



MEMO

TO: Finance Committee

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

DATE: April 1, 2018

SUBJECT: **Request for City of Appleton to waive a portion of sidewalk and concrete paving special assessments as an incentive for the Trail View Estates Development.**

In 1997 the City of Appleton officially mapped Cherryvale Drive (Geenen Avenue at the time) to establish a north/south connection between Edgewood Drive and Evergreen Drive. However, as development occurred in the Village of Little Chute the roadway shifted from the original official map location. The ultimate location of Cherryvale Drive created an unusual property that is challenging to develop. The property owner offered to deed the land to the City, however we turned that offer down as we are trying to promote as much development in this area as possible in order to support the infrastructure investments that have already been made by the City. We also did not want to take on the additional maintenance of sidewalk shoveling and grass cutting of this long, narrow lot.

As a financial incentive for the development, the Developer is requesting the City waive a portion of sidewalk and concrete paving special assessments for the Trail View Estates Development. As shown on the attached maps, the proposal is to waive 710 feet (\$64,255) of the total 1,045 feet of special assessments. The remaining 335 feet would be assessed (\$30,318) per the City of Appleton's Special Assessment Policy. Using conservative estimates, the 3 new duplex homes would add approximately \$1 million in assessed value generating \$21,000 in new tax revenue annually.

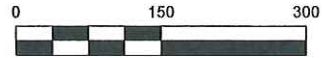
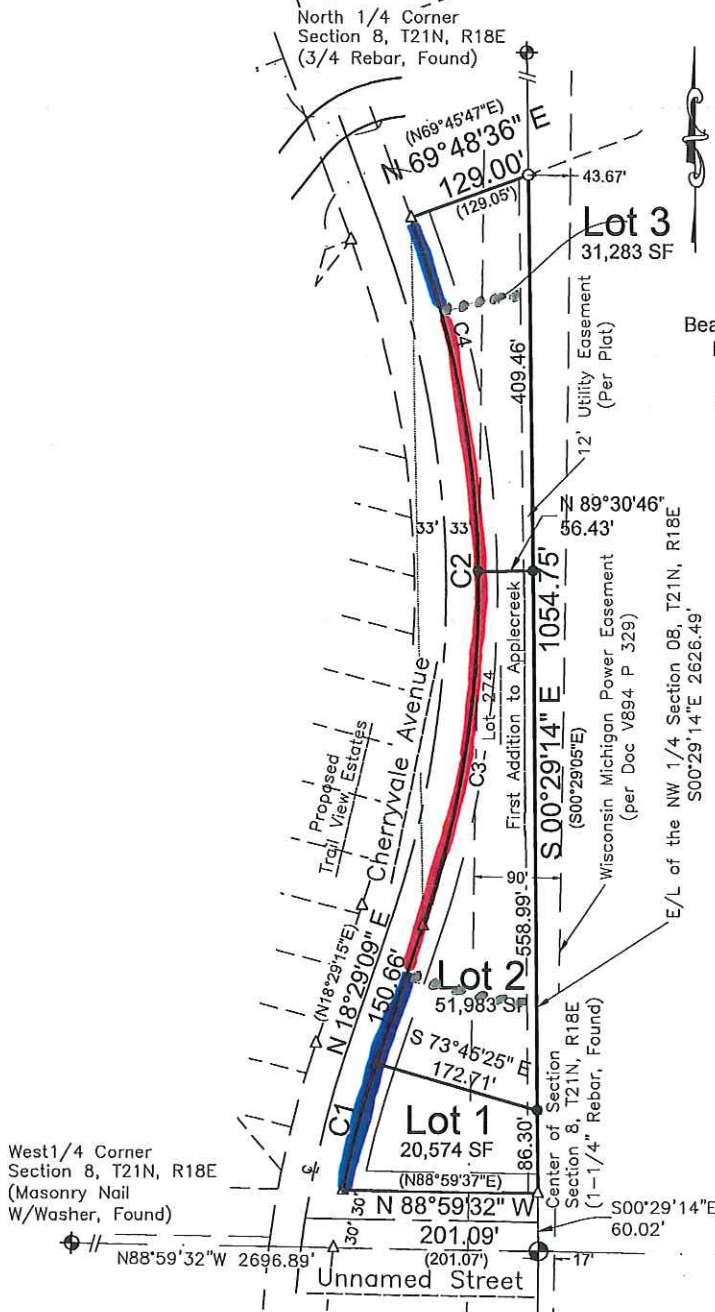
City staff supports the waiver so long as the portion of the parcel that is not assessed remains undeveloped. The property owners will still be responsible for sidewalk shoveling and grass mowing along the entire length of this segment of Cherryvale Drive.

