



Community Profile for Caledonia , Minnesota



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Overview

The City of Caledonia is known as the "Wild Turkey" Capital of Minnesota. Only 22 miles from La Crosse, Wisconsin, Caledonia can offer the charm of country living with the convenience of a close metro area. Caledonia's enviable mix of agriculture, industry and commerce as its economic base has resulted in a reliable and growing economy. This base provides an excellent platform for expansion and Caledonia is aggressively pursuing growth opportunities.

Location

County:	Houston
Region:	Southeast
Distance from Minneapolis:	170
Distance from nearest MSA*:	76 Miles from Rochester MSA
US Congressional District:	1
MN Legislative District(s):	31B
Web site:	www.caledoniamn.com
Last Updated:	10/2/2008

Population

Area	2007 Estimate	2006 Estimate	2000 Census	1990 Census
Community:	2,923	2,940	2,965	2,846
County:	19,779	19,869	19,718	18,497
Nearest MSA:	181,603	180,435	124,277	106,470
Minnesota:	5,263,610	5,231,106	4,919,479	4,375,099

Source: U.S. Census, State Demographer * Metropolitan Statistical Area

Major Employers

Employer	NAICS	Products/Services	Employee Count
A.B.L.E., Inc.	8121	Personal Care Services	175
Houston County	9211	Executive, Legislative, & Other Gen. Govt. Support	160
Caledonia Public Schools	6111	Elementary & Secondary Schools	150
Caledonia Haulers	4841	General Freight Trucking	136
Sagebrush, Follett Software Company	5415	Computer Systems Design & Related Services	135
Caledonia Care & Rehab	6231	Nursing Care Facilities	109
Miken Sports	339920	Sporting & Athletic Goods Mfg.	85
Woodland Industries	6243	Vocational Rehabilitation Services	55
Quillin's Foods	4451	Grocery Stores	52
		Steel Product Manufacturing from Purchased	



<u>APN, Inc.</u>	3312	Steel	40
<u>Fastenal Company</u>	5612	Facilities Support Services	40
<u>Sno Pac Foods, Inc</u>	311412	Frozen Specialty Food Mfg.	30
Bonanza Grain, Inc.	1151	Support Activities for Crop Production	25
<u>City of Caledonia</u>	9211	Executive, Legislative, & Other Gen. Govt. Support	25
<u>Franciscan Skemp Healthcare/Clinic</u>	6213	Offices of Other Health Practitioners	23
<u>View All Employers Listed</u>			

Workforce

	<i>Houston County</i>	<i><u>Southeast (10) Econ Dev Region</u></i>
Total Employment	10,539	257,055
Available Workforce	11,176	270,787
Unemployment Rate	5.7%	5.1%

Source: DEED - Labor Market Information: LAUS Annual Average 2008

Employment By Industry

	<i>Houston County</i>	<i><u>Southeast (10) Econ Dev Region</u></i>
Natural Resources and Mining	100	2,482
Construction	249	8,621
Manufacturing	675	40,264
Trade, Transportation and Utilities	1,012	41,463
Information	199	3,422
Financial Activities	147	8,434
Professional and Business Services	152	13,730
Education and Health Services	848	58,835
Leisure and Hospitality	288	19,921
Other Services	160	6,477
Government	1,170	30,407

