

CITY OF LINDSTROM ECONOMIC DEVELOPMENT PLAN



Entrance Opportunities:

Dinnerbell/Meredees

Lakeview Motel

Elms Estates

Andrews Triangle

BP/Tortillas

Apartment/Restaurant

City Park

Commercial/Housing

Commercial/Restaurant

Commerical/Restaurant

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Dinner Bell Resort

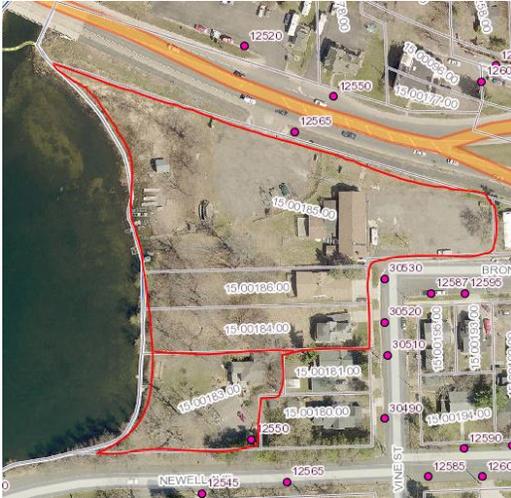
Complete

PROJECT OBJECTIVE: To develop a destination resort/spa with hotel, marina and restaurant

PROJECT ACTION PLAN: To acquire when available houses between the Dinner Bell and the City Beach and possibly the Chisago Press Building. Possibly combine the Lakeview Motel with this project.

ACTUAL OUTCOME: The City approved a 92-unit apartment complex with a restaurant on the lake

REMAINING: The City still needs to purchase 12550 Newell for overflow parking. This will allow a walking trail along the lakeshore.



Properties: *[updated 08/24/2018]*

Address	PID	Market Value	Use	Lot Size	Zoning
12550 Newell	15.00183.00	\$165,200	Residential	.57	R-1
30520 Vine	15.00184.00	\$166,400	Residential	.41	R-1
30530 Vine	15.00186.00	\$198,200	Residential	.34	R-1
12565 Lake Blvd	15.00185.00	\$507,700	Restaurant	1.91	B-2

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Lakeview Motel

In Process

PROJECT OBJECTIVE: To purchase the property and develop a City Park

PROJECT ACTION PLAN: To acquire when available the Lakeview Motel and Rental house. Follow the 1998 Governor’s Design Team recommendation to make this into a downtown park with a trail under the bridge connecting the Peninsula Apartments and the Lindstrom Beach. No parking at the site due to the bad ingress/egress off Highway 8.



2019 STATUS: The City approached the owner. They are willing to sell both the motel and house for \$1,000,000. He would reduce the price if the City located land to relocate the motel. August 19, 2019 staff spoke with Stonegate Trailer Park about their vacant lot.



Properties: *[updated 08/24/2018]*

Address	PID	Market Value	Use	Lot Size	Zoning
12550 Lake Blvd	15.00094.00	\$302,500	Motel	1.37	B-2
12520 Lake Blvd	15.00179.00	\$51,000	Parking Lot	.07	B-2
12550 Lake Blvd	15.00178.00	\$140,700	Residential		B-2

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Andrews Triangle

PROJECT OBJECTIVE: To create a large enough area for a restaurant the scale of a Perkins, Village Inn, Applebees

PROJECT ACTION PLAN: To identify, buy and market a space for a restaurant. ~~Petition MnDot for a warrant study to install a signal light at Akerson. Complete~~



Properties; [updated 10/5/2016]

That area between Akerson on the east, Andrews on the north and Highway 8 on the south/west

Address	PID	Estimated value	Current use	Lot size	Zoning
30620 Akerson St	15.00083.00	\$165,000	Residence	.54	B-2
13275 Andrews Ave	15.00076.00	\$140,200	Residence	.63	B-2
13263 Andrews Ave	15.00075.00	\$80,900	Residence, rental	.74	B-2
13245 Andrews	15.00074.00	\$199,400	Commercial, gas station	.95	B-2
13255 Andrews Ave	15.00074.10	\$202,100	Commercial	.26	B-2

