

Borough Lots possibly ready for sale.

12-26-2022

Pg. 1 of 1

To: Petersburg Borough

The following are Petersburg Borough Properties that look as though they could easily be put up for sale. I am wondering if you could please look at them and possibly provide an overhead view or plot map of each parcel and indicate if there are already utilities close to these properties or show how far away the water, sewer and power are for people who may want to purchase them.

Thank you for your time.

Gary Aulbach

Housing Task Force

Address	Zoned	Issue
1001 Augusta Street away, but both need upgrading from Valkyrie Street – another 250'	Residential	W/S not available, 100'
200 Aaslaug Street This is a small triangular lot encumbered with 20 ft setbacks on all three sides. It <u>could be</u> buildable if the borough was willing to vacate one of the undeveloped rights-of-way that surround it.	Residential	Not buildable?
1200 Lake Street out. Within 50' to connect.	Residential	W/S not stubbed
1004 Excel Street 250' to connect, but sewer on Excel needs upgrades from transite pipe from 10 th to 8 th – another 500'.	Residential	W/S not available,
607 North 3rd within 50' to connect. Water main not available - 180' away.	Residential	S not stubbed out,
605 North 3rd within 50' to connect. Water main not available - 200' away.	Residential	S not stubbed out,
304 Gjoa Street away, S not stubbed-w/in 50'	Residential	W not available 140'

Sandy Beach Rd. ID# 01-003-515

Residential

No W/S stubs, w/in 50'

It has small buildable area and is subject to rights-of-way setbacks.

502 Lumber Street

Mobile Home

Drainage Gulley, No

W/S stubs but within 50'

1016 Sandy Beach Rd

Rural Residential W/S available

Recommend the borough rezone this to single-family prior to sale.

Gary and Chair Kensinger,

Information has been provided to identify what the Borough sees as an "issue" that should be addressed before these lots are ready for sale. Some are easier than others to overcome. Prior borough offerings did not have any impediments to their sale. i.e. utilities were installed and lot sizes were adequate for construction. Those lots were definitely the "low hanging fruit" and the presented lots in this document are hanging just a bit higher on the tree.

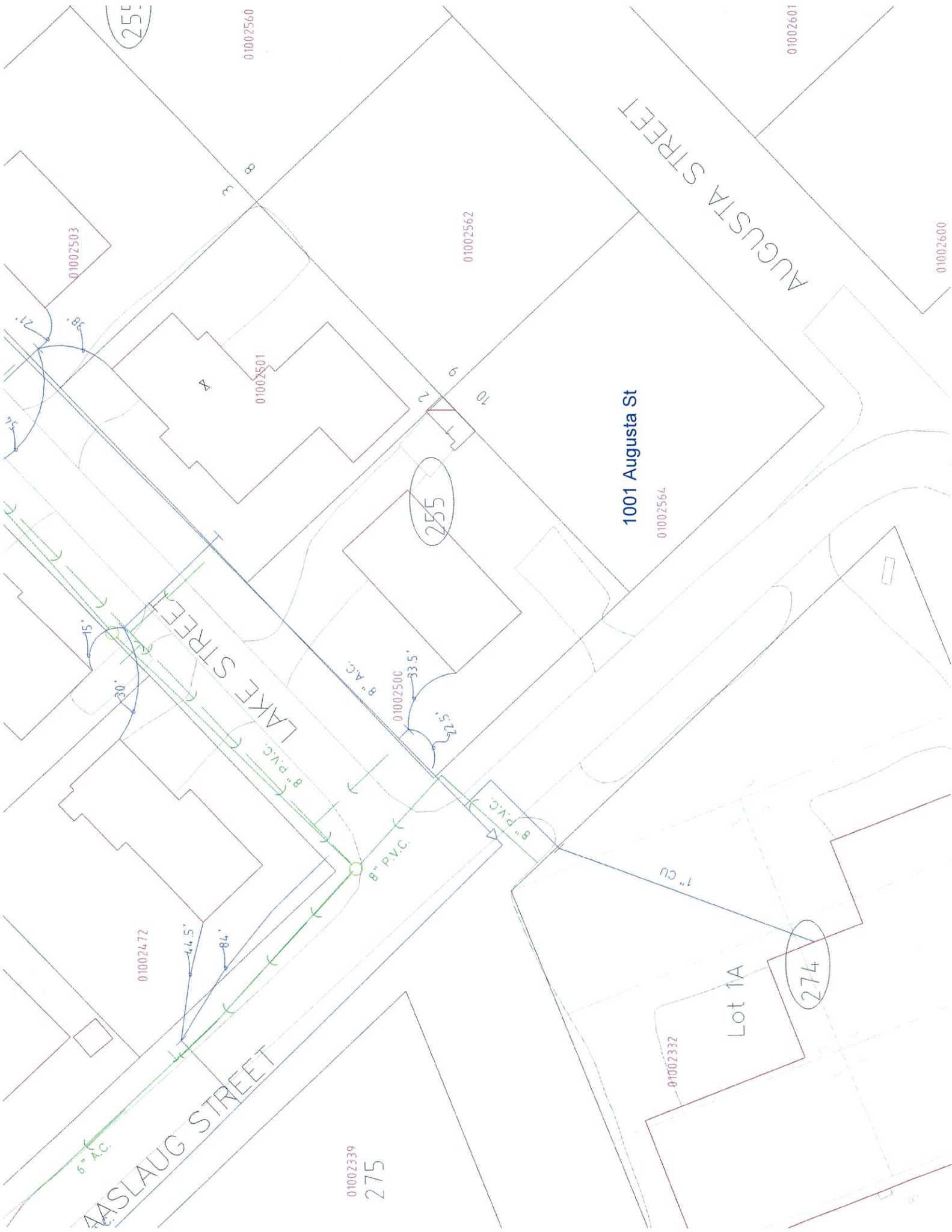
The lots presented that have utility issues only should be "developed" fully by the Borough if they are to be sold. This is the general standard that the Borough expects from private developers so we should follow our own expectations. This adds time and unbudgeted expense to each lot before it can be sold. If the Assembly decides to sell without providing water and sewer to the property lines, this should be made clear to the buyer.

