



SPECIAL NEENAH PLAN COMMISSION

July 31, 2023

4:30 P.M.

Hauser Room, City Administration Building

1. Approval of Minutes: **July 25, 2023**
2. Public Appearances (Ten minutes divided among those wishing to speak on topics pertinent to the Plan Commission)
3. Public Hearings: None
4. Action Items:
 - a. Right-of-Way Plat – S. Commercial Street Reconstruction Project
5. Announcements and future agenda items:
 - a. Next Meeting: August 8, 2023

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Neenah will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance, or reasonable accommodation in participating in this meeting or event due to a disability as defined under the ADA, please call the Community Development Department Administrative Assistant at 920-886-6125 or the City's ADA Coordinator at (920) 886-6106 or e-mail attorney@ci.Neenah.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.



Department of Public Works
211 Walnut St. • P.O. Box 426 • Neenah WI 54957-0426
Phone 920-886-6241 • e-mail: gkaiser@ci.neenah.wi.us
GERRY KAISER, P.E.
DIRECTOR OF PUBLIC WORKS

M E M O R A N D U M

DATE: July 26, 2023
TO: Mayor Lang, Members of the Common Council, and Members of the Plan Commission
FROM: Gerry Kaiser, Director of Public Works
James Merten, Traffic Engineer
RE: Relocation Order for S. Commercial Street Construction

S. Commercial Street between Stanley Street and Tyler Street is scheduled for construction in 2025. Before the State can let that work, the City needs to acquire certain lands and interests in order to allow construction to occur. Per Wisconsin Statutes, the first step in the acquisition process is approval of a Relocation Order by the City. This declares the intent and purpose of the acquisitions, provides a schedule of the required interests, and drawings of the project that show those interests.

The Neenah Plan Commission and the Public Services and Safety Committee will be presented with a resolution along with the related Relocation Order and Right of Way Plat attachments. The right-of-way plat will contain drawings of the land areas needed and a schedule of the lands and interests required for the project. Fee, Highway Easements and Temporary Limited Easements (TLEs) are required. The fee interests are mainly needed to provide adequate room for the curb ramp replacements included in the project. The highway easements are needed in areas where there is a permanent need for the land but contaminated soils are present. The TLEs are needed to allow the contractor some access to private property to match lawn slopes and driveways. TLEs expire upon completion of the work.

An appropriate motion would be to recommend that the Common Council approve Resolution 2023-18, the Relocation Order for the S. Commercial Street reconstruction between Stanley Street and Tyler Street.

RELOCATION ORDER

LPA1708 07/2022 (Replaces LPA3006)

Project 4993-01-01 COMMERCIAL STREET	Road name Commercial Street City of Neenah Winnebago County, Wisconsin	Highway Commercial Street	County Winnebago
Right of way plat date 7/27/2023	Plat sheet number(s) 4.13, 4.14, 4.15, 4.16, 4.17, 4.18, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24	Previously approved Relocation Order date	

Description of termini of project: Beginning at a point that is 1273.76 feet North of and 0.60 feet East of the Southwest Corner of Section 34, T20N, R17E, City of Neenah, Winnebago County, Wisconsin; thence Northerly to the End of the Relocation Order. Said End being 1279.49 feet South of and 6.69 feet East of the Northeast Quarter Corner of Section 28, T20N, R17E, City of Neenah, Winnebago County, Wisconsin as shown on the plat of right-of-way, or a copy thereof marked.

Total net length of centerline is approximately 8,021.03' feet (1.52 miles)

Outagamie County Coordinate System, NAD 83 (2012):

Beginning Coordinates:

Y: 525122.505

X: 812232.127

End Coordinates:

Y: 533143.121

X: 812186.394

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 62.22 and 62.23(10), Wisconsin Statutes, City of Neenah orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by: City of Neenah
3. This order supersedes and amends any previous order issued by the: City of Neenah

Name and Title

Date

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE 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 CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
1	4.13	SOUTHGATE APARTMENTS LLC A/K/A SOUTHGATE APARTMENTS, LLC	TLE	0	0	0	1483
2	4.13, 4.14	NEENAH PLAZA CONDOMINIUMS (NEENAH PLAZA CONDOMINIUM OWNERS ASSOCIATION)	TLE	0	0	0	2552
3	4.13	GRISHABER MAIN STREET PARTNERSHIP	TLE	0	0	0	1027
4	4.13, 4.14	CAPITAL CREDIT UNION	TLE	0	0	0	1559
6	4.14	PIONEER DEVELOPMENT, INC.	TLE	0	0	0	1107
7	4.14	THE YOUNK FAMILY, LLC	TLE	0	0	0	2230
8	4.14	CHARLOTTE'S CAR WASH LLC	FEE, TLE	64	0	64	1042
9	4.14, 4.15	D-JON PROPERTIES, LLC	TLE	0	0	0	1022
10	4.14	PIONEER DEVELOPMENT, INC.	FEE, TLE	130	0	130	1088
11	4.14	O'BRIEN INVESTMENT PROPERTIES LLC	TLE	0	0	0	1347
12	4.14	FLOREK HENDERSON DENTAL LLC A/K/A FLOREK HENDERSON DENTAL, LLC & R&L PROPERTIES, LLC	FEE, TLE	112	0	112	1321
13	4.13, 4.14	EXCEL PROPERTIES, LLC	TLE	0	0	0	2367
14	4.13	VICKI A. WEINAWG (PURCHASER) & MICHAEL L. JOHNSON (VENDOR)	TLE	0	0	0	627
16	4.13	DANIEL C. STRONG	TLE	0	0	0	1528
17	4.13	WESNER HOLDINGS, INC.	TLE	0	0	0	1099
18	4.15	DAVID L. GERARDEN & SARAH L. GERARDEN	TLE	0	0	0	1395
19	4.15	LIND REAL ESTATE, LLC (PURCHASER) & MYKEL, LLC (VENDOR)	TLE	0	0	0	1137
20	4.13	1504 SOUTH, LLC	TLE	0	0	0	469
21	4.15	CITY OF NEENAH	TLE	0	0	0	1010
22	4.15, 4.16	KRIST OIL CO., INC A/K/A KRIST OIL CO., INC. A MICHIGAN CORPORATION	TLE	0	0	0	1505
23	4.16	PSAM, LLC.	TLE	0	0	0	525
24	4.16	SCRIBNER PROPERTIES, LLC	TLE	0	0	0	912
25	4.16	CITY OF NEENAH	TLE	0	0	0	1495
26	4.16	AUTOZONE, INC.	TLE	0	0	0	1270
27	4.16	JOHN A. NENNIG	FEE, TLE	0	2256	2256	430
28	4.16	E&B PROPERTIES, LLC	FEE, TLE	0	2275	2275	431
29	4.16	KRISTINA M. & DAVID A. SCHMIDT (PURCHASERS), & JUDITH A. ZARETZKE TRUST (VENDOR)	FEE, TLE	0	2036	2036	375
31	4.16	BERO REAL ESTATE LLC	FEE, TLE	0	4338	4338	1281
32	4.16	JPACK REAL ESTATE LLC	FEE, TLE	7	0	7	975
34	4.16	L.A. RENTALS AND REAL ESTATE, LLC.	TLE	0	0	0	423

REVISION DATE	DATE <u>7-27-2023</u>	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.02
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE 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 CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
36	4.15, 4.16	KRISTIN ZAGRODNIK & SHAWN ZAGRODNIK	FEE, TLE	0	2740	2740	659
37	4.15	CEDAR BAR & GRILL, LLP	FEE, TLE	0	5530	5530	732
38	4.15	KACE, LLC.	FEE, TLE	0	4909	4909	765
39	4.15	COMMERCIAL BREAK, LLC	TLE	0	0	0	503
41	4.15	LESLIE LOHFF	TLE	0	0	0	1226
42	4.17	ROB'S REPAIR, LLC	TLE	0	0	0	406
43	4.17	ELLIOT KRUEGER	TLE	0	0	0	570
44	4.17	WAITE PROPERTY MANAGEMENT LLC	TLE	0	0	0	836
46	4.17	MY PLACE T N S, LLC (PURCHASER) & KUBINSKI INVESTMENTS, LLC (VENDOR)	TLE	0	0	0	603
47	4.17	A S GILL, INC.	FEE, TLE	14	0	14	1695
48	4.18	D & M PROPERITES I, LLC	FEE, TLE	9	0	9	1836
49	4.18	CRANKY PAT'S PROPERTIES, LLC	FEE, TLE	74	8284	8358	2138
51	4.18	VDH AUTOMOTIVE, LLC	FEE, TLE	78	0	78	1230
52	4.18	1016 S COMMERCIAL, LLC	TLE	0	0	0	1675
53	4.17, 4.18	PRSHEO, LLC	FEE, TLE	78	0	78	1274
54	4.17	PETER G. MORTON REVOCABLE LIVING TRUST	FEE, TLE	0	5944	5944	1345
56	4.17	K AND E LIMITED PARTNERSHIP	FEE, TLE	0	3255	3255	2010
57	4.16, 4.17	DAVID TATE	FEE, TLE	0	2156	2156	437
76	4.19	KALEKA ENTERPRISES, LLC	FEE, TLE	91	0	91	1230
77	4.19	MEND ENTERPRISES LLC	FEE, TLE	9	0	9	477
78	4.19	BRITNEY DUNN	FEE, TLE	6	0	6	532
79	4.19	JOHN JOSEPH THIEL	TLE	0	0	0	388
81	4.19	TYLER A. HOFFIUS & KARA A. HOFFIUS	TLE	0	0	0	364
82	4.19	MARLENE ROHE A/K/A MARLENE M. ROHE	TLE	0	0	0	501
83	4.19, 4.20	CLARITY CARE, INC.	TLE	0	0	0	778
84	4.20	KWIK INVESTMENTS INC.	TLE	0	0	0	398
85	4.20	OUR SAVIOR'S LUTHERAN CHURCH OF NEENAH	TLE	0	0	0	1694
86	4.20	STEPHEN H. GUNDERSON	TLE	0	0	0	542
87	4.20	OUR SAVIOR'S LUTHERAN CHURCH OF NEENAH	TLE	0	0	0	721

4

4

REVISION DATE	DATE <u>7-27-2023</u>	SCALE, FEET	HWY: <u>COMMERCIAL STREET</u>	R/W PROJECT NUMBER <u>4993-01-01</u>	PLAT SHEET <u>4.03</u>
	GRID FACTOR		COUNTY: <u>WINNEBAGO</u>	CONSTRUCTION PROJECT NUMBER <u>4993-01-01</u>	PS&E SHEET

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE 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 CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF REQUIRED
				NEW	EXISTING	TOTAL	
89	4.20	KENNETH R. BERNHARDT & DEBRA L. BERNHARDT	FEE, TLE	54	0	54	425
91	4.20	ORPHAN ANIMAL RESCUE AND SANCTUARY, INC.	TLE	0	0	0	630
92	4.20	LAWRENCE MICHAEL DANIELS	TLE	0	0	0	297
93	4.20	PATRICK G. MCGILLIGAN & SANDRA J. MCGILLIGAN	TLE	0	0	0	309
94	4.20	TITAN OF NEENAH LLC	TLE	0	0	0	396
96	4.20	JOSEPH J. HEIL JR. & KATHERINE M. HEIL	TLE	0	0	0	396
97	4.20	TERESA SORIANO	TLE	0	0	0	396
98	4.20	MARJORIE L. RIETVELD	TLE	0	0	0	391
99	4.19, 4.20	PHILLIP J. ABENDSCHEIN & JOAN S. ABENDSCHEIN	TLE	0	0	0	1120
101	4.19	PAMELA S. DEGROOT & SHANE K. DEGROOT	TLE	0	0	0	900
102	4.19	GREG KETTNER & KELSEY KETTNER	TLE	0	0	0	338
103	4.19	ROSEGOLD, LLC	TLE	0	0	0	104
104	4.19	RANDY GRAHAM & SHELLY L. GRAHAM (PURCHASER), & 884 NEENAH LLC (VENDOR)	TLE	0	0	0	1642
105	4.19	CITY OF NEENAH	TLE	0	0	0	350
106	4.19	EARLE PROPERTIES, LLC	FEE, TLE	23	0	23	984
107	4.20, 4.21	MICHAEL A. HENNE	TLE	0	0	0	370
108	4.21	WILLIAM M. BUKSYK	TLE	0	0	0	333
109	4.21	GARY C. BURR	TLE	0	0	0	384
110	4.21	CITY OF NEENAH	FEE, TLE	6	0	6	128
111	4.21	ADAM CHOUINARD	TLE	0	0	0	315
112	4.21	TERRY P. SCHRAMM & CHERYL D. SCHRAMM	TLE	0	0	0	376
113	4.21	KEEN CAPITAL MANAGEMENT, LLC	FEE, TLE	2	0	2	565
114	4.21	BRADLEY J. FAHRENKRUG & KIMBERLY M. FAHRENKRUG	TLE	0	0	0	250
116	4.21	MAXIMUM ENTERPRISES, LLC	TLE	0	0	0	265
117	4.21	DANIEL B. ZELINSKI & ALEX D. ZELINSKI	TLE	0	0	0	253
118	4.21, 4.22	BENJAMIN BRAVICK	TLE	0	0	0	364
119	4.22	MARK B. MARMES	TLE	0	0	0	358
121	4.22	BRANDON HAY	TLE	0	0	0	290
122	4.22	STUYVENBERG PROPERTIES, LLC	TLE	0	0	0	291

4

4

REVISION DATE _____	DATE <u>7-27-2023</u>	SCALE, FEET 0 25 50	HWY: <u>COMMERCIAL STREET</u>	R/W PROJECT NUMBER <u>4993-01-01</u>	PLAT SHEET <u>4.04</u>
_____	GRID FACTOR _____		COUNTY: <u>WINNEBAGO</u>	CONSTRUCTION PROJECT NUMBER <u>4993-01-01</u>	PS&E SHEET _____

SCHEDULE OF LANDS AND INTERESTS REQUIRED

AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE 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 CITY.

