



601 Main Street
Elko New Market, MN 55054
phone: 952-461-2777 fax: 952-461-2782

MEMORANDUM

TO: MAYOR AND CITY COUNCIL, EDA, PLANNING COMMISSION
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
HALEY SEVENING, PLANNER I
SUBJECT: 2020 VACANT LOT INVENTORY: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
DATE: JANUARY 22, 2020

Background / History

The Community Development Department has completed an inventory of all vacant lots (residential, commercial, industrial) within the city limits as of January 22, 2020. As part of the analysis only those lots that have municipal utilities available to them and are nearly building permit ready were identified. Attached to this memo are maps showing the vacant lots in each of the three categories.

Residential Lots: There are currently a total of **193** vacant residential lots available in the city limits. Of the total 193 lots, there are 103 lots available for single family home construction and **90** lots available for attached and detached townhome construction (part of an association). Some of the developments containing lots are currently under construction but expected to be completed in the spring of 2020. A breakdown of vacant lots by development is as follows:

- Boulder Heights – 53 lots (infrastructure nearly complete, lots will be buildable in spring 2020)
- Boulder Pointe 6th Addition – 9 lots (all 9 detached townhome lots are part of an association)
- Boulder Pointe 7th Addition – 15 lots (9 single family, and 6 detached townhome lots are part of an association)
- Christmas Pines – 19 lots (19 detached townhome lots are part of an association)
- Dakota Acres 1st Addition – 24 lots (24 attached townhome lots are part of an association)
- Elko – 2 lots
- Pete's Hill – 45 lots (22 single family, and 23 twin-home lots are part of an association) (infrastructure under construction, lots will be buildable in 2020)
- The Farm – 6 lots (6 that are part of an association)
- The Farm 2nd Addition – 3 lots (3 detached townhome lots are part of an association)
- The Farm 3rd Addition – 10 lots (10 single family)
- Woodcrest – 5 lots (2 of these vacant lots are existing homes where the property owner owns 2 adjacent lots; the home sits on one lot and the adjacent lot is vacant)
- Unplatted – 2 lots (1 of these vacant lots is an existing home where the property owner owns 2 adjacent lots; the home sits on one lot and the adjacent lot is vacant)

Commercial Lots: There are currently 7 vacant commercial lots available in the city limits. The total acreage of the commercial lots is 27.3 acres. It is noted that all commercial lots identified on the attached map need to be further platted into lots and blocks before being eligible for building permits. With the exception of platting, the lots are relatively close to being building permit ready. All of the identified lots have municipal utilities available to them.

Industrial Lots: There are currently no vacant industrial lots available within the city limits.



City of Elko New Market Vacant Lot Inventory

Residential, Commercial & Industrial Properties

January, 2020

Contacts for Vacant Residential Land

Bernie Mahowald
612-369-5341
Owner/developer for various lots in:
The Farm development (multiple phases)

Luke Israelson
KJ Walk
952-826-9068
Owner/developer for various lots in:
Boulder Heights development

Bjorn Vogen
RAV Holdings, LLC
612-393-2123
Owner/developer for various lots in:
Boulder Pointe 6th & 7th Additions

Larry Gensmer
612-968-3805
Owner/developer for various lots in:
Dakota Acres 1st Addition

