



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
SUBJECT: 2018 VACANT LOT INVENTORY: RESIDENTIAL, COMMERCIAL, INDUSTRIAL
DATE: JULY 26, 2018

Background / History

I have completed an inventory of all vacant lots (residential, commercial, industrial) within the city limits as of July 17, 2018. As part of the analysis I identified only those lots that have municipal utilities available to them and are nearly building permit ready. Attached to this memo are maps showing the vacant lots in each of the three categories.

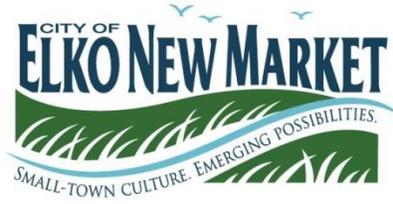
Residential Lots: There are currently a total of 122 vacant residential lots available in the city limits. It is noted that 53 of these platted lots are within the Boulder Heights development and although they are platted, they are not yet ready for construction because the street and utility construction has not been completed. There are 38 lots available for single family home construction and 31 lots available for detached townhome construction (part of an association).

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.



City of Elko New Market Vacant Lot Inventory

Residential, Commercial & Industrial Properties

July, 2018

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

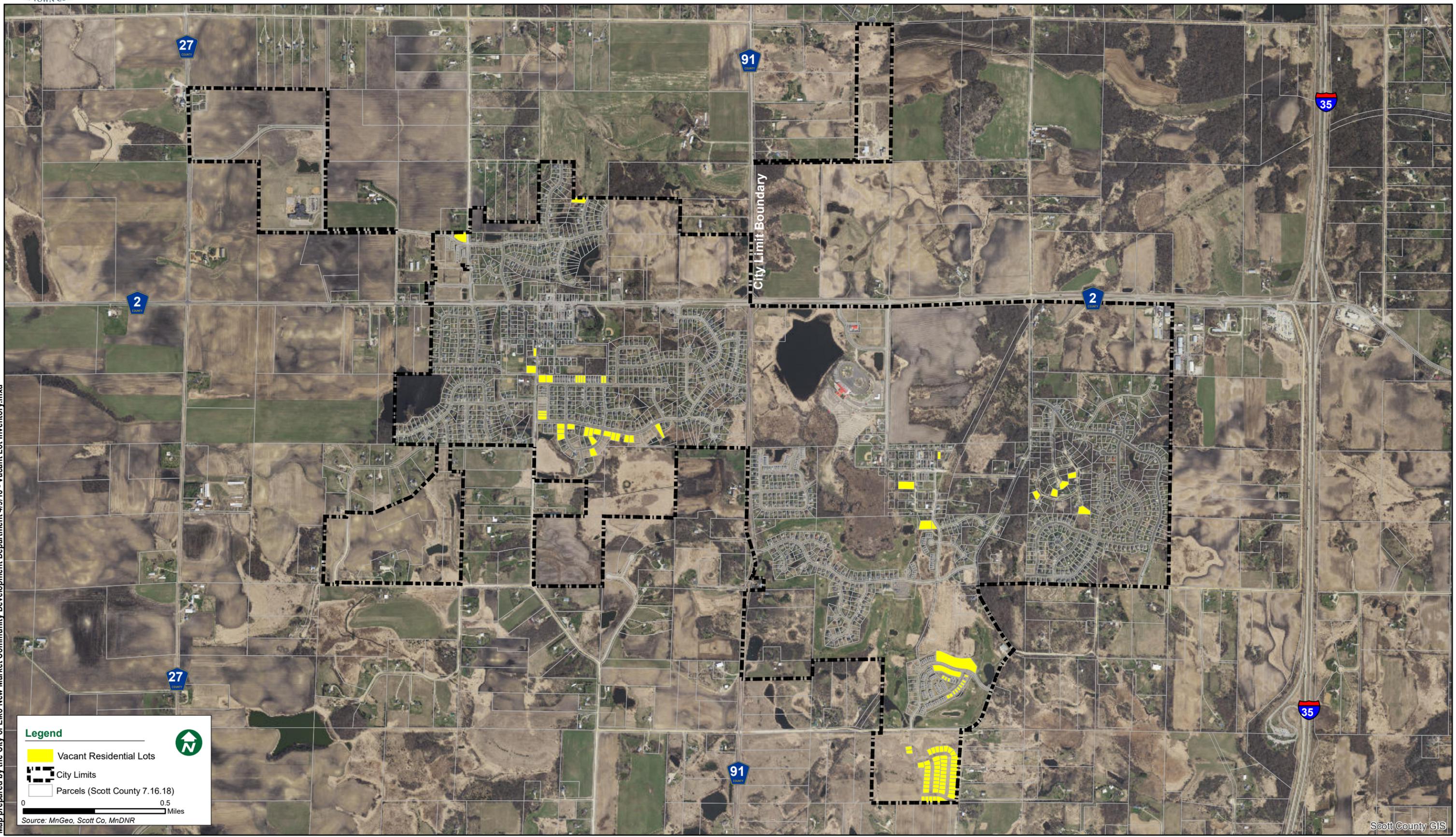
Bjorn Vogen
RAV Holdings, LLC
612-393-2123
Owner/developer for various lots in:
Boulder Pointe 6th & 7th Additions

