



"In the Spirit of Town Government"

Town of Buchanan
N178 County Rd N
Appleton, WI 54915-9459
Michael J. D. Brown, Administrator

Phone: 920-734-8599
Fax: 920-734-9733
www.townofbuchanan.org
Michaelb@townofbuchanan.wi.gov

September 26, 2024

Re: Request for Proposals for Right-of-Way (ROW) Acquisition and Appraisal Services for Eisenhower Trail

The Town of Buchanan was awarded a TAP Grant from the WISDOT to install a trail along Eisenhower Dr between CTH KK and Theater Way, see website for more information <https://www.townofbuchanan.org/town-services/road-highway-maintenance/eisenhower-trail-project>. The tentative schedule is as follows: PS&E June 2025, bid letting September 2025 and construction 2026.

TLE's, PLE's and Fee ROW will be required. The Town is seeking proposals from qualified firms to provide ROW appraisal and acquisition services to comply with the WISDOT TAP process and requirements.

The Town's engineer, Cedar Corporation, is in the process of preparing a Transportation Plat as required by the WIDOT with it being completed in November and then submitted to the WIDOT for approval.

Attached is a list of properties along with engineering plans showing the ROW needs for your use in preparing a proposal.

If interested, please submit a proposal that will comply with the TAP WISDOT ROW acquisition and appraisal requirements and include a cost for all services including appraisal and acquisition as well as a timeline, general description of the process and all personnel that will be involved. Firms/individuals shall be on the WISDOT Statewide List of Approved LPA Consultants.

Please submit proposals by Friday October 11, 2024 by 11am.

Sincerely

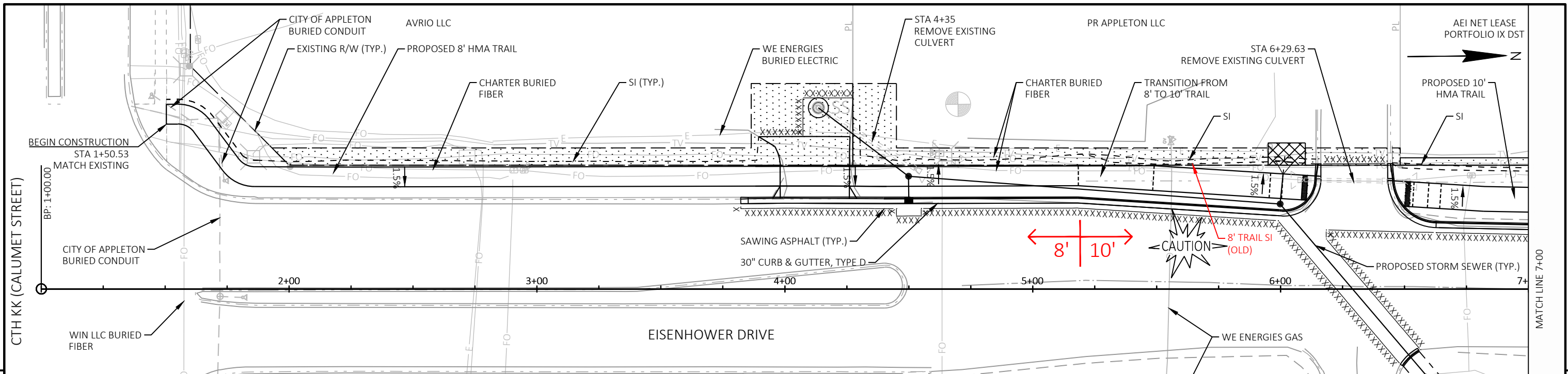
Michael J. D. Brown

Enclosure:

1. Property List
2. Engineering Plans

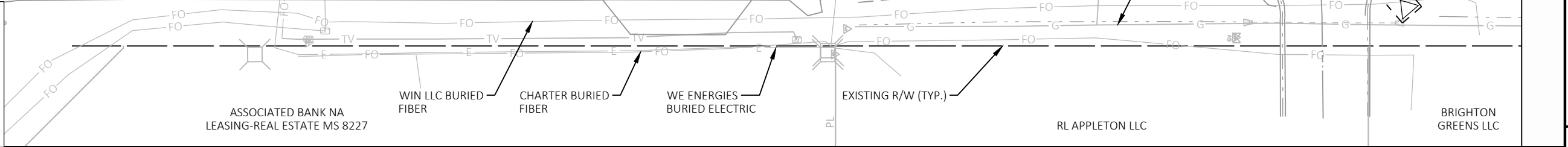
	Owner(s)	Owner Address	Parcel Number	Property Description	TLE (SF)	PLE (SF)	FEE (SF)
Eisenhower							
	STORE MASTER FUNDING XIII LLC	1591 E PRATHERSVILLE RD COLUMBIA, MO 65202	030051802	UNIT 2 EISENHOWER CONDOMINIUM THIRD ADDENDUM TO & DECL REC IN DOC #2318147	1692.34		
	AVRIO LLC	PO BOX 13223 GREEN BAY, WI 54307	030051819	UNIT 1 EISENHOWER CONDOMINIUM, SECOND ADDENDUM TO	990		
	PR APPLETON LLC	PO BOX 282 WATERLOO, WI 53594	030264800	LOT 1 CSM 7778	1898.57	135	
	AEI NET LEASE PORTFOLIO IX DST	30 SEVENTH ST E SAINT PAUL, MN 55101	030264700	CALUMET CENTER LOT 3	1059.6	45	
	HAI-IV LLC	1620 S ASHLAND AV GREEN BAY, WI 54304	030264600	CSM 6208 LOT 2 (PLATTED OUT OF PRT LOT 2 CALUMET CENTER) .83AC M/L	1002.01	51.36	
Springfield Dr							
	CONCORD 11 LLC	10580 N PORT WASHINGTON RD MEQUON, WI 53092	030051814	CSM 5238 LOT 2 (PLATTED OUT OF PRT SE SW SEC32-21-18) 1.07AC M/L	547.9		
	EISENHOWER LAND GROUP LLC	%MICHAEL KUECHLER SCHENCK SC FOND DU LAC, WI 54935	030051112	CSM 6123 OUTLOT 1 (PLATTED OUT OF PRT NE SW SEC32-21-18) 2.90AC M/L	150.49	250	
	BLACK DUCK 3 LLC	55 JEWELERS PARK DR NEENAH, WI 54956	030051100	LOT 1 CSM 8262	1288.61	180	
Marie Claire Dr (Private)							
	EISENHOWER LAND GROUP LLC	845 S MAIN ST STE 100 FOND DU LAC, WI 54935	030051104	LOT 2 CSM 8262	1640.29		
Emons Rd							
	KRUEGER, JOSHUA D, RITCHIE, LANA S	W3150 WESTOWNE CT APPLETON, WI 54915	030210800	LOT 1 CSM 8249	200.43		
	WILKE, GARY R, WILKE, CRYSTAL A	W3152 WESTOWNE CT APPLETON, WI 54913	030210801	LOT 2 CSM 8249	82.94		
	RENERIA, JOSE S, RENTERIA, MARIA A	W3160 WESTOWNE CT APPLETON, WI 54915	030210900	WESTOWNE RIDGE LOT 17	279.89		
	RADDATZ TRUST AGREEMENT, DANIEL M, BECK TRUST AGREEMENT, KELLY A	1315 TIERNEY DR WAUNAKEE, WI 53597	030211000	LOT 18 WESTOWNE RIDGE	342.06		
	HOPFENSBERGER, KEITH F, HOPFENSBERGER, LINDA	W3175 CREEKVIEW LA APPLETON, WI 54915	030050604	CSM 4087 LOT 1 (PLATTED OUT OF PRT GOV LOT 3 SEC32-21-18) 1.94AC M/L 956R11 & 7526M24 &	394.44		
Creekview La							
	THOMPSON, DENNIS R	W3186 CREEKVIEW LA APPLETON, WI 54915	030040702	N84DE47.50 FT N218.07FT S86D W47.50FT S219.18FT TO POB PRT GOV LOT 4 SEC28 T21N R18E .24AC M/L	1636.46		
	KHATIB, SAMI	500 W ANN ST KAUKAUNA, WI 54130	030153500	COLLEGE PARK DUPLEX PLAT LOT 9	753.07		
Cornell Ct							
	RELIANCE PROPERTY MANAGEMENT LLC	500 W ANN ST KAUKAUNA, WI 54130	030154000	COLLEGE PARK DUPLEX PLAT LOT 14 13610M22	2325.72		
	COLLEGE PARK PARTNERS LLC	555 W BROWN DEER RD #220 MILWAUKEE, WI 53217	030170400	CSM 2914 PRT LOT 1 EXCPG CSM 5373 AND CSM 6972	2243.56		2163.55

	TLE	PLE	FEE	TOTAL
Totals (SF)	18528.38	661.36	2163.55	21353.29
Totals (ACRES)	0.425	0.015	0.050	0.490



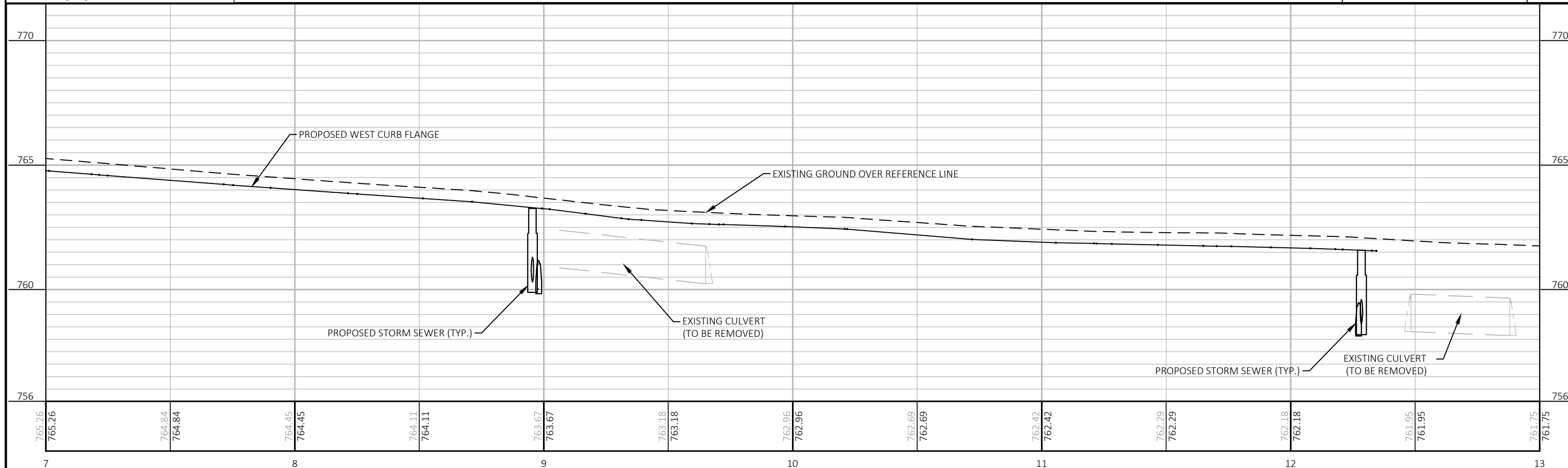
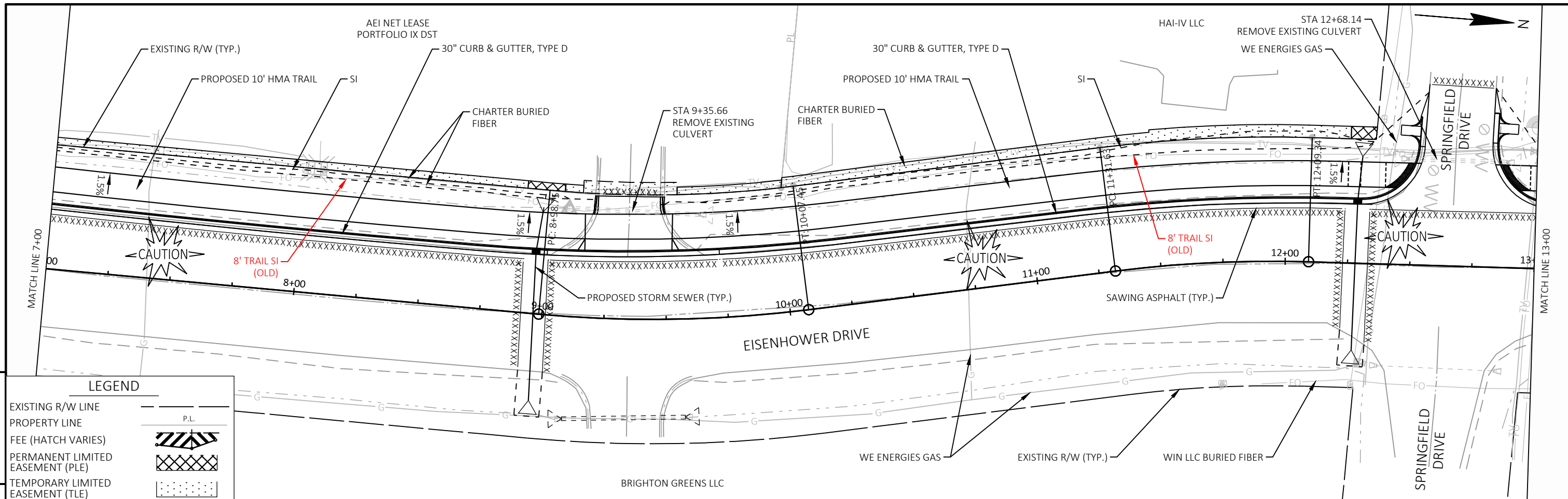
LEGEND