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: BP Corner

PROJECT OBJECTIVE: To create a large enough area for a fast food restaurant

PROJECT ACTION PLAN: To identify, buy and market a space for a restaurant. ~~Petition MnDot with a warrant study for a traffic light at Akerson.~~



Properties; [updated 10/5/2016]

That area between Akerson on the east, BP on the west, City Hall to the south and Highway 8 on the north

Address	PID	Estimated value	Current use	Lot size	Zoning
13289 St. Croix	15.00436.00	\$388,400	Commercial	.49	B-2
	15.00435.00	\$28,100	Parking Lot	.36	B-2
13261 St. Croix	15.00434.00		BP Station	1.9	
13229 St Croix	15.00431.00		Parking lot	1.17	B-2
13229 St Croix	15.00432.00		Building	.37	B-2
13229 St. Croix	15.00433.00		Building	.4	B-2

Downtown Opportunities

Oak Street and Highway 8 Intersection

Fire Hall Block

Public Parking Lots

Maple Street Housing

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Oak Street and Highway 8, Southwest corner

PROJECT OBJECTIVE: To develop first story retail space and second story for-purchase town homes/studio apartments/commercial space and parking lot.

PROJECT ACTION PLAN: To purchase properties on Newell and Highway 8, combine them into a single parcel, tear down buildings and market the property.

2019 STATUS: August 2019-Working on 26-unit workforce housing apartment. Will work on it over the winter. Involves all the City Parcels



Similar Design Subject to Change

Properties: [updated 08/24/2018]

Address	PID	Estimated value	Current use	Lot size	Zoning
12900 Newell Ave	15.00281.00	\$127,700	Duplex	.16	CBD
12890 Newell Ave	15.00280.00	\$89,100	City, rental	.16	CBD
12895 Lake Blvd	15.00213.00	\$33,000	City vacant	.04	CBD
	15.00071.00	\$32,200		.05	
12875 Lake Blvd	15.00214.00	\$89,100	Commercial	.05	CBD
	15.00278.10	\$100		.02	
	15.00072.00	\$300			
12865 Lake Blvd	15.00215.00	\$90,500	Commercial	.07	CBD
	15.00073.00	\$200		.02	
	15.00278.00	\$200			
12895 Lake Blvd	15.00070.00	\$34,800	City	.07	CBD
	15.00212.00	\$33,300		.02	
12880 Newell	15.00279.00	\$103,800	Residence	.2	CBD

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Fire Hall Block

PROJECT OBJECTIVE: To create additional retail and housing in the Central Business District

PROJECT ACTION PLAN: To identify, buy or find a developer to buy the properties on this block for redevelopment. To relocate the Fire Hall.



2019 STATUS: City Council approved relocation of the Fire Hall. Fire Hall site open for discussion.

Properties; [updated 10/5/2016]

That area between Elm St. on the east, Oak on the west, Highway 8 on the north and Newell on the south

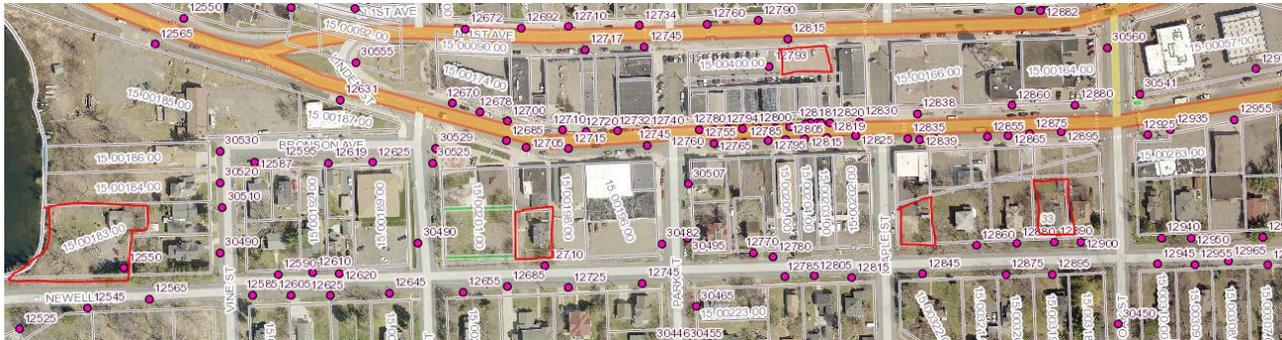
Address	PID	Estimated value	Current use	Lot size	Zoning
12955 Lake Blvd	15.00286.00	\$276,400	City	.14	CBD
	15.00285.00	\$39,500		.16	
	15.00287.00	\$69,300		.16	
12935 Lake Blvd	15.00283.10	\$58,600	Commercial	.03	CBD
	15.00283.00	\$107,600		.2	
12940 Newell Ave	15.00282.00	\$106,000	Residential	.15	CBD
12950 Newell Ave	15.00284.00	\$139,900	Residential	.16	CBD
12970 Newell Ave	15.00288.00	\$121,500	City	.15	CBD
12980 Newell Ave	15.00290.00	\$100,100	Residential	.15	CBD

