



Crookston's new north-end subdivision: It's about easing sticker shock

By Mike Christopherson, Managing Editor
Crookston Daily Times

Posted Feb 17, 2010 @ 12:24 PM

Crookston — From the concept drawings alone, it's apparent that the multi-phase residential and commercial subdivision city officials are eyeing to the north and northeast of the Crookston Sports Center is ambitious in scope, and will take many years to reach its full potential.

But, given the glum state of things financially, the first phase of the project is being scaled back somewhat, in order to reduce the sticker shock that previous cost estimates triggered.

The original first phase included numerous residential lots in addition to commercial property along Fisher Avenue, CHEDA Executive Director Dan Johanneck said in his report to the CHEDA board of directors this morning. But the approximately \$2.5 million cost to get all the lots ready for residential and commercial development scared off most local officials, he said.

"That was way outside what we felt we could do right now," he said.

So, now, the commercial properties have been removed from the first phase, which now includes 21 residential lots along Polk County Highway 71. The change has brought Widseth Smith Nolting & Associates' estimate down to the \$1 million range, or about \$50,000 per lot. "And that's for everything...a lift station, water, sewer, storm sewer, streets...all of it," Johanneck said. "It's still a big number, and we need to get together and chew on it a little bit."

He doesn't think \$50,000 is an unreasonable per-lot cost, especially considering the large size of the lots. But he knows \$1 million is still a bit steep for some other decision-makers.

It'll come down to how much the city and/or CHEDA wants to subsidize the selling of the lots, whether it's through the overall lot price or incentives, if any, tied to them. "The money has to come from somewhere, and we haven't formulated that just yet," Johanneck said.

With Evergreen Estates and Eickhof's Third Resubdivision just about full, the area adjacent to the new CSC was identified as the logical location for the city's next major residential and commercial subdivision. The city four years ago purchased 160 acres in the area, and the CSC is located on the southwest corner of the property.

Comments (0)

Login or register to post a comment:

Login

Username:

Password:

[Forgot password](#)

Register

Email:

First Name:

Last Name:

I agree to the terms of use

I am over 13 years of age

NOTE: Your inbox must accept emails from "no-reply@gatehousemedia.com"

1 Trick of a tiny belly :
~~~~~  
Cut down a bit of your belly every  
day by using this 1 weird old tip.



[Privacy Policy](#) | [Terms of Service](#)

Crookston Times | 124 South Broadway Crookston, MN 56716

Copyright © 2006–2010 GateHouse Media, Inc. Some Rights Reserved.

Original content available for non-commercial use under a Creative Commons license, except where noted.

SEO by eLocalListing | [Advertiser profiles](#) | [Cherrp Local](#)