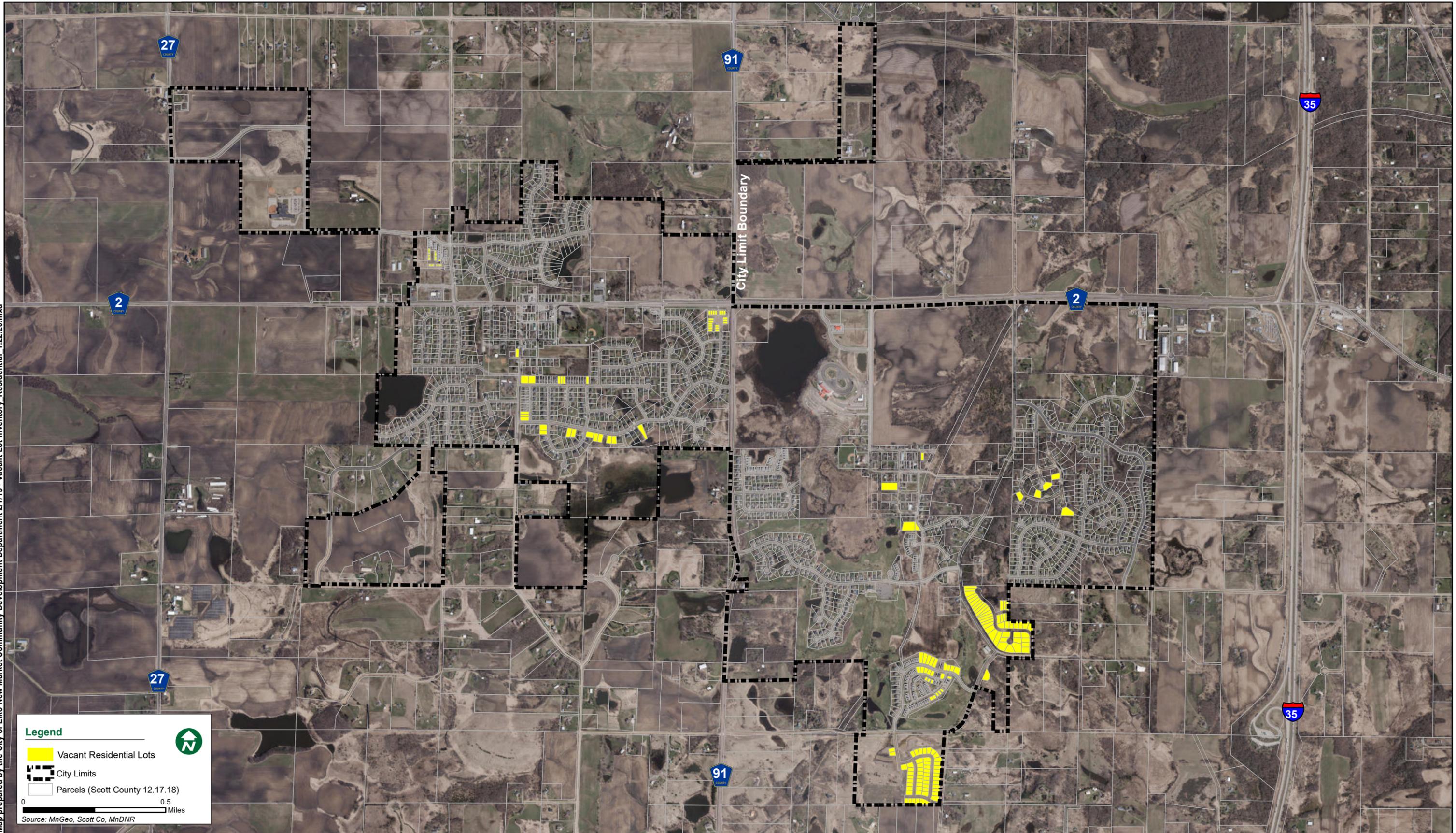
John Wichmann
Elko 34, LLC
612-309-4749
Owner / developer for various lots in:
Pete's Hill

Many local realtors are also able to help in your search as well.

Contacts for Vacant Commercial Land

1. Dan Ringstad
New Market Bank
952-223-2319
2. Bart Winkler
952-432-7101
3. Linda Zweber
612-987-1549
4. Linda Zweber
612-987-1549
5. Dan Ringstad
New Market Bank
952-233-2319
6. Northfield Hospital
Jerry Ehn
507-646-1515
7. Tom Ryan
612-282-4330

Map prepared by the City of Elko New Market Community Development Department 2/1/19 - Vacant Lot Inventory Residential_1.22.20.mxd