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Downtown Redevelopment and Public Parking

PROJECT OBJECTIVE: To develop additional building sites and parking lots in the Central Business District

PROJECT ACTION PLAN: To identify, buy and develop public parking lots on the south side of Highway 8.



2019 STATUS: 12550 Newell, use TIF proceeds from TIF District 1-7 to finance purchase and construction of parking lot before 2024. 12880 Newell has a proposal for parking for an apartment building on Lake Boulevard. The EDA does not have the money to pave and perform Stormwater improvements to 12815 N. 1st Avenue.

Properties: *[updated 10/5/2016]*

Address	PID	Estimated value	Current use	Lot size	Zoning
30490 Linden	15.00276.00		Parking Lot		CBD
12550 Newell	15.00183.00	\$218,000	Residential	.5	R-1
12815 N. 1 st Ave	15.00401.00		Gravel City Lot	.1	CBD
12880 Newell	15.00280.00		City residential		CBD
Newell	15.00276.00		Vacant	.12	CBD
12710 Newell	15.00200.00		Residential	.14	CBD

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Maple Street Housing

PROJECT OBJECTIVE: To construct more townhomes in downtown

PROJECT ACTION PLAN: To identify a developer and construct multi story housing



Properties: *[updated 08/24/2018]*

Address	PID	Market Value	Use	Lot Size	Zoning
30585 Maple	15.00368.00		Vacant	.37	CBD

Industrial/Commercial Expansion Opportunities

Lincoln Road Office Park

Stacy Trail Light Industrial Park

316th Light Industrial/Business Park

Walmark Lake Light Industrial/Business Park/residential
Industrial Park Revitalization

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Lincoln Road Office Park

In Process

PROJECT OBJECTIVE: To develop a Commercial/Office Park

PROJECT ACTION PLAN: To annex these parcels into the City of Lindstrom and rezone to a mixed use and promote this area for commercial use.



2019 STATUS: The properties to the south of 309th Street were annexed into the City.

September 2019, the Planning Commission will consider an application for Mini-Storage.



Properties: [updated 08/24/2018]