N/A - No Data Available

Source: DEED - Labor Market Information: CEW Annual Data 2008



Occupations and Wages in Southeast Minnesota

<i>Job Title</i>	<i>Wage/Hr</i>	<i>Job Title</i>	<i>Wage/Hr</i>
Architecture and Engineering Occupations	\$29.59	Healthcare Support Occupations	\$13.05
Arts, Design, Entertainment, Sports, and Media Occupations	\$17.32	Installation, Maintenance, and Repair Occupations	\$18.62
Building and Grounds Cleaning and Maintenance Occupations	\$11.83	Legal Occupations	\$27.34
Business and Financial Operations Occupations	\$24.06	Life, Physical, and Social Science Occupations	\$26.55
Community and Social Services Occupations	\$17.82	Management Occupations	\$38.15
Computer and Mathematical Occupations	\$36.08	Office and Administrative Support Occupations	\$14.70
Construction and Extraction Occupations	\$22.04	Personal Care and Service Occupations	\$10.75
Education, Training, and Library Occupations	\$19.98	Production Occupations	\$14.84
Farming, Fishing, and Forestry Occupations	\$12.72	Protective Service Occupations	\$18.61
Food Preparation and Serving Related Occupations	\$8.76	Sales and Related Occupations	\$10.21
Healthcare Practitioners and Technical Occupations	\$30.77	Transportation and Material Moving Occupations	\$13.52

[View All Occupations and Wages](#)

Source: DEED - Labor Market Information: OES First Quarter, 2009

Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
Electricity	City of Caledonia	507-725-3450	Roger Schmitz	507-725-3450
Electricity	Tri-County Electric	800-432-2285	Brian Krambeer	507-864-7783
Natural Gas	Minnesota Energy Resources Corp	1-800-889-9508	Rory Lenton	1-800-889-9508
Wastewater	City of Caledonia	507-725-3450	Tony Klug	507-725-3450
Water	City of Caledonia	507-725-3450	Tony Klug	507-725-3450

Water Information

Water Source:	Wells
Storage Capacity:	600,000 gal.
Pumping Capacity:	830 gal./minute
Average Demand:	475,000 gal./day
Peak Demand:	650,000 gal./day
Total Water Hardness:	206 ppm
Industrial Water Rate:	\$1.25/100 billed qtrly

Wastewater Information

Treatment Type:	Mechanical Plant
Capacity of Plant:	520,000 gal./day
Average Flow:	375,000 gal./day
Peak Flow:	550,000 gal./day
Usage Charge:	\$1.50 per 100 cu. ft. of water used.



Communications

Telephone Information

Local Telephone Company:	Ace Communications
Telephone Number:	888-404-4940
Contact:	
Telephone Number:	507-725-8100
Digital Central Switch:	Yes
Equal Access Market:	Yes
Extended Area Service:	Yes
Custom Calling Features:	Yes
Customized Local Area Services:	Yes
Current Technologies:	DSL, ISDN, T1, Fiber Optics, Wired Building

Internet Service

Local Public Internet Access Site:	Yes
Multiple Internet Service Providers:	Yes
Speed of Service:	up to 1 meg
DEED Certification as E-Commerce Ready:	No

Cable TV Information

<i>Local Company</i>	<i>Telephone</i>	<i>Website</i>
Mediacom	800-332-0245	
Mediacom	888-332-0245	

Newspapers Information

<i>Newspaper Name</i>	<i>Telephone</i>	<i>Frequency</i>
<u>Caledonia Argus</u>	507-724-3475	Weekly

Additional Telecommunication Providers

<i>Telecommunication Type</i>	<i>Provider Name</i>	<i>Phone</i>
Long Distance	<u>Qwest Local and Long Distance</u>	800-603-6000
Long Distance	<u>Ace Link Telecommunications</u>	888-404-4940
Radio	<u>KOYB Marathon Media</u>	888-806-8876

Commercial Transportation & Shipping

Highway Information

<i>Interstate</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
I-90	20	10	10

<i>Four Lane</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>

<i>Other</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
MN-26	10	10	10
MN-44	Within	10	10
MN-76	Within	10	10
US-16	10	10	10



Truck Information

Truck Lines: 2
 Truck Terminals: 2

Navigable Water Information

<i>Water Name</i>	<i>Depth</i>
Mississippi River	

Rail Information

Inter-Modal Facility: No
 Inter-Modal Facility Distance:

<i>Rail Line</i>	<i>Frequency</i>	<i>Reciprocal Switching</i>	<i>Distance to Main Line</i>	<i>Passenger Service</i>
Closest line is La Crosse	Daily	Yes	22	Yes