Legend

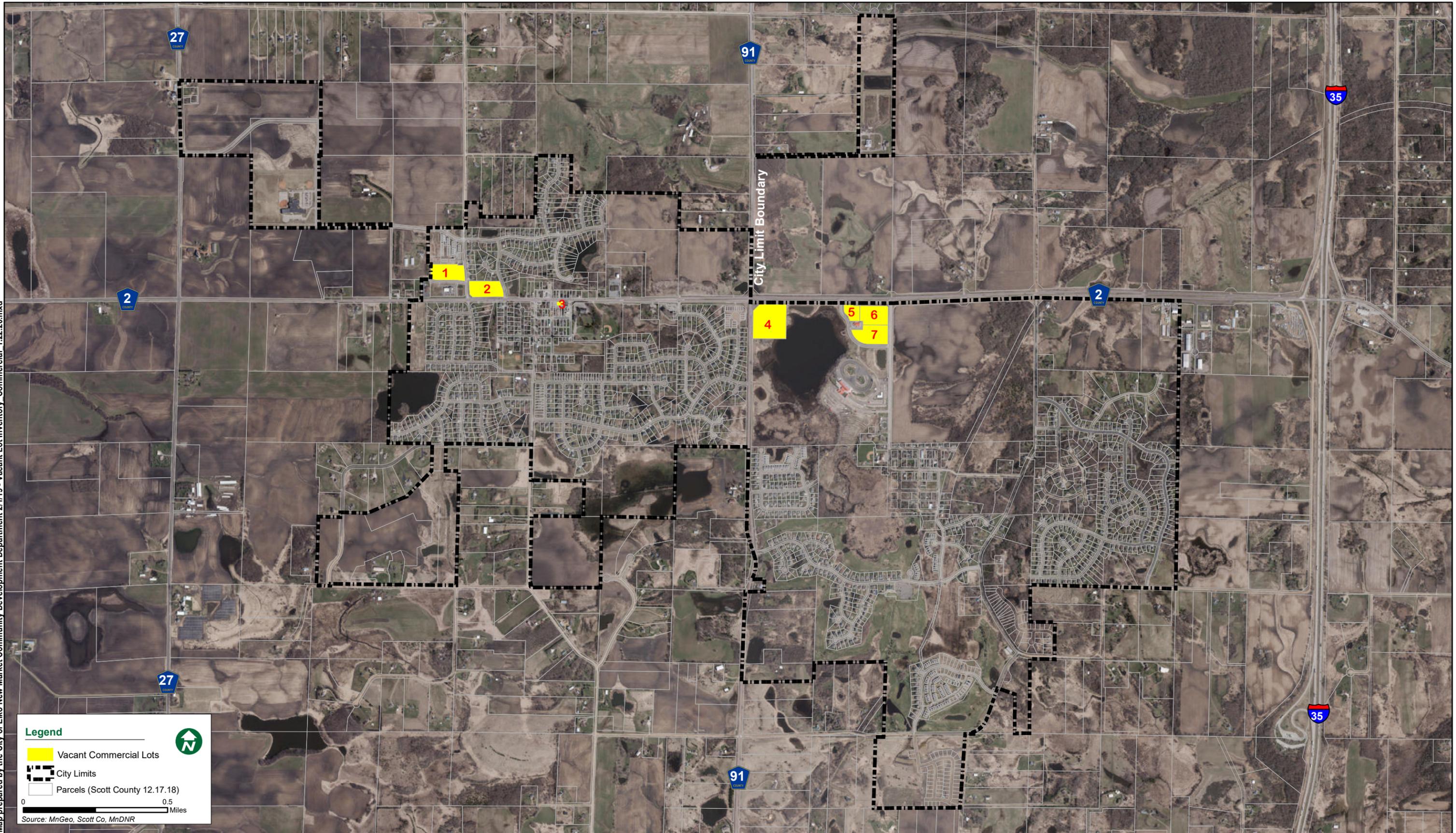
- Vacant Residential Lots
- City Limits
- Parcels (Scott County 12.17.18)

0 0.5 Miles

Source: MnGeo, Scott Co, MnDNR



Map prepared by the City of Elko New Market Community Development Department 2/1/19 - Vacant Lot Inventory Commercial 1.22.20.mxd



Legend

- Vacant Commercial Lots
- City Limits
- Parcels (Scott County 12.17.18)

0 0.5 Miles

Source: MnGeo, Scott Co, MnDNR