August 26, 2010

To: Plan Commission
Cc: Finance Committee/Common Council
From: CIT Schlice
Re: Purchase of land, lot 43 Whitetail Subdivision

On January 25, 2010 Ralph and Marcia Locher purchased Lot 43 of the Whitetail Trail Subdivision. At the time of closing they expressed concern about people using the portion of the land indicated as water easement as a trail across their property. The thought was that when the Locher's started building that the pathway would no longer be used. That did not happen as this pathway leads to Yulga Park which is located north of this parcel.

The Lochers's have a huge concern about liability if someone were to injure themselves while using this path located on their private property. They have offered to sell the portion of the property which is dedicated water main easement to the City. The City Surveyor has indicated this portion of the property consists of 1,103.72 square feet. Based on their original purchase price the square foot cost is .88414 per square foot equating to a purchase price of $975.84.

Staff recommendation is for the City to purchase this parcel from the Locher's so that their liability concern is eliminated and the parcel will be open to the public as it will no longer cross private property.

City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481-3594

FAX 715-346-1683

John J. Schlice
Comptroller/Treasurer
CMFA-CMTW

715-346-1573

e-mail: jschlice@stevenspoint.com

August 24, 2010

Dr. Ralph and Marcia Locher
1497 Sunny Crest Drive
Stevens Point, WI 54481

Re: property located on the water easement

I left a message last Friday indicating the offer to purchase the triangular piece of property located at the southwest corner of lot 43 where the water easement crosses.

Attached is the calculation of the square footage as determined by the City Surveyor which indicates the parcel is 1,103.72 square feet. The lot you purchased for $38,400.00 contained 43,432 square feet which calculates to a price of .88414 per square foot. 1,103.72 sq ft multiplied by .88414 per square foot equals a value of $975.84. In addition the City will prepare the closing documentation and pay for the filing in the Register of Deeds Office.

If you agree with the proposal, I ask that you respond to me not later than Friday, August 27'h so that the purchase of the property will be placed on the September 7'h Plan Commission Agenda. Once the action has gone through the Plan Commission the next step is for consideration by the Finance Committee on September 13th followed by action by the Common Council on September 20'h. Once this is approved by the Common Council we will set a closing date for the transaction.

If I am not available you can leave a voice message and we can then proceed.

Sincerely

John Schlice
Comptroller-Treasurer

verbal approval by marcia Locher 8-26-10.

Cc: Mayor Halverson
Michael Ostrowski
Marge Molski

John Schlice

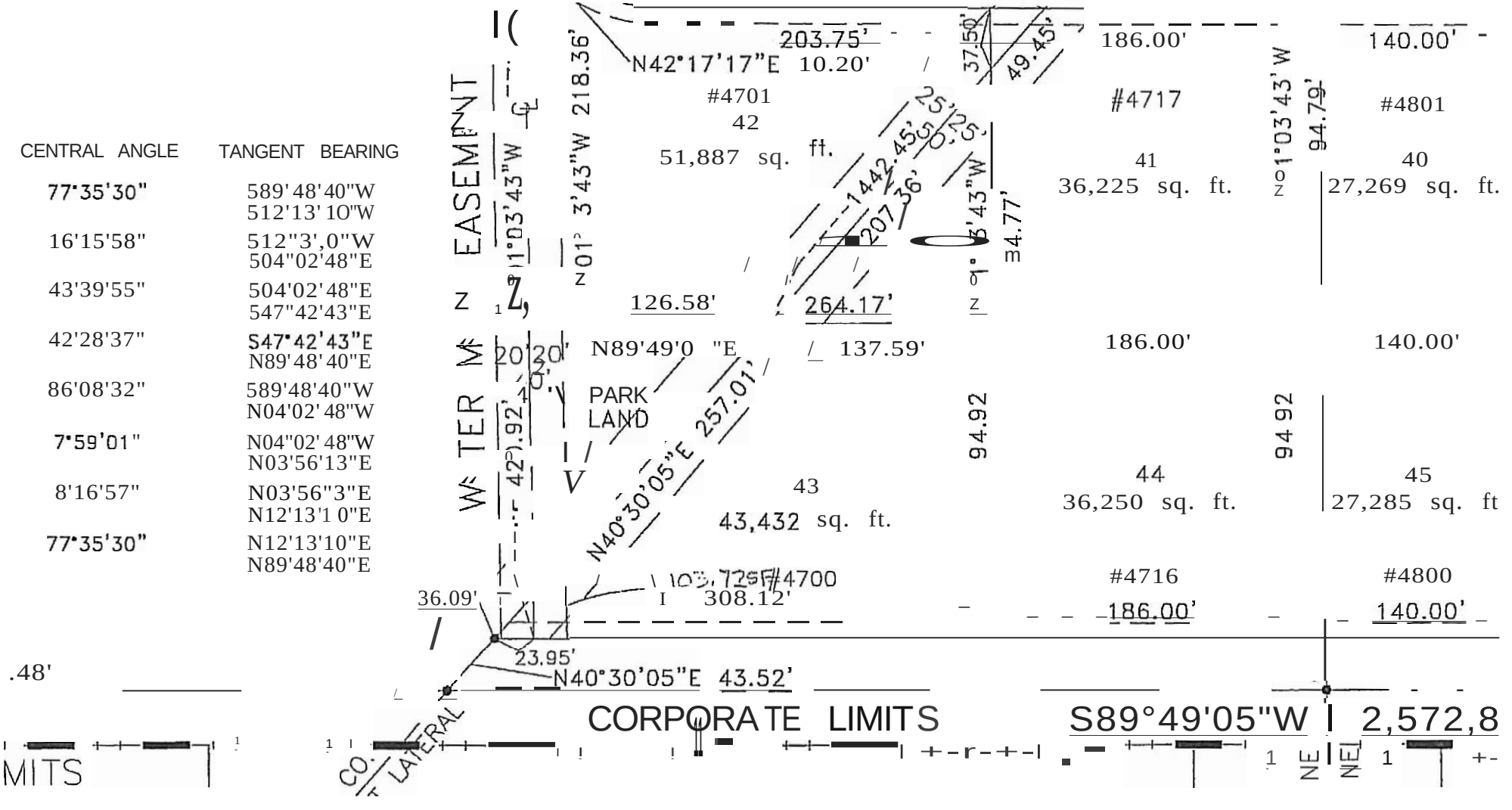
From: Jeff Hild
Sent: Monday, August 16, 20109:01 AM
To: John Schlice
Subject: Whitetail Lot 43
Attachments: SKMBT_C35210081607450.pdf - Adobe Acrobat Pro Extended.pdf

John,

The triangular parcel is 1,103.72 square feet.

Jeff

CENTRAL ANGLE	TANGENT BEARING
77°35'30"	589'48'40"W 512'13'10"W
16'15'58"	512"3',0"W 504"02'48"E
43'39'55"	504'02'48"E 547"42'43"E
42'28'37"	S47°42'43"E N89'48'40"E
86'08'32"	589'48'40"W N04'02'48"W
7°59'01"	N04"02'48"W N03'56'13"E
8'16'57"	N03'56"3"E N12'13'10"E
77°35'30"	N12'13'10"E N89'48'40"E



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