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 4/9/18 - Vacant Lot Inventory.mxd

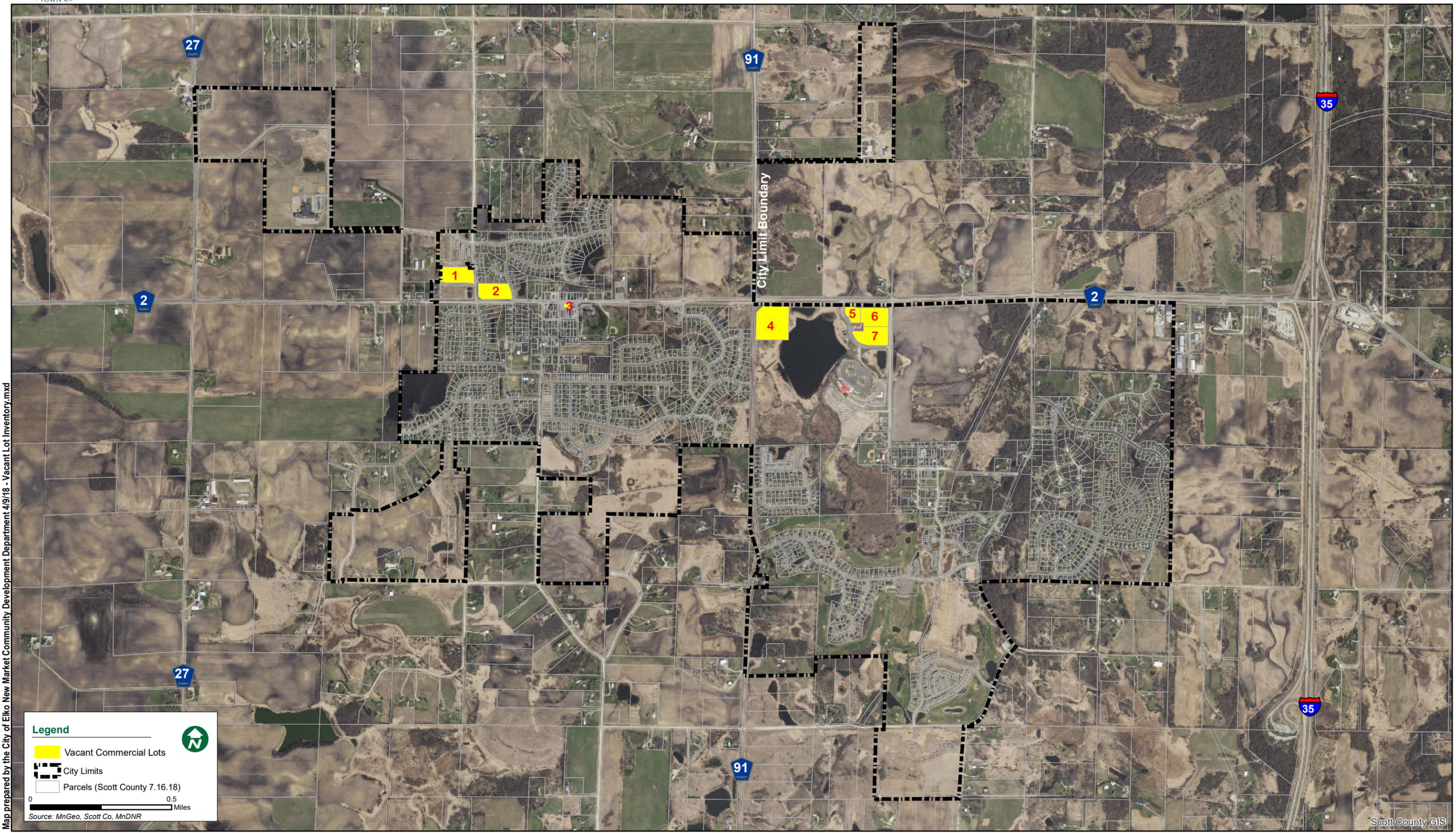


Legend

- Vacant Residential Lots
- City Limits
- Parcels (Scott County 7.16.18)

0 0.5 Miles

Source: MnGeo, Scott Co, MnDNR



Map prepared by the City of Elko New Market Community Development Department 4/9/18 - Vacant Lot Inventory.mxd