



CITY OF APPLETON

MEMORANDUM

Date: July 23, 2025
To: City Plan Commission
From: Colin Kafka, Principal Planner
Subject: Street Discontinuance to Vacate a Portion of N. Oneida Street Right-of-Way and All of Unnamed Historic Alley Right-of-Way

GENERAL INFORMATION

Owner/Applicant: City of Appleton / Tom Kromm, Department of Public Works

Location: Part of North Oneida Street and all of unnamed historic alley, located south of E. Franklin Street and north of E. Washington Street

Owner/Applicant's Request: The applicant is requesting a street discontinuance to vacate a portion of North Oneida Street right-of-way and all of unnamed historic alley right-of-way.

Municipal Services Committee Meeting Date: July 21, 2025

Plan Commission Meeting Date: July 23, 2025

Common Council Meeting Date – Initial Resolution: August 6, 2025

Common Council Meeting Date – Public Hearing (40-day waiting period): September 17, 2025

BACKGROUND

In 2024, Valley Transit (City of Appleton) was the recipient of a Federal Transit Administration (FTA) grant to redevelop parcel #31-2-0393-00 (Valley Transit Center) and parcel #31-2-0384-00 (vacant parcel) into a mixed-use development. The redevelopment proposes to include N. Oneida St right-of-way located south of E. Franklin Street and north of E. Washington Street.

While preparing the exhibit map and legal description for the street vacation, a title search revealed that the unnamed alley located on parcel #31-2-0393-00 (Valley Transit Center) had not been formally vacated despite development of the transit center over it. The unnamed alley is included in the street vacation to ensure its official vacation with the Register of Deeds.

STAFF ANALYSIS

Title to Vacated Street: When vacated, the land reverts to its original source, which in this case includes the parcels located adjacent to the proposed vacation area. Consequently, title to the street segment being vacated would belong to the following adjoining property owner(s):

- The owner of parcel #31-2-0397-00 (City of Appleton – Library Site) would acquire a vacated part of N. Oneida Street right-of-way totaling approximately 9,983 square feet.
- The owner of parcel #31-2-0384-00 (City of Appleton – vacant parcel) would acquire vacated part of N. Oneida Street right-of-way totaling approximately 3,195 square feet.
- The owner of parcel #31-2-0393-00 (City of Appleton – Valley Transit Center) would acquire vacated part of N. Oneida Street right-of-way totaling approximately 6,788 square feet.

In addition, title to the alley segment being vacated would belong to the following adjoining property owner(s):

- The owner of parcel #31-2-0393-00 (City of Appleton – Transit Center) would acquire vacated part of unnamed historic alley right-of-way totaling approximately 1,165 square feet.
- The owner of parcel # 31-2-0387-00 (City of Appleton – Parking Ramp) would acquire vacated part of unnamed historic alley right-of-way totaling approximately 1,165 square feet.

Existing Public Utilities: The City will retain an easement for any existing utilities within the entire length and width of the vacated North Oneida Street right-of-way. The easement is captured in the attached Initial Resolution. The City will not retain an easement for any existing utilities within the entire length and width of the vacated unnamed historic alley right-of-way. The easement release is captured in the attached Initial Resolution.

Street Right-of-Way Width: This portion of North Oneida Street is approximately 60 feet wide. The unnamed historic alley is 14 feet wide.

Street Classification: The City's Arterial/Collector Plan Map identifies North Oneida Street as a local street.

Surrounding Zoning and Land Uses: The surrounding area is under the jurisdiction of the City of Appleton (north, south, east, and west). The uses are generally mixed-use and institutional in nature.

North: CBD Central Business District. The adjacent land uses to the north are residential and institutional.

South: CBD Central Business District. The adjacent land use to the south is mixed-use.

East: CBD Central Business District. The adjacent land use to the east is a parking ramp.

West: CBD Central Business District. The adjacent land use to the west is the Appleton Public Library.

Comprehensive Plan 2010-2030: The City of Appleton *Comprehensive Plan 2010-2030* Future Land Use Map identifies this area with a future Central Business District. The proposed street vacation is consistent with the following excerpts from the *Comprehensive Plan 2010-2030*.

OBJECTIVE 6.8 Transportation:

Implement transportation improvements which also support the City's desired land use, housing and neighborhood goals, objectives, and policies.