Lots that have other issues such as setback problems which reduce actual buildable area or problematic topography may not be worth the effort to extend water and sewer, but if the task force has specific recommendations for reducing setbacks, granting variances, etc. those should be made clear to P&Z and the Assembly.

Liz Cabrera offered another lot for consideration - 1016 Sandy Beach Road. This is a large lot that she is recommending be rezoned to single-family if the task force wishes to include it in their recommended lots to sell. It is currently zoned as rural residential and some of the approved uses of this zoning may not fit in well with the neighborhood.

I'll be available at the next meeting to elaborate on any of these comments and answer questions as needed.

Karl



255

255

274

275

1001 Augusta St

Lot 1A

AUGUSTA STREET

LAKE STREET

MASLAUG STREET

01002503

01002560

01002601

01002562

01002600

01002501

01002564

01002472

01002332

01002339



1" CU

6" A.C.

8" A.C.

8" A.C.

8" P.V.C.

8" P.V.C.

8" P.V.C.

8" P.V.C.

8" P.V.C.

8" P.V.C.

8" P.V.C.

4

2

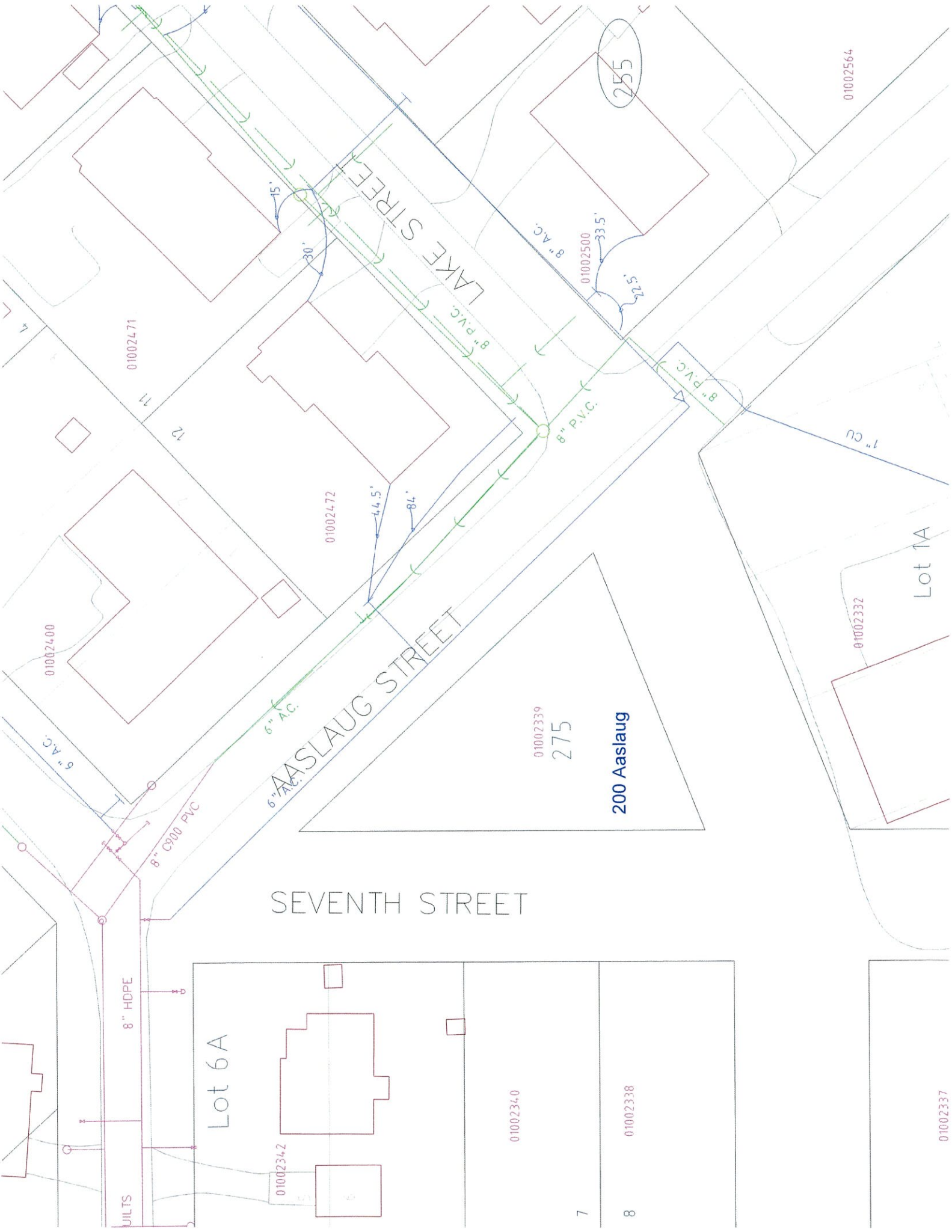
9

10

3

8

6



SEVENTH STREET

AASLAUG STREET

LAKE STREET

Lot 6A

Lot 1A

8" HDPE

8" C900 PVC

01002342

01002340

7

01002338

8

01002337

01002471

11

12

01002400

6" AC

01002472

6" AC

01002339

275

200 Aaslaug

01002332

01002564

255

01002500

8" AC

33.5'

5.2'

8" PVC

8" PVC

1" CU

4.4.5'

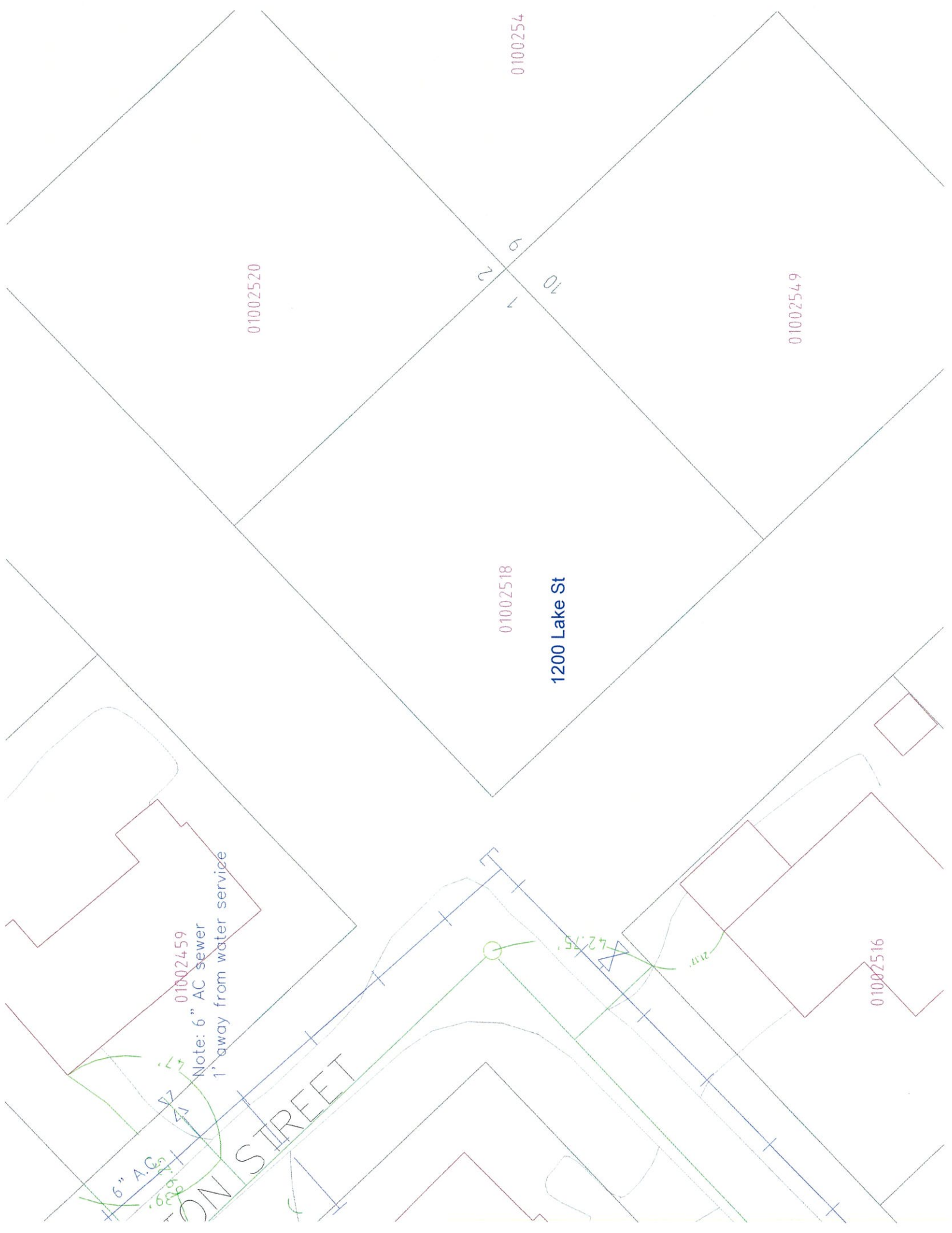
8.4'