Attachments

C: Tony Saucerman, Finance Director
Bev Matheys, Managerial Accounting Coordinator

Certified Survey Map No. _____

Part of Lot 274, First Addition to Applecreek Estates, of the Southeast 1/4 of the Southwest 1/4 of Section 08, Township 21 North, Range 18 East, City of Appleton, Outagamie County, Wisconsin.



Bearings are referenced to the East line of the Northeast 1/4, Section 08, T21N, R18E, bearing S00°29'49\"E, base on the Outagamie County Coordinate System.

LEGEND

- 3/4" x 18" Steel Rebar @ 1.50lbs/LF SET
- △ 1/4" Rebar Found
- 3/4" Rebar Found
- ⊕ Government Corner
- () Recorded As

Proposed to not assess

Assess per Policy

Bearings are referenced to the Final Plat of ????

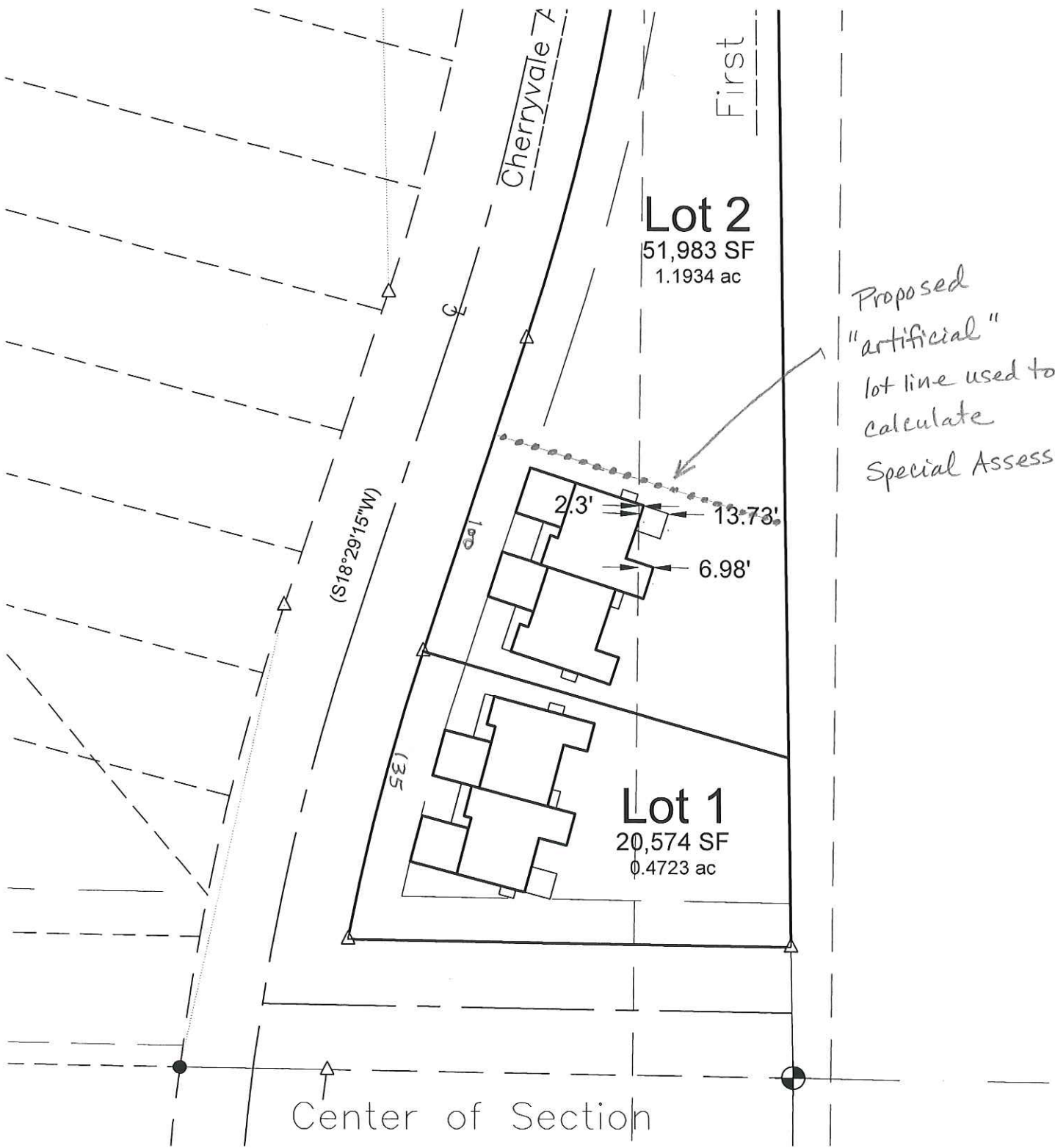


Davel Engineering & Environmental, Inc.
 Civil Engineers and Land Surveyors
 1811 Racine Street
 Menasha, Wisconsin
 Ph. 920-991-1866, Fax 920-830-9595

