



## REPORT TO CITY PLAN COMMISSION

**Plan Commission Meeting Date:** July 9, 2019

**Common Council Meeting Date:** September 4, 2019 (this item will track with the associated West Water Street public right-of-way vacation)

**Item:** Dedication of Public Right-of-Way for West Water Street

**Case Manager:** Jessica Titel

### GENERAL INFORMATION

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**Owner/Applicant:** City of Appleton c/o Tom Kromm

**Location:** Generally located southwest of South Elm Street and southeast of West Prospect Avenue (part of parcel #31-3-0373-00)

**Petitioner's Request:** The applicant is requesting a dedication of land for public right-of-way for West Water Street.

### BACKGROUND

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The proposed public right-of-way dedication is being proposed to realign the Water Street right-of-way in this area in order to coincide with the street location. The Water Street pavement is not centered on the existing right-of-way and this street dedication is being done in concurrence with a right-of-way vacation on the southeasterly side of Water Street so that the street pavement is fully contained within the right-of-way. The City of Appleton owns the land adjacent to the proposed vacation and dedication.

### STAFF ANALYSIS

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**Public Right-of-Way Dedication:** Approximately 5,929 square feet of land is included in the proposed right-of-way dedication. This includes land in the southeastern portion of a lot currently owned by the City of Appleton. The Water Street right-of-way will be 66 feet wide upon completion of the dedication and associated right-of-way vacation.

**Street Classification:** The City's Arterial/Collector Plan Map identifies this portion of Water Street as a collector street.

**Surrounding Zoning Classification and Land Uses:**

North: R-1B Single-Family Residential District. The adjacent property to the north is currently undeveloped.

South: R-1B Single-Family Residential District. The adjacent properties to the south are currently Water Street right-of-way and a WE Energies substation.

East: R-1B Single-Family Residential District. The adjacent property to the east is currently Water Street right-of-way.

**Street Dedication – West Water Street**

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West: R-1B Single-Family Residential District. The adjacent property to the west is currently undeveloped.

**Comprehensive Plan 2010-2030:** The City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map identifies this area with a future one and two-family residential designation. The proposed public right-of-way dedication is consistent with the following excerpt from the *Comprehensive Plan 2010-2030*.

*Goal 4 – Transportation*

*Appleton will support a comprehensive transportation network that provides viable options for pedestrian, bicycle, highway, rail, and air transportation, both locally and within the region.*

