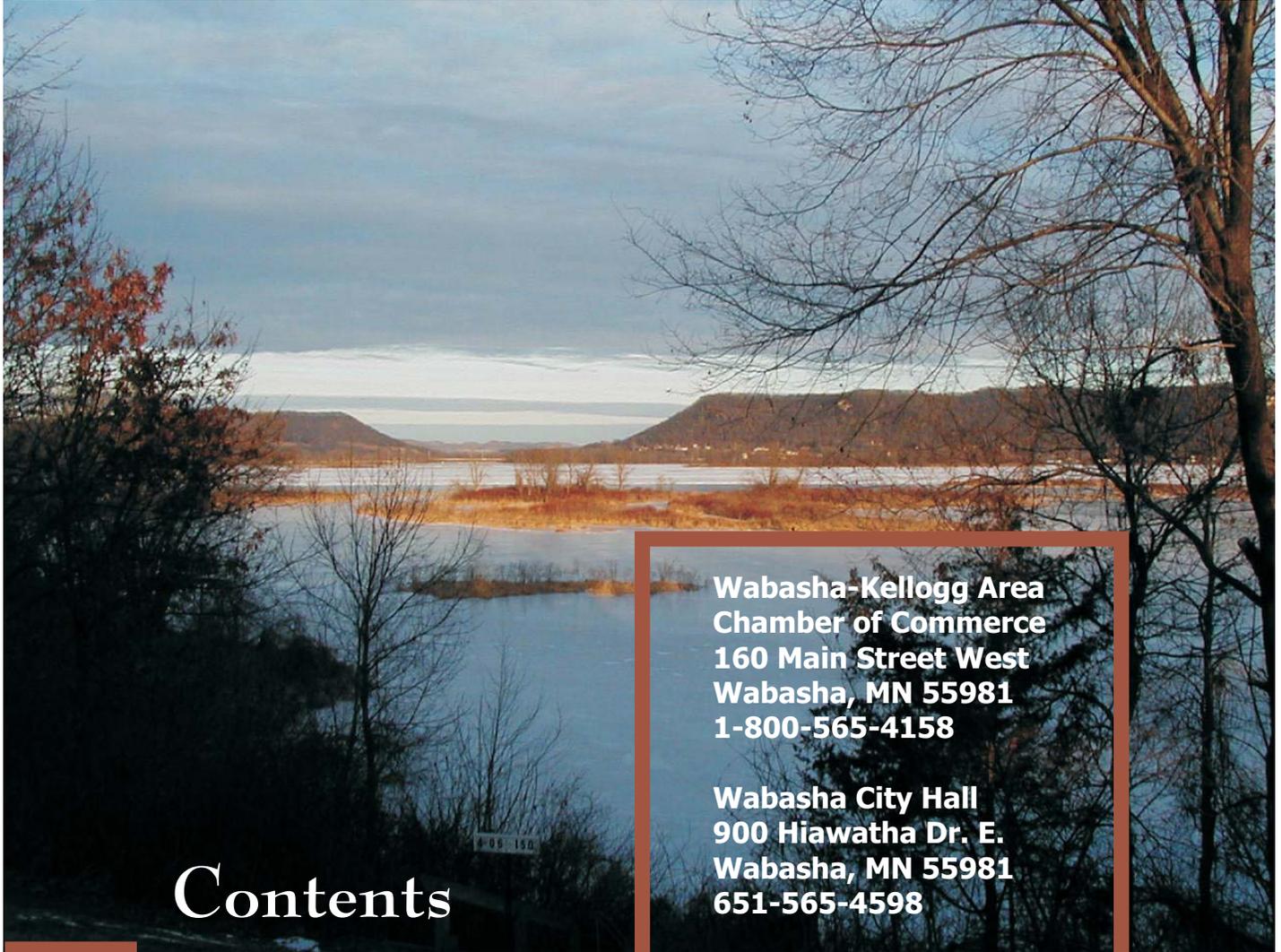


WABASHA MINNESOTA

A PUBLICATION OF THE WABASHA PORT AUTHORITY
AND DEVELOPMENT AGENCY

Quality of Life



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**Wabasha-Kellogg Area
Chamber of Commerce
160 Main Street West
Wabasha, MN 55981
1-800-565-4158**