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF
				NEW	EXISTING	TOTAL	REQUIRED
123	4.22	BRANDON P. BOETTCHER & DANA G. BOETTCHER	TLE	0	0	0	292
124	4.22	DAREN GABRIELSON	TLE	0	0	0	293
126	4.22	JENNIFER L. STEWART	TLE	0	0	0	294
127	4.22	SCOTT G. WOULF	TLE	0	0	0	403
128	4.22	KARA L. OLMSTEAD	TLE	0	0	0	454
129	4.22, 4.23, 4.24	THE GALLOWAY COMPANY	FEE, TLE	81	0	81	7910
131	4.22	WINCH ENTERPRISES LLC	FEE, TLE	5	0	5	590
132	4.22	TAMMY STEWART	TLE	0	0	0	270
133	4.22	THOMAS M. RUNNOE & KALENA DANIEL MONTGOMERY	TLE	0	0	0	396
134	4.22	LAURIE A. LORNSON & DONALD R. LORNSON	TLE	0	0	0	407
135	4.22	WINCH ENTERPRISES LLC	TLE	0	0	0	519
136	4.22	SAM NESLLER & JENNIFER NESSLER	TLE	0	0	0	444
138	4.22	DONNA MAE DE WEERT	TLE	0	0	0	614
139	4.22	CODY M. GASSERT-DEBOER & LARISSA A. KEELEY	TLE	0	0	0	621
141	4.22	GARY W. SHAW, SR. & GRETCHEN SHAW	TLE	0	0	0	432
142	4.21, 4.22	TIMOTHY R. HALL & CHARLOTTE M. HALL	TLE	0	0	0	300
143	4.21	DONALD EBELT & VICKY EBELT	TLE	0	0	0	287
144	4.21	TONY L. PROUSE	TLE	0	0	0	339
146	4.21	JAMES T. ROGERS & GLORIA J. ROGERS	TLE	0	0	0	318
147	4.21	LYNDELL M. MILLER	TLE	0	0	0	306
148	4.21	RONALD W. FLEGAL	TLE	0	0	0	810
151	4.21	JOSHUA MEULEMANS	TLE	0	0	0	344
152	4.21	ARLENE GEBHART & ANGELA GEBHART	TLE	0	0	0	338
153	4.21	NORMAN A. BOUCK	TLE	0	0	0	300
154	4.21	JASON T. VAN LINN & INDIA D. TROYER	TLE	0	0	0	262
156	4.20, 4.21	SHANNON A. GLASGOW & KAROLINE GLASGOW	TLE	0	0	0	532
157	4.24	GB MINIMART LLC	TLE	0	0	0	1375

4

4

REVISION DATE _____	DATE <u>7-27-2023</u>	SCALE, FEET 0 25 50	HWY: <u>COMMERCIAL STREET</u>	R/W PROJECT NUMBER <u>4993-01-01</u>	PLAT SHEET <u>4.05</u>
_____	GRID FACTOR _____		COUNTY: <u>WINNEBAGO</u>	CONSTRUCTION PROJECT NUMBER <u>4993-01-01</u>	PS&E SHEET _____

SCHEDULE OF LANDS AND INTERESTS REQUIRED

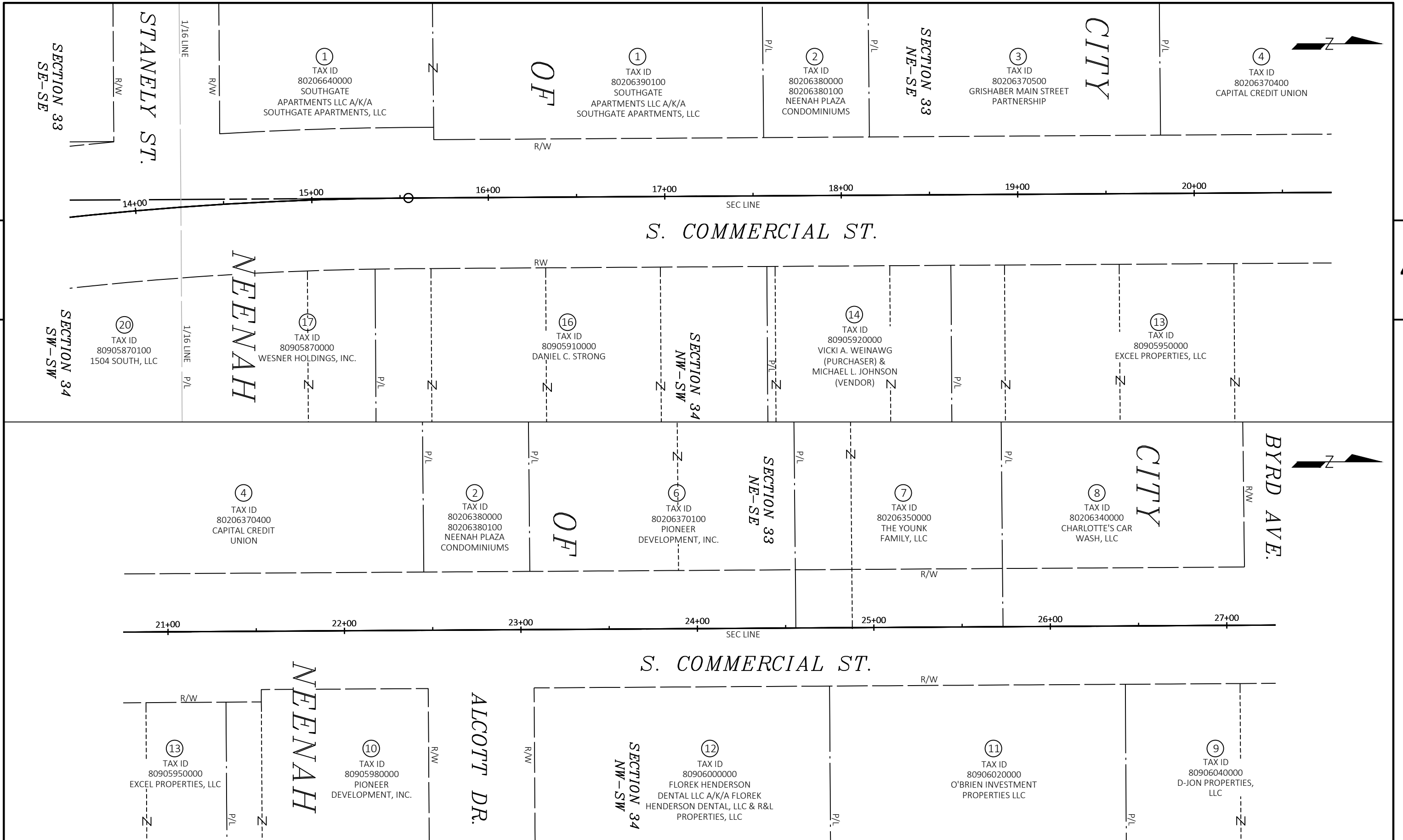
AREAS SHOWN IN THE TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLE OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED. OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER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

PARCEL NUMBER	SHEET NUMBER(S)	OWNER(S)	INTEREST REQUIRED	R/W AREA REQUIRED - SF			TLE SF REQUIRED
				NEW	EXISTING	TOTAL	
158	4.24	BRIGHT STAR PROPERTIES LLC	TLE	0	0	0	643
159	4.24	WINNEBAGO COMMUNITY CREDIT UNION	TLE	0	0	0	1052
161	4.24	BRIAN BERT & LOURDES BERT	TLE	0	0	0	608
162	4.23, 4.24	COMMERCIAL STREET PROPERTY, LLC	FEE, TLE	6	0	6	1607
163	4.23	KELLY M. POLSIN	TLE	0	0	0	358
164	4.23	MEHO, LLC	TLE	0	0	0	230
165	4.23	MEHO, LLC	TLE	0	0	0	305
166	4.23	EPL INVESTMENTS, LLC	TLE	0	0	0	240
167	4.23	LAURYN SCHMUDLACH	TLE	0	0	0	318
168	4.23	ANDREW BOEHM	TLE	0	0	0	359
169	4.23	WILLIAM P. MOORE & BARBARA R. MOORE	TLE	0	0	0	316
171	4.23	KEVIN C. MESKO & RHONDA J. MESKO	TLE	0	0	0	702
172	4.23	TONI MUELLER	TLE	0	0	0	619
173	4.22, 4.23	MARIA H. VEESER	TLE	0	0	0	597
501	4.13, 4.14	CITY OF NEENAH	RELEASE OF RIGHTS				
502	4.13, 4.14, 4.15, 4.16, 4.18, 4.19, 4.21, 4.22, 4.23	WE ENERGIES	RELEASE OF RIGHTS				
503	4.13, 4.14, 4.15, 4.16, 4.17, 4.19, 4.20, 4.21, 4.22, 4.23, 4.24	AT&T	RELEASE OF RIGHTS				
505	4.22, 4.23	SPRINT	RELEASE OF RIGHTS				

