



Council Committee Memorandum

TO: Joint Council Committee
THROUGH: Tim Murray, City Administrator
FROM: Mark DuChene, City Engineer
MEETING DATE: January 15, 2019
SUBJECT: Wolf Creek Motor Sports Project Overview

Background:

Wolf Creek Motorsports (Developer) is looking to develop a "country club for motorsports enthusiasts" at the intersection of CSAH 46 (Bagley Avenue) and CSAH 1 (Millersburg Blvd). This development is proposed to include a 4.2 mile road course, 25,000 sf Country Club clubhouse, 300 privately owned garages/villas, 23 acres of auto-related commercial property and other related improvements. A copy of the preliminary layout is attached.

One of the design considerations the Developer is evaluating is how to handle wastewater disposal for the site, and they are exploring 3 options; 1-pipe it to Dundas/Northfield, 2-on-site septic/spray fields, 3-pipe it to Faribault. The Developer has approached the City of Faribault staff about piping the wastewater to the City under a similar arrangement to the Roberds Lake Sanitary Sewer Agreement (a copy of which can be found here <https://apps.ci.faribault.mn.us/weblink8/1/doc/537691/Page1.aspx>). Note the Roberds Lake area is the only area outside of the City limits from which the City receives and provides treatment for sanitary sewer.

The Developer and their representatives will be present at the Joint Committee meeting to introduce themselves and their project to the Council (a copy of their presentation is attached) and will be asking the Council to consider negotiating an agreement to allow the City to accept the wastewater from the Wolf Creek Motor Sports development.

Recommendation:

City staff recommend the Council discuss the proposal to consider allowing Wolf Creek Motorsports to connect to the City's sanitary sewer system if the Council is inclined to consider the proposal direct staff to negotiate a sanitary sewer service agreement to be brought back for council discussion and approval at a later date.

Attachments:

- Site Maps
- Wolf Creek Motorsports Presentation



NOT FOR CONSTRUCTION

Project #:	7113-01
Drawn By:	JRA
Issue Date:	MAY 2018
Issue #:	3
Sheet #:	
Sheet Title:	

Date:	Description:
01/04/2018	CONCEPT LAYOUT
01/08/2018	CONCEPT LAYOUT
04/26/2018	CONCEPT LAYOUT

WOLF CREEK AUTOBAHN
NW & SW CORNER HWY I-35 & MILLERSBURG BLVD
 Prepared For:
WOLF CREEK MOTOR SPORTS LLC



**WOLF CREEK
AUTOBAHN**

*Country club for car enthusiasts!
Share your passion;
Family-centric;
Stay-cations.....*



Mission: Build a world-class country club for auto enthusiasts; a place where members from private, corporate, and social networks can gather & create an auto-focused, family atmosphere.

Vision: We will build and operate a world-class country club, a place to gather, drive, and have get-togethers for car enthusiasts, car collectors, and car clubs. Manufacturers of high performance cars like Mercedes Benz, Jaguar, Corvette, BMW and many more will host events. Social Memberships will provide the public community access to events and the clubhouse which includes a great restaurant and a banquet room for weddings, private parties, and business meetings. This will be a place for the whole family to enjoy!

Wolf Creek Autobahn, a private road course for street-legal vehicles and safe environment for members and families.



WHAT WILL BE OFFERED AT WOLF CREEK AUTOBAHN?

