



## MEMO

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**TO:** Finance Committee

**FROM:** Paula Vandehey, Director of Public Works *PAV*

**DATE:** March 17, 2022

**SUBJECT:** **Request to deed City owned land on Gardenia Drive in the Village of Little Chute to the abutting property owners with no future special assessments for the future street connection.**

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In 2017, the City of Appleton purchased two lots in the Little Chute Crosswind Estates Subdivision. This purchase was to ensure a roadway connection between the neighboring subdivisions eliminating another roadway connection to French Road, as shown on the attached maps. Although we had to purchase two lots equaling 163 feet of frontage, our actual need is 60 feet of street right-of-way.

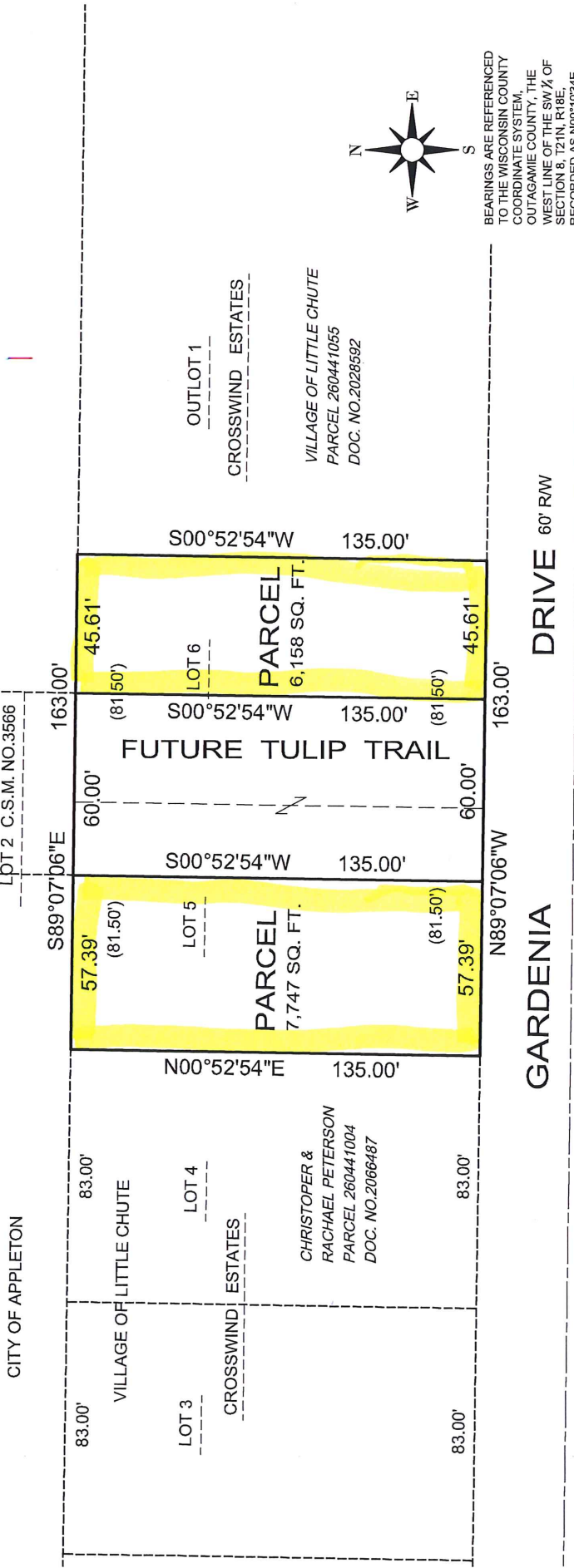
Once this roadway connection is constructed it will become street right-of-way within the Village of Little Chute. However, with the ownership of the remnant land not part of the 60-foot right-of-way, the City of Appleton is responsible for all maintenance including cutting the lawn and shoveling the sidewalk.

Therefore, we request permission to deed the remnant land to the abutting property owners. We also recommend that no future special assessment for the future street connection be charged to the adjacent property owners accepting such dedication.

Attachments

# EXHIBIT

DESCRIPTION: REDIVISION OF LOTS 5 AND 6 OF CROSSWIND ESTATES, LOCATED IN THE NW 1/4 OF SECTION 8, T.21N., R.18E., VILLAGE OF LITTLE CHUTE, OUTAGAMIE COUNTY, WISCONSIN.



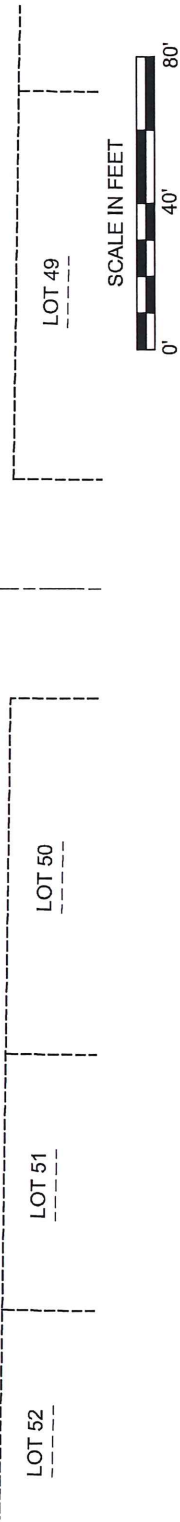
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 8, T21N, R18E, RECORDED AS N00°10'34E

