



**City of Menasha
Request for Real Estate Acquisition Services
Racine Street Reconstruction**

The City of Menasha is seeking professional services to provide the necessary real estate acquisition required for the Racine Street Reconstruction Project located within the City of Menasha, WI.

Funding for the project has been secured through the Wisconsin Department of Transportation's (WisDOT) Surface Transportation Program (STP), and Racine Street is anticipated to be reconstructed from Third Street to Ninth Street during construction year 2025. The City is interested in selecting a firm that will aim to acquire real estate by means of Temporary Limited Easements (TLE) acquisitions, and will also be able to obtain the necessary conveyance of rights from a utility.

A proposal sheet and attachments as listed can be picked up at the City of Menasha Engineering Department or can be found at:

https://www.menashawi.gov/news_detail_T6_R278.php

The deadline for submittal of proposals is 2:00PM, Friday, April 21, 2023.

Please submit proposals electronically to the contact listed below.

Laura Jungwirth
920-967-3610
ljungwirth@menashawi.gov



City of Menasha Request for Real Estate Acquisition Services For Racine Street Reconstruction

I. OVERVIEW

The City of Menasha is seeking professional services to provide the necessary real estate acquisition required for the Racine Street Reconstruction Project. Funding for the project has been secured through the Wisconsin Department of Transportation's (WisDOT) Surface Transportation Program (STP), and Racine Street is anticipated to be reconstructed from Third Street to Ninth Street during construction year 2025.

The current project schedule is as follows:

Report Title	Date
Design Study Report Approved	June 1, 2023
Final Plans, Specifications and Estimates Deadline	August 1, 2024

III. SCOPE OF SERVICES

The proposal submittal deadline for this project is **Friday, April 21, 2023 at 2:00 pm**. Please submit all proposals electronically by email to Laura Jungwirth, Director of Public Works, at ljungwirth@menashawi.gov.

Given that a large majority of the projects are straightforward Temporary Limited Easements (TLE) acquisitions, the City is interested in acquiring real estate in the most efficient and economical method possible. With this in mind, at a minimum, please establish the proposal assuming the parcels will be acquired by means of the nominal process, with an additional cost per parcel should it need to go to appraisal. In addition, the City is willing to consider other methods to increase efficiency such as real estate blitz meetings. Your proposal shall also include a separate cost to obtain the conveyance of rights from a utility (cost per utility conveyance).

Your proposal shall also include a brief overview of your firm, specifically outlining if your firm contains experience in real estate acquisition under WisDOT-funded projects or possesses any noteworthy qualifications pertinent to this type of project. Please provide a list of team members that will be a part of the real estate acquisition process, including a brief resume of each, along with any brokerage and/or salesperson licenses that apply. If any outside firms beyond yours will be participating in the project, please list their company name and participating staff information. At least two similar projects with relevant details shall be provided, along with references for each.

II. PROPOSAL SELECTION

While the specific weighted value of the evaluation criteria is not solidified, the City of Menasha will be reviewing proposals based upon the following:

- Professional experience and capability of the firm's services related to real estate acquisition on WisDOT STP-Urban Construction Projects.
- Project understanding, scope and approach of firm.
- Methodology or procedures: how well the proposal demonstrates that the project can be completed with available resources within the time specified. Clearly define the plan for acquisition.
- Cost effectiveness of proposal and budget summary.

IV. CITY RESPONSIBILITIES

Any existing property information that the City possesses will be provided upon project selection if requested by the firm. City staff will be made available for assistance in property owner meetings or negotiations that may need to take place throughout the acquisition process.

V. ATTACHMENTS

A copy of the preliminary plat is included with this proposal and can be downloaded from the following link: [Racine Street Preliminary Plat](#)

CONVENTIONAL SYMBOLS			
SECTION LINE	---		
QUARTER LINE	----		
SIXTEENTH LINE	-----		
NEW REFERENCE LINE	—+—		
NEW R/W LINE	—+—+—		
EXISTING R/W OR HE LINE	-----		
PROPERTY LINE	—P.L.—		
LOT, TIE & OTHER MINOR LINES	-----		
SLOPE INTERCEPT	-----		
CORPORATE LIMITS	-----		
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	—W— (TYPE)		
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	-----		
TEMPORARY LIMITED EASEMENT AREA	-----		
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	-----		
TRANSMISSION STRUCTURES	—X—X—		
BUILDING TO BE REMOVED	—[]—		
BRIDGE	—[]—		
CULVERT	—[]—		
SECTION CORNER SYMBOL	⊕		
SECTION CORNER MONUMENT	⊕		
GEODETIC SURVEY MONUMENT	⊕		
SIXTEENTH CORNER MONUMENT	⊕		
SIGN	⊕ SIGN		
OFF-PREMISE SIGN	⊕ SIGN		
R/W MONUMENT (TO BE SET)	●		
NON-MONUMENTED R/W POINT	○		
FOUND IRON PIN (1-INCH UNLESS NOTED)	⊕ IP		
ELECTRIC POLE	⊕		
TELEPHONE POLE	⊕		
PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	⊕		
ACCESS RESTRICTED BY ACQUISITION	-----		
NO ACCESS (BY STATUTORY AUTHORITY)	-----		
ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)	-----		
NO ACCESS (NEW HIGHWAY)	-----		
PARCEL NUMBER	⊕ 25		
UTILITY NUMBER	⊕ 40		
PARALLEL OFFSETS	-----		
CONVENTIONAL UTILITY SYMBOLS			
WATER	—W—		
GAS	—G—		
TELEPHONE	—T—		
OVERHEAD TRANSMISSION LINES	—OH—		
ELECTRIC	—E—		
CABLE TELEVISION	—TV—		
FIBER OPTIC	—FO—		
SANITARY SEWER	—SAN—		
STORM SEWER	—SS—		
ELECTRIC TOWER	⊕		
CONVENTIONAL ABBREVIATIONS			
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED EASEMENT	TLE
GRID NORTH	GN	TRANSPORTATION PROJECT PLAT	TPP
HIGHWAY EASEMENT	HE	UNITED STATES HIGHWAY	USH
IDENTIFICATION	ID	VOLUME	V
LAND CONTRACT	LC		
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		
		CURVE DATA ABBREVIATIONS	
		LONG CHORD	LCH
		LONG CHORD BEARING	LCB
		RADIUS	R
		DEGREE OF CURVE	D
		CENTRAL ANGLE	Δ/DELTA
		LENGTH OF CURVE	L
		TANGENT	T
		DIRECTION AHEAD	DA
		DIRECTION BACK	DB



R/W PROJECT NUMBER 4992-00-59	SHEET NUMBER 4.01	TOTAL SHEETS 11
FEDERAL PROJECT NUMBER		
PLAT OF RIGHT OF WAY REQUIRED FOR C MENASHA, RACINE STREET THIRD STREET TO NINTH STREET		
LOCAL STR	WINNEBAGO COUNTY	
CONSTRUCTION PROJECT NUMBER 4992-00-60		

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), WINNEBAGO COUNTY, NAD83(2011), IN U.S. SURVEY FEET. VALUES ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 1" X 24" IRON PIPES), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, CENTERLINE OF EXISTING PAVEMENTS AND/OR EXISTING OCCUPATIONAL LINES.