Air Service Information

	<i>International</i>	<i>Local Regional</i>	<i>Service</i>
<i>Name</i>	Mpls./St. Paul Intl. Airport	Houston County Airport	La Crosse Municipal Airport
<i>Location</i>	Bloomington	Caledonia	La Crosse, WI
<i>Miles to</i>	170	2	25
<i>Longest Runway Length</i>	10,000 Feet	3,500 Feet	8,536 Feet
<i>Surface Type</i>	Paved	Paved	Paved
<i>Lighted</i>	Yes	Yes	Yes
<i>Customs</i>	Yes	No	No
<i>Service Type</i>	Charter, Commercial, Freight, Jet		Charter, Commercial, Freight, Jet
<i>Navigational Aids</i>	BEACON, DME, ILS, VOR/DME	BEACON	BEACON, ILS, VOR/DME
<i>Weather Info Systems</i>	AWOSA/MNWAS, SAWRS		PUBLICTV, SATVIDEOWEATHER
<i>Major Airlines</i>	American, Continental, Delta, Northwest, TWA, United Airlines, US Air		American Eagle, Midwest Express, Northwest

**Daily Flights To
 MSP-Minneapolis-St. Paul Intl.:**

Additional Commercial Transportation Providers

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
Truck	<u>Caledonia Haulers</u>	507-725-9000

Housing & Commercial Activity



Housing Information

Single Family Units:	996	Percentage Owner Occupied:	80
Multiple Family Units:	270	Median Sales Price:	\$76,000.00
Mobile Homes:	95	Median Assessed Value:	---
Number of Units Built Since Last Census:		Median Rent:	
Number of Residential Building Permits for 2000:	9	Vacancy Rate:	10
Value of Residential Building Permits for 2000:	\$980,000		

Source:

Commercial Activity Information

Number of Commercial Building Permits for 2000:	3
Value of Commercial Building Permits for 2000:	\$2,455,000
Number of Public Building Permits for 2001:	1
Value of Public Building Permits for 2001:	\$15,000,000

Retail Sales Information

Year	Community Sales	County Sales
2006	\$0	\$134,556,547
2005	\$0	\$128,255,406
2004	\$0	\$118,251,004

Source: MN Dept. of Revenue

Business & Community Services

Financial Institutions Information

Name	Phone	Total Assets	Capital as % of Assets
<u>Bank of the West</u>	(507) 724-3371	\$38,700,000	---
<u>Merchants National Bank</u>	(507) 725-3331	\$31,200,000	---

[View All Financial Institutions](#)

Lodging & Meeting Facilities Information

Facility	Number of Facilities Available	Facility Size	Teleconferencing Available	Teleconferencing Available to Public
Hotel	1	45 rooms	Yes	Yes
Motel	1	28 rooms	No	No
Conference Center	1	2 rooms	No	No



Additional Lodging & Meeting Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>
Campgrounds	Beaver State Park	(507)724-2107
Campgrounds	Camp Winnebago	507-724-2351
Campgrounds	Dunromin Park	(507)724-2514
Hotel	<u>AmericInn</u>	(507)725-8000
Motel	Crest Motel	(507)724-3311

Local Medical Facilities Information

<i>Facility Type</i>	<i>Nbr of Facilities</i>	<i>Total Nbr of Beds</i>	<i>Telemedicine Available</i>
Clinic	1		No
Dentist	4		No
Doctor	3		No
Hospital			No
Nursing Home	1	74	Yes

Name of Nearest Hospital (if none in community): LaCrosse, Wisconsin
Miles to Nearest Hospital: 22

