

City of Cokato

Residential Lots for Sale
- Ailie Avenue

April 4, 2024

53RD ST SW

105051006010

305

315

325

0050

320

335

330

345

340

AILLIE AVE

105056

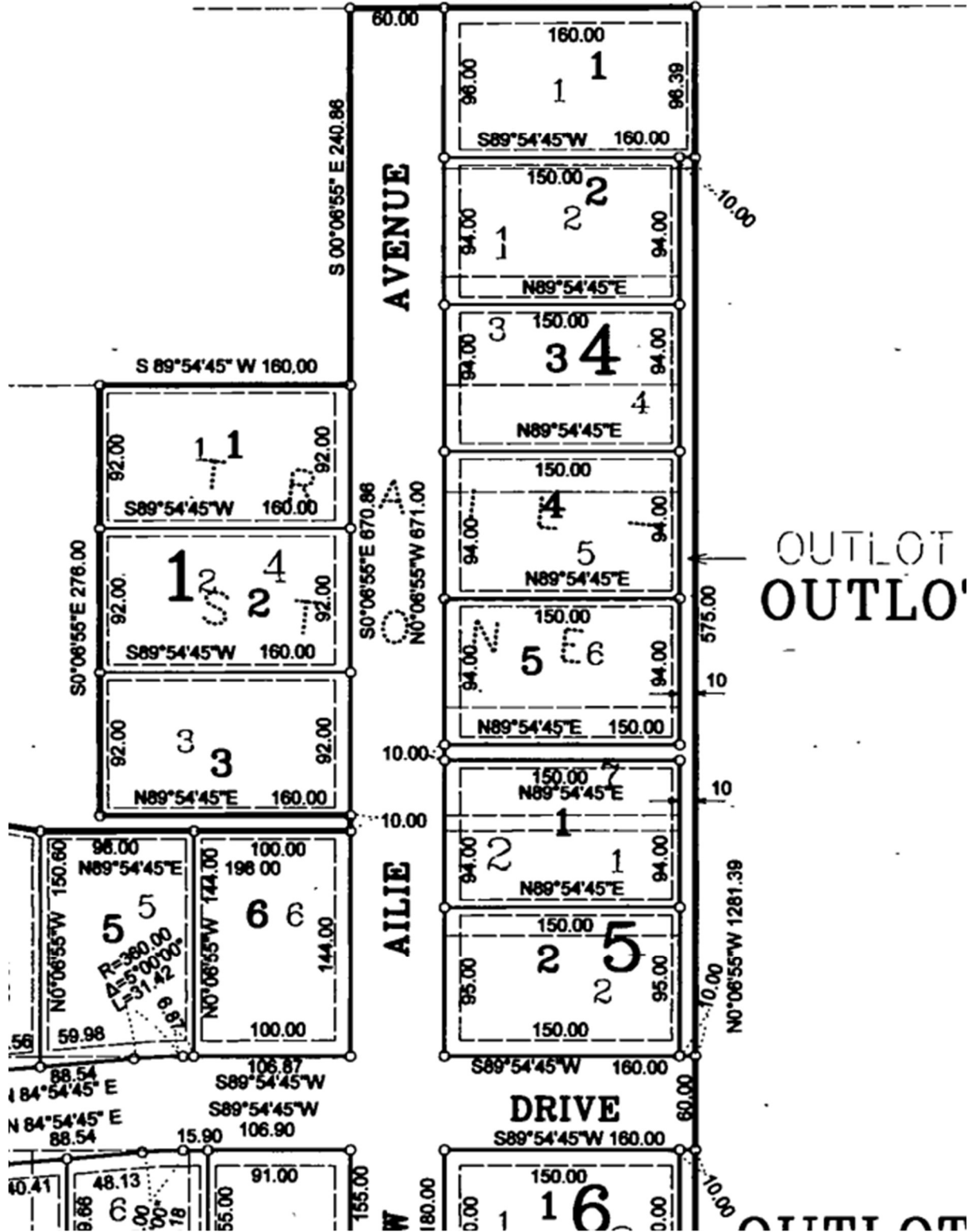


Lot Pricing – Ailie Avenue Lots 4-4-24



SW. 53RD STREET

S89°46'31"W 220.00



PROPERTY INFORMATION SHEET

Property Available:	8 residential, platted lots located in the Trailstone 3rd Addition.
Address	See property map and list of addresses
Street Access:	Ailie Ave via Trailstone Dr
Utilities:	City water and sewer utilities will be available and stubbed in at the site. City connection for water and sewer is required. Water and Sewer Connection charges (WAC/SAC) are currently waived. There is a one-time fee for the water meter as part of the building permit. Electricity (Wright Hennepin) and natural gas (CenterPoint Energy) are both available. Trash and recycling services are provided by Waste Management under an exclusive city contract.
Property Dimensions:	Vary, but range from 92' to 94' wide and 160' deep
Sewer Compliance:	Exempt, property is vacant and has no existing sewer service. Exemption Certificate will be provided by the city at closing.
Zoning:	R1 - Residential Front Yard - 30 feet Side Yards 10 feet and Rear Yards 35 feet
Minimum Offer:	The city is listing lots west of Ailie Avenue for \$45,000 and east of Ailie Avenue for \$55,000
Conditions of Sale:	Please see attached worksheet outlining the conditions for sale.
Building Requirement:	New construction must commence within 1 year from the date that the road paving is determined to be completed, unless an extension has been granted by the City Council.
Offers:	Offers to purchase should be submitted with the attached Offer Sheet to City Hall: via mail: City of Cokato attn: City Administrator PO Box 1030 Cokato, MN 55321 via e-mail: bpotter@cokato.mn.us via fax: 320-286-5876
Review Process:	Offers to purchase will be reviewed by the Trailstone Lots committee. If the committee recommends accepting the offer, the city will enter into a purchase agreement with the proposed buyer, which will be presented to the full City Council for approval at the next scheduled meeting. The City Council meets the 2nd Monday of each month.
Closing:	Closing shall be as agreed to by the parties. Property will be transferred via Quit Claim Deed at closing.

CONDITIONS OF SALE

Parcels shall be subject to the following conditions of sale, which may only be waived upon a hearing and recommendation by the Planning & Zoning Commission and approval by the City Council. Questions about whether or not a condition is met shall be determined by the Zoning Administrator, in consultation with the Trailstone Lots Committee.