RIGHT-OF-WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER SURVEYS OF PUBLIC RECORD.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

PROPERTY LINES SHOWN ON THIS PLAT FOR PROPERTIES BEING IMPACTED ARE DRAWN FROM DATA DERIVED FROM FILED/RECORDED MAPS AND DOCUMENTS OF PUBLIC RECORD. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE PLANNING UNIT OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION OFFICE IN GREEN BAY.

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

ACCEPTED FOR
CITY OF MENASHA

Date _____

ORIGINAL PLAT PREPARED BY
G GREMMER & ASSOCIATES, INC.
CONSULTING ENGINEERS
Stevens Point • Fond du Lac

95 South Pioneer Road, Suite 300 • Fond du Lac, WI 54605
(920) 924-5720 • fax (920) 924-5725

DATE _____ JAY W. PANETTI, PLS

PRELIMINARY
3/1/2023

REVISION DATE	STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION
	APPROVED FOR THE DEPARTMENT
	DATE: _____ (Signature)

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W S.F. REQUIRED			P.L.E. S.F. PERM.	T.L.E. S.F. TEMP.	TAX KEY NUMBER
				NEW	EXISTING	TOTAL			
1	4.06	ETD DEVELOPMENT, LLC	TLE	0	0	0	0	2093	710026800
2	4.06	WALTRUST PROPERTIES, INC.	TLE	0	0	0	0	1423	710027502
3	4.06	JACQUES HOLDINGS, LLC (UNDIVIDED 1/2 INTEREST) 111 MAIL DRIVE, LLC (UNDIVIDED 1/2 INTEREST)	TLE	0	0	0	0	2400	710038001
4	4.06	NORTHWOODS BD REAL ESTATE, LLC	TLE	0	0	0	0	1170	710027501
6	4.06	BBSSP INVESTMENTS, LLC	TLE	0	0	0	0	1219	710027600
7	4.06	CITY OF MENASHA	TLE	0	0	0	0	300	710038000
9	4.06	435 SIXTH STREET, LLC	PLE, TLE	0	0	0	100	1236	710039200
11	4.07	RYAN M. SANTKUYL AND JESSICA L. SANTKUYL	TLE	0	0	0	0	517	710028400
12	4.07	TRADER INVESTMENTS LLC	TLE	0	0	0	0	679	710031900
13	4.07	CARL KRONBERG AND MICHELLE KRONBERG	TLE	0	0	0	0	517	710028500
14	4.07	AZSHA M. WESTPHAL	TLE	0	0	0	0	488	710031800
16	4.07	DAVID G. HILDEBRAND	TLE	0	0	0	0	493	710028600
17	4.07	TRUSTEES OF THE DANIEL G. KROISS AND CHRISTINE ANDERSON - KROISS REVOCABLE TRUST DATED APRIL 21, 2003, AS AMENDED OR RESTATED; FOR PURPOSES OF IDENTIFICATION, THE INITIAL TRUSTEES ARE DANIEL G. KROISS AND CHRISTINE ANDERSON - KROISS	TLE	0	0	0	0	612	710031700
18	4.07	JERRY L. SCHIERLAND AND EMILY J. STOBBE	TLE	0	0	0	0	493	710028700
19	4.07	ROBERT L. BUTTON	TLE	0	0	0	0	549	710031600
21	4.07	DAVID VIAENE	TLE	0	0	0	0	493	710028800
22	4.07	EDWARD LANTVIT AND DIANE LANTVIT	FEE, TLE	10	0	10	0	503	710031500
23	4.07	TINA C. BARTH	TLE	0	0	0	0	500	710028900
24	4.07	DIAMOND GEM PROPERTIES, LLC	TLE	0	0	0	0	570	710029000
26	4.07	A. B. HOME RENTALS LLC	FEE, TLE	66	0	66	0	605	710030400
27	4.07 4.07	ROBERT W. PROBST AND CAROL A. CAPENER, OR THEIR SUCCESSORS, AS TRUSTEES OF THE ROBERT W. PROBST AND CAROL A. CAPENER JOINT REVOCABLE TRUST DATED SEPTEMBER 11, 2008	TLE TLE TOTALS:	0 0 0	0 0 0	0 0 0	0 0 0	766 733 1499	710029100 710029200
28	4.07	ALISHA M. BOULTER AND ERIC T. BOULTER	TLE	0	0	0	0	503	710030300
31	4.07	ANDREW JOHN KUEHNI	TLE	0	0	0	0	1002	710030200
32	4.07	JOSEPH F. FRANZOI IV AND PATRICIA S. FRANZOI	TLE	0	0	0	0	882	710029300
33	4.07	TANDT PROPERTIES AND DEVELOPMENT, INC.	FEE, TLE	81	0	81	0	594	710030000
34	4.08	BOYS AND GIRLS CLUB FOX VALLEY, INC.	FEE, TLE	100	0	100	0	5277	710050500
36	4.08	KENNETH R. THOMPSON	FEE, TLE	51	0	51	0	740	710048000
37	4.08	AGNES M. STILP	TLE	0	0	0	0	763	710048100
38	4.08	ALICIA L. CAMERON AND CASEY J. CAMERON	TLE	0	0	0	0	637	710048200
39	4.08	HEATHER E. CLOHESSY	TLE	0	0	0	0	604	710048300