POLICY 5.2.3 *Encourage and facilitate renovation and redevelopment that preserves and enhances the viability of existing housing and neighborhoods.*

Strategies from Chapter 14:

3.6 Enhance the image of downtown north of College Avenue.

3.8 Promote a broad spectrum of residential housing types within the downtown study area.

4.8 Support private sector efforts to redevelop and invest in downtown.

Development Review Team (DRT) Report: This item appeared on the July 1, 2025 Development Review Team (DRT) agenda. No negative comments were received from participating departments.

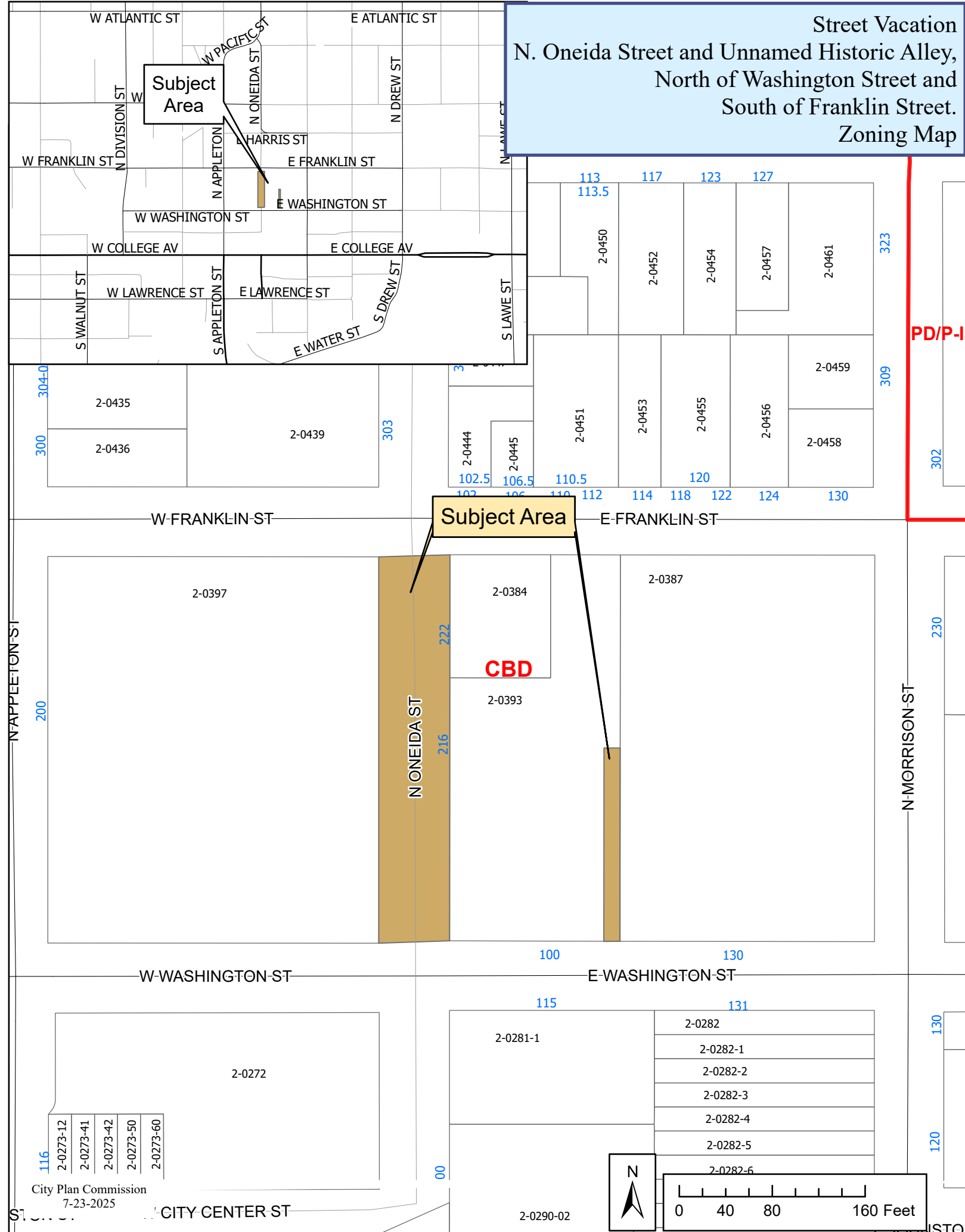
FUTURE ACTION

Certified Survey Map: The City of Appleton will submit an application for Certified Survey Map (CSM) review pursuant to Division 4, Minor Land Division (CSM) of the City of Appleton Subdivision Code. The CSM will combine parcel #31-2-0393-00, parcel #31-2-0384-00, and all of vacated N. Oneida Street and unnamed historic alley into one parcel to facilitate the redevelopment of the site. Staff will review the CSM for conformance with the City's Municipal Code.