- EXISTING R/W LINE
- PROPERTY LINE
- FEE (HATCH VARIES)
- PERMANENT LIMITED EASEMENT (PLE)
- TEMPORARY LIMITED EASEMENT (TLE)

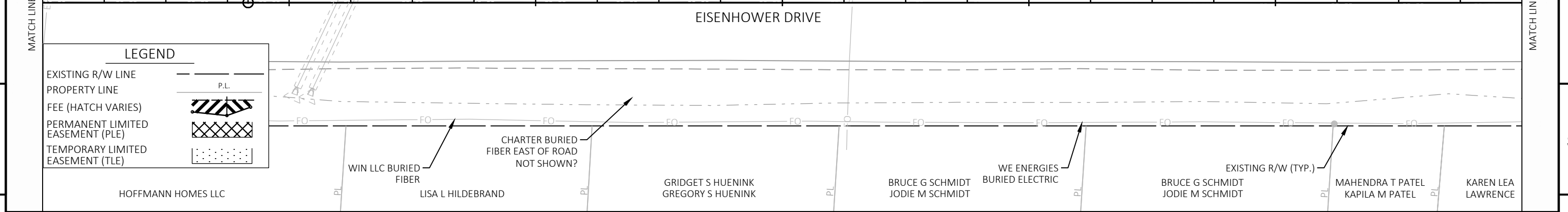
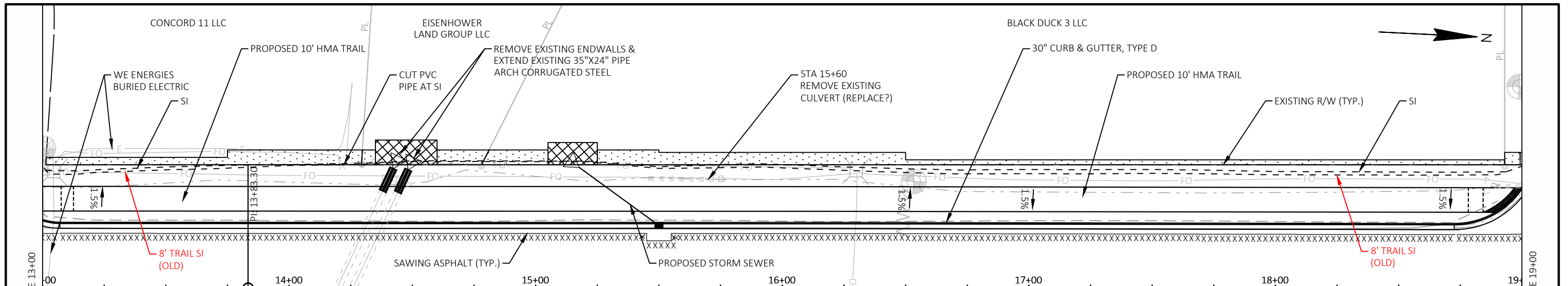


774.46	773.73	773.00	772.26	771.48	770.74	769.82	768.55	767.54	766.79	766.26	765.69	765.26
1	2	3	4	5	6	7	8	9	10	11	12	13

PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET E
------------------------	-----------------------	-------------------	--	---------

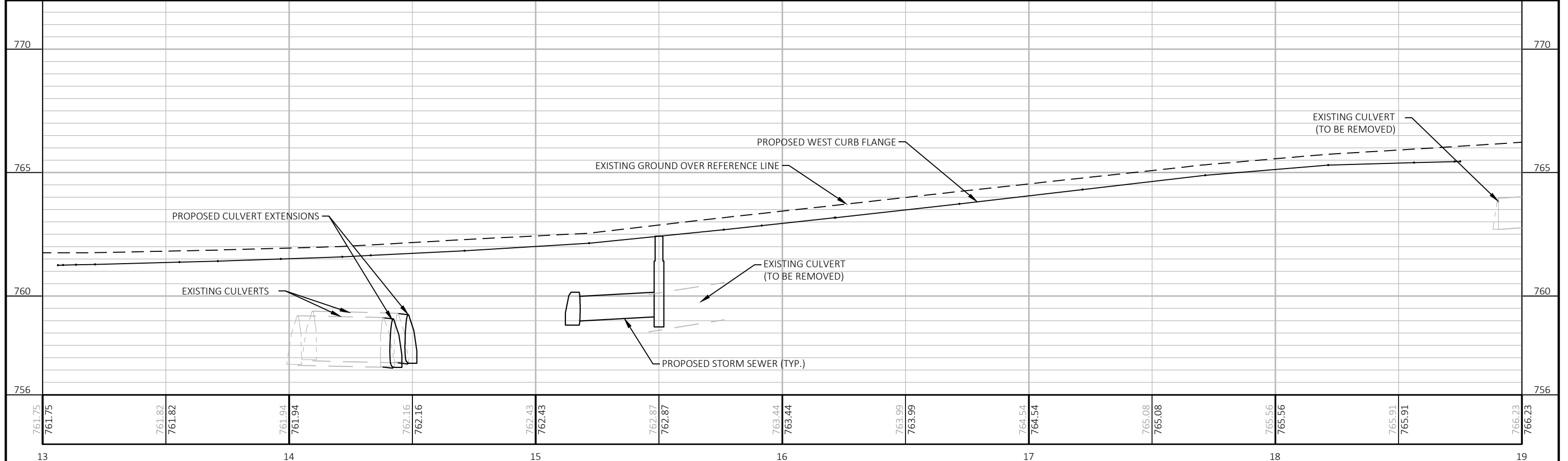


PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	----------

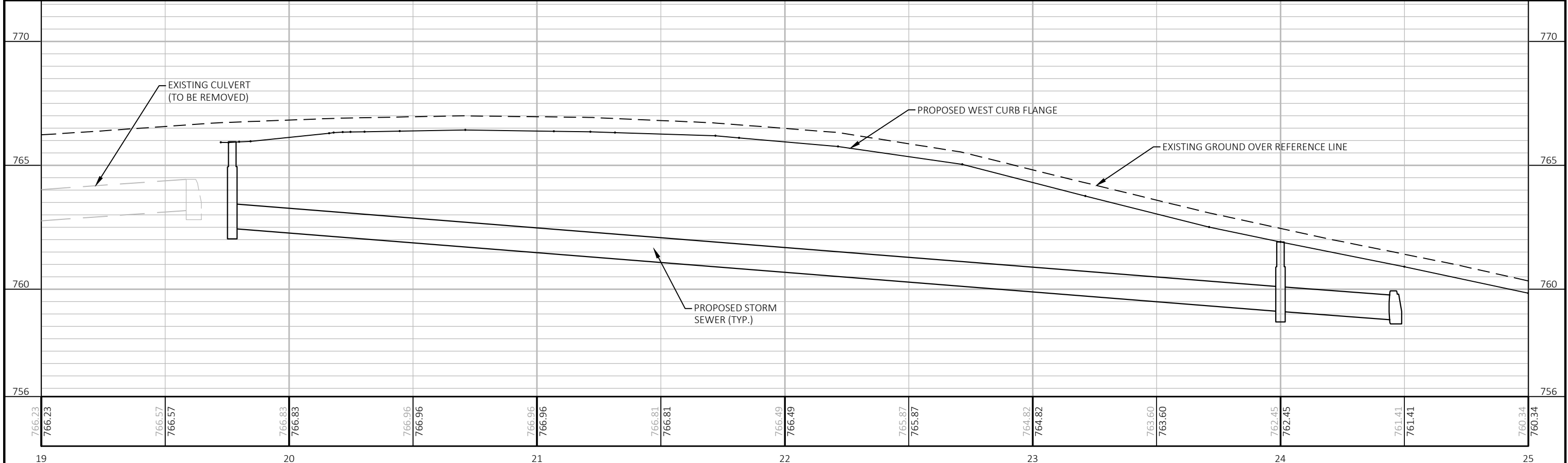
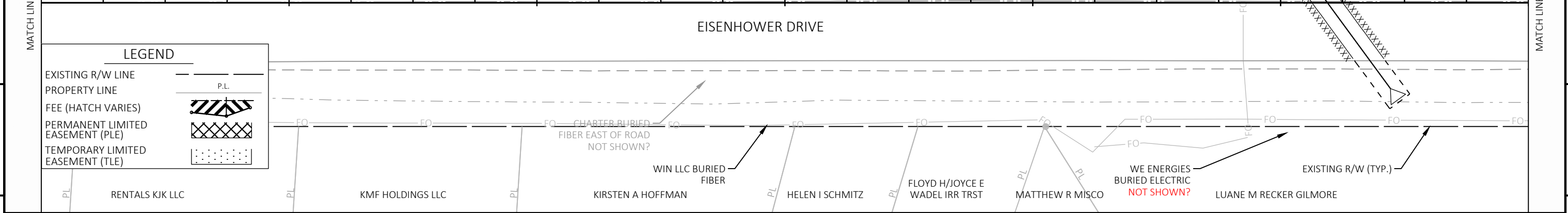
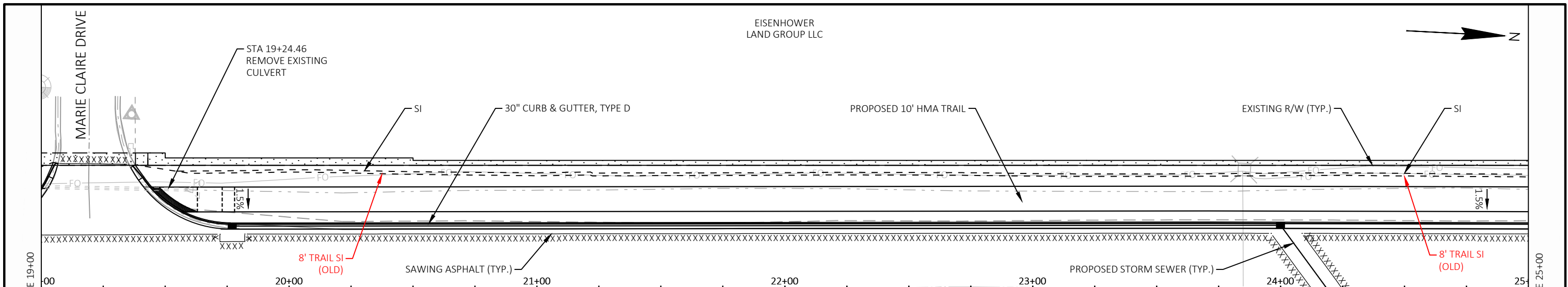