SHEET 2 OF 11 SHEETS

REVISED: 3/1/2023

REVISION DATE	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

DATE	X/XX/2023
GRID FACTOR	_____

SCALE, FEET	0 _____
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HWY:	RACINE STREET
COUNTY:	WINNEBAGO

STATE R/W PROJECT NUMBER	4922-00-59
CONSTRUCTION PROJECT NUMBER	4922-00-60

PLAT SHEET	4.02
PS&E SHEET	_____

E

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W S.F. REQUIRED			T.L.E. S.F. TEMP.	TAX KEY NUMBER
				NEW	EXISTING	TOTAL		
41	4.08	NEXT LEVEL PROPERTIES, LLC	TLE	0	0	0	639	710048400
42	4.08	SHERRY L. WHITE	TLE	0	0	0	529	710048500
43	4.08	THOMAS R. REGAZZI AND CONNIE M. REGAZZI	TLE	0	0	0	574	710048600
44	4.08	MICHAEL P. MCMULLEN	TLE	0	0	0	600	710049000
46	4.08	CASSANDRA A. DE LOS SANTOS	TLE	0	0	0	504	710052200
47	4.08	JOSHUA THULIEN	TLE	0	0	0	451	710048900
48	4.08	PETER J. KEMPS AND SUSAN P. KEMPS	TLE	0	0	0	504	710052500
49	4.08	HRI GROUP LLC	TLE	0	0	0	454	710049400
51	4.08	SUSAN M. DERFUS	TLE	0	0	0	504	710052600
52	4.08	VICKI L. BARNETT	TLE	0	0	0	501	710049300
53	4.08	ANDREA M. FENCL	TLE	0	0	0	504	710052800
54	4.08	CAROL J. QUIMBY	TLE	0	0	0	502	710049800
56	4.09	GIOVANI R. CASTILLO AND EMILEE G. PANKRATZ	TLE	0	0	0	502	710049700
57	4.09	ST. TIMOTHY ENGLISH EVANGELICAL LUTHERAN CHURCH OF MENASHA, WISCONSIN	FEE, TLE	334	0	334	1227	710053000
58	4.09	JUSTIN PAVEK	TLE	0	0	0	1004	710050400
59	4.09	SHARON M. KRUEGER	FEE, TLE	13	0	13	1360	710058100
61	4.09, 4.10	MENASHA JOINT SCHOOL DISTRICT	TLE	0	0	0	8370	710056800
62	4.09	ISRAEL MEDINA	TLE	0	0	0	800	710058400
	4.09		TLE	0	0	0	700	710058800
			TOTALS:	0	0	0	1500	
64	4.09	MARY A. BERTRAM	TLE	0	0	0	503	710058700
66	4.09	BRIAN K. MONDAY	TLE	0	0	0	1002	710059100
67	4.09, 4.10	BRAISON L. BENNETT	TLE	0	0	0	552	710059600
	4.10		TLE	0	0	0	503	710059500
			TOTALS:	0	0	0	1055	
69	4.10	FABER JIMENEZ FLOREZ	TLE	0	0	0	550	710060000
71	4.10	JOAN C. PEKEL	TLE	0	0	0	450	710059900
72	4.10	GARY M. TROFKA AND JANE M. MALIN	TLE	0	0	0	553	710060400
73	4.10	COLIN C. DEEG	TLE	0	0	0	400	710060300
74	4.10	GABRIELSON PROPERTIES, LLC	TLE	0	0	0	533	710060900
76	4.10	JERROLD KENNETH LOTZER JR.	FEE, TLE	6	0	6	636	710060800
77	4.10	KRISTY L. METOXEN	FEE, TLE	37	0	37	1368	710064300
78	4.10	VIRGINIA L. VOLKMAN	FEE, TLE	39	0	39	1028	710061200
79	4.10	AKEY PROPERTY MANAGEMENT LLC	TLE	0	0	0	492	710061600

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SHEET 3 OF 11 SHEETS

REVISED: 3/1/2023

REVISION DATE	DATE X/XX/2023	SCALE, FEET	HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4922-00-59	PLAT SHEET 4.03
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4922-00-60	PS&E SHEET

SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

PARCEL NUMBER	SHEET NUMBER	OWNER(S)	INTEREST REQUIRED	R/W S.F. REQUIRED			T.L.E. S.F. TEMP.	TAX KEY NUMBER
				NEW	EXISTING	TOTAL		
81	4.10	ANTOINETE V. ZBORAY	TLE	0	0	0	900	710064400
82	4.10	JULIO MEDRANO	TLE	0	0	0	601	710061500
83	4.11	JOHN M. RAETHER	TLE	0	0	0	546	710061900
84	4.11	CHARLES W. JOHNSON AND CYNTHIA L. JOHNSON	TLE	0	0	0	1013	710049000
86	4.11	DANIEL B. ZELINSKI	TLE	0	0	0	500	710061800
87	4.11	NORA L. KEES	TLE	0	0	0	505	710065400
88	4.11	SHANNON HESS AND DEANNA HESS	TLE	0	0	0	550	710062300
89	4.11	CHRISTOPHER KIRSLING	TLE	0	0	0	512	710065500
91	4.11	TAMMY L. WIEGAND	TLE	0	0	0	453	710062200
92	4.11	GREGORY C. ZENTNER	TLE	0	0	0	504	710065800
93	4.11	ANNETTE R. LUETHGE	TLE	0	0	0	1000	710062700
94	4.11	PREMIER PROPERTIES OF THE FOX CITIES, LLC	TLE	0	0	0	509	710065900
96	4.11	DEWEY A. BATES AND R. DANIEL JOHNSTON D/B/A L.M.C. PROPERTY MANAGEMENT GROUP	TLE	0	0	0	650	710063000
	4.11		TLE	0	0	0	623	710063400
			TOTALS:		0	0	0	1273
97	4.11	JOEL R. SAMP AND MICHELLE M. SAMP	TLE	0	0	0	507	710066200
98	4.11	JUDITH A. PFRANG	TLE	0	0	0	508	710066300
99	4.11	JAMES HOLETON	TLE	0	0	0	236	710066600
201	4.06, 4.11	MENASHA UTILITIES - ELECTRIC	RELEASE OF RIGHTS					
202	4.08, 4.11	MENASHA UTILITIES - WATER	RELEASE OF RIGHTS					
203	4.06	WE ENERGIES - GAS	RELEASE OF RIGHTS					
204	4.06	AT&T WISCONSIN	RELEASE OF RIGHTS					
205	4.06	TDS METROCOM, LLC	RELEASE OF RIGHTS					

