



601 Main Street
Elko New Market, MN 55054
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MEMORANDUM

TO: MAYOR AND CITY COUNCIL, EDA, PLANNING COMMISSION
FROM: RENEE CHRISTIANSON, COMMUNITY DEVELOPMENT SPECIALIST
SUBJECT: 2019 VACANT LOT INVENTORY: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
DATE: FEBRUARY 1, 2019

Background / History

The Community Development Department has completed an inventory of all vacant lots (residential, commercial, industrial) within the city limits as of February 1, 2019. 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 110 vacant residential lots available in the city limits. It is noted that 53 of these platted lots are within the Boulder Heights development and although they are platted, they are not yet ready for construction because the street and utility construction has not been completed. Of the remaining 57 lots that are ready for construction, there are 31 lots available for single family home construction and 26 lots available for detached townhome construction (part of an association). A breakdown of vacant lots by development is as follows:

- Boulder Heights – 53 lots (not buildable until infrastructure is complete)
- Boulder Pointe 6th Addition – 11 lots (all 11 are part of an association)
- Boulder Pointe 7th Addition – 16 lots (10 single family, and 6 that are part of an association)
- Dakota Acres – 1 lot
- Elko – 2 lots
- The Farm – 6 lots (6 that are part of an association)
- The Farm 2nd Addition – 3 lots (3 that are part of an association)
- The Farm 3rd Addition – 10 lots
- Whispering Creek North 3rd Addition – 1 lot
- 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.

Staff Recommendation:

Staff recommends that the City Council, EDA and Planning Commission review the reports as information.
2019 Vacant Lot Inventory
2/1/19



City of Elko New Market Vacant Lot Inventory

Residential, Commercial & Industrial Properties

February, 2019

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

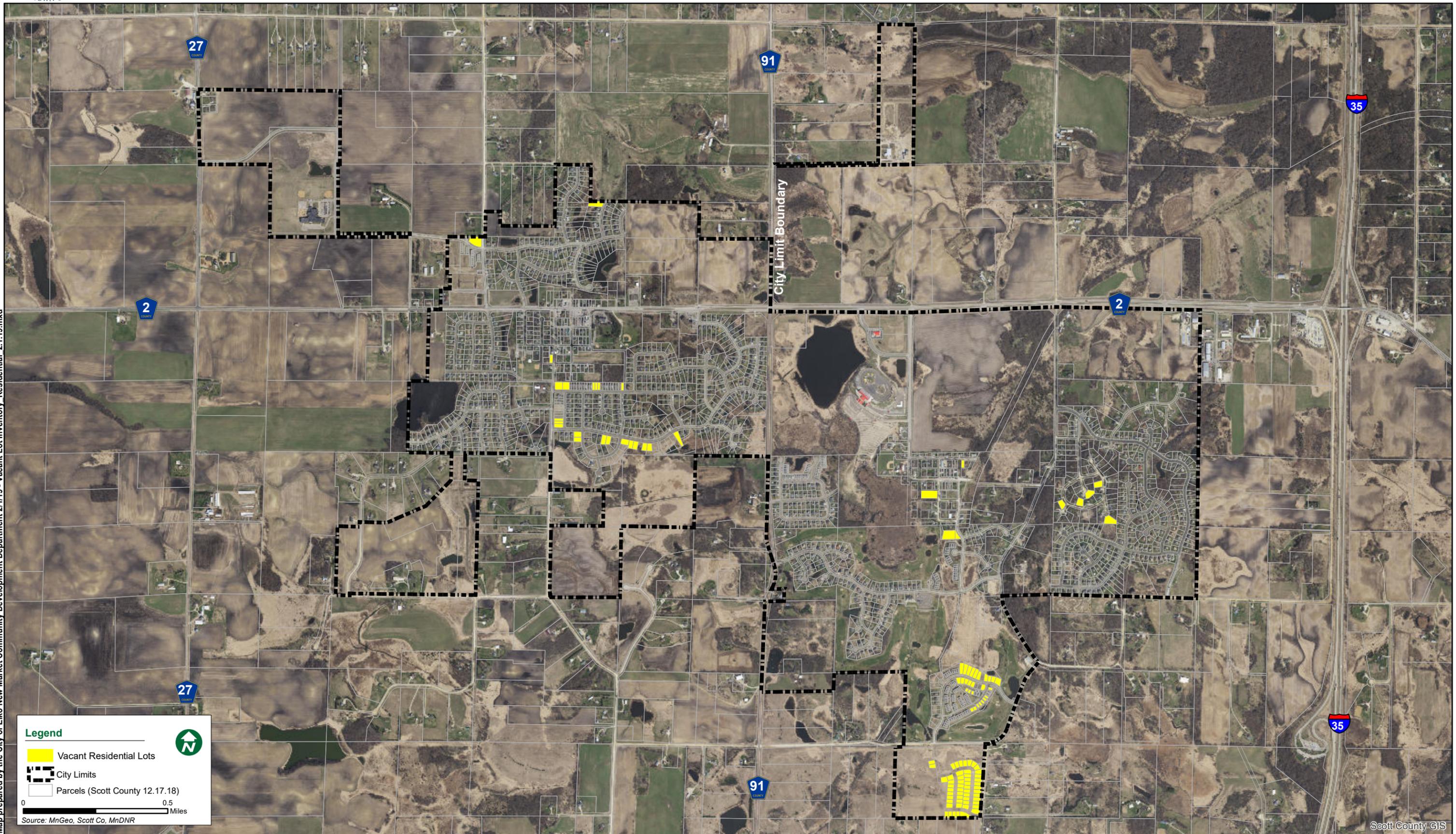
Bjorn Vogen
RAV Holdings, LLC
612-393-2123
Owner/developer for various lots in:
Boulder Pointe 6th & 7th Additions

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_2.1.19.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 2.1.19.mxd

