

# CITY-OWNED VACANT LOTS

## INFORMATION AND BID PROPOSAL FORM

On April 20, 2015 the Wahpeton City Council approved sale of the following vacant lots in the City of Wahpeton. Each lot is priced at \$5,000 each OR Best Acceptable Offer. A house [either existing or new construction] must be substantially completed within 12 months from date of lot purchase or revert back to the City [reversion clause].

**206 4<sup>th</sup> St S** – along the tracks = 66X176 = 11,616 SF Zoned R-2 New construction or an existing home allowed on this parcel. No Special Assessments.

**610 8<sup>th</sup> St N** – no alley access = 44X163 = 7,194 SF Zoned R-2 New construction or an existing home could be moved in on this parcel. Specials balance as of 4-27-15 = \$2,378.80

**418 8<sup>th</sup> Street N** - no alley access = 50X161 = 8,031 SF Zoned R-2 New or existing home allowed on this parcel. Specials balance as of 4-27-15 = \$2,655.40

**1101 Wheatland Road** [NorthPark Village], corner lot near transmission lines = 60X156 = 9,362 SF Zoned R1-c, NEW CONSTRUCTION ONLY No Special Assessments.

Aerial photos of each property and Zoning information [set-backs] can be found on the following pages. Water and sewer to all sites. H.E.L.P. initiative available if substandard water/sewer lines.

All properties will go on sale May 1st—May 15th 2015. **Offers for full asking price will be accepted on a first come first served basis.** Offers for less than asking price will be held until May 15th at which time offers will be reviewed.

*The City reserves the right to reject any or all bids or to accept such bid as deemed to be in the best interest of the City.*

Name of Bidder: \_\_\_\_\_

[must be a taxpayer in good standing with the State and the City]

Address of Bidder: \_\_\_\_\_

Contact by phone: \_\_\_\_\_ or Email: \_\_\_\_\_

**Property to be Purchased [Address]:** \_\_\_\_\_

Purchase Price Offered: \$ \_\_\_\_\_ Earnest Money Included: \$500.00 Rec'd: \_\_\_\_\_

Plan for New Construction  Move in Existing Home

I have read the Zoning Ordinance for this property. I further acknowledge the 12 month reversion provision for failure to substantially complete a new house or relocating an existing house on the premises.

Signed: \_\_\_\_\_ Date/Time Delivered: \_\_\_\_\_

Received by: \_\_\_\_\_ Date/Time Received: \_\_\_\_\_

## **RESIDENCE Sec. 46-145. R-2 Zoning TWO FAMILY.**

If you have questions about this zoning ordinance, please contact Todd Johnson, Building Codes Official at 701-642-6565

- (a) *Scope.* The provisions of this section apply to the Residence R-2 Two-Family District.
- (b) *Permitted uses.* The permitted uses shall be as follows:
- (1) All uses allowed by right in the Residence R-1b District. [See next page for R-1B]
  - (2) Two-family dwellings.
- (c) *Special exceptions.* Special exception uses shall be as follows:
- (1) All uses allowed by special exception in the Residence R-1b District.
  - (2) Boardinghouse.
  - (3) Multiple-family dwelling.
  - (4) Lot area.
    - a. A lot area less than 8,400 square feet not to be less than 5,000 square feet for a single-family residence;
    - b. A lot area less than 10,000 square feet not to be less than 6,000 square feet for a duplex.
  - (5) Building frontage of less than 70 feet, to not less than 40 feet. Subsection (4) of this section and this subsection shall only be for plats approved by the city council before May 15, 1947.
- (d) *Area regulations.* The area regulations shall be as follows:
- (1) *Lot area and width.*
    - a. *Single-family structures.* A lot area of not less than 8,400 square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a building line frontage of not less than 70 feet.
    - b. *Two-family and multiple-family dwellings.* A lot area of not less than 10,000 square feet per two-family dwelling units and a maximum of 12 dwelling units per acre with a minimum frontage of 100 feet of building line frontage for multiple-family dwelling units.
  - (2) *Front yard.* There shall be a front yard on each street on which a lot abuts, which yard shall be not less than 25 feet in depth, which shall apply to all plats approved by the city council after March 15, 1947.
  - (3) *Side yard.*
    - a. There shall be two side yards on each lot, neither of which shall be less than seven feet in depth.
    - b. The side yard for all plats approved by the city council before May 15, 1947, shall be a minimum of five feet.
  - (4) *Rear yard.* There shall be a rear yard on each lot, which yard shall not be less than 25 feet in depth.
- (e) *Supplementary regulations.* See regulations prescribed in article IV, division 2 of this chapter.

**Sec. 46-143. - Residence R-1b Single-Family. As referenced in R-2 zoning on Page 3:**

(a) *Scope.* The provisions of this section apply to the Residence R-1b Single-Family District.