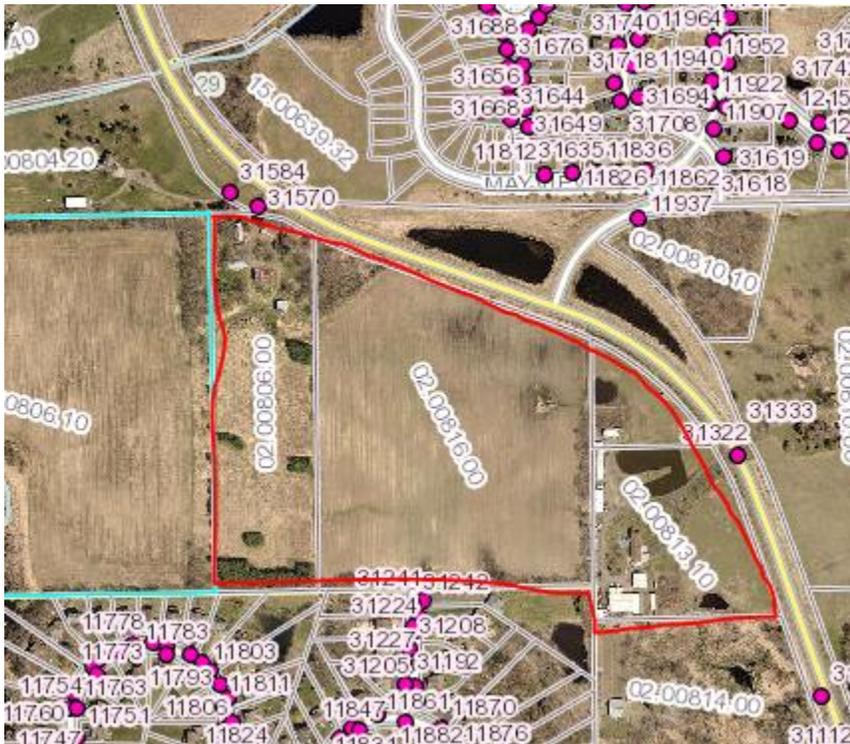
Address	Estimated value	PID	Current use	Lot size	Zoning
South side of MN Ave/309 th	\$48,100	?	Agricultural	4.8	City A-1
North side of MN Ave/309 th	\$58,300	02.01464.17	Agricultural	7.59	Township
South of 309 th	\$39,500	?	Agricultural	1.82	City A-1

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: 316th Light Industrial/Business Park

PROJECT OBJECTIVE: To develop additional Industrial/Business Park areas

PROJECT ACTION PLAN: To identify and zone areas within or near the City of Lindstrom on major County Roads that might work for Light Industrial/Business Park or Commercial at the intersection.



Properties; [updated 10/5/2016]

That area bordered by North Meadow Development to the south and CSAH 14 to the east and north and the Sewer Plant to the west.

Address	PID	Estimated value	Current use	Lot size	Zoning
31322 Lincoln Road	02.00813.10	\$391,400	Residence	7.5	Township
	02.00815.00	\$16,700	Commercial	2.2	
33051 Lincoln Road	02.00816.00	\$105,200	Residence Farm	23.1	Township
31570 Lincoln Road	02.00806.00	\$212,400	Residence	10.8	Township

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Walmark Lake Light Industrial/Business Park/Residential

PROJECT OBJECTIVE: To develop additional Industrial/Business Park areas

PROJECT ACTION PLAN: To identify and zone areas within or near the City of Lindstrom on major County Roads that might work for Light Industrial/Business Park uses



That area bordered by Lake Lane on the south, the gun range to the west, the Hughes property to the north and Glader Blvd to the east. The City could zone the frontage Business and use the lakeshore for residential.

The area north of the gun club will be sold to the gun club per a previous arrangement with the family.

All residential housing should be north of the industrial park to reduce the noise as much as possible. The City should designate the northern portion of the lot for parkland and connect it with land from the Hughes property.

The Comprehensive Plan designated this land as industrial and residential

Properties: *[updated 10/5/2016]*

Address	PID	Estimated value	Current use	Lot size	Zoning
11762 Lake Lane	02.01196.00	\$466,800	Farm	24.62	Township
	02.00888.00	\$131,200	Farm	35	Township

Housing

Rosehill Senior Care Facility
Morningsun Phases 2, 3 and 4
Hughes Property
Glader Boulevard Holt Farm
Morningsun Future Phases
Marlene Smith Property
Oaks of Lindstrom

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Morningsun Phases 2, 3 and 4

Complete

PROJECT OBJECTIVE: To construct additional single story townhomes.

PROJECT ACTION PLAN: To identify a developer and market the idea



2019 STATUS: The City Council approved all three phases of the development. Construction has started on Phases 2 and 3. Phase 4 will begin when Phase 3 is partially full.