RECOMMENDATION

Staff recommends the discontinuance of a portion of North Oneida Street public right-of-way and all of unnamed historic alley right-of-way, as shown on the attached map and legal description, and the adoption of the Initial Resolution, **BE APPROVED**.

Street Vacation
N. Oneida Street and Unnamed Historic Alley,
North of Washington Street and
South of Franklin Street.
Zoning Map



Street Vacation
N. Oneida Street and Unnamed Historic Alley,
North of Washington Street and
South of Franklin Street.
Aerial Map

2-0439

2-0444

2-0445

W FRANKLIN ST

E FRANKLIN ST

2-0384

2-0387

Subject Area

2-0393

N ONEIDA ST

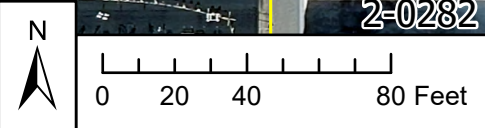
W WASHINGTON ST

E WASHINGTON ST

2-0281-1

2-0282

32-1



INITIAL RESOLUTION

WHEREAS, the public interest requires that a portion of North Oneida Street and an unnamed historic alley, north of Washington Street and south of Franklin Street, that has not previously been vacated, be vacated and discontinued,

BE IT RESOLVED, that the Common Council of the City of Appleton, Wisconsin, hereby determines that the public interest requires that a portion of North Oneida Street and unnamed alley, City of Appleton, Outagamie County, Wisconsin, as hereinafter described, is hereby vacated and discontinued pursuant to §66.1003 of the Wisconsin Statutes.

LEGAL DESCRIPTION

All of a strip of land 60 feet in width and 332.78 feet m/l in length and containing 19,966 square feet of land m/l and being further described by: All that part of N. Oneida Street lying East of Lot 1 of Certified Survey Map No. 8314, West of Block 37, Appleton Plat (aka Second Ward Plat), per the Assessor's Plat of the City of Appleton, South of the South line of E. Franklin Street, and North of the North line of E. Washington Street, being located in the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

See also attached Exhibit "A" for illustration.

EASEMENTS

The City of Appleton their heirs, successors and or assigns (Grantee) hereby retain an easement for any and all existing utilities and also any future utilities deemed necessary or desirable by Grantee within the vacated right-of-way, including but not limited to, storm sewer, drainage, sanitary sewer, watermain, gas, electric, cable and fiber-optic within the entire length and width of the above described right-of-way.

It is further agreed that this easement shall be a permanent easement.

It is further agreed that Grantee shall have the right to install, regrade, replace, relocate, operate, maintain, resize and repair any and all of these utilities and their associated appurtenances. It is further agreed that after installing, regrading, replacing, relocating, operating, maintaining, resizing or repairing of these utilities and their associated appurtenances Grantee shall restore unimproved surfaces such as grass, gravel and dirt on said property, as closely as possible, to the condition previously existing. Grantee shall not

be required to restore or compensate for any improvements or improved surfaces such as, but not limited to, curb and gutter, hard pavements, trees, shrubs and landscaping, disturbed as a result of the maintenance activities described herein. Buildings or any other type of permanent structure shall not be placed over Grantees' facilities or in, upon or over said easement area. This easement includes the right to operate any and all equipment deemed necessary by Grantee to perform said activities. Grantee agrees that it shall give timely notice to the Grantor of routine maintenance work. Grantee shall also have the right to build and maintain a public trail in a mutually agreeable location within the vacated street area.

AND

A strip of land 14 feet in width and 166.39 feet m/l in length containing 2,329 square feet of land m/l and being described by: The East 14 feet of Lot 2 of Block 37, Appleton Plat (aka Second Ward Plat), per the Assessor's Plat of the City of Appleton, located in the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section 26, Township 21 North, Range 17 East, City of Appleton, Outagamie County, Wisconsin.

EASEMENTS

The City of Appleton does hereby specifically, not retain any easements in this vacated street area.

See also attached Exhibit "A" for illustration.

COMMON DESCRIPTION:

Portion of North Oneida Street and an unnamed historic alley, north of Washington Street and south of Franklin Street, that has not previously been vacated

FURTHER RESOLVED, that the City Clerk of the City of Appleton be authorized and directed to give notice required by §66.1003 of the Wisconsin Statutes.

FURTHER RESOLVED, that according to §66.1005 of the Wisconsin Statutes, upon vacation and discontinuance of said part of North Oneida Street and an unnamed historic alley, title to the above-described street and alley shall belong to the adjoining property owners and shall acquire an ownership interest in the entire area being vacated as shown on the attached Exhibit Map.