LEGEND

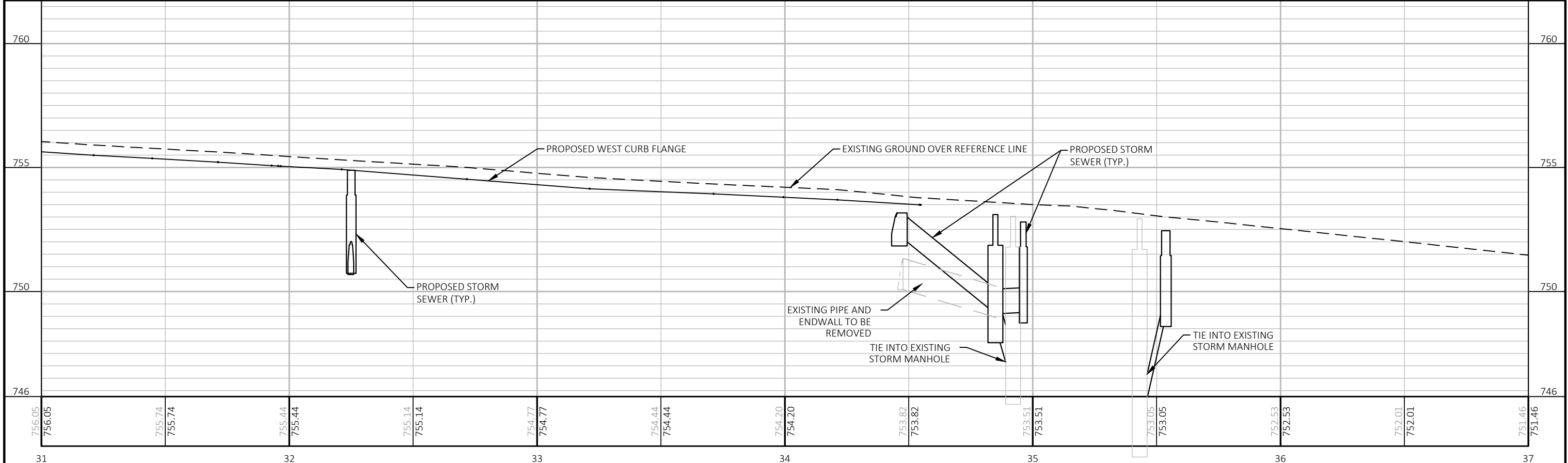
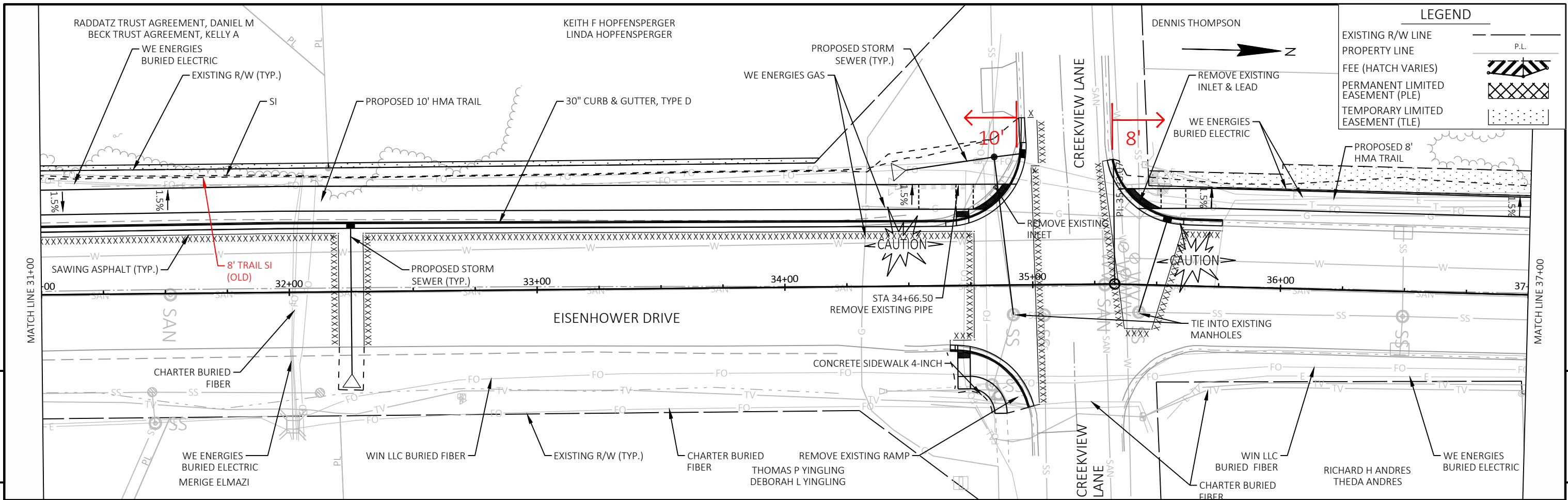
- EXISTING R/W LINE
- PROPERTY LINE
- FEE (HATCH VARIES)
- PERMANENT LIMITED EASEMENT (PLE)
- TEMPORARY LIMITED EASEMENT (TLE)



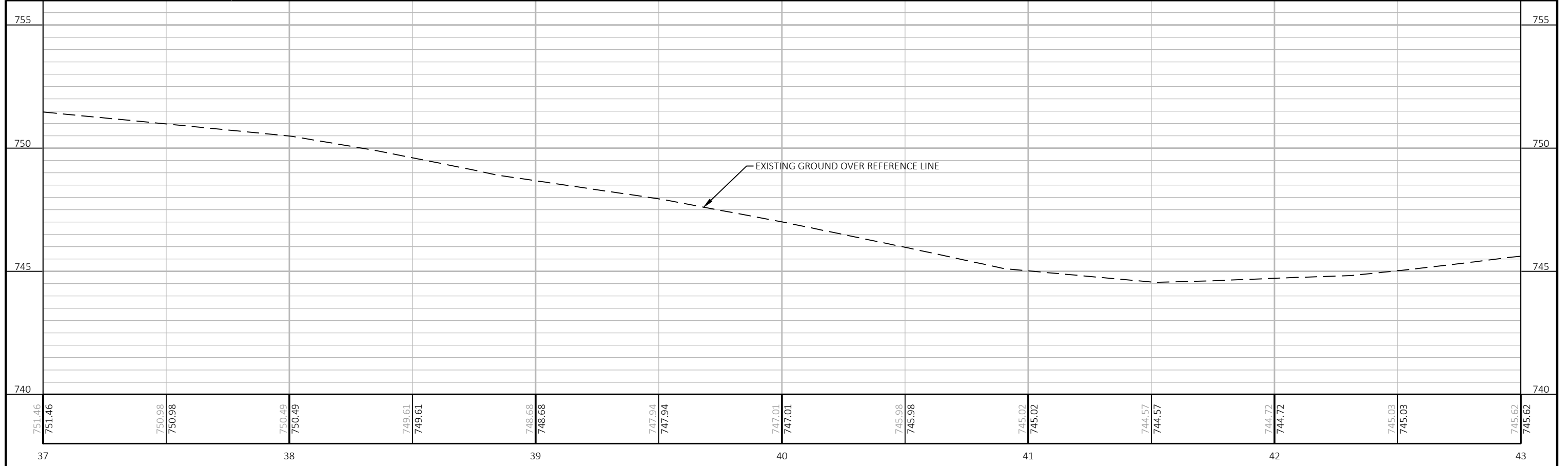
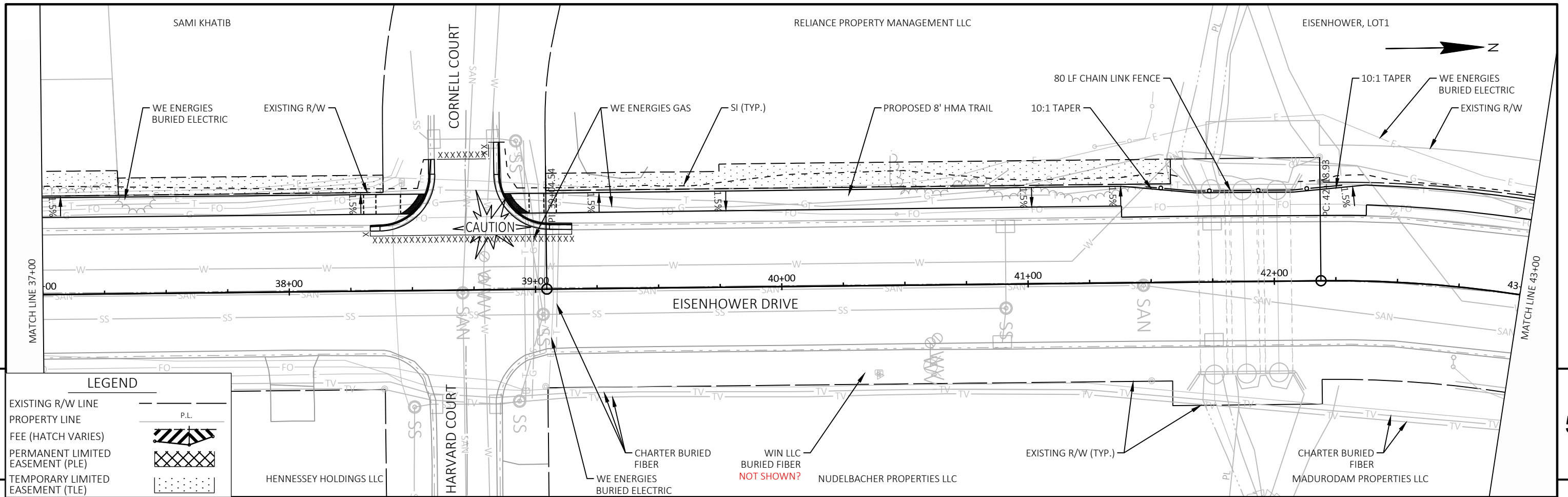
PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	----------



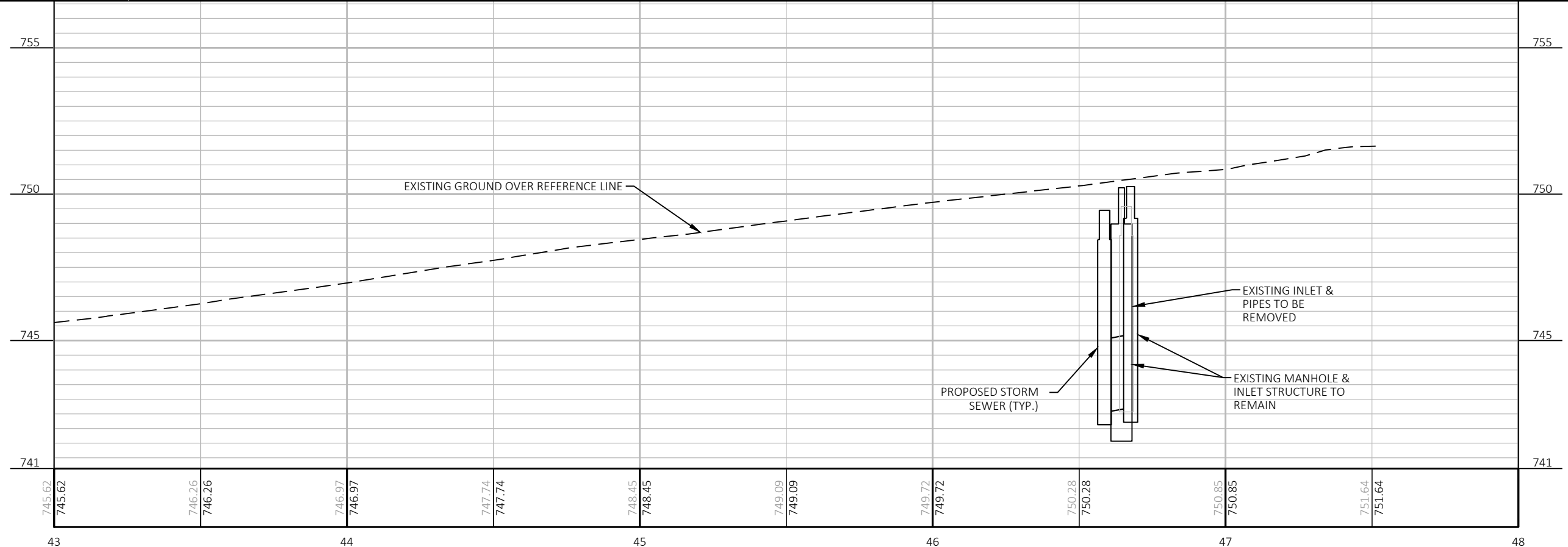
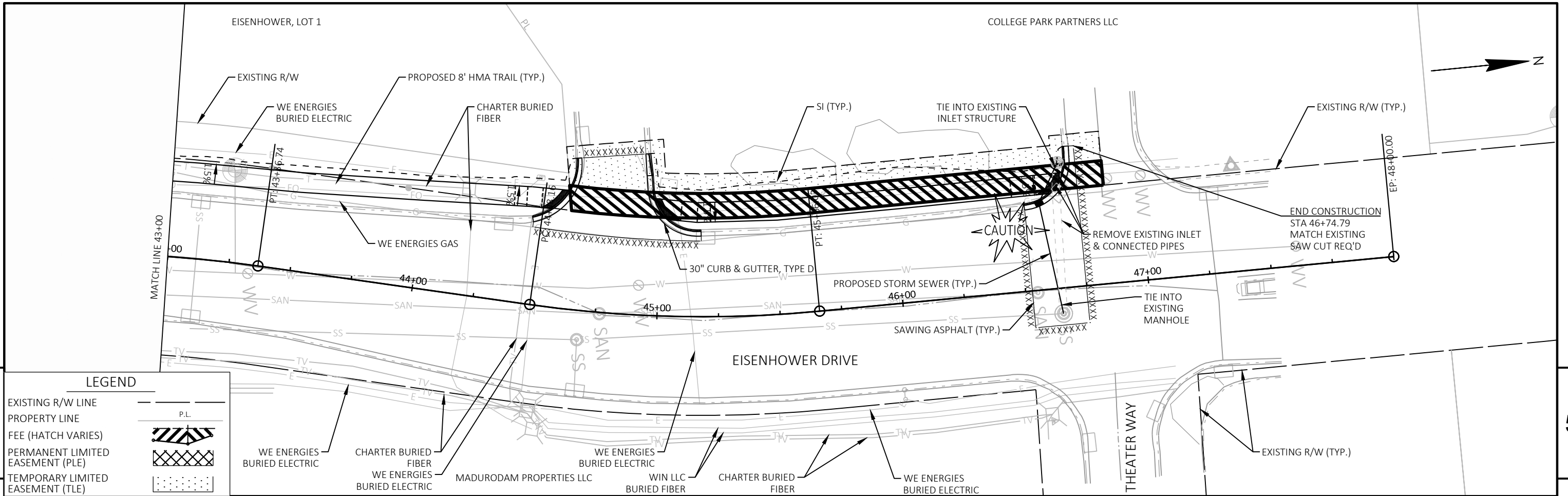
PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	----------