**Wabasha City Hall
900 Hiawatha Dr. E.
Wabasha, MN 55981
651-565-4598**

Recreation Opportunity

Welcome to Wabasha, one of the oldest communities in Minnesota. Here in Wabasha, we believe that our quality of life is something to "shout about". Our historic river town is cradled between the Mississippi River and the majestic bluffs of scenic southeastern Minnesota. Adjacent to the Upper Mississippi River national Wildlife Refuge, Wabasha provides a panoramic view of nature at its best and an astonishing array of birds and wildlife. Thousands of tundra swans and Canada geese can be seen during migrations and the majestic bald eagle visits the area in multitude each season. While small in population, Wabasha offers big city amenities.

- 18 hole scenic golf course
- Coffee Mill downhill ski area
- Outdoor municipal swimming pool
- National Eagle Center & observation deck
- Two marinas on the Mississippi River
- Two Fitness Centers
- Mayo Medical Center
- St. Elizabeth's Hospital



The seasonal changes only bring more options for residents and visitors of Wabasha. Boating, swimming, fishing and golf, in the summer, ice fishing, bird watching, downhill skiing, in the winter, and leaf peeping, hiking the bluffs, and bicycling in the spring and fall are just some of our favorite leisure activities here. We celebrate the seasons and welcome old friends and new to join us in our community pastimes. Respect for the environment and community pride are a part of everyday life here. Residents show their commitment to their neighbors and communities through active participation in their local schools, centers of worship and civic groups.



- **Grumpy Old Men Festival in February**
- **River Boat Days in July**
- **Wabasha County Fair in July**
- **Summer concerts under the bridge**
- **Prime Eagle viewing November - April**
- **Soar with the Eagles Weekend in March**

Wabasha is located 90 minutes from Minneapolis and St. Paul and its International Airport.

A mix of small town charm and 21st century opportunity, living in this picturesque environment is made trouble-free. Modern municipal services that include low-cost municipally-owned water and wastewater utilities, local police and fire services, quality health care, and an excellent local school system are all here. Not just a great place to live, the Wabasha area provides an excellent business environment as well. Imagine taking that most important client on a river cruise, golf outing or dining in a first class restaurant with a spectacular menu. For businesses in Wabasha, that opportunity is just down the street.

The area's real estate market continues to grow. Existing housing offers diversity ranging from historic riverside homes and traditional country farmhouses to modern condominiums and affordable new workforce housing.

Whether you're a new family looking for a place to set down roots, or an established business seeking to expand, come discover a promising future in the Wabasha area.

Business Environment



The City of Wabasha is committed to attracting and retaining businesses in the community. We understand that every business has a beginning and we are willing to work with entrepreneurs and other new and expanding businesses in meeting goals and achieving their growth opportunities. The Wabasha Port Authority and Development Agency provides a variety of financing assistance options including Tax Increment Financing (T.I.F.) and the JOBZ program for qualified businesses.

The Wabasha area's high quality of life is sustained by a Vibrant local economy. Small businesses continue to provide the basic needs of residents with a focus on customer service. Also present is a diversity of commerce including local service and consumer providers, manufactures, health care, government, and a growing hospitality and tourism industry.

Major Employers	NAICS	Products/Services	# of Employees
St. Elizabeth Hospital	6221	General Medical & Surgical Hospitals	320
Uni Patch Inc.	3345	Medical, Navig., Meas., Electromedical & Control Instrum. Mfg.	240
Wabasha County	9211	Executive, Legislative, & Other general. Govt. Support	150
Wabasha-Kellogg Public Schools	6111	Elementary & Secondary Schools	105
Thomas Industries	3329	Fabricated Metal Product Manufacturing	60
Great River Homes	6214	Outpatient Care Centers	58
Wabasha Clinic	6211	Offices of Physicians	55
Valley Publications	5111	Newspaper, Periodical, Book, & Directory Publishers	30
Wabasha Holding Company	5221	Depository Credit Intermediation	23
Boelter Industries Inc.	3222	Converted Paper Product Manufacturing	20
Wabasha Sand, Gravel and Ready Mix	3273	Cement & Concrete Product Manufacturing	13
Loon Lake Decoy	3399	Other Miscellaneous Manufacturing	11