4

4

SHEET 4 OF 11 SHEETS

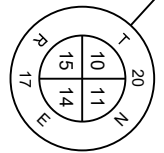
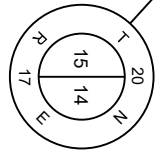
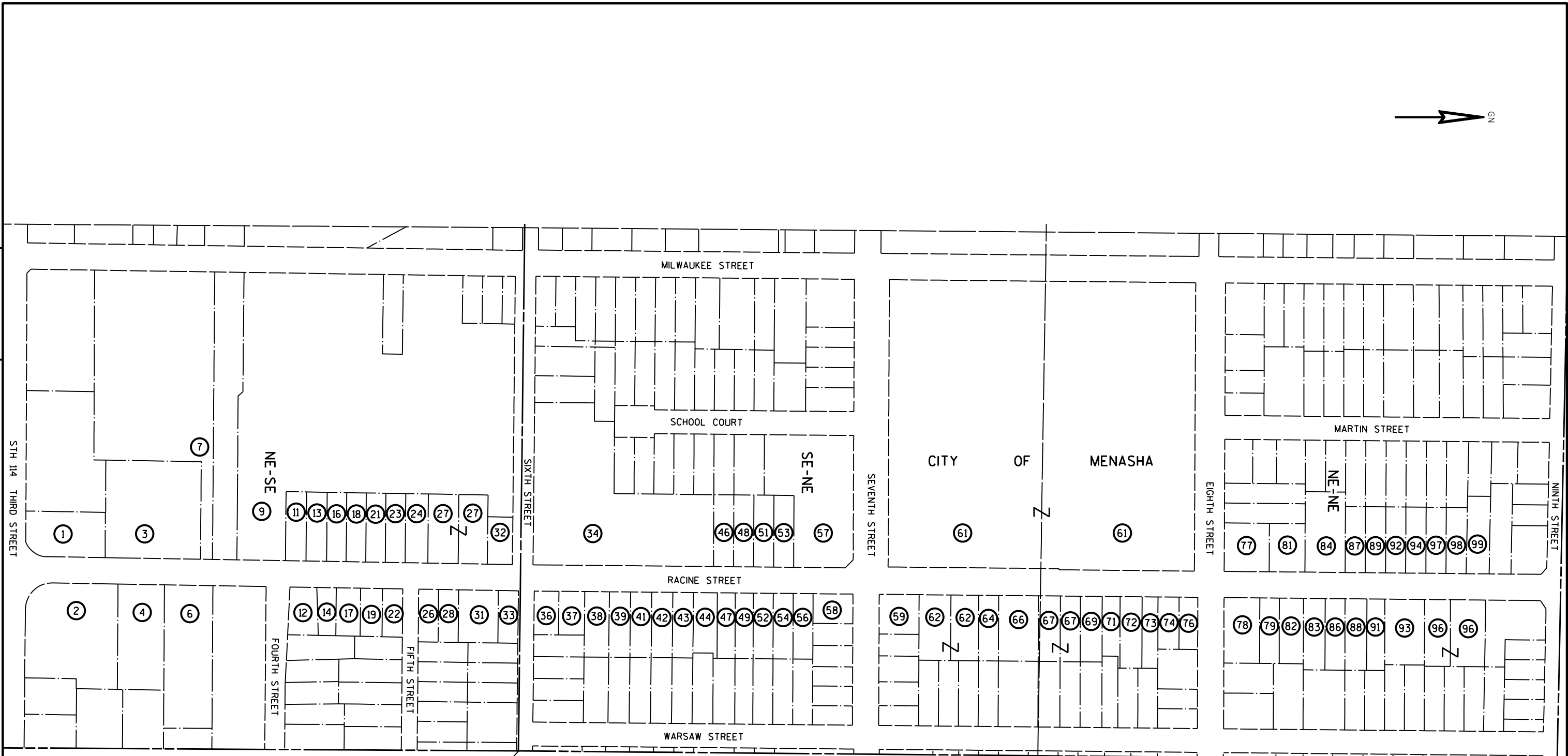
REVISED: 3/1/2023

REVISION DATE	DATE X/XX/2023	SCALE, FEET	HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4922-00-59	PLAT SHEET 4.04
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4922-00-60	PS&E SHEET



