

Memo

Date: April 13, 2016

To: Village Board

From: Brad Lange

Re: Sale of Real Estate, South East Corner of AL – 125-7, Lot 1

Per the direction of the Village Board at the March 15, 2016 meeting, contact was made with the two adjoining property owner's, 3230 Tam O' Shanter Court and 510 St. Mary's Blvd. Both residents indicated an interest, however the homeowner on St. Mary's Blvd. felt it made more sense that the property owner on Tam O' Shanter have the first opportunity to purchase and if they would choose not to purchase the property, then they would be interested.

I have attached the offer made by Megan and Chad Pfaar for your review, the legal description of the south east corner, photos of the area, and the original CSM which shows the two easements on the property. Please note that although the total corner amounts to 4,094 sq. ft., approximately 3,400 sq.ft. of the property is located within the easements.

The Village Board is asked to make a motion to either except or reject the offer by the Pfaar's.

Brad Lange

From: Megan Otte-Pfarr <megan.otte.pfarr@gmail.com>
Sent: Saturday, April 02, 2016 8:50 AM
To: Brad Lange; Trevor Fuller; Chad
Subject: Triangle Purchase,

Dear Mr. Lange,

We were pleased to receive the offer from the Village of Allouez for the purchase of the rear triangle adjacent to our lot. The original owners previous to us, and now we, have maintained that space as continuous with our yard. This was a mutually agreed upon arrangement with the previous owner of parcels AL 125-7, AL 125-8.

Based on documents at the Brown County Register of Deeds, the Village of Allouez purchase price from brown county for this double lot was \$46,767.52 for a total of 80,694 square feet (\$0.58 sq/ft). The sale triangle is 4094 square feet. The state wide mandated transfer fee for residential real estate is .003%.

Current Village of Allouez offer: 4094 sq ft x \$0.69= \$2829.58
Brown County Register of Deeds: 4094 sq ft x \$0.58 sq/ft = \$2372.74.
Transfer fee based on price paid to Brown county \$2372.74 x .003= \$7.12

In this unique situation, a discount is indicated for the years of maintenance and care provided, as well as this parcel being of minimal value to any other party due to lack of accessibility and flooding.

We would like to offer \$1,000.00 for the triangle. This offer is inclusive of all fees and negotiations.

We look forward to hearing from the Village of Allouez on how to move forward with this purchase. We appreciate this opportunity.

Best,

Chad and Megan Pfarr



Exhibit

Riverside Dr.

North



Lot 2
Volume 44
CSM
Page 63

Lot 4E

Lot 1
Volume 44
CSM
Page 63

Lot 1

Lot 48

Kane and
Plous
Subdivision

Lot 2

Greenbrier
Plat
Block 3

Lot 3

S29°00'00"W
86.32'
4094 sq. ft.
0.09 ac.

N20°22'24"W
125.00'

S63°58'30"E
94.99'

Lot 4

Scale: 1" = 60'



Part of Lot 1 of Volume 44, Certified Survey Maps, Page 63, Map Number 6584, Document Number 1904310, Brown County Records, being located in Private Claim 23, East Side of the Fox River, Village of Allouez, Brown County, Wisconsin more fully described as follows:

Beginning at the Southeast corner of Lot 1 of Volume 44, Certified Survey Map, Page 63, Map Number 6584, Document Number 1904310, Brown County Records; thence N20°22'24"W, 125.00 feet along the Easterly line of said lot; thence S29°00'00"W, 86.32 feet to the South line of said lot; thence S63°58'30"E, 94.99 feet along said South line to the Point of Beginning.

Parcel contains 4,094 Sq. Ft. / 0.09 Ac. more or less.

Parcel Subject to all Easements and Restrictions of record.





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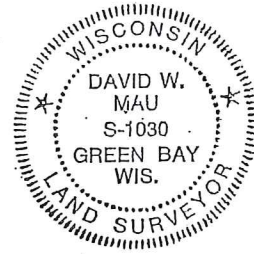
5085