Wabasha employers contribute more than 1,800 payroll jobs and \$48.6 million in wages to the economy. The largest concentrations of private sector employment are in healthcare and social assistance, manufacturing, and retail trade. Known for its thriving tourism activity, the area boasts a number of food service, accommodation and arts and entertainment establishments. It is also home to a significant number of firms that support the business sector, from transportation and construction, to financial institutions and professional service providers such as accountants. Local manufacturers supply products both to consumers and to other manufacturers and businesses. Wabasha firms are well connected to other regional markets such as Lake City, Red Wing, Winona and Rochester.

Throughout the year, the Chamber/CVB sponsors a number of workshops, seminars, community activities and networking events designed to enhance the local economy and foster community spirit. Recently, the chamber has been designated as a Tourist Information Center by the State of Minnesota. This gives Wabasha National visibility and access to National advertising.



Providing for a balance of growth, economic stability, and preservation of the core values of the community is the goal of economic development for Wabasha. (City of Wabasha 2005 Comprehensive Plan)

Work Force



Wabasha Workforce Characteristics

Area businesses have access to a pool of talented workers, even with lower than average unemployment rates. The size of the Wabasha labor force continues to grow as new residents move to the community, and Wabasha businesses benefit from their ability to attract workers not only from the city itself but from neighboring communities on both sides of the Mississippi River. At the same time, talented Wabasha residents are also mobile, and many choose to work in other parts of the region, including cities such as Lake City, Rochester and Winona.

Almost a third of resident workers in a 20-mile radius of Wabasha are employed in management, professional and related occupations. Another 21 percent work in production or transportation and material moving occupations. Fifty percent of residents in a 20-mile radius of Wabasha have at least some college education; 21 percent have a bachelors degree or higher.



Where Workers Live

Percent of Workforce

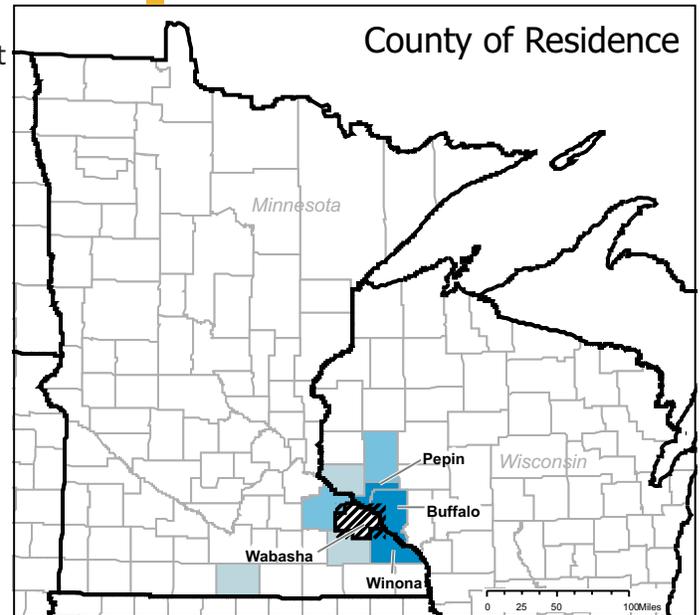
- < 0.5% (1-9 residents)
- 0.6 - 2% (10-38 residents)
- 2.1 - 15% (39-270 residents)
- County of Wabasha 83.5% (1,424)
City of Wabasha: 40.2% (728)

Source: US Census Bureau
MCD to MCD Journey to Work, 2000
Created 7/22/05, DEED LMI (JAD), Wabasha_labshed.mxd



Greater Wabasha Area Population

	Year 2000	Distance from Wabasha
City of Wabasha	2,599	-
Greenfield Township	1,254	1 mile
Pepin Township	471	1 mile
Wabasha County	21,610	-
Kellogg	439	6.5 miles
Lake City	4,950	15 miles
Red Wing	16,116	32 miles
Winona	27,069	36 miles
Rochester	85,806	44 miles



Resident Population by Occupational Group 20-mile radius of Wabasha

Occupational Group	Share of Total Occupational Employment
Management, professional and related occupations	30.9%
Service occupations	14.1%
Sales and office occupations	20.9%
Farming, fishing and forestry occupations	3.3%
Construction, extractions and maintenance occupations	10.0%
Productions, transportation and material moving occupations	20.8%

The size of the resident workforce is expected to continue to grow in the coming years as resident workers and commuters make Wabasha their home.