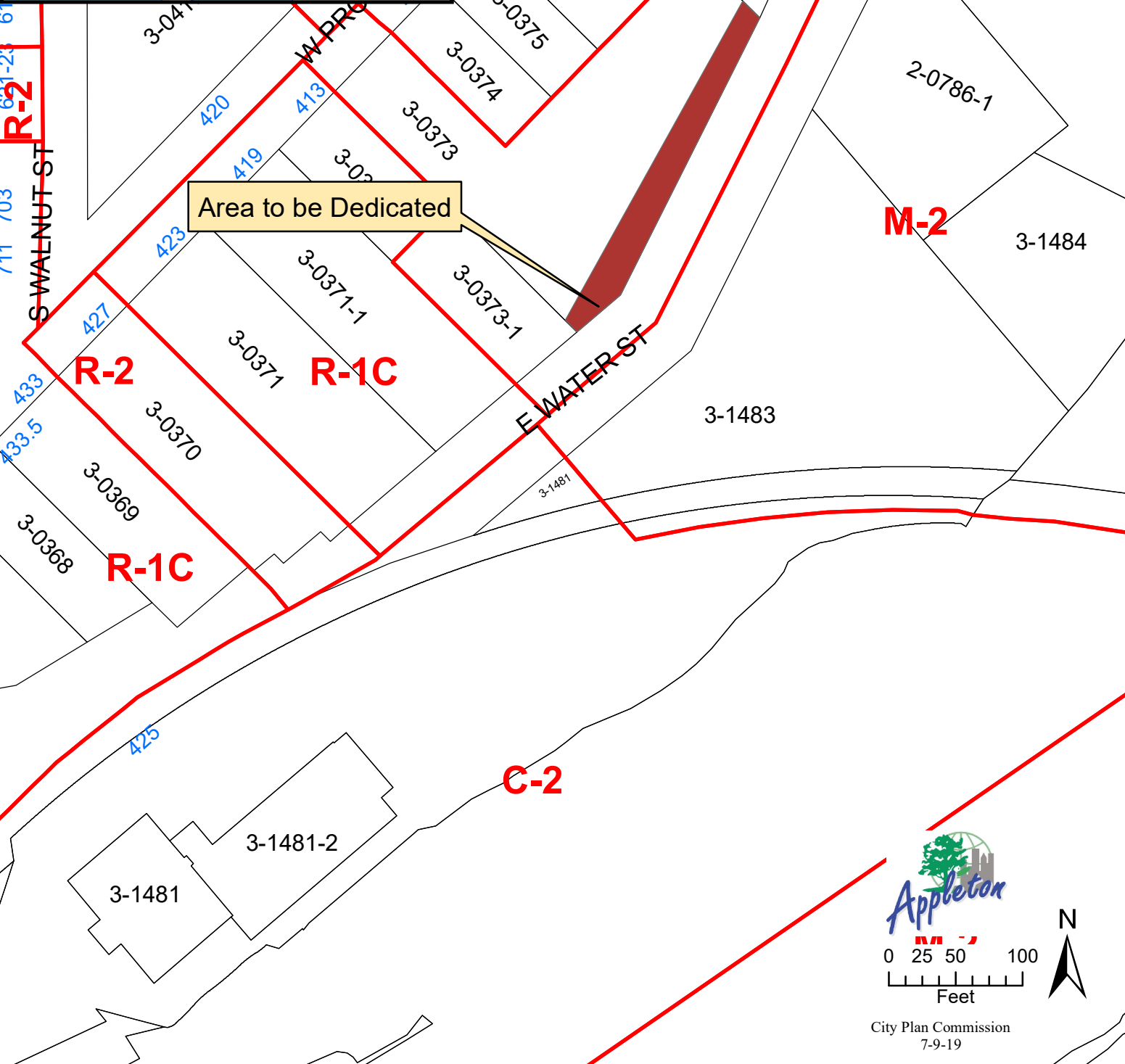
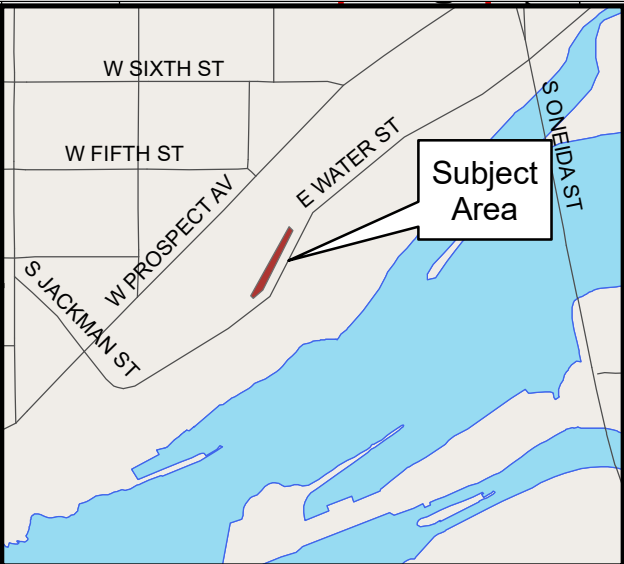
**Technical Review Group (TRG) Report:** This item was discussed at the May 21, 2019 and June 18, 2019 Technical Review Group meetings. No negative comments were received from participating departments. Staff discussed the need to coordinate with WE Energies regarding potential future dedication of 211 square feet of their property for Water Street right-of-way.

**RECOMMENDATION**

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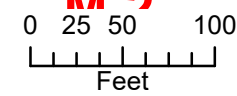
Staff recommends the dedication of land for public right-of-way for West Water Street, as shown on the attached maps, **BE APPROVED**.