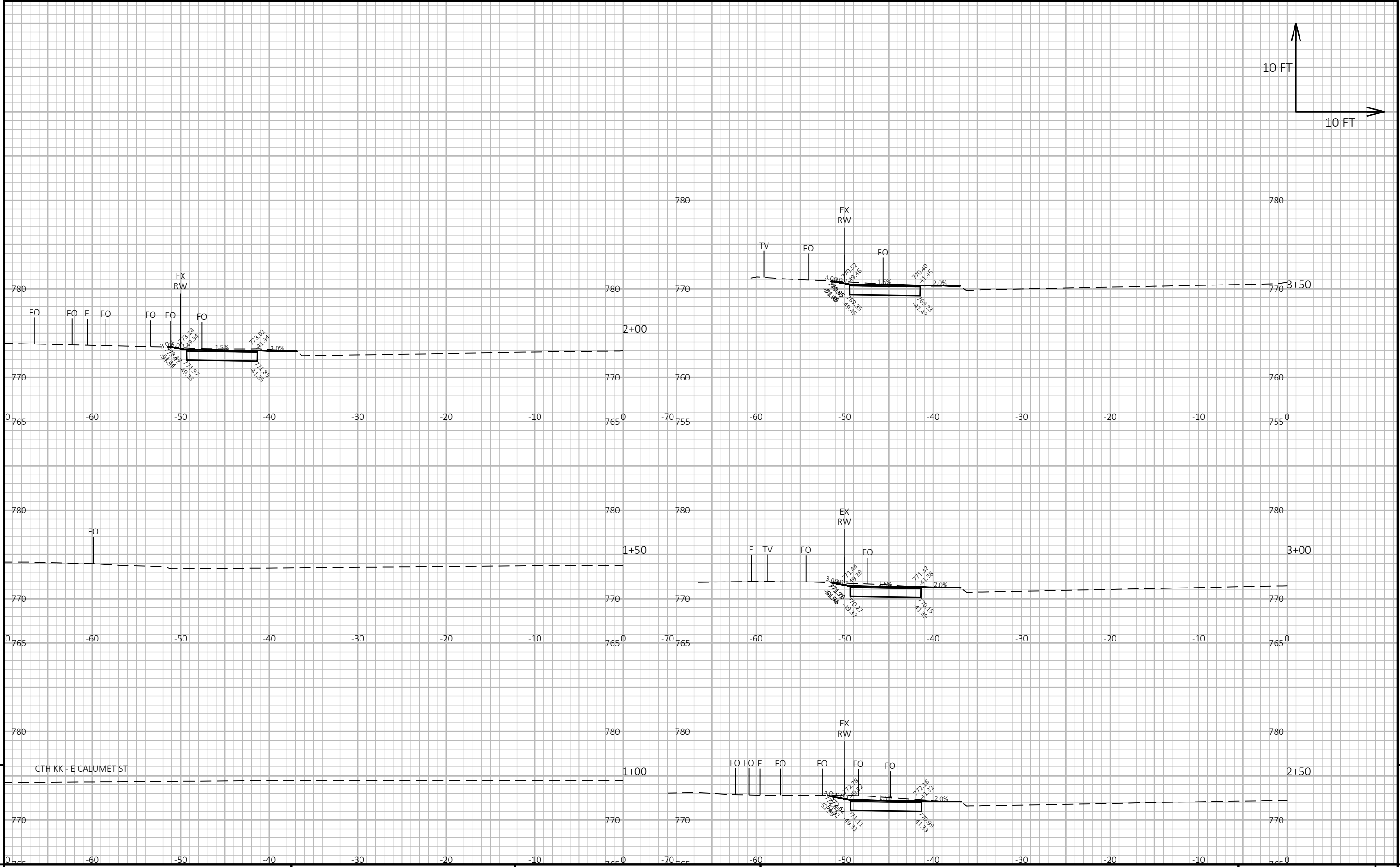
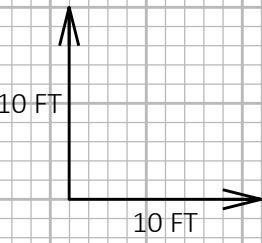
PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	----------



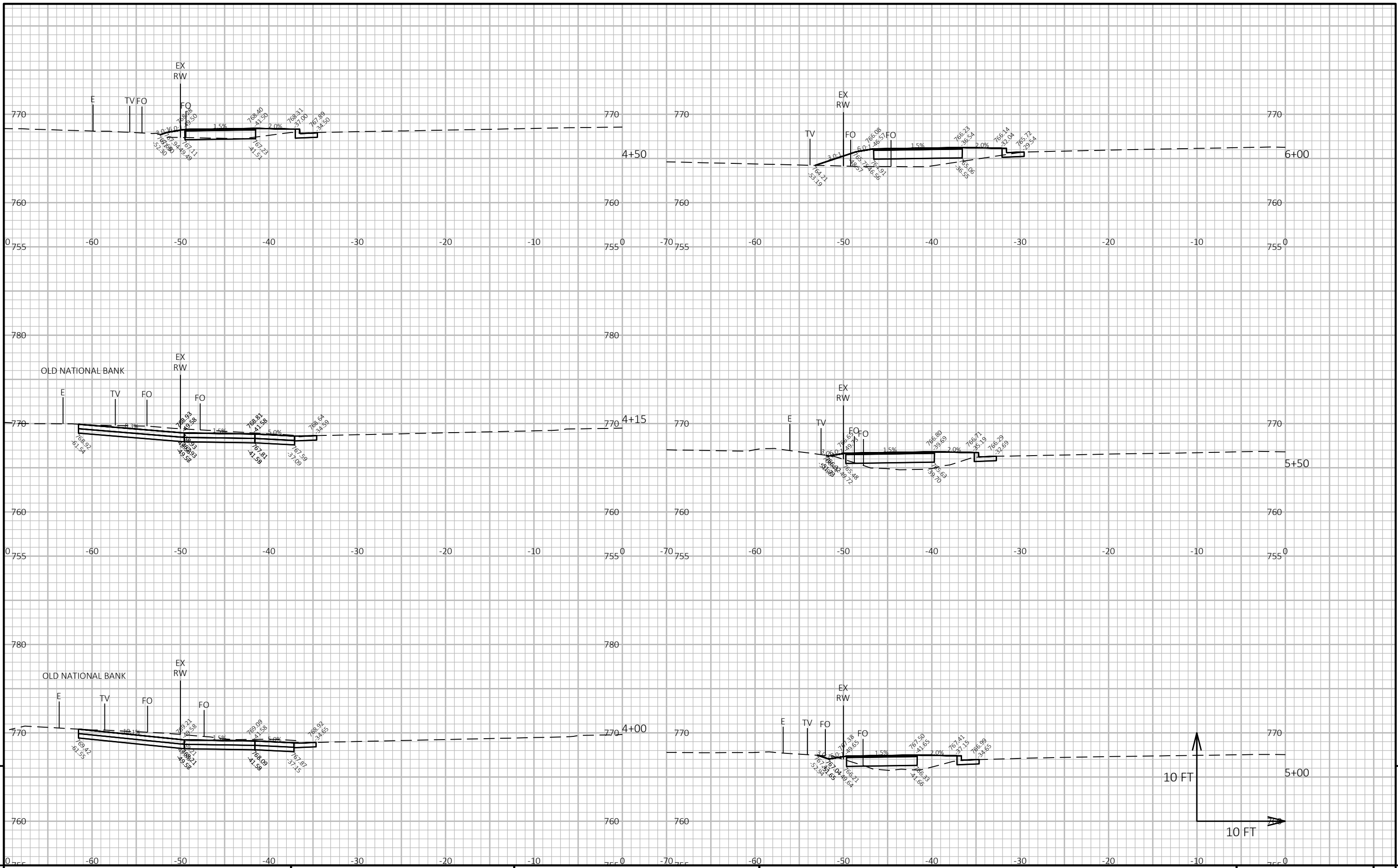
PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	----------



PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	PLAN AND PROFILE: EISENHOWER DRIVE TRAIL	SHEET E
------------------------	-----------------------	-------------------	--	---------



PROJECT NO: 4656-09-70 HWY: EISENHOWER DRIVE COUNTY: OUTAGAMIE CROSS SECTIONS: EISENHOWER DRIVE TRAIL SHEET 9



PROJECT NO: 4656-09-70

HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

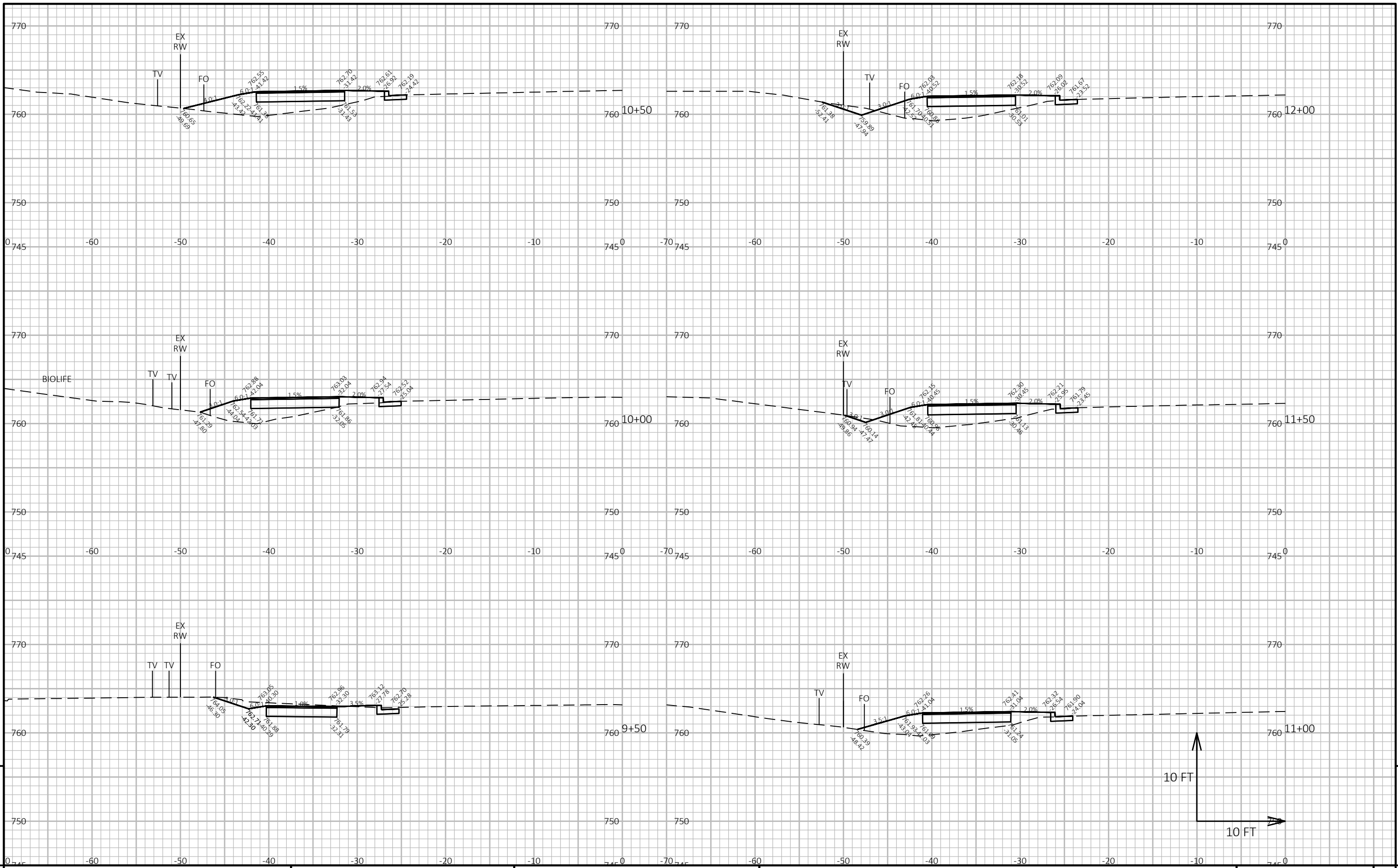
CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