6" AC

UILTS

6

4



01002520

0100254

01002549

01002518

1200 Lake St

01002516

01002459

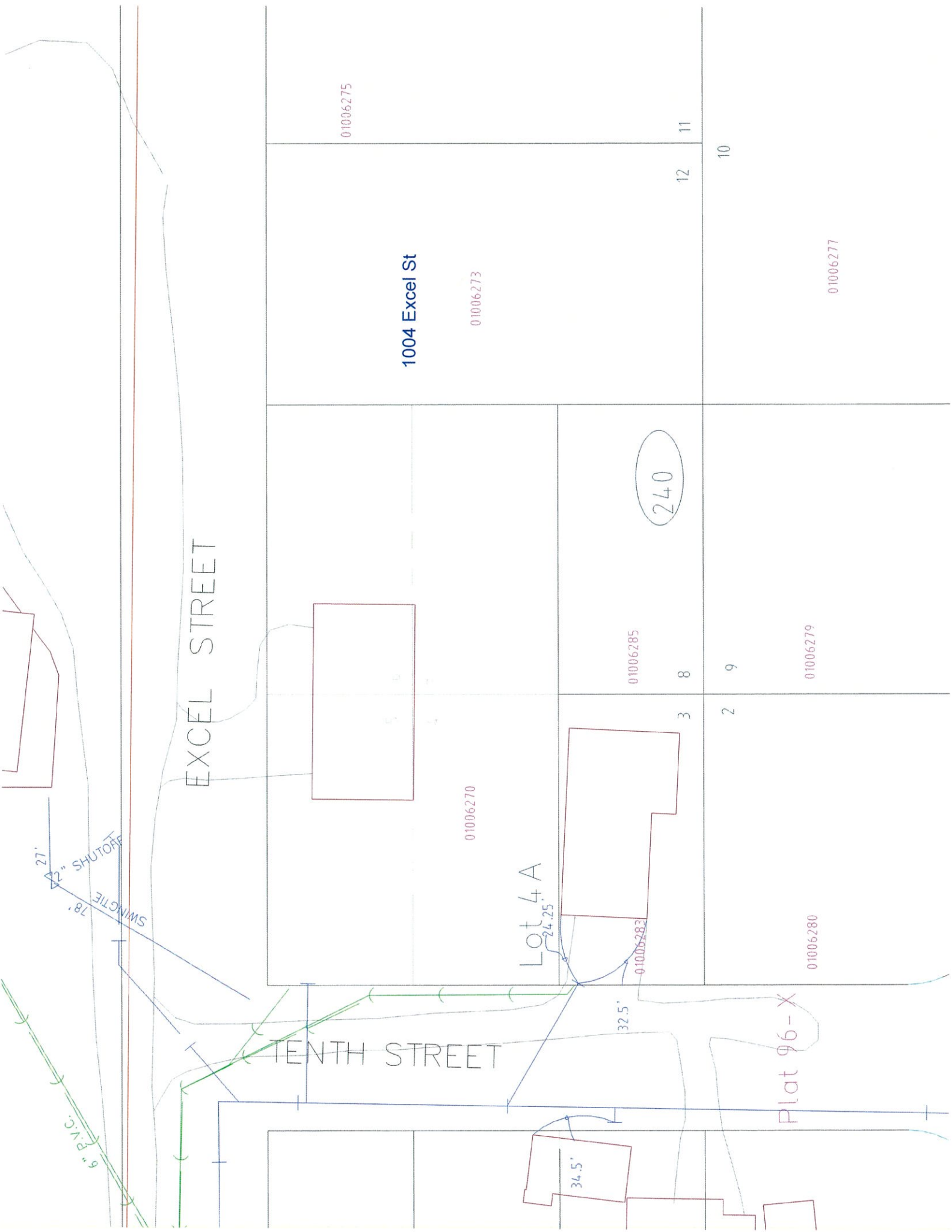
Note: 6" AC sewer
1' away from water service

6" A.C. sewer

ON STREET

42.75'

21.0'



EXCEL STREET

TENTH STREET

1004 Excel St

Lot 4A

240

Plat 96-X

01006275

01006273

01006270

01006285

01006279

01006280

01006277

12 11

10

8

9

3

2

27'

78'

42" SHUTTER SWINGING

6" P.I.C.