4

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SHEET 5 OF 11 SHEETS

REVISED: 3/1/2023

REVISION DATE	DATE
_____	X/XX/2023

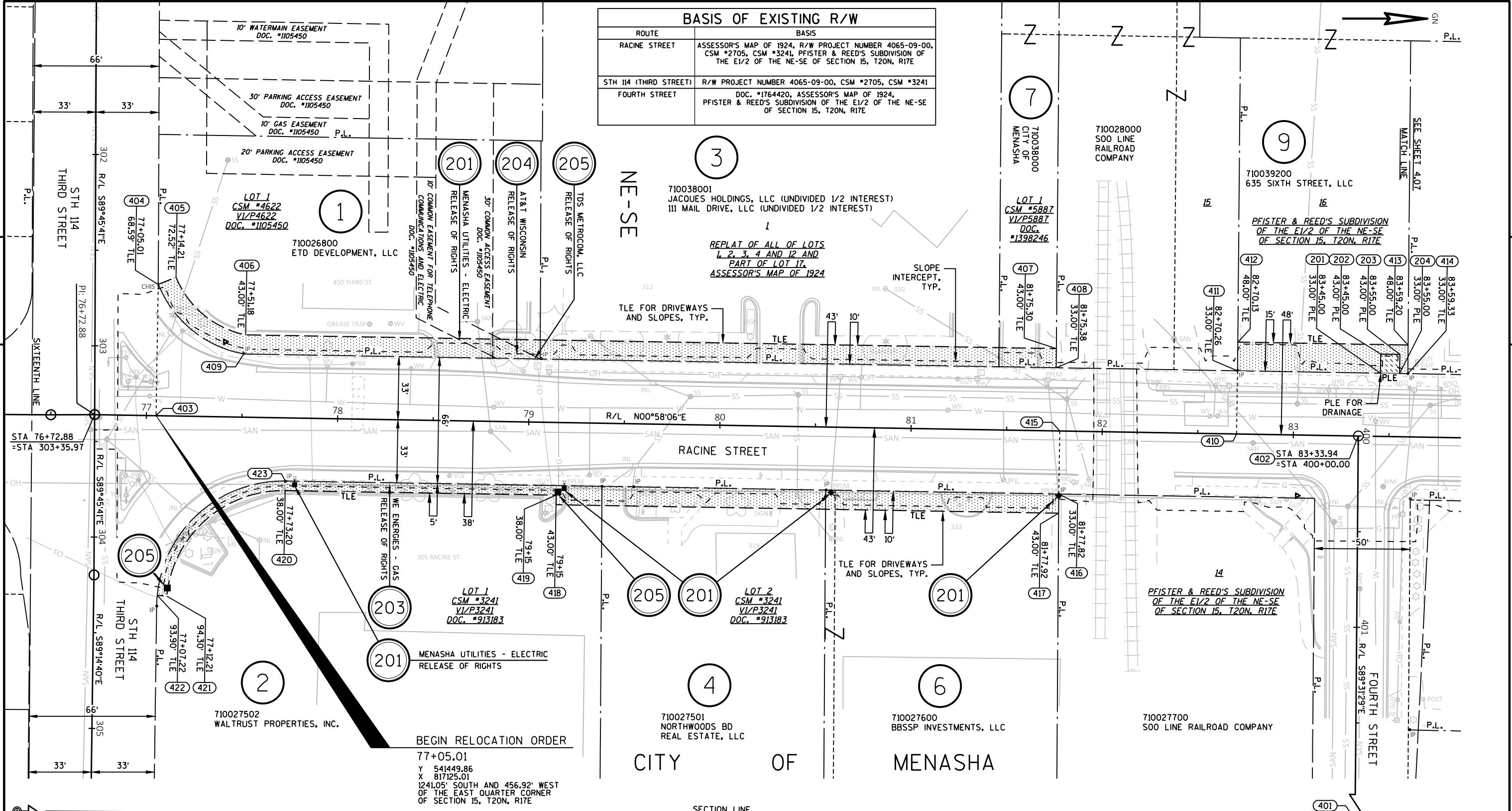
GRID FACTOR



HWY: RACINE STREET
COUNTY: WINNEBAGO

STATE R/W PROJECT NUMBER 4992-00-59
CONSTRUCTION PROJECT NUMBER 4992-00-60

PLAT SHEET 4.05	E
PS&E SHEET _____	



BASIS OF EXISTING R/W	
ROUTE	BASIS
RACINE STREET	ASSESSOR'S MAP OF 1924, R/W PROJECT NUMBER 4065-09-00, CSM #2705, CSM #3241, PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E
STH 114 (THIRD STREET)	R/W PROJECT NUMBER 4065-09-00, CSM #2705, CSM #3241
FOURTH STREET	DOC. #1764420, ASSESSOR'S MAP OF 1924, PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E

NE-SE

710038001
JACQUES HOLDINGS, LLC (UNDIVIDED 1/2 INTEREST)
111 MAIL DRIVE, LLC (UNDIVIDED 1/2 INTEREST)

REPLAT OF ALL OF LOTS 1, 2, 3, 4 AND 12 AND PART OF LOT 11, ASSESSOR'S MAP OF 1924

R/L, N00°58'06"E

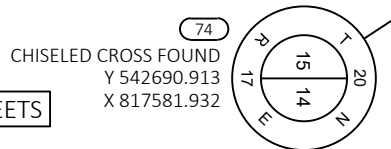
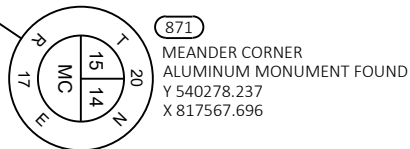
RACINE STREET

BEGIN RELOCATION ORDER

77+05.01
Y 541449.86
X 817125.01
1241.05' SOUTH AND 456.92' WEST
OF THE EAST QUARTER CORNER
OF SECTION 15, T20N, R17E

SECTION LINE

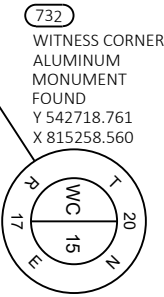
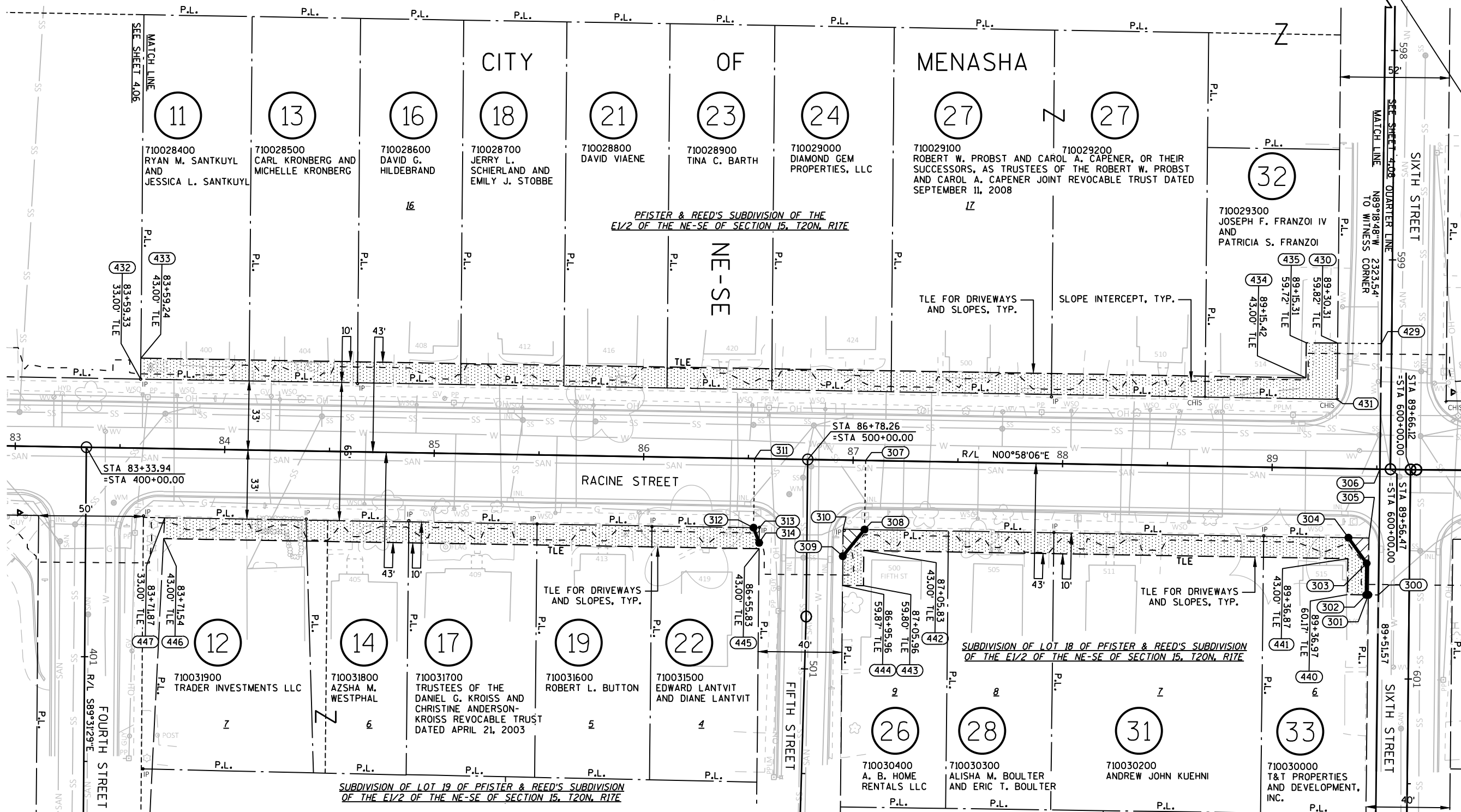
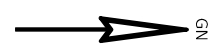
S00°20'17"W 2412.72'
TO MEANDER CORNER