Labor Market Area Population Change, 2000-2030



County	2000 Pop.	Projected 2030 Pop.	Change 2000-2030
Wabasha County, Minnesota	21,610	26,140	21.0%
Buffalo County, Wisconsin	13,804	14,951	8.3%
Pepin County, Wisconsin	7,213	8,940	23.9%
Winona County, Minnesota	49,985	56,110	12.3%
Labor market area total	92,612	106,141	14.6%

Source: Minnesota State Demographic Office

Healthcare



A Caring Community



Wabasha is home to a community of medical facilities and professionals providing a range of physical and mental health care services including St. Elizabeth's Hospital, a Mayo Health affiliated clinic, and several dental, chiropractic, and vision care specialists.

Saint Elizabeth's Medical Center is a progressive, multi-disciplinary health care organization offering a wide range of services. Saint Elizabeth's is licensed for acute care, skilled long-term care and has 44 assisted-living apartments. Its mission to continually improve the health and well-being of all people, is accomplished by living out their four core values of service, vision, presence and justice. The staff and volunteers of Saint Elizabeth's provide acute care, diagnostic, educational, emergency, home care, long-term care, outreach and specialty services in partnership with the medical staff, three regional clinics and other health care providers.



Saint Elizabeth's Services

- Aging Services
- Inpatient/Hospital Services
- Outpatient Services
- Outreach Services
- Support Services

For a full range of service information go to <http://www.ministryhealth.org/>



Saint Elizabeth's Medical Center is a critical access hospital. They offer a broad scope of inpatient medical, surgical, and childbirth services.

- Family-Centered Maternity Care
- Medical/Surgical
- Rehabilitation
- Surgery Services
- Emergency Services

Wabasha Clinic provides a full range of quality, local healthcare services for patients of all ages. The caring staff includes 12 family practice physicians, one surgeon, one anesthesiologist, three nurse practitioners, a certified nurse-midwife, and an excellent allied health staff. Staff provides family care at clinics in three locations: Wabasha and Plainview, Minn., and Alma, Wis. Physicians admit and care for patients at Saint Elizabeth's Hospital in Wabasha. Wabasha Clinic receives regular visits from specialists from Mayo Clinic and other medical centers. The affiliation with Mayo Health System ensures that patients receive high-quality healthcare services in the community and, when necessary, have easy access to more specialized care at Mayo Clinic in Rochester.

In 2005, Wabasha was proclaimed Minnesota's first 'Governor's Fit City'!

Due to Wabasha's exemplary commitment to encourage physical activity among residents, Governor Tim Pawlenty designated Wabasha as the state's first 'Governor's Fit City' in 2005. The City has made a commitment to providing physical activity opportunities for people who live, work and play within the city. The opportunities allow people to make the choice to be more physically active, helping to keep Wabasha's citizens healthy and fit for years to come.

Strategies for promoting physical activity include:

- Developing/expanding walking & biking paths in the community
- Special events such as "Wabasha Walks the Mississippi," During the Grand Excursion event.
- Structured recreation programs for all ages offered at the Wabasha Pool during warm weather
- Weekly health education columns are published in local newspapers.
- Community health screenings (blood pressure, glucose, cholesterol)

"Physical activity improves nearly every aspect of a person's health," "It also contributes to better overall health for the entire community" (Minnesota State Commissioner of Health Dianne Mandernach)