34.5'

32.5'

24.25'

24.5'



ARCADE STREET



THIRD STREET



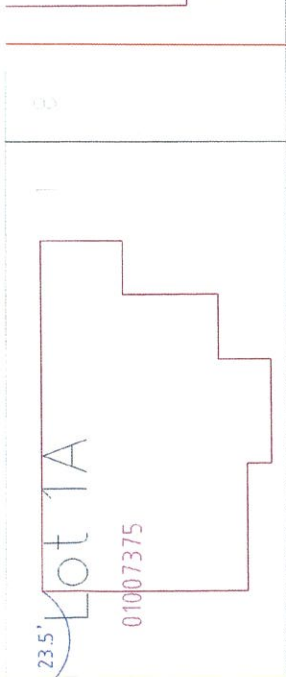
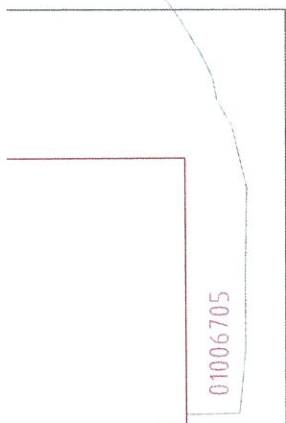
Plat No. 91-13 Lot 1A



SECOND STREET

FOREST
SERVICE
RESERVE
Plat 97-8