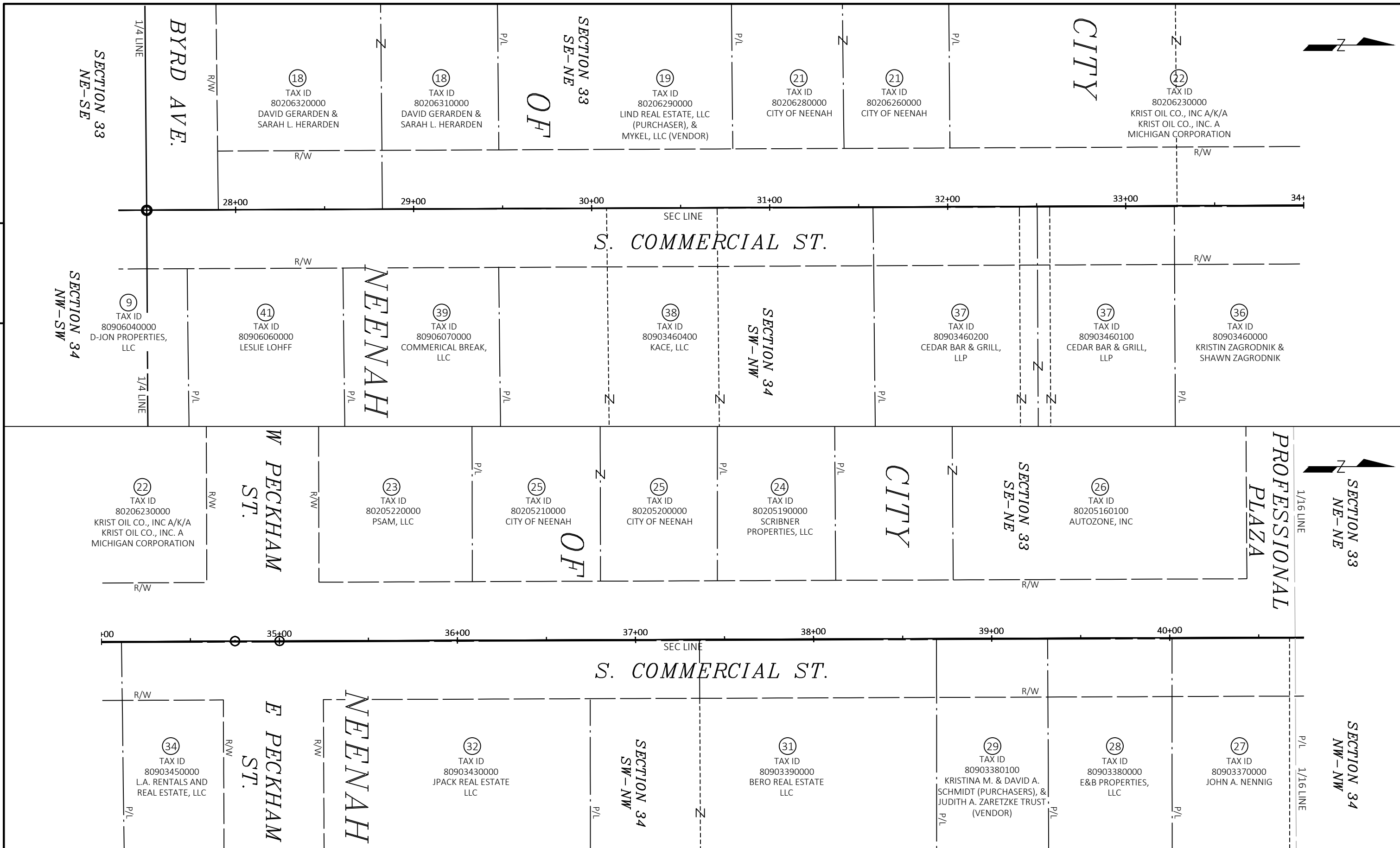
REVISION DATE	DATE <u>7-27-2023</u>	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.06
GRID FACTOR			COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

4

4



REVISION DATE	DATE 7-27-2023	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.07
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