Properties; *[updated 10/5/2016]*

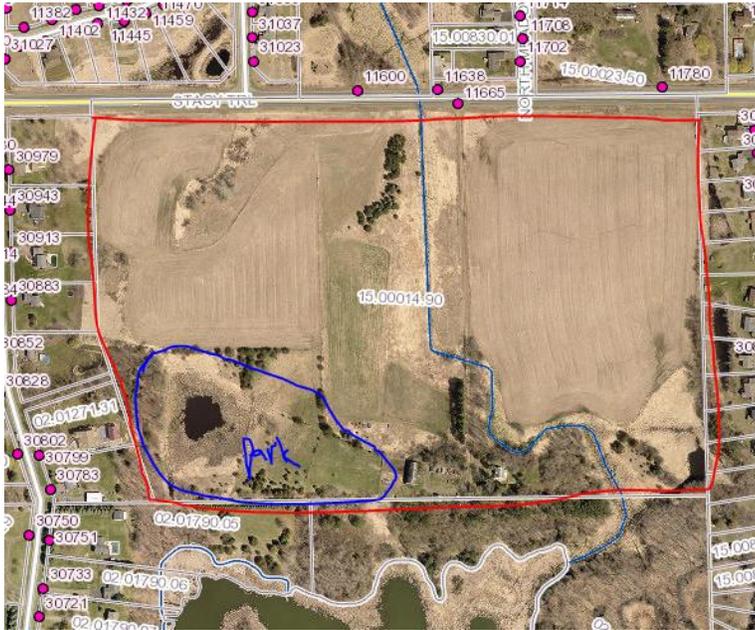
Address	PID	Estimated value	Current use	Lot size	Zoning
	15.00639.00		A-O		R-3

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Hughes Plat

PROJECT OBJECTIVE: To develop additional single-family housing lots

PROJECT ACTION PLAN: To target large lots already in the City for housing development



Properties: *[updated 10/5/2016]*

Address	PID	Estimated value	Current use	Lot size	Zoning
11665 Stacy Trail	15.00014.90		Farm	56 Acres	A-O

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Glader Boulevard, Holt Farm

PROJECT OBJECTIVE: To develop additional single-family housing lots and a commercial node at the realigned Glader Boulevard and Olinda Trail

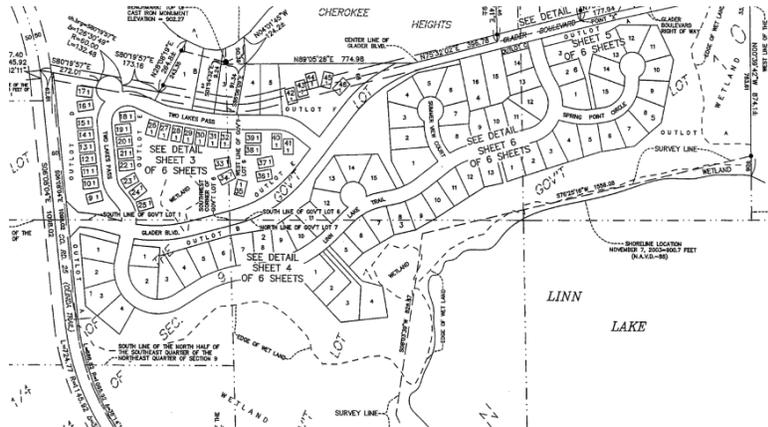
PROJECT ACTION PLAN: To target large lots already in the City for housing and move some commercial to high traffic areas outside of the downtown.



2019 STATUS: A developer purchased the property and proposed a development. The rules do not allow intense development within 1,000' of Linn Lake because the lake is classified as Natural Development.

Without the density, a developer cannot pay for the necessary utilities. The City is petitioning the DNR to lighten up the standards.

The City has the lift station casing for the Sanitary Sewer. Here is what was proposed previously as Seasons on the Lake.