James R. Sehloff Professional Land Surveyor No. S-2692 Date

Survey for:
 Emerald Valley Estates, LLC
 1718 Vanzeeland Ct
 Little Chute, WI 54140

File: 5220.1CSM.dwg
 Date: 03/09/2018
 Drafted By: jim
 Sheet: 1 of 3



Lot 2
51,983 SF
1.1934 ac

Lot 1
20,574 SF
0.4723 ac

*Proposed
"artificial"
lot line used to
calculate
Special Assessments*

Cherryvale Ave

First

(S18°29'15"W)

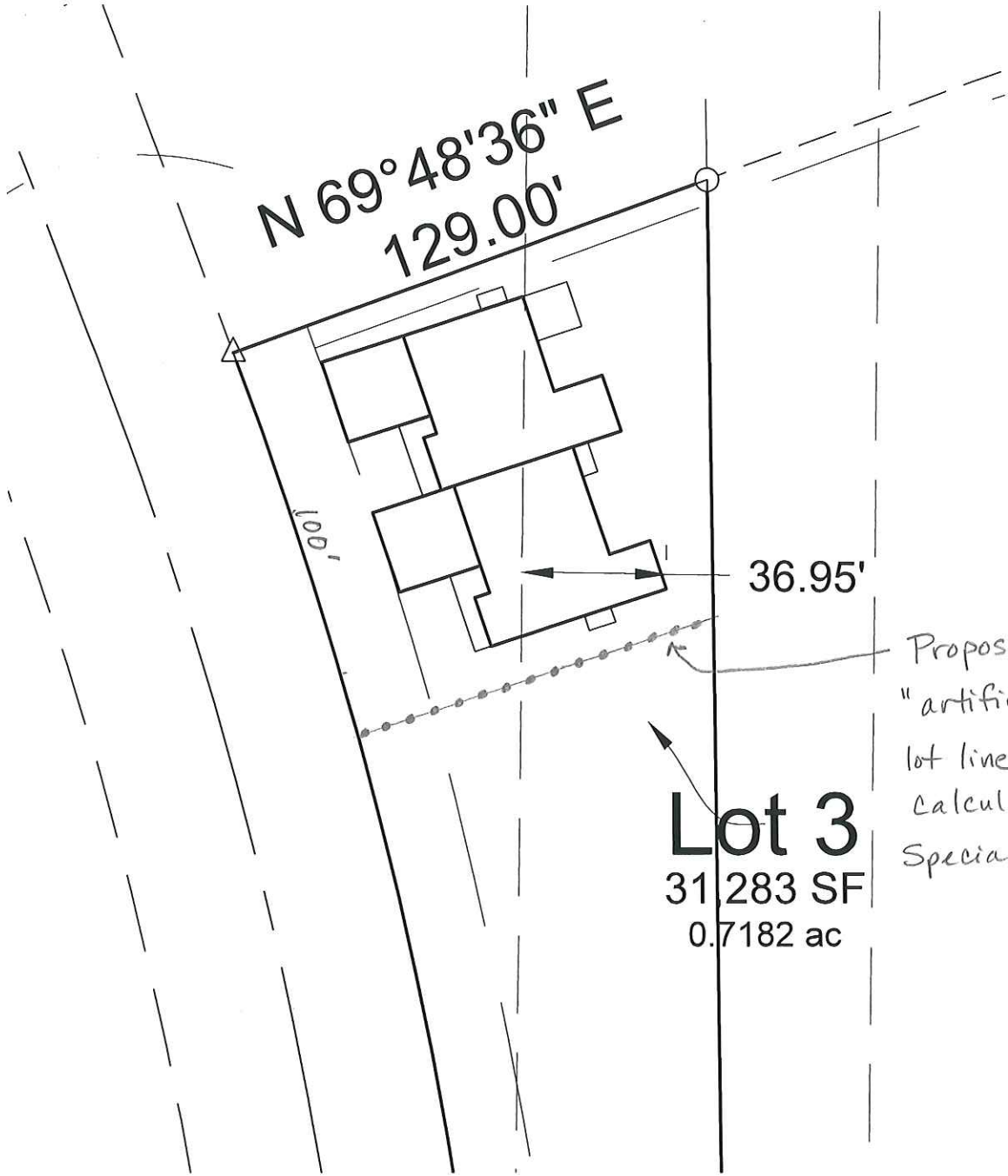
Center of Section

2.3'

13.73'

6.98'

35



$N 69^{\circ}48'36'' E$
 $129.00'$

$100'$

$36.95'$

Lot 3
 $31,283$ SF
 0.7182 ac

Proposed
"artificial"
lot line used to
calculate
Special Assessments