Additional Local Medical Facilities

<i>Facility Type</i>	<i>Facility Name</i>	<i>Phone</i>	<i>Telemedicine Available</i>
Assisted Living	Caledonia Care & Rehab	(507)725-3351	No
Chiropractic	Caledonia Chiropractic Center	(507)725-5366	No
Chiropractic	Schoeberl Chiropractic Clinic	(507)725-3197	No
Clinic	Franciscan Skemp Healthcare	(507)725-3353	No
Dentist	Family Dental Center	(507)725-5254	No
Dentist	Herman Dental Clinic	(507)725-3341	No

Local Transit Information

<i>Service</i>	<i>Available</i>	<i>Service</i>	<i>Available</i>
Inter-Community Bus	Yes	Taxi/Cab	No
Intra-Community Bus	Yes	Disabled Transportation	Yes

Local Transit Providers

<i>Transit Type</i>	<i>Name</i>	<i>Phone</i>
Inter-City Bus	SEMCAC Bus Service	800-944-3874

Library Information

<i>Name</i>	<i>Phone</i>	<i>Internet Access</i>
<u>Caledonia Area Library</u>	(507)725-2671	Yes



Worship Information

<i>Worship Type</i>	<i>Worship Name</i>	<i>Phone</i>	<i>Membership</i>
Catholic	St. Mary's Church and School	507-725-3804	
Christian	Bread of Life Church	(507)724-3424	
Lutheran	Immanuel Lutheran Church(ELCA)	(507)725-3123	
Lutheran	St. John's Lutheran Church and School(WELS)	(507)725-3228	
Lutheran	Wilmington Lutheran Church(ELCA)	507-724-2288	
Methodist	United Methodist Church	(507)725-2815	

Recreation Information

Facilities

Playgrounds, Fairgrounds, Swimming Pool, Golf Course, Trout Streams, Wild Turkey and Deer Hunting. Just minutes from the Mississippi River for boating and all types of water sports. We have two motels, a B&B, and several area Campgrounds. The many Cafes and Restaurants provide a variety for your dining pleasure. Houston County and the Caledonia area have some of the best snowmobiling trails found in the midwest.

Festival/Arts

Farm & Home Show, Founders Days, Houston County Fair, Fall Foliage Weekend, Christmas Fantasy Lighted Parade, Hot Air Balloon Rally first weekend in December. Also the Caledonia Performing Arts.

Service Organizations

Caledonia Area Chamber of Commerce, Caledonia Green, Lions, American Legion, VFW, Hospital Auxillary, Rotary, Caledonia Development Commission, Boy Scouts, Girl Scouts, 4H, Historical Society, Founders Day Comm.,and Police Reserve's.

Education

Post-Secondary Information

<i>Nearest Technical College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>Minnesota State College-Southeast Technical</u>	Red Wing / Winona	45

Minnesota State College-Southeast Technical has more than 80 diverse programs in six major career fields: business and office, health and human services, sales and management, musical instrument repair, technical, and trade and industrial. It's located at three sites - Red Wing, Winona and Winona Airport - all along the majestic bluffs of the Mississippi River Valley and provides a welcoming college environment with small classes and instructors who know you by name. Through the Minnesota Transfer Curriculum, students can transfer approved general education courses to other Minnesota State College and Universities. A two-year registered nurse associate degree program is offered in Red Wing and Winona. The automotive technology program is certified by the National Automotive Technicians Education Foundation. Trade and industrial majors include automotive; carpentry; machine tool and die; truck driving; and heating, ventilating, air conditioning and refrigeration. Technical majors include drafting, electronics, computer programming and networking with Cisco and Microsoft certification. The college is accredited as a distance learning institution by the Higher Learning Commission, offering online classes, certificates, diplomas and degrees. 8/08

<i>Nearest Community College & Specialty</i>	<i>Location</i>	<i>Miles To</i>
<u>Rochester Community and Technical College</u>	Rochester	76