Education



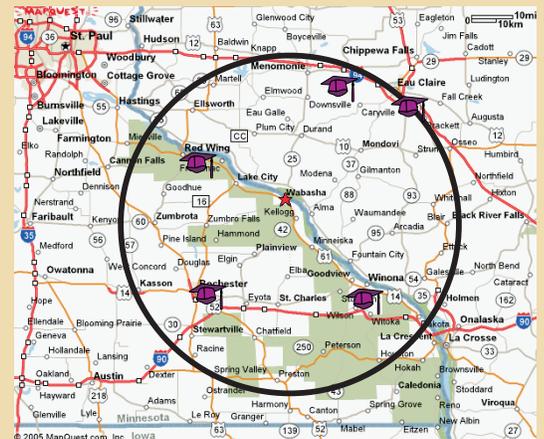
Wabasha Kellogg Schools is a kindergarten through 12th grade school system located within the city of Wabasha. The Wabasha trail system connects the school to the wide range of housing options within walking distance. Test scores highlight academic achievements of the school system. Additionally the district provides a broad range of activities such as sports, theater and arts, community education programs, and other extracurricular activities.

ACT (american College Testing) graduating class of 2005 Scores are based on a 1-36 scale (36 being perfect).

	English	Math	Reading	Science	Composite
W-K	20.6	21.5	21.0	21.8	21.4
Nat'l	20.4	20.7	21.3	20.9	20.9
MN	21.6	22.1	22.7	22.4	22.3

Basic Standards W-K 8th & 10th Grades (State Mandate)

Year	Reading	Math
2005	91%	90%
2004	93%	79%
2003	91%	65%
2002	85%	79%
2001	80%	71%



Continuing education is within arms reach for workers and employers in the City of Wabasha. Over eleven institutions of higher education exist within a one hour driving radius of the City of Wabasha. These include several 4-year state universities, 2-year state colleges, private universities, and the medical school associated with the world renowned Mayo Clinic of Rochester, Minnesota.

Higher Education Facilities within 1 hour radius

Miles to Location from Wabasha

School Name

School Type

32	Red Wing, MN	Minnesota State College-Southeast Technical	2 year State College
36	Winona, MN	Winona State University	4 year State College
36	Winona, MN	Minnesota State College-Southeast Technical	2 year State College
36	Winona, MN	St. Mary's University	Private University
40	Menomonie, WI	University of Wisconsin-Stout	4 year State University
44	Rochester, MN	University of Minnesota-Rochester	University Collaborative Cntr
44	Rochester, MN	Mayo Clinic College of Medicine	Private College
44	Rochester, MN	Rochester Community and Technical College	2 year State College
49	Eau Claire, WI	University of Wisconsin-Eau Claire	4 year State University
49	Eau Claire, WI	Immanuel Lutheran College	4 year Private College
49	Eau Claire, WI	Chippewa Valley Technical College	2 year State College

Housing



Population in the City of Wabasha has been growing and the growth of housing has been keeping a steady pace. Over the past five years (2000-2004) over 130 new housing units had been constructed. That's an average of 27 units per year. In 2005 the number increased with building permits being issued for 44 housing units (9 single-family detached and 35 multifamily or attached units)

The variety of housing is something on which the City of Wabasha also places a high priority. The 2005 City Comprehensive Plan has a goal of developing and maintaining "a balanced residential housing stock within the City that provides life-cycle housing opportunities and a range of housing options in terms of cost, location, style and affordability." New market value and affordable single-family housing subdivisions, new luxury condominiums and financial assistance for pre-existing income qualified homeowners and renters are all programs which have assisted in the community in meeting that goal.

New Housing Developments* 2000-2005

<u>Development Name</u>	<u>Type of Housing</u> <small>detached - attached</small>	<u># of Units</u>	<u>First Year of Construction</u>
Eagles Landing	Luxury Condominiums	27 Units	2005
Eagles Basin 1st Add.	Affordable single-family mixed use (1 det., 2 att.)	54 lots/5 lots (10 units)	2005
Kreyes 3rd Add.	Market rate single-family mixed use (3 det., 4 att.)	13 lots/18 units	2004
Country Sunshine Est.	One half acre single-family detached housing	7 lots	2004
Danckwart Sub.	Market Rate single-family detached housing	5 lots	2003
Kreyes 2nd Add.	Market rate single-family mixed use (5 det., 6 att.)	6 lots/8 units	2002
Miller Townhouses	Single-family attached townhouses	6 units	2001

Eagle Basin - Workforce Housing

In 2005 ground was broken on a new housing subdivision aimed at providing new housing in a traditionally designed neighborhood where the average Wabasha workforce could call home. Income eligible for 2005 was \$66,950 for a family of 2 or less and \$76,992 for a family of 3 or more. Lot prices start at \$15,600.