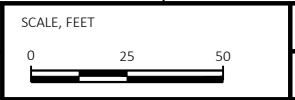


4

4

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

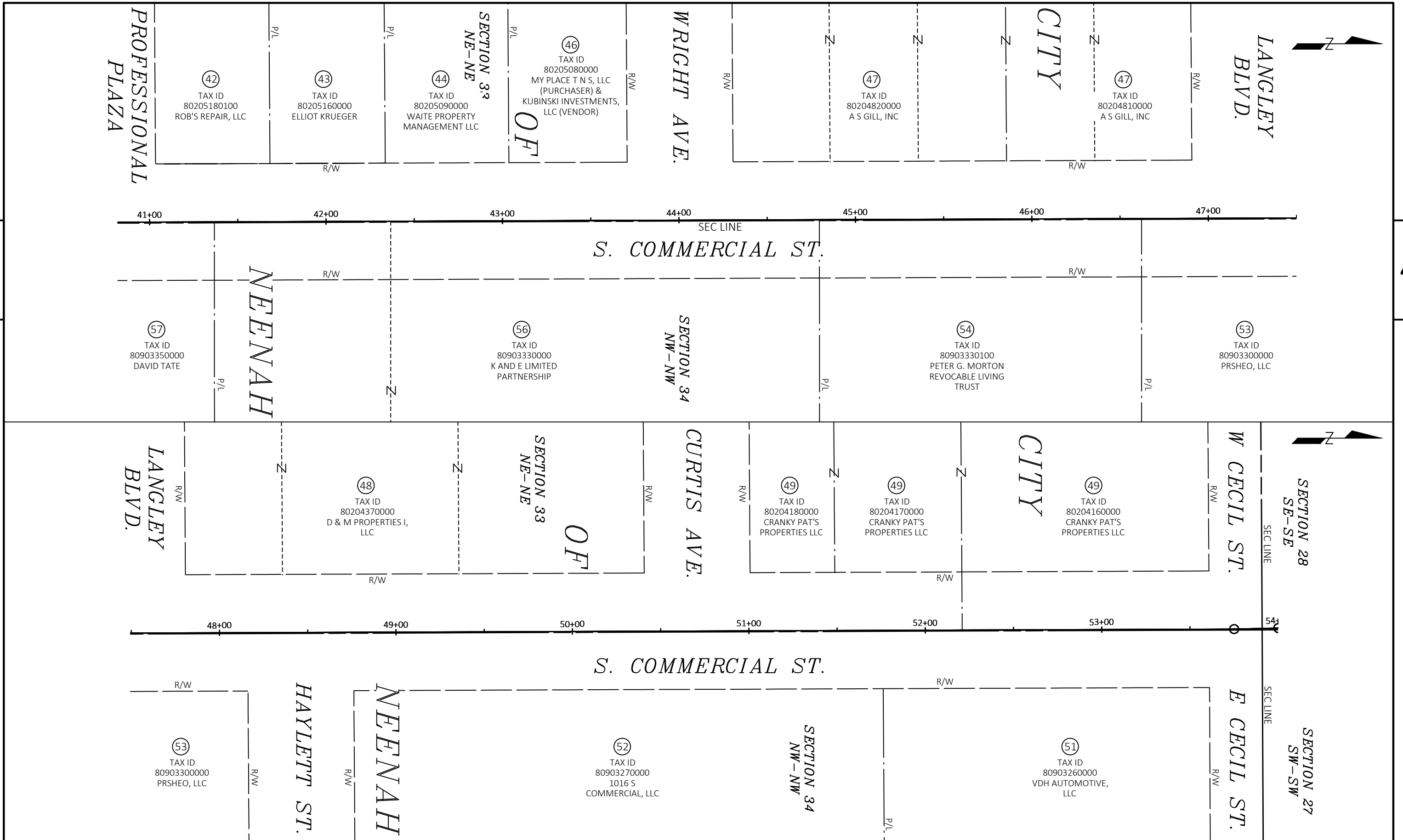
DATE	7-27-2023
GRID FACTOR	_____



HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

R/W PROJECT NUMBER	4993-01-01
CONSTRUCTION PROJECT NUMBER	4993-01-01

PLAT SHEET	4.08
PS&E SHEET	_____



4

4

REVISION DATE	_____	_____	_____	_____
DATE	7-27-2023			
GRID FACTOR	_____			

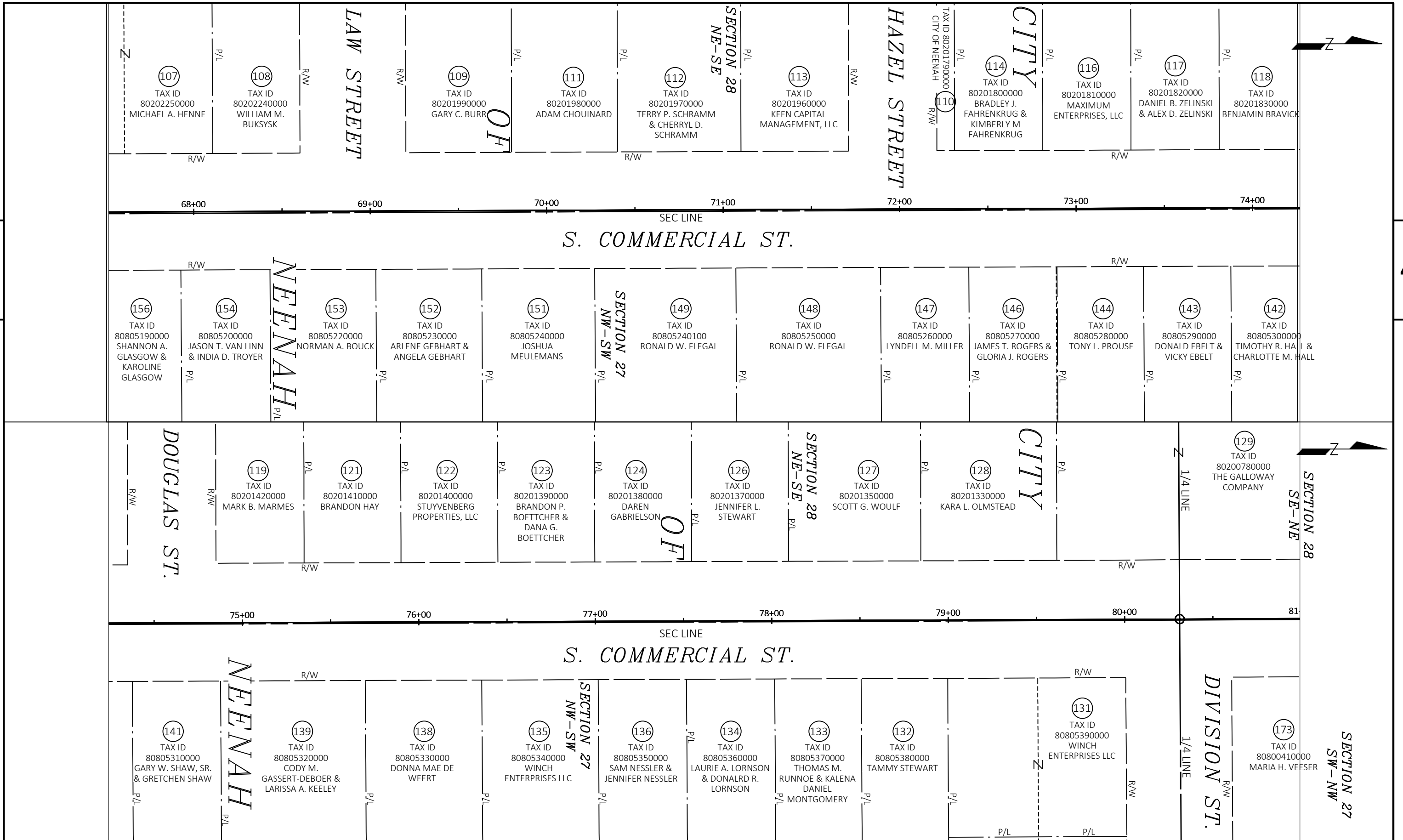
DATE	7-27-2023
GRID FACTOR	_____



HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

R/W PROJECT NUMBER	4993-01-01
CONSTRUCTION PROJECT NUMBER	4993-01-01

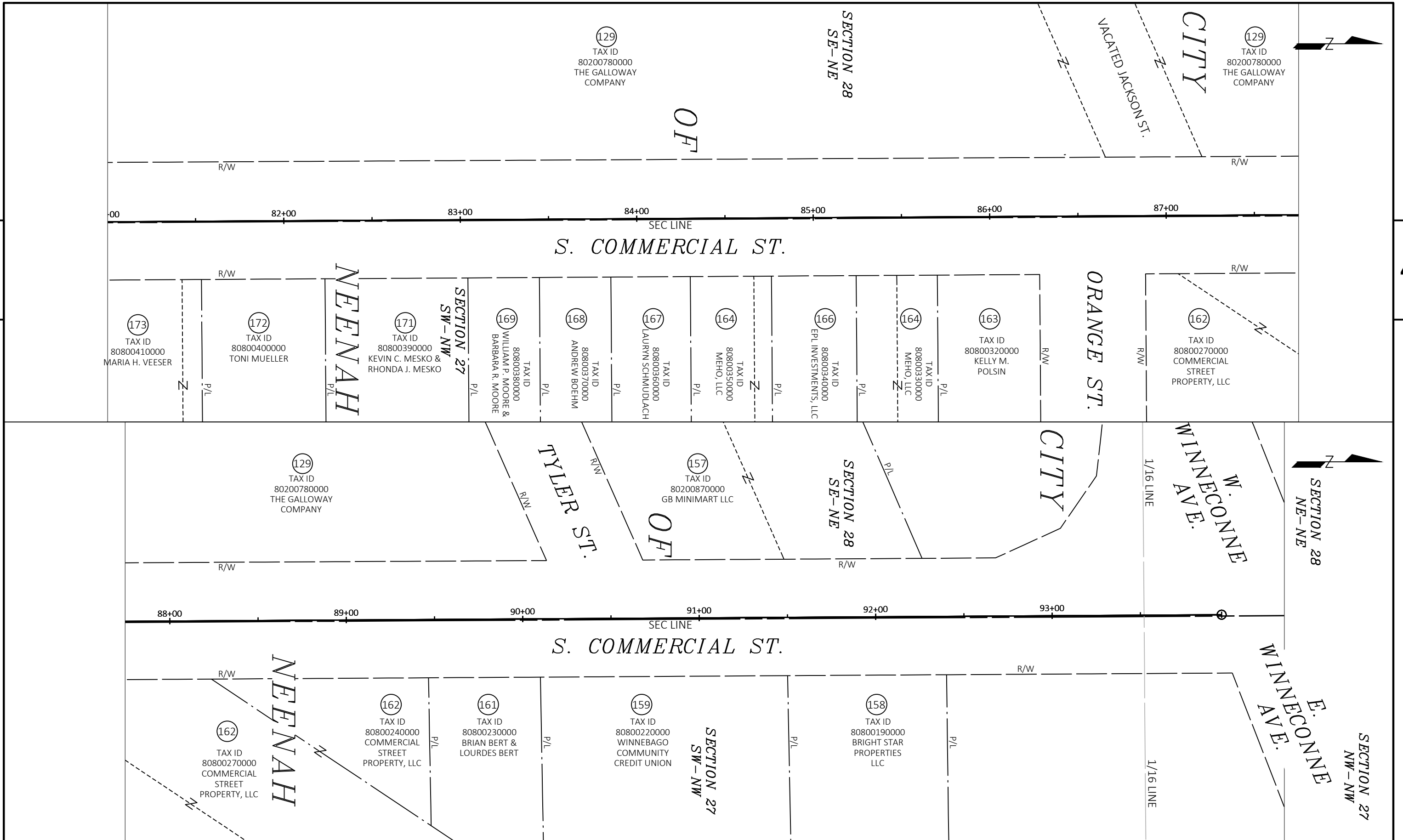
PLAT SHEET	4.09
PS&E SHEET	_____



4

4

REVISION DATE	DATE <u>7-27-2023</u>	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4. 11
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



4

4

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

DATE	7-27-2023
GRID FACTOR	_____

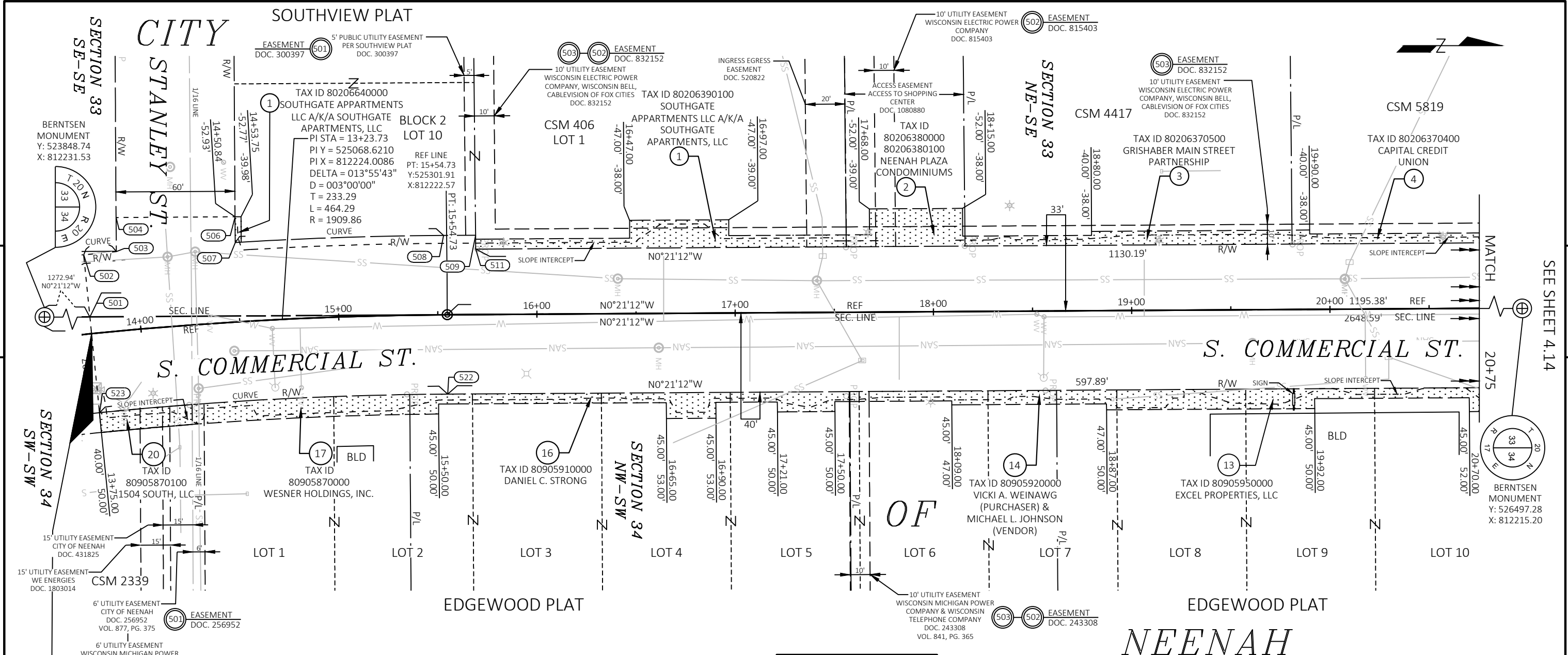


HWY:	COMMERCIAL STREET
COUNTY:	WINNEBAGO

R/W PROJECT NUMBER	4993-01-01
CONSTRUCTION PROJECT NUMBER	4993-01-01

PLAT SHEET	4. 12
PS&E SHEET	_____

E



FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE WITH CAP	14+21.38	40.16' RT
MONUMENT UNDER SIDWALK	15+33.69	39.91' RT
3/4" IRON REBAR	15+70.13	32.93' LT
1" IRON PIPE	17+55.75	42.34' RT
1" IRON PIPE	17+56.05	32.76' LT
1" IRON PIPE WITH CAP	18+15.97	33.00' LT
1" IRON PIPE	18+56.23	40.11' RT
IRON PIPE UNDER SIDWALK	19+81.31	32.72' LT

Line Table		
Line #	Length	Direction
501-502	31.51	S84° 15' 18"W
503-504	17.17	S89° 38' 51"W
504-506	60.00	N00° 21' 09"W
506-507	12.98	N89° 38' 48"E
508-509	16.18	N00° 21' 12"W
509-511	7.00	N89° 25' 48"E
501-523	48.49	N84° 15' 18"E

FEE POINT TABLE		
POINT	Y	X
501	525121.66	812223.68
502	525118.50	812192.33
503	525134.99	812190.74
504	525134.89	812173.57
506	525194.89	812173.20
507	525194.97	812186.18
508	525300.03	812182.58
509	525316.21	812182.48
511	525316.28	812189.48
522	525302.15	812262.57
523	525126.51	812271.93

Curve Table					
Curve	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
502-503	16.57	1949.86	000°29'13"	16.57	N05° 30' 05"W
507-508	105.14	1873.98	003°12'53"	105.13	N01° 57' 38"W
523-522	175.96	1869.86	005°23'30"	175.89	N03° 02' 57"W

BEGIN RELOCATION ORDER
STATION 13+75.00
 1273.76 FEET NORTH OF AND 0.60 FEET EAST OF THE SOUTHWEST CORNER OF SEC. 34, T20N, R17E, TOWN OF NEENAH, WINNEBAGO COUNTY, WISCONSIN
 Y: 525122.505
 X: 812232.127

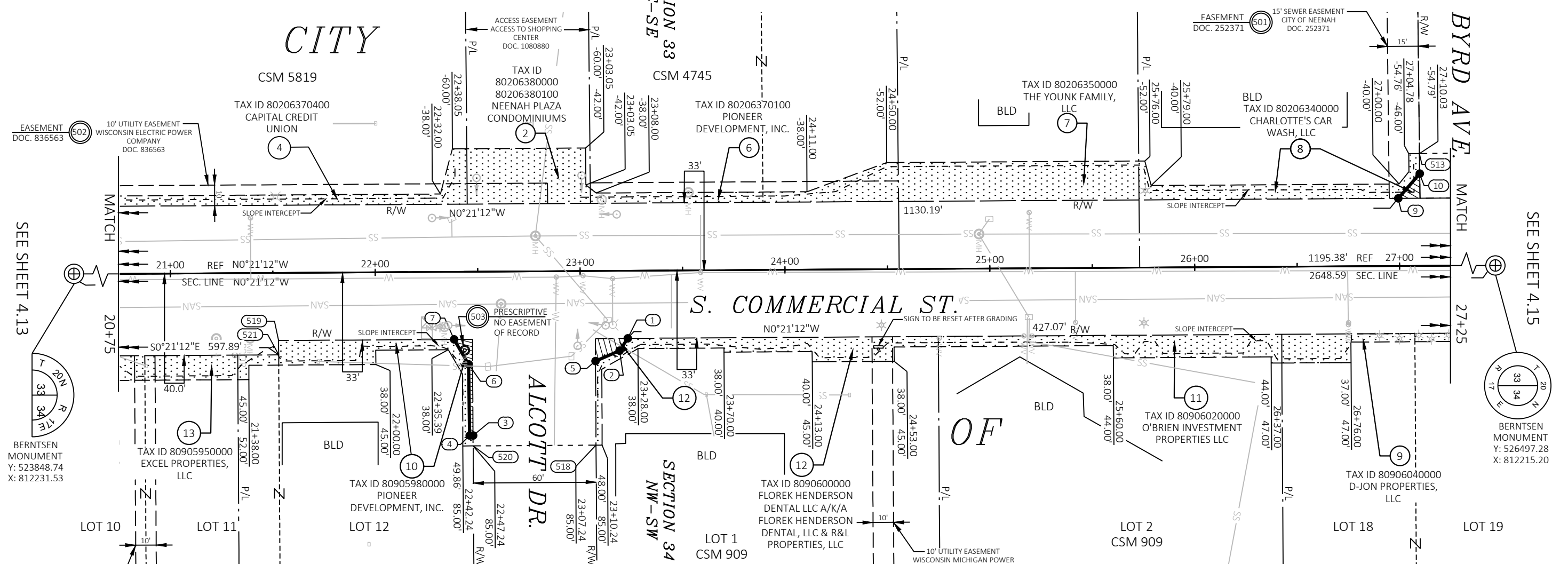
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.13
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	E



4

4



FEE POINT TABLE		
POINT	Y	X
1	526070.37	812250.83
2	526066.41	812256.86
3	525994.90	812298.30
5	526054.68	812261.93
6	525992.76	812263.49
7	525985.66	812251.36
9	526446.46	812182.51
10	526456.97	812170.45
513	526456.86	812160.66
518	526054.93	812302.93
519	525899.99	812251.88
520	525994.93	812303.30
521	525900.03	812258.88

Line Table		
Line #	Length	Direction
9-10	16.00	N48° 55' 10"W
10-513	9.80	S89° 20' 43"W
513-514	39.93	N00° 39' 17"W
521-519	7.00	S89° 38' 49"W
519-7	85.67	N00° 21' 12"W
7-6	14.06	N59° 38' 48"E
6-4	34.82	N89° 18' 00"E
4-3	1.72	N00° 21' 11"W
3-520	5.00	N89° 38' 49"E
520-518	60.00	N00° 21' 11"W
518-5	41.00	S89° 38' 49"W
5-2	12.78	N23° 22' 08"W
2-1	7.21	N56° 40' 23"W

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR	21+31.17	40.00' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