Properties: *[updated 10/5/2016]*

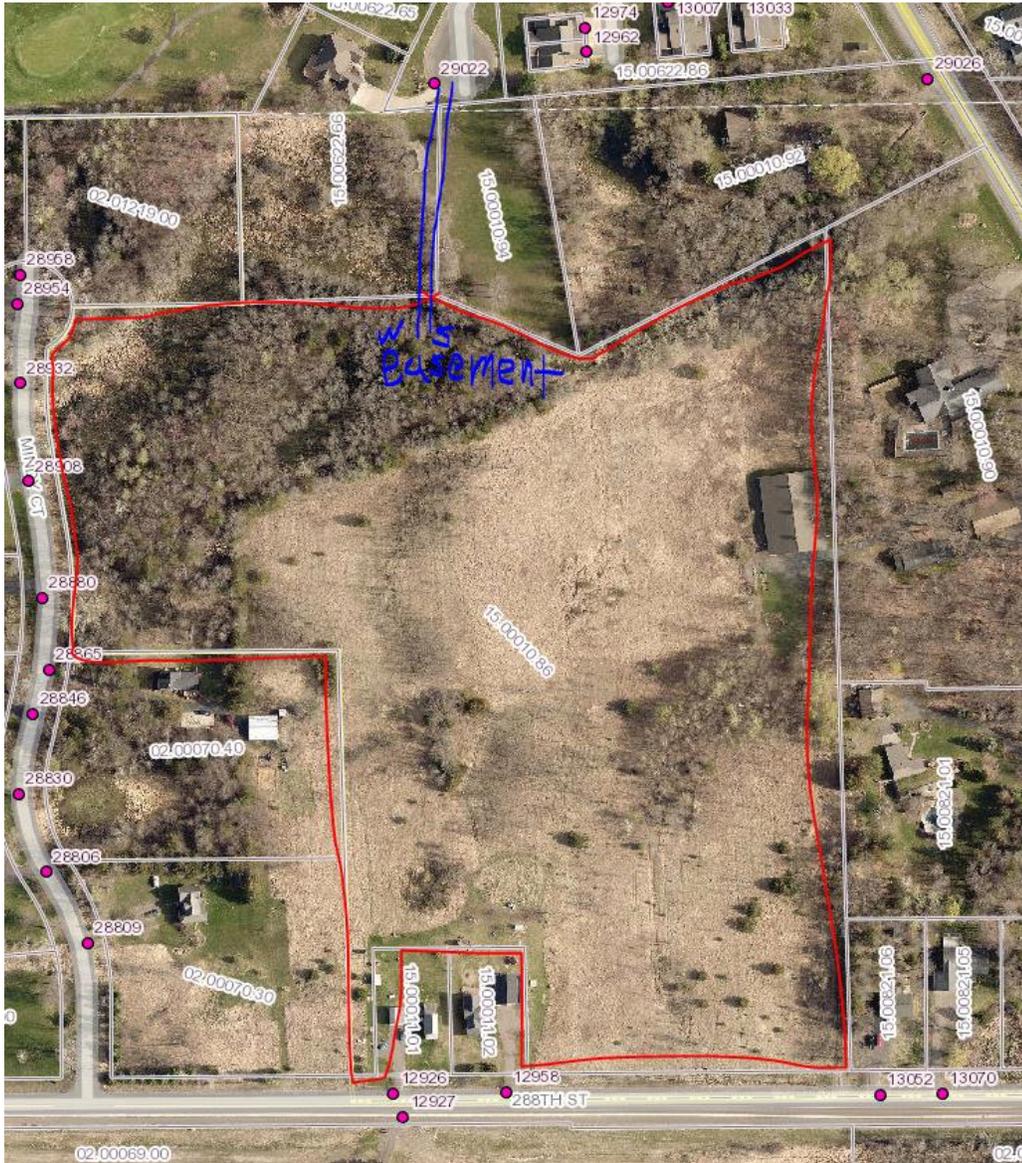
Address	PID	Estimated value	Current use	Lot size	Zoning
	15.00011.55		Farm	56 Acres	A-O
	15.00011.56				
	15.00011.59				
	15.00011.65				

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Marlene Smith Property

PROJECT OBJECTIVE: To develop Multi-Family and mixed use units

PROJECT ACTION PLAN: To target large lots already in the City for housing development



Properties: [updated 09/5/2019]

Address	PID	Current use	Lot size	Zoning
288th	15.00010.86	Vacant	18.5 Acres	A-O

ECONOMIC DEVELOPMENT PLAN

PROJECT NAME: Oaks of Lindstrom

PROJECT OBJECTIVE: To develop slab on grade stand-alone town homes.

PROJECT ACTION PLAN: To target large lots already in the City for housing development



Properties: [updated 09/5/2019]

Address	PID	Current use	Lot size	Zoning
30055 Olinda Trail	15.00794.21	Vacant	3.8 Acres	A-O
	15.00130.55		7.36 Acres	
	15.00794.27		4.83 Acres	