



1445 McMahon Drive Neenah, WI 54956  
Mailing Address: P.O. Box 1025 Neenah, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4284  
Email: [ireibold@mcmgrp.com](mailto:ireibold@mcmgrp.com)

October 30, 2013

Mr. Michael Elder  
Director of Facilities  
Winnebago County  
1221 Knapp Street  
Oshkosh, WI 54902

Re: Town of Menasha  
Arena Drive Reconstruction & Urbanization  
Temporary Easement Request  
McM No. M0003-930560

Dear Property Owner,

The Arena Drive Reconstruction & Urbanization project is tentatively scheduled for spring 2014 construction. The project consists of reconstructing the existing Arena Drive, from East Shady Lane to Trailsway Lane, by removing the existing asphalt pavement and aggregate base, installing storm sewer, concrete curb and gutter, new aggregate base and new asphalt pavement. The existing driveway culverts will be removed and the roadway ditches will be filled. The work is scheduled to begin in April 2014 and be completed in August 2014.

As part of this project, there are areas where grading work is proposed outside of the Town's right-of-way, on private property. This grading work will allow transitioning or blending from your existing property to the newly constructed roadway. In order for the Town to complete this grading work, an easement is required from the property owner. This easement, known as a temporary limited easement (TLE), will be used by the Town to perform the necessary grading work. The grading work is being proposed to benefit the property owner for aesthetics and maintenance. The TLE can only be used by the Town during construction. Once the project has been completed, the easement is terminated.

The Town of Menasha has evaluated and determined a value for the land that will be temporarily used during construction. The value established by the Town is listed in the table below. These values were determined using the same criteria as the values established for the East Shady Lane Reconstruction project.

October 30, 2013

Arena Drive Reconstruction & Urbanization

Parcel No.	Owner	TLE Size (sq ft)	TLE Value
008-0140-01	Winnebago County	8,286	\$540
008-0140-02	720 East Shady Lane, LLC	5,662	\$370
008-0131- 04,05,06,07,08,09,10,11	MEE Bellevue, LLC	1,708	\$115

I have enclosed two copies of the Temporary Limited Easement (TLE) documents; one for your records and one to sign, notarize and return to McMahon and copies of the preliminary engineering plans for Arena Drive. Again, the easement document is only temporary for the duration of the construction project.

Please contact our office with any questions regarding the project at (920) 751-4200. You may also contact Randy Gallow, Street Superintendent, at the Town of Menasha, at (920) 720-7110.

Sincerely,

McMAHON



Lee R. Reibold, P.E.  
Project Engineer

Enclosure: TLE documents  
Arena Drive Plan Drawings

Cc: Randy Gallow – Town of Menasha

# TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.  
LPA1577 10/2011 (Replaces LPA3042)

**THIS EASEMENT**, made by **Winnebago County**, GRANTOR, conveys a temporary limited easement as described below to the **Town of Menasha**, for the sum of            dollars (\$) for the purpose of **Grading**.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s. 32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: **None**

## Legal description:

The West 15.00 feet of the following described parcel:

That part of the West ½ of the Southeast ¼ of Section 4, Township 20 North, Range 17 East, in the Town of Menasha, Winnebago County, Wisconsin, described as follows, viz: Commencing at the Southwest corner of said Southeast ¼; thence North 89°16'12" East along the South line of said Section, 616.53 feet; thence North 0°22' West, 58.69 feet, to the Center line of County Trunk Highway 'U', the place of beginning; thence North 0° 22' West, 592.94 feet; thence North 89° 38' East, 599.36 feet, to the West line of the East 86.6/7 rods of said Southeast ¼; thence South 00°22' East, along the West line of the East 86.6/7 rods of said Southeast ¼, 578.78 feet to the Centerline of said Highway; thence South 89° 35' West, along the Centerline of said Highway, 204.25 feet to a point of curvature; thence along the arc of a curve to the left 395.44 feet, which has a radius of 5,729.65 feet and a long chord of 395.36 feet which bears South 87° 36'22" West, to the place of beginning; excepting therefrom that portion thereof heretofore conveyed to Winnebago County for Highway purposes by Instrument recorded in Winnebago County, Wisconsin, Registry in Volume 778 on Page 454, subject to rights granted by instruments recorded in said Registry in Volume 378 on page 155, in Volume 434 on Page 86, and in Volume 537 on Page 336, and Less and Excepting therefrom the East 204.25 feet thereof.

Containing 8286 square feet of land more or less

A Temporary Limited Easement (TLE) is a right for construction purposes, including the right to operate the necessary equipment, the right of ingress and egress as required, the right to remove and replace existing paved surfaces or install new paved surfaces (paved surfaces may include sidewalks and driveways), the right to excavate fill & grade and the right to preserve, protect, or plant any vegetation.

The TLE will expire at the completion of the project for which this instrument is given.

Signature

Date

Print Name

Signature

Date

Print Name

Date

State of Wisconsin

)

) ss.

County

)

On the above date, this instrument was acknowledged before me by the named person(s).

Signature, Notary Public, State of Wisconsin

Print Name, Notary Public, State of Wisconsin

Date Commission Expires

This space is reserved for recording data

Return to

McMahon

c/o Lee Reibold

P.O. Box 1025

Neenah, WI 54957-1025

Parcel Identification Number/Tax Key Number

008-0140-01

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\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date  
\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

State of Wisconsin )  
County ) ss.