Rochester Community and Technical College was founded in 1915 on a motion by Dr. Charles Mayo to the Rochester School Board. Rochester is Minnesota's oldest - and one of the nation's oldest - original community colleges. The 2005-2006 academic year marked RCTC's 90th anniversary. The college serves approximately 7,500 students in credit-based enrollments and 3,000 in noncredit courses. Degrees offered: Associate in Arts, Associate in Applied Science, Associate in Science, diplomas, and certificates. Largest programs: Liberal arts, nursing, business, digital arts, law enforcement. Unique programs: Dental hygiene, equine science, horticulture technology, human services, radiography, surgical technology, veterinary technology. Its location is within University Center Rochester, an expansive campus that includes the University of Minnesota Rochester and Winona State University - Rochester Center, altogether serving approximately 20,000 credit and noncredit students annually. 8/08

<i>Nearest Public College/University & Specialty</i>	<i>Location</i>	<i>Miles To</i>
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Winona State University

Winona

45

Winona State University is a premier regional university with graduate and undergraduate programs. It is enriched by a dynamic culture and is renowned for its principle-centered approach to education. Located in the high bluff country of the upper Mississippi Valley, Winona stands among the front ranks of midwestern universities and is recognized as one of the most distinctive undergraduate universities in the nation. Degrees offered: Associate of Arts; Bachelor of Arts; Bachelor of Science; 4 Special Licensure Programs; 10 Pre-Professional Programs; Master of Science. Winona State University is comprised of five colleges offering over 80 majors and 10 pre-professional programs: College of Business; College of Education; College of Liberal Arts; College of Nursing and Health Sciences; College of Science and Engineering. Your education will be shaped not only by extraordinary and approachable faculty, but also by our distinctive approach to teaching and learning, the way we use technology, and the rich natural beauty of this magnificent region that embraces our campus and community. 6/06

Nearest Private College/University & Specialty

Location

Miles To

Saint Mary's University - Winona

Winona

45

In the Lasallian spirit of faith and zeal, Saint Mary's University — a global and diverse learning community — serves students through relevant and innovative educational programs, experiences, and enterprises. The university is nourished by its Catholic intellectual, moral, and cultural traditions and is inspired by excellence in teaching as modeled by Saint John Baptist de La Salle, founder of the Brothers of the Christian Schools. The hallmark of the university is its commitment to serve the needs of individual learners and promote life-long learning in a variety of contexts. SMU enrolls about 6,000 students. Of those, about 1,350 are traditional undergraduates; more than 4,600 are adult learners in the Schools of Graduate and Professional Programs. At the coeducational, residential Winona campus, located in the majestic bluffs of the Mississippi River Valley, the undergraduate College curriculum combines traditional liberal arts and sciences with career preparation in a student-centered environment. "U.S. News & World Report" (2008) ranks Saint Mary's in the National Universities category of its America's Best Colleges listing. 8/08

Telecommunications Use Available at Area Post-Secondary Institutions:

No

Local K-12 Information

<i>School Type</i>	<i>Nbr of Schools</i>	<i>Enrollment</i>	<i>Grades</i>	<i>Pupil/Teacher Ratio</i>
Elementary	1	414	pre K-6	14/1
Middle School	1		7-8	14/1
Junior High				
Senior High	1	545	9-12	14/1
Private/Parochial	2	350	K-8	20/1

School District:

IND. District #299

Telecommunications Use Available at Local K-12:

Yes

High School Graduates Attending Post-Secondary:

80%

State Wide Average:

68%

Education Institutions

<i>Education Type</i>	<i>Name</i>	<i>Phone</i>
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Government

Structure Information

Organization:	Mayor\Council
Budget:	\$1,400,000
Community Bond Rating:	n/a
Comprehensive Land Use Plan:	Yes
Locally Controlled Loan Program:	Yes
Recycling:	Yes
Fire Insurance Rating:	5
Industrial Plans Approved By:	City Council,Economic Development Authority,Economic Development Commission

Public Protection Services

<i>Service Type</i>	<i>Regular</i>	<i>Part-Time</i>	<i>Volunteer</i>	<i>Seasonal</i>
Fire	---	---	32	---
Police	4	2	5	---
Sheriff	21	2	12	---
EMT	---	---	20	---