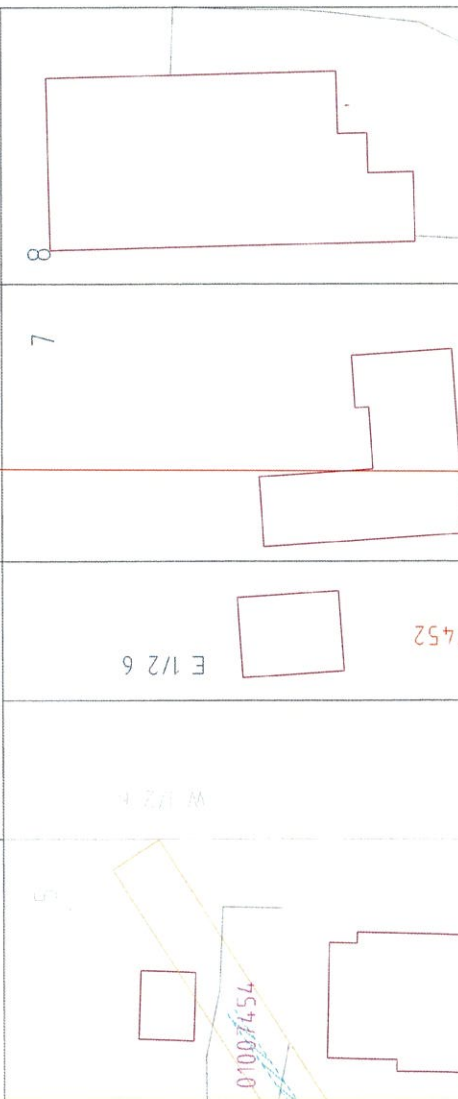
01006720



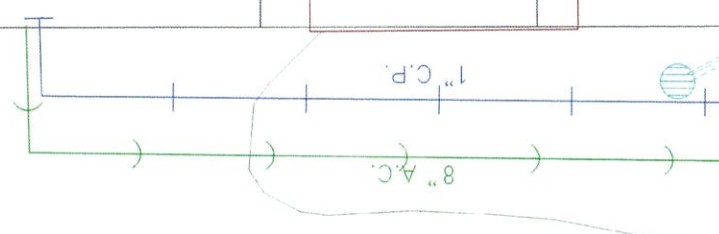
6" CEMENT



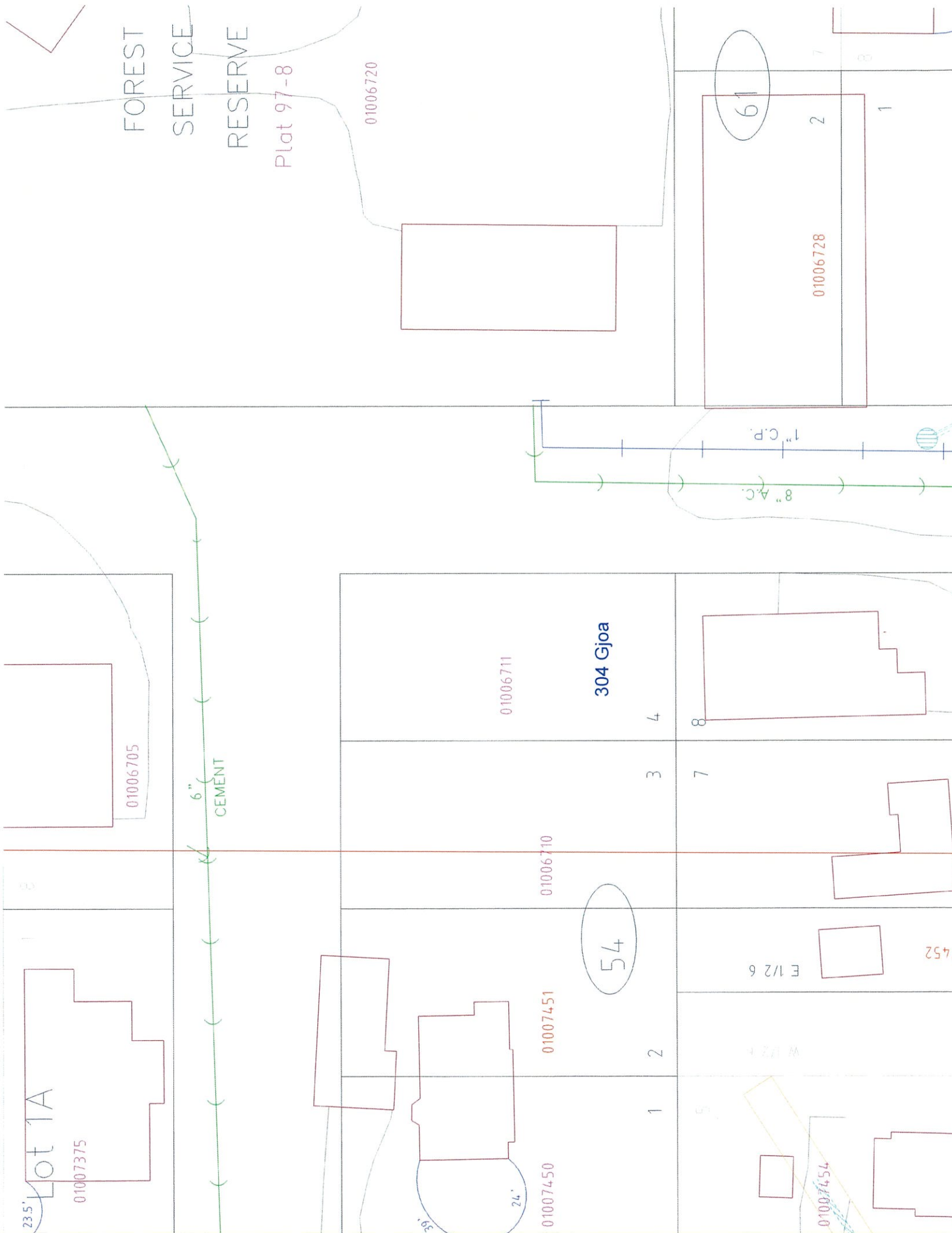
54

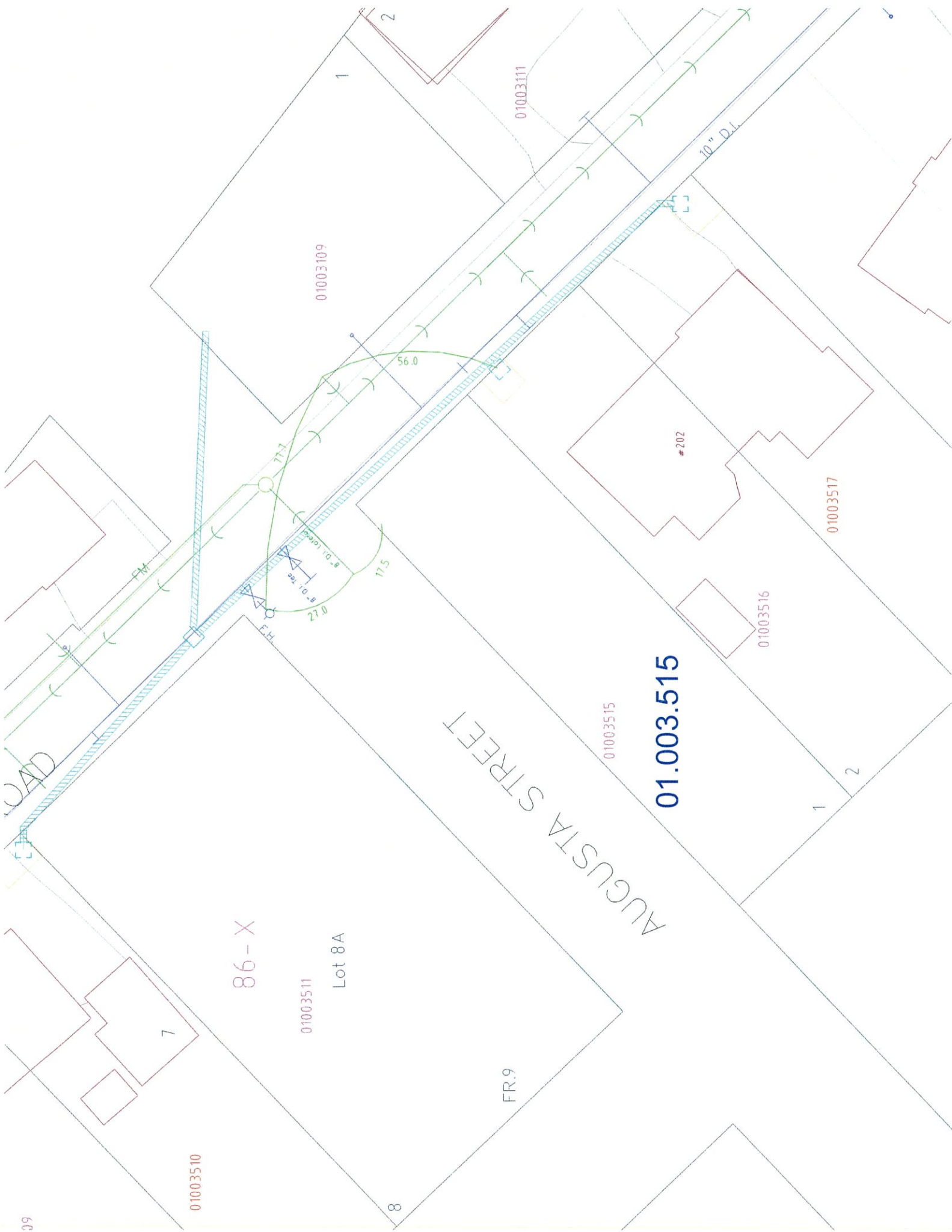


61



8" A.C.
1" C.P.