- 1) Residential Use** The parcels are zoned R1 - Residential, and must comply with all provisions of City Code for this zoning district. The following additional conditions shall also apply. If there are conflicts between City Code and these conditions, the more restrictive of the two shall apply.

 - * Each lot shall be used only for one single family detached residence.
 - * Each residence shall have a garage large enough to enclose two automobiles
 - * Mobile or modular dwellings shall not be permitted.
 - * Preconstructed new construction may be moved from another location with approval of the city.
 - * Minimum main level square footage for a split entry or rambler style home shall be at least 1,100 square feet.
 - * Minimum main level square footage for a two story or modified two story style home shall be at least 900 square feet.
 - * Roof pitch shall be a minimum of 5/12 pitch.
 - * Houses should be constructed within one year of point of sale.
- 2) Exterior Finish** Exterior finish materials and colors and exterior shape shall be consistent with or in harmony with buildings on neighboring lots.

 - * At least 20% of the street facing side of the house shall be of either brick, stucco, stone, or wood finish.
- 3) Driveways** All driveways shall be surfaced with bituminous or concrete materials prior to the issuance of a Certificate of Occupancy.
- 4) Accessory Structures** All accessory structures on the parcel shall have exterior finish materials and colors which conform to the exterior finishes of the primary dwelling.
- 5) Decks** All decks shall be designed and located with consideration for the privacy and view of the owners of adjacent lots.
- 6) Excavation** No sod, soil, sand, or gravel shall be removed from any lot except for the purpose of excavating or grading for the construction or alteration of a dwelling or appurtenance. All excess material and debris created by such construction or alteration shall be hauled, graded, or otherwise disposed of so that the lot appears clean and level. All construction shall be completed, and all excavated areas restored within 180 days of the commencement of such construction or excavation, unless otherwise authorized by the building inspector and approved by the city.

OFFER SHEET

**Trailstone Ailie Avenue
Offer Details**

**Bidder Name or Company
Name:**

Contact Person:

Address:

Phone:

E-mail:

Property ID:

**Purchase Price, exclusive of
closing or other costs:**

\$

**Planned Use (please be
specific - describe style,
dimensions, etc. of
proposed construction):**

**Expected Value of Planned
Improvements:**

\$

**Expected Construction Start
Date:**

Other Terms (if any):

***Offers to purchase shall be submitted on a standard MN Real Estate Purchase Agreement form, but should be accompanied by this offer sheet.**