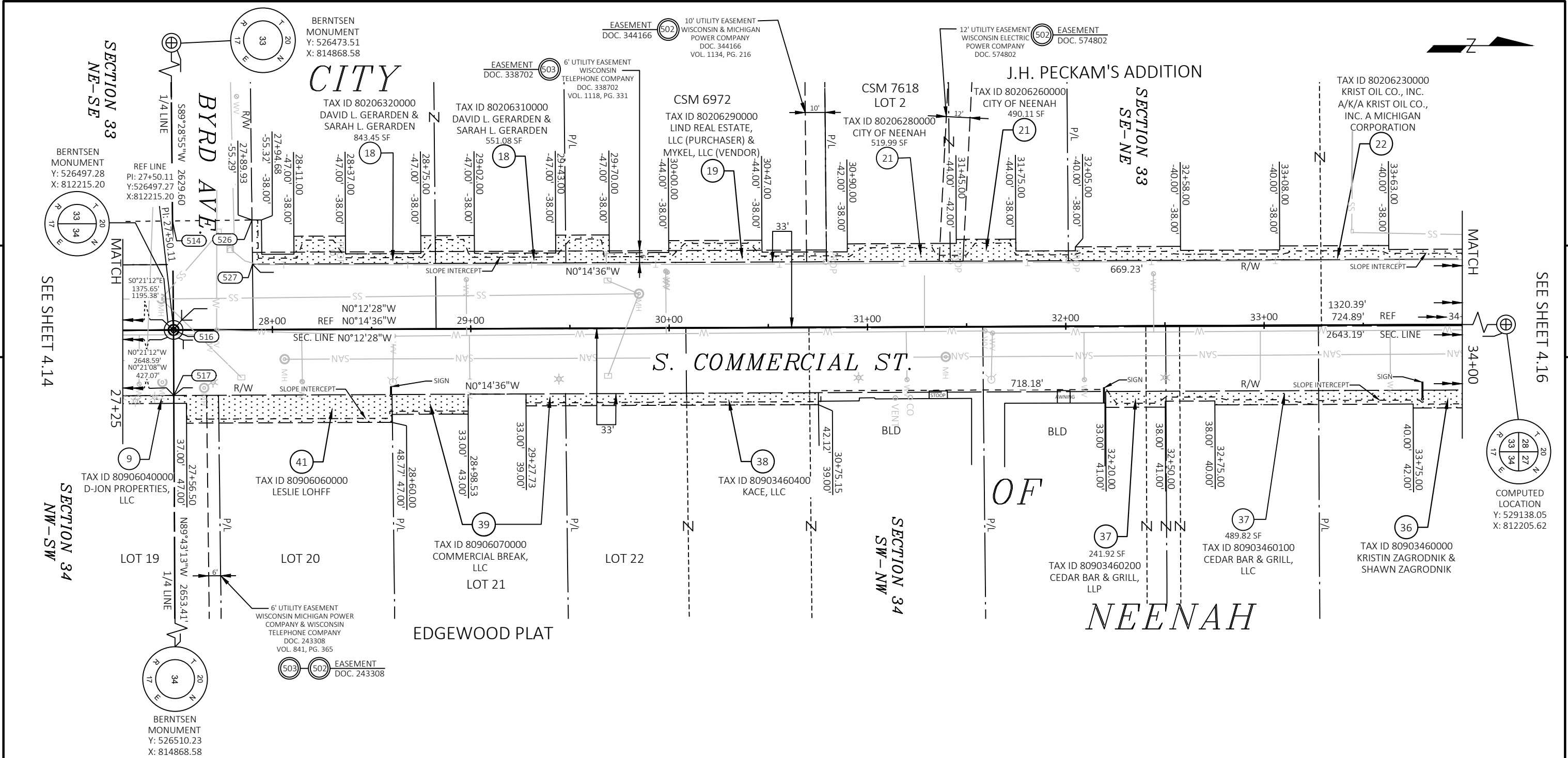
NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE	SCALE, FEET
	7/27/2023	0 25 50
	GRID FACTOR	

HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.14
COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	

FILE NAME: RW PLAT-3001439.DWG	LAYOUT NAME: RWPLAT 4.14	PLOT DATE: 7/28/2023 11:40 AM	PLOT BY: ETHAN KARLS	PLOT NAME:	PLOT SCALE:
--------------------------------	--------------------------	-------------------------------	----------------------	------------	-------------

DATE	7/27/2023	SCALE, FEET	0 25 50



Line Table		
Line #	Length	Direction
513-514	39.93	N00° 39' 17"W
514-516	55.00	N89° 28' 55"E
514-526	40.07	N00° 39' 17"W
526-527	22.29	N89° 20' 43"E
516-517	33.00	N89° 43' 13"E

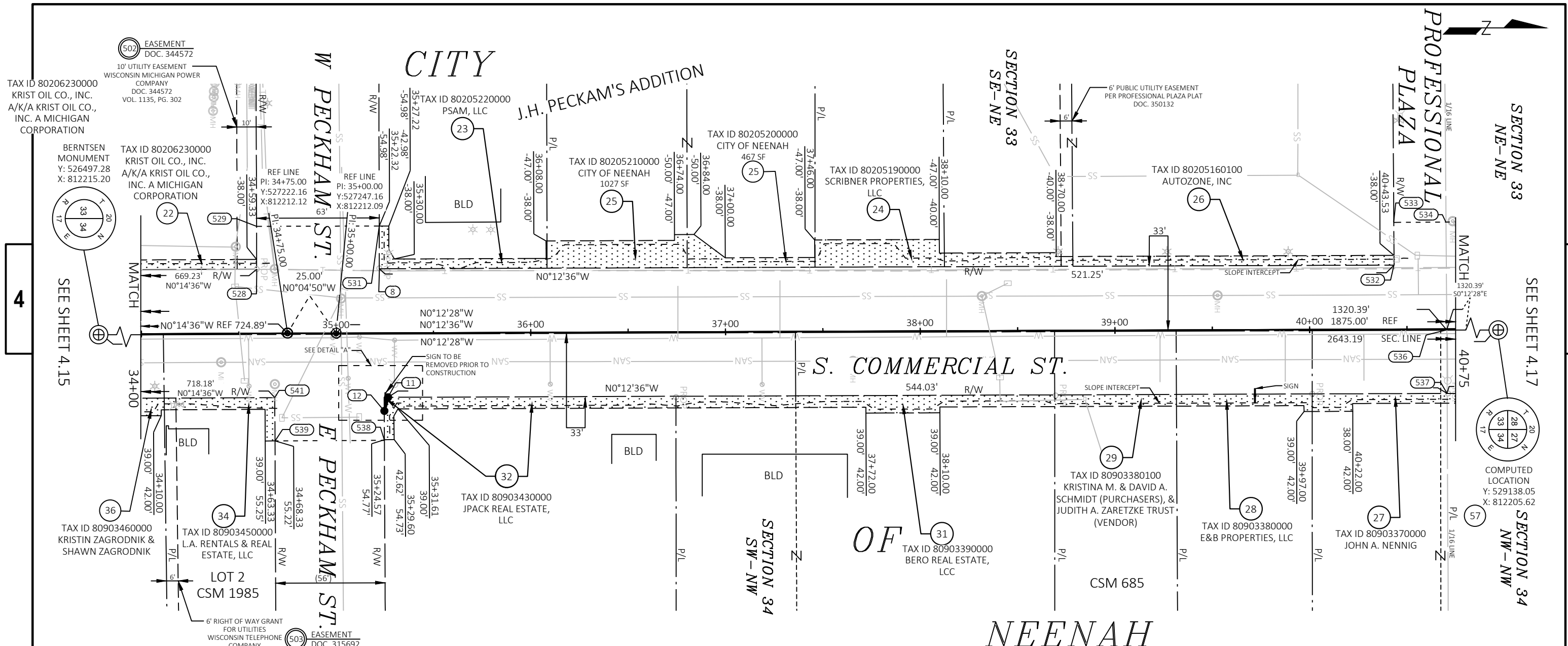
FEE POINT TABLE		
POINT	Y	X
514	526496.78	812160.20
516	526497.27	812215.20
517	526497.44	812248.21

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE	28+30.56	38.59' LT
1" IRON PIPE	30+79.08	32.89' LT
1" IRON PIPE	31+42.02	33.02' LT
1/2" IRON REBAR	32+01.49	33.11' LT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET	HWY: <u>COMMERCIAL STREET</u>	R/W PROJECT NUMBER <u>4993-01-01</u>	PLAT SHEET <u>4.15</u>
	GRID FACTOR		COUNTY: <u>WINNEBAGO</u>	CONSTRUCTION PROJECT NUMBER <u>4993-01-01</u>	PS&E SHEET <u>E</u>

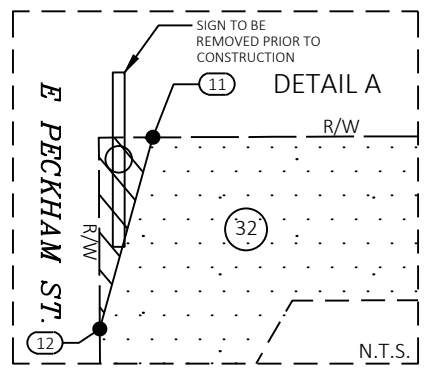


Line #	Length	Direction
528-529	21.97	S89° 49' 29"W
529-531	63.01	N00° 10' 31"W
531-8	21.98	N89° 51' 42"E
532-533	21.91	S89° 36' 32"W
533-534	26.81	N00° 23' 28"W
534-536	55.41	N89° 33' 20"E
541-539	22.22	N89° 43' 38"E
539-538	56.20	N00° 16' 21"W
538-12	15.09	S89° 43' 39"W
12-11	7.29	N74° 29' 58"W
537-536	32.59	S89° 43' 26"W

FEE POINT TABLE		
POINT	Y	X
8	527269.33	812179.00
11	527273.80	812244.99
12	527271.85	812252.01
528	527206.33	812179.19
529	527206.26	812157.21
531	527269.28	812157.02
532	527790.57	812177.09

FEE POINT TABLE		
POINT	Y	X
533	527790.42	812155.19
534	527817.24	812155.01
536	527817.66	812210.41
537	527817.82	812243.00
538	527271.92	812267.10
539	527215.72	812267.37
541	527215.62	812245.15

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE	34+59.32	33.00' LT
3/4" IRON REBAR	35+22.30	33.26' LT
3/4" IRON REBAR	36+74.45	33.51' RT
3/4" IRON REBAR	38+69.41	33.37' RT
1" IRON PIPE	40+01.24	33.00' RT
1" IRON PIPE	40+70.99	33.00' RT



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.16
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	E

CITY PROFESSIONAL PLAZA

J.H. PECKAM'S ADDITION

REPLAT OF AIRPORT HEIGHTS

REPLAT OF AIRPORT HEIGHTS

LANGLEY BLVD.

SECTION 33 NE-NE WRIGHT AVE.

SECTION 34 NW-NW

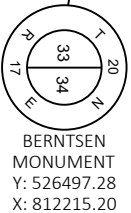
S. COMMERCIAL ST.

NEENAH

OF

SEE SHEET 4.16

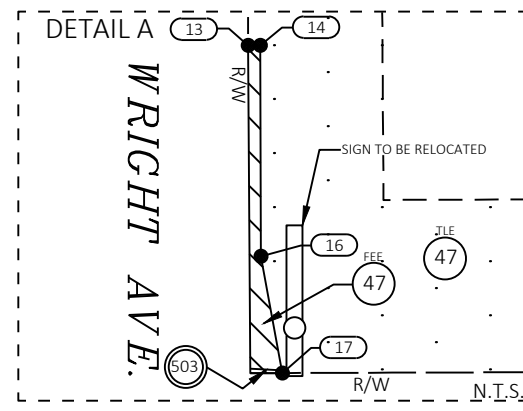
SEE SHEET 4.18



FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
2" IRON PIPE	41+03.41	32.89' LT
1" IRON PIPE	41+36.66	33.15' RT
1" IRON PIPE	42+44.40	33.57' LT
RAILROAD SPIKE	43+02.29	32.93' LT
1" IRON PIPE	44+31.32	33.00' LT
3/4" IRON REBAR	44+79.53	33.35' RT
1" IRON PIPE	45+87.74	33.89' LT
3/4" IRON REBAR	46+62.06	33.21' RT

FEE POINT TABLE		
POINT	Y	X
13	528177.72	812158.61
14	528178.35	812158.60
16	528178.39	812169.59
17	528179.50	812175.67
544	527850.42	812154.78
546	527850.57	812176.87
547	528117.84	812175.90
548	528117.69	812153.98
549	528177.69	812153.59
551	528437.83	812174.72
552	528437.69	812152.86

Line Table		
Line #	Length	Direction
534-544	33.19	N00° 23' 28"W
544-546	22.10	N89° 36' 32"E
547-548	21.92	S89° 37' 42"W
548-549	60.00	N00° 22' 18"W
549-13	5.01	N89° 37' 42"E
13-14	0.63	N00° 22' 18"W
14-16	10.99	N89° 47' 32"E
16-17	6.18	N79° 40' 52"E
551-552	21.87	S89° 37' 42"W
552-553	90.00	N00° 22' 18"W