The first phase of construction includes:

- 1 51 lots Single-family lots ranging from 50 to 80 feet wide
- 2 1 park with connecting linear trail parkway 1.75 acres
- 3 212 trees (mix of deciduous/conifer and canopy/ornamental) and 46 shrubs.
- 4 Concrete sidewalks throughout the development, including a linear parkway (homes to face this parkway)
- 5 Neighborhood covenants require traditional style of architecture and features (trim, shutters, porches etc.)

Ultimate build out of the project will include:

- 6 104 lots total
- 7 2.97 acre park system (2 park nodes a linear trail parkway)
- 8 Two outlots for future town house development
- 9 Approximately .75 miles of bituminous trail to connect with existing school trail and the planned slough trail
- 10 Concrete Sidewalks throughout
- 11 40 of the homes directly adjacent to and facing parkland (with rear loading garages).

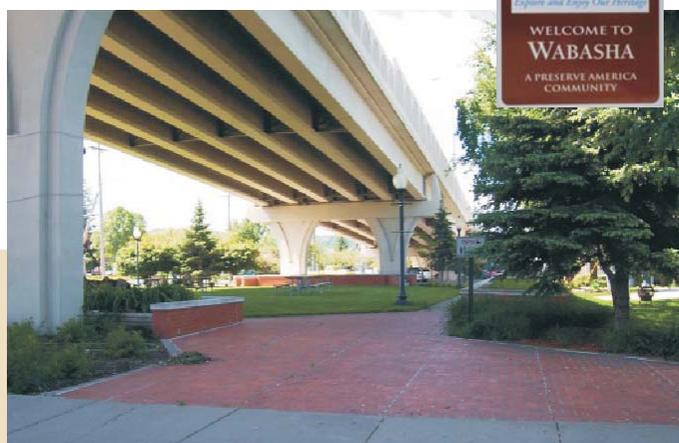




Natural & Historic Resources



The Bluffland area of Southeast Minnesota provides a stunning backdrop to the City of Wabasha. During the last period of glaciation, the ice sheet sculpted portions of central and southern Minnesota, but missed the southeastern "driftless" portion. The region is characterized by landscapes associated with major rivers in southeastern Minnesota, bluffs and deep stream valleys. There are numerous cold water trout streams throughout the region. Quiet villages are tucked in among the wooded bluffs and winding streams where river bottom forests grow. Several state and regional parks provide camping, hiking, horseback, and trail riding among the bluffs and river bottoms. The bluffs throughout the region provide stunning views of the river valley in public scenic overlooks. The state forests and National Wildlife refuge (the longest in the lower 48 states) adjacent to the City of Wabasha provides habitat for birds, fish and other animals in the region. Regional bike trails are within 30 minutes drive and Wabasha itself has a growing trail system.



Wabasha was named for a chief of the Dakota tribe of the late 18th century who lived in the area. As early as the 600's, French fur traders had established trading posts in the vicinity of Lake Pepin and the area that would become the City of Wabasha.

In the treaty of 1830 at Prairie Du Chien, land which includes the present day City of Wabasha was established as territory (reservation) for "Sioux half-breeds". Also as part of that treaty, the U.S. Government agreed to provide a blacksmith to the native people which brought Oliver Cratt a blacksmith to the area. By 1843, Cratt and his family had permanently settled here and the community was known as "Cratts' Landing". The community of Wabasha was first platted in 1854 and was incorporated as a City in 1858. By the mid 1870's a flour mill was producing about 120 barrels of flour every twenty-four hours, an agricultural implement manufacturer was building wagons and farm tools, and the 2 and 3 story brick buildings of the downtown were springing up. Homes and buildings of that era remain today.