On the above date, this instrument was acknowledged before me by the named person(s).

\_\_\_\_\_  
Signature, Notary Public, State of Wisconsin

\_\_\_\_\_  
Print Name, Notary Public, State of Wisconsin

\_\_\_\_\_  
Date Commission Expires

Project ID: M0003-930560

This instrument was drafted by: David M. Schmalz

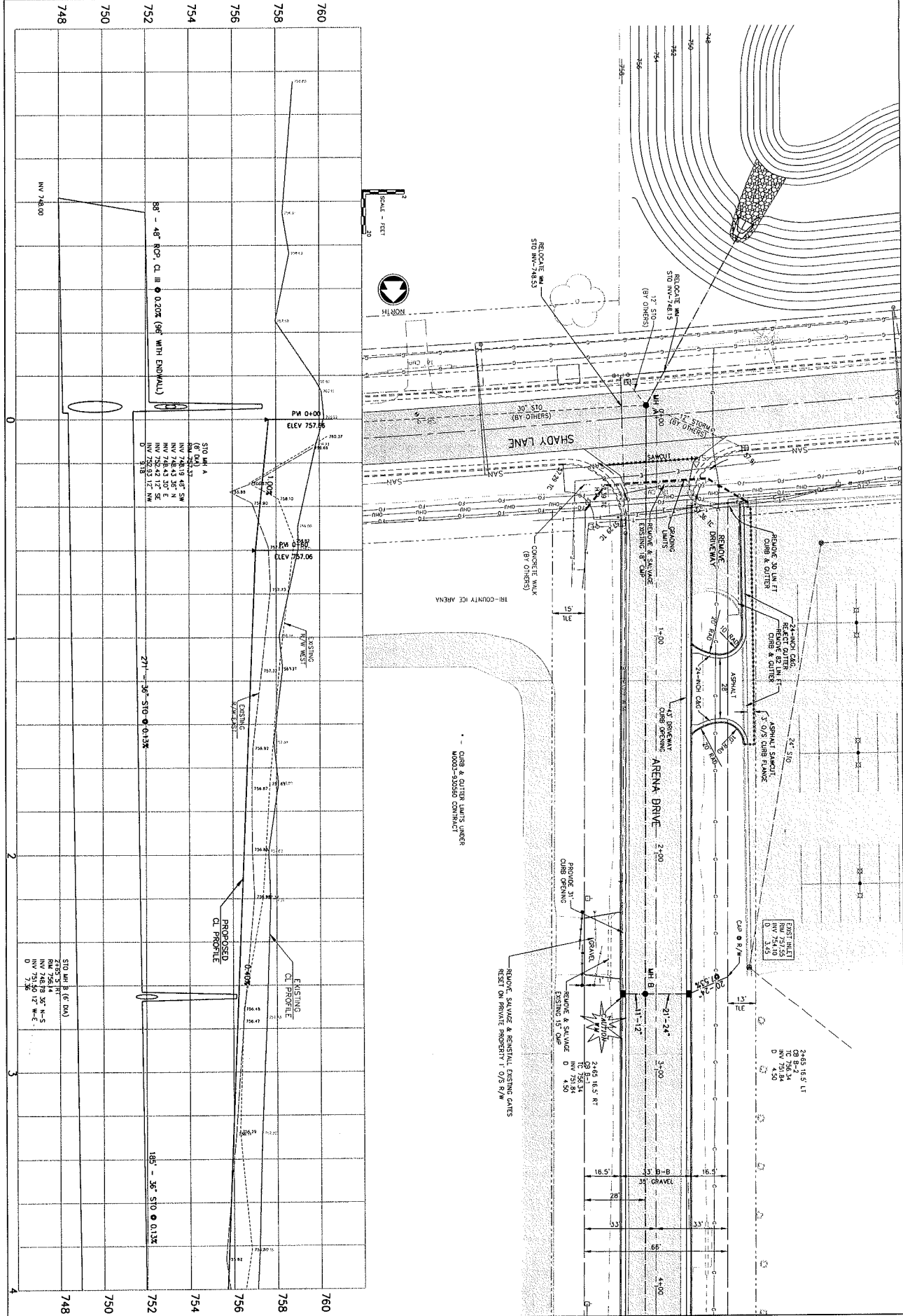
Parcel No.:

W:\PROJECTS\M0003\930560\02\TLE\Parcel 0080140-1-Winnebago County.doc

This space is reserved for recording data

Return to  
McMahon  
c/o Lee Reibold  
P.O. Box 1025  
Neenah, WI 54957-1025

Parcel Identification Number/Tax Key Number  
008-0140-01



STREET AND UTILITY RECONSTRUCTION  
TOWN OF MENASHA, WINNEBAGO COUNTY, WISCONSIN  
ARENA DRIVE

NO.	DATE	REVISION

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**McMAHON**  
ENGINEERS, ARCHITECTS  
1648 McMAHON DRIVE, MENASHA, WI 54956  
Mailing: P.O. BOX 1025, KEELEMAN, WI 54957-1025  
Tel: (920) 751-4200 Fax: (920) 751-4264  
www.mcmgrp.com

DESIGNED	LIB	SCALE
PROJECT NO.	030506.D	DATE
SHEET NO.	03	09/27/13