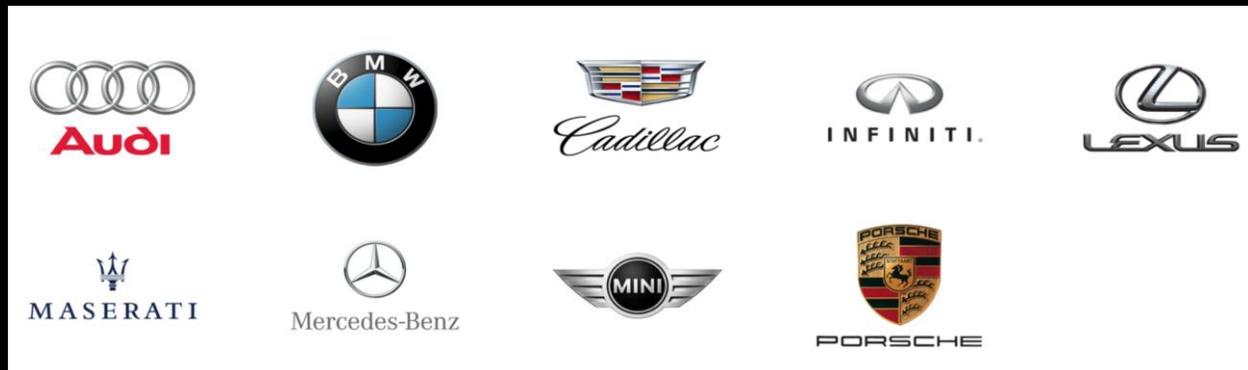
- Garages/Villas



- Country Club/Events



- Potential Affiliated Businesses



- 474 acres have been secured to assure ample space for the course, villas, & commercial ventures
- 4.2 miles of road course designed by world-class designer
- 25,000 SF Country Club clubhouse for events and gatherings
- 23 acres of auto-related commercial properties. Current list could include:
 - Pennzoil
 - Detail shop
 - Consignment store
 - Vehicle museum
 - TPIS (company that can take 400 HP and rebuild to 600 HP)
- Restaurant within clubhouse
- 300 villas/garages interspersed within the road course for extraordinary interaction and experience. Estimated price range of \$275,000 to \$700,000