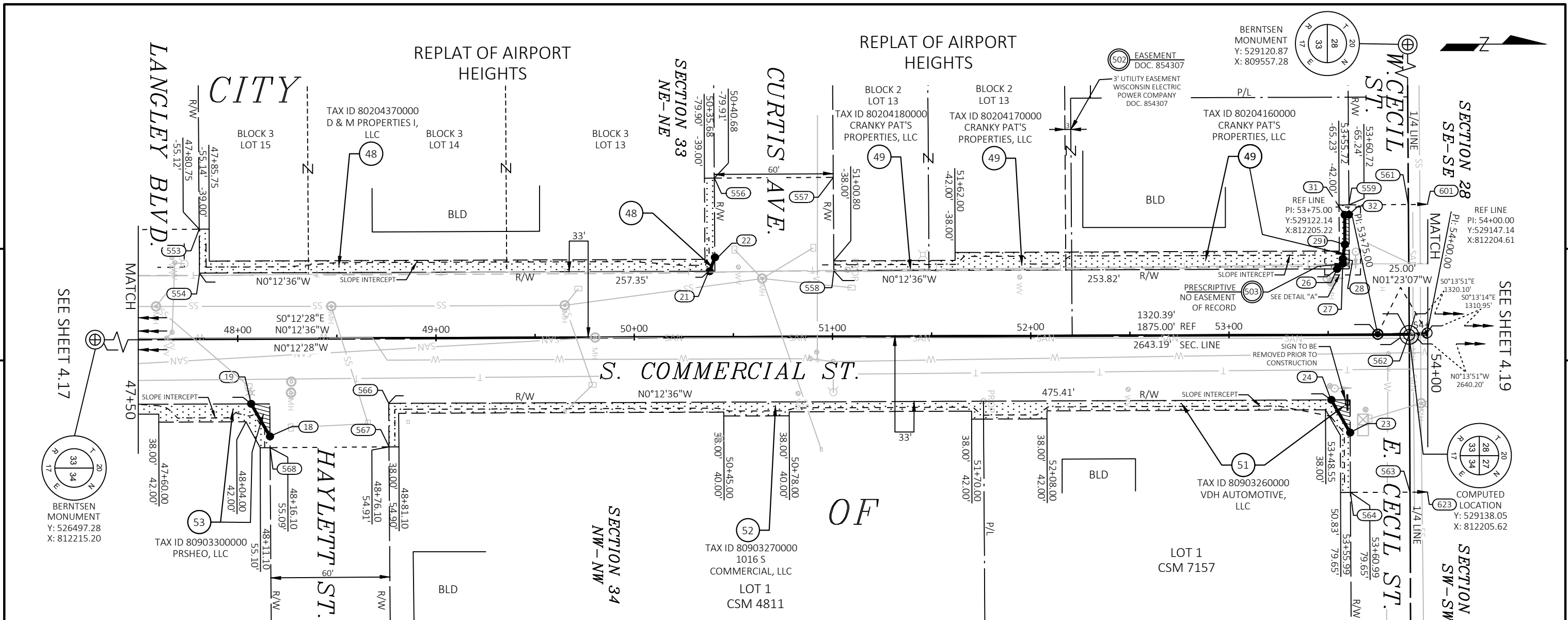
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 TLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE	SCALE, FEET
	7/27/2023	0 25 50
	GRID FACTOR	

HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01
COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01

PLAT SHEET	4.17
PS&E SHEET	

FILE NAME:	RW PLAT-3001439.DWG
LAYOUT NAME:	RWPLAT 4.17
PLOT DATE:	7/28/2023 9:51 AM
PLOT BY:	ETHAN KARLS
PLOT NAME:	
PLOT SCALE:	



SEE SHEET 4.17

SEE SHEET 4.19

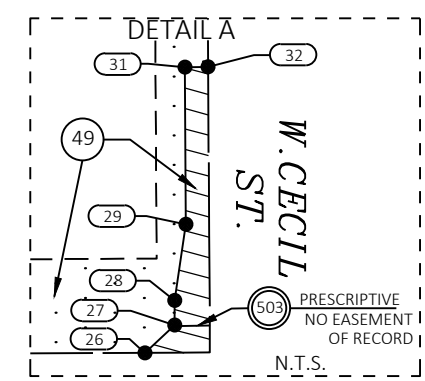
FEE POINT TABLE		
POINT	Y	X
18	528563.41	812256.69
19	528553.86	812240.30
21	528785.19	812173.45
22	528787.79	812166.52
23	529108.28	812254.76
24	529098.70	812238.30
26	529101.65	812172.29
27	529104.48	812169.63
28	529104.47	812167.28
29	529105.55	812160.02
31	529105.45	812145.04
32	529107.66	812145.03
553	528527.69	812152.27

FEE POINT TABLE		
POINT	Y	X
554	528527.83	812174.39
556	528787.53	812126.53
557	528847.53	812126.14
558	528847.83	812173.22
559	529107.62	812140.03
561	529137.62	812139.83
562	529138.05	812205.62
563	529138.43	812284.77
564	529108.43	812284.91
566	528623.30	812240.04
567	528623.44	812261.96
568	528563.44	812262.35

Line Table		
Line #	Length	Direction
552-553	90.00	N00° 22' 18"W
553-554	22.12	N89° 37' 42"E
21-22	7.41	N69° 25' 25"W
22-556	39.99	S89° 37' 42"W
556-557	60.00	N00° 22' 18"W
557-558	47.08	N89° 37' 42"E
26-27	3.88	N43° 11' 05"W
27-28	2.35	S89° 37' 42"W
28-29	7.34	N81° 30' 55"W
29-31	14.98	S89° 37' 42"W
31-32	2.20	N00° 22' 18"W

Line Table		
Line #	Length	Direction
32-559	5.00	S89° 37' 42"W
559-561	30.00	N00° 22' 18"W
561-562	65.79	N89° 37' 42"E
19-18	18.97	N59° 47' 24"E
18-568	5.66	N89° 37' 24"E
568-567	60.00	N00° 22' 36"W
567-566	21.91	S89° 37' 24"W
24-23	19.04	N59° 47' 24"E
23-564	30.16	N89° 43' 39"E
564-563	30.00	N00° 16' 21"W
563-562	79.15	S89° 43' 39"W

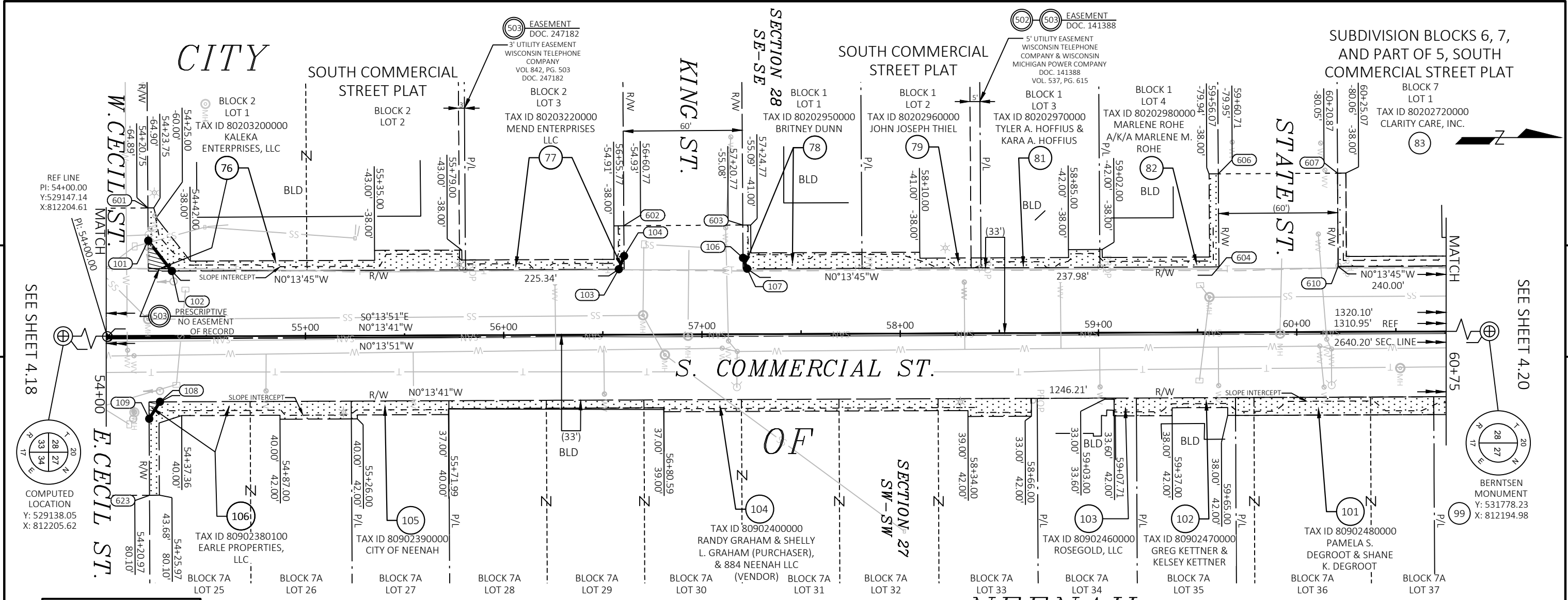
FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE (LAYING ON SIDE)	51+07.74	33.47' LT
1" IRON PIPE	51+76.02	33.00' RT



EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

FILE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.18
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	E



ASSESSORS PLAT OF
BLOCK 7, BIGELOW'S
ADDITION

NEENAH

Line #	Length	Direction
561-601	30.00	N00° 22' 18"W
601-101	16.55	N89° 37' 42"E
101-102	19.46	N51° 56' 23"E
103-104	7.17	N67° 42' 07"W
104-602	15.32	S89° 37' 42"W
602-603	60.00	N00° 22' 18"W
603-106	16.64	N89° 37' 42"E
106-107	5.83	N69° 19' 17"E
604-606	46.96	S89° 37' 42"W
606-607	60.16	N00° 19' 37"W
607-610	47.06	N89° 40' 23"E
563-623	30.00	N00° 16' 21"W
632-109	38.57	S89° 43' 39"W
109-108	10.14	N57° 28' 43"W

POINT	Y	X
101	529167.73	812156.18
102	529179.73	812171.50
103	529405.06	812170.60
104	529407.79	812163.97
106	529467.79	812164.89
107	529469.85	812170.34
108	529173.70	812237.51
109	529168.24	812246.06
601	529167.62	812139.64
602	529407.69	812148.65
603	529467.68	812148.26
604	529707.83	812169.39
606	529707.52	812122.43
623	529168.43	812284.63

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR	55+80.48	33.00' LT
MONUMENT UNDER SIDEWALK	57+80.35	33.00' LT
1" IRON PIPE	58+40.37	33.10' LT
2" IRON PIPE	58+66.81	34.16' RT
3/4" IRON REBAR	59+00.91	33.29' LT
1" IRON PIPE	60+21.10	33.40' LT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

FILE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER	4993-01-01	PLAT SHEET	4.19
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER	4993-01-01	PS&E SHEET	<u> </u>

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

SUBDIVISION BLOCKS 6, 7,
AND PART OF 5, SOUTH
COMMERCIAL STREET PLAT

CITY

LENNONX ST.