09

01003510

86-X

01003511

Lot 8A

FR.9

AUGUSTA STREET

01003515

01.003.515

01003516

01003517

01003109

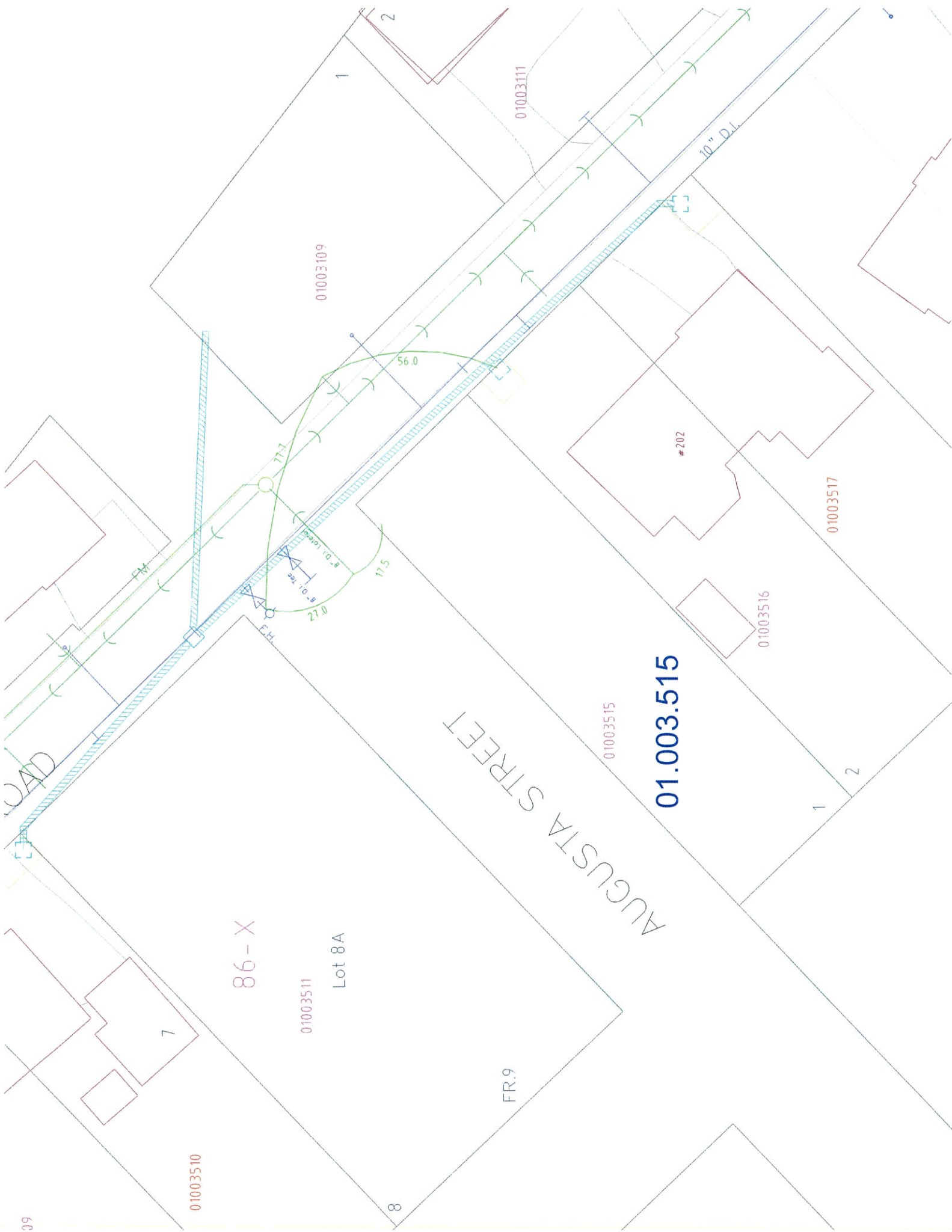
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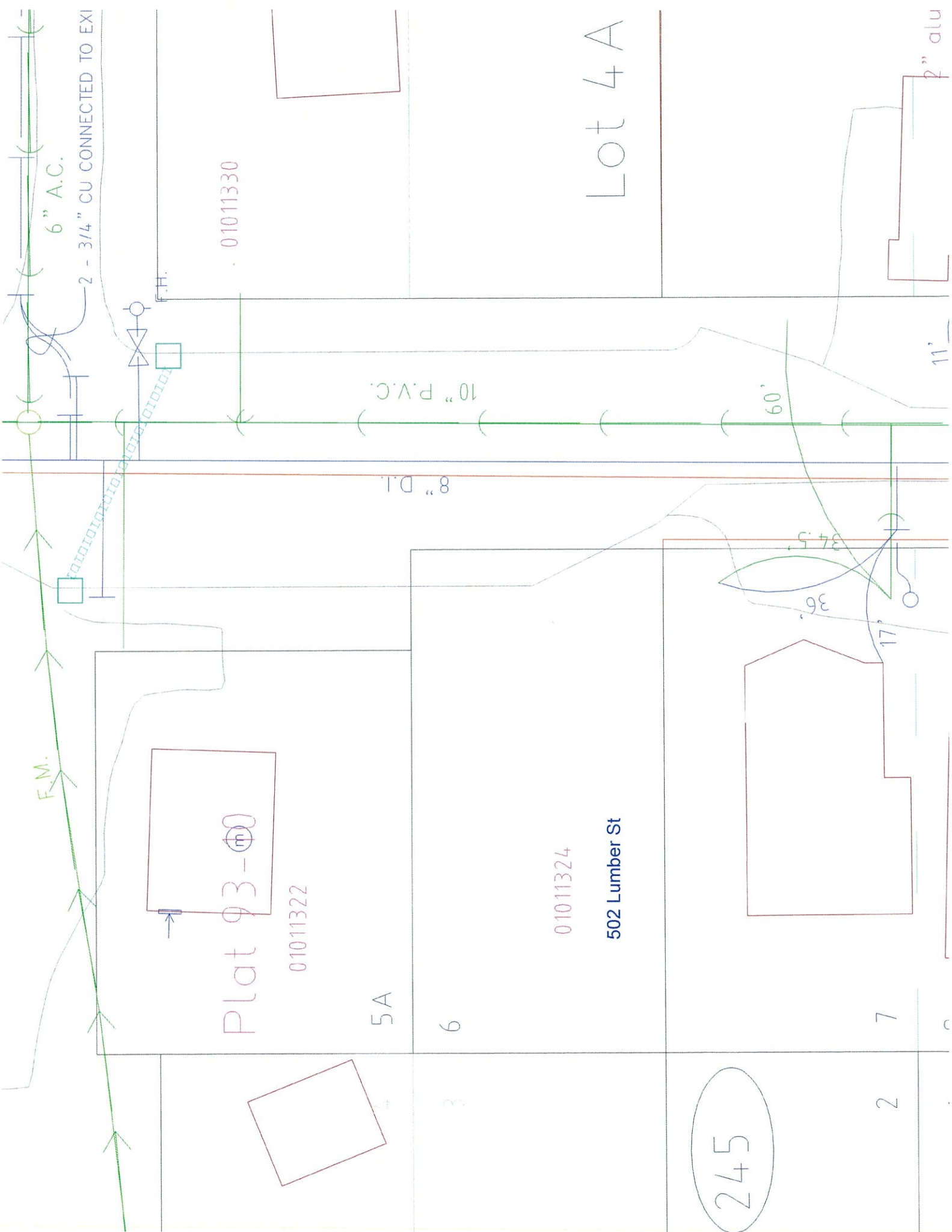
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LOAD

10" D.I.

77.7
56.0
17.5
27.0
8'-0" Lateral
8'-0" Top
F.M.
F.H.





6" A.C.

2 - 3/4" CU CONNECTED TO EXI

F.H.

01011330

Lot 4A

10" P.V.C.

60'

11'

8" D.I.

34.5'

36'

17'

F.M.

Plat 93-00

01011322

5A

01011324

502 Lumber St

6

245

7

2

0

.

.

.

LOT 5B

GOVT. LOT 5A

Bible Church

61014010

GOVT. LOT 12

1016 Sandy Beach Road

GOVT. LOT 12