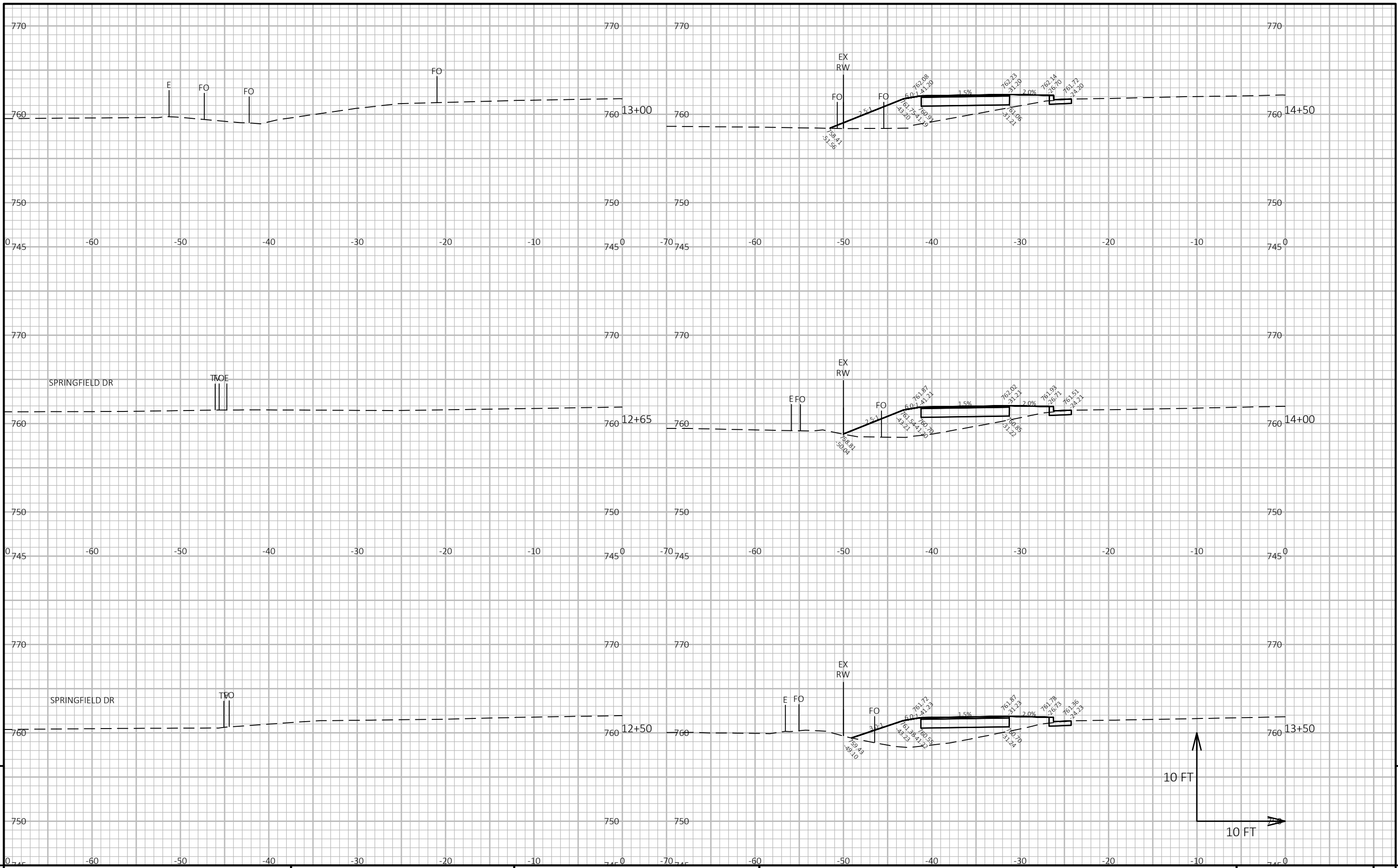
PROJECT NO: 4656-09-70 HWY: EISENHOWER DRIVE COUNTY: OUTAGAMIE CROSS SECTIONS: EISENHOWER DRIVE TRAIL SHEET 9



9

9

PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	CROSS SECTIONS: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	---



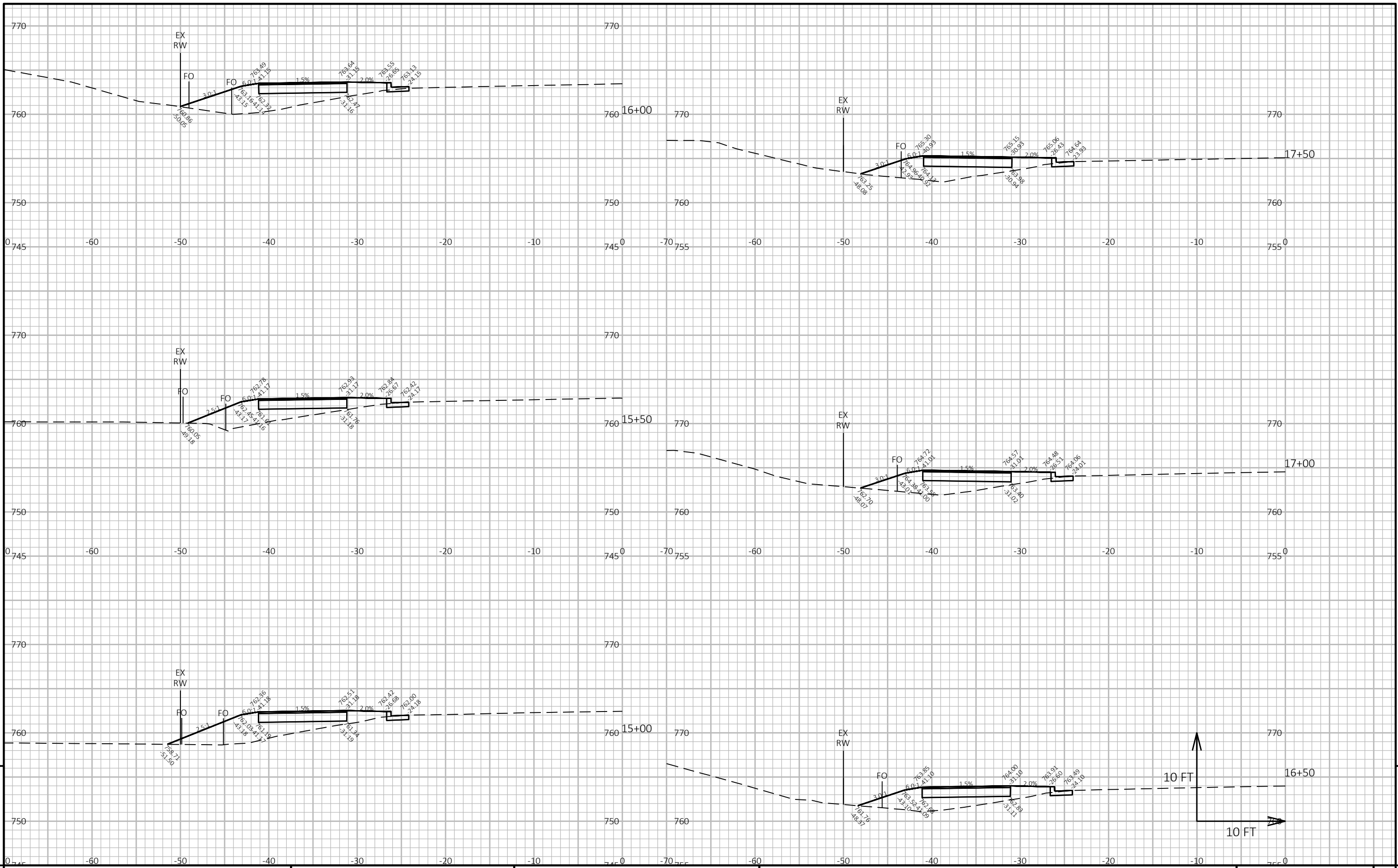
9

9

PROJECT NO: 4656-09-70 HWY: EISENHOWER DRIVE COUNTY: OUTAGAMIE CROSS SECTIONS: EISENHOWER DRIVE TRAIL SHEET E

FILE NAME : I:\CLIENTS-GRBAY\B\B4916 BUCHANAN TOWN OF\133 EISENHOWER DR TRAIL - TAP GRANT PROJECT #4656-09-00\04 CADD\46560900\090201-XS.DWG PLOT DATE : 9/5/2024 12:35 PM PLOT BY : WILLIAM BERG PLOT NAME : PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT. WISDOT/CADD SHEET 49

LAYOUT NAME - 090205



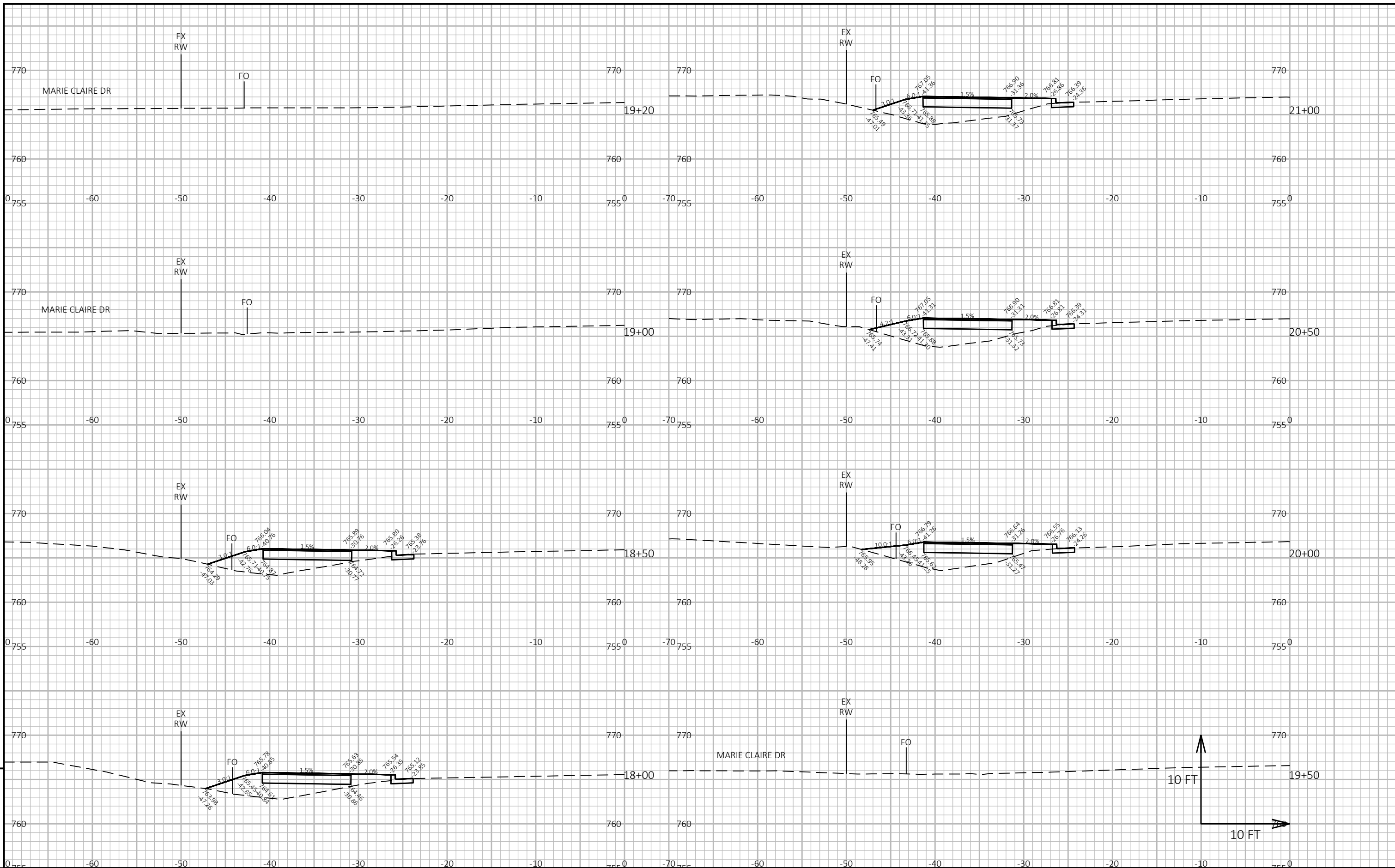
9

9

PROJECT NO: 4656-09-70 HWY: EISENHOWER DRIVE COUNTY: OUTAGAMIE CROSS SECTIONS: EISENHOWER DRIVE TRAIL SHEET E

FILE NAME : I:\CLIENTS-GRBAY\B\4916 BUCHANAN TOWN OF\133 EISENHOWER DR TRAIL - TAP GRANT PROJECT #4656-09-00\04 CADD\46560900\090201-XS.DWG PLOT DATE : 9/5/2024 12:36 PM PLOT BY : WILLIAM BERG PLOT NAME : PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT. WISDOT/CADD SHEET 49