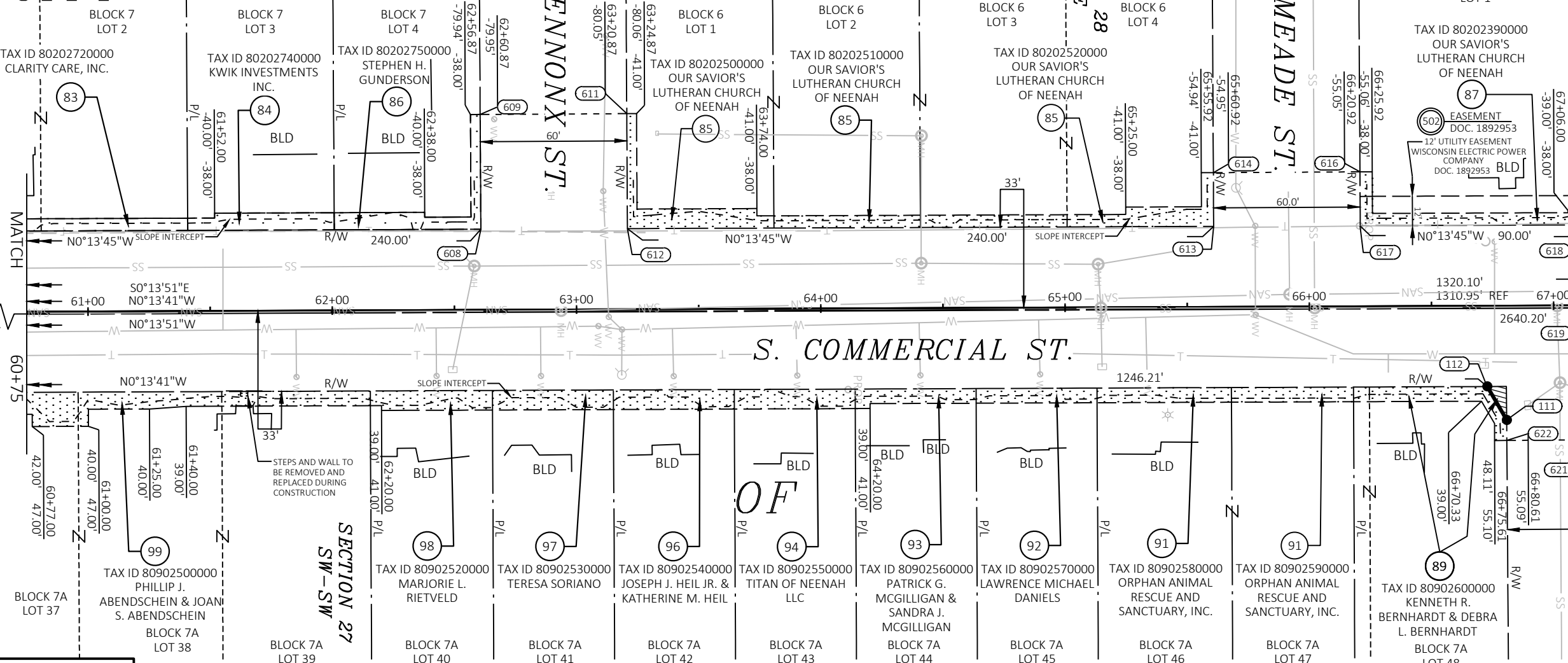
MEADE ST.

LAUDAN BLVD.

S. COMMERCIAL ST.

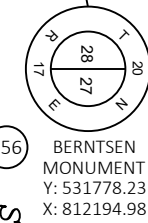
NEENAH

ASSESSORS PLAT OF
BLOCK 7, BIGELOW'S
ADDITION



SEE SHEET 4.19

SEE SHEET 4.21



Line #	Length	Direction
608-609	46.96	S89° 40' 23"W
609-611	60.00	N00° 19' 37"W
611-612	47.06	N89° 40' 23"E
613-614	21.95	S89° 40' 23"W
614-616	60.00	N00° 19' 37"W
616-617	22.05	N89° 40' 23"E
618-619	33.91	N89° 40' 23"E
112-111	15.90	N59° 46' 19"E
111-622	8.32	N89° 35' 50"E
622-621	30.50	N00° 24' 10"W
621-619	54.09	S89° 40' 10"W
621-642	29.50	N00° 24' 10"W
642-640	21.90	S89° 35' 50"W

FEE POINT TABLE		
POINT	Y	X
111	530427.90	812246.28
112	530419.89	812232.55
607	529767.68	812122.09
608	530007.95	812168.19
609	530007.68	812121.24
610	529767.95	812169.15
611	530067.68	812120.90
612	530067.95	812167.95
613	530307.95	812166.99

FEE POINT TABLE		
POINT	Y	X
614	530307.82	812145.04
616	530367.82	812144.70
617	530367.95	812166.75
618	530457.95	812166.39
619	530458.14	812200.30
621	530458.45	812254.39
622	530427.95	812254.60
640	530487.80	812232.28
642	530487.95	812254.18

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON ROD	64+11.06	33.26' RT
MONUMENT UNDER SIDEWALK	66+20.59	32.87' LT
1" IRON ROD	67+40.55	33.00' RT

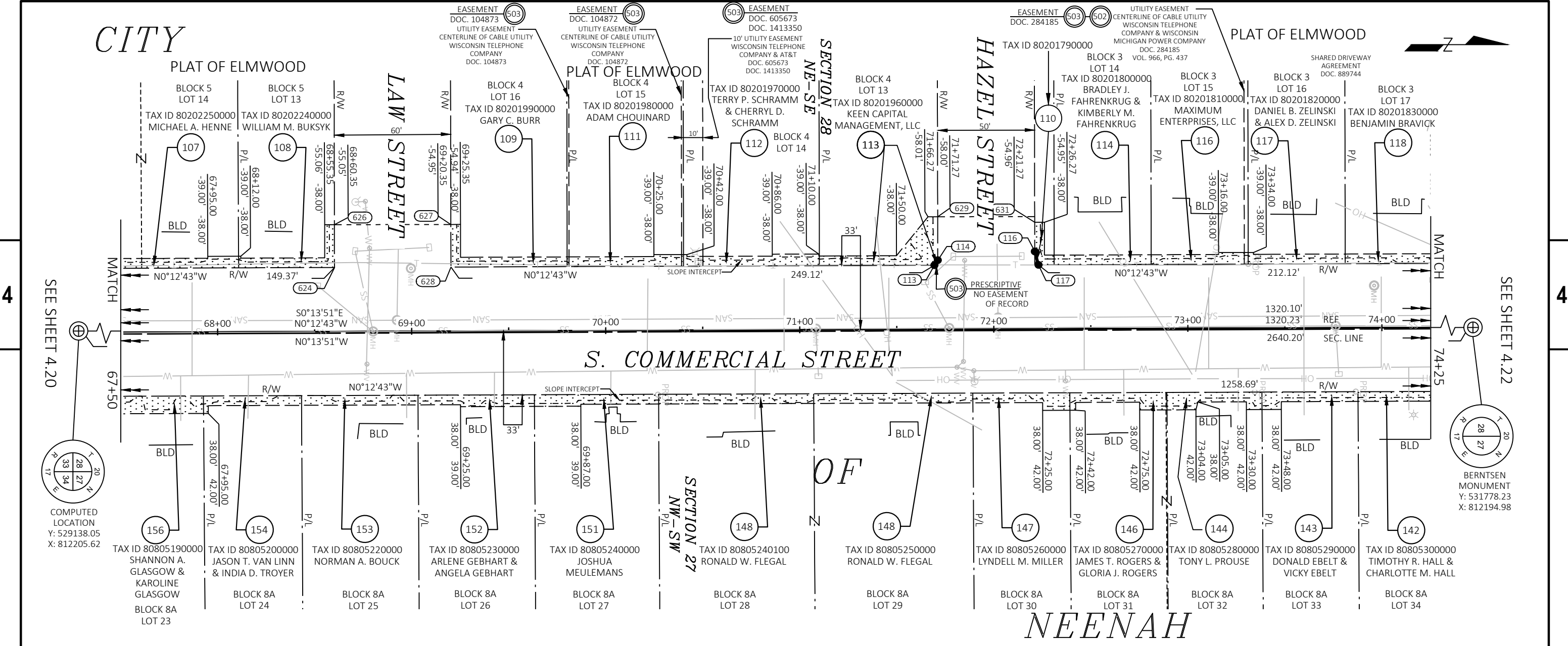
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.20
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET

CITY

PLAT OF ELMWOOD

PLAT OF ELMWOOD

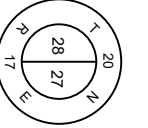
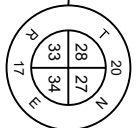


4

4

SEE SHEET 4.20

SEE SHEET 4.22



COMPUTED LOCATION
Y: 529138.05
X: 812205.62

BERNTSEN MONUMENT
Y: 531778.23
X: 812194.98

NEENAH

Line #	Length	Direction
624-626	22.05	S89° 53' 11"W
626-627	60.00	N00° 06' 49"W
627-628	21.95	N89° 53' 11"E
113-114	3.15	N55° 22' 35"W
114-629	22.41	S89° 53' 11"W
629-631	50.00	N00° 06' 49"W
631-116	18.03	N89° 53' 11"E
116-117	7.13	N74° 47' 17"E

FEE POINT TABLE		
POINT	Y	X
113	530916.43	812164.70
114	530918.22	812162.11
116	530968.22	812157.62
117	530970.09	812164.50
624	530607.32	812165.84
626	530607.27	812143.79
627	530667.27	812143.67
628	530667.32	812165.62
629	530918.18	812139.70
631	530968.18	812139.60

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
1" IRON PIPE (BENT)	70+26.73	33.25' RT
MONUMENT UNDER SIDEWALK	73+31.20	33.00' LT
3/4" IRON REBAR	73+34.28	32.90' RT
1" IRON PIPE	73+86.43	33.00' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

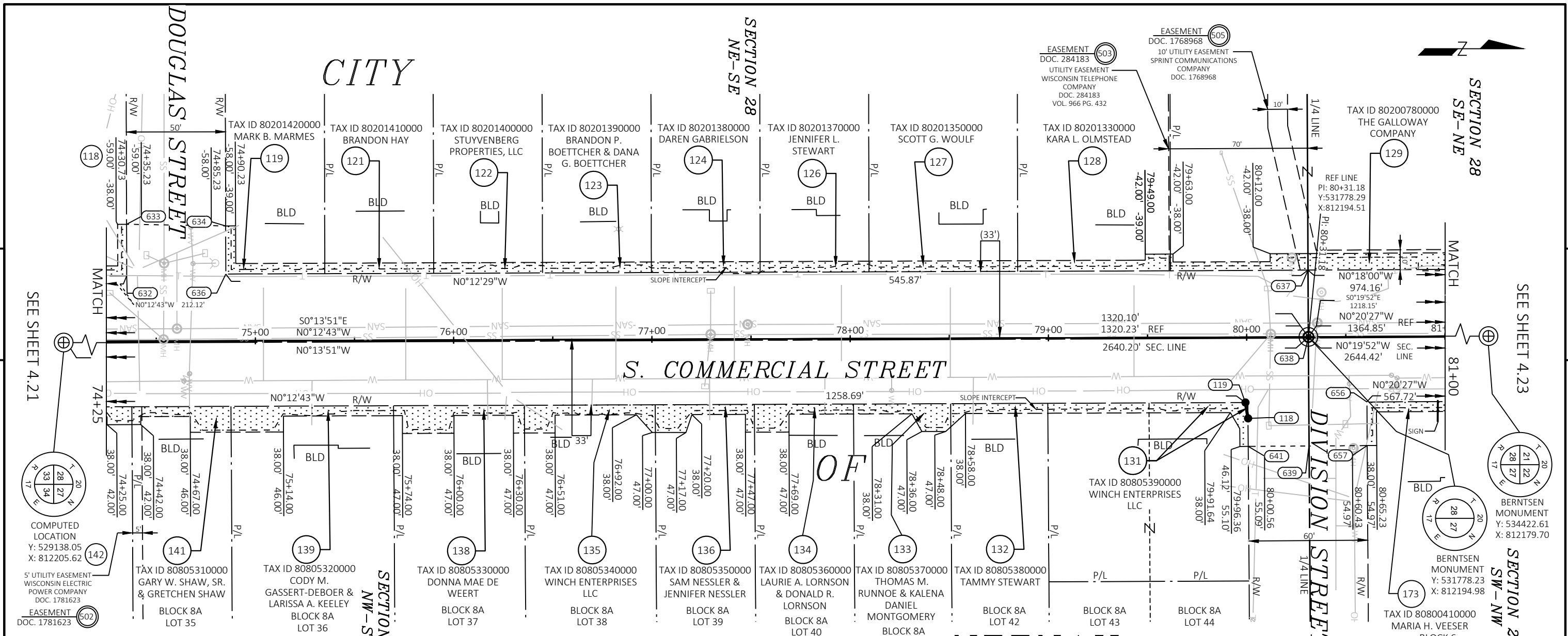
TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>
	SCALE, FEET
	0 25 50
	GRID FACTOR

HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01
COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.21
PS&E SHEET