By: _____

Date: _____

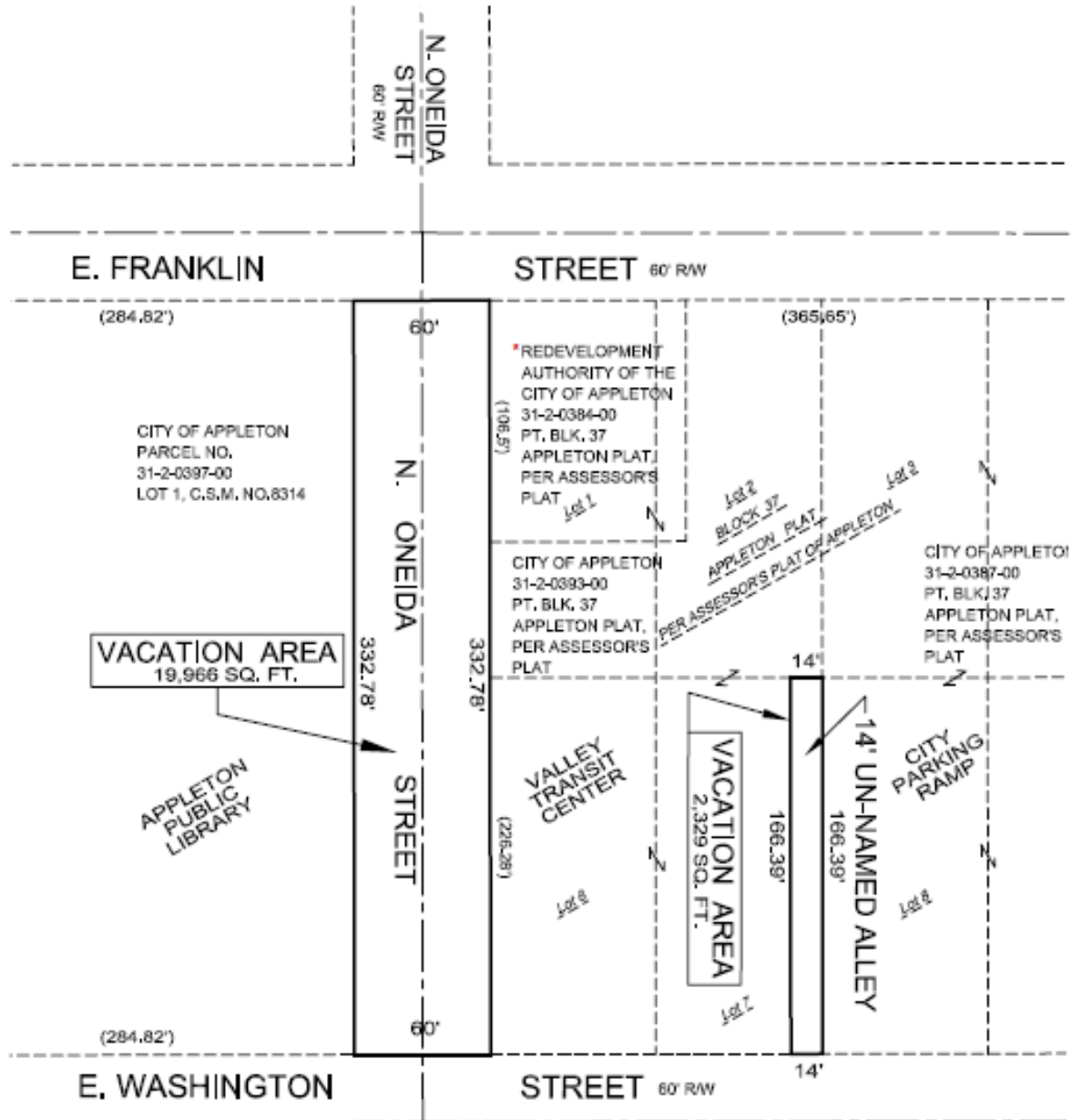
City Law A25-0246

EXHIBIT "A"

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* Parcel 31-2-0384-00
sold by ARA to City of Appleton on
June 4, 2025



SCALE | IN FEET



CITY OF APPLETON

DEPT. OF PUBLIC WORKS

ENGINEERING DIVISION

100 NORTH APPLETON

APPLETON, WI 54911

920-832-6474

DRAFTED BY: T. KRÖMM

Cloud/ Acad/ Voa & Dev 2025/ Outside_