**CITY OF APPLETON**  
 DEPT. OF PUBLIC WORKS  
 ENGINEERING DIVISION  
 100 NORTH APPLETON STREET  
 APPLETON, WI 54911

920-832-6474

DRAFTED BY: T. KROMM

H:\Acad\Exhibit\2022\Tulip Trail\Commet\_0221\_2022

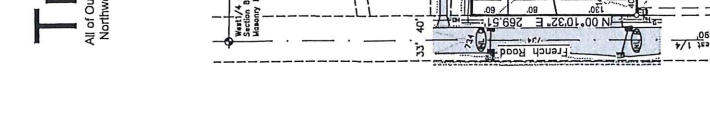
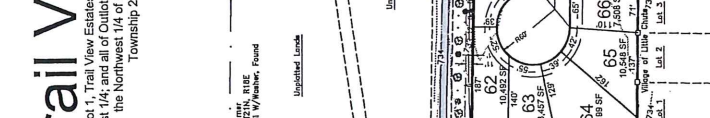
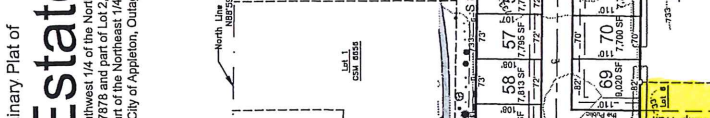
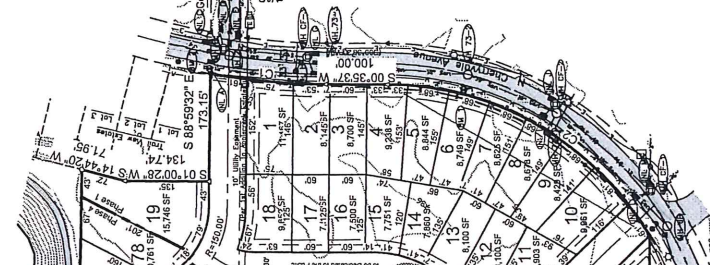
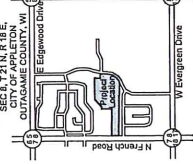


Preliminary Plat of

# Trail View Estates South

All of Outlot 1, Trail View Estates, being part of the Southwest 1/4 of the Northwest 1/4 and part of the Southeast 1/4 of the Northwest 1/4; and all of Outlot 1, Certified Survey Map 7878 and part of Lot 2, Certified Survey Map 3656, all being part of the Northwest 1/4; and all of Outlot 1, Certified Survey Map 7878 and part of Lot 2, Certified Survey Map 3656, all being part of the Northwest 1/4; and all of Outlot 1, Certified Survey Map 7878 and part of Lot 2, Certified Survey Map 3656, all being part of the Northwest 1/4 of the Southeast 1/4 and part of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin

## LOCATION MAP



**CURVE TABLE**

Curve	Inlets	Outlets	Chord (Feet)	Chord Length	Central Angle
CI	133.0	132.0	527.0	527.0	90°00'
CI	133.0	132.0	527.0	527.0	90°00'

**Sanitary Structures**

Structure	Inlets	Outlets	Chord Length	Material	Direction
1	731.0	731.0	17.0	PVC	E
2	731.0	731.0	17.0	PVC	E
3	731.0	731.0	17.0	PVC	E
4	731.0	731.0	17.0	PVC	E
5	731.0	731.0	17.0	PVC	E

**Storm Structures**

Structure	Inlets	Outlets	Chord Length	Material	Direction
1	731.0	731.0	17.0	PVC	E
2	731.0	731.0	17.0	PVC	E
3	731.0	731.0	17.0	PVC	E
4	731.0	731.0	17.0	PVC	E
5	731.0	731.0	17.0	PVC	E

**SUPPLEMENTARY DATA**

- RAW Area = 03.8169 acres
- Net Area = 1,086,522 SF
- Net Area = 24,843.31 SF
- Average lot size = 8,423 SF
- Unimproved lot size = 5,280 SF

**NOTES**

- Utility and Drainage Elements will be shown on final Plat.

**LEGEND**

- Sidewalk
- Driveway
- Street
- Utility Line
- Gas Main
- Water Main
- Sanitary Sewer
- Electric
- Telephone
- Optical Fiber
- Cable
- Proposed

**BENCHMARKS** (NAD83 85 per City Benchmark)

- BM 1: Fire Hydrant 3700, Top Shoulder of Golden Gate Dr. E-W, Elevation 737.60
- BM 2: 414' N of BM 1, Elevation 737.60
- BM 3: Fire Hydrant 3702, Top Shoulder of Golden Gate Dr. E-W, Elevation 737.62

**SURVEYORS CERTIFICATE**

I, James R. Scholtz, hereby certify that this Preliminary Plat is a correct representation of all existing land divisions and features, and that I am duly qualified and licensed as a Professional Land Surveyor in the State of Wisconsin under the authority of the State Board of Registration for Professional Land Surveyors.

James R. Scholtz, P.L.S., No. S-6952  
 Date: \_\_\_\_\_

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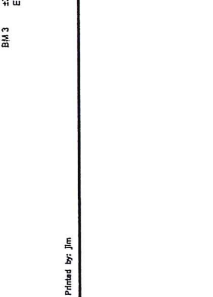
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This is not a substitute for the plat with respect to the provisions of the Wisconsin Statutes, Chapter 199.

City of Appleton  
 Department of Administration

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
 Civil Engineers and Land Surveyors  
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6/6/2023 10:14 AM A:\Projects\12556\Draw\Sheet 30\02556a.dwg Printed by: Jim