PLAT SHEET 4.21	PS&E SHEET	E
-----------------	------------	---



CITY

SECTION 28
NE-SE

SECTION 28
SE-NE

SEE SHEET 4.23

SEE SHEET 4.21

S. COMMERCIAL STREET

OF

NEENAH

ASSESSORS PLAT OF
BLOCK 8
BIGELOW'S ADDITION

Line Table		
Line #	Length	Direction
632-633	26.00	S89° 50' 39"W
633-634	50.01	N00° 56' 02"E
634-636	24.27	N89° 50' 34"E
637-638	34.17	N89° 43' 04"E
119-118	8.11	N80° 44' 31"E
118-641	14.08	N89° 36' 46"E
641-639	30.72	N00° 23' 14"W
639-638	54.53	S89° 36' 42"W
639-657	29.28	N00° 23' 14"W
657-656	21.97	S89° 36' 46"W

FEE POINT TABLE		
POINT	Y	X
118	531747.78	812235.64
119	531746.48	812227.63
632	531182.20	812163.72
633	531182.13	812137.72
634	531232.13	812138.53
636	531232.20	812162.80
637	531778.06	812160.82
638	531778.23	812194.98
639	531778.60	812249.51
641	531747.88	812249.72
656	531807.73	812227.34
657	531807.88	812249.31

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
MONUMENT UNDER SIDEWALK	78+08.74	33.64' LT
1" IRON REBAR	79+63.19	33.59' LT

REVISION DATE	DATE	7/27/2023
	GRID FACTOR	



HWY: COMMERCIAL STREET
COUNTY: WINNEBAGO

R/W PROJECT NUMBER 4993-01-01
CONSTRUCTION PROJECT NUMBER 4993-01-01

PLAT SHEET 4.22
PS&E SHEET **E**

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
FILE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES



CITY

SECTION 28
SE-NE

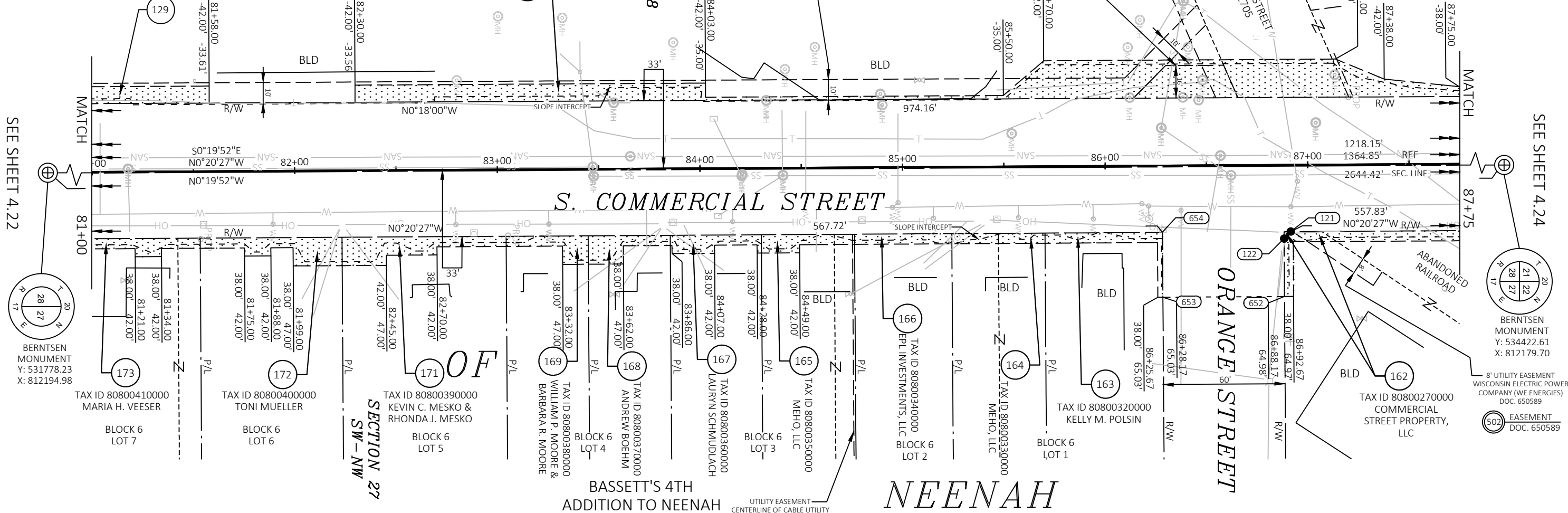
TAX ID 80200780000
THE GALLOWAY
COMPANY

505 EASEMENT
DOC. 1768968
10' UTILITY EASEMENT
SPRINT COMMUNICATIONS
COMPANY
DOC. 1768968

503 EASEMENT
DOC. 1828050
16' UTILITY EASEMENT
AT&T CORPORATION
DOC. 1828050

509 EASEMENT
DOC. 1217498
10' UTILITY EASEMENT
AT&T CORPORATION
DOC. 1217498

12' DISTRIBUTION EASEMENT
WISCONSIN ELECTRIC POWER
COMPANY (WE ENERGIES)
DOC. 1687839



SEE SHEET 4.22

SEE SHEET 4.24

BERNTSEN
MONUMENT
Y: 531778.23
X: 812194.98

BERNTSEN
MONUMENT
Y: 534422.61
X: 812179.70

TAX ID 80800410000
MARIA H. VEESER
BLOCK 6
LOT 7

TAX ID 80800400000
TONI MUELLER
BLOCK 6
LOT 6

TAX ID 80800390000
KEVIN C. MESKO &
RHONDA J. MESKO
BLOCK 6
LOT 5

TAX ID 80800380000
WILLIAM P. MOORE &
BARBARA R. MOORE
BLOCK 6
LOT 4

TAX ID 80800370000
ANDREW BOEHM
BLOCK 6
LOT 3

TAX ID 80800350000
MEHO, LLC
BLOCK 6
LOT 2

TAX ID 80800330000
MEHO, LLC
BLOCK 6
LOT 1

TAX ID 80800320000
KELLY M. POLSIN
BLOCK 6
LOT 1

TAX ID 80800270000
COMMERCIAL
STREET PROPERTY,
LLC

BASSETT'S 4TH
ADDITION TO NEENAH

NEENAH

UTILITY EASEMENT
CENTERLINE OF CABLE UTILITY
WISCONSIN TELEPHONE COMPANY
DOC. 158454
VOL. 571, PG. 222

503 EASEMENT
DOC. 158454

FEE POINT TABLE		
POINT	Y	X
121	532438.73	812223.58
122	532435.46	812227.09
652	532435.66	812255.58
653	532375.66	812255.99
654	532375.44	812223.96

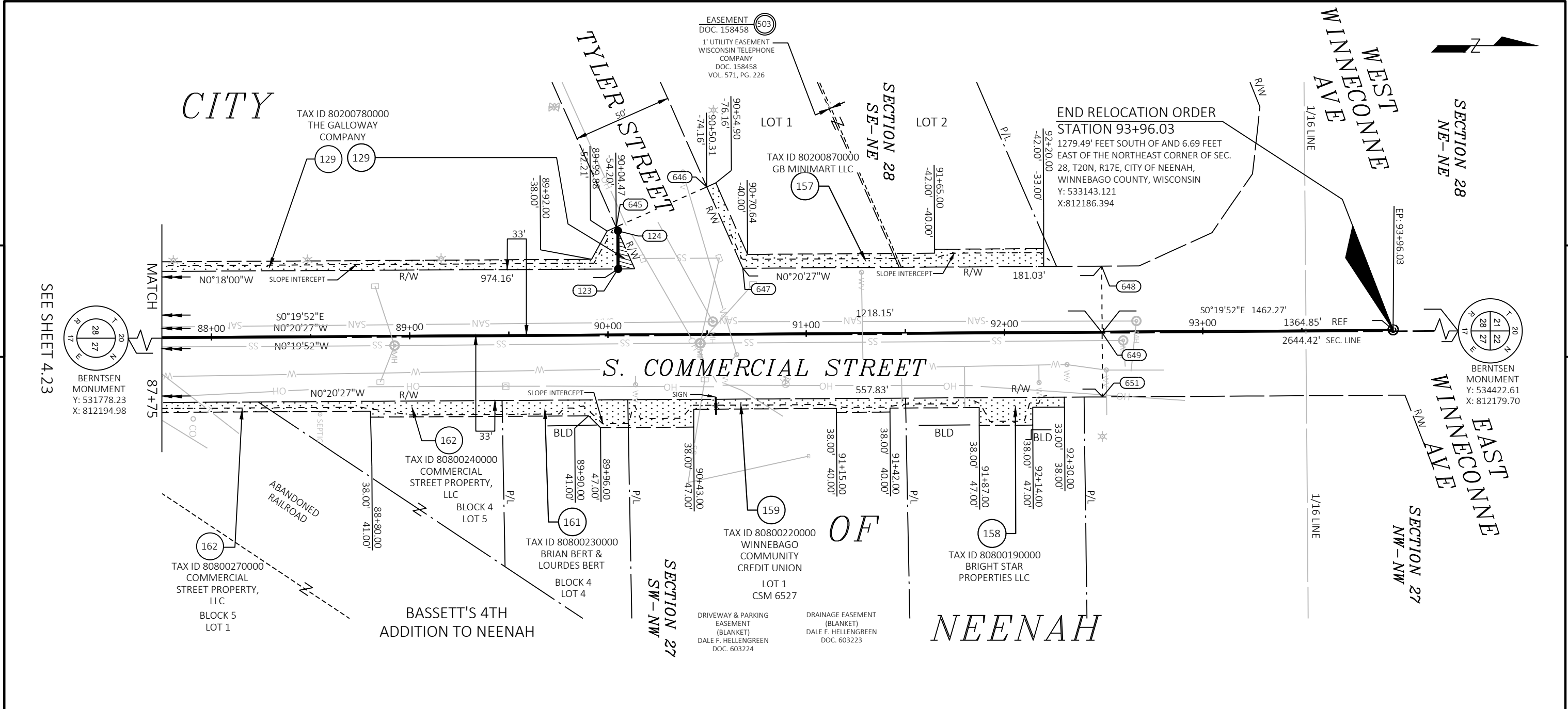
Line Table		
Line #	Length	Direction
654-653	32.03	N89° 36' 42"E
653-652	60.00	N00° 23' 18"W
652-122	28.49	S89° 36' 42"W
122-121	4.79	N46° 59' 43"W

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
3/4" IRON REBAR (BENT)	81+53.35	33.54' RT
3/4" IRON REBAR (BENT)	83+05.12	32.72' RT
CHISELED MARK IN SIDEWALK	87+20.20	33.19' LT

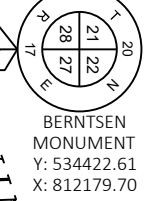
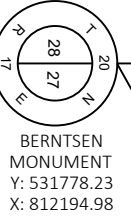
EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY

TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.23
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET



SEE SHEET 4.23



FEE POINT TABLE		
POINT	Y	X
123	532752.21	812155.71
124	532752.10	812136.47
645	532751.24	812134.52
646	532796.97	812114.29
647	532815.13	812155.34
648	532996.16	812154.27
649	532996.36	812187.94
651	532996.55	812220.27

Line Table		
Line #	Length	Direction
123-124	19.25	S89° 41' 59"W
124-645	2.13	S66° 07' 59"W
645-646	50.00	N23° 52' 01"W
646-647	44.89	N66° 07' 59"E
648-649	33.67	N89° 39' 33"E
651-649	32.33	S89° 39' 33"W

FOUND MONUMENT TABLE		
TYPE	STA	OFFSET
CHISELED MARK IN SIDEWALK	90+13.78	32.92' LT
CHISELED MARK IN SIDEWALK	90+68.54	32.30' LT
1" IRON PIPE	91+49.50	33.16' RT
MAG NAIL	91+93.92	32.71' RT
3/4" IRON REBAR	92+26.95	33.62' LT
3/4" IRON REBAR	92+40.54	33.10' RT

EXISTING RIGHT-OF-WAY OF COMMERCIAL STREET IS BASED ON SUBDIVISION PLATS AND CSM'S ON FILE AT WINNEBAGO COUNTY
 TITLE NOTE: ALL TEMPORARY LIMITED EASEMENTS ON THIS RIGHT-OF-WAY PLAT ARE FOR SLOPING AND CONSTRUCTION PURPOSES

REVISION DATE	DATE <u>7/27/2023</u>	SCALE, FEET 0 25 50	HWY: COMMERCIAL STREET	R/W PROJECT NUMBER 4993-01-01	PLAT SHEET 4.24
	GRID FACTOR		COUNTY: WINNEBAGO	CONSTRUCTION PROJECT NUMBER 4993-01-01	PS&E SHEET