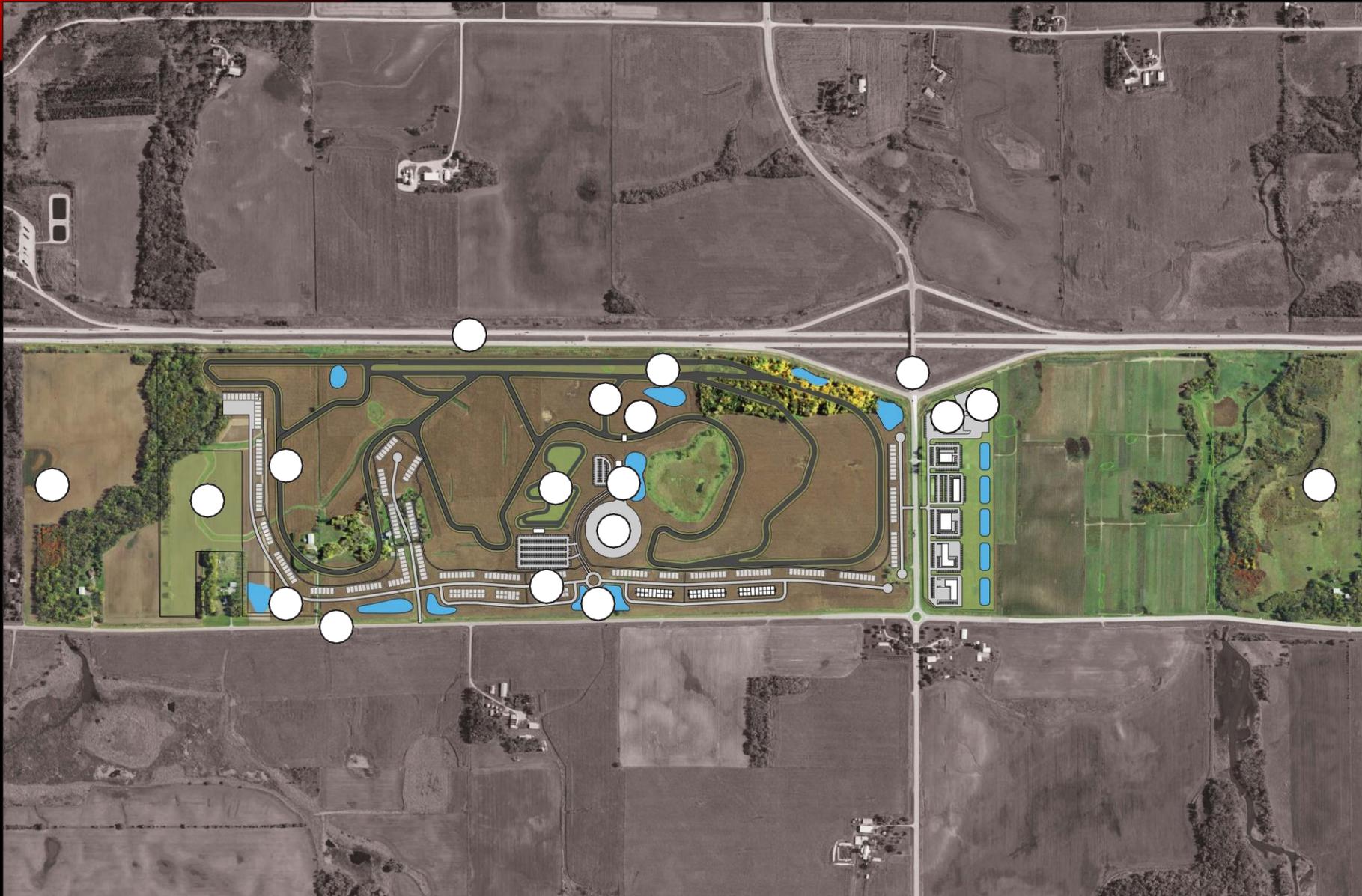
Preliminary Site Plan



Estimated Total Project Investment: \$150,000,000 to \$200,000,000



WOLF CREEK AUTOBAHN



- A 1/2-mile Kart Track
- B Club House
- C Passing Lane
- D 1-Mile Straight Away
- E Co. Road 1, ON/OFF ramps
- F C-store, 10 acres
- G Commercial Lots
- H Paddock Area
- I Entrance
- J Garage / Villas
- K Maintenance Area
- L Bagley Ave
- M RV Park
- N 4+ Mile Road Course
- O I-35
- P North
- Q South
- R 4-Acre Entertainment Area

ECONOMIC IMPACT IN RICE COUNTY

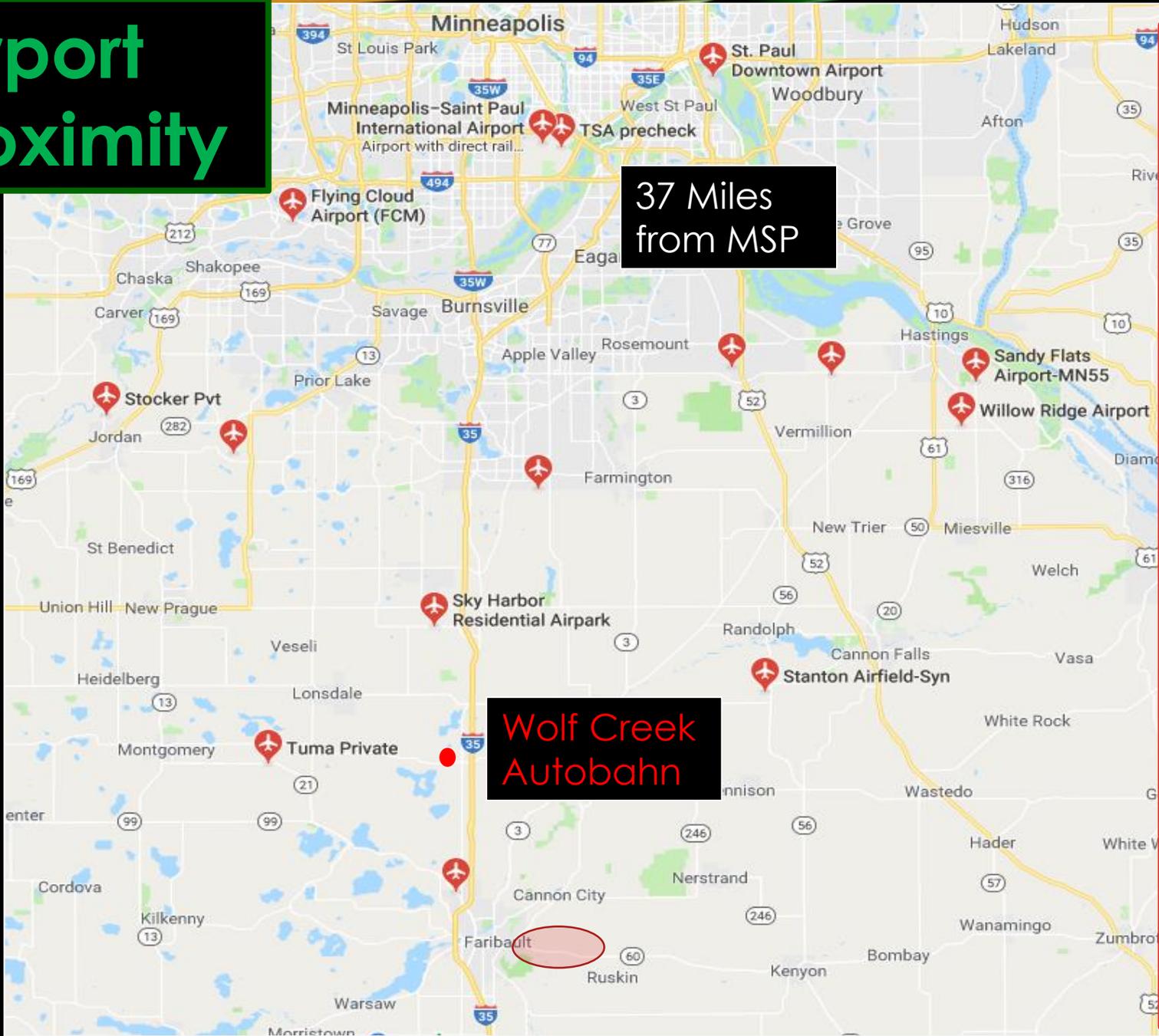
- Substantial tax base and revenue from future commercial and residential development
- Economic development on commercially zoned property
- Employment opportunities for residents.
 - 75-100 jobs for the club/clubhouse facilities & events, as well as course maintenance, driving school employees, ground's maintenance, commercial ventures...
 - Additional jobs for the commercial businesses attracted to this location: detail shop, parts shop, tire shop, consignment store...
- Influx of wealth, shoppers, and consumers into the region (all members of the family will enjoy not only Wolf Creek Autobahn, but local shopping, restaurants...)