SHEET 6 OF 11 SHEETS

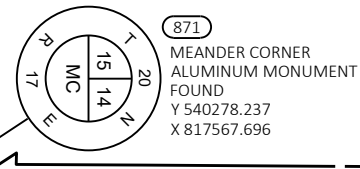
REVISED: 3/1/2023

REVISION DATE	DATE X/XX/2023	SCALE, FEET 0 25 50	HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4992-00-59	PLAT SHEET 4.06
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4992-00-60	PS&E SHEET



732 WITNESS CORNER ALUMINUM MONUMENT FOUND Y 542718.761 X 815258.560

BASIS OF EXISTING R/W	
ROUTE	BASIS
RACINE STREET	ASSESSOR'S MAP OF 1924, PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E
FOURTH STREET	DOC. #1764420, ASSESSOR'S MAP OF 1924, SUBDIVISION OF LOT 19 OF PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E
FIFTH STREET	SUBDIVISIONS OF LOT 18 AND LOT 19 OF PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E
SIXTH STREET	PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E, AND SUBDIVISION OF LOT 18 OF PFISTER & REED'S SUBDIVISION OF THE E1/2 OF THE NE-SE OF SECTION 15, T20N, R17E



871 MEANDER CORNER ALUMINUM MONUMENT FOUND Y 540278.237 X 817567.696

74 CHISELED CROSS FOUND Y 542690.913 X 817581.932

SHEET 7 OF 11 SHEETS

REVISED: 3/1/2023

REVISION DATE	DATE X/XX/2023	SCALE, FEET 0 25 50	HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4992-00-59	PLAT SHEET 4.07
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4992-00-60	PS&E SHEET



CITY OF MENASHA

BASIS OF EXISTING R/W

ROUTE	BASIS
RACINE STREET	REED'S FIRST ADDITION
SIXTH STREET	REED'S FIRST ADDITION

34

710050500
BOYS & GIRLS CLUB FOX VALLEY, INC.

202

MENASHA UTILITIES - WATER
RELEASE OF RIGHTS

LOT 1
CSM #6874
VI/P6874
DOC. #1673692

TILE FOR DRIVEWAYS
AND SLOPES, TYP.

SLOPE INTERCEPT, TYP.

46

710052200
CASSANDRA A.
DE LOS SANTOS

48

710052500
PETER J. KEMPS
SUSAN P. KEMPS

51

710052600
SUSAN M. DERFUS

53

710052800
ANDREA M. FENCL

SE-NE

BLOCK 2

REED'S FIRST ADDITION

RACINE STREET

R/L, N00°32'30"E

36

710048000
KENNETH R. THOMPSON

37

710048100
AGNES M. STILP

38

710048200
ALICIA L. CAMERON
CASEY J. CAMERON

39

710048300
HEATHER E. CLOHESY

41

710048400
NEXT LEVEL
PROPERTIES, LLC

42

710048500
SHERRY L. WHITE

43

710048600
THOMAS R. REGAZZI
CONNIE M. REGAZZI

44

710049000
MICHAEL P. MC MULLEN

47

710048900
JOSHUA THULIEN

49

710049400
HRI GROUP LLC

52

710049300
VICKI
BARNETT-BRUNKEY

54

710049800
DANIEL L. QUIMBY

SUBDIVISION OF
BLOCK 1
REED'S FIRST ADDITION

BLOCK 1
REED'S FIRST ADDITION

SHEET 8 OF 11 SHEETS

SECTION LINE
N00°32'01"E 2614.79'

REVISED: 3/1/2023

REVISION DATE	DATE	SCALE, FEET
	X/XX/2023	0 25 50
	GRID FACTOR	

HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4992-00-59
COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4992-00-60

PLAT SHEET 4.08	PS&E SHEET
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E