The four block long Downtown Historic District is listed on the National Register of Historic Places making Wabasha a charming old rivertown along the mighty Mississippi. The buildings are filled with specialty shops, world class restaurants, and businesses providing everyday goods and services to residents and visitors of the community. The Historic Anderson House, built in 1856, is the oldest continually operated hotel in the state, continues to provide accommodations and dining as it has for 150 years. The Great River Road National Scenic Byway provides a modern day route much as the River did in past years linking Wabasha with other nearby historic rivertowns. The river too continues to provide travelers, sportsmen and boaters alike with recreation and leisure travel. The Delta Queen Steamboats, River barges, and pleasure boats are commonly seen along the historic riverfront.



"The City of Wabasha is located about seventy miles southeast of St. Paul, on the Mississippi River, with its broad, smooth waters forming the eastern boundary of the town, and marking the dividing line between Wisconsin and Minnesota; being a short distance below the foot of Lake Pepin. It is nearly encompassed by the high bluffs, which rise to the height of several hundred feet. The sunset, from Wabasha, is one of the most enchanting views that ever greeted human vision and rivals any of the Pacific Ocean. Just at the outlet of the lake the river makes a bend which, from this standpoint, seems to bring the bluffs of Wisconsin and Minnesota very near together, leaving just space enough to see the sun in all its glory, as it sinks beneath the placid waters of the lake and as its last rays rest on the bluffs on either side, lighting them up with a golden radiance, the heart is filled with rapture at the glorious prospect; the scene is beautiful beyond the power of pen to describe. It is worth quite a journey to visit Wabasha in the month of June to have just one look at the enchanting sunset." (History of Wabasha County, 1874 Andres Atlas)

Vital Statistics



City of Wabasha 2000 Census

- Median Household Income \$35,291
- Change in median income 1990-2000 + 61%
- Average Household Income \$44,480
- Per Capita Income \$20,374
- Population 2,599
- Households 1,062
- Persons per Household 2.27
- Median age 43.8



Services and Infrastructure 2005 data

- City wastewater capacity 600,000 gallons per day
- City wastewater use 300,000 gallons per day
- City water storage capacity 790,000 gallons
- City water pumping capacity 1,400 gallons per minute
- City water average demand 375,000 gallons per day
- City water total water hardness 400 parts per million
- U.S. Highway 61 - major north/south corridor
- State Highway 60 - major east/west corridor
- Interstate Bridge - only bridge spanning the Mississippi within 35 miles each way

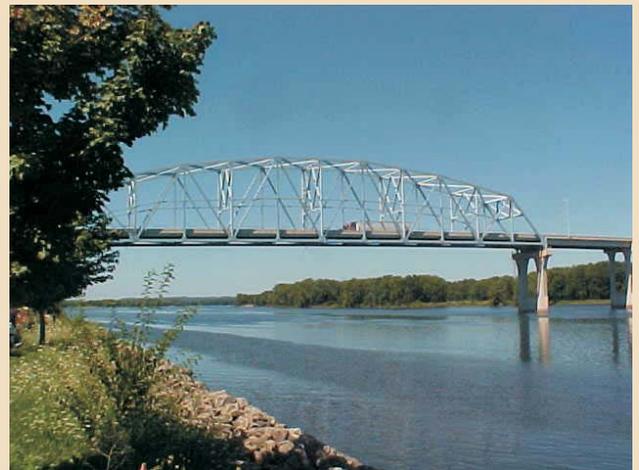


Workforce & Industry 2000 Census

- Ave. travel time to work for residents of Wabasha 21.5 minutes
- Wabasha residents who travel 30 min. or more to work 24%

The top five Industries of employment for people who live in Wabasha include:

- Manufacturing 20%
- Healthcare & Social Assistance 18%
- Retail Trade 11%
- Public Administration 7.0%
- Educational Services 6.5%



FIBER OPTIC

Each home and business in the community of Wabasha, MN is connected to the world of communications via fiber optic cable. Wabasha is one of the first communities nation-wide to enjoy Fiber-To-The-Home (FTTH) technology. This network is capable of delivering over 100 mb of data/Internet, local and long distance telephone service, and hundreds of channels of television including HDTV. The speed and capacity of the network also provides symmetrical broadband speeds necessary to interactively use and provide multi-media content to the world of the Internet.