# W. Water Street Street Right-of-Way Dedication Zoning Map

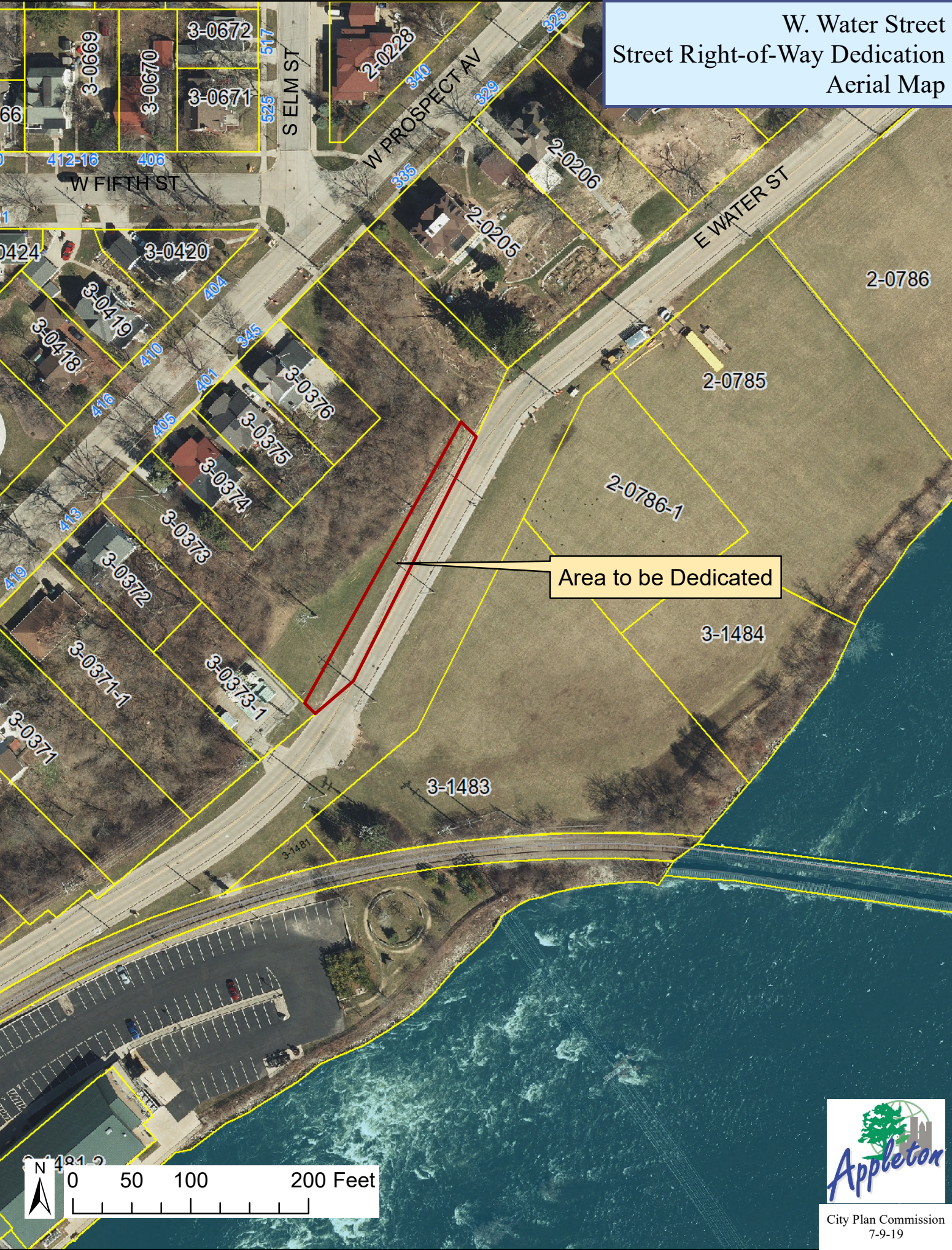


Area to be Dedicated

Subject Area



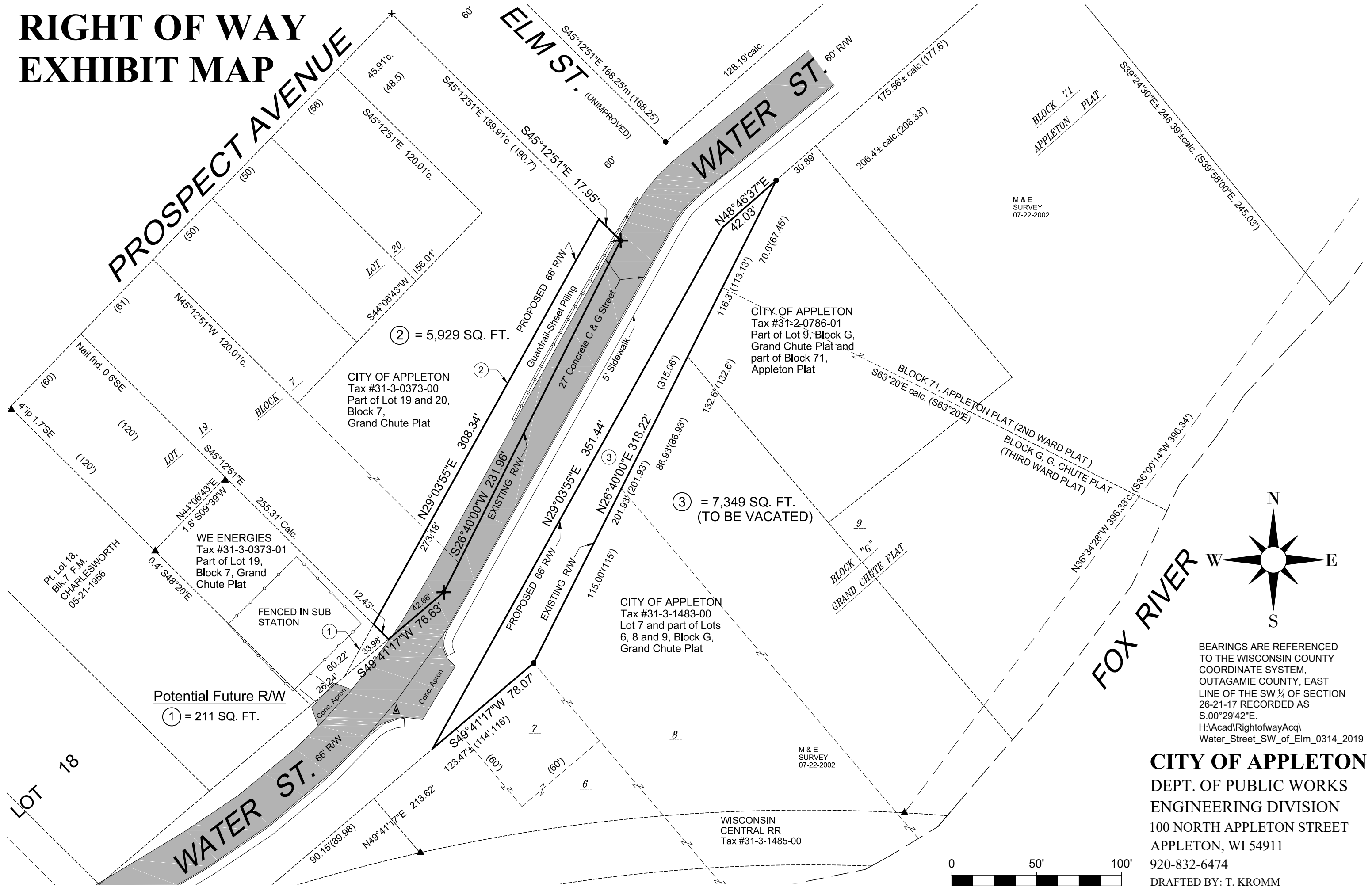
W. Water Street  
Street Right-of-Way Dedication  
Aerial Map