Economic Impacts to the City of Faribault

- Employment opportunities for Faribault residents
- Increased consumer traffic to Faribault businesses
- Increased traffic for shopping, groceries and restaurants
- Recognition as a destination and an extension of the community
- Hotel room demand -- discussions with hotel ownership underway
- Air travel: Trips to and from Faribault airport

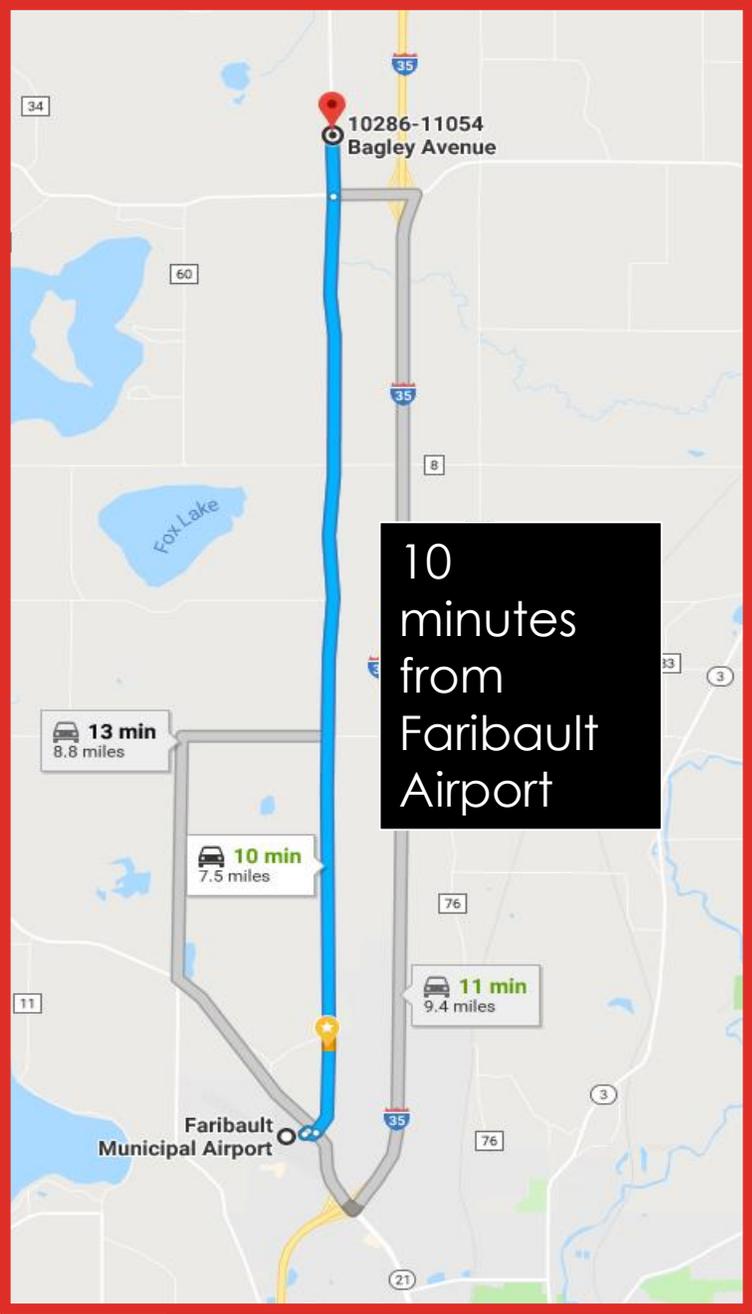


Airport Proximity



37 Miles from MSP

Wolf Creek Autobahn



10 minutes from Faribault Airport

13 min
8.8 miles

10 min
7.5 miles

11 min
9.4 miles



Travel Patterns to Wolf Creek Autobahn

Twin Cities

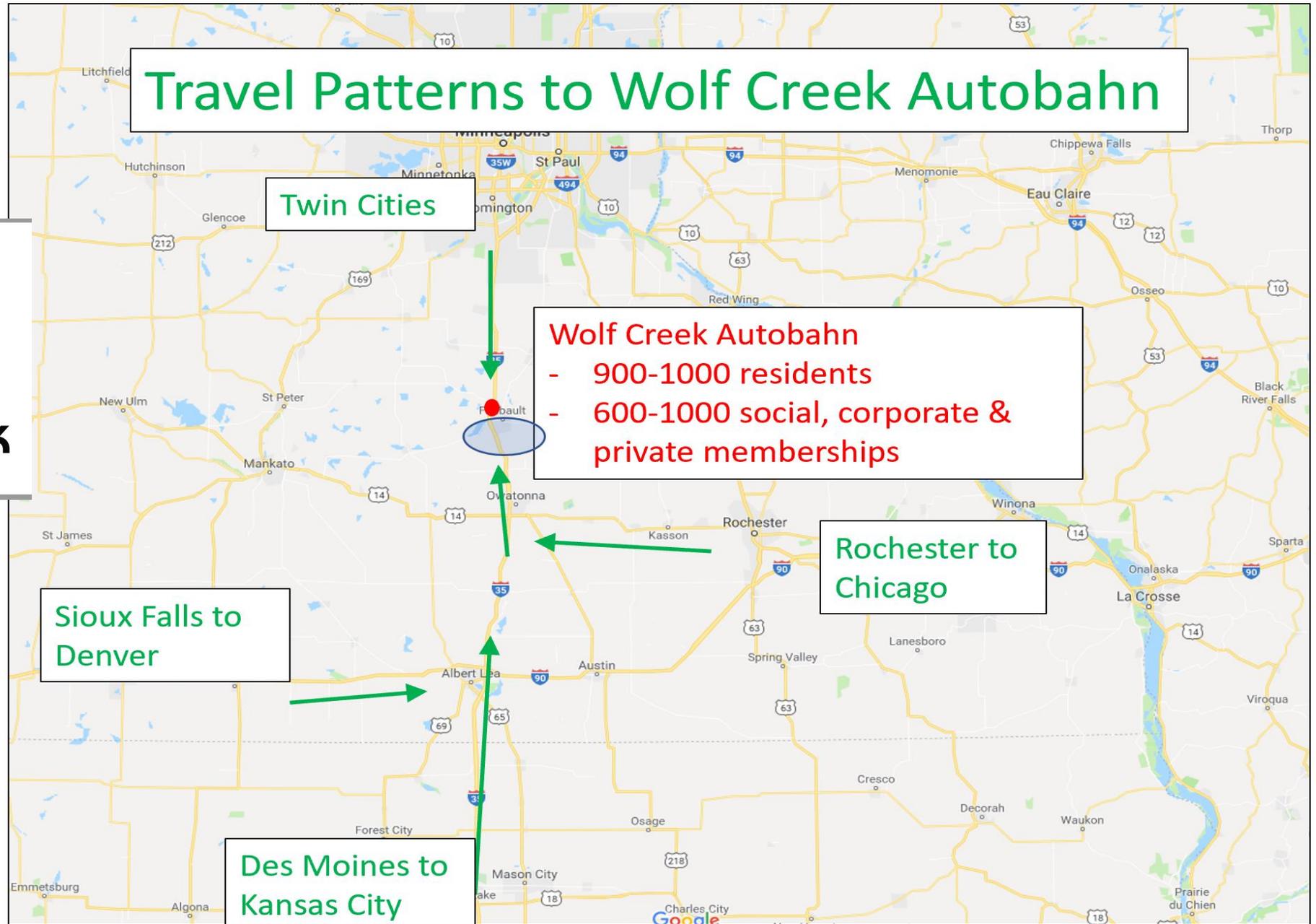
Wolf Creek Autobahn

- 900-1000 residents
- 600-1000 social, corporate & private memberships

Rochester to
Chicago

Sioux Falls to
Denver

Des Moines to
Kansas City



Infrastructure Requirements

All needs and impacts will be addressed as part of Environmental Assessment Worksheet (EAW)

- **Transportation**
 - Upgrade lane/turn lane/intersections
 - Access from County Roads
- **Stormwater runoff** will be controlled onsite
 - Ratio of impervious area to total area will be low
 - Ample space with development to control stormwater
- **Water Supply** to be provided via a new well and storage facility
- **Electric/Gas/Communications** to be coordinated with private owners
- **Wastewater treatment options**
 - Onsite treatment via soil-based and/or spray irrigation methods
 - Lift Station and forcemain to Dundas
 - Lift Station and forcemain to Faribault