LAYOUT NAME - 090206



PROJECT NO: 4656-09-70

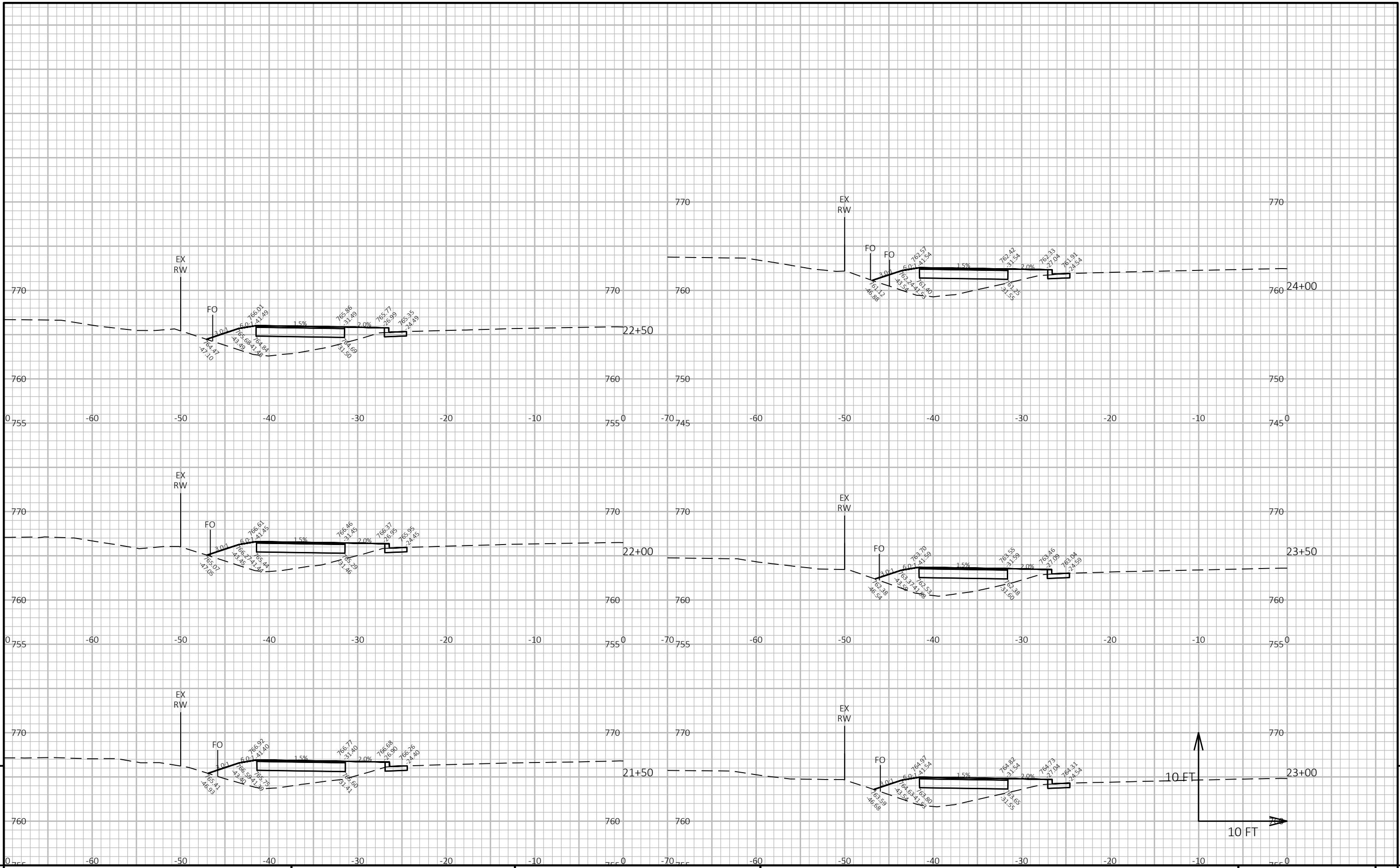
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



PROJECT NO: 4656-09-70

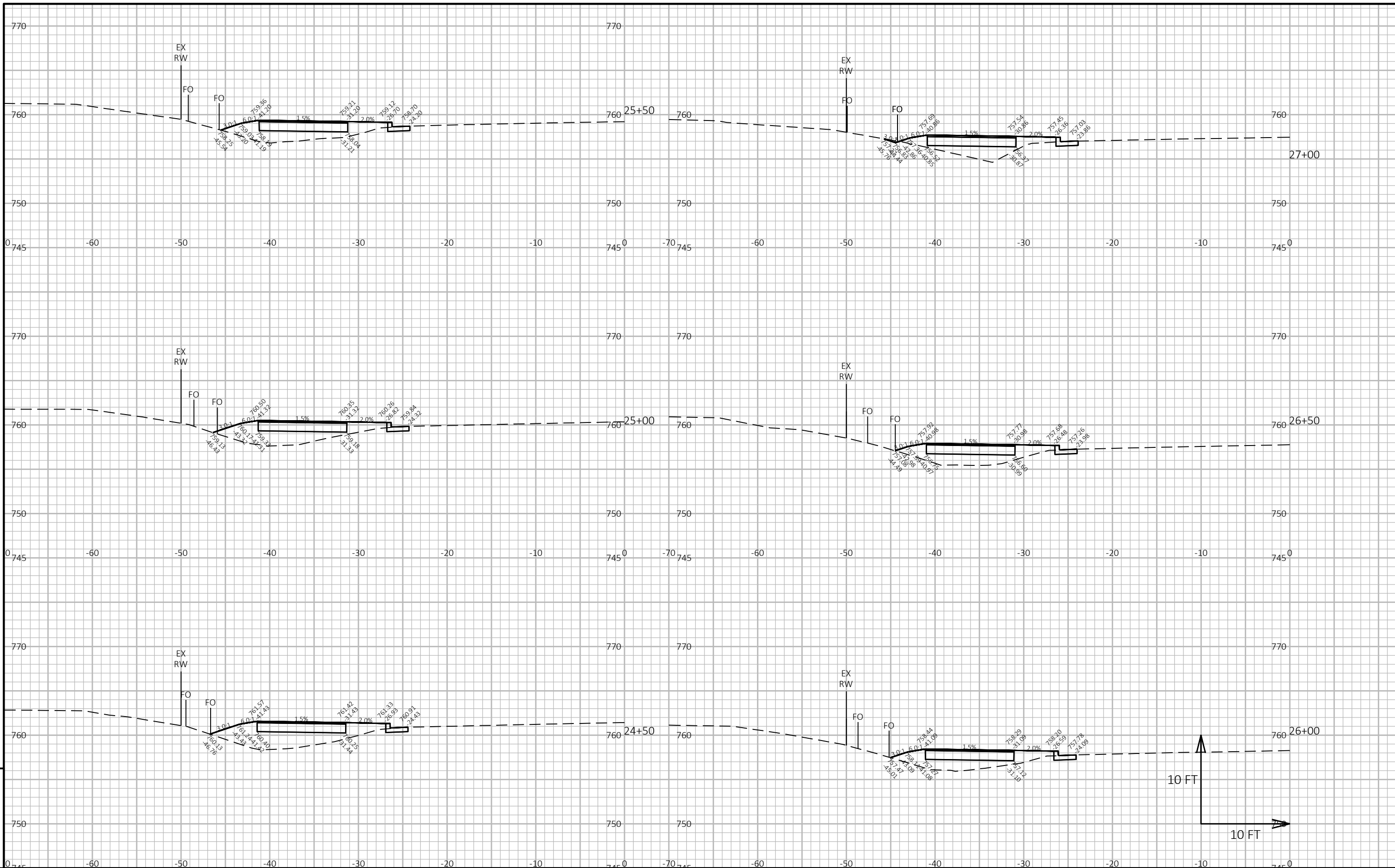
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



PROJECT NO: 4656-09-70

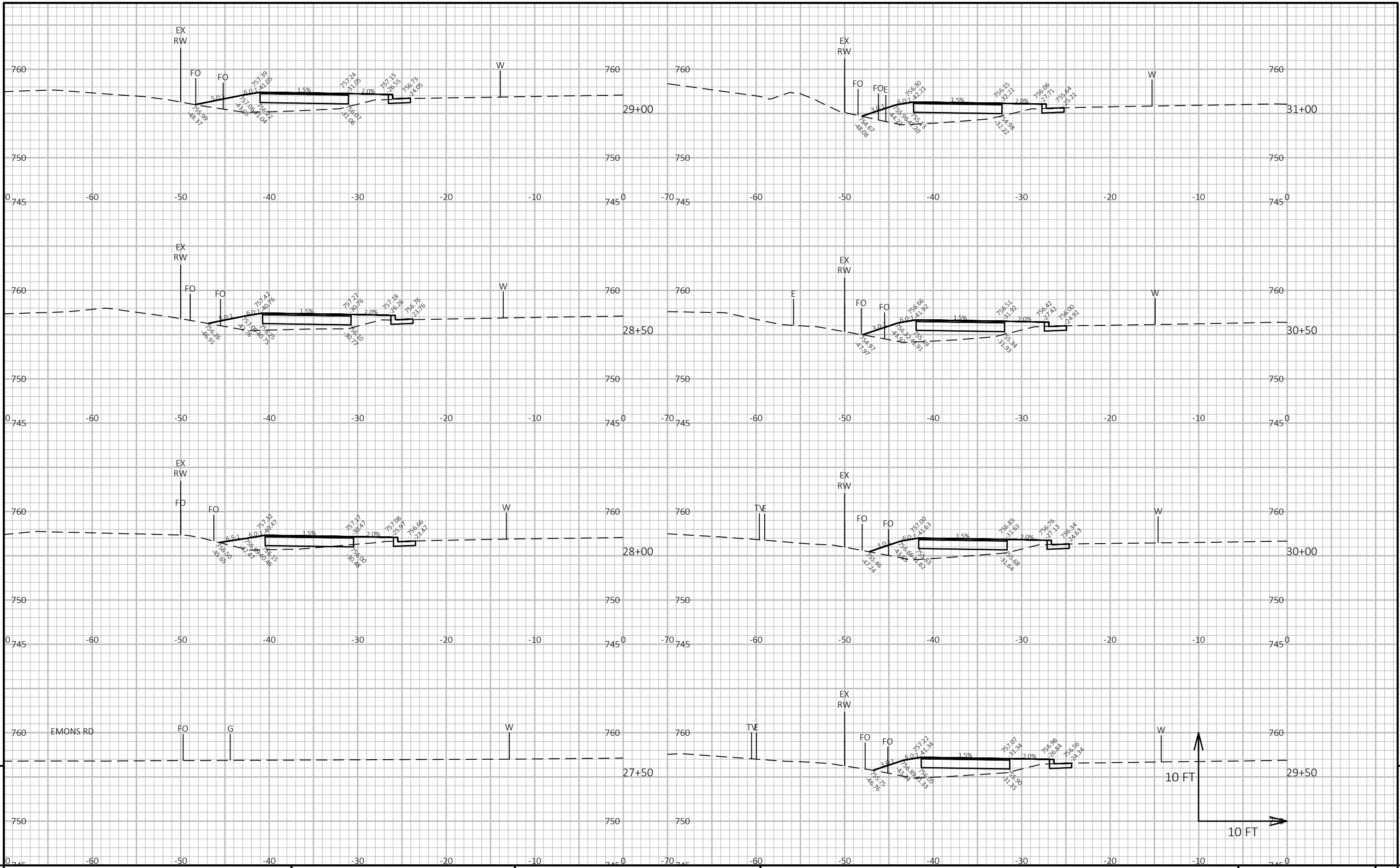
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