(b) *Permitted uses.* The permitted uses shall be as follows:

- (1) All uses allowed by right in Residence R-1a district except that there shall be no raising or pasturing of livestock, poultry or other commercial domestic animals or birds.
- (2) Boardinghouse, provided that not more than four such boarders shall be permitted without special exception by the board of adjustment.
- (3) Public utility substations or pumping stations.
- (4) Private schools or general instruction and day nurseries.
- (5) Accessory uses customarily incidental to any of the foregoing permitted uses.

(c) *Special exceptions.* Special exception uses shall be as follows:

- (1) All uses allowed by special exception in the Residence R-1a District, except roadside stands and agriculture as a living.
- (2) Vocational or trade schools, whether or not operated for profit.
- (3) Retirement or nursing home.
- (4) Two-family dwelling.

(d) *Area regulations.* The area regulations shall be as follows:

- (1) *Lot area and width.* A lot area of not less than 12,000 square feet per family shall be provided for every building hereafter erected or used in whole or in part as a dwelling. Each lot shall have a building line frontage of not less than 80 feet.
- (2) *Front yard.* There shall be a front yard on each street on which a lot abuts, which yard shall be not less than 35 feet in depth.
- (3) *Side yard.* There shall be two side yards on each lot, neither of which shall be less than eight feet in depth.
- (4) *Rear yard.* There shall be a rear yard on each lot, which yard shall not be less than 30 feet.

(e) *Supplementary regulations.* See regulations prescribed in article IV, division 2 of this chapter.

(Rev. Ords. 1986, §§ 16-710—16-714)

## **The following zoning classification applies to 1101 Wheatland Road Lot ONLY:**

### **RESIDENCE Sec. 46-144. R-1c Zoning SINGLE FAMILY.**

If you have questions about this zoning ordinance, please contact Todd Johnson, Building Codes Official at 701-642-6565

(a) *Scope.* The provisions of this section apply to the Residence R-1c Single-Family District.

(b) *Permitted uses.* The permitted uses shall be as follows:

- (1) Single-family dwelling, maximum main floor finished living space of 1,100 square feet.
- (2) Parks or playgrounds.

(c) *Special exceptions.* Special exception uses shall be as follows:

- (1) Churches or similar places of worship.
- (2) Child day care center home as required in subsection [46-142\(c\)](#).
- (3) Two-family dwelling.
- (4) Single-family dwelling, with a maximum main floor finished living space in excess of 1,300 square feet.

(d) *Area regulations.* The area regulations shall be as follows:

- (1) *Lot area and width.* A lot area of not less than 5,000 square feet per family shall be provided for every building erected. Each lot shall have a building line frontage of not less than 50 feet.
- (2) *Front yard.* There shall be a front yard on each street on which a lot abuts, which yard shall be not less than 25 feet in depth.
- (3) *Side yard.* There shall be two side yards for each lot, neither of which shall be less than six feet in depth, as measured from the foundation wall.
- (4) *Rear yard.* There shall be a rear yard on each lot, such rear yard shall be not less than 20 feet in depth.

(e) *Supplementary regulations.* See regulations prescribed in [section 46-263](#)

(Rev. Ords. 1986, §§ 16-715—16-719; Ord. No. 772, 2-18-1997; Ord. 792, 12-7-1998; Ord. No. 884, 10-16-2006)

206 4<sup>th</sup> St S – along the tracks = 66X176 = 11,616 SF Zoned R-2 New construction or an existing home allowed on this parcel. No Specials.



418 8<sup>th</sup> Street N - 50X161 = 8,031 SF Zoned R-2, no alley access.  
New or existing home allowed on this parcel. Specials balance as of  
4-27-15 = \$2,655.40



**610 8<sup>th</sup> St N** – no alley access = 44X163 = 7,194 SF Zoned R-2, next to 602 8<sup>th</sup> St N vacant front lot. Specials balance as of 4-27-15 = \$2,378. New construction or an existing home could be moved in on this parcel. *Note: The photo below shows houses, but these have since been removed.*



**1101 Wheatland Road** [NorthPark Village], corner lot near transmission lines = 60X156 = 9,362 SF Zoned R1-c, NEW CONSTRUCTION ONLY No Special Assessments



**City of Wahpeton**

Contact Jane or Cheryl  
at  
701-642-8559  
for more information or  
to make an offer  
Email:  
janep@wahpeton.com  
cherylo@wahpeton.com



**City-owned  
Infill Lots  
Available  
FOR SALE**

Each lot listed is priced at \$5,000 or best acceptable offer.

House [either existing or new construction] must be completed within 12 months from date of lot purchase.

Lot Locations:

- 206 4th Street South
- 610 8th Street North
- 418 8th Street North
- 1101 Wheatland Road

*The City reserves the right to reject any and all offers.*

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