CERTIFIED SURVEY MAP

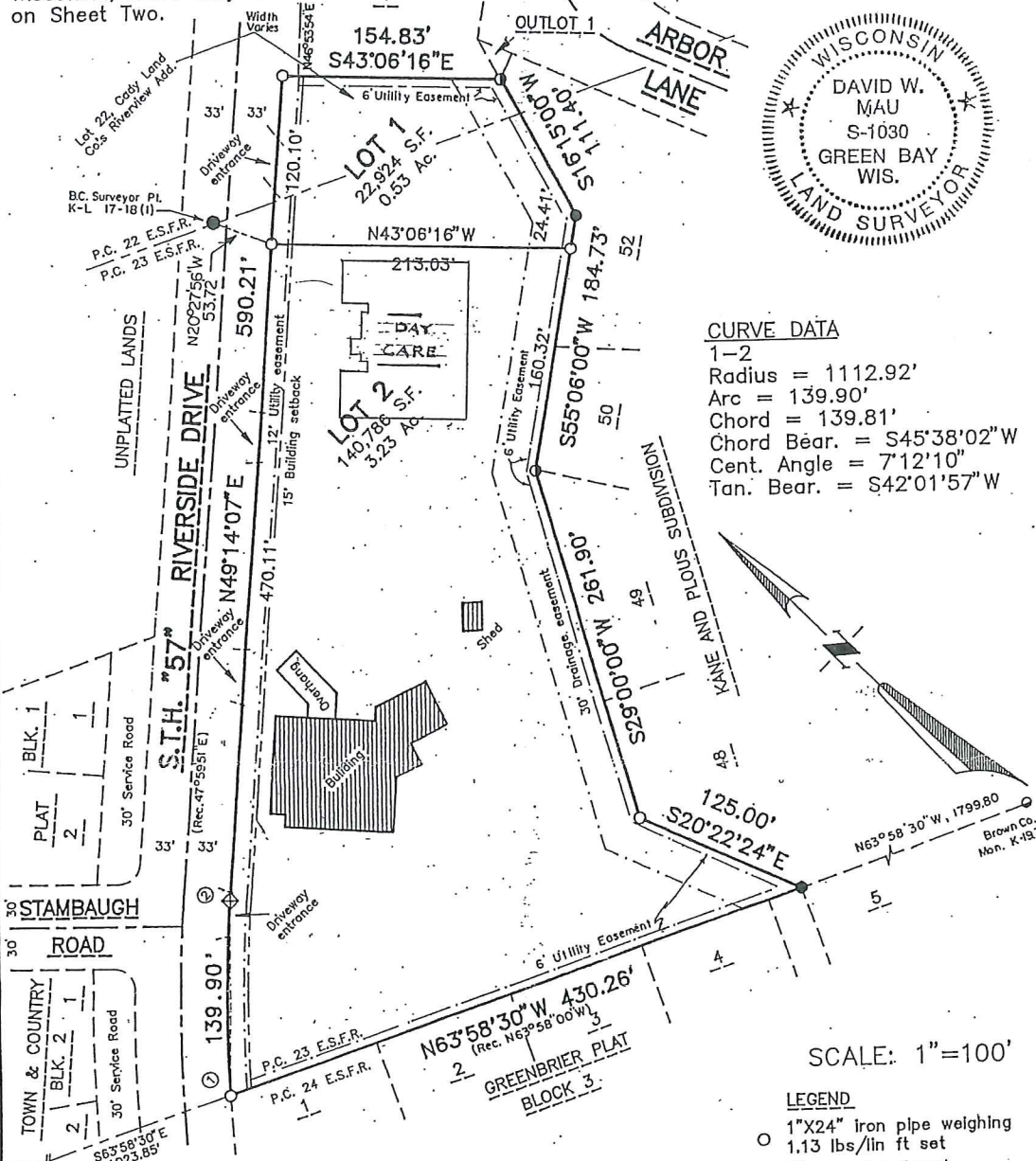
SURVEYOR'S CERTIFICATE

I, David W. Mau, Registered Land Surveyor, do hereby certify that I have surveyed, divided and mapped Part of Lot 22, of "Cady Land Company's Riverview Addition to the Town of Allouez" and part of Private Claim 23, East Side Fox River, Village of Allouez, Brown County, Wisconsin, more fully described on Sheet Two.

David W. Mau S-1030
November 6, 1995
Rev. 11/30/95



CURVE DATA
1-2
Radius = 1112.92'
Arc = 139.90'
Chord = 139.81'
Chord Bear. = S45°38'02"W
Cent. Angle = 7°12'10"
Tan. Bear. = S42°01'57"W



NW Corner
P.C. 24 E.S.F.R.
Point of Record
Nothing set.

Bearings referenced to the south line of Private Claim 23 E.S.F.R., assumed to be N63°58'30"W.

SCALE: 1"=100'

- LEGEND**
- 1"x24" iron pipe weighing 1.13 lbs/lin ft set
 - 1" iron pipe found
 - ⊠ Chisled "X" in Conc. set
 - ⊙ 2" iron pipe found

ACAD-12 (EAGLE): K-18576S

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Sheet One of Three
Project No.: K-18576
Drawing No.: L-3961A