Property Taxes

Payable 2008

Property Tax Information

State Tax Rate	45.95%
Municipal Tax Rate	31.19%
County Tax Rate	51.19%
School Tax Rate	38.30%
Misc. Tax Rate	1.33%
Total Tax Rate	167.96%

Assessed Market Value Information

Commercial	\$92,842,900
Residential	\$29,128,967
Other	\$18,412,779
Total	\$140,384,645

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property: $(\$150,000 \times .015) + (\$50,000 \times .02) = \$2,250 + \$1,000 = \$3,250$. Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county assessor or auditor may be able to answer questions about specific properties and uses.



Commercial Buildings and Land Sites

Building Name Address City, State Zip Code	Type of Building Total Bldg Sqft Total Available	Contact Name Organization Phone Number	JOBZone	 Photo
<u>Sprague St. Property</u> 603 N. Sprague St. Caledonia, MN 55921	Office 5,700 4,900	Ryan Herman (507) 724-1260		

Land Site Address City, State Zip Code	Space Available Build To Suit Zoning	Contact Name Organization Phone Number	JOBZone	 Photo
<u>MaCal Subzone 1</u> State Hwy 44 & Esch Drive Caledonia, MN 55921	2.8 Acres Yes Highway Business	Fred Kruckow MaCal Developers (507) 725-2888		
<u>MaCal Subzone A</u> State Hwy 44 & Esch Drive Caledonia, MN 55921	7.3 Acres Yes Highway Business	Fred Kruckow MaCal Developers (507) 725-2888		
<u>MaCal Subzone B</u> State Hwy 44 & Esch Drive Caledonia, MN 55921	3.6 Acres Yes Highway Business	Fred Kruckow MaCal Developers (507) 725-2888		
<u>23 acres West of Hwy 44/76, south of high school</u> State Hwy 44/76 Caledonia, MN 55921	23.0 Acres Highway Business	Neil Morey Neil Morey Agency (507) 725-2712		

Economic Development Services

Economic Development Authority:	Yes	Incentives Economic Development Activities for Caledonia are carried out by the EDA, which has all the powers allowed by law, including Tax Increment Financing, Industrial Development Bonds, Revolving Loan Funds, and incentive programs from both electric and gas suppliers. There is also a County EDA.
Housing Redevelopment Authority:	Yes	
County Development Corporation:	No	
Chamber of Commerce:	Yes	
Port Authority:	No	

Contact Information

Jane Schiltz
Community Development Director
City of Caledonia
231 East Main St.
Caledonia, MN 55921
507-725-3450

Ron Zeigler
CEO/President
SE MN Development Corporation
PO Box 684
Rushford, MN 55921
507-864-7557

Robert Nelson
City Administrator
City of Caledonia
231 East Main Street
Caledonia, MN 55921
507-725-3450



Economic Development Organizations

<i>Type</i>	<i>Name</i>	<i>Phone</i>	<i>Fax</i>
Chamber of Commerce	<u>Mike Werner, President</u>	877-464-7268	
EDA	<u>City of Caledonia</u>	507-725-3450	507-725-5258
Other	<u>Ace Communications/Ace Link</u>	888-404-4940	507-896-2149
Other	<u>Aquila/Peoples Natural Gas</u>	800-280-1665	
Other	<u>Tri-County Electric/Ted Kjos</u>	800-432-2285	507-864-2871

Disaster & Emergency Services

<i>Name</i>	<i>Phone Number(s)</i>
<u>Public Safety emergency resources</u>	1-800-422-0798 or metro 651-649-5451
<u>Federal Emergency Management Agency</u>	Region V FEMA 312-408-5500
<u>Small Business Administration Disaster Resources</u>	Disaster Area Offices 404-347-3771

Inquiries regarding this community's data go to Jane Schiltz

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