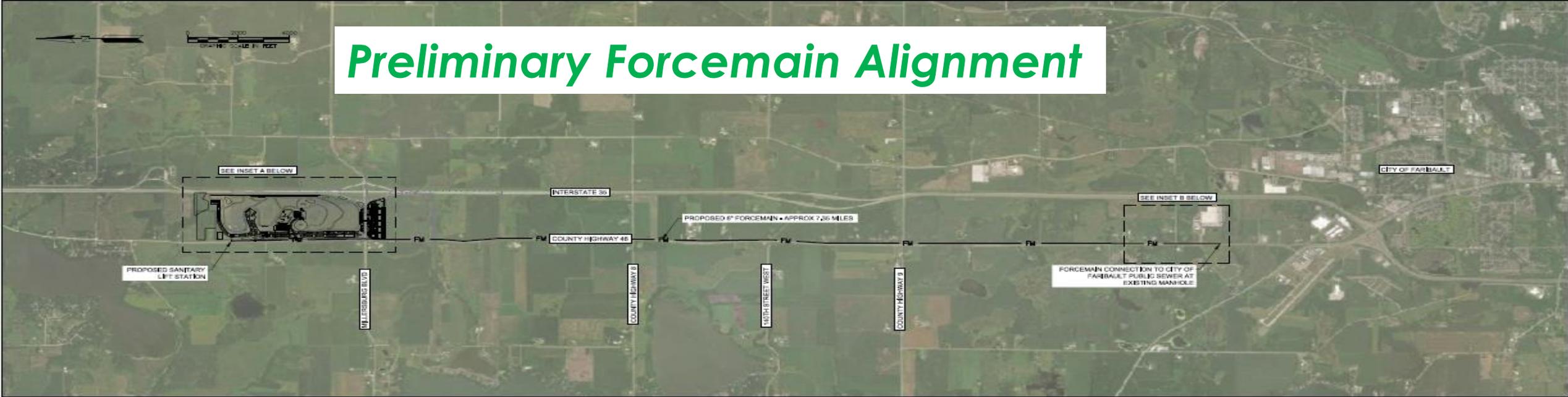


Wastewater Treatment Options

- **On-site Treatment**
 - Feasible per initial investigations with MPCA
 - Adequate property is retained for spray irrigation
- **Lift Station and Forcemain to City of Dundas**
 - Discussions were held in late 2017/early 2018
 - Solution complicated by reliance on Northfield agreement
 - Forcemain alignment not as clear
 - Final agreement will take considerable time
- **Lift Station and Forcemain to City of Faribault**
 - Forcemain alignment along Bagley identified; ROW is platted
 - Capacity available
 - Previous subordinate sewer district completed



Preliminary Forcemain Alignment



INSET A:



INSET B:



Forcemain alignment will require coordination with Rice County Transportation

Wastewater Capacity Request

- **Volume request:**
 - Average Daily flow summer = 110,000 gpd
 - Average Daily flow winter = 105,000 gpd
 - Total annual wastewater = 32 MG
 - Peak flow will be based on allowable pumping rates
- **Wastewater Characteristics:**
 - Wastewater strength will be the domestic
 - Restaurant and Clubhouse will meet codes for waste traps
- **City WWTP**
 - Current capacity = 7 MGD
 - Currently operates at Avg Day of 4 MGD



Subordinate Sewer District Approach

- Feasible from the perspective of Wolf Creek Ownership
- Patterned after previously completed Roberds Lake agreement
- Coordination required with Rice County to:
 - Determine long-term ownership of the system
 - Feasibility of placing the forcemain in Bagley ROW
 - Long-term billing and maintenance requirements and procedures
- Indications are Rice County is willing and prepared to work through this approach based on a beneficial partnership between Wolf Creek Autobahn, City of Faribault, and Rice County



OVERALL TIMELINE



OPEN FOR INITIAL EVENTS – Summer 2020!

2020

- Preliminary Plan submittal to Rice Co., March 2019
- EAW submittal to Rice Co., March 2019
- Preliminary approval, June 2019
- Final Plan submittal & approval, October 2019
- Initiate Construction, Fall, 2019