PROJECT NO: 4656-09-70

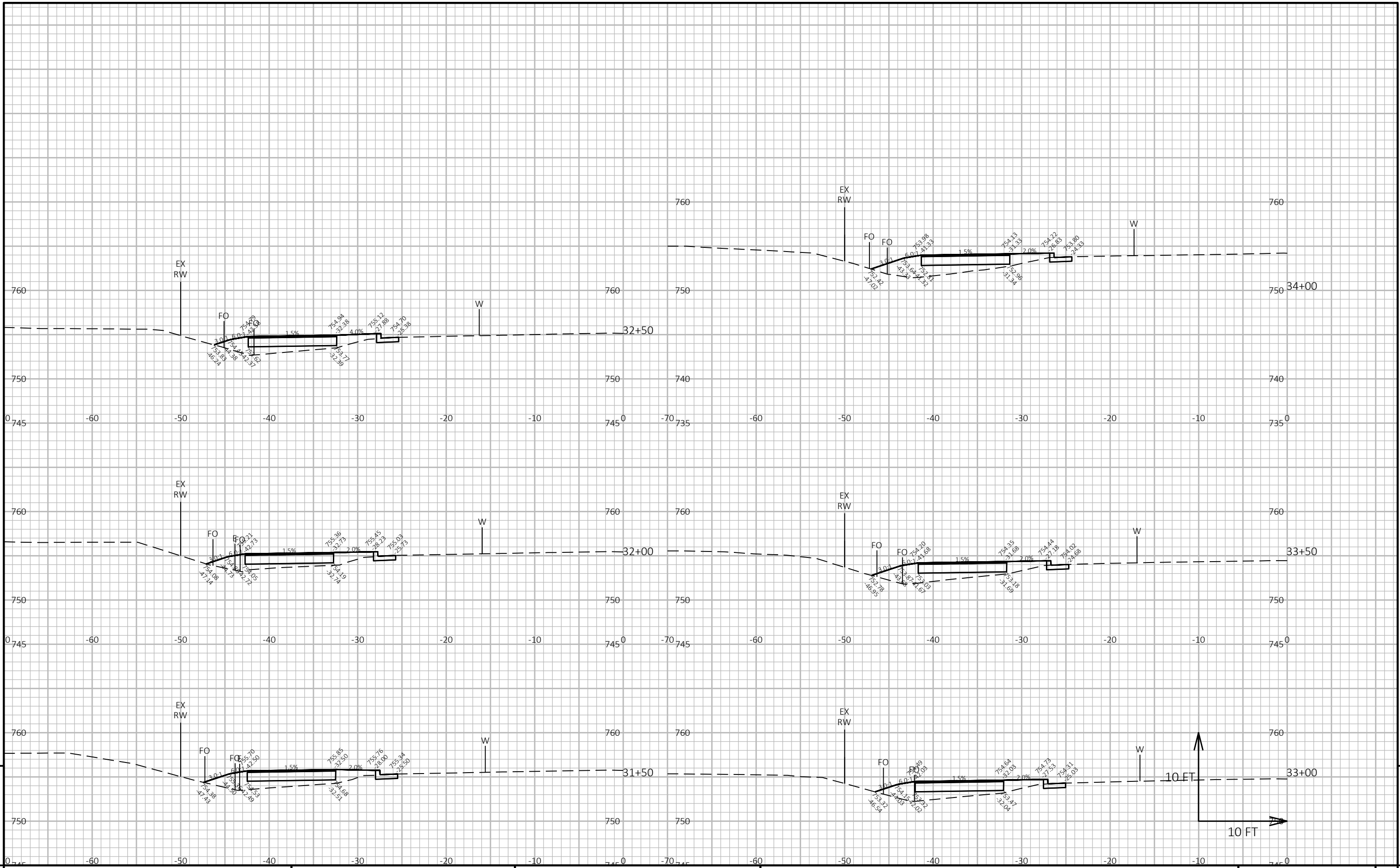
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



PROJECT NO: 4656-09-70

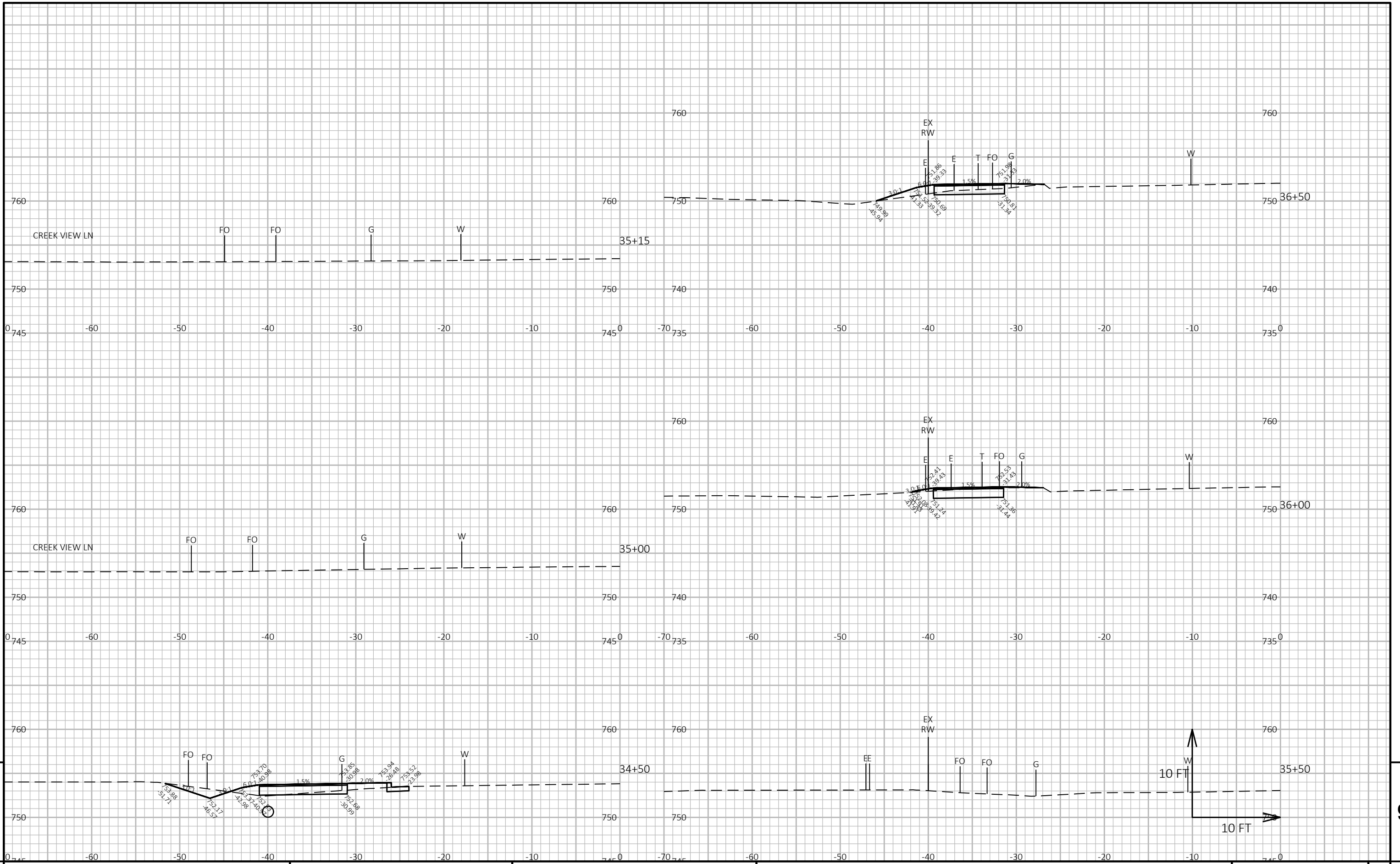
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



PROJECT NO: 4656-09-70

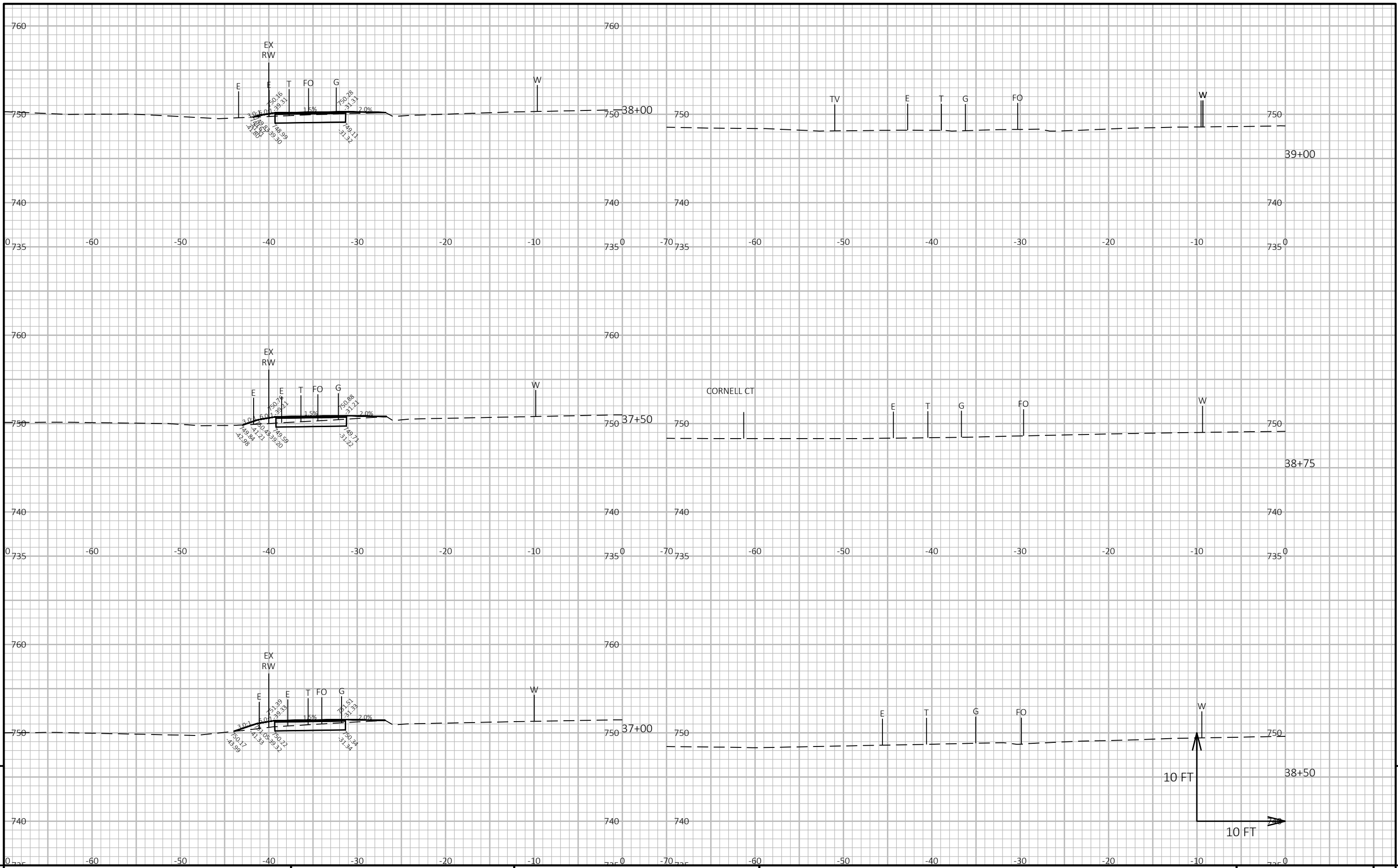
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

