

## **Entrance Opportunities:**

Dinnerbell/Meredees Apartment/Restaurant Lakeview Motel City Park

Elms Estates Commercial/Housing

Andrews Triangle Commercial/Restaurant

BP/Tortillas Commerical/Restaurant

PROJECT NAME: Dinner Bell Resort

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

**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: Lundated 08/24/20181

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

PROJECT NAME: Elm Estates Commercial Park/Multi-Family Housing In Process

**PROJECT OBJECTIVE:** To develop Commercial/Office Park/Hotel/Strip Mall/Multi-Family Housing

**PROJECT ACTION PLAN:** To acquire when available three houses on Lake Lane. To create a five year exit plan for Meehan Bros. to find a developer to acquire the existing mobile home park. To work with the Norelius family and the Apartment/Boarding House to redevelop this area into an Office Mall/Multi-Family Housing Triangle



**2019 STATUS**: The owner of Elms Estates delivered notice, September 2018 that the park would close September 1, 2019.

The City purchased 12215 Lake Lane August of 2019.



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

	<u> </u>	<u>*1</u>			
Address	PID	Estimated value	Current use	Lot	Zoning
				size	
12215 Lake Ln	15.00618.00	\$185,300	City owned	.24	B-2
12195 Lake Ln	15.00616.00	\$148,200	residence	.27	B-2
12255 Lake Ln	15.00614.00	\$223,500	Rental property	1.51	B-2
12207 Lake Ln	15.00619.00	\$108,700	Trailer Park	.78	B-2
	15.00617.00	\$310,000		3.25	
12165 Lake Ln	15.00615.00	\$ 53,900	Residence/rental	.22	B-2
12275 Lake Ln	15.00612.00	\$187,700	Apartment	.71	B-2

**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	Current use	Lot	Zoning
		value		size	
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,	.74	B-2
			rental		
13245 Andrews	15.00074.00	\$199,400	Commercial,	.95	B-2
			gas station		
13255 Andrews Ave	15.00074.10	\$202,100	Commercial	.26	B-2

**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	Current use	Lot	Zoning
		value		size	
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

**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

12853 12853 12853 12853 18.0074.00 18.0074.0

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	Current use	Lot	Zoning
		value		size	
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			
	15.00072.00	\$300		.02	
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

**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

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Address	PID	Estimated	Current use	Lot	Zoning
		value		size	
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

**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. 1<sup>st</sup> Avenue.

Address	PID	Estimated	Current use	Lot size	Zoning
		value			
30490 Linden	15.00276.00		Parking Lot		CBD
12550 Newell	15.00183.00	\$218,000	Residential	.5	R-1
12815 N. 1st 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

**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





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Properties: [updated 08/24/2018]

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

# Industrial/Commercial Expansion Opportunities

Lincoln Road Office Park
Stacy Trail Light Industrial Park
316<sup>th</sup> Light Industrial/Business Park
Walmark Lake Light Industrial/Business Park/residential
Industrial Park Revitalization

**PROJECT NAME:** Lincoln Road Office Park

## In Process

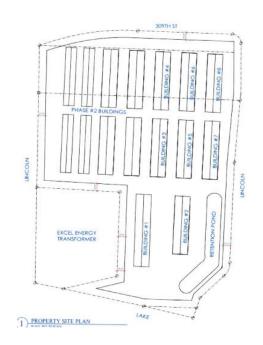
**PROJECT OBJECTIVE:** To develop a Commercial/Office Park

**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 309<sup>th</sup> Street were annexed into the City.

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



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

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

**PROJECT NAME:** Stacy Trail Light Industrial Park

## In Process

**PROJECT OBJECTIVE:** To develop additional Industrial 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 uses



**2019 STATUS**: The City approved the Lindstrom Storage Solutions project on Lake Lane.

**Properties:** [updated 08/24/2018] That area bordered by Lake Lane on the south, CSAH 19 on the north and CSAH 14 on the east and Twin Oaks/Lyman Court on the west.

Address	PID	Estimated	Current use	Lot	Zoning
		value		size	
30940 Lincoln Rd	02.00877.00	\$166,000	Residence	6.9	Township
30820 Lincoln Rd	02.00882.00	\$270,000	Residence	4.3	Township
12140 Lake Lane	02.01603.00	\$157,100	Residence	.63	Township
12200 Lake Lane	15.00014.80	<del>\$58,500</del>	Vacant no	8.74	Lindstrom
			access		Storage Solutions
12170 Lake Lane	15.00014.75	\$125,300	Residence	1.4	R-1
12049 Stacy Trail	02.00876.00	\$96,400	Residence	5.33	Township
12131 Stacy Trail	02.00874.00	\$151,500	Residence	4.45	Township
12210 Lake Lane	02.00881.00	\$138,600	Residence	4.72	Township

