
THE CITY of *Altoona*

Request for Offers Vacant Residential Lot

The City of Altoona is accepting offers on a vacant residential lot located at 635 Harriet Avenue, at the northeast corner of Laurel Avenue and Harriet Avenue. The lot is +/- 7,500 square feet with 150 feet of street frontage on Laurel Avenue and 50 feet of frontage on Harriet Avenue (see the attached Exhibit A for details). City sewer and water are stubbed into the property.

The property is zoned R-2 One- and Two-family Dwelling District, attached as Exhibit B and also available on the [City's website](#). R-2 zoning permits one- and two-dwelling structures. Minimum front yard setbacks (as a corner lot, both streets) are 16 feet. Minimum side yard setbacks are 5 feet.

The property features an existing driveway, garage slab, and portions of a building foundation. The previous home was destroyed by fire. Any costs associated with accessing or modifying existing utility services will be borne by the purchaser. The property shall be sold as-is.

Offers will only be accepted from prospective buyers that intend to build on the lot within the next 18 months. The City will condition acceptance of any offer on the City's ability to repurchase the property at the City's sole discretion if permitted construction does not begin by December 31, 2022. **The minimum offer considered is \$25,000.**

All offers submitted shall include the price offered, the buyer's intent with respect to financing, the proposed closing date, and any contingencies. The City will not pay a sales commission on the lot.

Offers will be accepted until **August 30, 2021 at Noon**. Offers may be emailed to joshuac@ci.altoona.wi.us or delivered in person to City Hall at 1303 Lynn Avenue, Altoona, WI. Any offers submitted may be amended up until the submittal deadline. The City will have a maximum of 30 days from the submittal deadline to accept any offer and may accept or reject any offer submitted for any reason as determined in the City's sole and absolute discretion.

Questions regarding this notice may be directed to Mike Golat, City Administrator at michaelg@ci.altoona.wi.us or Joshua Clements, City Planner at joshuac@ci.altoona.wi.us. Mike and Josh may also be reached at 715-839-6092.

Dated this August 22, 2021.

Exhibit A

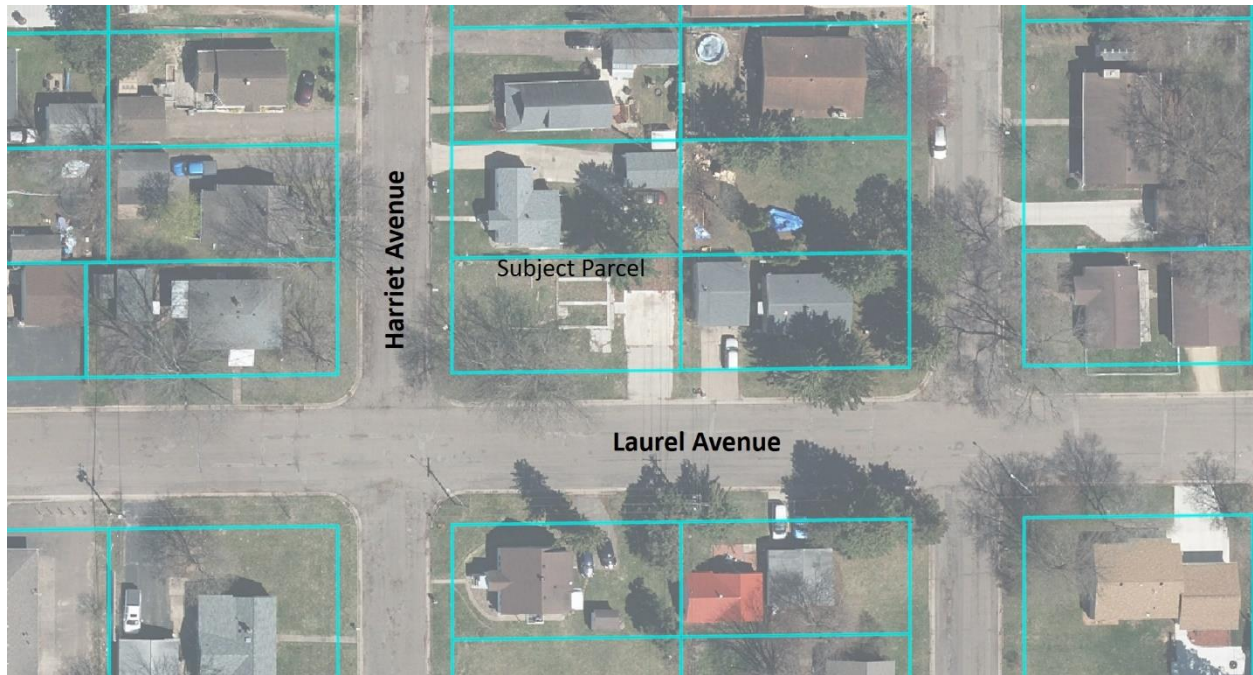


Exhibit B

See <https://www.ci.altoona.wi.us/government.phtml> for complete City Code.

Chapter 19.32

R-2 ONE-FAMILY AND TWO-FAMILY DWELLING DISTRICTS

Sections:

19.32.010	Permitted uses.
19.32.020	Conditional uses.
19.32.030	Yard requirements.
19.32.040	Lot area and width requirements.
19.32.050	Parking space requirements.
19.32.060	Maximum lot coverage by buildings permitted.
19.32.070	Minimum floor area requirements.
19.32.080	Building and structure height limit.
19.32.090	Assessory buildings – Limitations.