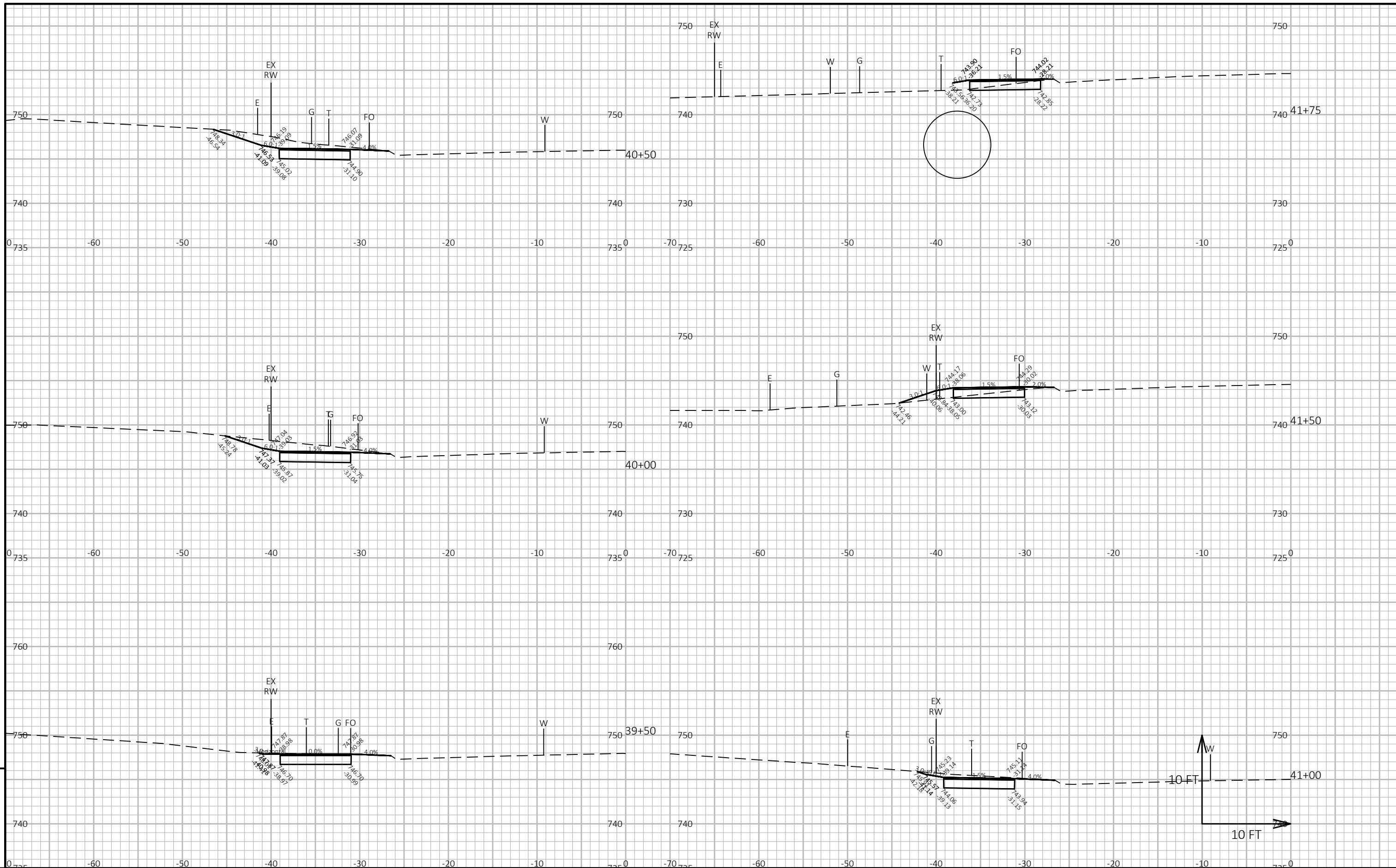
CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	CROSS SECTIONS: EISENHOWER DRIVE TRAIL	SHEET 9
------------------------	-----------------------	-------------------	--	---------

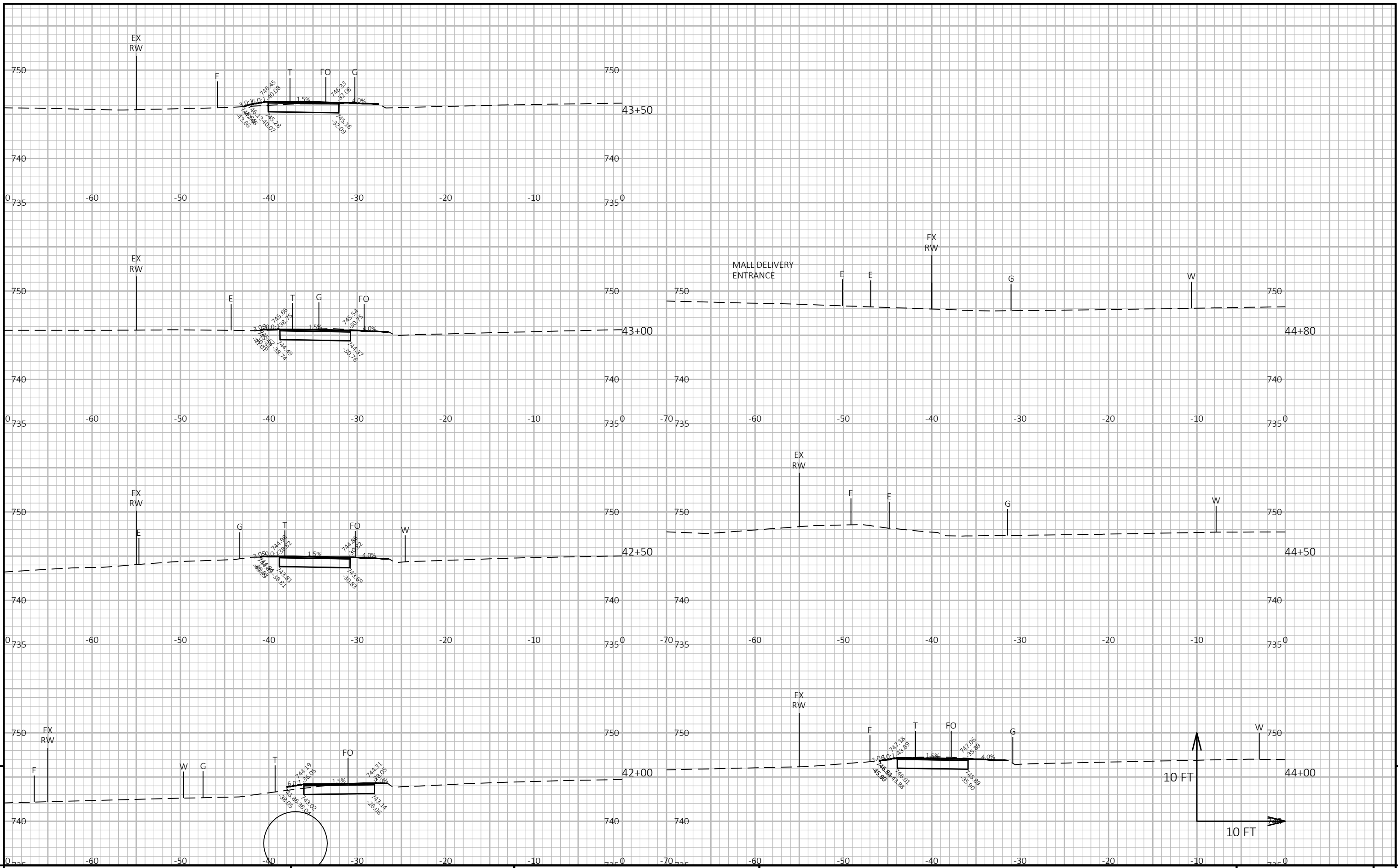


9

9

PROJECT NO: 4656-09-70 HWY: EISENHOWER DRIVE COUNTY: OUTAGAMIE CROSS SECTIONS: EISENHOWER DRIVE TRAIL SHEET E

FILE NAME : I:\CLIENTS-GRBAY\B\B4916 BUCHANAN TOWN OF\133 EISENHOWER DR TRAIL - TAP GRANT PROJECT #4656-09-00\04 CADD\46560900\090201-XS.DWG PLOT DATE : 9/5/2024 12:38 PM PLOT BY : WILLIAM BERG PLOT NAME : PLOT SCALE : 1 IN:10 FT HORZ. / 1 IN:10 FT VERT. WISDOT/CADD SHEET 49



PROJECT NO: 4656-09-70

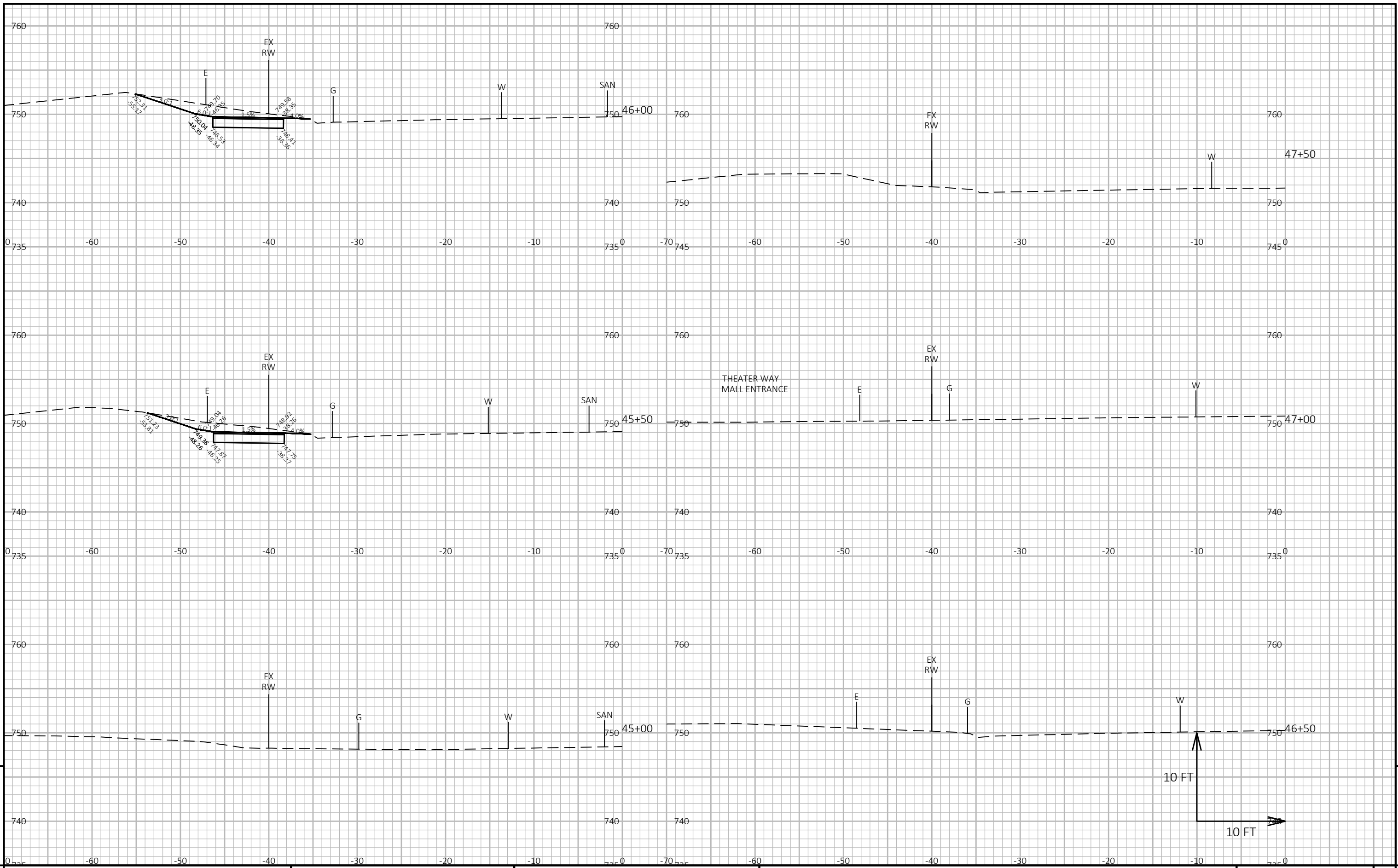
HWY: EISENHOWER DRIVE

COUNTY: OUTAGAMIE

CROSS SECTIONS: EISENHOWER DRIVE TRAIL

SHEET

E



9

9

PROJECT NO: 4656-09-70	HWY: EISENHOWER DRIVE	COUNTY: OUTAGAMIE	CROSS SECTIONS: EISENHOWER DRIVE TRAIL	SHEET	E
------------------------	-----------------------	-------------------	--	-------	---