BASIS OF EXISTING R/W	
ROUTE	BASIS
RACINE STREET	REED'S FIRST ADDITION
SEVENTH STREET	REED'S FIRST ADDITION

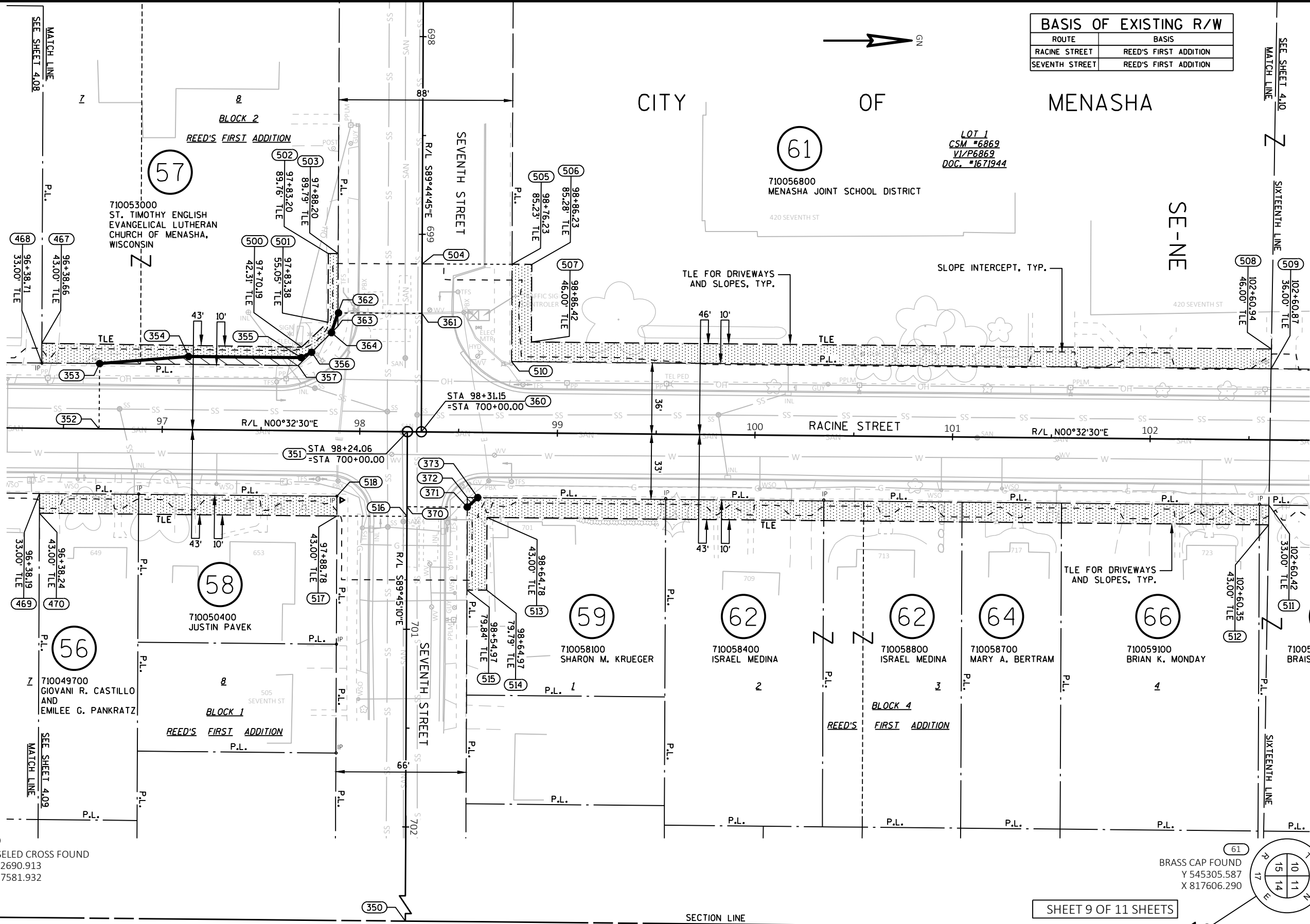
CITY OF MENASHA

61

710056800
MENASHA JOINT SCHOOL DISTRICT
420 SEVENTH ST

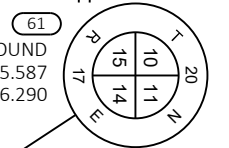
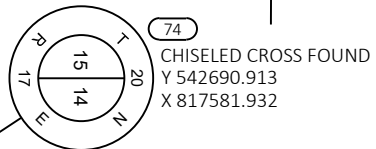
LOT 1
CSM #6869
VI/P6869
DOC. #1671944

SE-NE



4

4



SHEET 9 OF 11 SHEETS

REVISED: 3/1/2023

REVISION DATE	DATE X/XX/2023	SCALE, FEET 0 25 50	HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4992-00-59	PLAT SHEET 4.09
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4992-00-60	PS&E SHEET

CITY OF MENASHA

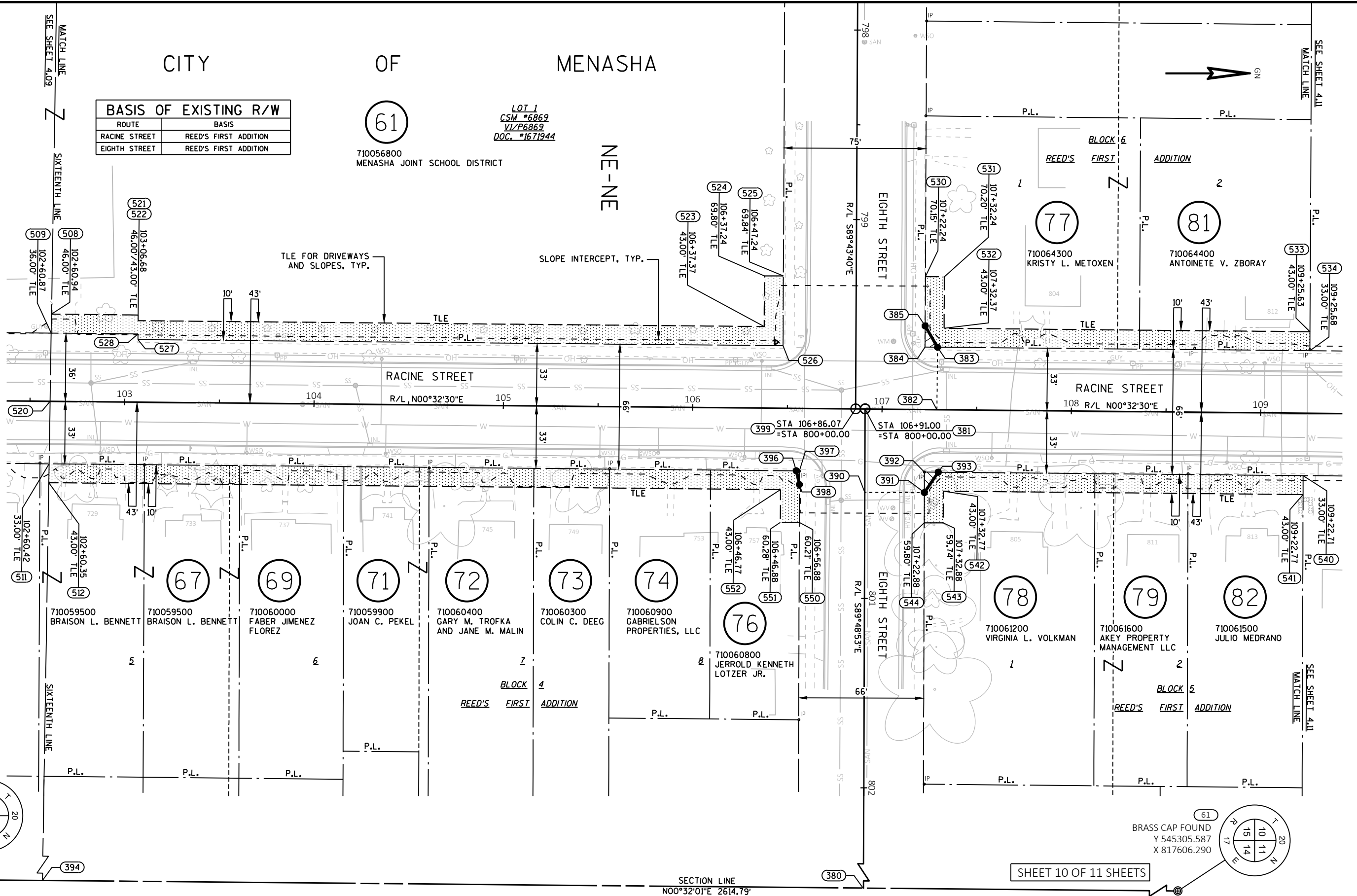
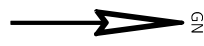
BASIS OF EXISTING R/W	
ROUTE	BASIS
RACINE STREET	REED'S FIRST ADDITION
EIGHTH STREET	REED'S FIRST ADDITION