19.32.010 Permitted uses.

Uses permitted in R-2 districts shall be as follows:

- A. All uses permitted in R-1 districts;
- B. Two-family dwellings, with additional lot area as required herein;

C. R-1 uses noted in Section 19.28.010 E. shall require a site plan review in accordance with the requirements of Chapter 19.54 of this code. (Ord 3B-08, 2008)

19.32.020 Conditional uses.

The following uses are permitted with conditional use permit in R-2 districts:

A. Hospitals, nursing, convalescent and rest homes, homes for the aged, philanthropic and charitable institutions;

B. Golf courses, country clubs, yacht clubs, tennis courts, swimming pools, and other recreational facilities and areas, but limited to those operated for and in association with private club purposes, together with commercial enterprises such as restaurants, lounges and taverns subject to the restriction that each, such commercial enterprise be operated by or with the permission of the owner of a recreational facility or under a lease from the owner of said facility;

C. Sale, on the premises, of farm products produced on the premises;

D. Crop and tree farming, fruit and berry raising, and noncommercial plant nurseries and non-commercial greenhouses, but not general farming, dairying, and stock, animal and poultry raising and feeding;

E. For signs requiring a conditional use see Chapter 19.58.

F. Clubs, lodges, fraternity and sorority houses, noncommercial in nature;

G. Tourist/bed and breakfast homes, the minimum requirements of tourist/bed and breakfast homes set forth in Section 19.28.020 G. shall also apply to the conditional use permit reviews under this section.

H. Radio (AM or FM) or television broadcasting stations and transmitters, limited to those operated for and in association with Churches, public or private elementary and secondary schools. Broadcast transmission structures shall not exceed 35 feet in height as required for buildings in Section 19.32.080 (Ord 4A-05, 2005).

I. Twin home dwellings.

Twin home dwellings are conditional uses in R-2 Districts and may be permitted as specified:

1. Twin lots must have a minimum width of one hundred feet at the building setback.

2. Lot area requirements shall conform to 19.32.040 A.

3. A joint or attached driveway serving attached twin home dwellings is permitted provided covenants addressing the maintenance of such driveway are in a form approved by the City.

4. A minimum fire separation complying with Comm. 21.08, Wis. Admin. Code, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof, is required between each dwelling unit

5. The plans, specifications, and construction shall require the installation and construction of separate sewer, water, and other utility services to each twin home dwelling.

6. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.

7. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwellings in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.

8. Easements necessary for water, sewer, and utility services and the maintenance agreement, shall be recorded with the Eau Claire County Register of Deeds.

9. The exterior and roof materials on each attached twin home dwelling shall be of the same color, quality, and consistency.

10. A statement shall be placed on the face of all Twin Home plats creating twin home dwelling lots stating, "When two attached, single family dwelling units are created, matters of mutual concern to the adjacent property owners, due to construction, catastrophe, and/or maintenance, shall be guarded against by private covenants and deed restrictions and the City of Altoona shall not be responsible for the same." (Ord 1C-10, 2010).

19.32.030 Yard requirements.

Yard requirements in R-2 districts shall be as follows:

- A. Front yard, same as in R-1 districts;
- B. Side yard, same as in R-1 districts;
- C. Rear yard, same as in R-1 districts.
- D. Exceptions as provided in Chapter 19.56.

19.32.040 Lot area and width requirements.

A. The lot area required in R-2 districts shall be not less than five thousand square feet provided, that this requirement does not apply to any lot in a plat recorded prior to July 7, 1970.

B. The lot width required in R-2 districts shall be not less than fifty feet; provided, that this requirement does not apply to any lot in a plat recorded prior to July 7, 1970.

19.32.050 Parking space requirements.

Parking space requirements shall be as set forth in Chapter 19.24.

19.32.060 Maximum lot coverage by buildings permitted.

A. Maximum lot coverage by the principal and all accessory buildings shall be thirty percent of lot area.

B. Maximum lot coverage by “improved surfaces” shall be forty percent of lot area.

C. Alternative Compliance. Lot coverage of buildings may be up to fifty percent, and improved surfaces up to sixty percent, provided all other applicable standards are met, and all additional storm water generated is accommodated on-site through rain garden or other best management practice as determined by the City Engineer. This provision applies to lots created prior to January 1, 2020. (part Ord. 11A-19, 2019)

19.32.070 Minimum floor area requirements.

The minimum floor area requirements shall be as follows:

- A. One-family dwelling, seven hundred twenty square feet;
- B. Two-family dwelling, four hundred fifty square feet per family.

19.32.080 Building and structure height limit.

The maximum height of any building in R-2 district shall be two and one-half stories, but not exceeding thirty-five feet in height. The maximum height of any other structure or appurtenance in R-2 districts shall be seventy-five feet.

19.32.090 Accessory buildings – Limitations.

A. Accessory buildings shall be subject to the limitations of Section 19.28.090 A.

B. Accessory buildings shall be subject to the limitations of Section 19.28.090 B.

C. Pursuant to the procedure outlined in Chapter 19.59, the Plan Commission may issue a conditional use for accessory buildings that do not conform to the limitations of paragraph B above, provided that the buildings shall conform in all other aspects to this Municipal Code including paragraph A above.