Area to be Dedicated

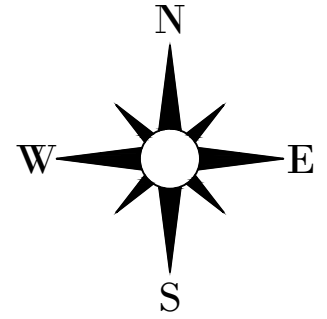


# RIGHT OF WAY EXHIBIT MAP



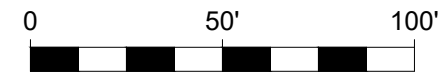
M & E  
SURVEY  
07-22-2002

M & E  
SURVEY  
07-22-2002



BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, OUTAGAMIE COUNTY, EAST LINE OF THE SW ¼ OF SECTION 26-21-17 RECORDED AS S.00°29'42"E.  
H:\Acad\Rightofway\Acq\ Water\_Street\_SW\_of\_Elm\_0314\_2019

**CITY OF APPLETON**  
DEPT. OF PUBLIC WORKS  
ENGINEERING DIVISION  
100 NORTH APPLETON STREET  
APPLETON, WI 54911  
920-832-6474  
DRAFTED BY: T. KROMM



**Owner: City of Appleton**

**Document: W.D. Document No.196243, Document No.126684 and Document No.183911**

**Fee Simple Interest: 5,929 total Sq. Ft. of new right of way**

A portion of land for street right way being a part of Lot Nineteen (19) and Lot Twenty (20) in Block 7, **GRAND CHUTE PLAT**, according to the recorded Assessor's Map of the City of Appleton, being located in Government Lot Two (2), Section Thirty-Five (35), Township Twenty-One (21) North, Range Seventeen (17) East, City of Appleton, Outagamie County, Wisconsin, containing 5,929 square feet of land and being described by:

Commencing at the most Southerly corner of said Lot 19;

Thence North 49°41'17" East 60.22 feet along the Southeasterly line of said Lot 19 and being coincident with the Northwesterly line of Water Street to the point of beginning;

Thence North 45°12'51" West 12.43 feet coincident with the Northeasterly line of lands described in Document No.597413;

Thence North 29°03'55" East 273.18 feet to the Northeasterly line of said Lot 20 and being coincident with Southwesterly line of Elm Street;

Thence South 45°12'51" East 17.95 feet along the Northeasterly line of said Lot 20 and being coincident with the Southwesterly line of Elm Street to the Northwesterly line of Water Street;

Thence South 26°40'00" West 231.96 feet along the Southeasterly line of said Lot 19 and being coincident with the Northwesterly line of Water Street;

Thence South 49°41'17" West 42.66 feet along the Southeasterly line of said Lot 19 and being coincident with the Northwesterly line of Water Street to the point of beginning;

Part of Tax Parcel No. 31-3-0373-00.

SEE ALSO ATTACHED RIGHT OF WAY EXHIBIT MAP