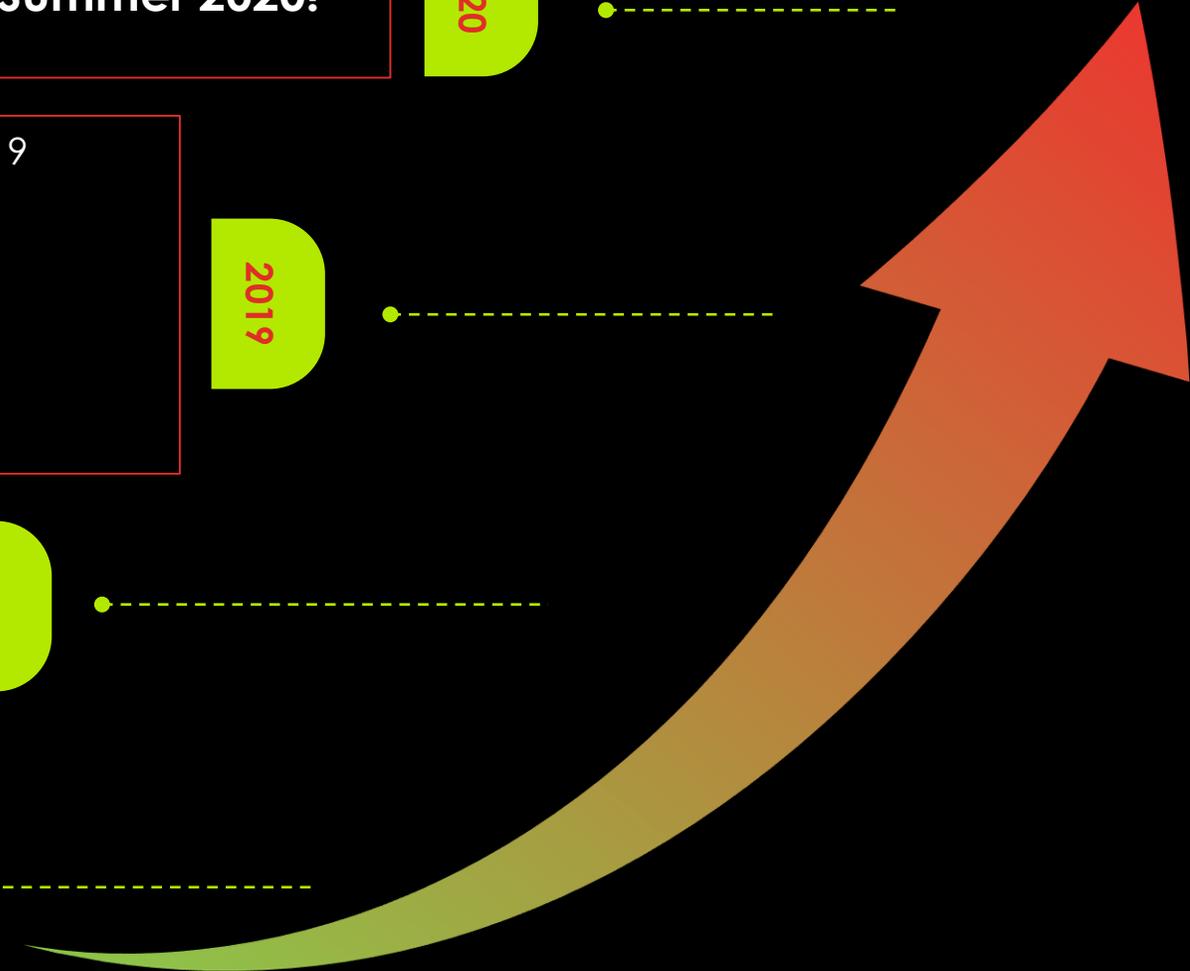
2019

- Meetings w/prospective members & businesses, 2018 to present

2018

- Project concept initiated, March 2017;
- Coordination w/property owners – 2017 to present
- Coordination w/Co. Commissioners & Staff
- Presentation to Commissioners, July 2017
- Presentation to City of Dundas, Dec 2017

2017



Next steps



City of Faribault

- Request staff to prepare a draft Sanitary Sewer Interconnection Agreement
- Coordinate with Rice County
- Prepare for consideration at an upcoming Council meeting

Wolf Creek Project Team

- Continue with project preparation and design
- Soil borings on the site will occur soon
- Meet with the County Commissioners at the regular February 5th meeting
- Assist City staff in preparing the Sanitary Sewer Interconnect Agreement

MARKETING!



Jason Walgrave, Walgrave Real Estate Group

Jason leads the Walgrave RE Group as broker, radio host on am 1500 ESPN Radio, MinnesotaHomeTalk.com and holds designations of GRI, ARS, CFS, CDPE, ASD, LDPD, and CLHMS. Jason's philosophy of hard work, honesty, knowledge, and network has kept him one of the top real estate brokers in the US for almost two decades. Jason can be reached at: jason@walgrave.com or cell 612-465-2006.



Shirley Zachman, Zachman Group

Shirley started Zachman Group in 1999 specializing in Sales & Mgmt recruiting. She was consistently a top sales producer achieving prestigious awards such as "Pacesetter" status for overachievement every year; Hall of Fame member; Production Leader and many others. She remains focused on start-ups to medium size business, specializing in the areas of Sales, Sales Management, Business Development, Mid-to Executive Mgmt. She strives to be "A Total Recruiting & Small Business Resource". Shirley can be reached at: sazachman@gmail.com or cell 952-212-3505



**Golfers have their country club;
pilots have hangers;
car enthusiasts wish to have a country club:**

- **To be able to share their passion**
- **In a place that is family-centric**
- **That offers stay-cation opportunities.**



From a county/local standpoint:

- **The country club offers member and public events and facilities**
- **The project offers property tax revenue, sales tax revenue...**
- **The project positively affects employment in the area**
- **The ability to attract other commercial/retail development to the area.**