61

LOT 1
CSM #6869
VI/P6869
DOC. #1671944

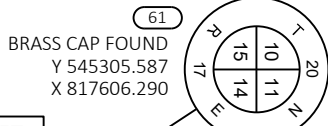
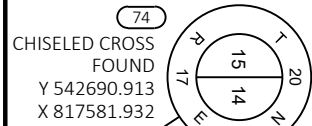
710056800
MENASHA JOINT SCHOOL DISTRICT

NE-NE



4

4



SHEET 10 OF 11 SHEETS

REVISED: 3/1/2023

REVISION DATE	DATE	SCALE, FEET
	X/XX/2023	0 25 50

DATE	X/XX/2023
GRID FACTOR	

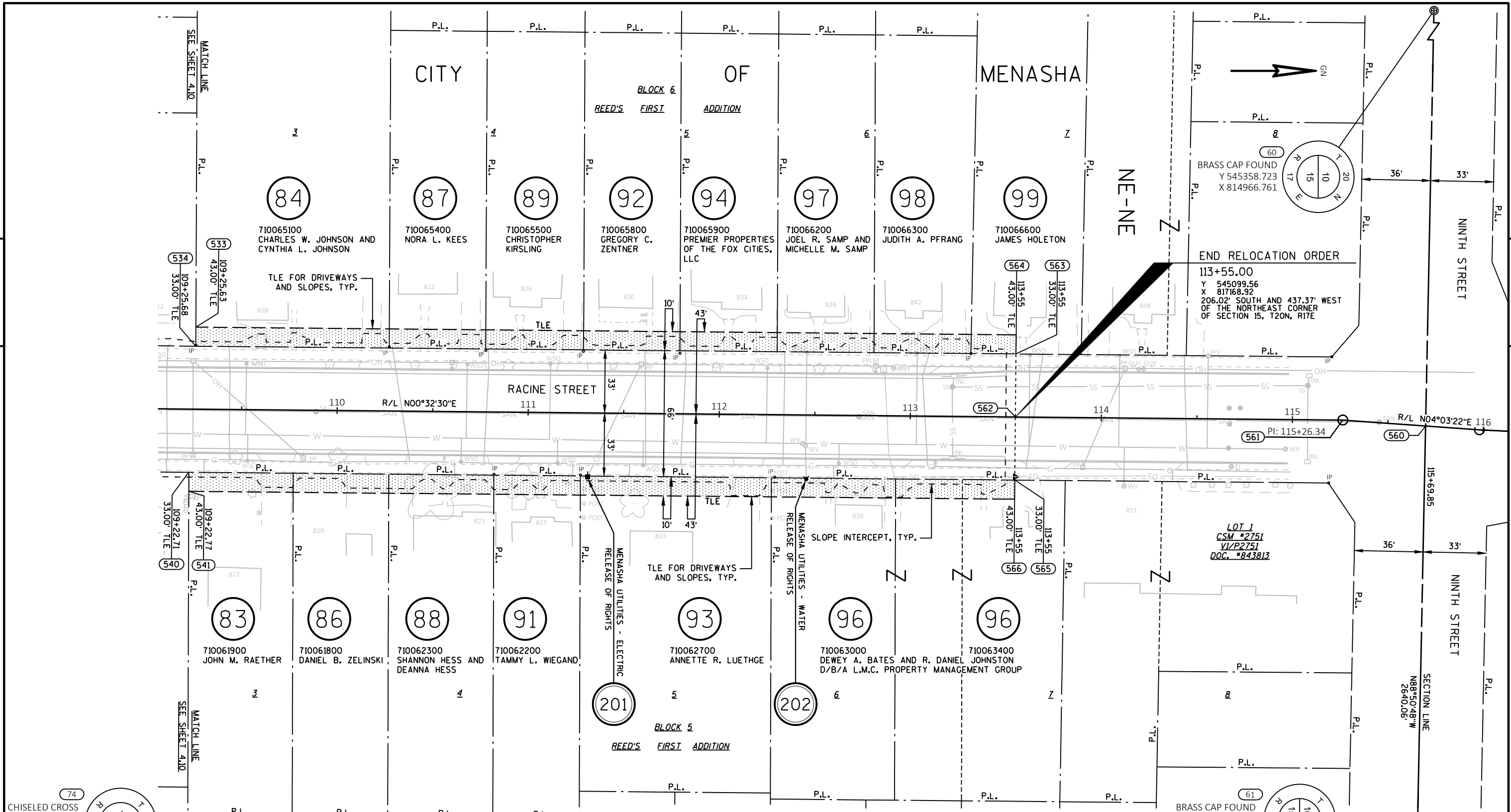


HWY:	RACINE STREET
COUNTY:	WINNEBAGO

STATE R/W PROJECT NUMBER	4992-00-59
CONSTRUCTION PROJECT NUMBER	4992-00-60

PLAT SHEET	4.10
PS&E SHEET	

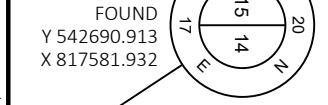
E



BASIS OF EXISTING R/W

ROUTE	BASIS
RACINE STREET	REED'S FIRST ADDITION
NINTH STREET	REED'S FIRST ADDITION, TPP NO: 1517-07-21 - 4.12

SHEET 11 OF 11 SHEETS



REVISION DATE	DATE X/XX/2023	SCALE, FEET	HWY: RACINE STREET	STATE R/W PROJECT NUMBER 4992-00-59	PLAT SHEET 4.11
	GRID FACTOR	0 25 50	COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4992-00-60	PS&E SHEET