**PROJECT NAME:** 316<sup>th</sup> 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	Current use	Lot	Zoning
		value		size	
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	23.1	Township
			Farm		_
31570 Lincoln Road	02.00806.00	\$212,400	Residence	10.8	Township

**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.

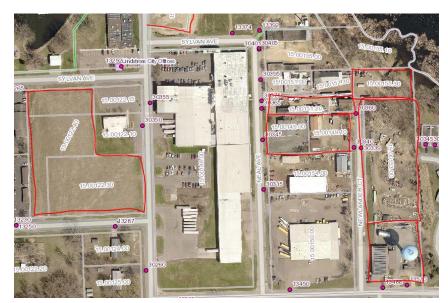
The Comprehensive Plan designated this land as industrial and residential

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

PROJECT NAME: Industrial Park Revitalization

**PROJECT OBJECTIVE:** To redevelop and revitalize Lindstrom's existing Industrial Park

**PROJECT ACTION PLAN:** To revitalize the area, to purchase and redevelop deteriorating or underutilized properties, to recruit new businesses that creates a healthy business environment



2019 STATUS: The City Council chose 13287 Newlander as the site for the Fire Hall. 30350 Akerson sold to a new company. The City would like to purchase property behind its Public Works Garage for future expansion. The Thrift Store at 30365 Neal is out of business and vacant. 30429 Akerson is now the EMS Ambulance Facility. The City is designing Industrial signage for the Park.

Properties; [updated 10/5/2016]

Address	PID	Estimated	Current use	Lot	Zoning
		value		size	
31401/31405 Neal	15.00155.00	\$273,900	Apt / Storage	1.01	I-1
30315 Neal	15.00154.00	\$269,500	Commercial	1	I-1
30339 Newlander Ct	15.00153.00	\$58,700	Commercial	1.9	I-1
30395 Neal	15.00151.00	\$186,900	Commercial	.29	I-1
30375 Neal	15.00151.30	\$91,400	Commercial	.35	I-1
	15.00155.30	\$3,000	Commercial	.5	I-1
30365 Neal	15.00151.20	\$109,200	Recycled	.32	I-1
			Wardrobes		
30345 Neal	15.00149.00	\$105,300	Commercial	.5	I-1
30340 Newlander Ct	15.00149.10	\$162,500	Commercial	.5	I-1
Sylvan	15.00122.20	\$45,600	Community	2.64	I-1
13250 Newlander			Garden		R-1
SW Corner	15.00122.15	\$32,800	Parking	.39	I-1
Sylvan/Akerson					
30350 Akerson	15.00122.10	\$277,100	Plastics	.6	I-1
13290 Newlander	15.00122.40	\$37,200	City	.6	I-1
	15.00122.30	\$119,900		1.7	
Akerson Parking Lot	15.00156.00		EMS Facility	1.01	I-1

## 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

PROJECT NAME: Rose Hill Resort

Complete
PROJECT OBJECTIVE: To work with the developer to create an assisted care facility.

**PROJECT ACTION PLAN:** The Resort faced sewer issues in 2013 and requested annexation



into the City of Lindstrom and connection to City utilities. Before the process could be completed Mr. Davis, the owner, passed away. His daughters now own the resort and do not have the financial means to pay for hooking the resort to City Utilities.

The properties fronting Highway 8's Lindstrom Lane can be developed as Business. Sewer and Water run along the back of the lots across to the Waddell Chiropractic Building.

**ACTUAL OUTCOME**: The City approved an 87 unit senior care facility with two visitor cabins on the lake.



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

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Address	PID	Market	Use	Lot	Zoning
		Value		Size	
Lindstrom	02.01584.00	<del>\$52,500</del>	Resort	<del>2.19</del>	
Lane					
30455 Lehigh	02.01586.00	<del>\$211,200</del>	Resort	<del>.32</del>	
30351/30365	02.01586.10	\$447,100	Resort	1.96	
Lehigh					

**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.

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

**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



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

**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

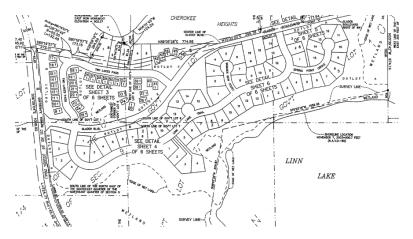
**PROJECT ACTION PLAN:** To target large lots already in the City for housing and move some commercial to high traffic areas outside of the downtown.



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.



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

**PROJECT NAME:** Morningsun Future Phases

**PROJECT OBJECTIVE:** To develop additional single-family housing lots

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



Address	PID	Estimated	Current use	Lot size	Zoning
		value			
	15.00638.97		Farm	142 Acres	A-O

**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



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

**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





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